# Application Form

**Submitted Time:**
**May 28, 2025 11:39 AM**

Preliminary Land Use Service

**PLUS ID: 2025-06-03**

**State Strategy Level: 2**

## PLUS Application Type - Subdivision

**Title:** School Bell Enterprises
**County:** New Castle County **Municipality:** Unincorporated
**Description of PLUS project/plan:**
Residential subdivision of 72 single family lots

## Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 1003400001

Project Location: 0 School Bell Road

If contiguous to a municipality, are you seeking Annexation? No

## Section II: Project Contact Information

### Owner Contact Information

School Bell Enterprises, L.L.C.
P.O. Box 7189
Wilmington, DE 19803
Phone: (302) 479-8314
Email: joeste@apropinc.com
Fax:

### Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

### Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes

VanDemark & Lynch, Inc.
Christopher M. O'Keefe
Phone: (302) 764-7635
Email: cokeefe@vdleng.com
Fax: (302) 764-4170

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

## Section III: Project Details

Project Area (Acres): **54.7**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **S (Suburban)**
Proposed Zoning for this project: **N/A**

Land Use Information

Present Use for this project area: **Cultivated**
Proposed Use for this project: **Residential single family**

### Residential Development Information

Type of Residential: **Single Family**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate**
Total number of Homeownership units: **72**

Type of Rental Units:
Total number Rental Units:

**Table of Residential Units Proposed**

| Total Res. Units | Single Family | Multi-Family | Duplex/Townhouse |
|---|---|---|---|
| | 72 | | |

### Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

## School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
**No**
If yes, please describe/elaborate

## Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
**cokeefe@vdleng.com**

## Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Other Artesian Water Company**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
**No**

## Section V: Environmental Details

## Forestland detail

| Existing Forested Area (Y/N) | Existing Forest (acres) | Will any forest be removed? (Y/N) | Estimated Removed Forest (acres) |
|---|---|---|---|
| Yes | 1.7 | No | |

## Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
**Yes**

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **4.1**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
**No**
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
**No**

## Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
**No**

## Stormwater Management Details

List the proposed stormwater management practices for this site:
**Bio-retention**

## Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **23.3**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**

Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
**No**
Please describe anticipated community use

## Section VI: Transportation / Mobility / Connectivity

### Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
**318**
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

### Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
**SUP to New Castle County Park**

### Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
**Yes**

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
**No**

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
**No**

Table of Mobility Connectivity Parameters

| | Sidewalks | Bike Paths | Bus Stops |
|---|---|---|---|
| **Currently exist?** | No | No | No |
| **Type existing** | | | |
| **Proposed to add?** | Yes | Yes | |

| | | | |
|---|---|---|---|
| **Type proposed** | Internal, Within Right-of-Way | Internal | |

## Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
**No**

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
**Acknowledge**

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
**No**

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
**Acknowledge**

If yes, please provide details regarding known historic/cultural resources near the project site.

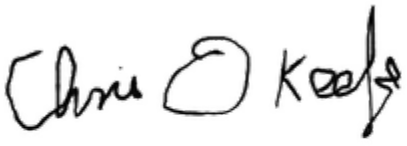
## Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

**If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.**

Signature of Person completing form on behalf of the Property Owner



**As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature**
**Acknowledge**

# Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: SCHOOL BELL ENTERPRISES

Project ID (to be completed by OSPC): 2025-06-03

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Signature of Property Owner — Date: 5/29/25

JAMES H. OESTE

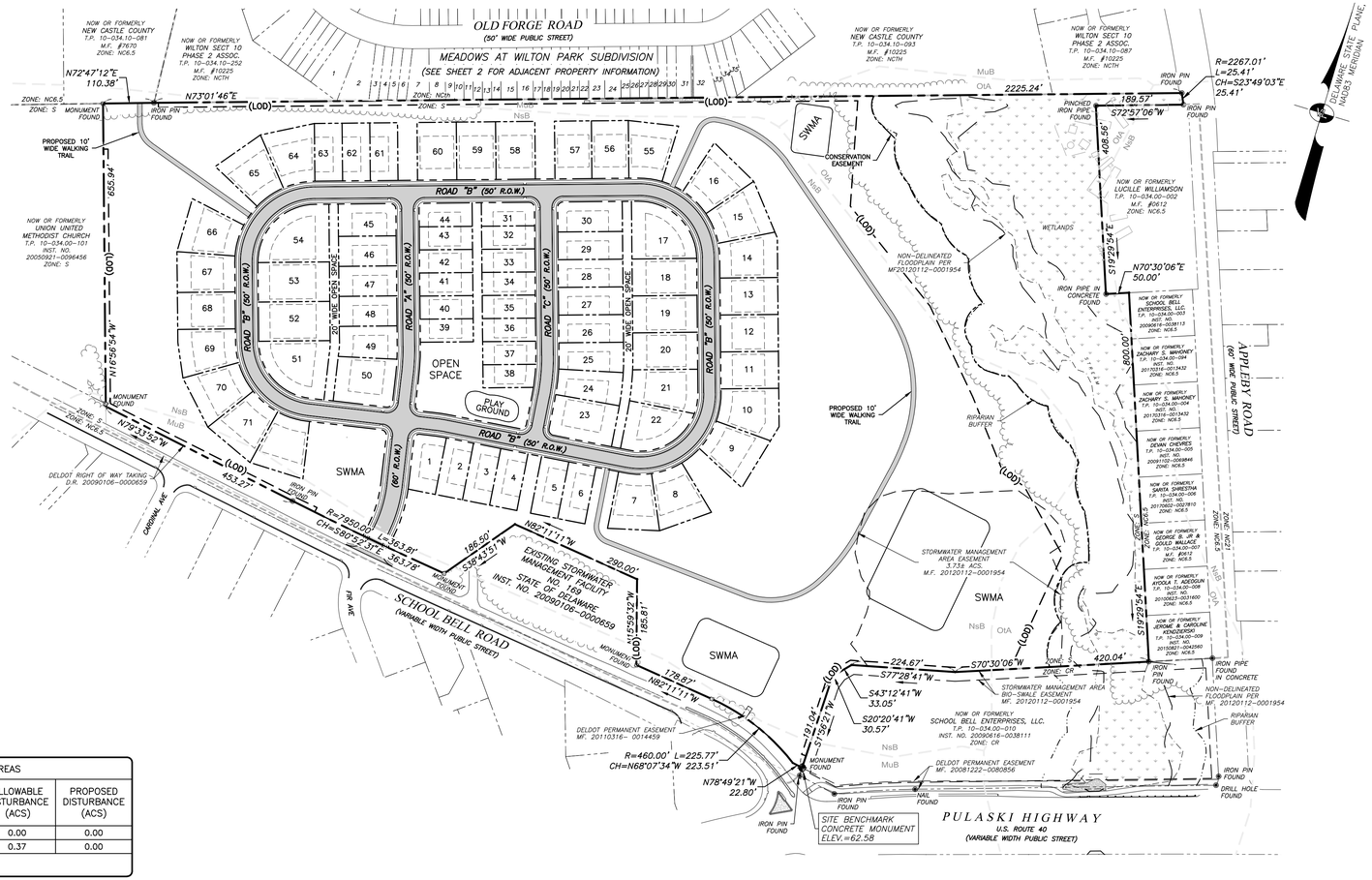
Property Owner (Please Print)

Signature of Additional Owner (if applicable) — Date

Additional Owner (Please Print)

Published January 2022

# EXPLORATORY MAJOR SUBDIVISION PLAN
FOR
# SCHOOL BELL ENTERPRISES
## SCHOOL BELL ROAD
## NEW CASTLE HUNDRED, NEW CASTLE COUNTY
## DELAWARE




| PROTECTED NATURAL RESOURCE AREAS | | | | |
|---|---|---|---|---|
| NATURAL RESOURCE | PROTECTION LEVEL | RESOURCE AREA (ACS) | ALLOWABLE DISTURBANCE (ACS) | PROPOSED DISTURBANCE (ACS) |
| RIPARIAN BUFFER * | 1.00 | 7.75 | 0.00 | 0.00 |
| FOREST, TIER 1 | 0.80 | 1.87 | 0.37 | 0.00 |
| * INCLUDES WETLAND AND FLOODPLAIN AREAS | | | | |

LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | PROPERTY LINE | N/A |
| | ADJACENT PROPERTY LINE | N/A |
| N/A | LOT LINE | |
| N/A | BUILDING SETBACK LINE | |
| ZONE: S ZONE: NC6.5 | ZONING LINE | N/A |
| | EASEMENT | N/A |
| | ASPHALT PAVEMENT | |
| | TREE LINE | N/A |
| | WETLANDS | N/A |
| | RIPARIAN BUFFER | N/A |
| | 100 YR FLOODPLAIN | N/A |
| NsB OtA | SOIL LINE & TYPE | N/A |
| N/A | CONSERVATION EASEMENT | |
| N/A | LIMIT OF DISTURBANCE | -(LOD)- |
| | SITE BENCHMARK | |

CERTIFICATION OF OWNERSHIP

I, JAMES H. OESTE, HEREBY CERTIFY THAT SCHOOL BELL ENTERPRISES LLC IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

JAMES H. OESTE
SCHOOL BELL ENTERPRISES LLC

DATE

CERTIFICATION OF PLAN ACCURACY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

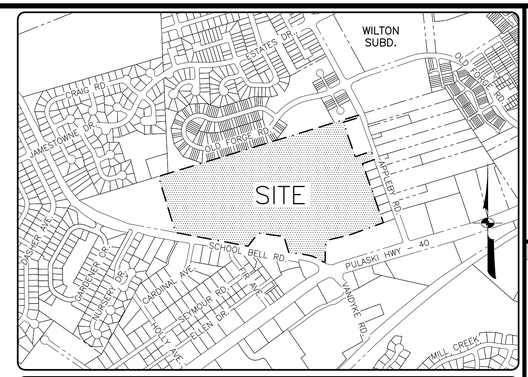
CHRISTOPHER M. O'KEEFE, P.E.
LICENSE NO. 9486

DATE

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____
DATE — GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED _____ BY _____
DATE — COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.




ZONING MAP NO. 54

LOCATION PLAN

SCALE: 1" = 800'

GENERAL DATA:

1. OWNER: SCHOOL BELL ENTERPRISES, L.L.C.
C/O ALLIED PROPERTIES
P.O. BOX 7189
WILMINGTON, DELAWARE 19803

2. PROPERTY ADDRESS: 0 SCHOOL BELL ROAD
NEW CASTLE, DELAWARE, 19720

3. MODIFIED GRID: 084/336

3. TAX PARCEL NO.: 10-034.00-001

4. SOURCE OF TITLE: INSTRUMENT NO. 20090616-0038112

5. ZONING: S (SUBURBAN) – OPEN SPACE PLANNED

OPEN SPACE (MIN.): 50% OF GROSS ACREAGE (MIN.)

| BUILDING DISPOSITION | SINGLE-DETACHED 37 LOTS (51%) | LOT LINE 21 LOTS (29%) | TWINS 14 LOTS (20%) |
|---|---|---|---|
| LOT SIZE (MIN.): | 10,000 S.F. | 7,300 S.F. | 4,500 S.F. |
| LOT WIDTH (MIN.): | 80 FEET | 60 FEET | 48 FEET |
| BLDG. SETBACK (MIN.) | | | |
| FRONT YARD: | 25 FEET | 20 FEET | 20 FEET |
| SIDE YARD: | 6 FEET | 10@20 FEET | 10@8 FEET |
| REAR YARD: | 30 FEET | 30 FEET | 25 FEET |
| BLDG. SPACING (MIN.): | N/A | 20 FEET | 12 FEET |
| BLDG. HEIGHT (MAX.): | 36 FEET | 36 FEET | 36 FEET |

6. NUMBER OF LOTS:
EXISTING: 1
PROPOSED: 72

7. SITE GROSS ACREAGE: 54.69 ACS.

| | |
|---|---|
| PROTECTED RESOURCES: | 7.75 ACS. |
| SWM AREA (M.F. 20120112-0001954): | 3.63 ACS |
| DELDOT PERMANENT EASEMENT (MF. 20110316-0014459): | 0.01 ACS. |
| SITE NET ACREAGE: | 43.30 ACS. |
| PROPOSED: | |
| RESIDENTIAL LOTS: | 15.63 ACS. |
| PUBLIC RIGHT-OF-WAY: | 4.70 ACS. |
| OPEN SPACE: | 22.97 ACS. |
| (INCLUDES 2.42 ACS SWM AREA) | |
| SITE NET ACREAGE: | 43.30 ACS. |

8. DATE OF FIELD SURVEY: JULY 2021 – JANUARY 2022.

9. HORIZONTAL DATUM: DELAWARE STATE PLANE (NAD 83)

10. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD) 1988, DERIVED FROM GPS OBSERVATIONS

11. SITE BENCHMARK: CONCRETE MONUMENT AT THE NORTHEAST CORNER OF INTERSECTION OF SCHOOL BELL ROAD AND PULASKI HIGHWAY.
ELEVATION: 62.58

12. WATER: ARTESIAN WATER CO.
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

13. SEWER: NEW CASTLE COUNTY
SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.

THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS ±43.36 ACRES.

THE PURPOSE OF THIS PLAN IS TO:
SUBDIVIDE THE PARCEL INTO 72 RESIDENTIAL LOTS AS PART OF AN OPEN SPACE PLANNED SUBDIVISION.

EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE EACH CONTRACTORS' RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. EACH CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (TELEPHONE 800-282-8555).

THE FOLLOWING UTILITIES ARE IDENTIFIED BY MISS UTILITY (TICKET NOS. 211540099 & 211540168) AS HAVING UNDERGROUND FACILITIES IN THE AREA OF THIS PROJECT:

| DISTRICT | COMPANY NAME |
|---|---|
| ARTW34 | ARTESIAN WATER COMPANY |
| ATT32 | AT&T TRANSMISSION |
| DPU104 | DELMARVA POWER |
| DPUG07 | DELMARVA POWER GAS |
| LTC04 | LEVEL3 IS NOW CENTURYLINK |
| NCSS01 | NEW CASTLE COUNTY PUBLIC WORKS |
| SDHY23 | DELAWARE STATE HWY |
| SUN02 | CROWN CASTLE/STAKE CENTER LOC |
| VNEWC | VERIZON |

MISS UTILITY OF DELMARVA - DELAWARE
1-800-282-8555
CALL BEFORE YOU DIG!


VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM


PROJECT NAME

**SCHOOL BELL ENTERPRISES**

School Bell Road
New Castle Hundred,
New Castle County, DE

SEAL

SEAL IS NOT VALID UNLESS EMBOSSED

PLAN TYPE

EXPLORATORY MAJOR SUBDIVISION PLAN

TITLE SHEET

SCALE: 1" = 150'

0 150 300
GRAPHIC SCALE (FEET)

REVISIONS

| NO. | DATE | REVISION |
|---|---|---|
| 1 | 05/28/25 | PER NCC COMMENTS (01/30/25) |


VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.


PROJECT NUMBER: 25143.00
SURVEYED BY: J. CHAMBERS
DRAWN BY: J. HARJIANTO
PROJECT MANAGER: C. O'KEEFE
MOD. GRID: 084/336
DATE: 11/18/24
FILE: 25143.00-EXPLOR-C1
APPLICATION #: 2023-0105

DRAWING NUMBER

1

SHEET SIZE: 24x36

PUBLIC PRE CHECK Results for State Parcel(s): 1003400001

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

DE FIRM: Issues Found

Soils - New Castle County: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

Land and Water Conservation Fund: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

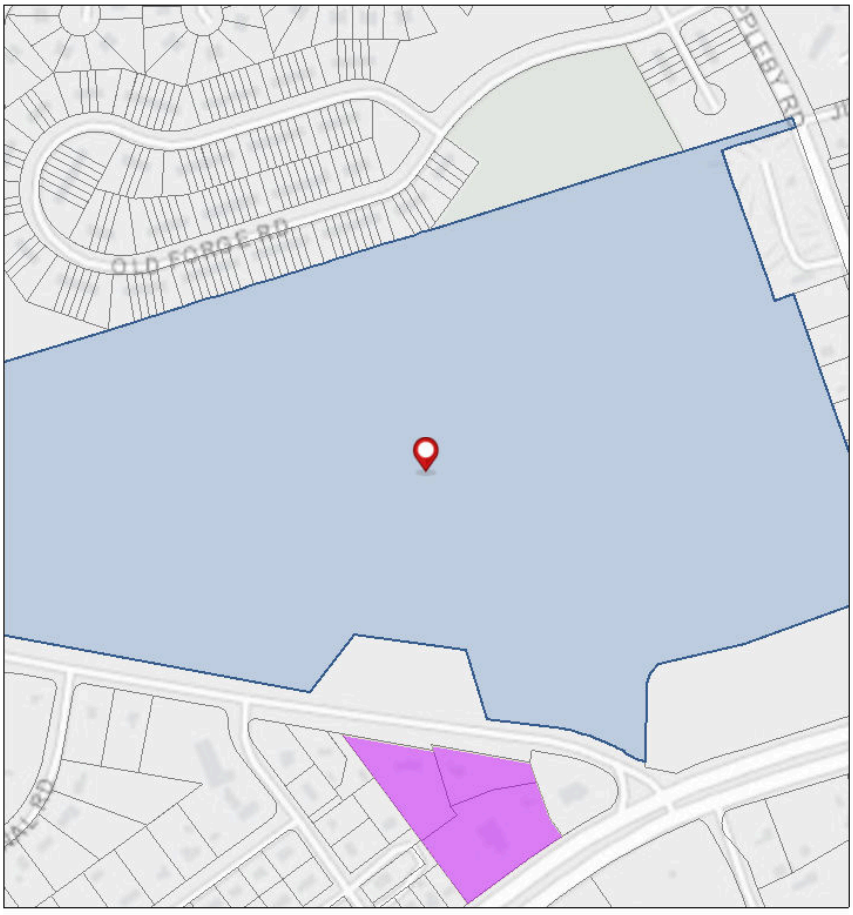
WRPA: No Issues Found

Bay Area No Build Line: No Issues Found

# Screening Report

**Area of Interest (AOI) Information**

May 28 2025 8:56:28 Eastern Daylight Time



## Summary

| Name | Count | Area(ft²) | Length(ft) |
|---|---|---|---|
| DE PLUS Project Areas | 0 | N/A | N/A |
| DE_StateParcels - State Parcels | 1 | N/A | N/A |
| Delaware Historic Markers 2.0 | 0 | N/A | N/A |
| Aglands Preservation Districts | 0 | N/A | N/A |
| SIRB Project Areas | 0 | N/A | N/A |
| Underground Storage Tanks | 0 | N/A | N/A |
| Delaware Ecological Network | 0 | N/A | N/A |
| Land and Water Conservation Fund | 0 | N/A | N/A |
| Bay Area No Build Line | 0 | N/A | N/A |
| Ocean Area No Build Points | 0 | N/A | N/A |
| Soils Kent County | 0 | N/A | N/A |
| Soils New Castle County | 1 | N/A | N/A |
| Soils Sussex County | 0 | N/A | N/A |
| Tax Ditch Maximum ROWs | 0 | N/A | N/A |
| Tax Ditch Segments | 0 | N/A | N/A |
| 2017 High Water Mark (not regulatory) | 0 | N/A | N/A |
| 2017 High Marsh (not regulatory) | 0 | N/A | N/A |
| 2017 Low Marsh (not regulatory) | 0 | N/A | N/A |
| 2017 Wetlands (not regulatory) | 0 | N/A | N/A |
| Recharge Areas | 0 | N/A | N/A |
| Class A Wellhead 150ft Radius | 0 | N/A | N/A |
| Class A Wellhead | 0 | N/A | N/A |
| Class A Wellhead Transient, Non-Community Wells | 0 | N/A | N/A |
| Class A Wellhead Non-Transient, Non-Community Wells | 0 | N/A | N/A |
| WRPA Class B Wellhead | 0 | N/A | N/A |
| WRPA Class C Wellhead | 0 | N/A | N/A |
| Cockeysville | 0 | N/A | N/A |
| Cockeysville Drainage Basin | 0 | N/A | N/A |
| Erosion Prone Soils | 0 | N/A | N/A |
| WRPA Floodplains | 0 | N/A | N/A |
| Base Flood Elevation | 0 | N/A | N/A |
| Transect | 0 | N/A | N/A |
| Cross Sections | 0 | N/A | N/A |
| Stream Centerline Segments | 0 | N/A | N/A |
| FEMA Flood Maps | 1 | N/A | N/A |
| Preliminary FEMA Flood Maps | 0 | N/A | N/A |

## DE_StateParcels - State Parcels

| # | PIN | Acres | Area(ft²) |
|---|---|---|---|
| 1 | 1003400001 | 55.07 | N/A |

## Soils New Castle County

| # | SOILNAME | Area(ft²) |
|---|---|---|
| 1 | Nassawango silt loam, 2 to 5 percent slopes | N/A |

## FEMA Flood Maps

| # | DFIRM_ID | Area(ft²) |
|---|---|---|
| 1 | 10003C | N/A |

# Preliminary Land Use Service (PLUS)

## 2025-06-03 School Bell Enterprises



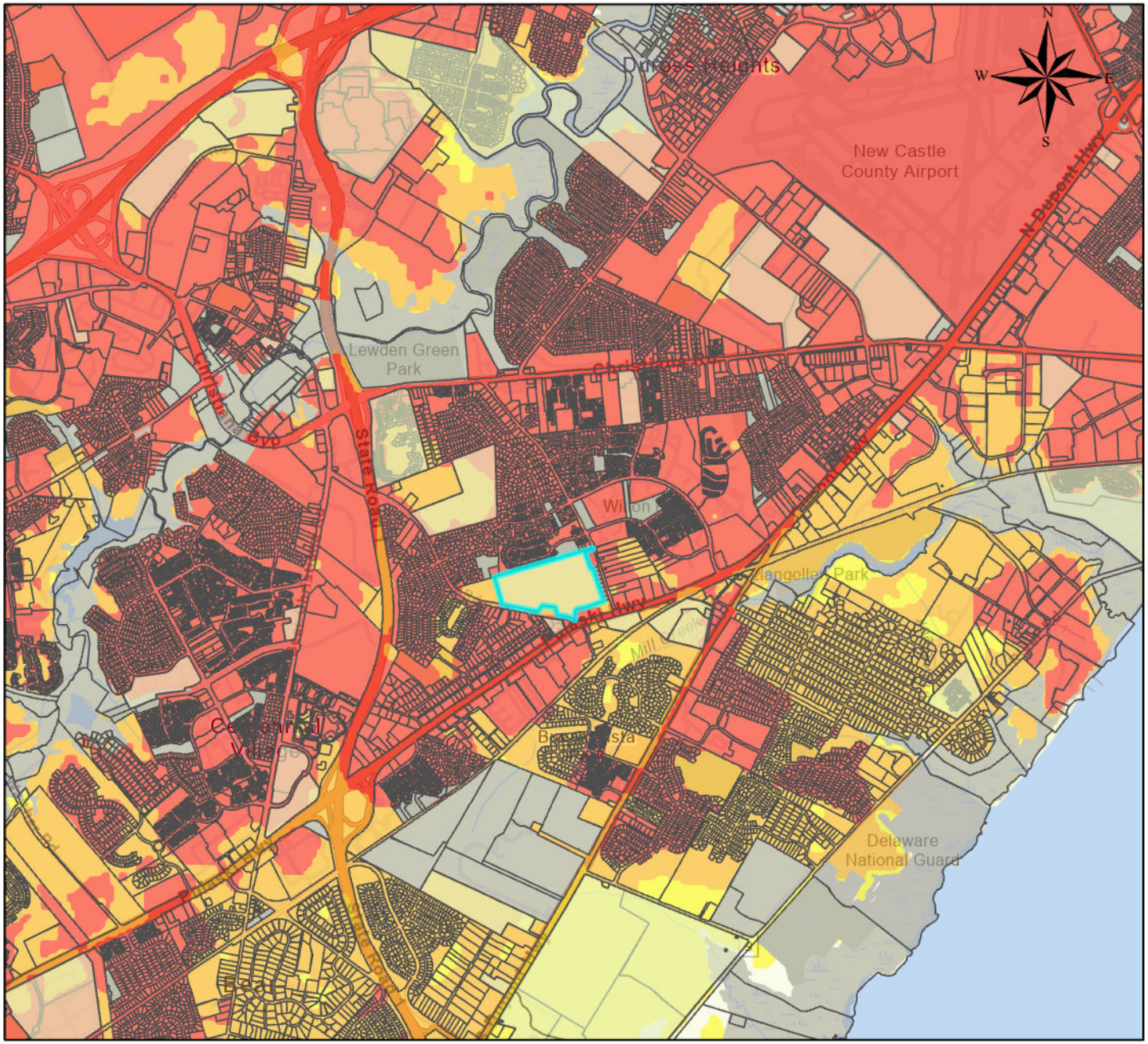
**Legend**

PLUS Project Areas



# Preliminary Land Use Service (PLUS)

2025-06-03 School Bell Enterprises




**Legend**

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play

