Preliminary Land Use Service

Application Form

Submitted Time:
March 31, 2026 4:01 PM

PLUS ID: 2026-08-03

State Strategy Level: 2

PLUS Application Type - Site Plan Review

Title: Monarch Clubhouse
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 22,605 SQUARE FOOT CLUBHOUSE WITH OUTDOOR AMENITIES AND ASSOCIATED IMPROVEMENTS ON TAX PARCEL 13-007.20-410.

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): 13-007.20-410

Project Location: 540 Ratledge Road, Middletown, DE 19709

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

Section II: Project Contact Information

Owner Contact Information

SB North, LLC
20184 Phillips Street
Rehoboth Beach, DE 19971
Phone: (302) 226-1994
Email: tiana.uvarova@schellbrothers.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
KCI Technologies, Inc.
Julia Hoysan
Phone: (302) 318-1075
Email: julia.richter@kci.com
Fax: (999) 999-9999

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

Section III: Project Details

Project Area (Acres): **9.6**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2021-03-09**

Zoning Information

Present Zoning for this project area: **S - Suburban**
Proposed Zoning for this project: **S - Suburban**

Land Use Information

Present Use for this project area: **Agricultural**
Proposed Use for this project: **Subdivision Clubhouse**

Residential Development Information

Type of Residential: **Other Clubhouse**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **0**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
0			

Commercial Development Information

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

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

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

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

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

Site Visit Option

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

If yes, please provide a contact name and phone number to schedule a site visit:
Tiana Uvarova - (302) 226-1994

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**
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)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
No

Tidal Wetlands

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

Non-tidal Wetlands

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

Wetland Impact

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

If yes, estimated acres of wetlands impacted:

Wetland Delineation

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

Tax Ditch Details

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

Stormwater Management Details

List the proposed stormwater management practices for this site:
Infiltration and/or Bioretention

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **5.76**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

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.
Ratledge Road

Mobility Details

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

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

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

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	Yes	Yes	No
Type existing	Internal, Within Right-of-Way	Internal, Within Right-of-Way	
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	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

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: Monarch Clubhouse

Project ID (to be completed by OSPC): 2026-08-03

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

Tim Green — 4/1/2026

Signature of Property Owner — Date

Tim Green

Property Owner (Please Print)

Signature of Additional Owner (if applicable) — Date

Additional Owner (Please Print)

Published January 2022

MAJOR LAND DEVELOPMENT EXPLORATORY PLAN
FOR
MONARCH CLUBHOUSE
ST GEORGES HUNDRED - NEW CASTLE COUNTY, DELAWARE
APPLICATION NO. 2025-0788

NOTES:

1. TAX PARCEL NUMBER(S): 13-007.20-410

2. ZONING DISTRICT DESIGNATION: SUBURBAN (S)

3. SOURCE OF TITLE: PARCELS 13-007.20-410: INST. # 20181211-0067890

4. SURVEY DATUM:
LOCAL BENCHMARK: NAIL SET ON CONCRETE CULVERT, ELEVATION 32.34
NUMBER OF EXISTING MONUMENTS: 0
NUMBER OF PROPOSED MONUMENTS: 0

5. SITE GROSS ACREAGE: 9.60 AC.
SITE NET ACREAGE: 9.60 AC.

6. 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.

7. 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.

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.

PROPOSED SEWER FLOWS:
TOTAL BUILDING OCCUPANT LOAD = 681 PEOPLE
NCC SEWER USE DESIGN FLOWS FOR COUNTRY CLUB = 50 GPD/PERSON
DAILY FLOW = 681 X 50 GPD = 34,050 GPD
PEAK FLOW = 34,050 GPD X 4 / 1,440 MIN PER DAY = 94.6 GPM

8. PROPERTY OWNER: SB NORTH LLC
18949 COASTAL HIGHWAY
SUITE 301
REHOBOTH BEACH DE 19971

9. EXISTING LOTS AND/OR DWELLING UNITS: 1
PROPOSED LOTS AND/OR DWELLING UNITS: 1

10. TOTAL TRACT AREA BREAKDOWNS
BUILDING: 0.52 AC / 22,605 SF
IMPERVIOUS: 2.61 AC
OPEN SPACE: 5.85 AC
STORMWATER MANAGEMENT AREA: 0.62 AC

11. FLOODPLAIN
NO PORTION OF THE PARCEL LIES WITHIN THE 100-YEAR FLOODPLAIN. LIMITS OF THE 100-YEAR FLOOD PLAIN WERE TAKEN FROM FLOOD INSURANCE RATE MAPS 10003C0237L & 10003C0240L, BOTH DATED JANUARY 22, 2020.

12. WATER RESOURCE PROTECTION AREA (WRPA)
AS PER THE "WATER RESOURCE PROTECTION AREAS FOR THE CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY DELAWARE" MAP 3 OF 3, REVISED MARCH 2022, NO PORTION OF THE PARCEL IS LOCATED IN THE RECHARGE WRPA.

13. WETLANDS
NO WETLANDS ARE PRESENT ON THE PARCEL. THE WETLAND BOUNDARY DEPICTED ON THIS PLAN, IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL 1978 TECHNICAL REPORT Y-87-1 (AS AMENDED AND SUPPLEMENTED), WAS TAKEN FROM A WETLAND DELINEATION REPORT BY WATERSHED ECO, LLC, DATED SEPTEMBER 1, 2015. WETLANDS WERE FIELD VERIFIED BY WATERSHED ECO, LLC IN AUGUST 2020.

14. CRITICAL NATURAL AREAS
THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS (CNA) EXIST ON THE PARCEL.

15. DEED RESTRICTIONS
THERE ARE NO DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL.

16. DEBRIS DISPOSAL
NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.

17. AVIATION RESTRICTIONS
THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION, SHALL HAVE THE RIGHT AND AUTHORITY TO IMPLEMENT SUCH RESTRICTIONS AND SAFEGUARDS ON THE PREMISES AS MAY BE REASONABLY NECESSARY TO PROTECT THE SAFETY AND WELFARE OF THE PUBLIC.

18. CONSERVATION EASEMENT
ANY ARE 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 THE NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE

19. 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.

20. 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 15' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE 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.

21. TRAFFIC IMPACT STUDY
TRAFFIC STUDIES WERE COMPLETED FOR THE DEVELOPMENT AND OTHER DEVELOPMENT PROPOSALS AT THE TIME THE SOUTHERN NEW CASTLE COUNTY TRANSPORTATION IMPROVEMENT DISTRICT (SNCC TID) WAS FORMED. DELDOT PERFORMED AREA WIDE TRAFFIC STUDIES FOR THE SNCC TID. AN INDIVIDUAL TRAFFIC IMPACT STUDY IS NOT REQUIRED AND IN LIEU THEREOF, THE DEVELOPER SHALL CONTRIBUTE THROUGH THE SNCC TID FUND. INSTRUMENT NUMBER 20140930-0043547 & 20210610-0068390.

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 _____ LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.

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 BUILDING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

25. EXISTING FIRE HYDRANTS: 0
PROPOSED FIRE HYDRANTS: 1

26. TOPOGRAPHY
TOPOGRAPHY DEPICTED ON THIS PLAN WAS COMPILED IN JANUARY 1997 BY RAMESH C. BATTA ASSOCIATES, P.A., BY ESTABLISHING A NETWORK OF HORIZONTAL AND VERTICAL CONTROL, AND TOPOGRAPHIC FEATURES AND WERE COMPILED BY AERIAL TECHNIQUES. THE PLAN WAS CONVERTED INTO DELAWARE STATE PLANE (N.A.D. 1983) AND N.A.V.D, 1988 BY VANDEMARK & LYNCH INC. IN JUNE 2007.

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

28. 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. _____.

29. 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.

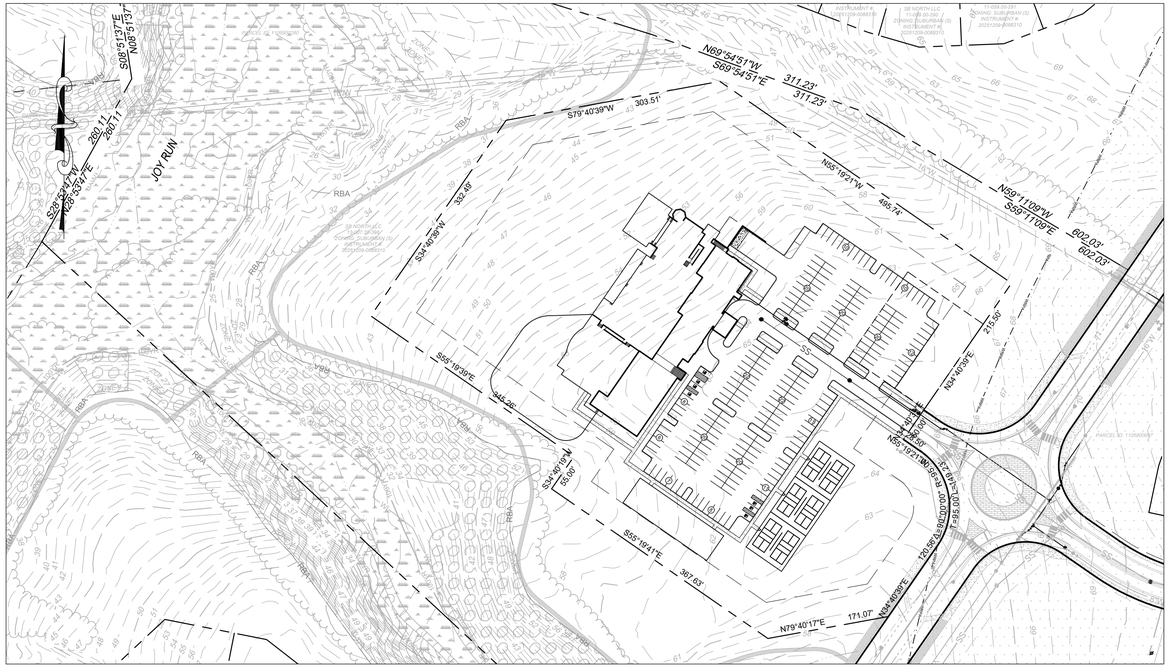
30. DELDOT
ENTRANCE/EXIT FACILITIES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO DELDOT APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN A PERMIT FROM THE DELDOT NORTH DISTRICT PERMIT OFFICE.

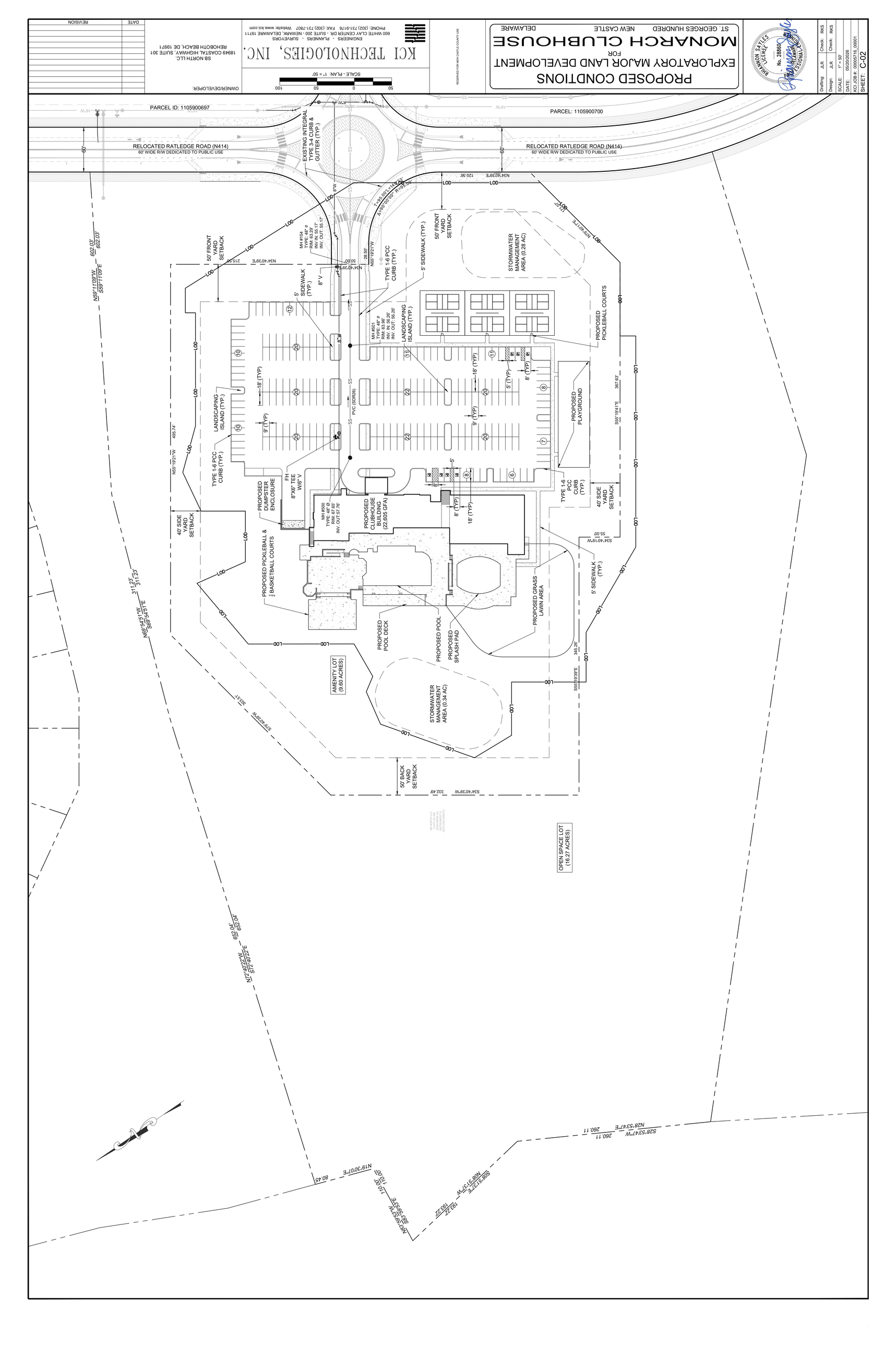
31. UTILITIES:
   a. UTILITIES CONTACT INFORMATION IS AS FOLLOWS: MISS UTILITY 1-800-282~8555

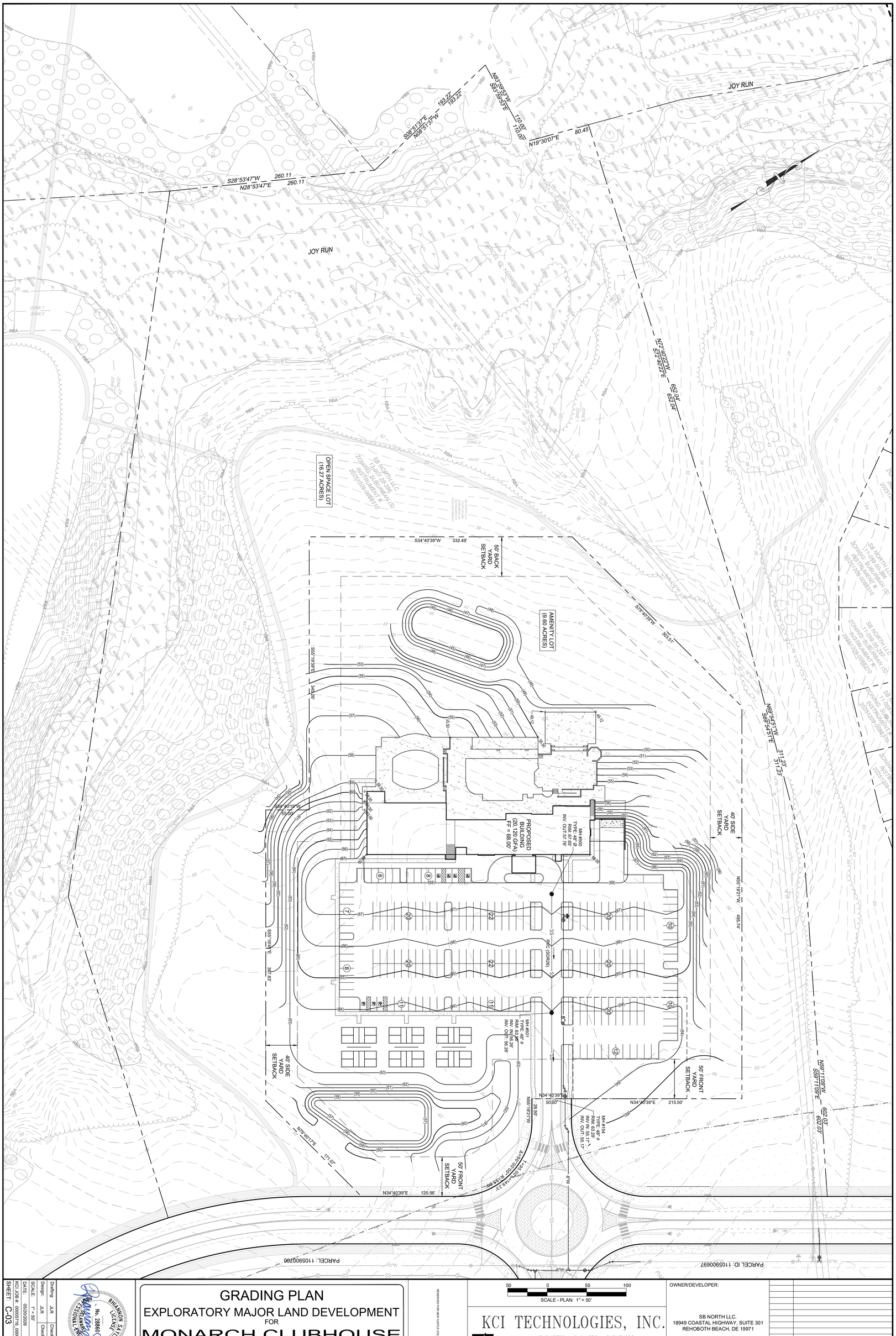
   b. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE IN THE AREA OF ANY POTENTIAL UTILITY CROSSING TO VERIFY THAT THE UTILITY WILL NOT INTERFERE WITH CONSTRUCTION. IF, AFTER UNCOVERING OF THE UTILITY, THERE IS ANY QUESTION CONCERNING A POSSIBLE CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT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

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

   d. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AT THE TIME THAT THIS PLAN WAS PREPARED. KCI TECHNOLOGIES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE, LOCATION, DEPTH, SIZE OR CONDITION OF ANY UNDERGROUND UTILITIES SHOWN ON THIS PLAN NOT ACCESIBLE FROM THE SURFACE OF THE GROUND.


JOY RUN
S08°51'31"E 100.00'
S08°51'31"E 280.11'
S08°51'31"E 200.11'
S28°34'34"W 58.33'
N69°54'31"W 311.23'
S80°54'51"E 311.23'
S79°40'39"W 303.51'
N05°19'21"W 496.14'
N69°11'09"W
S69°11'09"E 602.03'
602.03'
S34°46'39"W 302.48'
S55°13'21"W 945.36'
S34°46'39"W 55.00'
S55°13'21"E 30.03'
N79°40'17"E 171.07'
N34°46'39"E 215.50'
N34°46'39"E 57.68'
N55°13'21"W 30.00'
S55°13'21"E 57.68'
N55°13'21"W 30.00'
S55°13'21"E 57.68'
N55°13'21"W 30.00'
S55°13'21


PROPOSED CONDITIONS
EXPLORATORY MAJOR LAND DEVELOPMENT
FOR
MONARCH CLUBHOUSE
ST. GEORGES HUNDRED NEW CASTLE DELAWARE
KCI TECHNOLOGIES, INC.
SCALE - PLAN: 1" = 50'
OWNER/DEVELOPER:
SB NORTH LLC.
18949 COASTAL HIGHWAY, SUITE 301
REHOBOTH BEACH, DE 19971
PARCEL ID: 1105900697
PARCEL: 1105900700
RELOCATED RATLEDGE ROAD (N414)
60' WIDE R/W DEDICATED TO PUBLIC USE
EXISTING INTEGRAL TYPE 3-4 CURB & GUTTER (TYP.)
50' FRONT YARD SETBACK
5' SIDEWALK (TYP.)
TYPE 1-6 PCC CURB (TYP.)
STORMWATER MANAGEMENT AREA (0.28 AC)
LANDSCAPING ISLAND (TYP.)
PROPOSED PICKLEBALL COURTS
PROPOSED PLAYGROUND
PROPOSED DUMPSTER ENCLOSURE
PROPOSED CLUBHOUSE BUILDING (22,605 GFA)
40' SIDE YARD SETBACK
PROPOSED PICKLEBALL & BASKETBALL COURTS
PROPOSED GRASS LAWN AREA
PROPOSED POOL DECK
PROPOSED POOL
PROPOSED SPLASH PAD
AMENITY LOT (9.60 ACRES)
STORMWATER MANAGEMENT AREA (0.34 AC)
50' BACK YARD SETBACK
OPEN SPACE LOT (16.27 ACRES)
RESERVED FOR NEW CASTLE COUNTY USE
DATE
REVISION
Drafting: JLR
Design: JLR
Check: RKS
Check: RKS
SCALE: 1" = 50'
DATE: 05/20/2026
KCI JOB #: 000057I6_0001
SHEET: C-02



SHEET: C-03
KCI JOB #: 000053116.00001
DATE: 05/05/2026
SCALE: 1" = 50'
Design: JLR | Check: RKS
Drafting: JLR | Check: RKS

RHIANNON S. VICENTE, P.E. No. 28880 PROFESSIONAL ENGINEER

GRADING PLAN
EXPLORATORY MAJOR LAND DEVELOPMENT
FOR
MONARCH CLUBHOUSE
ST. GEORGES HUNDRED NEW CASTLE DELAWARE

RESERVED FOR NEW CASTLE COUNTY USE

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

KCI TECHNOLOGIES, INC.
ENGINEERS - PLANNERS - SURVEYORS
600 WHITE CLAY CENTER DR. - SUITE 200 - NEWARK, DELAWARE 19711
PHONE: (302) 731-9176 FAX: (302) 731-7807 Website: www.kci.com

OWNER/DEVELOPER:
SB NORTH LLC.
18949 COASTAL HIGHWAY, SUITE 301
REHOBOTH BEACH, DE 19971

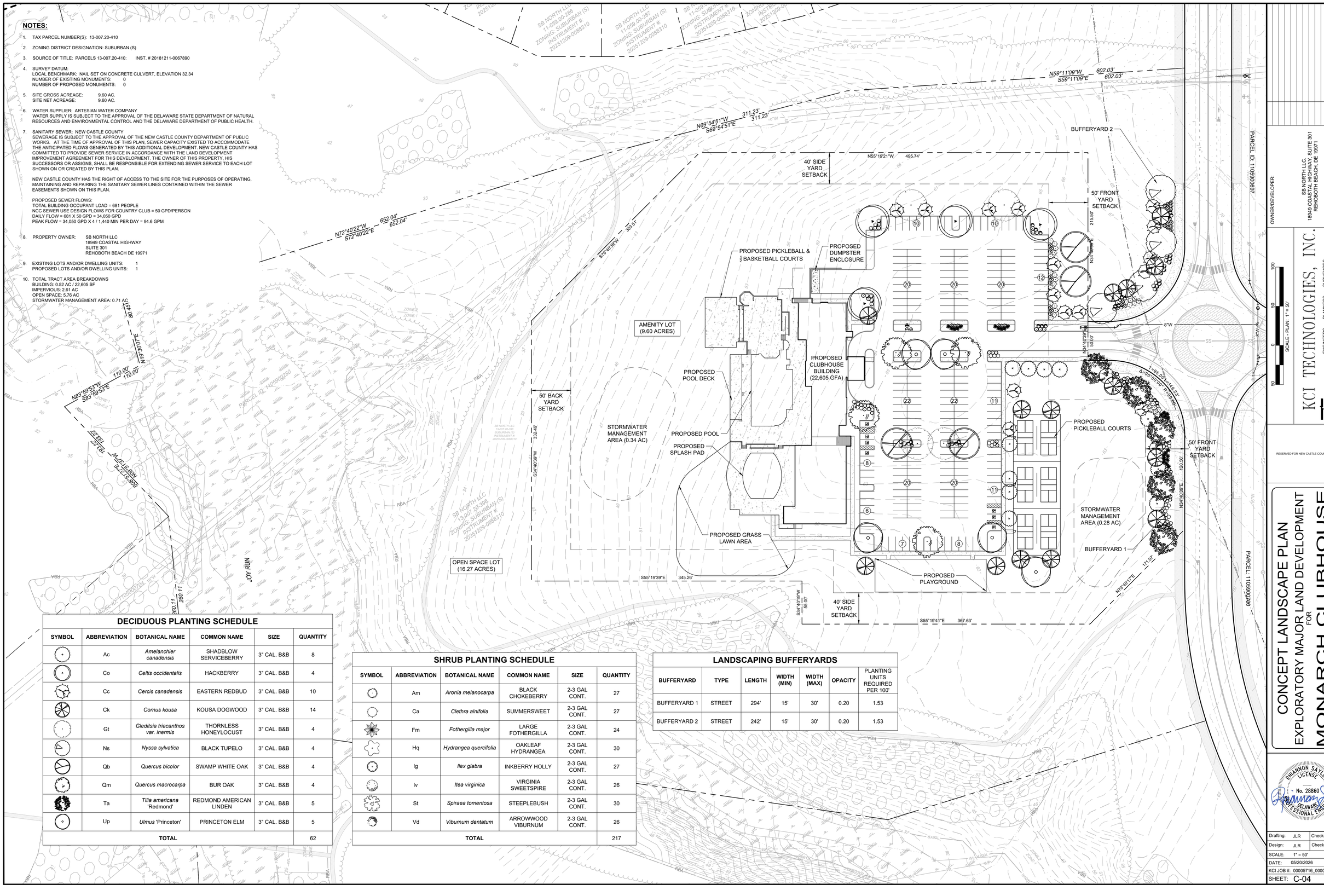
DATE	REVISION

NOTES:

1. TAX PARCEL NUMBER(S): 13-007.20-410
2. ZONING DISTRICT DESIGNATION: SUBURBAN (S)
3. SOURCE OF TITLE: PARCELS 13-007.20-410: INST. # 20181211-0067890
4. SURVEY DATUM:
   LOCAL BENCHMARK: NAIL SET ON CONCRETE CULVERT, ELEVATION 32.34
   NUMBER OF EXISTING MONUMENTS: 0
   NUMBER OF PROPOSED MONUMENTS: 0
5. SITE GROSS ACREAGE: 9.60 AC.
   SITE NET ACREAGE: 9.60 AC.
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   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.

   PROPOSED SEWER FLOWS:
   TOTAL BUILDING OCCUPANT LOAD = 681 PEOPLE
   NCC SEWER USE DESIGN FLOWS FOR COUNTRY CLUB = 50 GPD/PERSON
   DAILY FLOW = 681 X 50 GPD = 34,050 GPD
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    BUILDING: 0.52 AC / 22,605 SF
    IMPERVIOUS: 2.61 AC
    OPEN SPACE: 5.76 AC
    STORMWATER MANAGEMENT AREA: 0.71 AC



DECIDUOUS PLANTING SCHEDULE

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Ac	*Amelanchier canadensis*	SHADBLOW SERVICEBERRY	3" CAL. B&B	8
	Co	*Celtis occidentalis*	HACKBERRY	3" CAL. B&B	4
	Cc	*Cercis canadensis*	EASTERN REDBUD	3" CAL. B&B	10
	Ck	*Cornus kousa*	KOUSA DOGWOOD	3" CAL. B&B	14
	Gt	*Gleditsia triacanthos var. inermis*	THORNLESS HONEYLOCUST	3" CAL. B&B	4
	Ns	*Nyssa sylvatica*	BLACK TUPELO	3" CAL. B&B	4
	Qb	*Quercus bicolor*	SWAMP WHITE OAK	3" CAL. B&B	4
	Qm	*Quercus macrocarpa*	BUR OAK	3" CAL. B&B	4
	Ta	*Tilia americana* 'Redmond'	REDMOND AMERICAN LINDEN	3" CAL. B&B	5
	Up	*Ulmus* 'Princeton'	PRINCETON ELM	3" CAL. B&B	5
TOTAL					62

SHRUB PLANTING SCHEDULE

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	Am	*Aronia melanocarpa*	BLACK CHOKEBERRY	2-3 GAL CONT.	27
	Ca	*Clethra alnifolia*	SUMMERSWEET	2-3 GAL CONT.	27
	Fm	*Fothergilla major*	LARGE FOTHERGILLA	2-3 GAL CONT.	24
	Hq	*Hydrangea quercifolia*	OAKLEAF HYDRANGEA	2-3 GAL CONT.	30
	Ig	*Ilex glabra*	INKBERRY HOLLY	2-3 GAL CONT.	27
	Iv	*Itea virginica*	VIRGINIA SWEETSPIRE	2-3 GAL CONT.	26
	St	*Spiraea tomentosa*	STEEPLEBUSH	2-3 GAL CONT.	30
	Vd	*Viburnum dentatum*	ARROWWOOD VIBURNUM	2-3 GAL CONT.	26
TOTAL					217

LANDSCAPING BUFFERYARDS

BUFFERYARD	TYPE	LENGTH	WIDTH (MIN)	WIDTH (MAX)	OPACITY	PLANTING UNITS REQUIRED PER 100'
BUFFERYARD 1	STREET	294'	15'	30'	0.20	1.53
BUFFERYARD 2	STREET	242'	15'	30'	0.20	1.53

DATE	REVISION

OWNER/DEVELOPER:
SB NORTH LLC
18949 COASTAL HIGHWAY, SUITE 301
REHOBOTH BEACH, DE 19971

KCI TECHNOLOGIES, INC.
ENGINEERS - PLANNERS - SURVEYORS
600 WHITE CLAY CENTER DR. - SUITE 200 - NEWARK, DELAWARE 19711
PHONE: (302) 731-9176 FAX: (302) 731-7807 Website: www.kci.com

RESERVED FOR NEW CASTLE COUNTY USE

CONCEPT LANDSCAPE PLAN
EXPLORATORY MAJOR LAND DEVELOPMENT
FOR
MONARCH CLUBHOUSE
ST. GEORGES HUNDRED NEW CASTLE DELAWARE

BRIANNON SAYLES LICENSE No. 28860 PROFESSIONAL ENGINEER DELAWARE

Drafting:	JLR	Check:	RKS
Design:	JLR	Check:	RKS
SCALE:	1" = 50'		
DATE:	05/20/2026		
KCI JOB #:	00005716_00001		
SHEET:	C-04		

PUBLIC PRE CHECK Results for State Parcel(s): 1300720410

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

WRPA: Issues Found

Well Head Protection Areas: No Issues Found

Underground Storage Tanks: No Issues Found

Tax Ditch Segments: No Issues Found

Tax Ditch ROWs: No Issues Found

Soils - Sussex County: No Issues Found

Soils - New Castle County: No Issues Found

Soils - Kent County: No Issues Found

SIRB Project Areas: No Issues Found

Park Facilities: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Aglands Preservation Districts: No Issues Found

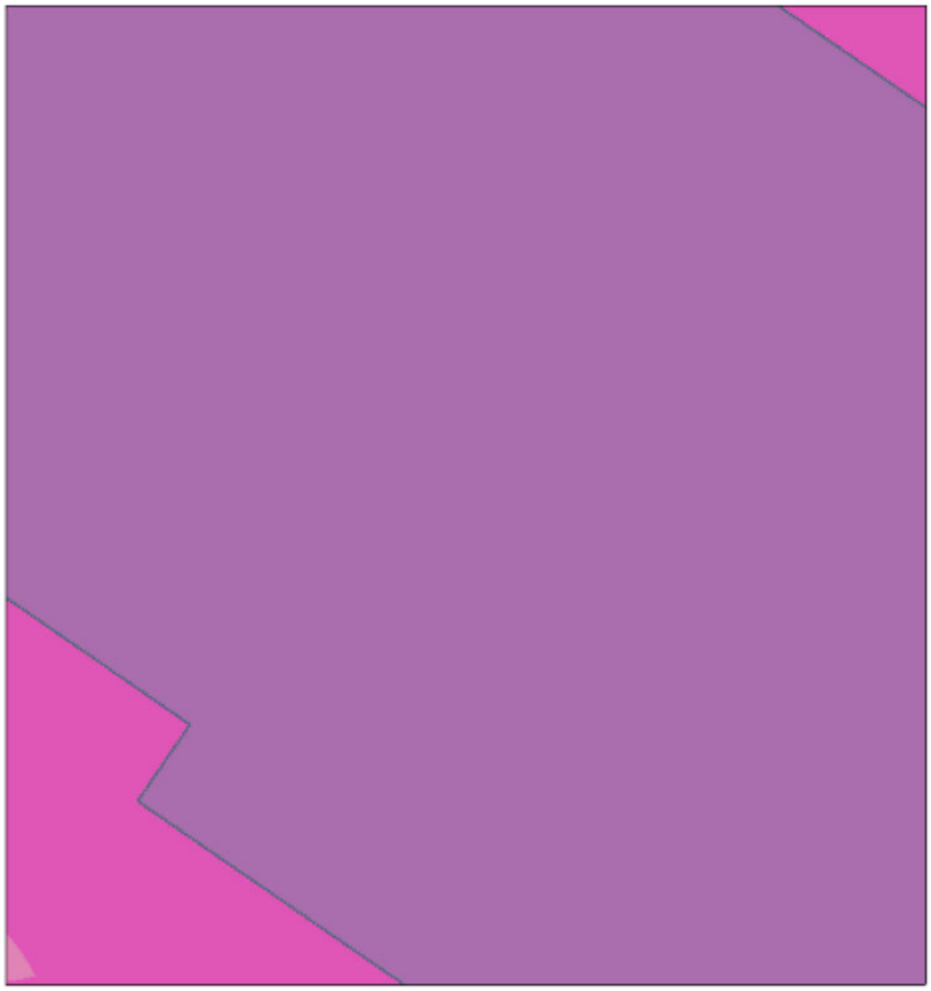
Wetlands: No Issues Found

Screening Report

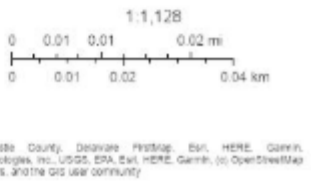
Area of Interest (AOI) Information

Area : 418,251.46 ft²

Aug 6 2026 14:54:45 Eastern Daylight Time







Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	836,502.96	N/A
DE_StateParcels - State Parcels	1	418,251.46	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	1	42,600.91	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	3	418,251.80	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	0	0	N/A
Recharge Areas	1	1,021.94	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	418,251.48	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2011-06-06	418,251.48
2	2021-03-09	418,251.48

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1300720410	9.60	418,251.46

Delaware Ecological Network

#	ID	Area(ft²)
1	2,215.00	42,600.91

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Sassafras sandy loam, 10 to 15 percent slopes	20,942.18
2	Sassafras sandy loam, 5 to 10 percent slopes, Mid-Atlantic Coastal Plain	109,315.04
3	Reybold silt loam, 2 to 5 percent slopes	287,994.58

Recharge Areas

#	ACREAGE	Area(ft²)
1	38	1,021.94

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	418,251.48

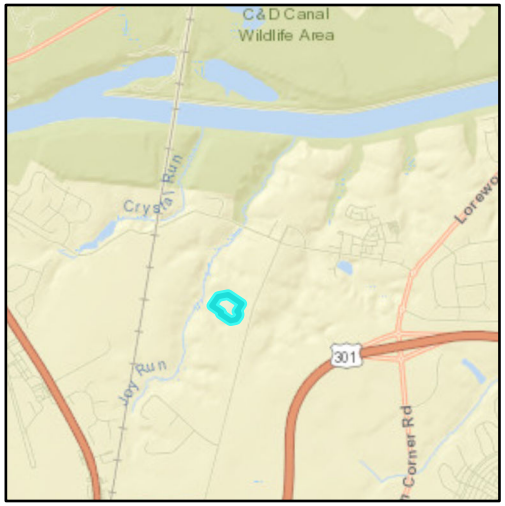
Preliminary Land Use Service (PLUS)

2026-08-03 Monarch Clubhouse

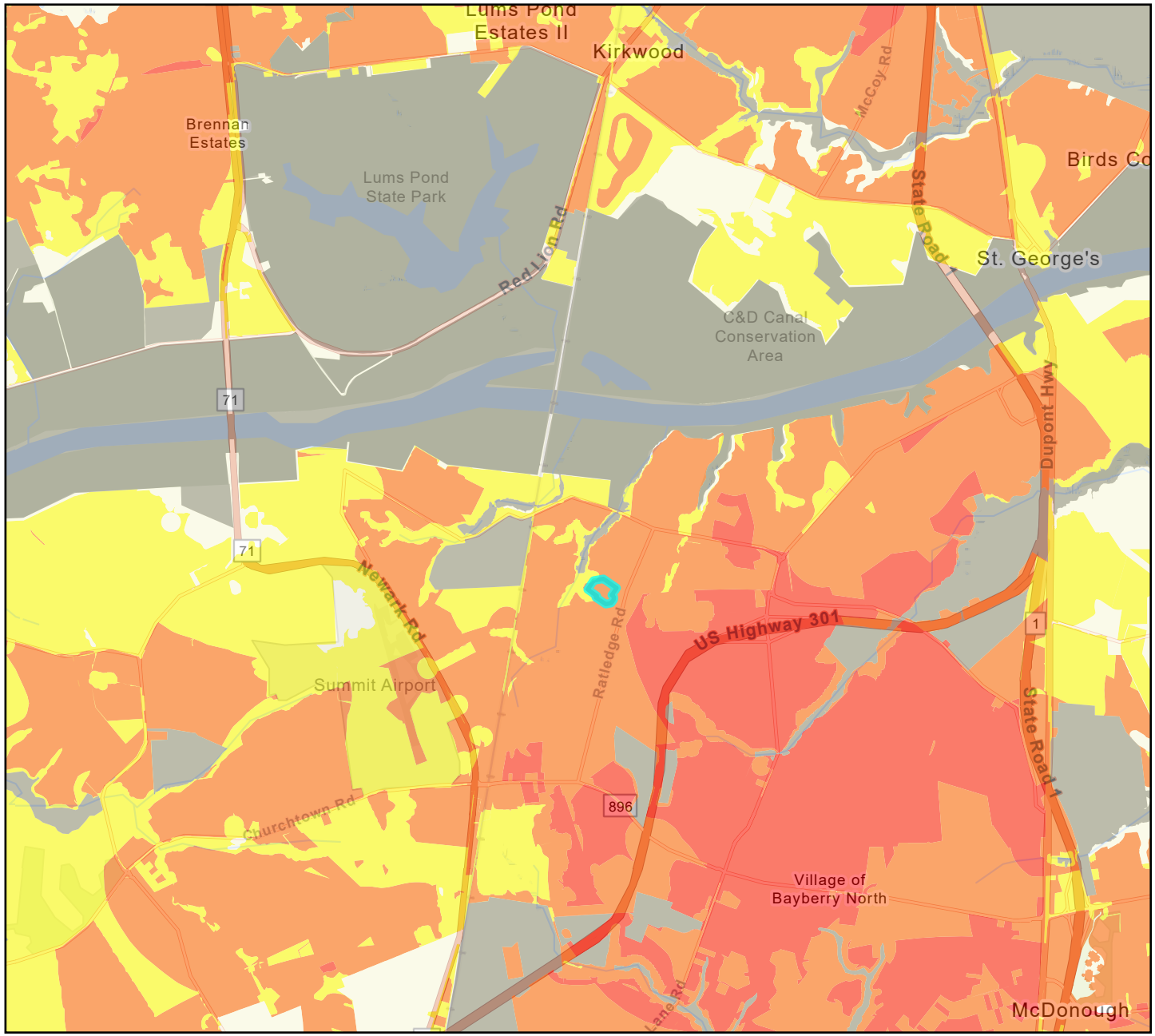


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-08-03 Monarch Clubhouse



Legend

PLUS Project

Investment Level

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

