PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
July 29, 2025 10:32 AM

PLUS ID: 2025-08-06

State Strategy Level: 2

PLUS Application Type - Site Plan Review

Title: 1500 Bear-Corbitt Road
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
64,800 sq ft Self Storage facility consisting of 11 small 2,400 sq ft outside access storage buildings and one 38,400 sq ft climate controlled mini-storage building., with a 1,176 sq ft rental office

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): 1004900156

Project Location: 1500 Bear-Corbitt Road, Bear, DE

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

Section II: Project Contact Information

Owner Contact Information

MFH Bear, LLC c/o Mealey Funeral Homes
P.O. Box 2866
Wilmington, DE 19805
Phone: (302) 369-2900
Email: mkaszyski@atwell.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Bear Corbitt Holding, LLC
29 Lakewood Circle

Newark, DE 19711
Phone: (302) 530-4260
Email: carol.quattro01@gmail.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherAtwell, LLC
Mike Kaszyski, P.E.
Phone: (302) 369-2900
Email: mkaszyski@atwell.com
Fax: (302) 369-2900

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

Section III: Project Details

Project Area (Acres): **12.32**
Type of Development: **Commercial**
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: **ON Office Neighborhood**
Proposed Zoning for this project: **CR Commercial Regional**

Land Use Information

Present Use for this project area: **open - vacant (prior recorded plan for funeral home not constructedo**
Proposed Use for this project: **self storage**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

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

Commercial Development Information

Type of Commercial: **Other mini storge**
Type of Industrial:
Institution Type:
Total Square footage: **65,976**

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:
Mike Kaszyski 302-369-2900

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 Veolia**
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	0.9	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?
No

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

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

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

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:
bioretention and underground storage, potential infiltration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **7**
What kind of Open Space? **Stormwater Management, Other**
Please list the "other" type of Open Space: **existing DPL easement and wooded area to remain**
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.
96
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)?
1%

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.
existing DPL easement does not permit future connection. Landscape buffer to opposite side

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?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Unknown	Unknown	
Type proposed			

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

PLUS

Property 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: 1500 Bear-Corbitt Road

Project ID (to be completed by OSPC): 2025-08-06

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

Signature of Property Owner

07-31-2025

Date

Carol Quattrocchi

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

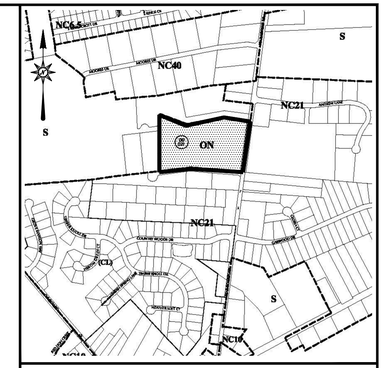
OSPC

Published January 2022

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
FOR

1500 BEAR - CORBITT ROAD

NEW CASTLE HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE

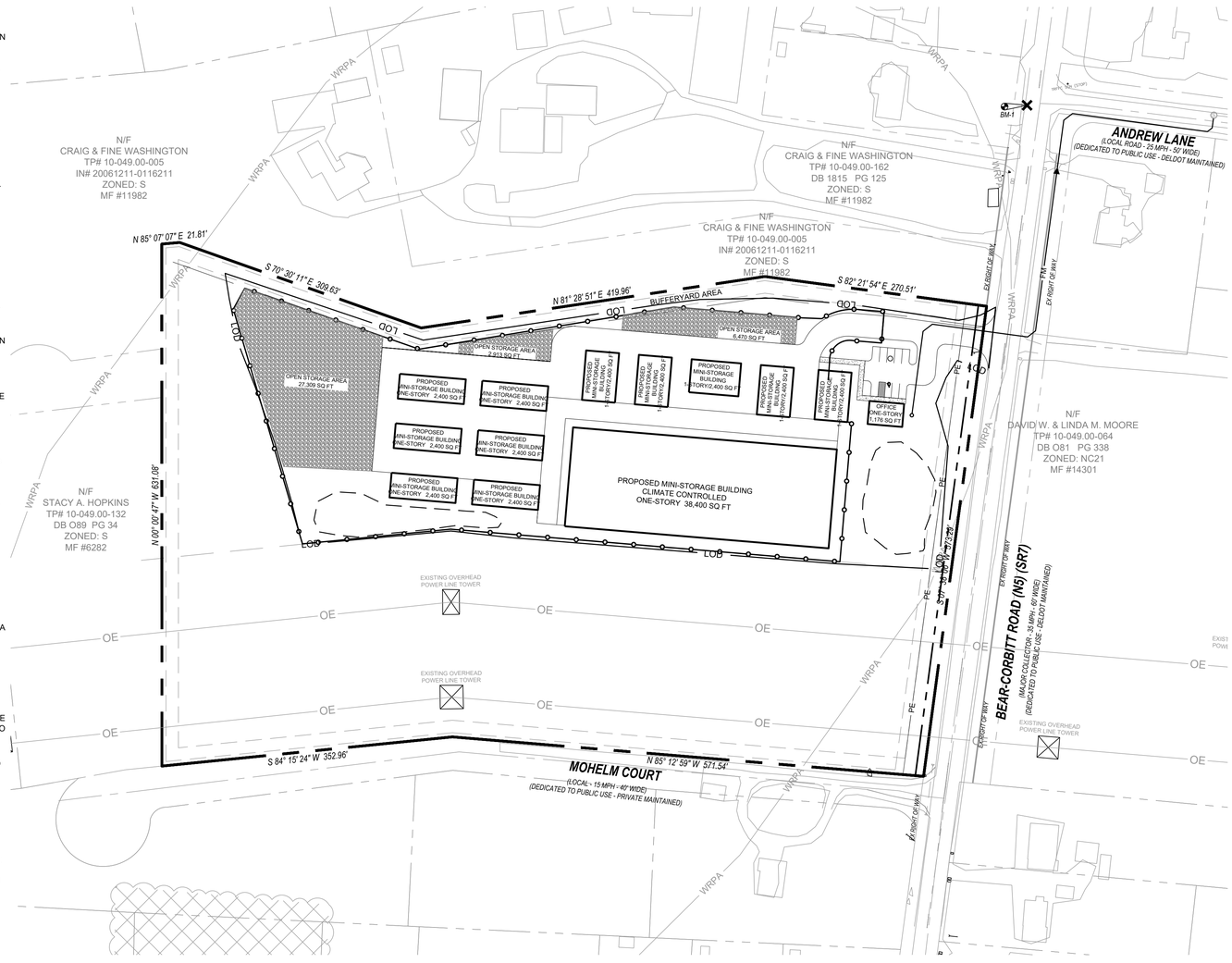


LOCATION MAP - ZONING MAP 63 1"= 800'

GENERAL NOTES:

1. THIS PLAN SUPERCEDES THE RECORD MINOR LAND DEVELOPMENT PLAN FOR MEALEY FUNERAL HOMES, APPLICATION NO. 99-1247(S), DATED JULY 21, 2000, AND RECORDED ON JUNE 14, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20010614-0043967.
2. THE PROPERTY LINES AND TOPOGRAPHY DEPICTED ON THIS PLAN ARE TAKEN FROM A FIELD SURVEY, PREPARED BY KARINS AND ASSOCIATES, DATED AUGUST 1999.
3. A FEMA FLOODPLAIN DOES EXIST ON THIS SITE, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 10003C0235L, EFFECTIVE DATE JANUARY 22, 2020. DEVELOPMENT IS NOT PROPOSED WITHIN THE FLOODPLAIN LIMITS.
4. ACCORDING TO NEW CASTLE COUNTY WATER RESOURCE PROTECTION AREA MAP 2 OF 3, THIS SITE LIES WITHIN A RECHARGE AREA (RA) WATER RESOURCE PROTECTION AREA (WRPA).
5. THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA ACCORDING TO DATA COMPILED BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, 2006.
6. THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN VERSION 2.0 TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS, AND NO WETLANDS WERE FOUND TO EXIST ON THE SITE. A LETTER OF FINDINGS HAS BEEN PREPARED BY VERDANTAS LLC. DATED JUNE 19, 2025.
7. NO DEBRIS IS TO BE BURIED ON THIS SITE.
8. THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
9. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED AND MAINTAINED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE PROTECTION REGULATIONS.
10. STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) DELAWARE SEDIMENT AND STORMWATER REGULATIONS EFFECTIVE DATE FEBRUARY 2019 (OR AS LATER AMENDED) AND NEW CASTLE COUNTY DRAINAGE CODE.
11. ALL COMMON FACILITIES, INCLUDING, BUT NOT LIMITED TO PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, STORMWATER MANAGEMENT AREAS AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
12. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR NON-RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH FACILITY MAINTENANCE AND INSPECTIONS. AN AMOUNT OF _____ SHALL BE FUNDED PRIOR TO RECEIVING THE CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY BUILDING PERMIT UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.
13. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 15' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENT HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
14. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
15. A LANDSCAPE PLAN, PREPARED BY _____ LAST DATED OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
16. A 6 FOOT WIDE EASEMENT OF EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
17. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____, AS INSTRUMENT NO. _____.
18. NEW CASTLE COUNTY HAS THE RIGHT TO ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING, AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
19. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
20. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
21. THE FOLLOWING VARIANCE REFERENCE APPLICATION NUMBER 2025-____(A), HEARING DATE _____, 2025. GRANTED BY THE BOARD OF ADJUSTMENT - DECISION DATE _____, 2025.

    21.1 TO PERMIT A 0.44 NET FLOOR AREA RATIO (0.37 MAXIMUM PERMITTED IN THE CR ZONE FOR HEAVY RETAIL AND SERVICE USE)



SITE DATA:

1.	APPLICATION NO.:	2024-0___-S/Z
2.	TAX PARCEL NOS.:	10-049.00-156
3.	SITE ADDRESS:	1500 BEAR-CORBITT ROAD BEAR, DE 19701
4.	OWNER/DEVELOPER:	MFH BEAR, LLC C/O MEALEY FUNERAL HOMES P.O. BOX 2866 WILMINGTON, DE 19805-0866 BEAR CORBITT HOLDING, LLC 29 LAKEWOOD CIRCLE NEWARK, DE 19711
5.	SOURCE OF TITLE:	DG 2887 PG 220
6.	SITE ACREAGE:	GROSS 12.3193 ACRES (536,629 SF) -RW DEDICATION - 0.1317 ACRE (5,735 SF) BASE 12.1876 ACRES (530,894 SF)
7.	ZONING:	EXISTING: ON (OFFICE NEIGHBORHOOD) PROPOSED: CR (COMMERCIAL REGIONAL)
8.	LAND USE:	EXISTING: VACANT / WOODS PROPOSED: MINI-WAREHOUSE STORAGE
9.	NUMBER OF LOTS:	EXISTING: 1 PROPOSED: 1
10.	MONUMENTS:	EXISTING: 2 PROPOSED: 2
11.	DATUM:	HORIZONTAL: NAD 83 DE STATE PLANE VERTICAL: N.A.V.D. 1988
12.	BENCHMARK:	WATER VALVE NORTHING: 589028.1778' EASTING: 586797.5563' ELEVATION: 61.82' LAT: N39° 37' 01" LONG: W75° 39' 46"

13. DISTRICT AND BULK STANDARDS: CR

MINIMUM LOT AREA:	1 AC
MINIMUM LOT WIDTH:	100 FT
MINIMUM FRONT YARD SETBACK:	15 FT
MINIMUM SIDE YARD SETBACK:	20 FT
MINIMUM REAR YARD SETBACK:	20 FT
MINIMUM PAVING STREET/OTHER:	25/5 FT
MAXIMUM BUILDING HEIGHT:	50 FT
MINIMUM OSR/LSR:	0.20
MAXIMUM GROSS FAR:	0.37
MAXIMUM NET FAR:	0.47

14. SITE COVERAGES:

EXISTING BUILDINGS:	0 S.F. [0.0000 AC.] (0.00%)
EXISTING OTHER IMPERVIOUS:	0 S.F. [0.0000AC.] (0.00%)
EXISTING OPEN SPACE:	491,411 S.F. [11.2835 AC.] (92.58%)
EXISTING WOODS:	39,383 S.F. [0.9041 AC.] (7.42%)
EXISTING TOTAL:	530,894 S.F. [12.1876 AC.] (100.00%)
PROPOSED BUILDINGS:	65,976 S.F. [1.5146 AC.] (12.43%)
PROPOSED OTHER IMPERVIOUS:	103,273 S.F. [2.3708 AC.] (19.45%)
PROPOSED OPEN SPACE:	306,645 S.F. [7.0396 AC.] (60.70%)
PROPOSED STORMWATER MGMT:	0 S.F. [0.0000 AC.]
EXISTING WOODS TO REMAIN:	39,383 S.F. [0.9041 AC.] (7.42%)
PROPOSED TOTAL:	530,894 S.F. [12.1876 AC.] (100.00%)

15. GROSS FLOOR AREA: 65,976 SF

16. PARKING RATIONALE:

REQUIRED:	MINI-WAREHOUSE/SELF-STORAGE 3.5 SPACES PER 1,000 SF RENTAL OFFICE SPACE 1,176 SF OFFICE X 3.5 SPACES PER 1,000 SF = 5 SPACES
PROVIDED:	9 SPACES - 8 STANDARD SPACES + 1 HANDICAP ACCESS SPACE

17. WATER SUPPLY: VEOLIA WATER
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

18. SANITARY 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. NO DISCHARGE TO A SANITARY SEWER SYSTEM IS PROPOSED BY THIS PLAN.

SEWER FLOWS:	1,176 SQ FT OFFICE @ 0.1 GPD PER SQ FT = 118 GPD PEAK FLOW = 118 GPD X 4 PEAKING FACTOR = 472 GPD

19. FRONTAGE ROAD:

BEAR-CORBITT ROAD (N5) STATE ROUTE 7	
CLASSIFICATION:	MAJOR COLLECTOR
POSTED SPEED LIMIT:	35/45 MPH
AADT:	9,838

20. TRANSPORTATION IMPROVEMENT DISTRICT: NOT WITHIN A TID

21. INVESTMENT LEVEL AREA: 2
(PART OF SITE IS WITHIN LEVEL 3, CONTAINED WITHIN THE EXISTING DP&L EASEMENT)

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO REZONE THE PROPERTY FROM ON - OFFICE NEIGHBORHOOD TO CR - COMMERCIAL REGIONAL TO CONSTRUCT A PROPOSED MINI-STORAGE FACILITY WITH RENTAL OFFICE AND ASSOCIATED PARKING AND DRIVEWAYS.

INDEX OF SHEETS

SHEET 1	TITLE SHEET
SHEET 2	EXISTING FEATURES PLAN
SHEET 3	SITE PLAN

CERTIFICATE OF PLAN ACCURACY

I, MICHAEL J. KASZYSKI, JR., PE. 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.

MICHAEL J. KASZYSKI, JR., P.E.
ATWELL, LLC

06-19-2025
DATE

CERTIFICATE OF OWNERSHIP

I, CAROL QUATTROCIOCCHI, HEREBY CERTIFY THAT BEAR CORBITT HOLDINGS, LLC IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND 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.

CAROL QUATTROCIOCCHI
BEAR CORBITT HOLDING, LLC

DATE

CERTIFICATION OF PLAN APPROVAL

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

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

APPLICATION NO. SLD 2025-___-S/Z

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN FOR

1500 BEAR - CORBITT ROAD

SITUATE IN: NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DELAWARE

ATWELL
866.850.4200 www.atwell.com
17 POLLY DRUMMOND CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900
** KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC **

MICHAEL J. KASZYSKI, JR. PE No. 15284 DELAWARE PROFESSIONAL ENGINEER

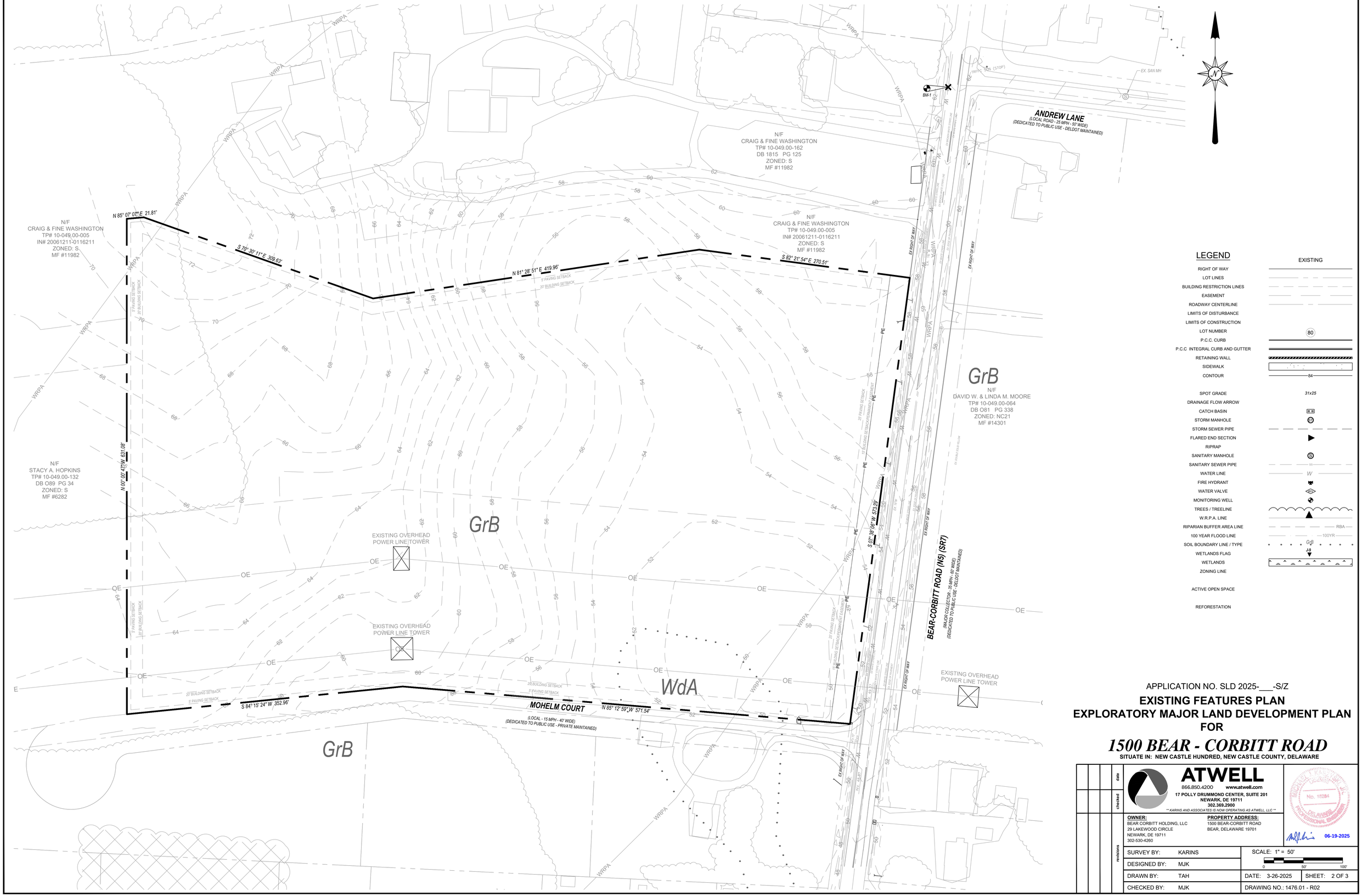
06-19-2025

OWNER:
BEAR CORBITT HOLDING, LLC
29 LAKEWOOD CIRCLE
NEWARK, DE 19711
302-530-4260

PROPERTY ADDRESS:
1500 BEAR-CORBITT ROAD
BEAR, DELAWARE 19701

SURVEY BY:	KARINS	SCALE: 1" = 80'	
DESIGNED BY:	MJK		
DRAWN BY:	TAH	DATE: 3-26-2025	SHEET: 1 OF 3
CHECKED BY:	MJK	DRAWING NO.: 1476.01 - R01	

date | checked | revisions



LEGEND

	EXISTING
RIGHT OF WAY	
LOT LINES	
BUILDING RESTRICTION LINES	
EASEMENT	
ROADWAY CENTERLINE	
LIMITS OF DISTURBANCE	
LIMITS OF CONSTRUCTION	
LOT NUMBER	80
P.C.C. CURB	
P.C.C INTEGRAL CURB AND GUTTER	
RETAINING WALL	
SIDEWALK	
CONTOUR	84
SPOT GRADE	31x25
DRAINAGE FLOW ARROW	
CATCH BASIN	
STORM MANHOLE	ST
STORM SEWER PIPE	
FLARED END SECTION	
RIPRAP	
SANITARY MANHOLE	S
SANITARY SEWER PIPE	SS
WATER LINE	W
FIRE HYDRANT	
WATER VALVE	
MONITORING WELL	
TREES / TREELINE	
W.R.P.A. LINE	
RIPARIAN BUFFER AREA LINE	RBA
100 YEAR FLOOD LINE	100YR
SOIL BOUNDARY LINE / TYPE	GrB
WETLANDS FLAG	J-9
WETLANDS	
ZONING LINE	
ACTIVE OPEN SPACE	
REFORESTATION	

APPLICATION NO. SLD 2025-___-S/Z

EXISTING FEATURES PLAN
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN FOR
1500 BEAR - CORBITT ROAD

SITUATE IN: NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DELAWARE

ATWELL
866.850.4200 www.atwell.com
17 POLLY DRUMMOND CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900
** KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC **

OWNER:
BEAR CORBITT HOLDING, LLC
29 LAKEWOOD CIRCLE
NEWARK, DE 19711
302-530-4260

PROPERTY ADDRESS:
1500 BEAR-CORBITT ROAD
BEAR, DELAWARE 19701

NICHOLAS J. KARINS No. 15284 PROFESSIONAL ENGINEER DELAWARE
06-19-2025

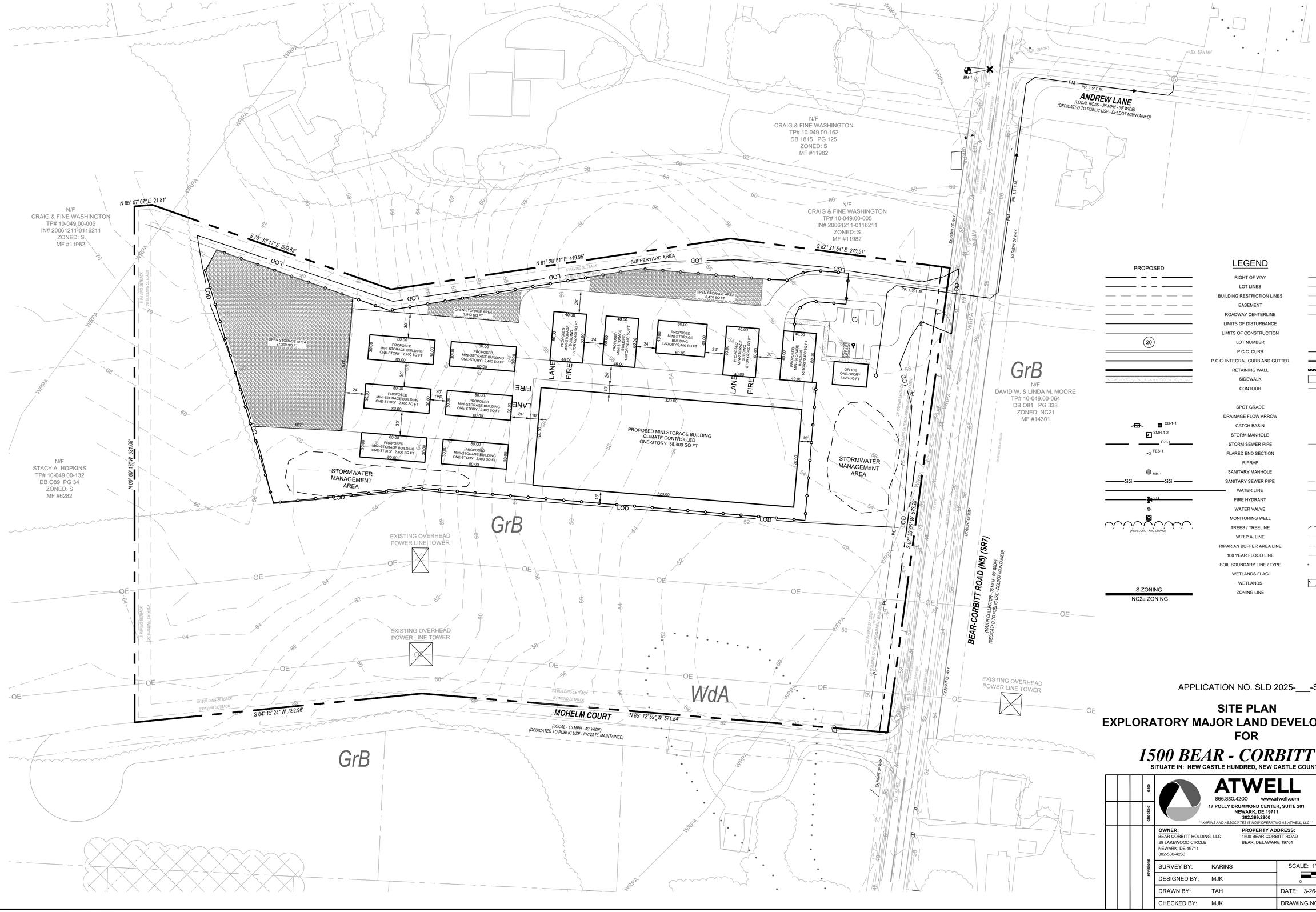
SURVEY BY:	KARINS
DESIGNED BY:	MJK
DRAWN BY:	TAH
CHECKED BY:	MJK

SCALE: 1" = 50'
0 50' 100'

DATE: 3-26-2025 SHEET: 2 OF 3

DRAWING NO.: 1476.01 - R02

date | checked | revisions



APPLICATION NO. SLD 2025-___-S/Z

SITE PLAN
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN FOR
1500 BEAR - CORBITT ROAD

SITUATE IN: NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DELAWARE

ATWELL
866.850.4200 www.atwell.com
17 POLLY DRUMMOND CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900
** KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC **

OWNER:
BEAR CORBITT HOLDING, LLC
29 LAKEWOOD CIRCLE
NEWARK, DE 19711
302-530-4260

PROPERTY ADDRESS:
1500 BEAR-CORBITT ROAD
BEAR, DELAWARE 19701

MICHAEL J. KARINS No. 15284 PROFESSIONAL ENGINEER DELAWARE

06-19-2025

SURVEY BY:	KARINS	SCALE: 1" = 50'	
DESIGNED BY:	MJK		
DRAWN BY:	TAH	DATE: 3-26-2025	SHEET: 3 OF 3
CHECKED BY:	MJK	DRAWING NO.: 1476.01 - R02	

revisions | checked | date





LOCATION MAP - ZONING MAP 63 1"= 800'

LANDSCAPE TREE LEGEND

- BUFFER/LOT CANOPY TREE
- STREET TREE & PARKING TREE CANOPY TREE
- SHRUBS
- EVERGREEN TREE
- UNDERSTORY TREE
- FENCE W/ GATE
- WOODED AREA
- UTILITY EASEMENT

APPLICATION NO. SLD 2024-___-S/Z

CONCEPT PLAN
MINI STORAGE FACILITY PLAN
FOR
1500 BEAR – CORBITT ROAD

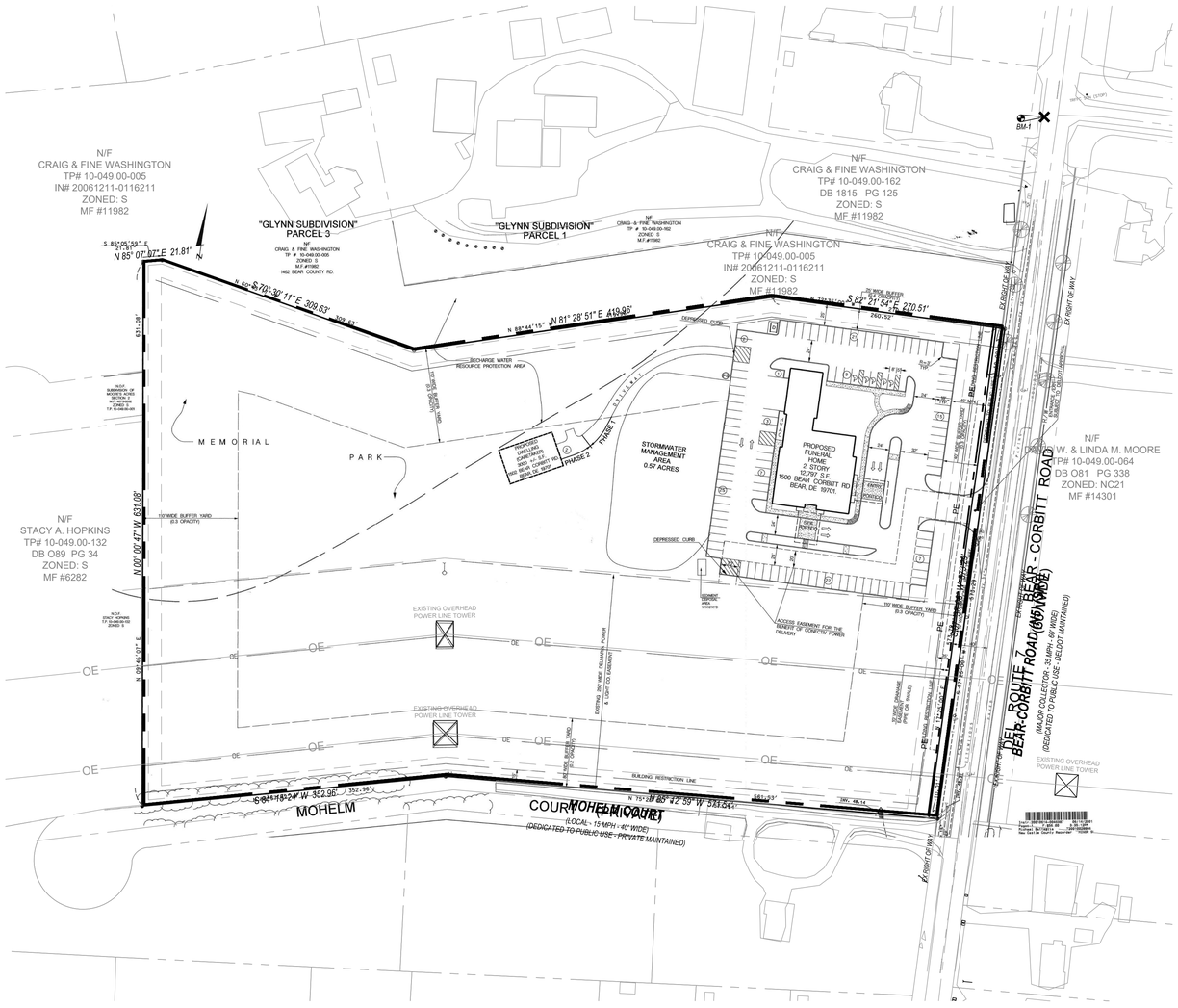
1500 BEAR-CORBITT ROAD, BEAR, DELAWARE 19701
SITUATE IN: NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DELAWARE

ATWELL
866.850.4200 www.atwell.com
17 POLLY DRUMMOND SHOPPING CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900

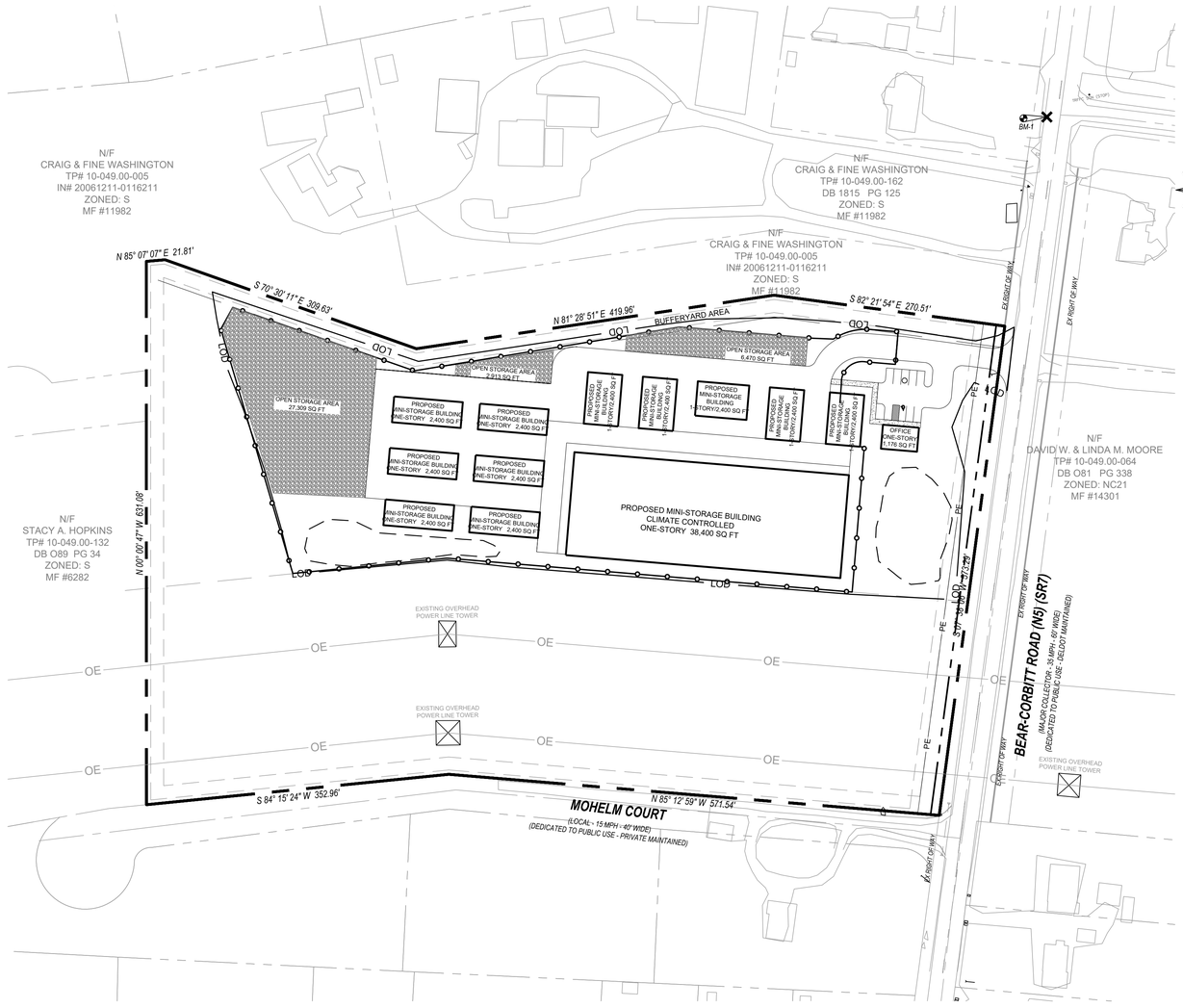
SCALE: 1" = 50'
0 50' 100'
DATE: 10-15-2024 SHEET: 3 OF 3
DRAWING NO.: 1476.01 - W03

1476.01\ENG\ACAD\W RENDER EXHIBITS - W01-W03

CURRENT RECORDED PLAN



PROPOSED PLAN



TRAFFIC VOLUME COMPARISON		
CURRENT PLAN		PROPOSED PLAN
211 TRIPS	AVERAGE DAILY	96 TRIPS
0 TRIPS	MORNING PEAK	6 TRIPS
34 TRIPS	AFTERNOON PEAK	10 TRIPS
79 TRIPS	SATURDAY PEAK	11 TRIPS

1500 BEAR - CORBITT ROAD

NEW CASTLE HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE

PUBLIC PRE CHECK Results for State Parcel(s): 1004900156

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

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

DE FIRM: Issues Found

WRPA: Issues Found

Well Head Protection Areas: No Issues Found

Tax Ditch Segments: No Issues Found

Tax Ditch ROWs: No Issues Found

Soils - Sussex County: No Issues Found

Soils - New Castle County: No Issues Found

Soils - Kent County: No Issues Found

Park Facilities: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

Aglands Preservation Districts: No Issues Found

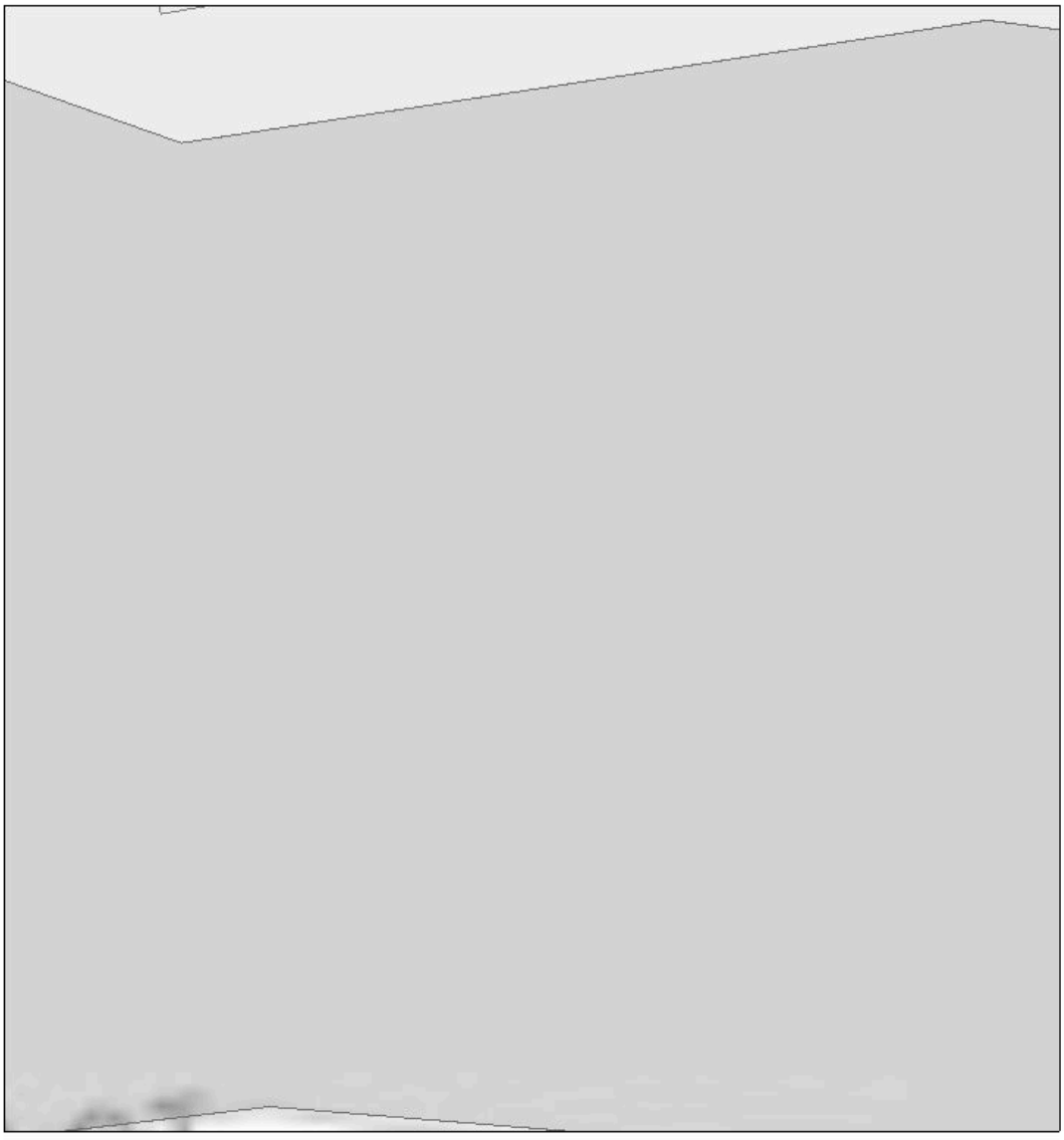
Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 531,859.24 ft²

Aug 7 2025 8:46:35 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	531,859.24	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	2	531,859.24	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	0	0	N/A
Recharge Areas	1	510,107.58	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	531,859.28	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1004900156	12.21	531,859.24

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Woodstown sandy loam, 0 to 2 percent slopes, Northern Coastal Plain	16,965.84
2	Greenwich loam, 2 to 5 percent slopes	514,893.40

Recharge Areas

#	ACREAGE	Area(ft²)
1	31	510,107.58

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	531,859.28

Preliminary Land Use Service (PLUS)

2025-08-06 1500 Bear Corbitt Rd



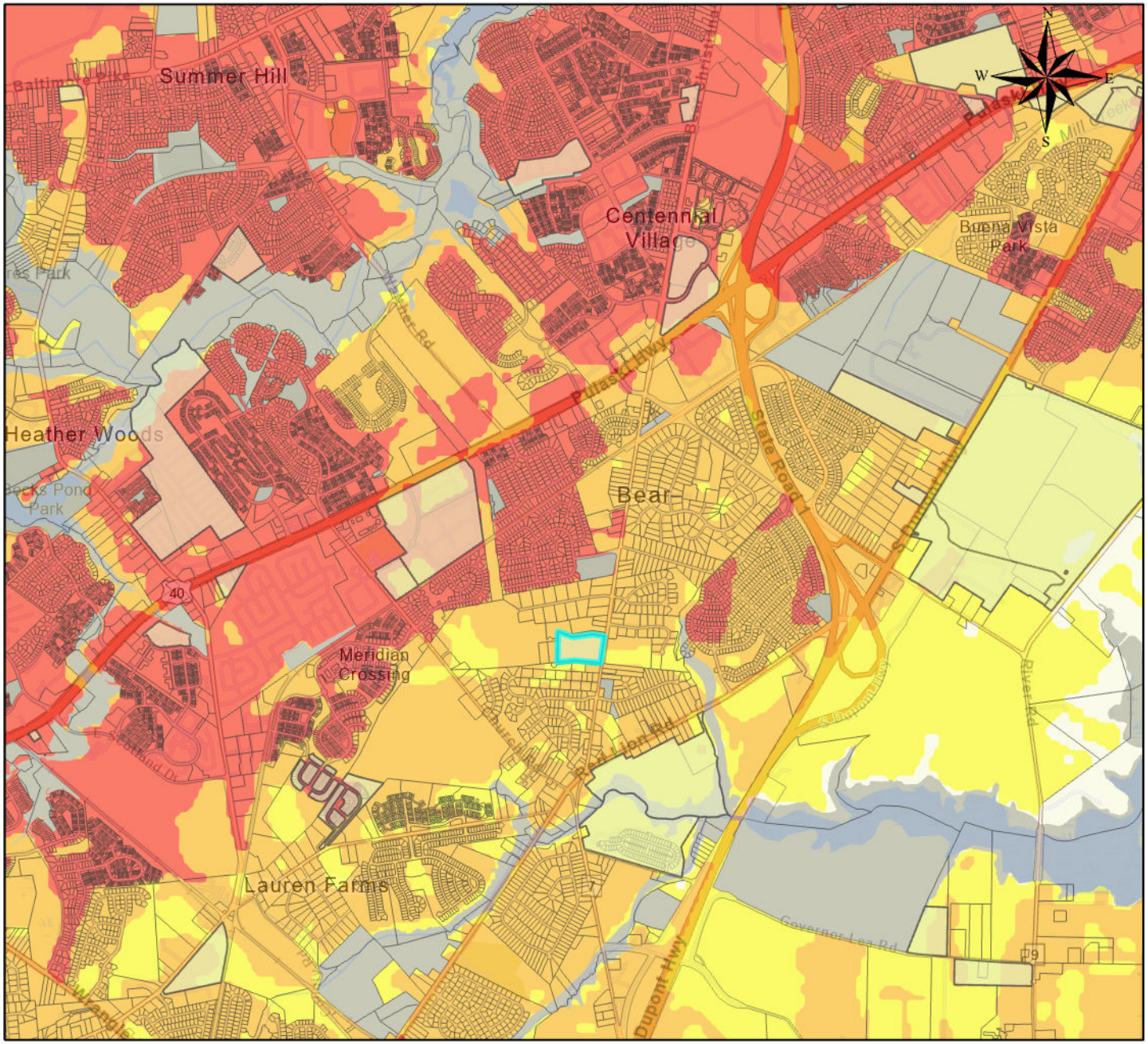
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-08-06 1500 Bear Corbitt Rd



Legend

2020 State Strategies

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

