PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
June 30, 2026 11:30 AM

PLUS ID: 2026-07-04

State Strategy Level: 1 & 2

PLUS Application Type - Site Plan Review

Title: Fox Run Business Center
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
To construct 71 townhouse units and a 53,600 SF Rehabilitation Hospital

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): 1102800004

Project Location: 2500 Wrangle Hill Road Bear, DE 19701

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

Section II: Project Contact Information

Owner Contact Information

Fox Run Associates
234 N. James Street
Wilmington, DE 19804
Phone: 302-999-0708
Email: slex@pettinaro.com
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
CDA Engineering, Inc.
Colmcille DeAscanis
Phone: 302-998-9202
Email: cdeascanis@cdaengineering.com
Fax: 302-691-1314

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

Section III: Project Details

Project Area (Acres): **28.9**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Residential, Commercial, Institutional**

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2025-05-03**

Zoning Information

Present Zoning for this project area: **NCPUD**
Proposed Zoning for this project: **NCPUD**

Land Use Information

Present Use for this project area: **Office**
Proposed Use for this project: **Office/Residential/Rehabilitation Hospital**

Residential Development Information

Type of Residential: **Duplex or Townhouse**
If mixed residential, what types of residential?

Residential Target Market: **Rental**

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units: **Market rate**
Total number Rental Units: **71**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
			71

Commercial Development Information

Type of Commercial: **Office**
Type of Industrial:
Institution Type: **Health Care**
Total Square footage: **157,850**

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:
Steve Lex (302) 999-0708

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**
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	4.8	Yes	2.8

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: **1.98**

Wetland Impact

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

Wetland Delineation

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

Tax Ditch Details

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

Stormwater Management Details

List the proposed stormwater management practices for this site:
Bio-retention facilities, underground infiltration system

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **17.6**
What kind of Open Space? **Passive Recreation, Stormwater Management**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
1,041
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.
The project is connected to the existing Fox Run Business Center located to the west with internal connections. There are no other connections proposed or available within existing or future development.

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?
Yes

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?	Yes	No	Yes
Type existing	Within Right-of-Way		Within Right-of-Way
Proposed to add?	Yes	Unknown	
Type proposed	Internal, 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

PLUS

Project Owner Signature

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

Project Name: Fox Run Business Center

Project ID (to be completed by OSPC): _____

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

Andrea Fenerty AUTH AGENT — 6/30/26

Signature of Property Owner — Date

_____ _____

Signature of Additional Owner (if applicable) — Date

OSPC

Published January 2022

SITE DATA

1. OWNER ADDRESS: FOX RUN ASSOCIATES
234 N JAMES STREET
WILMINGTON, DE 19804

2. PROPERTY ADDRESS: 2500 WRANGLE HILL ROAD
BEAR, DE 19701

3. TAX PARCEL NUMBER: 11–028.00–004

4. AREA OF PARCEL: 28.93± ACRES

5. ZONING: NCPUD – PLANNED UNIT DEVELOPMENT

6. SOURCE OF TITLE: DEED BOOK 1132, PAGE 237 &
DEED INSTRUMENT NO. 20180509–0022051

7. SURVEY: FIELD SURVEY OF DEVELOPMENT AREA CONDUCTED BY CDA ENGINEERING IN OCTOBER 2023 AND SUPPLEMENTED BY AERIAL SURVEY OF UNDISTURBED AREAS AND ROADWAYS PERFORMED BY TRANSTION ENGINEERING SURVEYING IN NOVEMBER 2023.

DATUM: VERTICAL – NAVD 88
HORIZONTAL – COORDINATE SYSTEM AND BASIS OF BEARINGS; DELAWARE STATE PLANE NAD 83/91

BENCHMARK: DRILL HOLE IN SIDEWALK /POINT NO: 3
ELEV: 79.18
NORTHING: 585056.4246 /EASTING: 572916.3414

8. LOTS: 1 EXISTING / 74 PROPOSED

9. GROSS FLOOR AREA:
EXISTING: 300,000± SF TOTAL (PER RECORD PLAN INST. #20060814–0077433)
PROPOSED: 104,250± SF (EXISTING OFFICE TO REMAIN)
142,000± SF 71 NEW TOWNHOUSE UNITS (EXCLUDING 1ST. FLR. GARAGE SF)
53,600± SF NEW REHABILITATION HOSPITAL (PHASES 1 & 2)
299,850± SF TOTAL GFA

10. SITE DENSITY: PERMITTED: 7.0 DWELLING UNITS PER ACRE
PROPOSED: 4.8 UNITS/AC (71 UNITS/14.76± AC. (EXCLUSIVE OF LOTS 2&3))

11. PARKING: REQUIRED: 348 SPACES: EXISTING OFFICE (104,250± SF / 300 SF)
160 SPACES: TOWNHOUSES (71 ATTACHED UNITS x 2.25 SPACES)
38 SPACES: NEW REHABILITATION HOSPITAL (50 BEDS x 0.75 SPACES/BED)
546 SPACES TOTAL

PROVIDED: 343 EXISTING OFFICE PARKING TO REMAIN
213 TOWNHOUSE SPACES (71 ATTACHED 2–CAR DRIVEWAY (142 DRIVEWAY SPACES + 71 GARAGE SPACES))
39 SHARED–USE PARKING SPACES (LOCATED ON LOT #3)
127 NEW REHABILITATION HOSPITAL PARKING SPACES (LOCATED ON LOT #2)
722 SPACES TOTAL, INCLUDING 30 ADA SPACES

NOTE: PER UDC SECTION 40.22.611, FOR ATTACHED DWELLINGS, ONE (1) REQUIRED OFF–STREET PARKING SPACE MAY BE CONSIDERED WITHIN A GARAGE LOCATED ON THE SAME LOT. PARKING FOR ATTACHED DWELLING UNITS WILL BE PROVIDED WITHIN DRIVEWAYS (9'x20' MIN. MEASURED FROM BACK EDGE OF SIDEWALK) IN FRONT OF EACH DWELLING UNIT AS WELL AS MIN. 1 PARKING SPACE WITHIN GARAGES. ADDITIONAL PARKING WILL BE PROVIDED IN THE SHARED PARKING AREAS (9'x18' TYPICAL).

BICYCLE PARKING: REQUIRED: 13 (127 HOSPITAL SPACES/10)
PROVIDED: 14

12. AREA BREAKDOWN:

	EXISTING*	PROPOSED
BUILDING COVERAGE:	2.52± AC. (8.7%)	4.24± AC. (14.7%)
IMPERVIOUS SURFACES:	10.02± AC. (34.6%)	7.07± AC. (24.4%)
OPEN SPACE:	11.10± AC. (38.4%)	11.36± AC. (39.3%)
STORMWATER MANAGEMENT:	5.29± AC. (18.3%)	6.26± AC. (21.6%)
TOTAL:	28.93± AC. (100%)	28.93± AC. (100%)

* PER PREVIOUS RECORD PLAN INST. #20060814–0077433

13. NATURAL RESOURCES:

PROTECTED RESOURCES	PROTECTION RATIO	TOTAL AREA*	DISTURBED AREA	PROTECTED AREA	PROTECTED RATIO
WETLANDS	1.00	1.98± AC.	0 AC.	1.98± AC.	1.00
RIPARIAN BUFFER**	1.00	2.72± AC.	0 AC.	2.72± AC.	1.00
FOREST TIER 3	0.30	4.77± AC.	2.76± AC.	2.01± AC.	0.42

* TOTAL AREA – RESOURCES MAY OVERLAP
** SECTION 40.10.210: DISTURBANCE TO RIPARIAN BUFFER IS PERMITTED WITHIN ZONE 2 FOR STORMWATER MANAGEMENT PRACTICES

14. 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 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.

SEWER FLOW:
EXISTING: 30,000 GPD (300,000± SF X 0.1 GPD)
PROPOSED: 10,425 GPD (104,250± SF X 0.1 GPD)
17,750 GPD (71 TOWNHOUSES X 250 GPD)
5,000 GPD (50 BEDS X 100 GPD/BED)
33,175 GPD (TOTAL PROPOSED)
*** NET INCREASE: 3,175 GPD (AVG.) / 12,700 GPD (PEAK)**

15. WATER SUPPLY: ARTESIAN WATER COMPANY – WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.

16. FLOODPLAIN: THIS PROPERTY IS NOT WITHIN THE 100–YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP #10003C0230L, WITH AN EFFECTIVE DATE OF JANUARY 22, 2020. A FLOOD STUDY IS NOT REQUIRED FOR THIS APPLICATION.

17. WRPA MAP: THE SITE IS NOT WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) ACCORDING TO THE WRPA MAP 2 OF 3, DATED MARCH 2022.

18. CRITICAL NATURAL AREA: THE SITE IS NOT WITHIN A CRITICAL NATURAL AREA PER STATE INVENTORY OF NATURAL AREAS.

19. WETLANDS: A WETLAND INVESTIGATION WAS CONDUCTED BY WATERSHED ECO, LLC IN OCTOBER 2023 IN ACCORDANCE WITH THE 1987 USACE WETLANDS DELINEATION MANUAL (Y–87–1) AND REGIONAL SUPPLEMENT. WETLANDS WERE FOUND TO EXIST ON THE SITE AS SHOWN ON THIS PLAN.

20. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.

21. DRAINAGE: DRAINAGE AND EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.

22. SEWER ACCESS: 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.

23. SUPERSEDES NOTE: THIS PLAN SUPERSEDES, IN PART, THE RECORD RESUBDIVISION PLAN FOR FOX RUN BUSINESS CENTER, DATED 12/7/2005 AND RECORDED ON 8/14/2006, IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT# 20060814–0077433.

24. IMPACT FEES: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISION OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.

25. LIMIT OF DISTURBANCE: 14.5± ACRES

26. LANDSCAPE PLAN: A LANDSCAPE PLAN PREPARED BY DESIGNS, ETC., LAST DATED_____, OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.

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

28. UTILITY EASEMENT: A 6 FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN 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.

29. 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), 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 _____, AT INSTRUMENT NO. _____.

30. SWM. MAINTENANCE FUND: THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORMWATER 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 STORMWATER 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.

31. SWM ACCESS EASEMENT: A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER 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 10' 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 EASEMENTS 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 ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.

32. 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.

33. SEWER EASEMENT: 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 WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

34. TRESPASS: DEVELOPER SHALL HAVE THE RIGHT OF TRESPASS 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.

35. MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF COMMON FACILITIES INCLUDING _____ 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 #_____.

36. MODERATELY PRICED DWELLING UNITS (MPDU): IN ACCORDANCE WITH UDC §40.07.510, AT LEAST 5% (4 UNITS) OF THE PROPOSED DWELLING UNITS SHOWN ON THIS RECORD PLAN WILL BE VOLUNTARILY OFFERED AS MODERATELY PRICED DWELLING UNITS (MPDU'S). TIMING OF MPDU CONSTRUCTION SHALL BE IN ACCORDANCE WITH UDC §40.07.543.

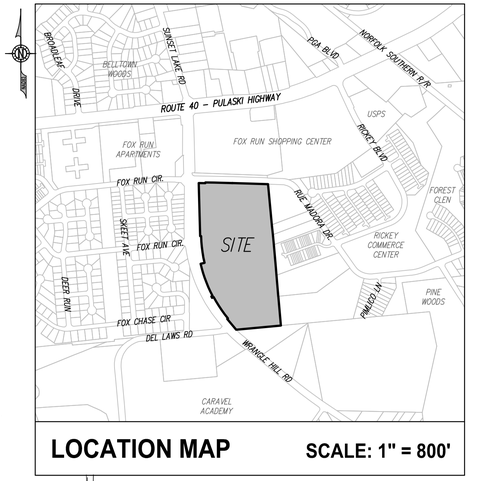
MPDUs SHALL BE MADE AVAILABLE FOR SALE CONCURRENTLY WITH THE MARKET RATE DWELLING UNITS FOR THE PROJECT. THE ISSUANCE OF BUILDING PERMITS FOR MARKET RATE DWELLING UNITS SHALL BE STOPPED AT THE LEVELS INDICATED BELOW:

1. TWENTY–FIVE (25) PERCENT PENDING THE ISSUANCE OF TWENTY–FIVE (25) PERCENT (1 UNIT) OF BUILDING PERMITS FOR MPDUs;
2. FIFTY (50) PERCENT PENDING THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR TWENTY–FIVE (25) PERCENT (1 UNIT) OF THE MPDUs;
3. SEVENTY–FIVE (75) PERCENT PENDING THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR FIFTY (50) PERCENT (2 UNITS) OF THE MPDUs; AND
4. NINETY (90) PERCENT PENDING THE ISSUANCE OF ONE HUNDRED (100) PERCENT (4 UNITS) OF BUILDING PERMITS FOR MPDUs.

THE PURPOSE OF THIS PLAN IS:
1) TO AMEND THE FOX RUN DPUD;
2) TO RECONFIGURE APPROVED, UN–BUILT OFFICE GFA TO CONSTRUCT A 53,600± SF REHABILITATION HOSPITAL (WITHOUT EMERGENCY SERVICES) AND 71 TOWNHOUSE UNITS;
3) TO CREATE 74 TITLE SUBDIVISION LOTS; AND
4) TO ELIMINATE THE PREVIOUSLY APPROVED SITE ACCESS ON RT. 72.

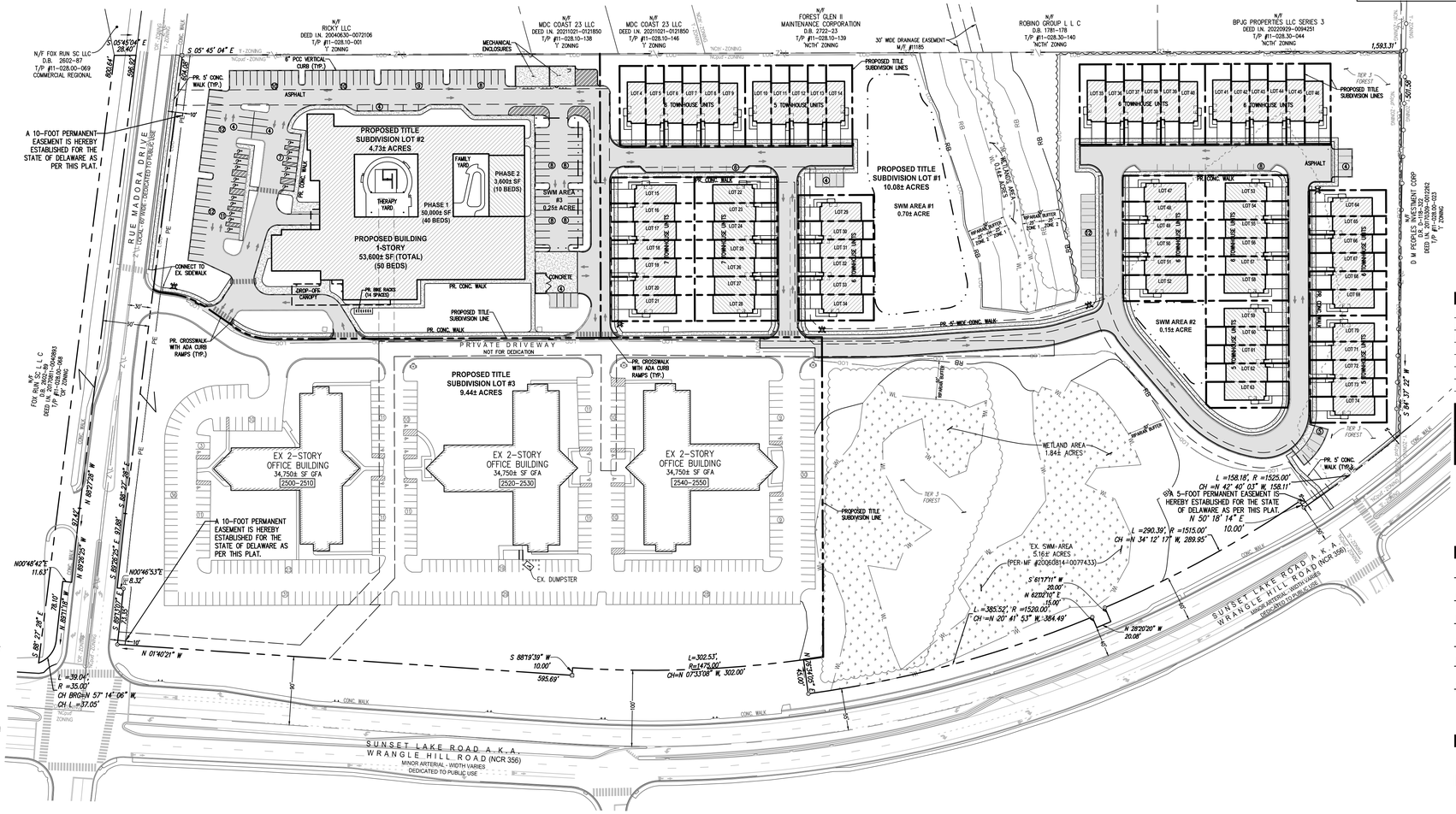
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJOINER LINE	
	SETBACK/EASEMENT	
	CONCRETE CURB	
	FLUSH CURB	
	FENCE	
S	SANITARY MANHOLE	
	UTILITY POLE	
	FIRE HYDRANT	
	LIMIT OF DISTURBANCE	LOD
	RECORD PLAN PHASE LINE	PH2
	TREE LINE	
	BUILDING	
2500	POSTAL ADDRESS	200
	ASPHALT PAVING	
	CONCRETE	
CMS	CONCRETE MONUMENT	
IPF FRB	IRON PIPE FOUND FOUND REBAR	



LOCATION MAP

SCALE: 1" = 800'



ISSUE/REVISION	DATE
EXPLORATORY PLAN SUBMISSION	3.26.26
REVISED EXPLORATORY PLAN SUBMISSION	6.30.26

CDA ENGINEERING INC.
CIVIL/SITE ENGINEERING AND LAND PLANNING
6 LARCH AVENUE
SUITE 401
WILMINGTON, DE 19804
Tel: 302 998 9202
Fax: 302 691 1314
cdaengineering.com

DRAWN BY: ZAK
CHECKED BY: CD
PROJECT No.: 23.133.00
SCALE: 1"=80'
DATE: MARCH 26, 2026
CAD FILE:

0' 40' 80' 160' 240'
1"=80'

EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN

FOX RUN BUSINESS CENTER

APPLICATION #2026-0234

PENCADER HUNDRED NEW CASTLE COUNTY DELAWARE

DRAWING TITLE: **EXPLORATORY PLAN**

DRAWING NUMBER: **R-01 of 2**

CERTIFICATION OF PLAN ACCURACY

I, COLMOLLE DEASCANIS, 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.

COLMOLLE DEASCANIS DATE
REGISTRATION #13049

CERTIFICATION OF OWNERSHIP

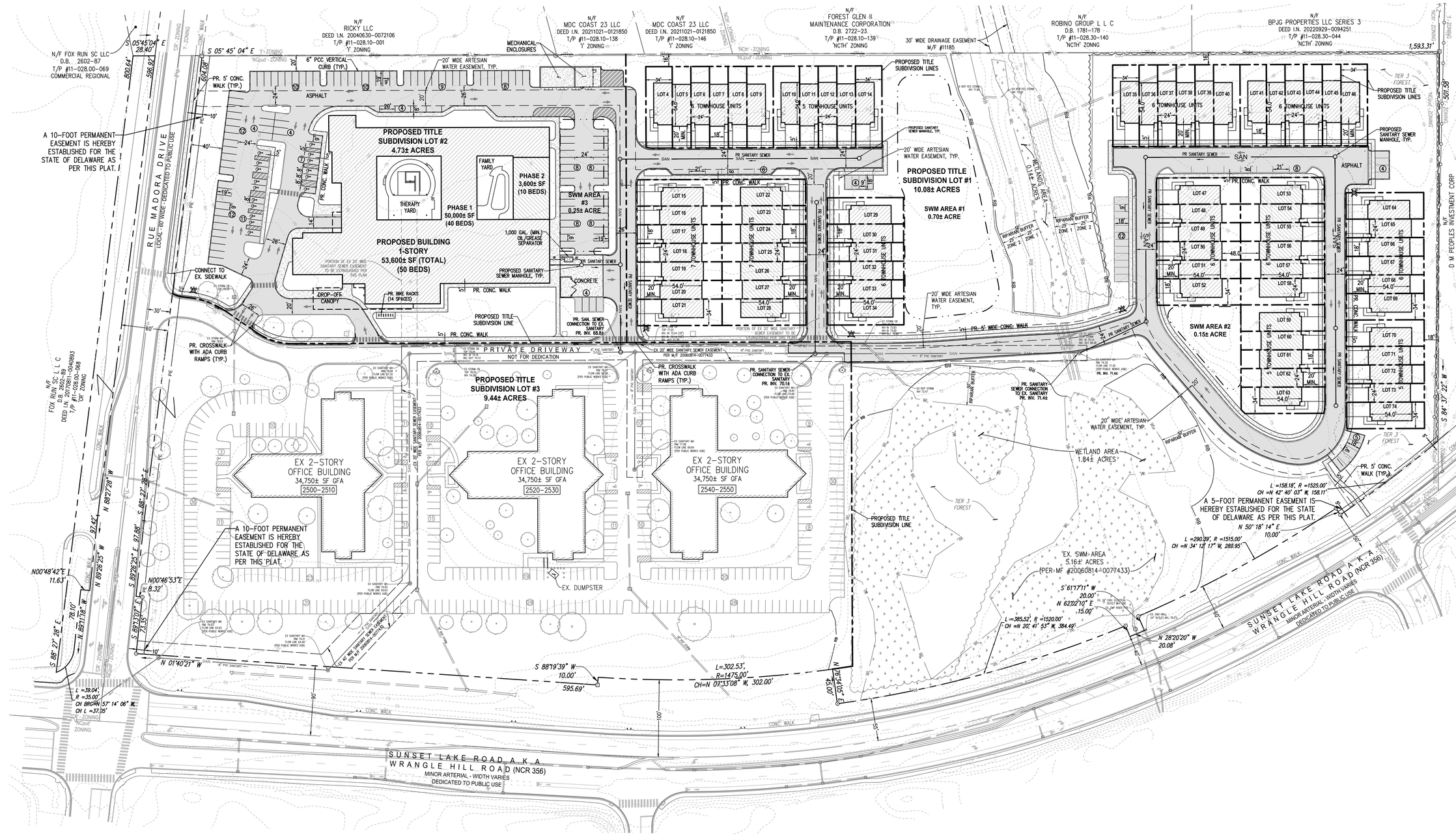
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT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

FOX RUN ASSOCIATES DATE
GREGORY PETTINARO

CERTIFICATION OF PLAN APPROVAL

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

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



ISSUE/REVISION	DATE
EXPLORATORY PLAN SUBMISSION	3.26.26
REVISED EXPLORATORY PLAN SUBMISSION	6.30.26

CDA ENGINEERING INC.

CIVIL/SITE ENGINEERING AND LAND PLANNING

6 LARCH AVENUE
SUITE 401
WILMINGTON, DE 19804

Tel: 302 998 9202
Fax: 302 691 1314
cdaengineering.com

DRAWN BY:	ZAK
CHECKED BY:	CD
PROJECT No.:	23.133.00
SCALE:	1"=60'
DATE:	MARCH 26, 2026
CAD FILE:	

0' 30' 60' 120' 180'
1"=60'

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

FOX RUN BUSINESS CENTER

APPLICATION #2026-0234

PENCADER HUNDRED | NEW CASTLE COUNTY | DELAWARE

DRAWING TITLE: **EXPLORATORY PLAN**

DRAWING NUMBER: **R-02 of 2**

PUBLIC PRE CHECK Results for State Parcel(s): 1102800004

Wetlands: Issue Found

DE FIRM: Issues Found

Land and Water Conservation Fund: No Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: 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

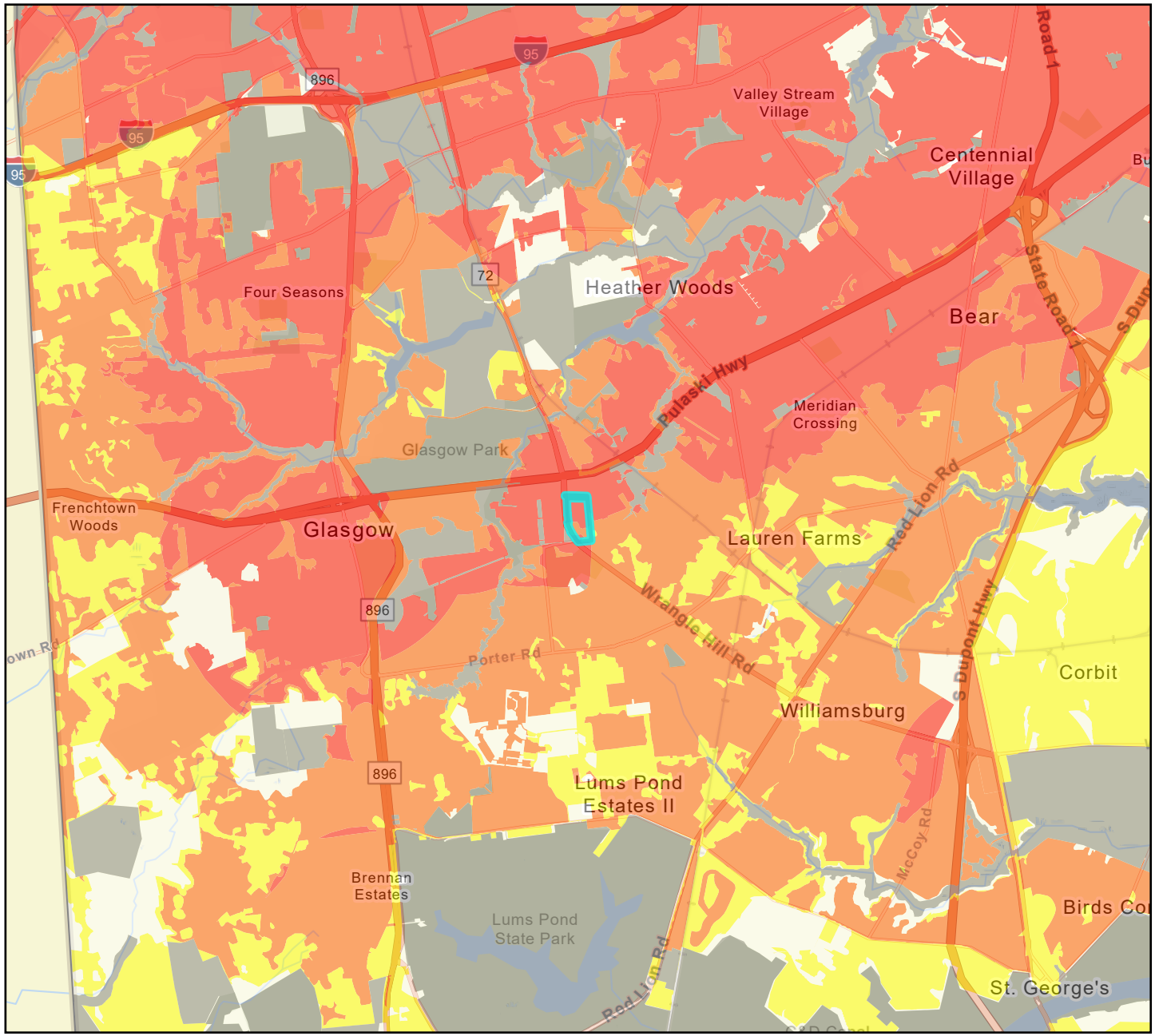
Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Delaware Ecological Network: No Issues Found

Soils - New Castle County: No Issues Found

Preliminary Land Use Service (PLUS)
2026-07-04 Fox Run Business Center

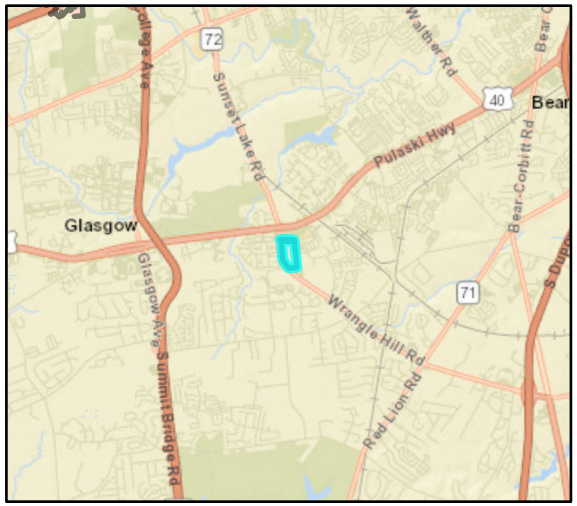


Legend

PLUS Project

Investment Level

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



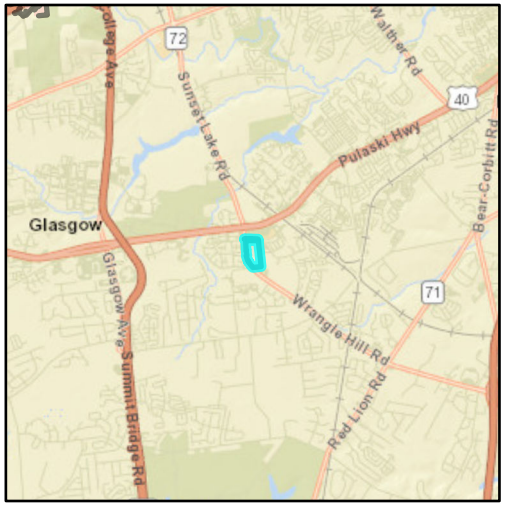
Preliminary Land Use Service (PLUS)

2026-07-04 Fox Run Business Center



Legend

- Municipalities
- PLUS Project Areas



PLUS

Project Owner Signature

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

Project Name: Fox Run Business Center

Project ID (to be completed by OSPC): _____

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

Andrea Fenerty AUTH AGENT — 6/30/26

Signature of Property Owner — Date

_____ _____

Signature of Additional Owner (if applicable) — Date

OSPC

Published January 2022

SITE DATA

1. OWNER ADDRESS: FOX RUN ASSOCIATES
234 N JAMES STREET
WILMINGTON, DE 19804

2. PROPERTY ADDRESS: 2500 WRANGLE HILL ROAD
BEAR, DE 19701

3. TAX PARCEL NUMBER: 11–028.00–004

4. AREA OF PARCEL: 28.93± ACRES

5. ZONING: NCPUD – PLANNED UNIT DEVELOPMENT

6. SOURCE OF TITLE: DEED BOOK 1132, PAGE 237 &
DEED INSTRUMENT NO. 20180509–0022051

7. SURVEY: FIELD SURVEY OF DEVELOPMENT AREA CONDUCTED BY CDA ENGINEERING IN OCTOBER 2023 AND SUPPLEMENTED BY AERIAL SURVEY OF UNDISTURBED AREAS AND ROADWAYS PERFORMED BY TRANSTION ENGINEERING SURVEYING IN NOVEMBER 2023.

DATUM: VERTICAL – NAVD 88
HORIZONTAL – COORDINATE SYSTEM AND BASIS OF BEARINGS; DELAWARE STATE PLANE NAD 83/91

BENCHMARK: DRILL HOLE IN SIDEWALK /POINT NO: 3
ELEV: 79.18
NORTHING: 585056.4246 /EASTING: 572916.3414

8. LOTS: 1 EXISTING / 74 PROPOSED

9. GROSS FLOOR AREA:
EXISTING: 300,000± SF TOTAL (PER RECORD PLAN INST. #20060814–0077433)
PROPOSED: 104,250± SF (EXISTING OFFICE TO REMAIN)
142,000± SF 71 NEW TOWNHOUSE UNITS (EXCLUDING 1ST. FLR. GARAGE SF)
53,600± SF NEW REHABILITATION HOSPITAL (PHASES 1 & 2)
299,850± SF TOTAL GFA

10. SITE DENSITY: PERMITTED: 7.0 DWELLING UNITS PER ACRE
PROPOSED: 4.8 UNITS/AC (71 UNITS/14.76± AC. (EXCLUSIVE OF LOTS 2&3))

11. PARKING: REQUIRED: 348 SPACES: EXISTING OFFICE (104,250± SF / 300 SF)
160 SPACES: TOWNHOUSES (71 ATTACHED UNITS x 2.25 SPACES)
38 SPACES: NEW REHABILITATION HOSPITAL (50 BEDS x 0.75 SPACES/BED)
546 SPACES TOTAL

PROVIDED: 343 EXISTING OFFICE PARKING TO REMAIN
213 TOWNHOUSE SPACES (71 ATTACHED 2–CAR DRIVEWAY (142 DRIVEWAY SPACES + 71 GARAGE SPACES))
39 SHARED–USE PARKING SPACES (LOCATED ON LOT #3)
127 NEW REHABILITATION HOSPITAL PARKING SPACES (LOCATED ON LOT #2)
722 SPACES TOTAL, INCLUDING 30 ADA SPACES

NOTE: PER UDC SECTION 40.22.611, FOR ATTACHED DWELLINGS, ONE (1) REQUIRED OFF–STREET PARKING SPACE MAY BE CONSIDERED WITHIN A GARAGE LOCATED ON THE SAME LOT. PARKING FOR ATTACHED DWELLING UNITS WILL BE PROVIDED WITHIN DRIVEWAYS (9'x20' MIN. MEASURED FROM BACK EDGE OF SIDEWALK) IN FRONT OF EACH DWELLING UNIT AS WELL AS MIN. 1 PARKING SPACE WITHIN GARAGES. ADDITIONAL PARKING WILL BE PROVIDED IN THE SHARED PARKING AREAS (9'x18' TYPICAL).

BICYCLE PARKING: REQUIRED: 13 (127 HOSPITAL SPACES/10)
PROVIDED: 14

12. AREA BREAKDOWN:

	EXISTING*	PROPOSED
BUILDING COVERAGE:	2.52± AC. (8.7%)	4.24± AC. (14.7%)
IMPERVIOUS SURFACES:	10.02± AC. (34.6%)	7.07± AC. (24.4%)
OPEN SPACE:	11.10± AC. (38.4%)	11.36± AC. (39.3%)
STORMWATER MANAGEMENT:	5.29± AC. (18.3%)	6.26± AC. (21.6%)
TOTAL:	28.93± AC. (100%)	28.93± AC. (100%)

* PER PREVIOUS RECORD PLAN INST. #20060814–0077433

13. NATURAL RESOURCES:

PROTECTED RESOURCES	PROTECTION RATIO	TOTAL AREA*	DISTURBED AREA	PROTECTED AREA	PROTECTED RATIO
WETLANDS	1.00	1.98± AC.	0 AC.	1.98± AC.	1.00
RIPARIAN BUFFER**	1.00	2.72± AC.	0 AC.	2.72± AC.	1.00
FOREST TIER 3	0.30	4.77± AC.	2.76± AC.	2.01± AC.	0.42

* TOTAL AREA – RESOURCES MAY OVERLAP
** SECTION 40.10.210: DISTURBANCE TO RIPARIAN BUFFER IS PERMITTED WITHIN ZONE 2 FOR STORMWATER MANAGEMENT PRACTICES

14. 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 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.

SEWER FLOW:
EXISTING: 30,000 GPD (300,000± SF X 0.1 GPD)
PROPOSED: 10,425 GPD (104,250± SF X 0.1 GPD)
17,750 GPD (71 TOWNHOUSES X 250 GPD)
5,000 GPD (50 BEDS X 100 GPD/BED)
33,175 GPD (TOTAL PROPOSED)
*** NET INCREASE: 3,175 GPD (AVG.) / 12,700 GPD (PEAK)**

15. WATER SUPPLY: ARTESIAN WATER COMPANY – WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.

16. FLOODPLAIN: THIS PROPERTY IS NOT WITHIN THE 100–YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP #10003C0230L, WITH AN EFFECTIVE DATE OF JANUARY 22, 2020. A FLOOD STUDY IS NOT REQUIRED FOR THIS APPLICATION.

17. WRPA MAP: THE SITE IS NOT WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) ACCORDING TO THE WRPA MAP 2 OF 3, DATED MARCH 2022.

18. CRITICAL NATURAL AREA: THE SITE IS NOT WITHIN A CRITICAL NATURAL AREA PER STATE INVENTORY OF NATURAL AREAS.

19. WETLANDS: A WETLAND INVESTIGATION WAS CONDUCTED BY WATERSHED ECO, LLC IN OCTOBER 2023 IN ACCORDANCE WITH THE 1987 USACE WETLANDS DELINEATION MANUAL (Y–87–1) AND REGIONAL SUPPLEMENT. WETLANDS WERE FOUND TO EXIST ON THE SITE AS SHOWN ON THIS PLAN.

20. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.

21. DRAINAGE: DRAINAGE AND EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.

22. SEWER ACCESS: 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.

23. SUPERSEDES NOTE: THIS PLAN SUPERSEDES, IN PART, THE RECORD RESUBDIVISION PLAN FOR FOX RUN BUSINESS CENTER, DATED 12/7/2005 AND RECORDED ON 8/14/2006, IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT# 20060814–0077433.

24. IMPACT FEES: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISION OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.

25. LIMIT OF DISTURBANCE: 14.5± ACRES

26. LANDSCAPE PLAN: A LANDSCAPE PLAN PREPARED BY DESIGNS, ETC., LAST DATED_____, OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.

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

28. UTILITY EASEMENT: A 6 FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN 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.

29. 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), 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 _____, AT INSTRUMENT NO. _____.

30. SWM. MAINTENANCE FUND: THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORMWATER 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 STORMWATER 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.

31. SWM ACCESS EASEMENT: A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER 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 10' 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 EASEMENTS 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 ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.

32. 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.

33. SEWER EASEMENT: 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 WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

34. TRESPASS: DEVELOPER SHALL HAVE THE RIGHT OF TRESPASS 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.

35. MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF COMMON FACILITIES INCLUDING _____ 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 #_____.

36. MODERATELY PRICED DWELLING UNITS (MPDU): IN ACCORDANCE WITH UDC §40.07.510, AT LEAST 5% (4 UNITS) OF THE PROPOSED DWELLING UNITS SHOWN ON THIS RECORD PLAN WILL BE VOLUNTARILY OFFERED AS MODERATELY PRICED DWELLING UNITS (MPDU'S). TIMING OF MPDU CONSTRUCTION SHALL BE IN ACCORDANCE WITH UDC §40.07.543.

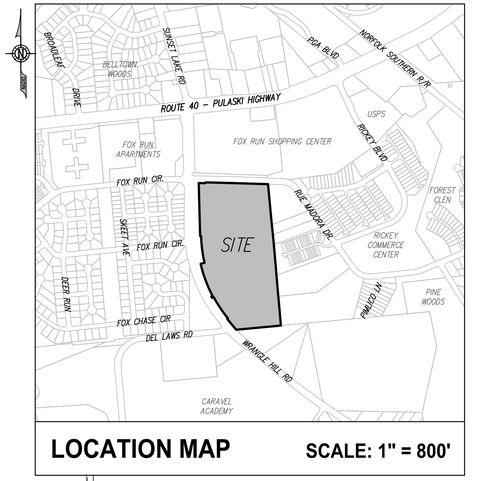
MPDUs SHALL BE MADE AVAILABLE FOR SALE CONCURRENTLY WITH THE MARKET RATE DWELLING UNITS FOR THE PROJECT. THE ISSUANCE OF BUILDING PERMITS FOR MARKET RATE DWELLING UNITS SHALL BE STOPPED AT THE LEVELS INDICATED BELOW:

1. TWENTY–FIVE (25) PERCENT PENDING THE ISSUANCE OF TWENTY–FIVE (25) PERCENT (1 UNIT) OF BUILDING PERMITS FOR MPDUs;
2. FIFTY (50) PERCENT PENDING THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR TWENTY–FIVE (25) PERCENT (1 UNIT) OF THE MPDUs;
3. SEVENTY–FIVE (75) PERCENT PENDING THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR FIFTY (50) PERCENT (2 UNITS) OF THE MPDUs; AND
4. NINETY (90) PERCENT PENDING THE ISSUANCE OF ONE HUNDRED (100) PERCENT (4 UNITS) OF BUILDING PERMITS FOR MPDUs.

THE PURPOSE OF THIS PLAN IS:
1) TO AMEND THE FOX RUN DPUD;
2) TO RECONFIGURE APPROVED, UN–BUILT OFFICE GFA TO CONSTRUCT A 53,600± SF REHABILITATION HOSPITAL (WITHOUT EMERGENCY SERVICES) AND 71 TOWNHOUSE UNITS;
3) TO CREATE 74 TITLE SUBDIVISION LOTS; AND
4) TO ELIMINATE THE PREVIOUSLY APPROVED SITE ACCESS ON RT. 72.

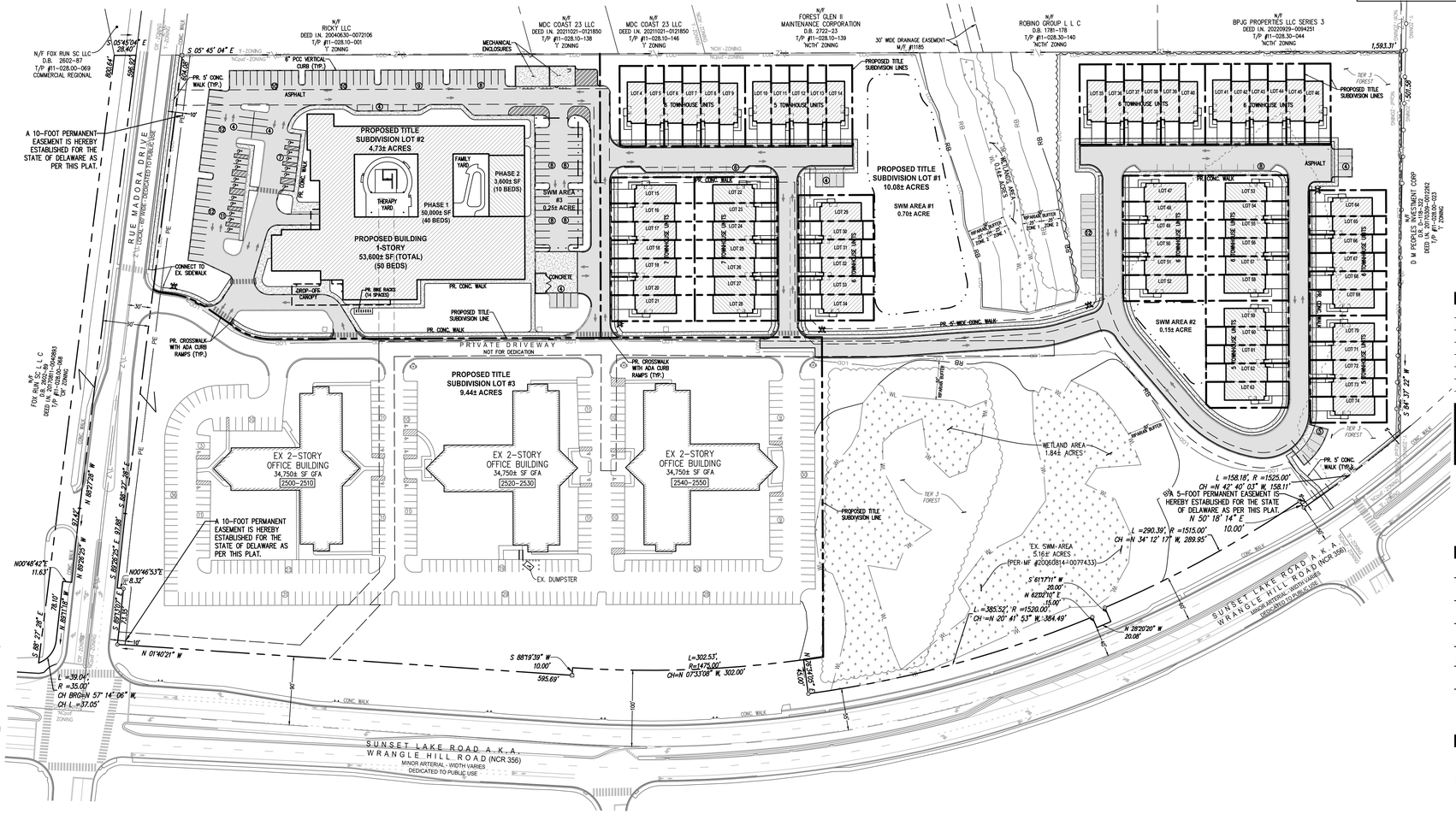
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJOINER LINE	
	SETBACK/EASEMENT	
	CONCRETE CURB	
	FLUSH CURB	
	FENCE	
S	SANITARY MANHOLE	
	UTILITY POLE	
	FIRE HYDRANT	
	LIMIT OF DISTURBANCE	LOD
	RECORD PLAN PHASE LINE	PH2
	TREE LINE	
	BUILDING	
2500	POSTAL ADDRESS	200
	ASPHALT PAVING	
	CONCRETE	
CMS	CONCRETE MONUMENT	
IPF FRB	IRON PIPE FOUND FOUND REBAR	



LOCATION MAP

SCALE: 1" = 800'



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EXPLORATORY PLAN SUBMISSION	3.26.26
REVISED EXPLORATORY PLAN SUBMISSION	6.30.26

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EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN

FOX RUN BUSINESS CENTER

APPLICATION #2026-0234

PENCADER HUNDRED NEW CASTLE COUNTY DELAWARE

DRAWING TITLE: **EXPLORATORY PLAN**

DRAWING NUMBER: **R-01 of 2**

CERTIFICATION OF PLAN ACCURACY

I, COLMOLLE DEASCANIS, 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.

COLMOLLE DEASCANIS DATE
REGISTRATION #13049

CERTIFICATION OF OWNERSHIP

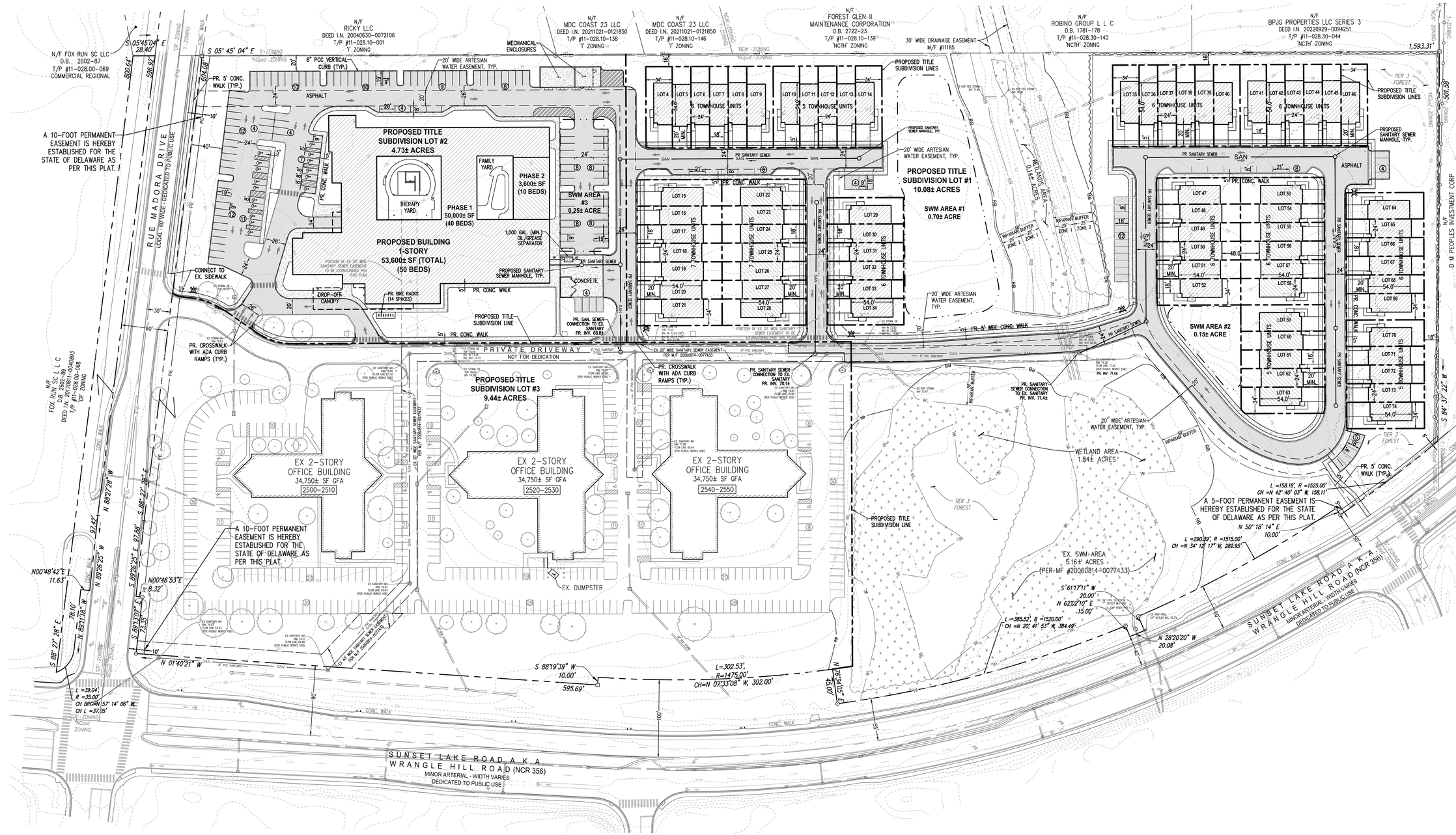
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT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

FOX RUN ASSOCIATES DATE
GREGORY PETTINARO

CERTIFICATION OF PLAN APPROVAL

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

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



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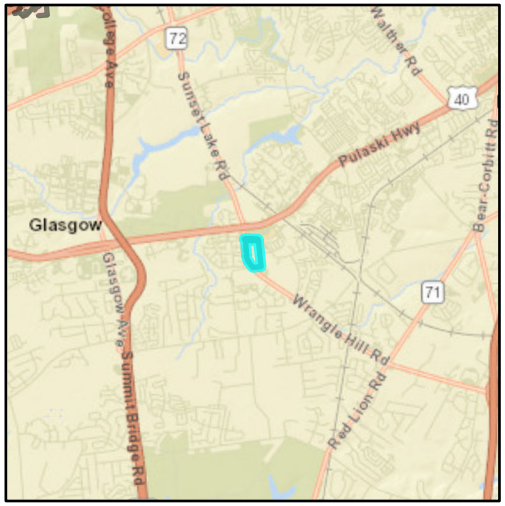
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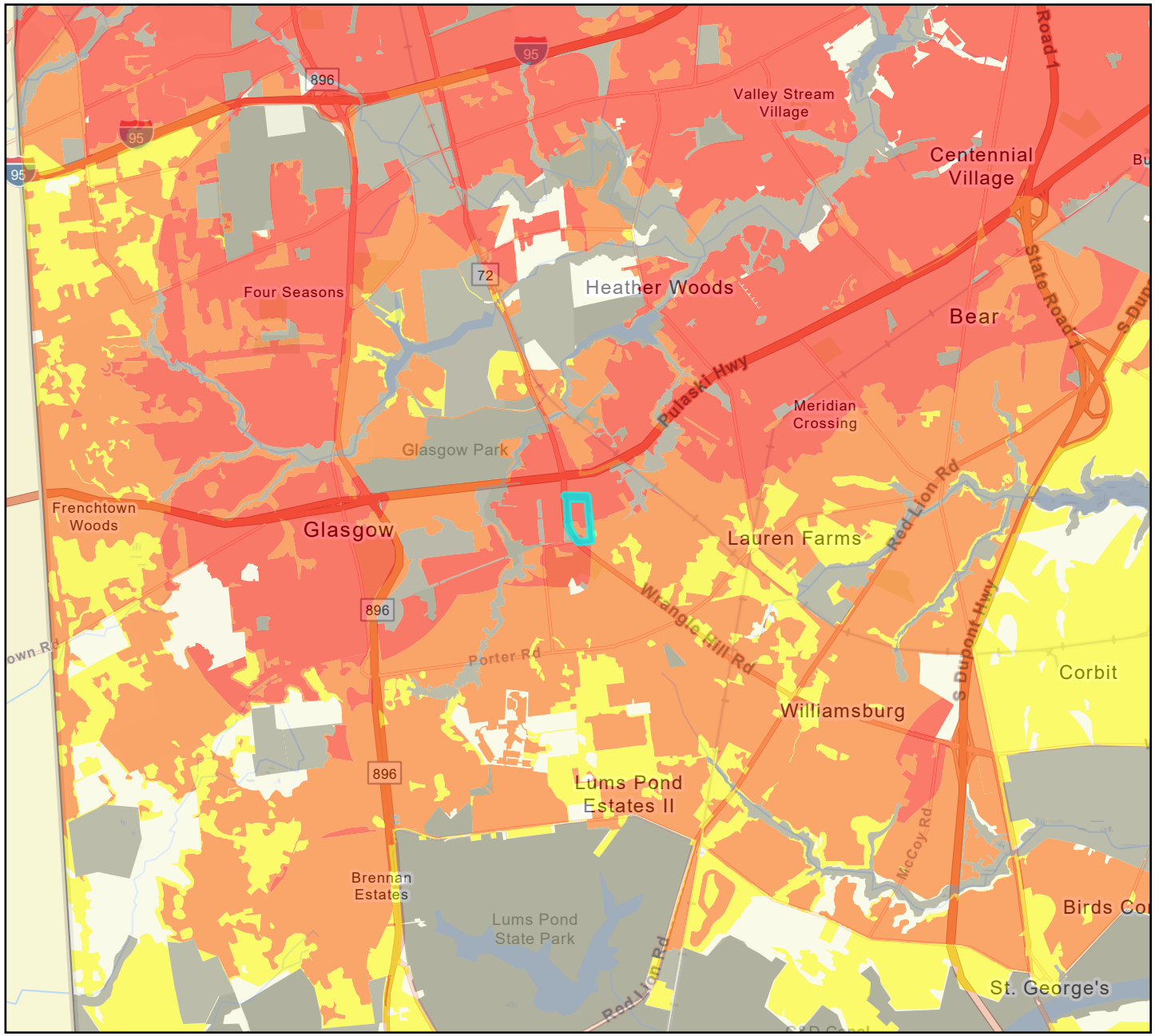


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- Municipalities
- PLUS Project Areas



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Legend

PLUS Project

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