PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
May 27, 2026 3:45 PM

PLUS ID: 2026-06-07

State Strategy Level: 1 & 5

PLUS Application Type - Site Plan Review

Title: Reserve at Christina Creek
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
The purpose of this major subdivision plan is to construct the proposed 82 lot open space planned subdivision.

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
90

Parcel ID(s): 1003820112 to 1003820180 1003840146 to 1003840153 1003910622 to 1003910632 1003930234 to 1003930235

Project Location: Whittington Woods, New Castle County

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

Section II: Project Contact Information

Owner Contact Information

Whittington Woods LLC
2979 Barley Mill Road
Yorklyn, DE 19736
Phone: 302-235-5800
Email: TDW@whittington.net
Fax:

Equitable Owner/Developer Contact Information

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

,
Phone:
Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherAtwell, LLC
Younsil Lee
Phone: 302-369-2900
Email: ylee@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): **63.53**
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: **suburban**
Proposed Zoning for this project: **suburban**

Land Use Information

Present Use for this project area: **undeveloped subdivision**
Proposed Use for this project: **82 lot open space planned subdivision**

Residential Development Information

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

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **82**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
-	82	-	-

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? Unknown
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? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

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?
Yes

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	19.155	Yes	0.04

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: **18.62**

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:

Best management practices: for example, bioretention, bioswale, infiltration basin

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **40.08**
What kind of Open Space? **Active 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.
927
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.
Calvarese Farms

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?
Unknown

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?	Yes	Unknown	-
Type proposed	Within Right-of-Way	-	-

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

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: Reserve at Christina Creek

Project ID (to be completed by OSPC): _____

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

Thomas A Whittington 5/29/26

Signature of Property Owner Date

Whittington Woods, LLC
Thomas Whittington, Manager

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

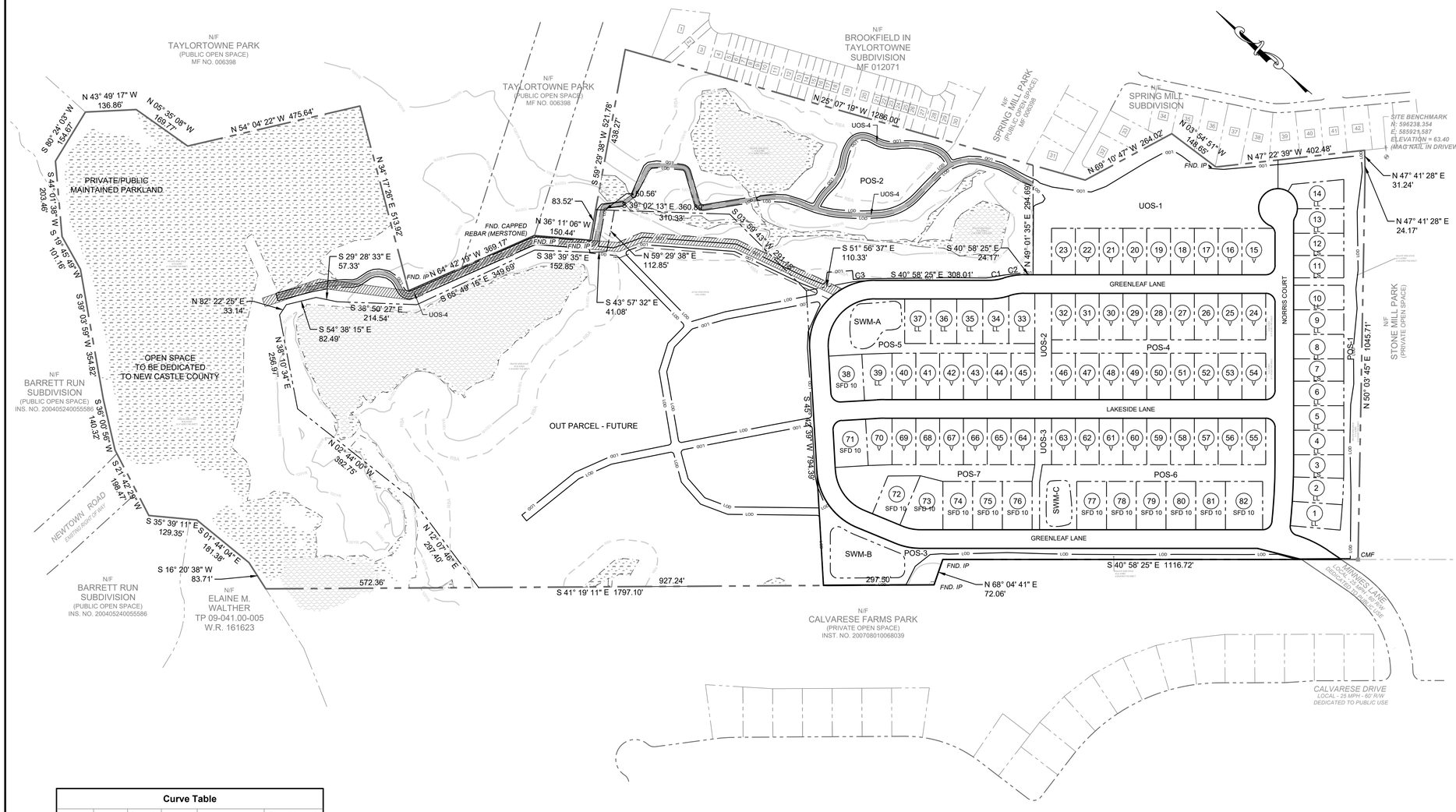
Additional Owner (Please Print)

Published January 2022

EXPLORATORY MAJOR RESUBDIVISION PLAN
FOR

RESERVE AT CHRISTINA CREEK

NEW CASTLE COUNTY HUNDRED - NEW CASTLE COUNTY, DE



LOCATION MAP 1"= 800'

NOTES:

1. APPLICATION NUMBER: SLD 2026-____ (FORMER SLD 2006-0705)
2. TAX PARCEL NUMBER(S): 10-038.20-112 TO 180, 10-038.40-146 TO 153, 10-039.10-622 TO 632, 10-039.30-234 AND 245
3. ZONING DISTRICT DESIGNATION: S (SUBURBAN)
4. SOURCE OF TITLE. DEED BOOK 2490; PAGE 140 & INSTRUMENT NO. 20070516-0044583
5. SURVEY DATUM: NAVD 88
   LOCAL BENCHMARK: MAG NAIL IN DRIVEWAY SOUTHEAST CORNER OF PROPERTY OUTSIDE SOUTHEAST CORNER OF PROPERTY. (ELEVATION 63.40)
   NUMBER OF EXISTING MONUMENTS: 8
   NUMBER OF PROPOSED MONUMENTS: 50
6. GROSS AREA: 88.689 AC.
   OUTPARCEL FOR FUTURE USE: 25.160 AC.
   AREA FOR RESIDENTIAL DEVELOPMENT: 63.529 AC.
   (INCLUDES 20.447 AC. DEDICATED TO NEW CASTLE COUNTY)
7. WATER SUPPLIER: ARTESIAN WATER COMPANY
   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.
8. 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.

   PROPOSED SEWER FLOWS:
   SINGLE FAMILY DETACHED LOTS 300 GPD X 82 LOTS = 24,600 GPD
   PEAK FLOW (24,600 GPD X4) 98,400 GPD (69 GPM)
9. SEPTIC FEASIBILITY: NOT APPLICABLE
10. PROPERTY OWNER:
    WHITTINGTON WOODS LLC
    2979 BARLEY MILL ROAD
    YORKLYN, DE 19736
11. EXISTING LOTS AND/OR DWELLING UNITS:83 (LOT LINES TO BE EXTINGUISHED)
    PROPOSED LOTS AND/OR DWELLING UNITS: 82
    ALL EXISTING PARCEL LINES SHALL BE EXTINGUISHED BY THIS PLAN. EXTENDED RIGHT OF WAY SHALL BE VACATED WITH THE DELAWARE DEPARTMENT OF TRANSPORTATION.

UNIT TYPE	# OF UNITS	% OF UNITS
SINGLE FAMILY	13	15.85%
VILLAGE LOT	49	59.76%
LOT LINE	20	24.39%
TOTAL	82	100%
LOT LINE	20	
SMALL	4	20%
LARGE	16	80%

12. PARKING RATIONALE:
    SINGLE FAMILY DETACHED LOTS
    REQUIRED: 2 SPACES PER DU (2 X 82 = 164 SPACES)
    PROVIDED: 164 SPACES
13. SUBDIVISION / SITE DATA:

GROSS AREA	88.689 AC
OUTPARCEL	25.160 AC (FUTURE USE)
NET SITE AREA	63.529 AC
AREA IN LOTS	16.344 AC
AREA IN R/W	6.102 AC
AREA IN OPEN SPACE:	
PRIVATE OPEN SPACE REQUIRED:	63.569 X 0.50 = 31.785 AC
PRIVATE OPEN SPACE PROVIDED:	36.892 AC (INCLUDING STORMWATER MANAGEMENT AREAS)
ACTIVE OPEN SPACE REQUIRED:	82 lots @ AC/100 lots = 0.82 AC
ACTIVE OPEN SPACE PROVIDED:	3.960 AC
TOTAL OPEN SPACE PROVIDED:	40.082 AC

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	125.00	39.70	18°11'42"	S50° 04' 16"E	39.53
C2	175.00	55.57	18°11'42"	S50° 04' 16"E	55.34
C3	377.13	75.94	11°32'15"	S46° 09' 34"E	75.81

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO EXTINGUISH THE LOT LINES FOR THE 83 EXISTING LOTS AND VACATE THE ORIGINAL RIGHT OF WAY, TO PROVIDE FOR A NEW 82 LOT OPEN SPACE PLANNED HOUSING DEVELOPMENT WITH ASSOCIATED SITE IMPROVEMENTS FOR STREETS, DRAINAGE, UTILITIES, AND STORMWATER MANAGEMENT, AND TO CREATE AN OUTPARCEL FOR FUTURE USE.

INDEX OF SHEETS

SHEET 1	TITLE SHEET
SHEET 2	NOTES & LEGEND
SHEET 3	OVERALL PLAN
SHEETS 4-9	EXISTING FEATURES PLAN
SHEETS 10-15	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.

PROFESSIONAL ENGINEER — DATE 01-14-2026

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

CERTIFICATE OF OWNERSHIP

I, _____, HEREBY CERTIFY THAT WHITTINGTON WOODS, 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.

_____ DATE

CERTIFICATION OF PLAN APPROVAL

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

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

AGENCY APPROVAL

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2026 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

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

CLIENT
WHITTINGTON WOODS, L.L.C.

RESERVE AT CHRISTINA CREEK
NEW CASTLE HUNDRED - NEW CASTLE COUNTY, DELAWARE
TITLE SHEET
EXPLORATORY MAJOR RESUBDIVISION PLAN

DATE
JANUARY 14, 2026

REVISIONS

MICHAEL J. KASZYSKI, JR. No. 15284 DELAWARE PROFESSIONAL ENGINEER
01-14-2026

SCALE: 1" = 150'
0 75' 150'

DR. GC CH. MJK
P.M. MJK
JOB NO. 2788
SHEET NO.
1 OF 15

CAD FILE: R01.DWG 1/14/2026

SITE DATA AND NOTES (CONTINUED):

14. FLOODPLAIN:
A) A PORTION OF THE SITE LIES WITH THE 100-YEAR FLOODPLAIN. LIMITS OF THE 100-YEAR FLOODPLAIN WERE TAKEN FROM THE FLOOD INSURANCE RATE MAP NO. 10003C0145K DATED JANUARY 22, 2020. FLOODPLAIN ELEVATION IS 18.75 +/- (NGVD 29 DATUM) = 17.9 (NAVD 88).
B) THE 100 YEAR FLOOD LINE SHOWN FOR THE UNCLASSIFIED STREAM IS BASED ON THE 100 YEAR FLOOD PLAIN STUDY GENERATED BY LANDMARK ENGINEERING, INC., DATED DECEMBER, 2006 AND APPROVED BY NEW CASTLE COUNTY DEPARTMENT OF LAND USE ON AUGUST 15, 2007.

15. **WATER RESOURCE PROTECTION AREA (WRPA)**
AS PER THE "WATER RESOURCE PROTECTION AREAS FOR THE CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY DELAWARE 2 MAP OF 3, REVISED MARCH 2022. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOODPLAIN WRPA. FLOODPLAIN LINE IS BASED ON FEMA DELINEATION.

16. **WETLANDS**
THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS, AND THE WETLANDS FOUND TO EXIST ON THE SITE, TOTALING IN AREA 21.46 ACRES OF LAND, ARE SHOWN ON THIS PLAN. SEE WETLAND REPORT PREPARED BY ENVIRONMENTAL CONSULTANTS, INC., DATED JUNE 2006 FOR A METES AND BOUNDS DESCRIPTION OF THESE WETLANDS. NO WETLAND DISTURBANCE IS PROPOSED BY THIS PLAN.

17. **CRITICAL NATURAL AREAS**
THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINIED AND ARE SHOWN ON THIS PLAN. THE CRITCIAL NATURAL AREAS (CNA) BOUNDARY LINE WAS TAKEN FROM THE NEW CASTLE COUNTY "CRITICAL NATURAL AREAS MAP" UPDATED THROUGH

18. **DEED RESTRICTIONS**
AT THE TIME OF THIS PLAN SUBMITTAL THERE WERE NO DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL.

19. **SUPERSEDES NOTE**
THIS PLAN SUPERSEDES, IN PART, THE RECORD MAJOR LAND DEVELOPMENT PLAN OF WHITTINGTON WOODS DATED AUGUST 26, 2008 AND RECORDED ON JULY 29, 2009 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO.20090729-00499987.

20. **TRAFFIC IMPACT STUDY**
A TRAFFIC STUDY, DATED AUGUST 17, 2007, WAS PREPARED FOR THIS PLAN BY LANDMARK ENGINEERING. DELDOT REVIEWED THE TIS BY LETTER DATED NOVEMBER 9, 2007. THIS PLAN WAS FOUND TO BE IN COMPLIANCE WITH THE CONCURRENCY REQUIREMENT IN ARTICLE 11 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

B) OWNER / DEVELOPER SHALL PROVIDE NECESSARY IMPROVEMENTS TO ONE BUS STOP, LIMITED TO EXPANSION OF THE EXISTING PAD, LIGHTING AND SHELTER. IF MORE ELABORATE IMPROVEMENTS ARE CONTEMPLATED, THEN THE OWNER / DEVELOPER WOULD CONTRIBUTE IN PROPORTION TO THE PERCENTAGE OF UTILIZATION REASONABLY EXPECTED BY WHITTINGTON WOODS RESIDENTS.
C) OWNER / DEVELOPER SHALL RESERVE AREA FOR POTENTIAL PERMANENT EASEMENT FOR THE NEWTOWN TRAIL. THE ESTABLISHMENT OF THE EASEMENT AND TRAIL COMPONENTS AT A LATTER DATE SHALL BE SUBJECT TO THE MAJORITY APPROVAL FROM THE RESIDENTS OF WHITTINGTON WOODS
D) OWNER / DEVELOPER SHALL PROVIDE AND EASEMENT ALONG THE CHRISTINA RIVER FOR A BICYCLE AND PEDESTRIAN TRAIL PROPOSED BY DELAWARE GREENWAYS.

21. **DEBRIS DISPOSAL**
NO DEBRIS SHALL BE BURIED ON THE SITE.

22. **IMPACT FEES**
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.

23. **LANDSCAPE PLAN**
A LANDSCAPE PLAN, PREPARED BY DESIGNS ETC. LAST DATED ___________, 2026 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN. ___ ACS.+/- OF RIPARIAN BUFFER AREAS WILL BE REFORESTED PER SECTION 40.10.331 OF THE UDC

24. **SIDEWALKS**
UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

25. **MAINTENANCE OF COMMON FACILITIES**
FOR MAINTENANCE OF THE COMMON FACILITIES SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED __________, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. ________________.

26. **UTILITY EASEMENTS**
A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF 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.

27. **TOTAL LENGTH OF PUBLIC AND PRIVATE RIGHT-OF-WAYS:**
5247 +/- LF

28. **SUBDIVISION STREETS:**
A. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
B. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
C. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING COMPLETION OF THE STREETS TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
D. FOR ALL PROJECTS WITH PLANNED STREET INTERCONNECTIONS, A NOTE STATING "FUTURE INTERCONNECTION TO ADJOINING PROPERTY.

29. COASTAL ZONE
THIS SITE DOES NOT LIE WITHIN DELAWARE'S COASTAL ZONE.

30. **AVIATION RESTRICTIONS**
U. S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION RESTRICTIONS AND SAFEGUARDS ARE NOT APPLICABLE TO THIS PROJECT.

31. **CONSERVATION EASEMENT**
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.

32. **NONCONFORMITIES**
NOT APPLICABLE

33. TOPOGRAPHY
THIS PLAN REPRESENTS A FIELD SURVEY PERFORMED IN JANUARY AND FEBRUARY 2004 AND MAY 2006, BY LANDMARK ENGINEERING, INC. SITE BENCHMARK IS A MAG NAIL IN DRIVEWAY OUTSIDE SOUTHWEST CORNER OF PROPERTY (ELEVATION = 63.40).

ADDITIONAL FIELD SURVEYS WERE PERFORMED BY KARINS & ASSOCIATES IN JULY AND SEPTEMBER 2021 AND SEPTEMBER 2024.

34. COMMUNITY POSTAL BOXES
POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.

35. **LAND DEVELOPMENT IMPROVEMENT AGREEMENT**
ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), THE ORIGINAL PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON **JUNE 11, 2009**, AT INSTRUMENT NO. **20090611-0037196**. AN AMENDED LDIA REFLECTING THE UPDATED IMPROVEMENTS SHOWN ON THIS REVISED PLAN HAS BEEN PREPARED AND THE NEW PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE AMENDED LDIA IS RECORDED IN THE OFFICE OF THE RECORER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _________, AT INSTRUMENT NO. __________.

36. **RIGHT OF ACCESS**
THE OWNER(S) OF THIS PROPERTY HEREBY GRANT(S) AND CONVEY(S) TO NEW CASTLE COUNTY AN EASEMENT(S) THAT PERPETUALLY CONVEY(S) THE RIGHT AND PRIVILEGE TO LAY, MAINTAIN, REPAIR, OPERATE, RELAY, AND REMOVE AT ANY TIME ITS PIPES AND APPURTENANCES, INCLUDING MANHOLES, LAMPHOLES, AND CLEANOUTS, FOR THE SANITARY SEWER OR STORM SEWER SYSTEM WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, ON, OVER AND THROUGH A STRIP OF LAND, AS DEPICTED ON THIS RECORD PLAN. THE GRANTOR(S), THE HEIRS, EXECUTORS, ADMINISTRATORS, GRANTEES ANY ASSIGNS OF THIS PROPERTY, COVENANT(S) AND AGREE(S) THAT HE/SHE/THEY SHALL NOT PLANT, ERECT, OR CONSTRUCT AND MANNER OF TREE, SHRUB, BUSH, FENCE, STRUCTURE OR OTHER MAN-MADE IMPROVEMENT, EXCLUDING PAVING, WITHIN THE PERPETUAL EASEMENT(S) DEPICTED ON THIS PLAN. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5 FEET FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE RELOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

37. **NEW CASTLE COUNTY DRAINAGE CODE**
DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

38. RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE FEE
THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, LONG-TERM SEDIMENT CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES. AN AMOUNT OF ___________________, AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS. SHALL BE FUNDED UPON THE ISSUANCE OF SEVENTY·FIVE (75) PERCENT OF THE BUILDING PERMITS FOR THE LOTS IN THE SUBDIVISION, OR PHASE THEREOF. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS 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.

STORMWATER MAINTENANCE RESPONSIBILITY
ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE MAINTENANCE CORPORATION FOR THE RESIDENTIAL DEVELOPMENT. THE DEVELOPER SHALL ASSUME RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF ALL STORMWATER FACILITIES DURING AND POST-CONSTRUCTION UNTIL THE FACILITIES ARE OFFICIALLY TRANSFERRED TO THE MAINTENANCE CORPORATION UNDER THE TURNOVER PROCESS.

39. DELDOT
ENTRANCE/EXIT FACILITIES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO DELDOT APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN A PERMIT FROM THE DELDOT CANAL DISTRICT PERMIT OFFICE.

40. MISS UTILITY NOTE:
THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS. CONTACT "MISS UTILITY" THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY CONTACT INFORMATION IS AS FOLLOWS:
MISS UTILITY 1-800-282~8555
THE FOLLOWING TICKET NUMBERS APPLY:

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE IN THE AREA OF ANY POTENTIAL UTILITY CROSSING TO VERIFY THAT THE UTILITY WILL NOT INTERFERE WITH CONSTRUCTION. IF, AFTER UNCOVERING OF THE UTILITY, THERE IS ANY QUESTION CONCERNING A POSSIBLE CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER.

41. ADDRESSES
ADDRESSES SHOWN ON THIS PLAN ARE AS ASSIGNED BY NEW CASTLE COUNTY GIS SERVICES.

42. PROVISION FOR TRESPASSING
THE DEVELOPER SHALL BE PERMITTED TO TRESPASS ON ANY LOT FOR A PERIOD OF AT LEAST ONE YEAR AFTER A LOT IS SOLD FOR THE PURPOSES OF COMPLETING OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.

43. LIMIT OF DISTURBANCE
THE LIMIT OF DISTURBANCE (LOD) AS SHOWN IS TO DELINEATE THE LIMIT OF THE INITIAL CONSTRUCTION, SO AS TO PRESERVE THE MAXIMUM NUMBER OF TREES AND STEEP SLOPES ON THE SITE. ON-LOT RESOURCES ARE NOT PART OF THE REQUIRED PROTECTION LEVEL. UPON ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT, THE FINAL LOD WILL FOLLOW THE PROPERTY LINE.

44. VOLUNTARY SCHOOL ASSESSMENT
THE OWNERS SHALL PAY ANY VOLUNTARY SCHOOL ASSESSMENT REQUIRED BY TITLE 9, SECTION 2661(C) OF THE DELAWARE CODE, CALCULATED ON A PER UNIT BASIS AT THE TIME OF THE ISSUANCE OF THE FIRST BUILDING PERMIT AND IN AN AMOUNT DETERMINED PURSUANT TO TITLE 14 SECTION 103(C)OF THE DELAWARE CODE. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OR UNIT SHOWN ON THIS PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT OR UNIT HAS BEEN PAID. A VOLUNTARY SCHOOL ASSESSMENT AGREEMENT WAS EXECUTED ON ______________ AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON __________________, INSTRUMENT NO._______________.

45. FIRE MARSHAL NOTE
ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE MARSHAL PREVENTION REGULATIONS.

EXISTING FIRE HYDRANTS:
PROPOSED FIRE HYDRANTS:

46. MAINTENANCE ESCROW:
PURSUANT TO SECTION 40.27.220 OF THE COUNTY CODE, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST-BEARING ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD. THE AMOUNT SHALL BE $_________ PER LOT/UNIT SHOWN ON THIS PLAN OR SUBSEQUENT PLANS. ($________X 82 LOTS/UNITS = $__________)

47. SANITARY AND STORM EASEMENTS
UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED ANYWHERE A SANITARY SEWER LINE IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE A PUBLIC RIGHT OF WAY. A 20' WIDE PERMANENT EASEMENT, 10' OF EACH SIDE OF THE CENTER LINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER LINE IS DESIGNED FOR PUBLIC USE ON A PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. A 20' WIDE PERMANENT EASEMENT, 10' OF EACH SIDE OF THE CENTER LINE OF THE PIPE, SHALL BE CREATED WHERE A STORM SEWER LINE IS DESIGNED FOR PUBLIC USE OUTSIDE OF A PUBLIC RIGHT OF WAY. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATED BY MORE THAN 25' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OT PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

NEW CASTLE COUNTY HAS THE RIGHT OF 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.

SANITARY SEWER SYSTEM IS PUBLIC.

INDIVIDUAL LOTS WITHIN THIS SUBDIVISION SHALL NOT BE CONVEYED TO SEPARATE OWNERS UNTIL THE PROPOSED SANITARY SEWER MAIN IS INSTALLED AND CONNECTD TO THE NEW CASTLE COUNTY PUBLIC SEWER SYSTEM, AFFORDING EACH LOT DIRECT SEWER ACCESS.

48. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DELDOT DEVELOPMENT COORDINATION MANUAL (DCM).

49. GEOTECHNICAL EVALUATION:
A GEOTECHNICAL EVALUATION HAS BEEN PERFORMED TO APPROXIMATE THE SEASONAL HIGH WATER TABLE (SHWT) ELEVATION(S) AND THE FOLLOWING LOTS REQUIRE FURTHER EVALUATION, AS IT PERTAINS TO THEIR LOWEST PROPOSED FLOOR ELEVATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

DOCUMENTATION OF ANY/ALL CONSTRUCTION LIMITATIONS BASED ON THE GEOTECHNICAL EVALUATION OF THE SHWT ELEVATION(S) IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE. ALL STRUCTURES PROPOSED WITH LOWEST FLOOR WITHIN 3-FEET OF THE ESTIMATED SHWT SHALL BE WATERPROOFED (UDC §40.22.130). NO LOWEST FLOOR SHALL BE CONSTRUCTED WITHIN 2 FEET OF THE ESTIMATED SHWT (UDC §40.22.220).

50. THE ACCESS EASEMENT TO THE SUBJECT PROPERTY THROUGH STONE MILL SUBDIVISION WAS CREATED PURSUANT TO THE TERMS OF A CERTAIN AGREEMENT DATED APRIL 15, 1990 AMONG GOVERNOR'S SQUARE ASSOCIATES, L.P., A DELAWARE LIMITED PARTNERSHIP, AS PARTY OF THE FIRST PART AND WHITTINGTON SAND AND GRAVEL, INC., A DELAWARE CORPORATION, AND THOMAS D. WHITTINGTON, SR. AND DOROTHY B. WHITTINGTON, HIS WIFE, AND FAITH W. HOOPES (COLLECTIVELY THE "WHITTINGTON INTERESTS"), PARTIES OF THE SECOND PART, WHICH AGREEMENT IS REFERENCED IN A CERTAIN SUPPLEMENTAL AGREEMENT DATED DECEMBER 25, 1991 EXECUTED AMONG THE PARTIES AFORESAID AND RECORDED ON MARCH 11, 1992 IN DEED COOK 1300, PAGE 21. THE ACCESS EASEMENT IS DEPICTED ON SHEETS 3, 4, AND 6 OF MF#13816, AND DESCRIBED IN NOTE #33 THEREOF, WHICH MICROFILM CONTAINS THE PLAN OF THE STONE MILL SUBDIVISION. AS TO ALL LOTS DEPICTED ON THIS PLAN, EXCEPTING LOT 13 THEREOF, UPON RECORDATION OF THE PLAN, THE RIGHT TO USE THE ACCESS EASEMENT SHALL BE ABANDONED. NOTHING HEREIN SHALL BE CONSTRUED TO IMPAIR THE RIGHT OF LOT 13'S OWNER OR ITS SUCCESSORS AND ASSIGNS TO USE THE ACCESS EASEMENT AND ALSO TO USE ANY PUBLIC STREET ABUTTING LOT 13.

51. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR DEVELOPMENT PROPOSED BY THIS PLAN, THE OWNER/DEVELOPER MUST DEMONSTRATE COMPLIANCE WITH THE DESIGN CHARACTER STANDARDS OF CHAPTER 40, DIVISION 25.300 OF THE COUNTY CODE.

52. SUBJECT TO THAT CERTAIN STORMWATER EASEMENT AGREEMENT DATED AUGUST 21, 2008, RECORDED AT INSTRUMENT NO. 20080923-0063811 BETWEEN WHITTINGTON, LITD. AND CALVARESE FARMS MAINTENANCE CORPORATION, GRANTING AN EASEMENT TO MAINTAIN THE EXISTING STORMWATER MANAGEMENT SYSTEM CONSTRUCTED IN PART IN CALVARESE FARMS' OPEN SPACE AND FOR FUTURE REPAIR AND REPLACEMENT OF THE SAME AS NECESSARY.

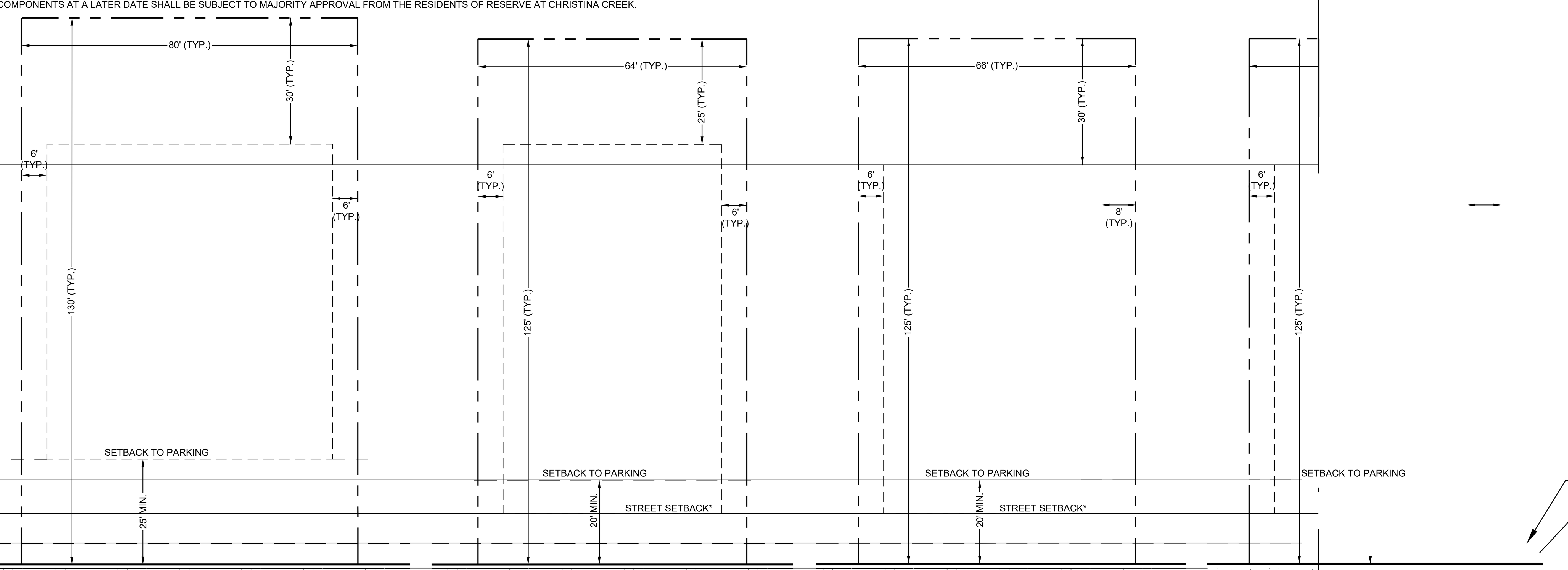
53. A WAIVER WAS GRANTED BY THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE ON JANUARY 12, 2009 ELIMINATING SIDEWALK ON THE EAST SIDE OF GREENLEAF LANE BETWEEN LOTS 16 AND 44, AND ON THE WEST SIDE OF GREENLEAF LANE FROM THE END OF MINNIES LANE TO LOT 59. THE WAIVER NOW APPLIES TO THE OUTSIDE OF THE GREENLEAF LOOP BETWEEN MINNIES LANE AND LOT 23.

54. THE EXISTING PONDS ON THE PROPERTY ARE NOT INCLUDED IN THE PROPOSED STORMWATER MANAGEMENT DESIGN FOR THE PROJECT AND WERE, THEREFORE, NOT INCLUDED IN NEW CASTLE COUNTY'S REVIEW OF THE DEVELOPMENT'S COMPLIANCE WITH THE STORMWATER MANAGEMENT DESIGN STANDARDS SET FORTH IN THE STATE AND COUNTY REGULATIONS. NEW CASTLE COUNTY IS NOT LIABLE FOR THE EXISTING PONDS.

55. ALL PRIVATE OPEN SPACE AREAS WILL BE NATURAL RESOURCE AREA OPEN SPACE, EXCEPT FOR THE LANDSCAPE BUFFER AREAS AND THE ACTIVE OPEN SPACE SET-ASIDE AREA.

56. PRIOR TO THE OPEN SPACE TURNOVER TO THE PROJECT'S MAINTENANCE CORPORATION, THE CONDITION OF THE EXISTING PONDS ON THE SITE WILL BE UPGRADED PER THE APPROVED RECORD LANDSCAPE PLANS, AND THE EXISTING POND REMEDIATION PLAN PREPARED BY LANDMARK ENGINEERING, INC. AND DATED JUNE 2009. THE PROPOSED WARNING SIGNS DEPICTED ON THE GENERAL DEVELOPMENT PLANS MUST ALSO BE IN PLACE. DOCUMENTATION SHALL BE PROVIDED TO NEW CASTLE COUNTY BY A REGISTERED LANDSCAPE ARCHITECT OR A PROFESSIONAL ENGINEER VERIFYING THAT THE WORK HAS BEEN COMPLETED.

57. OWNER/DEVELOPER SHALL RESERVE AREA FOR A POTENTIAL PERMANENT EASEMENT FOR THE NEWTOWN TRAIL. THE ESTABLISHMENT OF THE EASEMENT AND ALL TRAIL COMPONENTS AT A LATER DATE SHALL BE SUBJECT TO MAJORITY APPROVAL FROM THE RESIDENTS OF RESERVE AT CHRISTINA CREEK.



TYPICAL LOT
SINGLE FAMILY
DETACHED 10,000 SF
SCALE: 1'=20'

MIN. LOT AREA: 10,000 S.F.
MIN. LOT WIDTH: 80'
MIN. STREET YARD: 25'
MIN. SIDE YARD: 6'
MIN. REAR YARD: 30'
SETBACK TO PARKING: 25' STREET/ 2' OTHER
MAX. HEIGHT: 36'

TYPICAL LOT
VILLAGE
SCALE: 1'=20'

MIN. LOT AREA: 6,000 S.F.
MIN. LOT WIDTH: 60'
MIN. STREET YARD: 12'
MIN. SIDE YARD: 6'
MIN. REAR YARD: 25'
SETBACK TO PARKING: 20' STREET/ 2' OTHER
MAX. HEIGHT: 36'

TYPICAL LOT
LOT LINE LARGE
(IN VILLAGE MODE PER
UCD SECTION 40.26.240(A)(1)
SCALE: 1'=20'

MIN. LOT AREA: 8,000 S.F.
MIN. LOT WIDTH: 65'
MIN. STREET YARD: 12' (*20')
MIN. SIDE YARD: 6' (14' AGGREGATE)
MIN. REAR YARD: 30'
SETBACK TO PARKING: 20'
MAX. HEIGHT: 36'
BUILDING SPACING: 20'

* 20' SETBACK TO GARAGE FROM SIDEWALK

LOT LINE SMALL
(IN VILLAGE MODE PER
UCD SECTION 40.26.240(A)(1)

MIN. LOT AREA:
MIN. LOT WIDTH:
MIN. STREET YARD:
MIN. SIDE YARD:
MIN. REAR YARD:
SETBACK TO PARKING:
MAX. HEIGHT:
BUILDING SPACING:

DELDOT NOTES

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.

2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.

3. 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 SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.

5. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) FOLLOWING THE ACCEPTANCE OF THE STREETS. DELDOT ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY DELDOT.

6. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.

7. LOT ACCESS

A. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
B. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
C. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING, RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.

8. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.

9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.

10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.

11. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO THIRTY (30) DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN THIRTY (30) CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.

NATURAL RESOURCE PROTECTION TABLE

NATURAL RESOURCE	TOTAL AREA
FOREST TIER 2	28.120 AC.
FLOOD PLAIN	29.523 AC.
WETLAND AREA	15.378 AC.
RIPARIAN BUFFER	8.893 AC.

NOTE: FLOODPLAIN AND RIPARIAN BUFFER DISTURBANCE ARE FOR SANITARY SEWER AND TRAIL CONSTRUCTION.

MICHAEL J. KASZYSKI JR. LICENSE No. 15284 DELAWARE PROFESSIONAL ENGINEER
01-14-2026

CAD FILE: R02.DWG 1/13/2026

ADJOINER PARCEL DATA

TAG NO.	TAX PARCEL	OWNER	DEED REFERENCE	ZONED
1	10-038.20-032	JACQUELINE A. TONER	2632-29	NCPUD
2	10-038.20.031	MICHAEL TEDESCHI	20150130-0004627	NCPUD
3	10-038.20-030	AMANDA J. ALIBERTI	20201023-0094114	NCPUD
4	10-038.20-029	LISA M. RODRIGUEZ	20210803-0089726	NCPUD
5	10-038.20-028	DANIEL ROBERT KELLY & CAITLIN MAZZONI	20230126-005682	NCPUD
6	10-038.20-027	ROBERT L. POLK	20140715-0030304	NCPUD
7	10-038.20-026	VERDA L. PETERSON	20151109-0058056	NCPUD
8	10-038.20-025	THOMAS C. MOFFA	20130821-0055181	NCPUD
9	10-038.20-024	XIAOHUI DENG	20210226-0023619	NCPUD
10	10-038.20-023	RAYMOND D. HATCH	20040623-0069570	NCPUD
11	10-038.20-022	MARY J. SERENBETZ	1983-262	NCPUD
12	10-038.20-021	MARK POTTS TRUSTEE	20060525-0050594	NCPUD
13	10-038.20-020	KATHY-ANN JACKSON	20190510-0034576	NCPUD
14	10-038.20-019	SHAUN P. WELSH & MARIA O. LYNN	2727-37	NCPUD
15	10-038.20-018	ANM ALAM CHOUDHURY	20120322-0016244	NCPUD
16	10-038.20-017	AMBER MILLER	20210607-0066760	NCPUD
17	10-038.20-016	MITCHELL A. GODWIN	20041105-0121114	NCPUD
18	10-038.20-015	CATHY HENDRIX-WRIGHT	20100622-0031075	NCPUD
19	10-038.20-014	MAURICE JONES JR.	20070522-0046154	NCPUD
20	10-038.20-013	MICHELLE WISDOM	20150112-0001264	NCPUD
21	10-038.20-012	KARIM BUCKNER	20100420-0018778	NCPUD
22	10-038.20-011	ALICIA J. SMITH	2154-168	NCPUD
23	10-038.20-010	MARGARET E. DIX	2154-166	NCPUD
24	10-038.20-009	KARVIN REEVES	20220404-0036749	NCPUD
25	10-038.20-008	ROSE M. & FRANK LOWTHER JR.	2158-69	NCPUD
26	10-038.20-007	EDWARD B. COLLEY JR.	2228-302	NCPUD
27	10-038.20-006	LILLIE R. M. TURNER	2162-188	NCPUD
28	10-038.20-005	AMANDA D. SAPP	20181031-0056997	NCPUD
29	10-038.20-003	SHYRAIN M. & TIA F. HANDY	20170803-0039543	NCPUD
30	10-039.10-551	EBON I. ELLEBRE SR.	20240807-0051773	NCPUD
31	10-039.10-314	APRIL BEAUFORT	20190219-0012144	NCPUD
32	10.039-10-315	SPENCER RYAN XAVIER & YASMIN MORENO AGUILERA	20250826-0061046	NCPUD
33	10-039.10-316	LISA A. SAGERS	20231107-0074871	NCPUD
34	10-039.10-318	FAY GRAHAM	20250124-0005451	NCPUD
35	10-039.10-319	BIG T. PROPERTIES DELAWARE LLC	20170726-0037583	NCPUD
36	10-039.10-320	MICHAEL WOLTER MCNELL	20210514-0057980	NCPUD
37	10-039.10-321	JOSHUA K. ROSADO	20201028-0095875	NCPUD
38	10-039.10-322	DONALD J. MOSEMANN	2644-89	NCPUD
39	10-039.10-323	SHAKIRA N. COOPER	202111101-0126294	NCPUD
40	10-039.10-324	NICOLE M. CIFONE	20190206-0009023	NCPUD
41	10-039.10-325	CHEN GUOQING & YINXIAN ZHENG	20220104-0000949	NCPUD
42	10-039.10-326	PATRICK & REGINA R. C. MAHANEY	796-154	NCPUD

EXISTING PARCELS TO BE VACATED

LOT# OS	TAX PARCEL
PRIVATE OS	10-038.20-112
59	10-038.20-113
58	10-038.20-114
57	10-038.20-115
56	10-038.20-116
55	10-038.20-117
54	10-038.20-118
53	10-038.20-119
52	10-038.20-120
51	10-038.20-121
50	10-038.20-122
49	10-038.20-123
48	10-038.20-124
47	10-038.20-125
46	10-038.20-126
45	10-038.20-127
44	10-038.20-128
16	10-038.20-129
15	10-038.20-130
14	10-038.20-131
19	10-038.20-132
20	10-038.20-133
21	10-038.20-134
22	10-038.20-135
23	10-038.20-136
24	10-038.20-137
25	10-038.20-138
SWM	10-038.20-139
26	10-038.20-140
27	10-038.20-141
28	10-038.20-142
29	10-038.20-143
30	10-038.20-144
31	10-038.20-145
32	10-038.20-146
33	10-038.20-147
34	10-038.20-148
35	10-038.20-149
36	10-038.20-150
37	10-038.20-151
38	10-038.20-152
39	10-038.20-153
40	10-038.20-154
41	10-038.20-155
42	10-038.20-156

EXISTING PARCELS TO BE VACATED

LOT# OS	TAX PARCEL
43	10-038.20-157
70	10-038.20-158
71	10-038.20-159
72	10-038.20-160
73	10-038.20-161
74	10-038.20-162
75	10-038.20-163
76	10-038.20-164
77	10-038.20-165
78	10-038.20-166
79	10-038.20-167
80	10-038.20-168
81	10-038.20-169
82	10-038.20-170
83	10-038.20-171
ACTIVE OS	10-038.20-172
60	10-038.20-173
61	10-038.20-174
62	10-038.20-175
63	10-038.20-176
SWM	10-038.20-177
64	10-038.20-178
65	10-038.20-179
RIGHT OF WAY	10-038.20-180
66	10-038.40-146
67	10-038.40-147
68	10-038.40-148
69	10-038.40-149
3	10-038.40-150
2	10-038.40-151
1	10-038.40-152
PRIVATE OS	10-038.40-153
6	10-039.10-622
7	10-039.10-623
8	10-039.10-624
9	10-039.10-625
10	10-039.10-626
11	10-039.10-627
12	10-039.10-628
13	10-039.10-629
18	10-039.10-630
17	10-039.10-631
PRIVATE OS	10-039.10-632
4	10-039.30-234
5	10-039.30-235

USEABLE OPEN SPACE TABLE

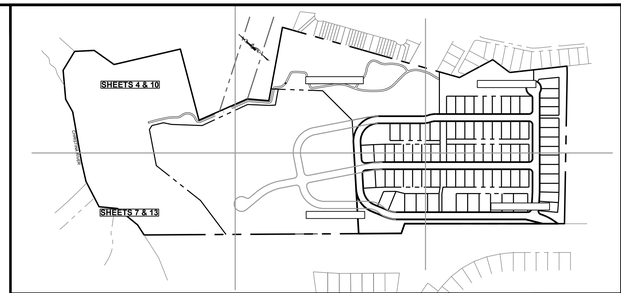
OPEN SPACE LOT NUMBER	AREA (SQ. FT.)	AREA (AC.)	USE TYPE
UOS-1	121,725	2.794	ACTIVE
UOS-2	12,870	0.295	ACTIVE
UOS-3	9,137	0.210	ACTIVE
UOS-4	28,786	0.661	TRAIL
TOTAL	172,518	3.960	

PRIVATE OPEN SPACE TABLE

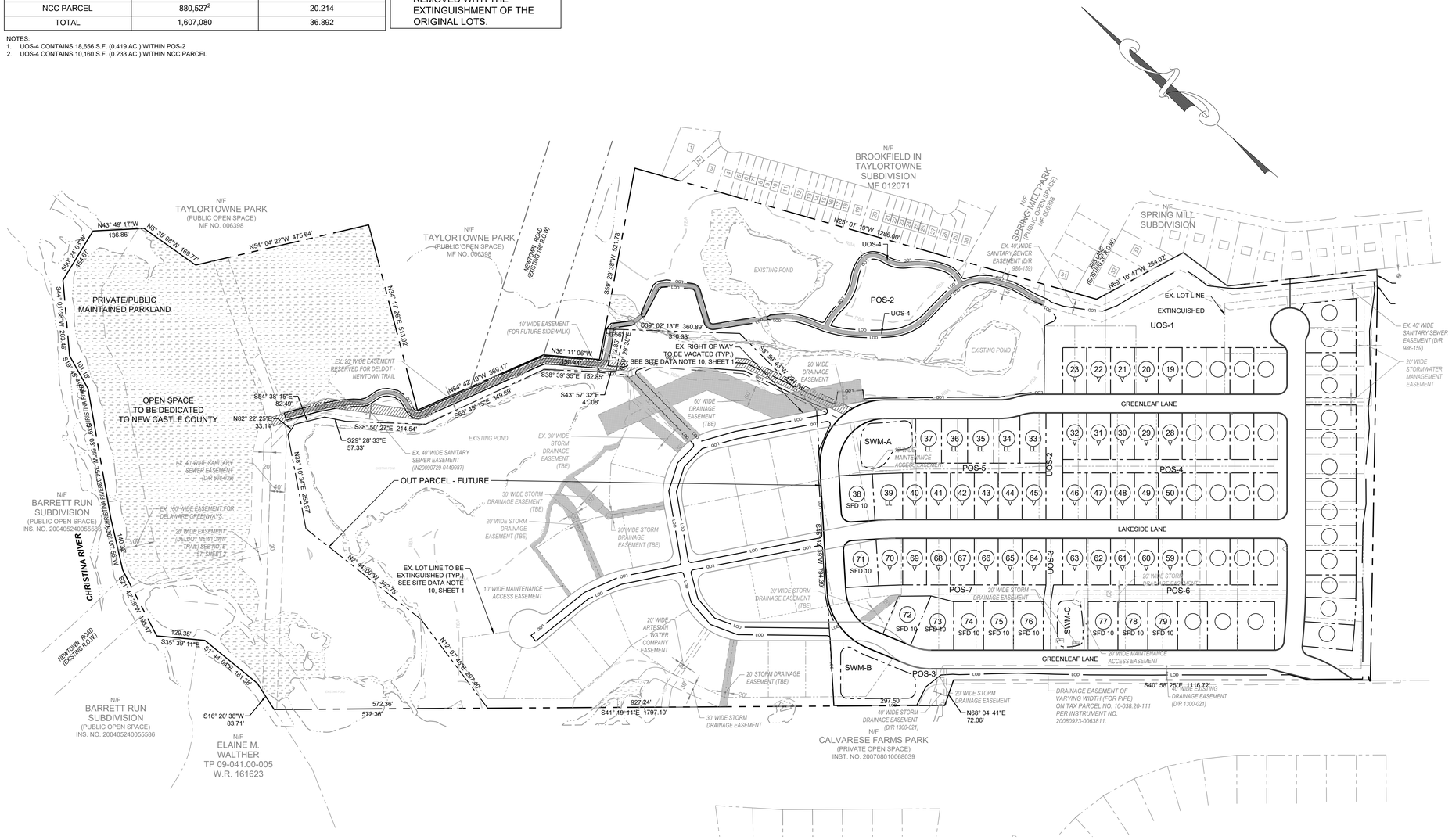
OPEN SPACE LOT NUMBER	AREA (SQ. FT.)	AREA (AC.)
POS-1	75,535	1.734
POS-2	433,229[1]	9.946[1]
POS-3	77,338	1.775
POS-4	27,618	0.634
POS-5	36,350	0.834
POS-6	47,857	1.099
POS-7	28,626	0.657
NCC PARCEL	880,527[2]	20.214
TOTAL	1,607,080	36.892

NOTES:
1. UOS-4 CONTAINS 18,656 S.F. (0.419 AC.) WITHIN POS-2
2. UOS-4 CONTAINS 10,160 S.F. (0.233 AC.) WITHIN NCC PARCEL

NOTES:
1. ALL EXISTING PARCEL LINES SHALL BE EXTINGUISHED BY THIS PLAN. EXTENDED RIGHT OF WAY SHALL BE VACATED WITH THE DELAWARE DEPARTMENT OF TRANSPORTATION. SEE SITE DATA NOTE 10, SHEET 1.
2. EXISTING EASEMENTS DEPICTED ON THIS SHEET WITH THE DESIGNATION TBE (TO BE EXTINGUISHED) ARE EASEMENTS ASSOCIATED WITH THE ORIGINAL LOT LAYOUT THAT ARE TO BE REMOVED WITH THE EXTINGUISHMENT OF THE ORIGINAL LOTS.



KEY MAP



811

ATWELL
866.850.4200 www.atwell.com



01-14-2026

SHEET NO.

CAD FILE: R03.DWG 1/13/2026

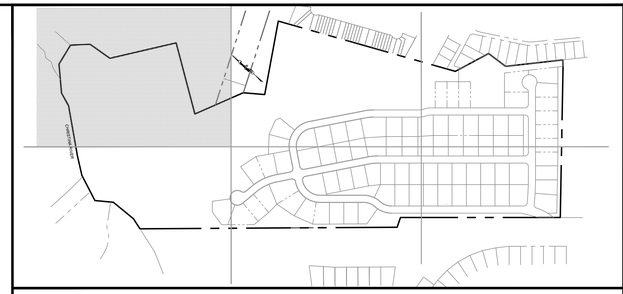
S:\2788\Engineering\Acad\R - Exploratory Plan\R03.dwg, R03, 1/13/2026 4:36:25 PM

LEGEND

EXISTING

BOUNDARY	
RIGHT OF WAY	
LOT LINES	
BUILDING RESTRICTION LINES	
EASEMENT	
EASEMENT TO BE EXTINGUISHED	
LIMITS OF DISTURBANCE	
LIMITS OF CONSTRUCTION	
LOT NUMBER	80
P.C.C. CURB TYPE 2	
P.C.C INTEGRAL CURB AND GUTTER	
RETAINING WALL	
SIDEWALK	
CONTOUR	
PARTIAL FOOT CONTOUR	
SPOT GRADE	
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	WRPA
RIPARIAN BUFFER AREA LINE	RBA
100 YEAR FLOOD LINE	100YR
CRITICAL NATURAL AREA LINE	CNA
WETLANDS FLAG	J-9
WETLANDS	
ZONING LINE	
WOODS CLEARING	



KEY MAP

NF
TAYLORTOWNE PARK
(PUBLIC OPEN SPACE)

75' BUFFERYARD
PER 40.23.250.D.2.A

PRIVATE OPEN SPACE
45.5± ACRES
(11.52 ACRES THIS SHEET)

EX. SSMH #88
RIM ELEV. = 17.77
INV. IN = 2.45
INV. OUT = 0.00

EXISTING 8" SAN. SEWER
MAIN @ 0.005ft/ft

20' WIDE EASEMENT (DELCO / HENRY DAWN TRAIL)
SEE NOTES, SHEET 2

20'

40'

EX. 40 WIDE SANITARY SEWER
EASEMENT (RECORDED 7/29/1999)

EX. 40 WIDE SANITARY SEWER
EASEMENT (RECORDED 7/29/1999)

SANITARY MANHOLE
TOP = 17.98

SANITARY MANHOLE
TOP = 22.88

SANITARY MANHOLE
TOP = 21.65

EXISTING POND

EXISTING POND

CHRISTINA RIVER

N/F
BARRETT RUN
SUBDIVISION
(PUBLIC OPEN SPACE)

75' BUFFERYARD PER
40.23.250.D.2.A

FOR CONTINUATION SEE SHEET 9

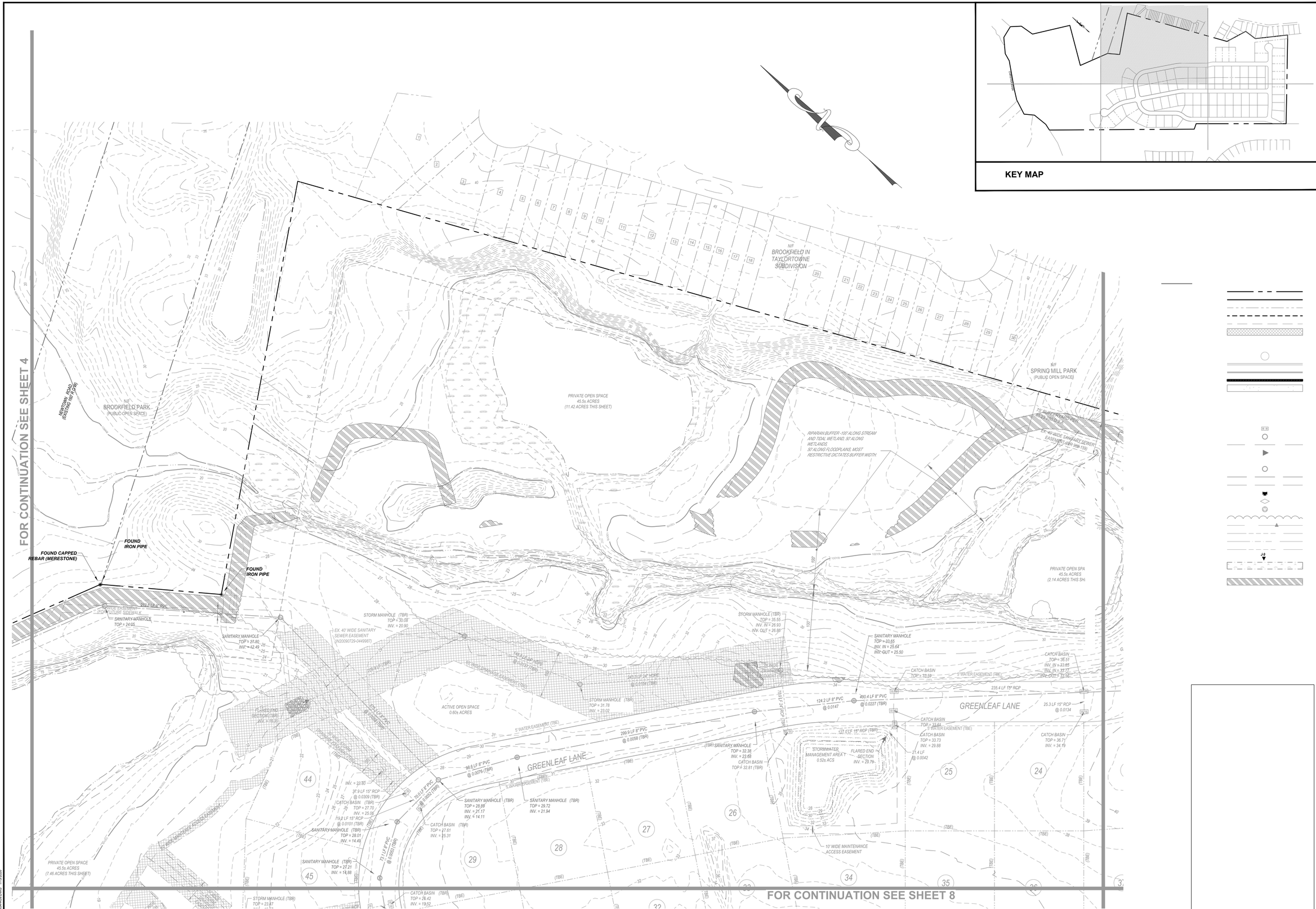
811

ATWELL
866.850.4200 www.atwell.com

No. 15284
DELAWARE
PROFESSIONAL ENGINEER
01-14-2026

SHEET NO.

CAD FILE: R04-R09.DWG 1/13/2026



811

ATWELL
866.850.4200 www.atwell.com

No. 15284
DELAWARE
PROFESSIONAL ENGINEER
01-14-2026

SHEET NO.

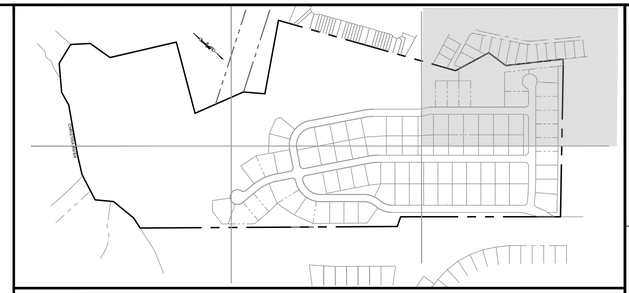
CAD FILE R04-R09.DWG 1/13/2026

S:\2788\Engineering\Acad\R - Exploratory Plan\R04-R09.dwg, R05, 1/13/2026 4:37:16 PM

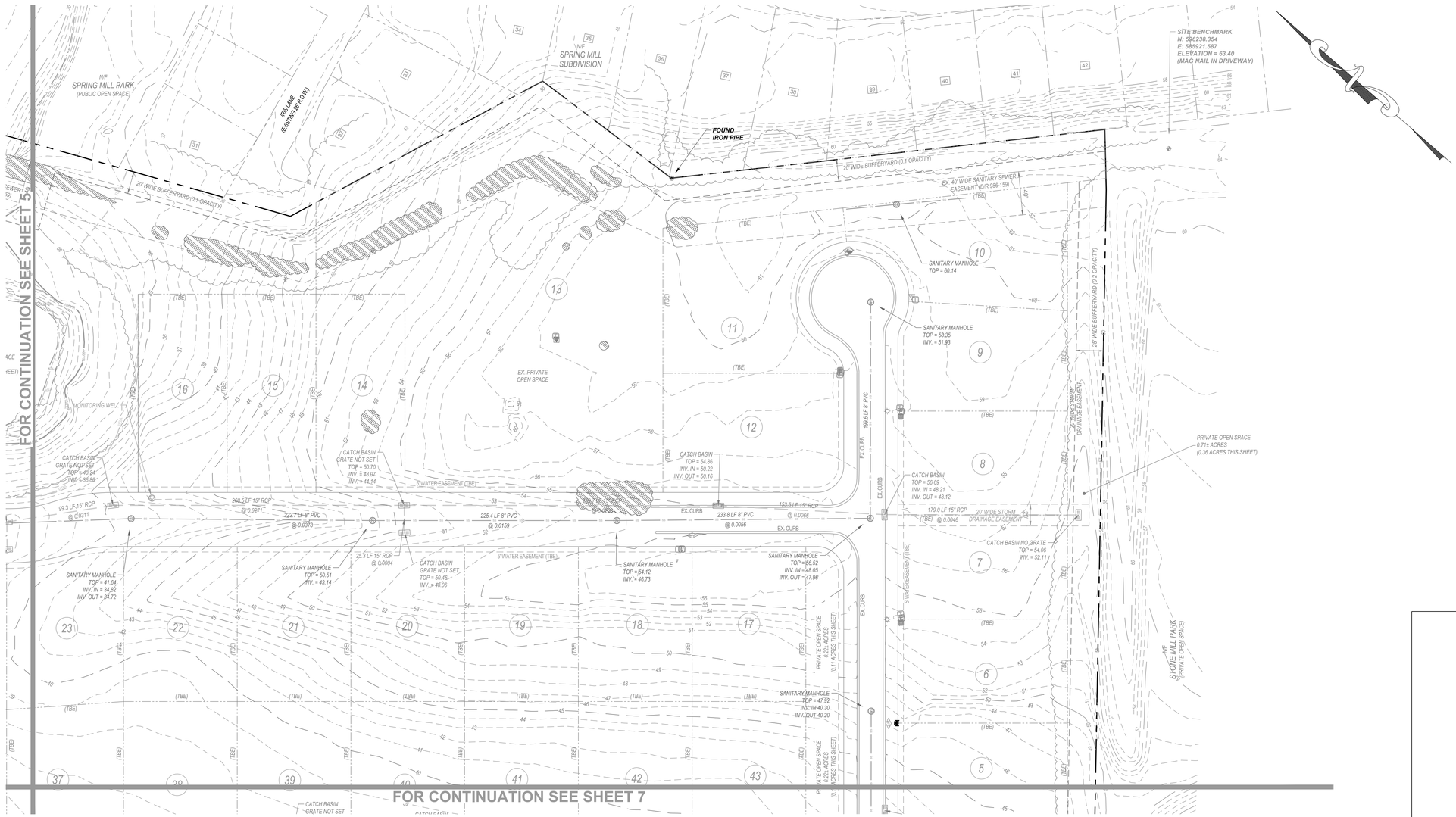
LEGEND

	EXISTING
BOUNDARY	
RIGHT OF WAY	
LOT LINES	
BUILDING RESTRICTION LINES	
EASEMENT	
EASEMENT TO BE EXTINGUISHED	
LIMITS OF DISTURBANCE	
LIMITS OF CONSTRUCTION	
LOT NUMBER	80
P.C.C. CURB TYPE 2	
P.C.C INTEGRAL CURB AND GUTTER	
RETAINING WALL	
SIDEWALK	
CONTOUR	
PARTIAL FOOT CONTOUR	
SPOT GRADE	
DRAINAGE FLOW ARROW	
CATCH BASIN	
STORM MANHOLE	S
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	WRPA
RIPARIAN BUFFER AREA LINE	RBA
100 YEAR FLOOD LINE	100YR
CRITICAL NATURAL AREA LINE	CNA
WETLANDS FLAG	J9
WETLANDS	
ZONING LINE	
WOODS CLEARING	



KEY MAP



811

ATWELL
866.850.4200 www.atwell.com

No. 15284
LOS ANGELES
PROFESSIONAL ENGINEER
01-14-2026

SHEET NO.

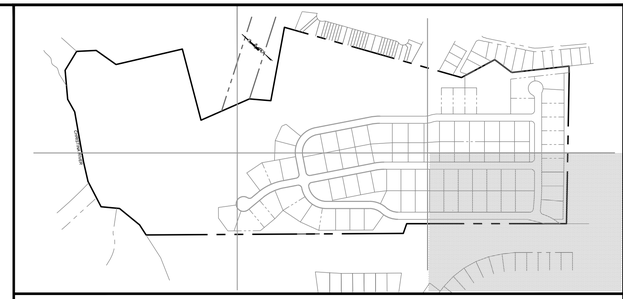
CAD FILE: R04-R09.DWG 1/13/2026

S:\2788\Engineering\Acad\R - Exploratory Plan\R04-R09.dwg, R06, 1/13/2026 4:37:26 PM

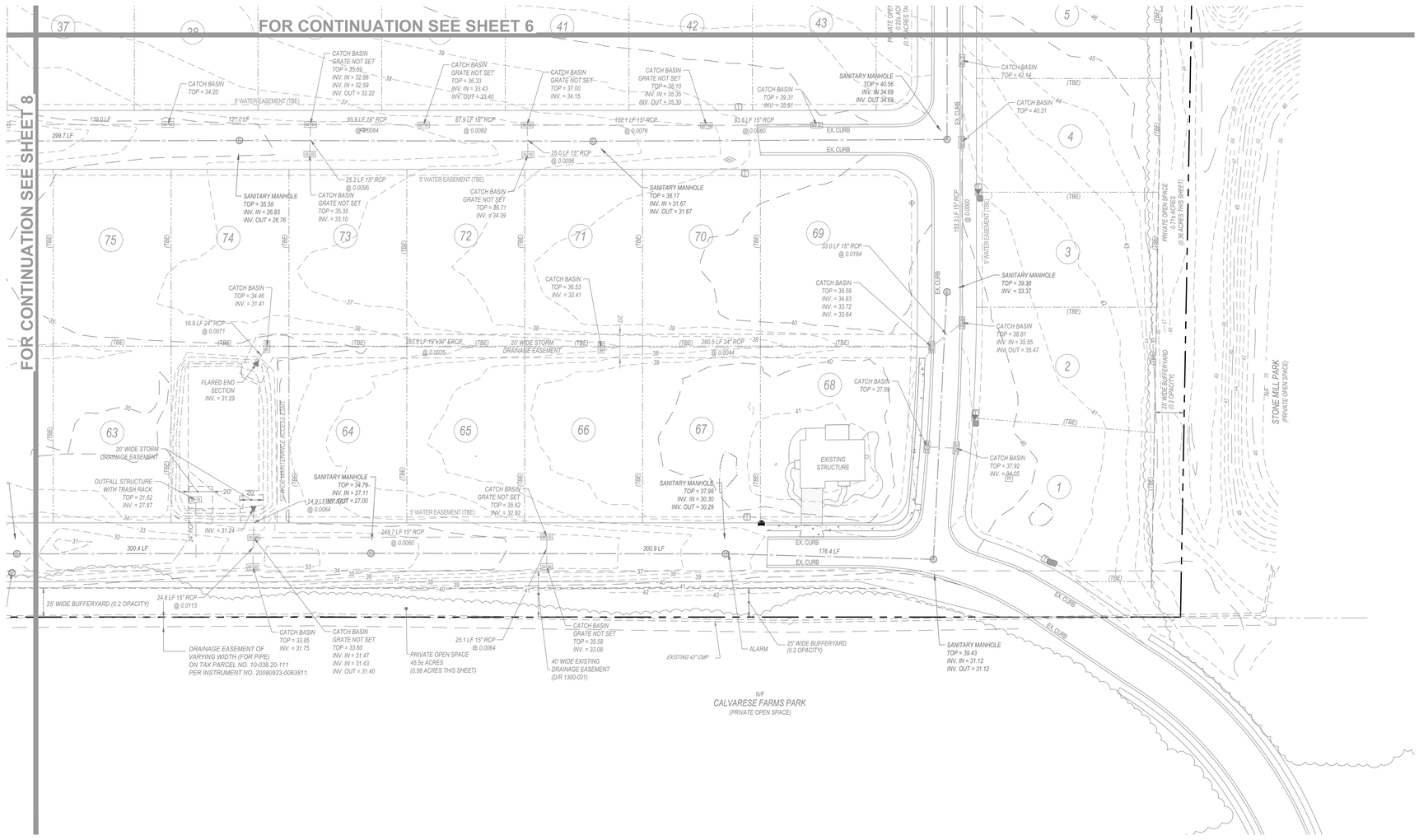
LEGEND

	EXISTING
BOUNDARY	
RIGHT OF WAY	
LOT LINES	
BUILDING RESTRICTION LINES	
EASEMENT	
EASEMENT TO BE EXTINGUISHED	
LIMITS OF DISTURBANCE	
LIMITS OF CONSTRUCTION	
LOT NUMBER	80
P.C.C. CURB TYPE 2	
P.C.C. INTEGRAL CURB AND GUTTER	
RETAINING WALL	
SIDEWALK	
CONTOUR	
PARTIAL FOOT CONTOUR	
SPOT GRADE	
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	WRPA
RIPARIAN BUFFER AREA LINE	RBA
100 YEAR FLOOD LINE	100YR
CRITICAL NATURAL AREA LINE	CNA
WETLANDS FLAG	WF
WETLANDS	
ZONING LINE	
WOODS CLEARING	



KEY MAP



811

ATWELL
866.850.4200 www.atwell.com

RICHARD J. CLARK JR. No. 15284 DELAWARE PROFESSIONAL ENGINEER
01-14-2026

SHEET NO.

CAD FILE: R04-R09.DWG 1/13/2026

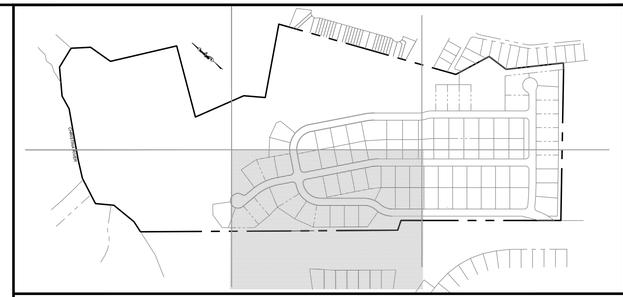
S:\2788\Engineering\Acad\R - Exploratory Plan\R04-R09.dwg, R07, 1/13/2026 4:37:37 PM

LEGEND

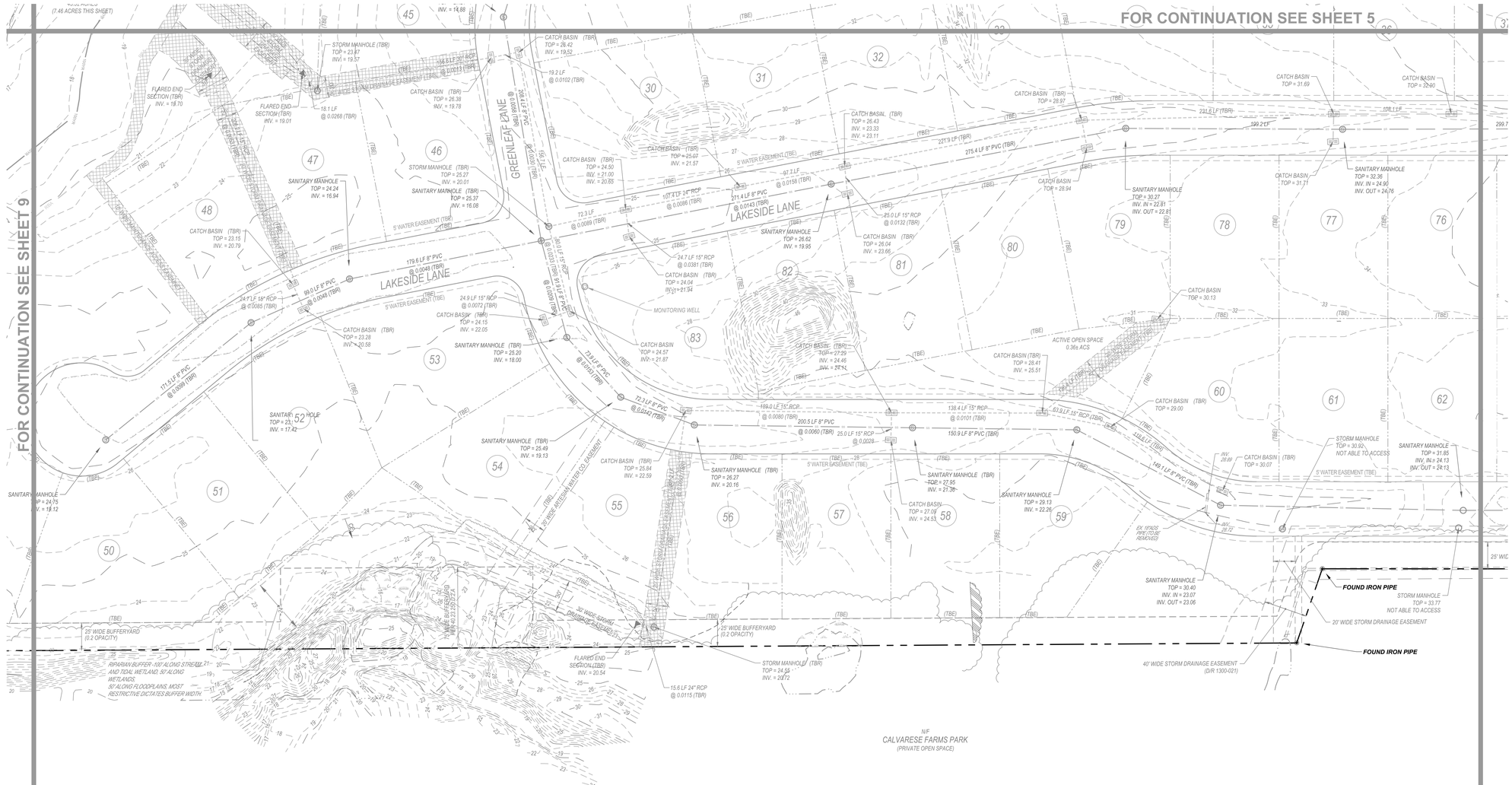
EXISTING

- BOUNDARY
- RIGHT OF WAY
- LOT LINES
- BUILDING RESTRICTION LINES
- EASEMENT
- EASEMENT TO BE EXTINGUISHED
- LIMITS OF DISTURBANCE
- LIMITS OF CONSTRUCTION
- LOT NUMBER
- P.C.C. CURB TYPE 2
- P.C.C INTEGRAL CURB AND GUTTER
- RETAINING WALL
- SIDEWALK
- CONTOUR
- PARTIAL FOOT CONTOUR
- SPOT GRADE
- DRAINAGE FLOW ARROW
- CATCH BASIN
- STORM MANHOLE
- STORM SEWER PIPE
- FLARED END SECTION
- RIPRAP
- SANITARY MANHOLE
- SANITARY SEWER PIPE

- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- MONITORING WELL
- TREES / TREELINE
- W.R.P.A. LINE
- RIPARIAN BUFFER AREA LINE
- 100 YEAR FLOOD LINE
- CRITICAL NATURAL AREA LINE
- WETLANDS FLAG
- WETLANDS
- ZONING LINE
- WOODS CLEARING



KEY MAP



ATWELL
866.850.4200 www.atwell.com

NEW JERSEY PROFESSIONAL ENGINEER No. 15284 DELAWARE PROFESSIONAL ENGINEER

01-14-2026

SHEET NO.

CAD FILE R04-R09.DWG 1/13/2026

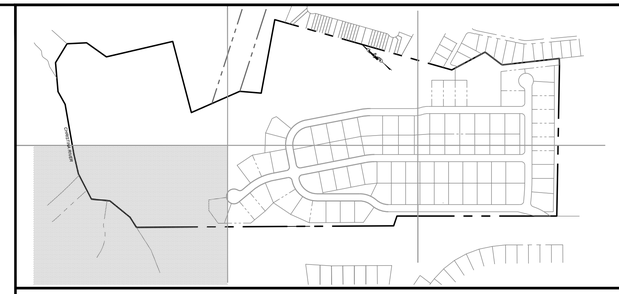
S:\2788\Engineering\Acad\R - Exploratory Plan\R04-R09.dwg, R08, 1/13/2026 4:37:46 PM

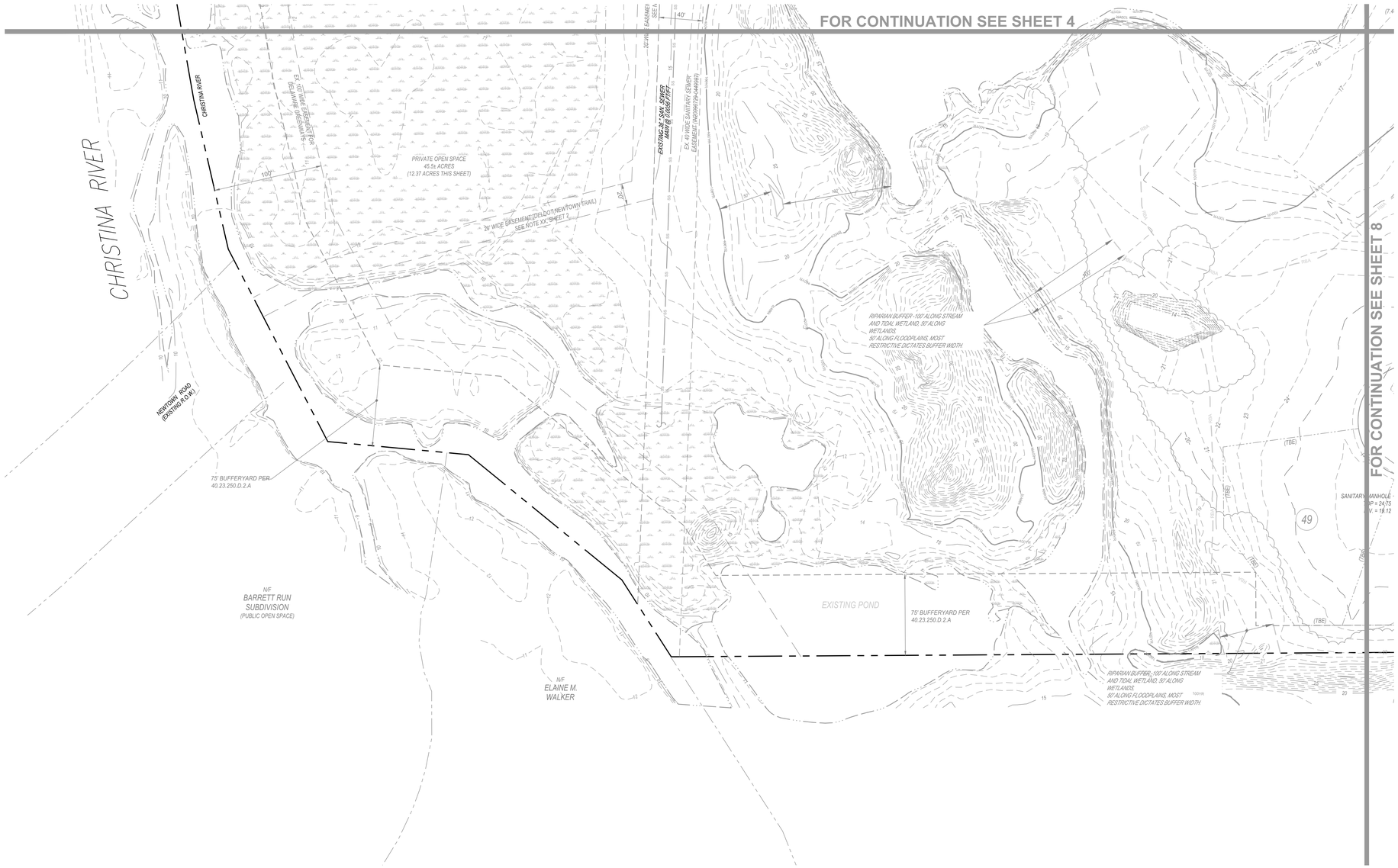
LEGEND

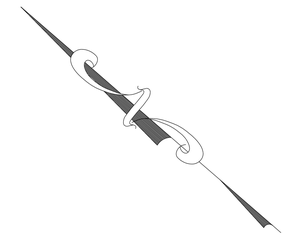
EXISTING

- BOUNDARY
- RIGHT OF WAY
- LOT LINES
- BUILDING RESTRICTION LINES
- EASEMENT
- EASEMENT TO BE EXTINGUISHED
- LIMITS OF DISTURBANCE
- LIMITS OF CONSTRUCTION
- LOT NUMBER (80)
- P.C.C. CURB TYPE 2
- P.C.C. INTEGRAL CURB AND GUTTER
- RETAINING WALL
- SIDEWALK
- CONTOUR
- PARTIAL FOOT CONTOUR
- SPOT GRADE
- 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 (WRPA)
- RIPARIAN BUFFER AREA LINE (RBA)
- 100 YEAR FLOOD LINE (100YR)
- CRITICAL NATURAL AREA LINE (CNA)
- WETLANDS FLAG (WF)
- WETLANDS
- ZONING LINE
- WOODS CLEARING







811

ATWELL
866.850.4200 www.atwell.com



01-14-2026

SHEET NO.

CAD FILE R04-R09.DWG 1/13/2026

S:\2788\Engineering\Acad\R - Exploratory Plan\R04-R09.dwg, R09, 1/13/2026 4:37:57 PM

LEGEND

PROPOSED		EXISTING
	BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINES	
	EASEMENT	
	EASEMENT TO BE EXTINGUISHED	
LOD	LIMITS OF DISTURBANCE	
LOC LOC	LIMITS OF CONSTRUCTION	
	LOT NUMBER	80
	P.C.C. CURB TYPE 2	
	P.C.C. INTEGRAL CURB AND GUTTER	
	RETAINING WALL	
	SIDEWALK	
	CONTOUR	
	PARTIAL FOOT CONTOUR	
	SPOT GRADE	
	DRAINAGE FLOW ARROW	
CB-1-1	CATCH BASIN	
SMH-1-2	STORM MANHOLE	ST
PI-1-1	STORM SEWER PIPE	
FES-1	FLARED END SECTION	
	RIPRAP	
MH-1	SANITARY MANHOLE	S
SS SS	SANITARY SEWER PIPE	SS SS

W W — FH — WATER LINE, FIRE HYDRANT

WATER VALVE, MONITORING WELL

TREES / TREELINE

W.R.P.A. LINE — WRPA

RIPARIAN BUFFER AREA LINE — RBA

100 YEAR FLOOD LINE — 100YR

CRITICAL NATURAL AREA LINE — CNA

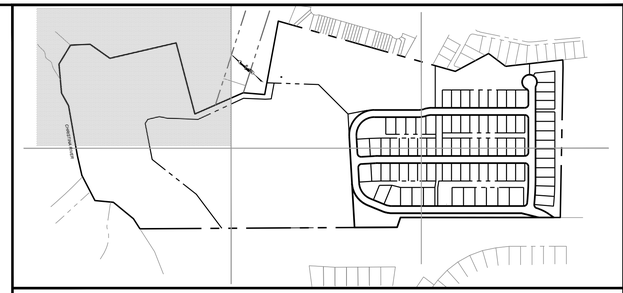
WETLANDS FLAG — AB

WETLANDS

ZONING LINE

WOODS CLEARING

S ZONING
NC2a ZONING



KEY MAP

S43° 49' 17"E 186.86'

S55° 35' 08"E 169.77'

S54° 04' 22"E 475.64'

N80° 24' 03"E 154.97'

N44° 01' 38"E 203.86'

N19° 45' 45"E 101.16'

S54° 17' 28"W 513.98'

N39° 10' 34"E 226.91'

N28° 05' 00"W 365.00'

N/F
TAYLORTOWNE PARK
(PUBLIC OPEN SPACE)

N/F
BARRETT RUN
SUBDIVISION
(PUBLIC OPEN SPACE)

PRIVATE/PUBLIC
MAINTAINED PARKLAND

PRIVATE OPEN SPACE
45.5± ACRES
(11.52 ACRES THIS SHEET)

OPEN SPACE
TO BE DEDICATED
TO NEW CASTLE COUNTY
20.447 AC.

75' BUFFERYARD
PER 40.23.250.D.2.A

CONSTRUCT A 24'
WIDE TURF TRAIL
FOR ACCESS TO
GRAVITY SANITARY
SEWER SYSTEM

UPON COMPLETION
OF TIE-IN TO EX.
SEWER, RETURN AREA
TO EX. GRADE

EX. SSMH #88
RIM ELEV. = 17.77
INV. IN = 2.45
INV. OUT = 0.00

S54° 38' 15"E
82.40'

S29° 28' 33"E
57.33'

S38° 50' 27"E 214.54'

N67° 22' 25"E
33.14'

UOS-4
0.652 AC
ACTIVE OPEN
SPACE

EX. 40 WIDE SANITARY SEWER
EASEMENT (INCOMPLETE RECORD)

SANITARY MANHOLE
TOP = 17.98

SANITARY MANHOLE
TOP = 22.88

SANITARY MANHOLE
TOP = 21.65

EXISTING POND

20' WIDE EASEMENT (DELDOT VIEWTOWN TRAIL)
SEE NOTES, SHEET 2

EXISTING 36" CMP, SDWEF
INV.IN @ 2.83±E-1757

EX. 40 WIDE SANITARY SEWER
EASEMENT (INCOMPLETE RECORD)

20'

40'

FOR CONTINUATION SEE SHEET 15

811

ATWELL
866.850.4200 www.atwell.com

RICHELLE A. PRYSTAS
LICENSEE
No. 15284
DELAWARE
PROFESSIONAL ENGINEER
01-14-2026

SHEET NO.

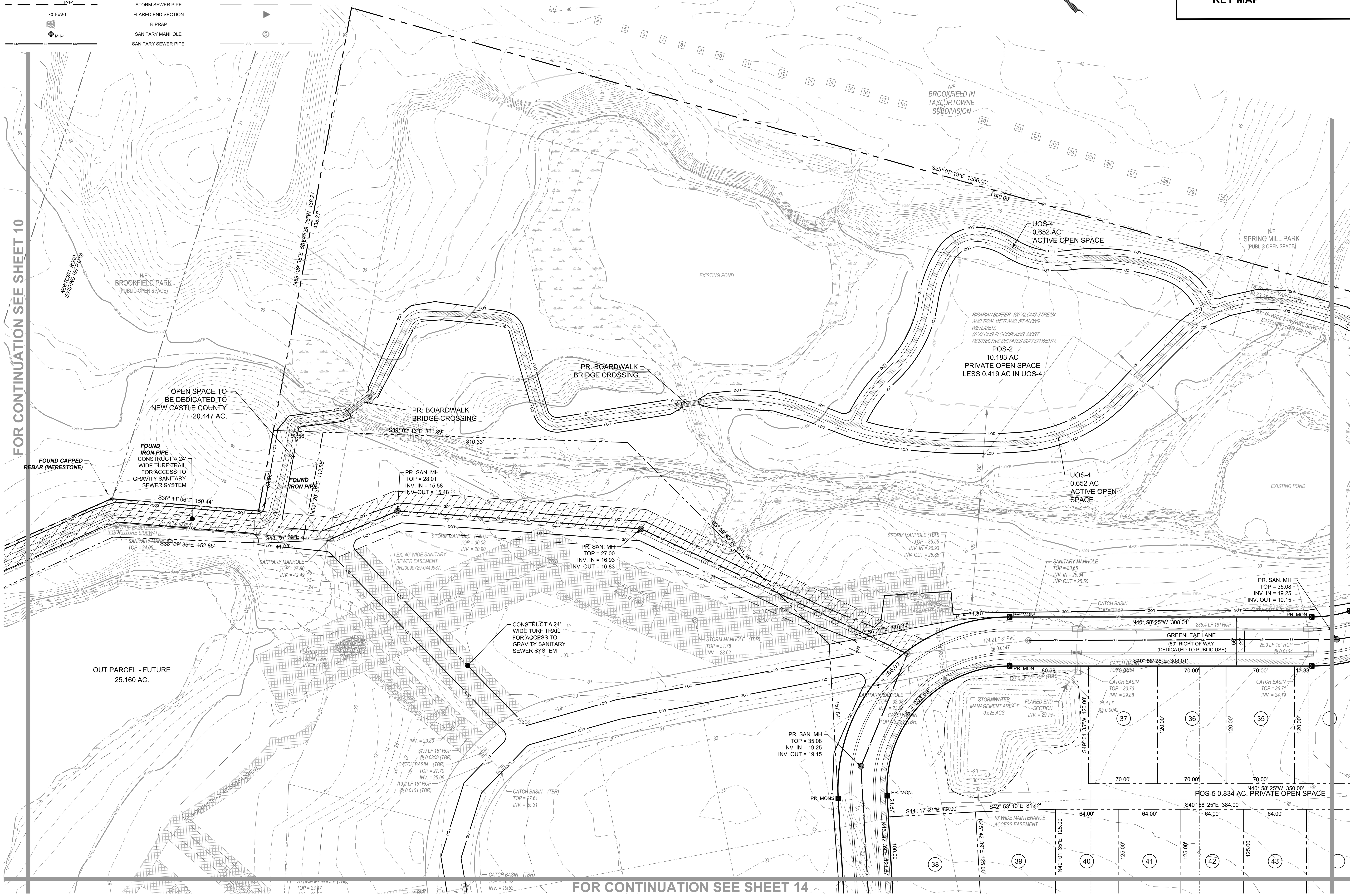
CAD FILE: R10-R15.DWG 1/13/2026

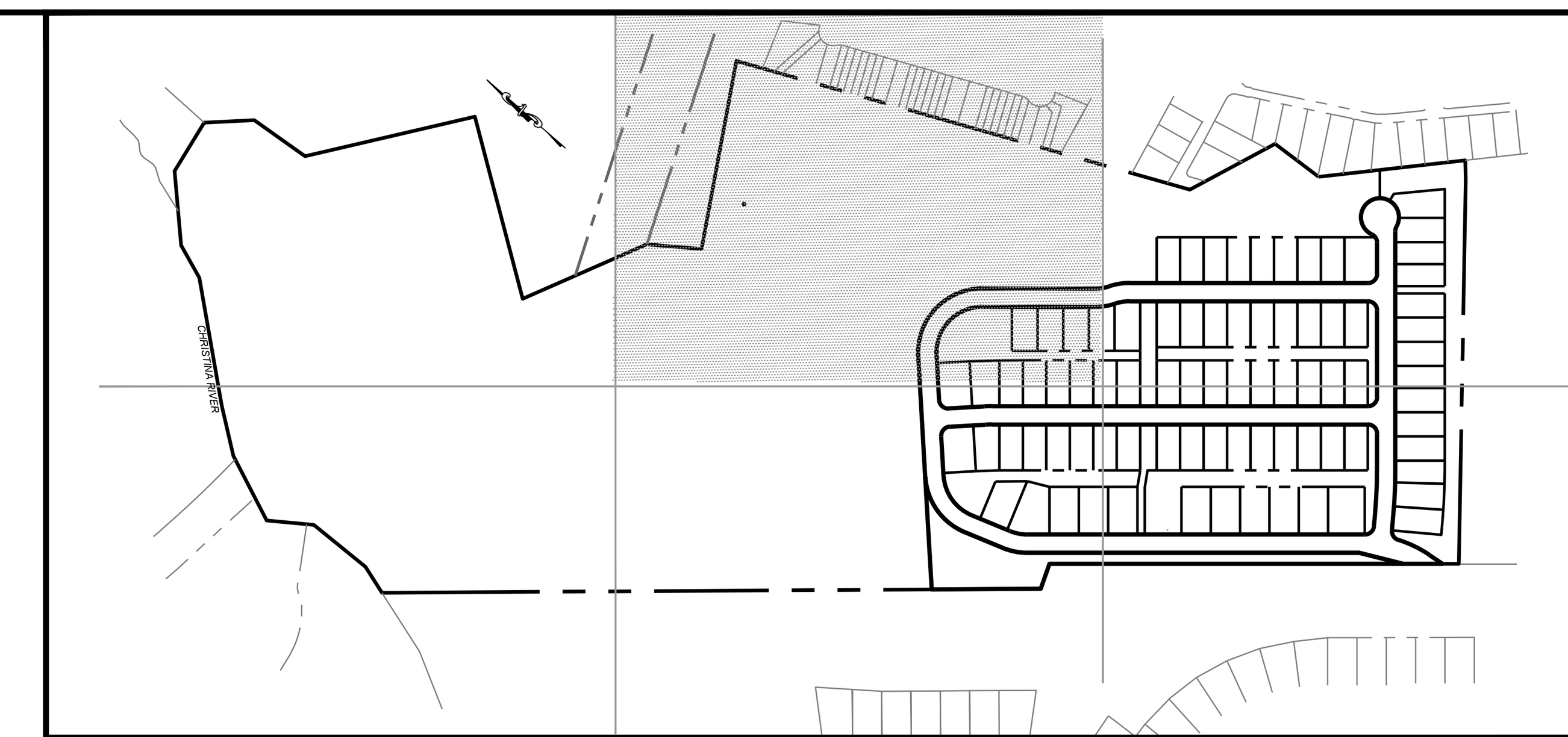
S:\2788\Engineering\Acad\R - Exploratory Plan\R10-R15.dwg, R10, 1/13/2026 4:38:08 PM

LEGEND

PROPOSED	LEGEND	EXISTING
	BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINES	
	EASEMENT	
	EASEMENT TO BE EXTINGUISHED	
LOD	LIMITS OF DISTURBANCE	
LOC	LIMITS OF CONSTRUCTION	
	LOT NUMBER	80
	P.C.C. CURB TYPE 2	
	P.C.C. INTEGRAL CURB AND GUTTER	
	RETAINING WALL	
	SIDEWALK	
	CONTOUR	
	PARTIAL FOOT CONTOUR	
	SPOT GRADE	
	DRAINAGE FLOW ARROW	
CB-1-1	CATCH BASIN	
SMH-1-2	STORM MANHOLE	
P-1-1	STORM SEWER PIPE	
FES-1	FLARED END SECTION	
	RIPRAP	
MH-1	SANITARY MANHOLE	
	SANITARY SEWER PIPE	

PROPOSED	LEGEND	EXISTING
	WATER LINE	W
FH	FIRE HYDRANT	
	WATER VALVE	
	MONITORING WELL	
	TREES / TREELINE	
	W.R.P.A. LINE	WRPA
	RIPARIAN BUFFER AREA LINE	
	100 YEAR FLOOD LINE	
	CRITICAL NATURAL AREA LINE	
	WETLANDS FLAG	J-4
	WETLANDS	
S ZONING / NC2a ZONING	ZONING LINE	
	WOODS CLEARING	





811

ATWELL
866.850.4200 www.atwell.com

01-14-2026

SHEET NO.

PROPOSED

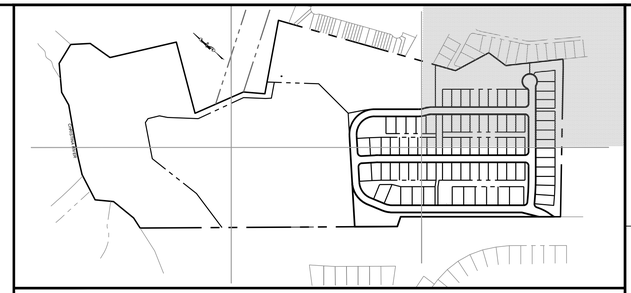
LEGEND

EXISTING

BOUNDARY
RIGHT OF WAY
LOT LINES
BUILDING RESTRICTION LINES
EASEMENT
EASEMENT TO BE EXTINGUISHED
LIMITS OF DISTURBANCE
LIMITS OF CONSTRUCTION
LOT NUMBER
P.C.C. CURB TYPE 2
P.C.C INTEGRAL CURB AND GUTTER
RETAINING WALL
SIDEWALK
CONTOUR
PARTIAL FOOT CONTOUR
SPOT GRADE
DRAINAGE FLOW ARROW
CATCH BASIN
STORM MANHOLE
STORM SEWER PIPE
FLARED END SECTION
RIPRAP
SANITARY MANHOLE
SANITARY SEWER PIPE

S ZONING
NC2a ZONING

WATER LINE
FIRE HYDRANT
WATER VALVE
MONITORING WELL
TREES / TREELINE
W.R.P.A. LINE
RIPARIAN BUFFER AREA LINE
100 YEAR FLOOD LINE
CRITICAL NATURAL AREA LINE
WETLANDS FLAG
WETLANDS
ZONING LINE
WOODS CLEARING



KEY MAP

811

ATWELL
866.850.4200 www.atwell.com



RICHARD P. DELANEY JR. No. 15284 DELAWARE PROFESSIONAL ENGINEER
01-14-2026

SHEET NO.

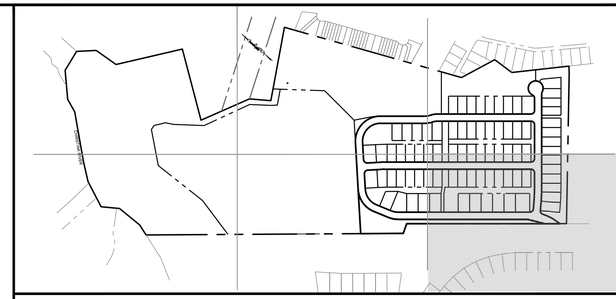
CADFILE R10-R15\DWG 1/13/2026

S:\2788\Engineering\Acad\R - Exploratory Plan\R10-R15.dwg, R12, 1/13/2026 4:38:33 PM

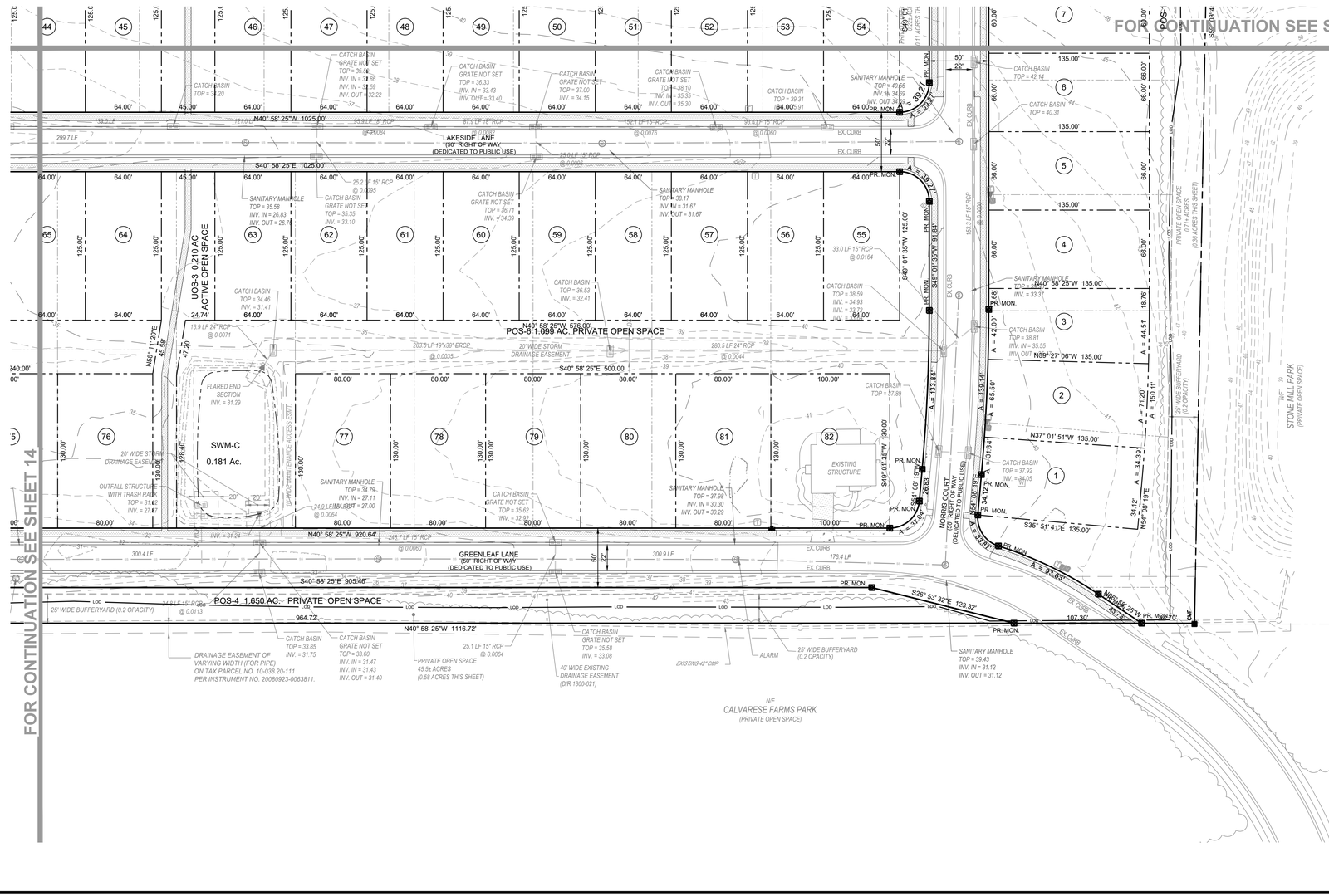
LEGEND

PROPOSED		EXISTING
	BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINES	
	EASEMENT	
	EASEMENT TO BE EXTINGUISHED	
LOD	LIMITS OF DISTURBANCE	
LOC	LIMITS OF CONSTRUCTION	
	LOT NUMBER	80
	P.C.C. CURB TYPE 2	
	P.C.C. INTEGRAL CURB AND GUTTER	
	RETAINING WALL	
	SIDEWALK	
	CONTOUR	
	PARTIAL FOOT CONTOUR	
	SPOT GRADE	
	DRAINAGE FLOW ARROW	
CB-1-1	CATCH BASIN	
SMH-1-2	STORM MANHOLE	
P-1-1	STORM SEWER PIPE	
FES-1	FLARED END SECTION	
	RIPRAP	
MH-1	SANITARY MANHOLE	
SS	SANITARY SEWER PIPE	SS

W	WATER LINE
FH	FIRE HYDRANT
	WATER VALVE
	MONITORING WELL
	TREES / TREELINE
WRPA	W.R.P.A. LINE
RBA	RIPARIAN BUFFER AREA LINE
100YR	100 YEAR FLOOD LINE
CNA	CRITICAL NATURAL AREA LINE
JS	WETLANDS FLAG
	WETLANDS
S ZONING NC2a ZONING	ZONING LINE
	WOODS CLEARING



KEY MAP



ATWELL
866.850.4200 www.atwell.com

No. 15284
CALIFORNIA
PROFESSIONAL ENGINEER
01-14-2026

SHEET NO.

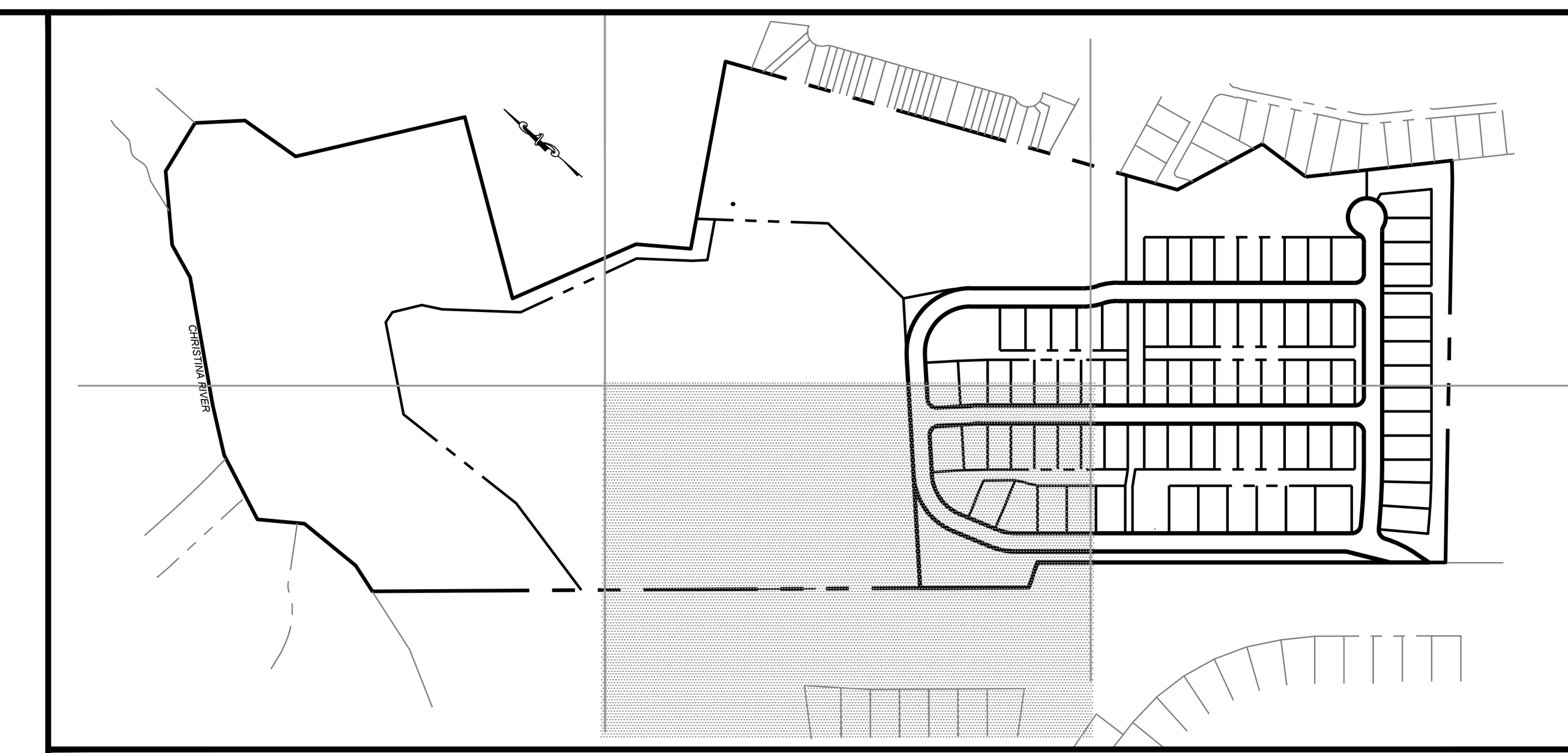
CAD FILE R10-R15.DWG 1/13/2026

S:\2788\Engineering\Acad\R - Exploratory Plan\R10-R15.dwg, R13, 1/13/2026 4:38:45 PM

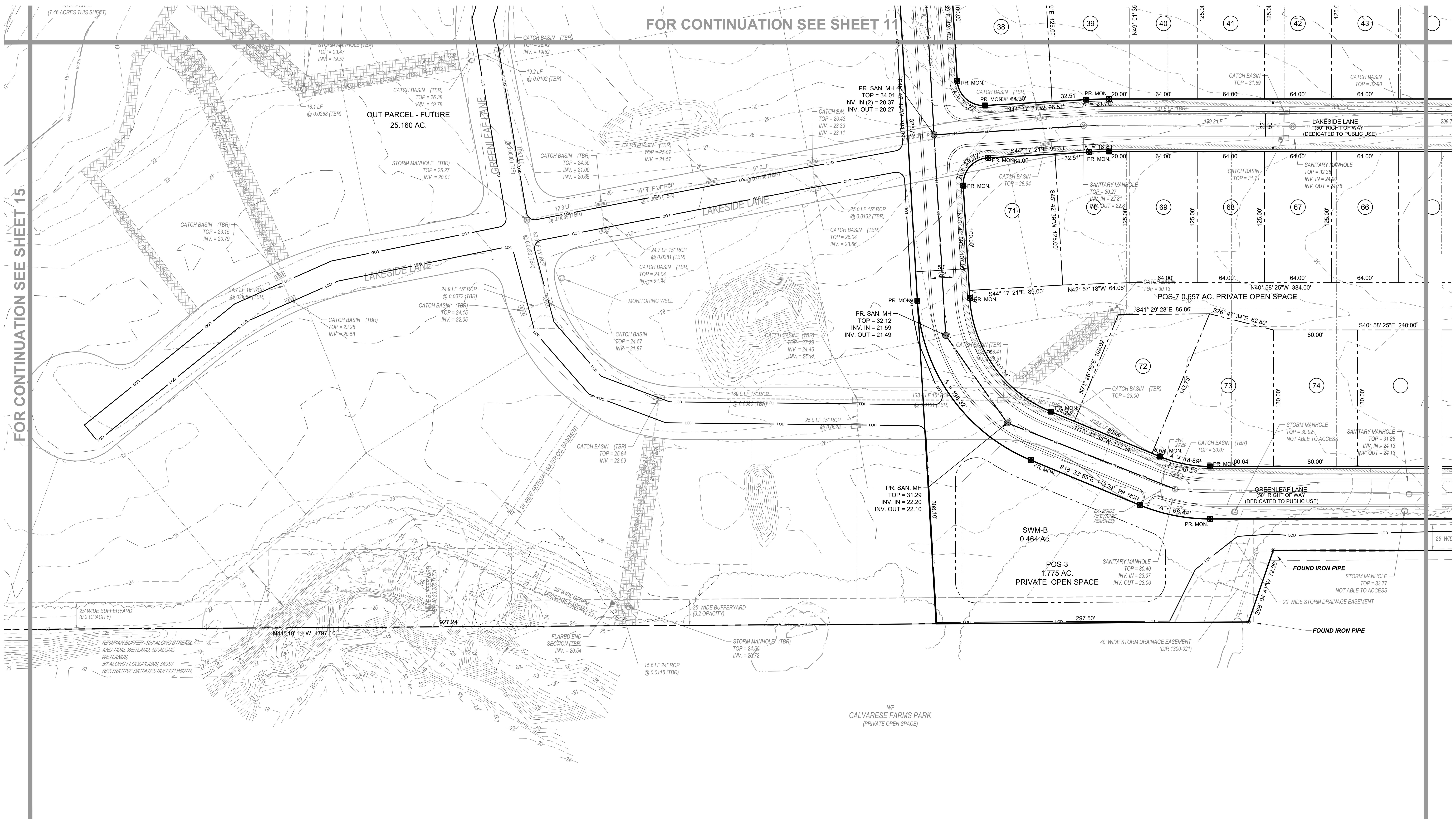
LEGEND

PROPOSED		EXISTING
	BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINES	
	EASEMENT	
	EASEMENT TO BE EXTINGUISHED	
LOD	LIMITS OF DISTURBANCE	
LOC	LIMITS OF CONSTRUCTION	
	LOT NUMBER	80
	P.C.C. CURB TYPE 2	
	P.C.C INTEGRAL CURB AND GUTTER	
	RETAINING WALL	
	SIDEWALK	
	CONTOUR	
	PARTIAL FOOT CONTOUR	
	SPOT GRADE	
	DRAINAGE FLOW ARROW	
CB-1-1	CATCH BASIN	
SMH-1-2	STORM MANHOLE	
P-1-1	STORM SEWER PIPE	
FES-1	FLARED END SECTION	
	RIPRAP	
MH-1	SANITARY MANHOLE	
	SANITARY SEWER PIPE	

PROPOSED		EXISTING
	WATER LINE	
FH	FIRE HYDRANT	
	WATER VALVE	
	MONITORING WELL	
	TREES / TREELINE	
	W.R.P.A. LINE	WRPA
	RIPARIAN BUFFER AREA LINE	
	100 YEAR FLOOD LINE	
	CRITICAL NATURAL AREA LINE	
	WETLANDS FLAG	J-9
	WETLANDS	
S ZONING / NC2a ZONING	ZONING LINE	
	WOODS CLEARING	



KEY MAP



ATWELL
866.850.4200 www.atwell.com

No. 15284
01-14-2026

SHEET NO.

CAD FILE: R10-R15.DWG 1/13/2026

S:\2788\Engineering\Acad\R - Exploratory Plan\R10-R15.dwg, R14, 1/13/2026 4:38:58 PM

LEGEND

PROPOSED		EXISTING
	BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINES	
	EASEMENT	
	EASEMENT TO BE EXTINGUISHED	
LOD / LOC LOC	LIMITS OF DISTURBANCE	
	LIMITS OF CONSTRUCTION	
	LOT NUMBER	80
	P.C.C. CURB TYPE 2	
	P.C.C. INTEGRAL CURB AND GUTTER	
	RETAINING WALL	
	SIDEWALK	
	CONTOUR	
	PARTIAL FOOT CONTOUR	
	SPOT GRADE	
	DRAINAGE FLOW ARROW	
CB-1-1, CB-1-2, SMH-1-2, P-1-1	CATCH BASIN	
	STORM MANHOLE	ST
	STORM SEWER PIPE	
FES-1	FLARED END SECTION	
	RIPRAP	
MH-1	SANITARY MANHOLE	S
SS SS SS	SANITARY SEWER PIPE	SS SS

W W — WATER LINE
FH — FIRE HYDRANT
WATER VALVE
MONITORING WELL
TREES / TREELINE
W.R.P.A. LINE
RIPARIAN BUFFER AREA LINE
100 YEAR FLOOD LINE
CRITICAL NATURAL AREA LINE
WETLANDS FLAG
WETLANDS
ZONING LINE
WOODS CLEARING

S ZONING
NC2a ZONING

KEY MAP

ATWELL
866.850.4200 www.atwell.com

MICHAEL A. CHRISTY, P.E.
No. 15284
DELAWARE
PROFESSIONAL ENGINEER
01-14-2026

SHEET NO.

CAD FILE: R10-R15.DWG 1/13/2026

S:\2788\Engineering\Acad\R - Exploratory Plan\R10-R15.dwg, R15, 1/13/2026 4:39:12 PM

PUBLIC PRE CHECK Results for State Parcel(s):
1003820112,1003820113,1003820114,1003820115,1003820116,1003820117,1003820118,1003820119,1003820120,1003820121,1003820122,1003820123,1003820124,1003820125,1003820126,1003820127,1003820128,1003820139,1003820140,1003820141,1003820142,1003820143,1003820144,1003820145,1003820146,1003820147,1003820148,1003820149,1003820150,1003820151,1003820152,1003820153,1003820154,1003820155,1003820156,1003820157,1003820158,1003820159,1003820160,1003820161,1003820162,1003820163,1003820164,1003820165,1003820166,1003820167,1003820168,1003820169,1003820170,1003820171,1003820172,1003820173,1003820174,1003820175,1003820176,1003820177,1003820178,1003820179,1003840146,1003840147,1003840148,1003840149,1003840150,1003840151,1003840152,1003840153,1003910632,1003930234,1003930235,1003820129,1003820130,1003820131,1003820132,1003820133,1003820134,1003820135,1003820136,1003820137,1003820138,1003910622,1003910623,1003910624,1003910625,1003910626,1003910627,1003910628,1003910629,1003910630,1003910631,1003820180

Wetlands: Issue Found

SIRB Project Areas: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Soils - New Castle County: Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: 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

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

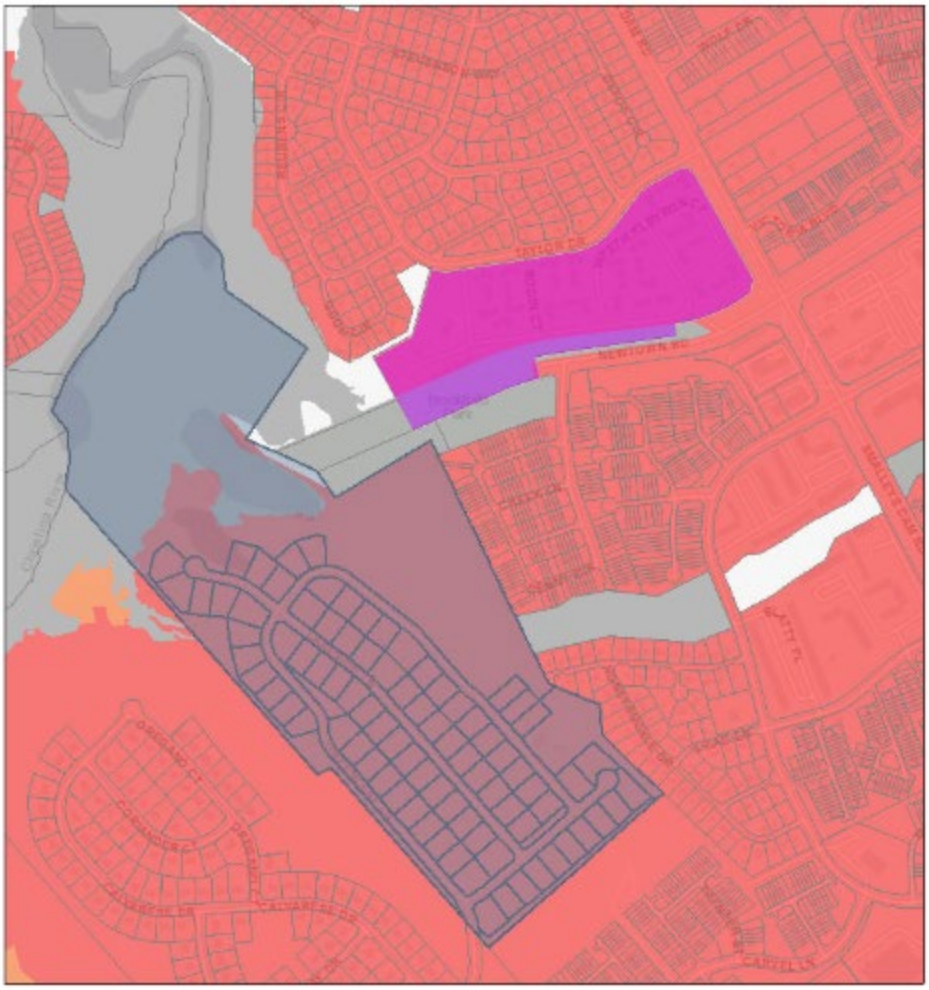
Land and Water Conservation Fund: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 3,875,939.19 ft²

Jun 5 2026 12:31:33 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	90	3,875,940.13	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	3	921,831.65	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	7	3,875,937.48	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)	13	1,045,786.41	N/A
Recharge Areas	0	0	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	7	1,878,725.73	N/A
Base Flood Elevation	1	N/A	191.33
Transect	0	N/A	0
Cross Sections	1	N/A	1,381.31
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	4	3,875,927.43	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1003910632	0.22	9,737.87
2	1003820113	0.32	13,737.88
3	1003820140	0.34	14,799.24
4	1003820147	0.34	14,799.37
5	1003840150	0.34	14,969.17
6	1003820176	0.34	14,999.76
7	1003820177	0.34	14,999.91
8	1003840146	0.34	14,999.91
9	1003820178	0.34	14,999.93
10	1003820179	0.34	14,999.95
11	1003820163	0.34	14,999.97
12	1003820169	0.34	14,999.97
13	1003840147	0.34	14,999.97
14	1003820162	0.34	14,999.99
15	1003820158	0.34	15,000.01
16	1003820159	0.34	15,000.01
17	1003820165	0.34	15,000.03
18	1003820166	0.34	15,000.03
19	1003820168	0.34	15,000.03
20	1003820170	0.34	15,000.03
21	1003820174	0.34	15,000.03
22	1003820161	0.34	15,000.06
23	1003820160	0.34	15,000.08
24	1003820164	0.34	15,000.08
25	1003820175	0.34	15,000.08
26	1003820132	0.34	15,000.56
27	1003820153	0.34	15,000.69
28	1003820134	0.34	15,000.69
29	1003820155	0.34	15,000.71
30	1003820154	0.34	15,000.73
31	1003820157	0.34	15,000.73
32	1003820133	0.34	15,000.77
33	1003910631	0.34	15,000.77
34	1003820152	0.34	15,000.83
35	1003820156	0.34	15,000.90
36	1003820135	0.34	15,000.92
37	1003910630	0.34	15,000.96
38	1003930234	0.34	15,001.34

39	1003930235	0.34	15,002.85
40	1003910622	0.34	15,002.89
41	1003910623	0.34	15,002.96
42	1003910624	0.34	15,002.98
43	1003820129	0.34	15,005.94
44	1003820131	0.34	15,005.98
45	1003820130	0.34	15,006.05
46	1003910625	0.34	15,008.82
47	1003820151	0.34	15,011.14
48	1003820141	0.34	15,013.34
49	1003820146	0.34	15,013.34
50	1003820150	0.34	15,013.41
51	1003820149	0.34	15,013.47
52	1003820142	0.34	15,013.51
53	1003820145	0.34	15,013.51
54	1003820138	0.34	15,013.57
55	1003820137	0.34	15,013.78
56	1003820136	0.34	15,024.80
57	1003820114	0.35	15,063.13
58	1003820115	0.35	15,123.61
59	1003820167	0.35	15,164.31
60	1003840151	0.35	15,234.42
61	1003820127	0.36	15,497.34
62	1003820128	0.36	15,622.26
63	1003820172	0.36	15,688.63
64	1003820116	0.37	15,956.17
65	1003820121	0.37	15,993.66
66	1003820117	0.37	16,038.02
67	1003820125	0.38	16,471.85
68	1003820120	0.38	16,646.28
69	1003820143	0.39	16,774.23
70	1003820126	0.39	16,886.05
71	1003820173	0.39	17,005.74
72	1003820124	0.39	17,129.94
73	1003820118	0.39	17,184.65
74	1003910626	0.41	18,061.90
75	1003910628	0.42	18,224.94
76	1003820171	0.43	18,576.91
77	1003820148	0.43	18,690.67
78	1003840152	0.43	18,881.01
79	1003840148	0.44	19,206.81

80	1003840149	0.46	19,846.91
81	1003820144	0.46	20,000.63
82	1003910627	0.47	20,459.10
83	1003820122	0.47	20,460.57
84	1003820123	0.47	20,561.19
85	1003820119	0.50	21,743.31
86	1003820139	0.53	23,120.16
87	1003840153	0.68	29,499.06
88	1003910629	2.59	112,871.56
89	1003820180	8.03	349,695.63
90	1003820112	46.36	2,019,323.13

Delaware Ecological Network

#	ID	Area(ft²)
1	1,618.00	3,759.86
2	1,659.00	236,987.42
3	1,655.00	681,084.37

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Greenwich-Urban land complex, 0 to 5 percent slopes	116,718.55
2	Water	135,958.68
3	Greenwich loam, 2 to 5 percent slopes	234,330.43
4	Sassafras sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	474,634.76
5	Zekiah sandy loam, frequently flooded	1,091,797.39
6	Udorthents, borrow area, 0 to 5 percent slopes	1,822,497.67

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	8.89	526.57
2	1.95	3,669.44
3	0.25	10,841.00
4	0.43	12,899.26
5	0.38	16,460.06
6	1.92	29,259.53
7	0.70	30,574.43
8	0.97	42,431.55
9	49.37	48,962.15
10	3.44	87,885.14
11	4.13	141,602.58
12	4.05	176,211.42
13	16.53	444,463.28

WRPA Floodplains

#	OBJECTID	Area(ft²)
1	0	266,600.09
2	1576043	678,850.90
3	1576102	933,274.74

Base Flood Elevation

#	DFIRM_ID	Length(ft)
1	10003C	191.33

Cross Sections

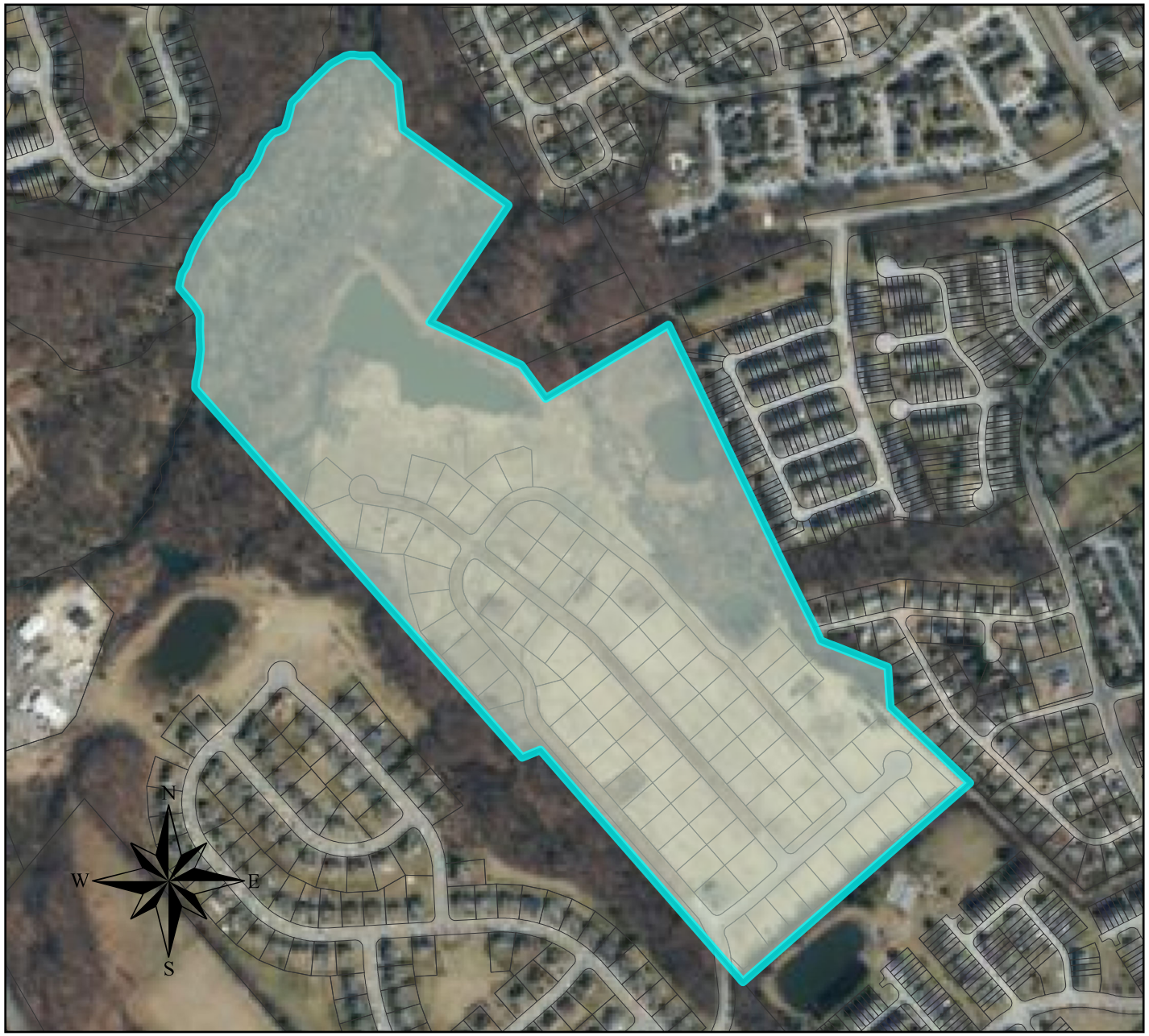
#	DFIRM_ID	Length(ft)
1	10003C	1,381.31

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	3,875,927.43

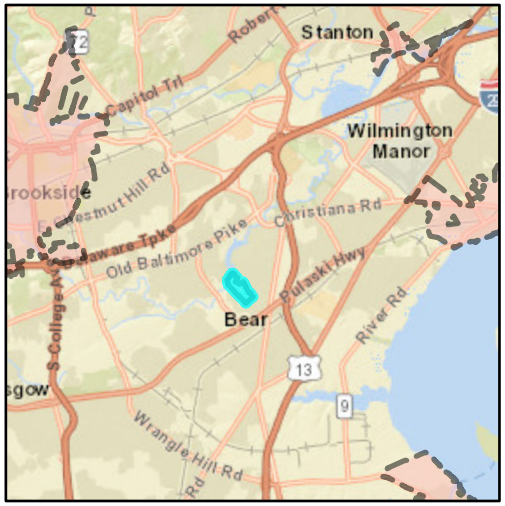
Preliminary Land Use Service (PLUS)

2026-06-07 Reserve at Christina Creek

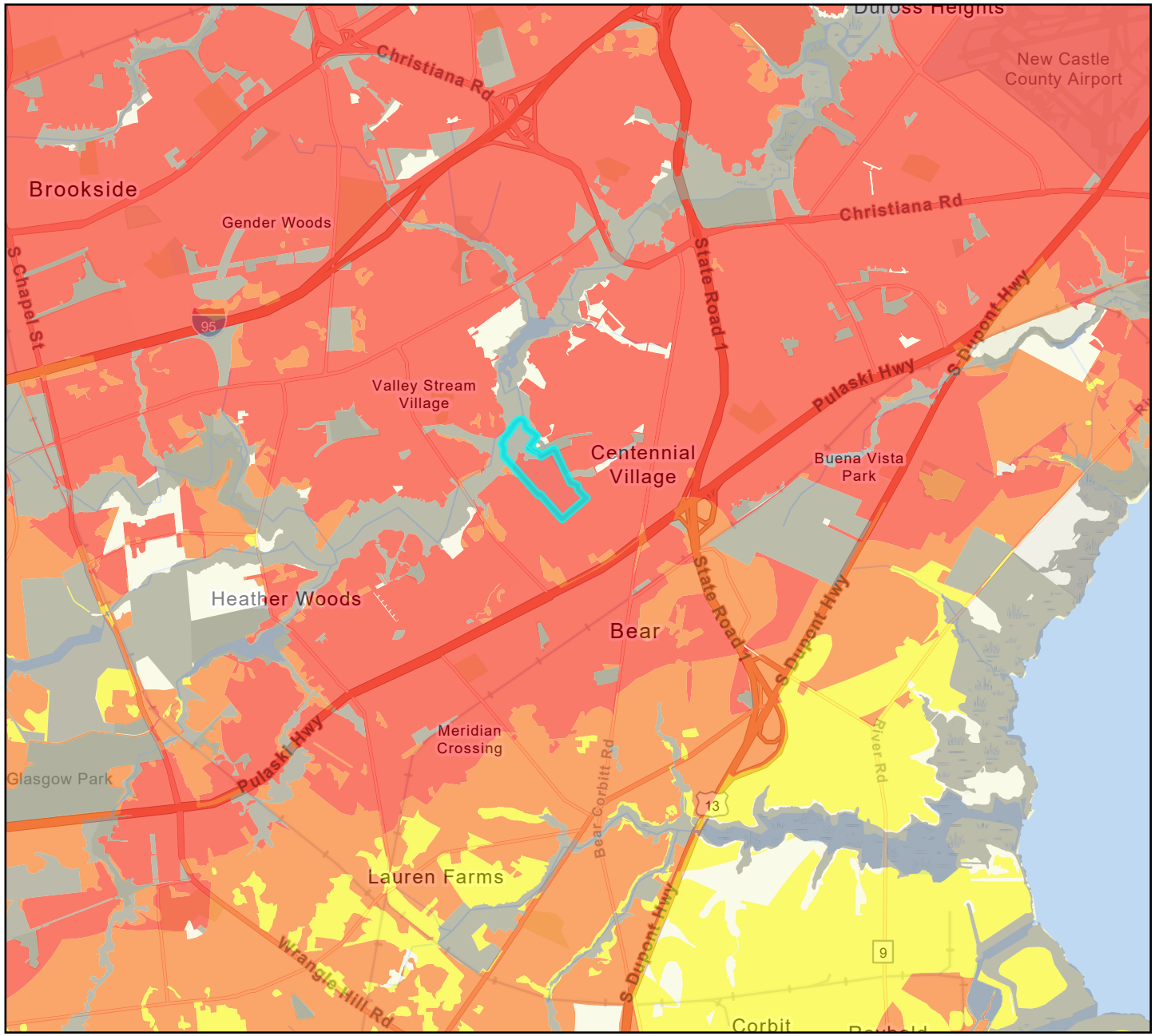


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-06-07 Reserve at Christina Creek



Legend

PLUS Project

Investment Level

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

