Preliminary Land Use Service

Application Form

Submitted Time:
October 30, 2026 10:45 AM

PLUS ID: 2026-11-06

State Strategy Level: 1 and Out of Play

PLUS Application Type - Site Plan Review

Title: 1100 Carr Road
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
Redevelop & convert (2) existing office buildings, including a single 3rd story addition & a 3-story addition for 85 age-restricted multifamily apartment units. Propose (29) three-story multifamily apartment buildings containing 174 total age-restricted

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): 0611500252

Project Location: 1100 Carr Road. (Between Carr Road and Philadelphia Pike)

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

Section II: Project Contact Information

Owner Contact Information

Carr Road, LLC
234 North James Street
Newport, DE 19804
Phone: 302-999-0708
Email: afinerosky@pettinaro.com
Fax:

Equitable Owner/Developer Contact Information

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

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
VanDemark & Lynch, Inc.
Mark Russo
Phone: 302-764-7635
Email: mrusso@vdleng.com
Fax: 302-764-4170

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

Section III: Project Details

Project Area (Acres): **50.62**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **OR - Office Regional**
Proposed Zoning for this project: **OR - Office Regional**

Land Use Information

Present Use for this project area: **Office**
Proposed Use for this project: **Multifamily Conversion & Redevelopment**

Residential Development Information

Type of Residential: **Multi-Family *5+ units/bldg**
If mixed residential, what types of residential?

Residential Target Market: **Rental**

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units: **Affordable *Includes Govt funds, deed and/or income eligibility restrictions, Market rate, Age-restricted**
Total number Rental Units: **259**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		259	

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:
Andrea Finerosky (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: **Municipal**
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	30.58	Yes	7.05

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: **1.7**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Yes
If yes, estimated acres of wetlands impacted: **0.1**

Wetland Delineation

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

Tax Ditch Details

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

Stormwater Management Details

List the proposed stormwater management practices for this site:
Bioretention

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **39**
What kind of Open Space? **Passive Recreation, Stormwater Management, Wildlife Habitat**
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. **1,308**
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.
United States

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?
Yes

Table of Mobility Connectivity Parameters

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

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

If yes, please provide details regarding known historic/cultural resources near the project site.
In close proximity to Bellevue State Park.

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: **1100 Carr Road**

Project ID (to be completed by OSPC): _____

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



Signature of Property Owner

11-30-26

Date

Gregory Pettinaro, Manager

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

_____

Date

_____

Additional Owner (Please Print)

Published January 2022

APPLICATION NO. 2026-0050

EXPLORATORY MAJOR LAND DEVELOPMENT REDEVELOPMENT PLAN

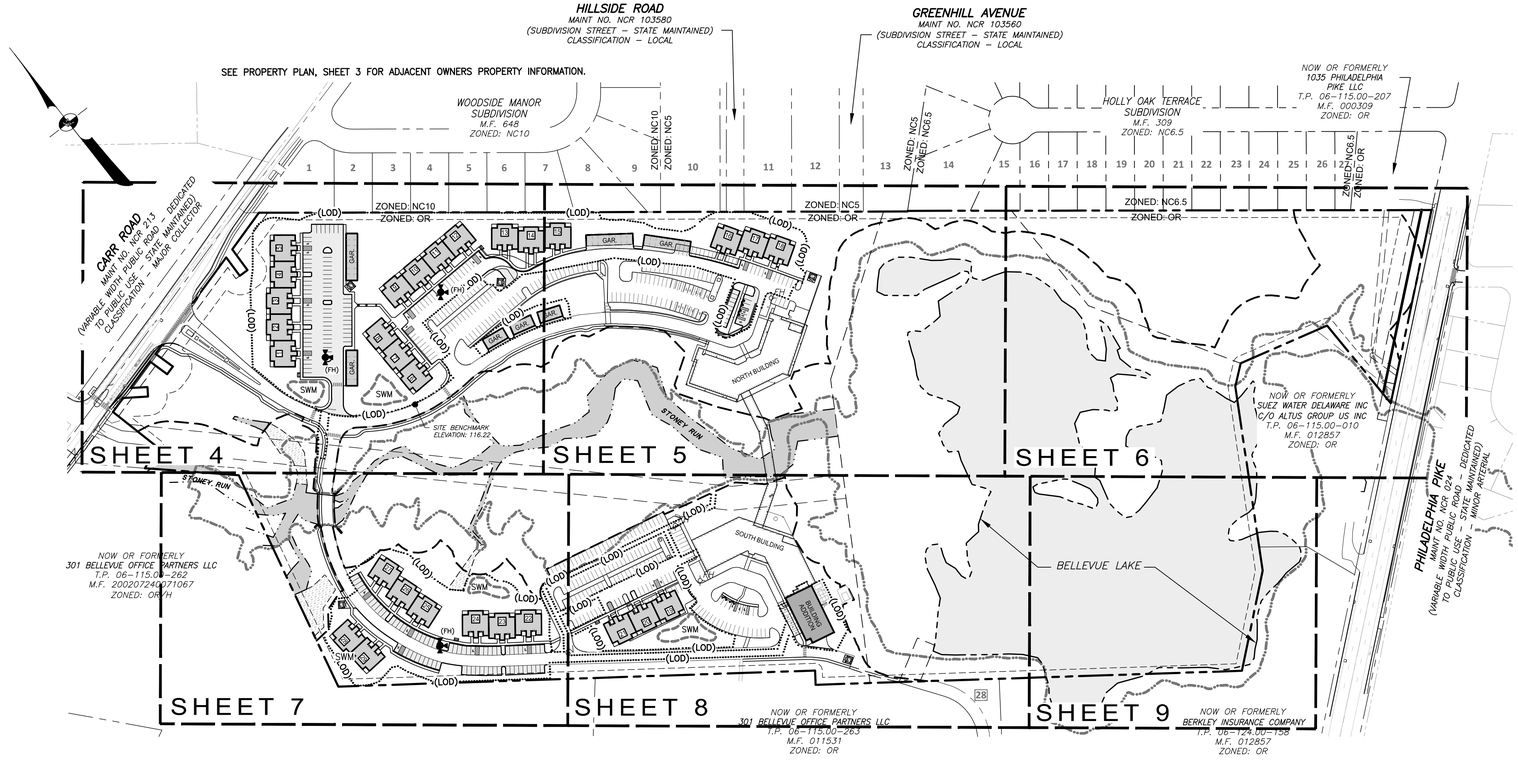
FOR

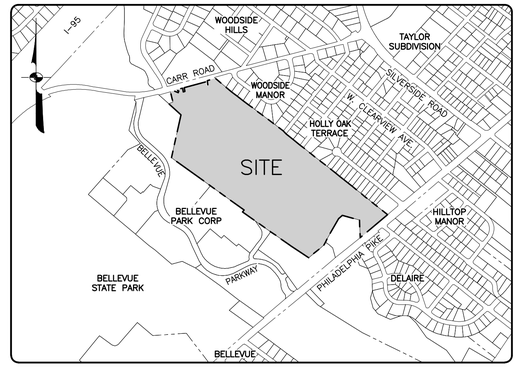
1100 CARR ROAD

BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
	BUILDING RESTRICTION LINE	N/A
ZONING: OR / ZONING: NC10	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
	CONCRETE	
	BUILDING	
FH	FIRE HYDRANT	(FH)
	WATERS OF THE US/ CONSERVATION EASEMENT	N/A
	RIPARIAN BUFFER/ CONSERVATION EASEMENT	N/A
	SCALED FEMA FLOODPLAIN/ CONSERVATION EASEMENT	N/A
	WETLANDS/ CONSERVATION EASEMENT	N/A
N/A	LIMITS OF DISTURBANCE	(LOD)





LOCATION PLAN SCALE: 1" = 800'

GENERAL DATA:

1. OWNER/DEVELOPER: CARR ROAD, LLC
234 NORTH JAMES STREET
NEW PORT, DE
PHONE: 302-999-0708

2. TAX PARCEL No: 06-115.00-252

3. SITE ADDRESS: 1100 CARR ROAD
WILMINGTON, DE 19808

4. SITE AREA:

EXISTING	= 50.62± AC
RIGHT OF WAY DEDICATION	= 0.19± AC
NET ACREAGE	= 50.43± AC

5. ZONING: OR (OFFICE REGIONAL)

STREET SETBACK	40 FEET (40 FEET TO PARKING)
SIDE SETBACK	15 FEET (10 FEET TO PARKING)
REAR SETBACK	40 FEET (40 FEET TO PARKING)
LOT WIDTH	100 FEET
BUILDING HEIGHT	50/180 FEET

6. USE: EXISTING: OFFICE
PROPOSED: MULTIFAMILY CONVERSION (UDC 40.03.340)

7. SOURCE OF TITLE: D.R. 20250602-0036261

8. DEED RESTRICTIONS: NONE

9. DATE OF FIELD SURVEY: FIELD SURVEY BY VANDEMARK & LYNCH, INC. SPRING 2025.
SEE SHEET 3 FOR PROPERTY PLAN.

10. DATUM: HORIZONTAL: DELAWARE STATE PLANE NAD 83'
VERTICAL: NAVD 88' (GEOID 2018 VIA RTK)

11. BENCHMARK: EXISTING MAGNETIC NAIL IN DRIVEWAY
NORTHING: 649,432.53
EASTING: 634,968.65
ELEVATION: 116.22'

12. MONUMENTS: EXISTING 10 ○ PROPOSED 2 ⊡ (SEE SHEET 3)

13. WATER: VEOLIA DELAWARE. 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.

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. NEWCASTLE 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.

15. FIRE HYDRANTS: (3) EXISTING FH (3) PROPOSED (FH)

16. INVESTMENT LEVEL: DELDOT INVESTMENT LEVEL 1.

17. THE SITE IS NOT IN A TRAFFIC IMPROVEMENT DISTRICT (TID).

18. NUMBER OF LOTS – 1

19. SEE SHEET 2 FOR ADDITIONAL GENERAL DATA & NOTES.

SHEET	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	PROPERTY PLAN
4–9	EXPLORATORY SKETCH

CERTIFICATION OF PLAN ACCURACY

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

10.19.2026
SIGNATURE AND DATE OF P.E.

DOUGLAS M. EITELMAN, P.E. (DE 15860)
PRINTED NAME

DOUGLAS M. EITELMAN LICENSE No. 15860 DELAWARE PROFESSIONAL ENGINEER
SEAL

CERTIFICATION OF OWNERSHIP

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

SIGNATURE

GREGORY PETTINARO, MANAGER
PRINTED NAME

DATE

CERTIFICATION OF PLAN APPROVAL

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

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

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO:

A) REDEVELOP & CONVERT (2) EXISTING OFFICE BUILDINGS TOTALING ±106,384 SF, INCLUDING A SINGLE 3RD STORY ADDITION, AND A THREE-STORY ADDITION TO PROPOSE 85 VOLUNTARY AGE-RESTRICTED MULTIFAMILY RESIDENTIAL APARTMENT DWELLING UNITS PER SECTION 40.03.340 MULTIFAMILY CONVERSION.

B) PROPOSE (29) THREE-STORY MULTIFAMILY APARTMENT BUILDINGS CONTAINING 174 VOLUNTARY AGE-RESTRICTED DWELLING UNITS WITH ASSOCIATED PARKING, STORMWATER MANAGEMENT AND SITE IMPROVEMENTS.

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

PROJECT NAME

1100 CARR ROAD

1100 Carr Road
Brandywine Hundred,
New Castle County, DE

Application: 2026-0050

PLAN TYPE

EXPLORATORY MAJOR LAND DEVELOPMENT REDEVELOPMENT PLAN

TITLE SHEET

SCALE: 1"=150'

0 150 300
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

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

PROJECT NUMBER: 26287.00
SURVEYED BY: UD
DRAWN BY: BAG
PROJECT MANAGER: MAR
MOD. GRID: 120/366
DATE: 08.01.2026
FILE: 26287.00-EXPLOR-01
APPLICATION #: 2026-0050

DRAWING NUMBER

1

SHEET SIZE: 24x36

DATA COLUMN:

1. PROPOSED UNITS: 259 APARTMENT UNITS
2. EXISTING SEWER FLOWS: 10,640± GPD
3. PROPOSED SEWER FLOWS: 51,800 GPD (PEAK = 207,200 GPD)
   (259 UNITS X 200 GPD)
4. EXISTING TRAFFIC GENERATION: SEE TRAFFIC GENERATION DIAGRAM THIS SHEET
5. PROPOSED TRAFFIC GENERATION: SEE TRAFFIC GENERATION DIAGRAM THIS SHEET
6. REQUIRED YARD, DECK, BALCONY, ROOF TOP AREA: (200 SF/UNIT)(259 UNITS) = 51,800 SF

   200 SF TOTAL FRONT AND REAR BALCONIES PROVIDED FOR BUILDINGS 1–29. NORTH AND SOUTH BUILDING AREAS TO BE COORDINATED WITH ARCHITECT PRIOR TO RECORD PLAN SUBMISSION
7. MPDU REQUIREMENT: 26 UNITS (10% FOR MULTI–FAMILY CONVERSION W/ 25+ UNITS)

PARKING RATIONALE (UDC TABLE 40.03.522)

EXISTING PARKING: 361 TOTAL, INCLUDING 15 HC ACCESSIBLE

REQUIRED: APARTMENT UNITS – 1.5 SPACES PER 1 BEDROOM DWELLING UNIT
2 SPACES PER 2 OR 3 BEDROOM DWELLING UNIT
1 ADDITIONAL GUEST SPACE / 5 DWELLING UNITS

259 TOTAL APARTMENT UNITS W/ BEDROOM PERCENTAGE MIX

(25% 1 BEDROOM) = 65 UNITS @ 1.5/UNIT = 98 SPACES
(50% 2 BEDROOM) = 129 UNITS @ 2/UNIT = 258 SPACES
(25% 3 BEDROOM) = 65 UNITS @ 2/UNIT = 130 SPACES
259 UNITS / 5 UNITS = 52 SPACES
TOTAL SPACES REQUIRED: 538 SPACES
(11 HANDICAP SPACES REQUIRED, INCLUDING 2 VAN SPACES)

REQUIRED: AGE RESTRICTED – 1.5 SPACES PER BEDROOM DWELLING UNIT
259 TOTAL APARTMENT UNITS W/ BEDROOM PERCENTAGE MIX

(25% 1 BEDROOM) = 65 UNITS @ 1.5/UNIT = 98 SPACES
(50% 2 BEDROOM) = 129 UNITS @ 1.5/UNIT = 193 SPACES
(25% 3 BEDROOM) = 65 UNITS @ 1.5/UNIT = 98 SPACES
TOTAL SPACES REQUIRED: 389 SPACES
(8 HANDICAP SPACES REQUIRED, INCLUDING 1 VAN SPACES)

PROVIDED: **504 SPACES TOTAL** (INC. 42 GARAGES)
(INCLUDES 23 ADA SPACES W/ 4 VAN)

A PARKING DEMAND AND NEEDS ANALYSIS (PDNA) TO DEMONSTRATE A PARKING REDUCTION OF 34 SPACES CAN BE ACCOMMODATED FOR THE MULTIPLE BUILDINGS TO BE APPROVED BY THE DEPARTMENT OF LAND USE PRIOR TO FINAL RECORD PLAN APPROVAL.

INCLUDES EV CHARGING INFRASTRUCTURE FOR 8 PROPOSED EV SPACES. (5%)

BICYCLE PARKING

REQUIRED: 5 SPACES MINIMUM + 1 SPACE FOR EACH ADDITIONAL TEN PARKING SPACES.
NO MORE THAN 20 SPACES.

PROVIDED: 20 SPACES

SITE AREA

EXISTING BUILDING AREA:	38,502± S.F.	0.88± ACS.
PROPOSED BUILDING AREA*:	+85,622± S.F.	1.97± ACS.
TOTAL BUILDING AREA:	**124,124± S.F.**	**2.85± ACS.**
TOTAL PAVED AREA:	**336,739± S.F.**	**7.73± ACS.**
TOTAL OPEN AREA (INCLUDES SWM):	**1,742,164± S.F.**	**39.99± ACS.**
TOTAL GROSS AREA:	**2,203,027+ S.F.**	**50.57± ACS.**

*PROPOSED BUILDING AREA INCLUDES APARTMENTS, BUILDING ADDITION AND DETACHED GARAGES.

GROSS FLOOR AREA

TOTAL BUILDING GROSS FLOOR AREA

		GROSS FLOOR AREA (SF)	USE	UNITS	NOTES
EXISTING					
NORTH	EXISTING	54,032	OFFICE	33	3 STORY
SOUTH	EXISTING	52,352	OFFICE	27	2 STORY WITH BASEMENT
	TOTAL	**106,384**		**60**	
EXISTING NORTH & SOUTH OFFICE BUILDINGS TO BE REDEVELOPED WITH PROPOSED APARTMENT UNITS UTILIZING MULTIFAMILY CONVERSION - SECTION 40.03.340 OF THE UNIFIED DEVELOPMENT CODE (UDC)					
PROPOSED					
SOUTH	PROPOSED	17,450	MULTIFAMILY	13	PROPOSED 3RD FLOOR
SOUTH	PROPOSED	21,260	MULTIFAMILY	12	3 STORY BUILDING ADDITION
BULDING 1	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 2	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 3	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 4	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 5	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 6	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 7	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 8	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 9	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 10	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 11	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 12	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 13	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 14	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 15	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 16	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 17	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 18	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 19	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 20	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 21	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 22	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 23	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 24	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 25	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 26	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 27	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 28	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
BULDING 29	PROPOSED	7,791	MULTIFAMILY	6	3 STORY
	TOTAL	**264,649**		**199**	
	OVERALL TOTAL	**371,033**		**259**	

GENERAL NOTES:

1. THE SUBJECT PROPERTY PARTIALLY LIES WITHIN THE 100 YEAR FLOODPLAIN AS DELINEATED ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD RATE MAP. NUMBER 10003C0086L & 10003C0088L, WITH MAP REVISION DATED JANUARY 22, 2020. NO IMPACTS TO FLOODPLAIN ARE PROPOSED BY THIS PLAN AND NO ADDITIONAL FLOOD STUDY IS REQUIRED.
2. THIS SITE IS NOT LOCATED WITHIN A WRPA. RESOURCE PROTECTION AREA BOUNDARY INFORMATION WAS OBTAINED FROM A MAP ENTITLED "WATER RESOURCE PROTECTION AREAS" FOR NEW CASTLE COUNTY DATED 1987 MAP 1 OF 3, LAST REVISED MARCH 2022.
3. THE WETLANDS BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. A WETLAND DELINEATION WAS PERFORMED BY WATERSHED ECO IN OCTOBER, 2025 AND AS DELINEATED ON THIS PLAN. 0.10–ACRES OF WETLANDS FILL HAS BEEN PREVIOUSLY APPROVED UNDER ARMY CORPS OF ENGINEERS NATIONWIDE PERMIT NO.18 CENAP 2026–00320–85, DATED SEPTEMBER 2, 2026.
4. THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST ON THIS SITE.
5. DEED RESTRICTIONS ASSOCIATED WITH THIS PROPERTY WERE RECORDED ON _____ AT MICROFILM NO. _____.
6. THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR SUBDIVISION PLAN FOR THE LANDS OF FIRST DELAWARE OFFICE CORPORATION, DATED 3/01/88 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON 12/08/88 AT MF #9547.
7. A TRAFFIC IMPACT STUDY IS NOT REQUIRED FOR THIS PLAN.
8. THERE SHALL BE NO DEBRIS BURIED ON THIS SITE.
9. A LANDSCAPE PLAN, PREPARED BY VANDEMARK & LYNCH, INC. LAST DATED SEPTEMBER 1, 2026 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
10. 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.
11. FOR MAINTENANCE OF THE COMMON FACILITIES (INCLUDING COMMON AREAS AND SWM FACILITIES) SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION FOR BELLEVUE PARK CORPORATE CENTER ROAD MAINTENANCE DECLARATION, DATED 2/26/86, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, DB: 372, PN: 28.
12. 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.
13. 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.
14. 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 RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____, AT INSTUMENT NO. _____.
15. 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.
16. 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.
17. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND NEW CASTLE COUNTY DRAINAGE CODE.
18. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
19. A FOREST HABITAT VALUE ASSESSMENT WAS PERFORMED BY WATERSHED ECO ON DECEMBER, 2025. THE RESULTS OF THE INVESTIGATION IDENTIFIED PORTIONS OF THE FORESTED AREA AS A TIER 2 FOREST (6.59 ACRES) AND TIER 3 FOREST (7.87 ACRES). THEREFORE TIERS 2 & 3 PROTECTION AND/OR STANDARDS WILL APPLY TO THE CRITICAL ROOT ZONE LIMITS OF THE SPECIFIC FOREST AREA. THE REMAINING FORESTED AREA LOCATED EAST OF THE RESERVOIR EASEMENT IS TO BE DESIGNATED AS TIER 1 FOREST AND NO DISTURBANCE IS PROPOSED WITHIN THIS LOCATION.
20. THE RESIDENTIAL UNITS IN THE MULTIFAMILY COMPONENT OF THIS PROJECT HAVE BEEN SEPARATELY VOLUNTARILY AGE–RESTRICTED PURSUANT TO COVENANTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE AT INSTRUMENT NO. _____. THE OWNER EXPRESSLY RESERVES THE DISCRETION TO REMOVE THE AGE RESTRICTION FOR SOME OR ALL OF THE RESIDENTIAL UNITS IN THE FUTURE BY AMENDING OR REMOVING THE RECORDED COVENANTS. FOR AVOIDANCE OF DOUBT, THE TRIP GENERATION INFORMATION FOR THIS PROJECT DID NOT ASSUME REDUCED IMPACTS BASED UPON AGE–RESTRICTED RESIDENTIAL UNITS SO REMOVING THE AGE RESTRICTIONS WILL HAVE NO IMPACT ON THE ANALYSIS OF TRAFFIC OR RELATED APPROVALS.
21. SEE DELDOT RECORD PLAN FOR APPLICABLE NOTES AND SUPPORTING DELDOT INFORMATION.
22. PROTECTED RESOURCES:

PROTECTED NATURAL RESOURCE AREAS

NATURAL RESOURCES	PROTECTION LEVEL	RESOURCES AREA (ACS)	ALLOWABLE DISTURBED AREA (ACS) **	ACTUAL DISTURBED AREA (ACS) ***
1. WATERS & WETLANDS	1.00	1.70 ****	0.00	0.00
2. RIPARIAN BUFFER	1.00	28.26	0.00	0.00
3. FOREST (TIER 1) *	0.60	30.58	12.23	7.05
BASED ON OR (OFFICE REGIONAL ZONING DISTRICT)				

* A TIER 1 PROTECTION LEVEL IS BEING UTILIZED FOR THE ENTIRE FORESTED AREA WITHIN THE PARCEL.

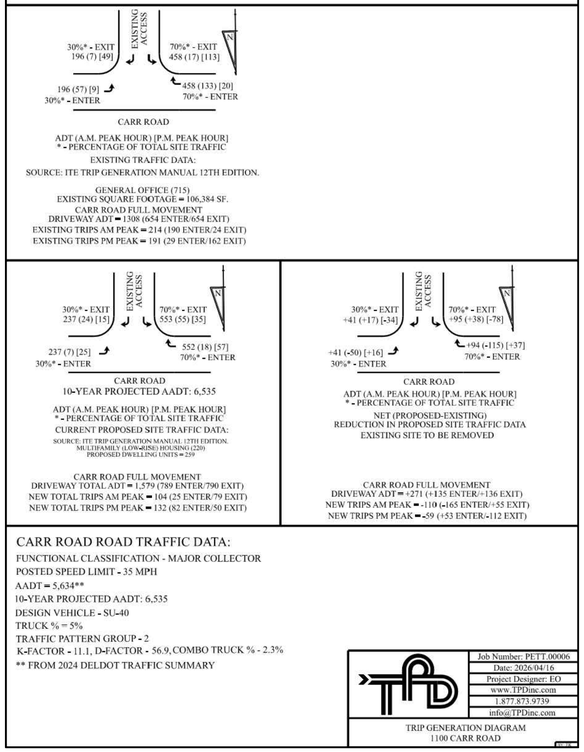
** AREAS ARE MEASURED WITH NO OVERLAP WITH OTHER RESOURCES WHILE UTILIZING MOST PROTECTED RESOURCE.

*** "ACTUAL DISTURBED AREA" IS AN APPROXIMATE MEASUREMENT OF THE EXISTING NATURAL RESOURCES CONTAINED WITHIN THE LIMITS OF CLEARING AS INDICATED ON THE PLAN AND CALCULATED IN THE TABLE ABOVE.

**** 0.1 ACRE IS REMOVED FROM THE TOTAL WETLAND RESOURCE AREA AS A RESULT OF PERMIT 18 (CENAP 2026-00320-85).
THERE SHALL BE NO DISTURBANCE IN ANY PROTECTED NATURAL RESOURCE EXCEEDING THE "ALLOWABLE DISTURBED AREA" AS INDICATED IN THE TABLE ABOVE OR PERMITTED BY THE UDC.

SPECIAL NOTE: THE NATURAL RESOURCES LISTED ABOVE AND INDICATED ON THE PLAN SHALL BE PROTECTED BY A CONSERVATION EASEMENT AND REMAIN IN ITS NATURAL STATE.

TRIP GENERATION: CARR ROAD - FULL MOVEMENT DRIVEWAY



CARR ROAD ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR
POSTED SPEED LIMIT - 35 MPH
AADT = 5,634**
10-YEAR PROJECTED AADT: 6,535
DESIGN VEHICLE - SU-40
TRUCK % = 5%
TRAFFIC PATTERN GROUP - 2
K-FACTOR - 11.1, D-FACTOR - 56.9, COMBO TRUCK % - 2.3%
** FROM 2024 DELDOT TRAFFIC SUMMARY

TPD

Job Number: PETT.00006
Date: 2026/04/16
Project Designer: EO
www.TPDinc.com
1.877.873.9739
info@TPDinc.com

TRIP GENERATION DIAGRAM
1100 CARR ROAD

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

PROJECT NAME

1100 CARR ROAD

1100 Carr Road
Brandywine Hundred,
New Castle County, DE

Application: 2026-0050

DOUGLAS M. EITELMAN
LICENSE
No. 15860
STATE OF DELAWARE
PROFESSIONAL ENGINEER
10.19.2026

PLAN TYPE

EXPLORATORY MAJOR LAND DEVELOPMENT REDEVELOPMENT PLAN

GENERAL NOTES

SCALE: AS SHOWN

REVISIONS

NO.	DATE	REVISION

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PROJECT NUMBER: 26287.00
SURVEYED BY: UD
DRAWN BY: BAG
PROJECT MANAGER: MAR
MOD. GRID: 120/366
DATE: 08.01.2026
FILE: 26287.00-EXPLOR-01
APPLICATION #: 2026-0050

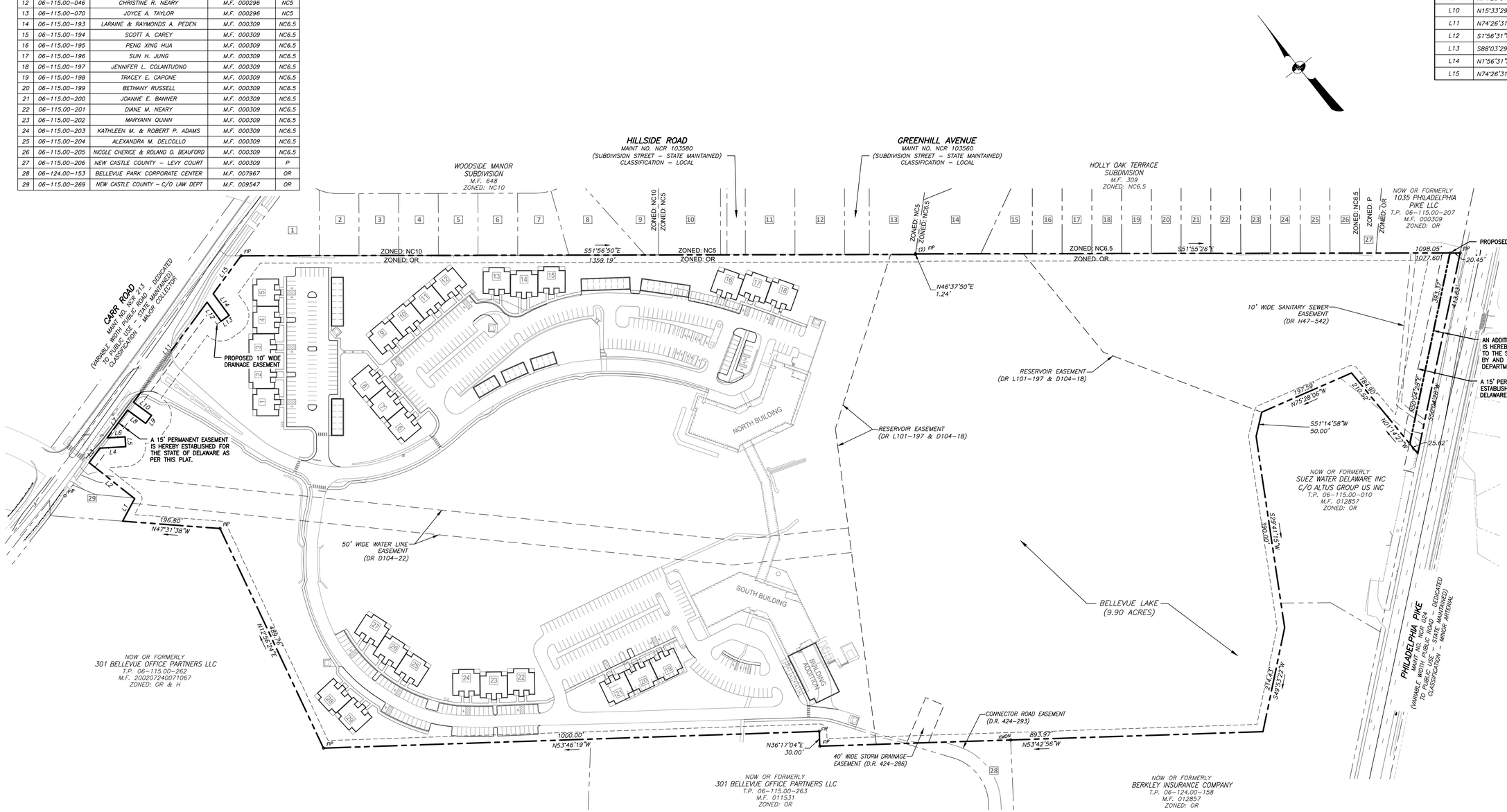
DRAWING NUMBER

2

SHEET SIZE: 24x36

ADJACENT PROPERTY INFO				
NO.	PARCEL ID	CONTACT	INSTRUMENT/M.F. NO.	ZONED
1	06-115.00-011	SHERRIE L. & WILLIAM A. STRECKER	M.F. 000648	NC10
2	06-115.00-012	HUNT WILLIAM	M.F. 000648	NC10
3	06-115.00-013	RANDOLPH R. MILLER	M.F. 000648	NC10
4	06-115.00-014	DEANNA R. & GARY A. CAIN	M.F. 000648	NC10
5	06-115.00-015	BRENDA L. & GREGORY J. JASKOLKA	M.F. 000648	NC10
6	06-115.00-016	MARIE A. & MICHAEL J. STEVENS	M.F. 000648	NC10
7	06-115.00-017	PATRICIA E. BRIGGS	M.F. 000648	NC10
8	06-115.00-018	JOSEPH MANBECK & DENNA TR OF REV TRUSTEE	M.F. 000648	NC10
9	06-115.00-019	SANDRA A. & GARY A. POPLOS	M.F. 000648	NC10
10	06-115.00-026	DANIEL F. JONE	M.F. 000296	NC5
11	06-115.00-275	KAYLA J. & JAMES M. SULLIVAN	M.F. 000296	NC5
12	06-115.00-046	CHRISTINE R. NEARY	M.F. 000296	NC5
13	06-115.00-070	JOYCE A. TAYLOR	M.F. 000296	NC5
14	06-115.00-193	LARAINE & RAYMONDS A. PEDEN	M.F. 000309	NC6.5
15	06-115.00-194	SCOTT A. CAREY	M.F. 000309	NC6.5
16	06-115.00-195	PENG XING HUA	M.F. 000309	NC6.5
17	06-115.00-196	SUN H. JUNG	M.F. 000309	NC6.5
18	06-115.00-197	JENNIFER L. COLANTUONO	M.F. 000309	NC6.5
19	06-115.00-198	TRACEY E. CAPONE	M.F. 000309	NC6.5
20	06-115.00-199	BETHANY RUSSELL	M.F. 000309	NC6.5
21	06-115.00-200	JOANNE E. BANNER	M.F. 000309	NC6.5
22	06-115.00-201	DIANE M. NEARY	M.F. 000309	NC6.5
23	06-115.00-202	MARYANN QUINN	M.F. 000309	NC6.5
24	06-115.00-203	KATHLEEN M. & ROBERT P. ADAMS	M.F. 000309	NC6.5
25	06-115.00-204	ALEXANDRA M. DELCOLLO	M.F. 000309	NC6.5
26	06-115.00-205	NICOLE CHERICE & ROLAND O. BEAUFORD	M.F. 000309	NC6.5
27	06-115.00-206	NEW CASTLE COUNTY - LEVY COURT	M.F. 000309	P
28	06-124.00-153	BELLEVUE PARK CORPORATE CENTER	M.F. 007967	OR
29	06-115.00-269	NEW CASTLE COUNTY - C/O LAW DEPT	M.F. 009547	OR

PARCEL LINE DATA		
LINE No.	BEARING	DISTANCE
L1	N66°11'52"E	51.51'
L2	N13°28'27"W	116.91'
L3	N74°26'31"E	36.28'
L4	S55°03'29"E	52.24'
L5	N34°56'31"E	20.00'
L6	N55°03'29"W	35.75'
L7	N74°26'31"E	69.04'
L8	S15°33'29"E	45.00'
L9	N74°26'31"E	20.00'
L10	N15°33'29"W	45.00'
L11	N74°26'31"E	250.52'
L12	S1°56'31"W	47.85'
L13	S88°03'29"E	20.00'
L14	N1°56'31"E	54.15'
L15	N74°26'31"E	94.99'



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT LINE	
	BUILDING RESTRICTION LINE	N/A
	BUILDING	
	EDGE OF PAVEMENT	
	SIDEWALK	

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

PROJECT NAME

1100 CARR ROAD

1100 Carr Road
Brandywine Hundred,
New Castle County, DE

Application: 2026-0050

DOUGLAS M. EITELMAN LICENSE No. 15860 STATE OF DELAWARE PROFESSIONAL ENGINEER 10.19.2026

PLAN TYPE

EXPLORATORY MAJOR LAND DEVELOPMENT REDEVELOPMENT PLAN

PROPERTY PLAN

SCALE: 1"=100'

0 100 200

GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

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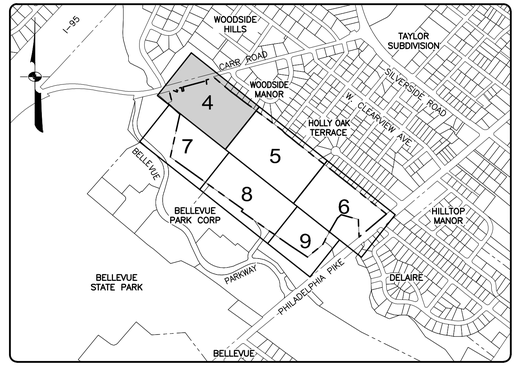
PROJECT NUMBER: 26287.00
SURVEYED BY: UD
DRAWN BY: BAG
PROJECT MANAGER: MAR
MOD. GRID: 120/366
DATE: 08.01.2026
FILE: 26287.00-EXPLOR-02
APPLICATION #: 2026-0050

DRAWING NUMBER

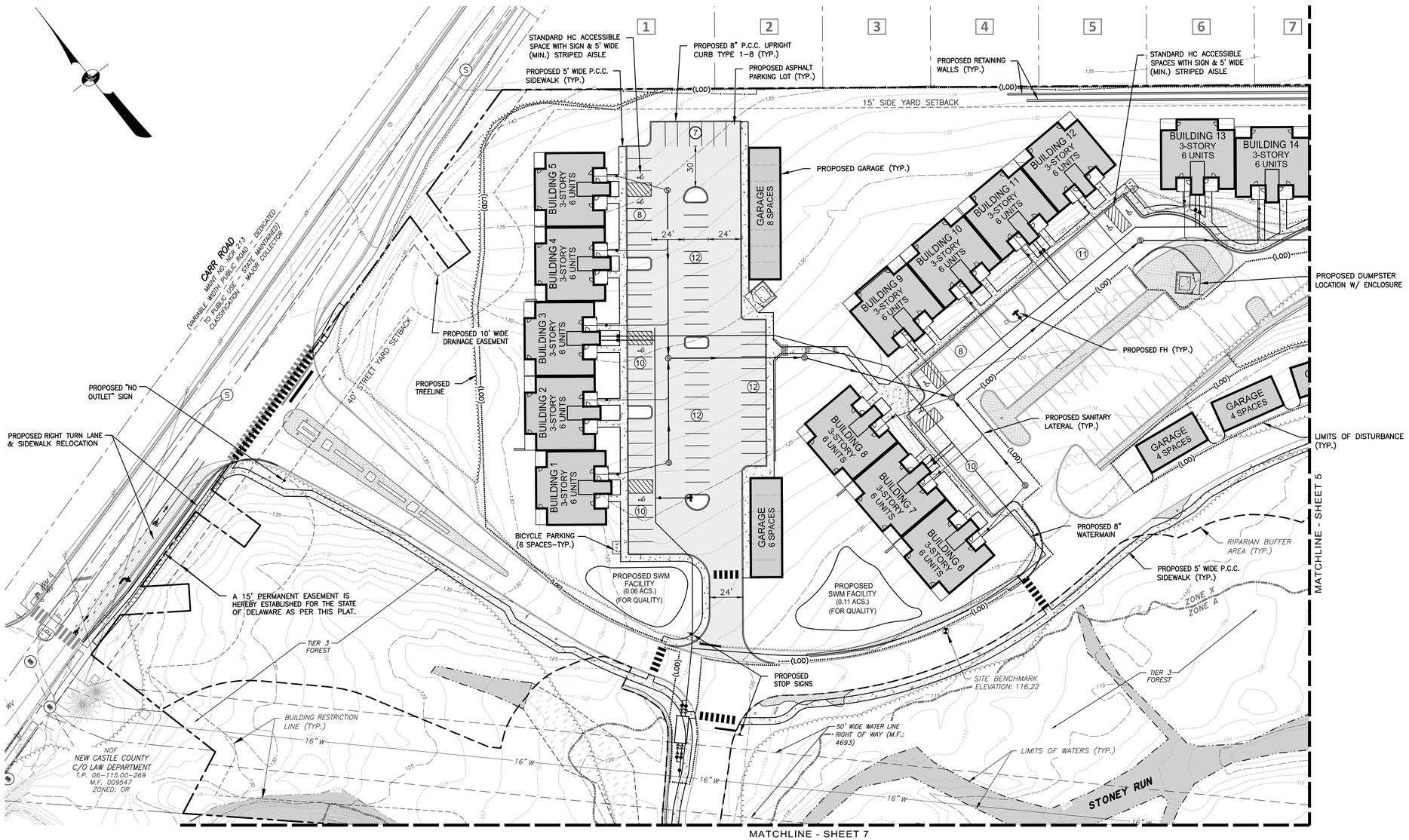
3

SHEET SIZE: 24x36



KEY MAP SCALE: 1" = 800'

SEE PROPERTY PLAN, SHEET 3 FOR ADJACENT OWNERS PROPERTY INFORMATION.



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
	BUILDING RESTRICTION LINE	N/A
	EASEMENT	
ZONING: I	ZONING BOUNDARY	N/A
ZONING: S	ASPHALT PAVEMENT	
N/A	CONCRETE	
	BUILDING	
	FENCE LINE	
N/A	RETAINING WALL	
10	CONTOUR LINE	N/A
W	WATER LINE	(W)
N/A	FIRE WATER LINE	(FW)
N/A	SANITARY SEWER	(S)
FH	FIRE HYDRANT	(FH)
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	NON-TIDAL WETLANDS	N/A
	WATERS OF THE US/ CONSERVATION EASEMENT	N/A
	TREE LINE	
N/A	LIMITS OF DISTURBANCE	(LOD)
N/A	STORMWATER MANAGEMENT AREA	S.W.M.

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

PROJECT NAME

1100 CARR ROAD

1100 Carr Road
Brandywine Hundred,
New Castle County, DE

Application: 2026-0050

DOUGLAS M. EITELMAN LICENSE No. 15860 PROFESSIONAL ENGINEER DELAWARE 10.19.2026

PLAN TYPE

EXPLORATORY MAJOR LAND DEVELOPMENT REDEVELOPMENT PLAN

EXPLORATORY SKETCH

SCALE: 1"=40'

0 40 80
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

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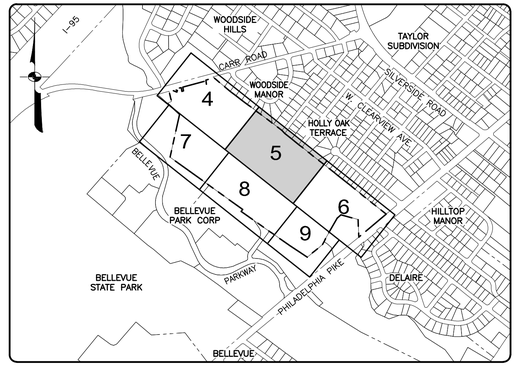
PROJECT NUMBER: 26287.00
SURVEYED BY: UD
DRAWN BY: BAG
PROJECT MANAGER: MAR
MOD. GRID: 120/366
DATE: 08.01.2026
FILE: 26287.00-EXPLOR-03
APPLICATION #: 2026-0050

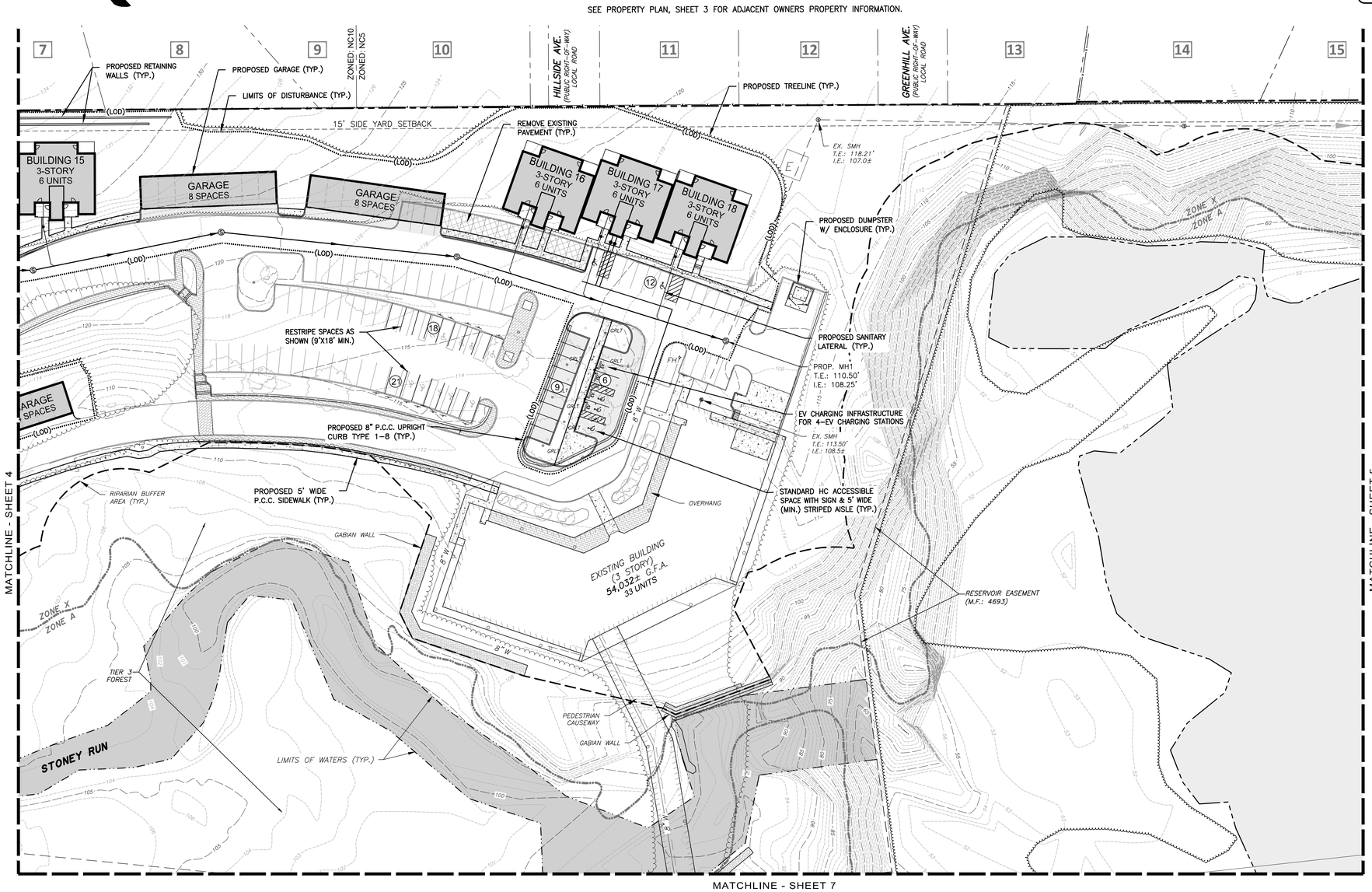
DRAWING NUMBER

4

SHEET SIZE: 24x36



KEY MAP SCALE: 1" = 800'



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
	BUILDING RESTRICTION LINE	N/A
	EASEMENT	
ZONING: I / ZONING: S	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
N/A	CONCRETE	
	BUILDING	
	FENCE LINE	
N/A	RETAINING WALL	
10	CONTOUR LINE	N/A
W	WATER LINE	(W)
N/A	FIRE WATER LINE	(FW)
N/A	SANITARY SEWER	(S)
FH	FIRE HYDRANT	(FH)
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	NON-TIDAL WETLANDS	N/A
	WATERS OF THE US/ CONSERVATION EASEMENT	N/A
	TREE LINE	
N/A	LIMITS OF DISTURBANCE	(LOD)
N/A	STORMWATER MANAGEMENT AREA	S.W.M.

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VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
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WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

1100 CARR ROAD

1100 Carr Road
Brandywine Hundred,
New Castle County, DE

Application: 2026-0050

DOUGLAS M. EITELMAN LICENSE No. 15860 PROFESSIONAL ENGINEER 10.19.2026

PLAN TYPE

EXPLORATORY MAJOR LAND DEVELOPMENT REDEVELOPMENT PLAN

EXPLORATORY SKETCH

SCALE: 1"=40'

0 40 80

GRAPHIC SCALE (FEET)

REVISIONS

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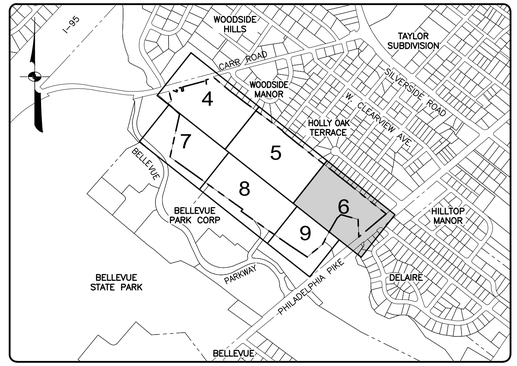
APPLICATION #: 2026-0050

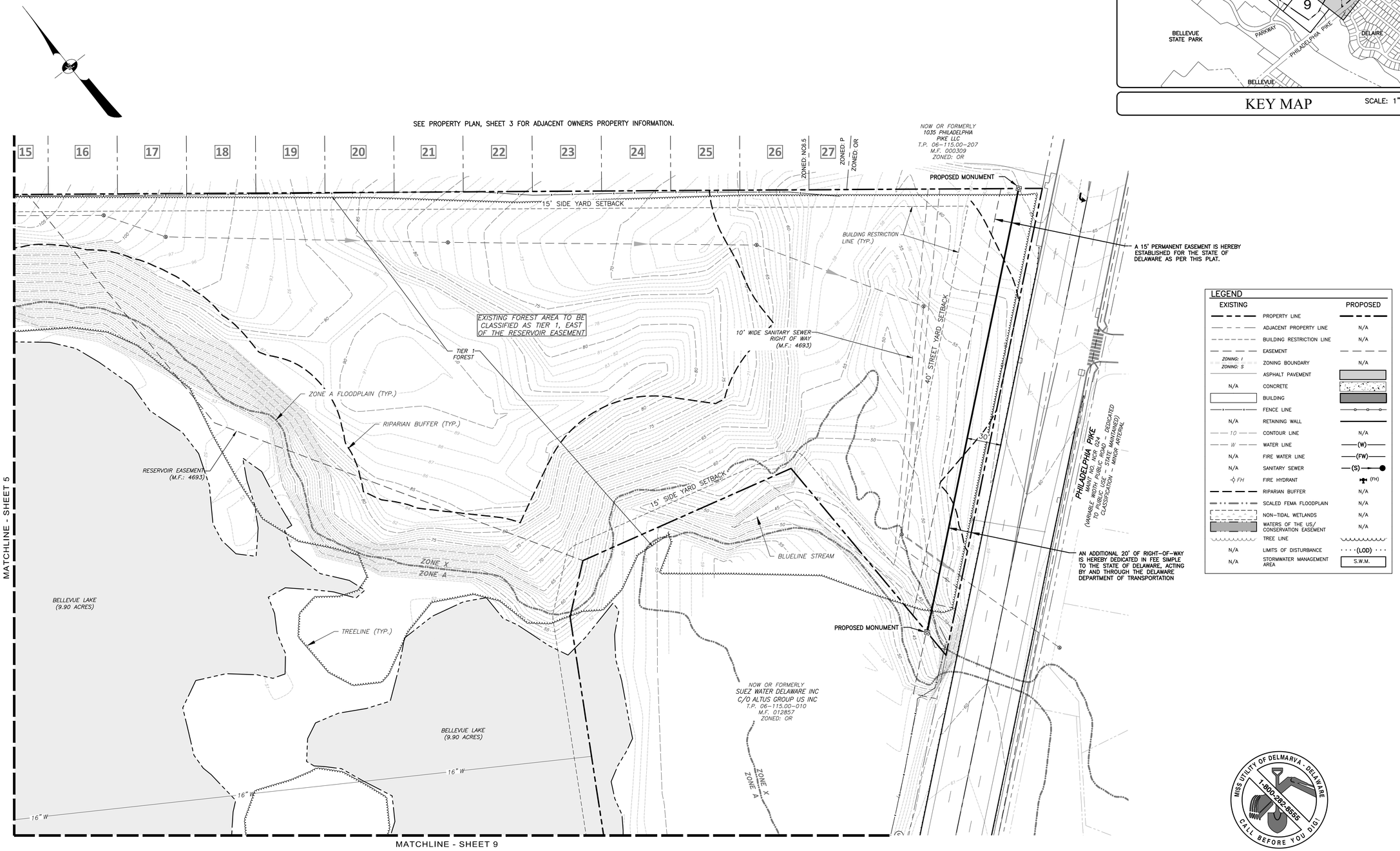
DRAWING NUMBER

5

SHEET SIZE: 24x36



KEY MAP SCALE: 1" = 800'



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
	BUILDING RESTRICTION LINE	N/A
	EASEMENT	
ZONING: I / ZONING: S	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
N/A	CONCRETE	
	BUILDING	
	FENCE LINE	
N/A	RETAINING WALL	
10	CONTOUR LINE	N/A
W	WATER LINE	(W)
N/A	FIRE WATER LINE	(FW)
N/A	SANITARY SEWER	(S)
FH	FIRE HYDRANT	(FH)
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	NON-TIDAL WETLANDS	N/A
	WATERS OF THE US/ CONSERVATION EASEMENT	N/A
	TREE LINE	
N/A	LIMITS OF DISTURBANCE	(LOD)
N/A	STORMWATER MANAGEMENT AREA	S.W.M.

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WILMINGTON, DE 19802 WWW.VDLENG.COM

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DOUGLAS M. EITELMAN LICENSE No. 15860 STATE OF DELAWARE PROFESSIONAL ENGINEER 10.19.2026

PLAN TYPE

EXPLORATORY MAJOR LAND DEVELOPMENT REDEVELOPMENT PLAN

EXPLORATORY SKETCH

SCALE: 1"=40'

0 40 80
GRAPHIC SCALE (FEET)

REVISIONS

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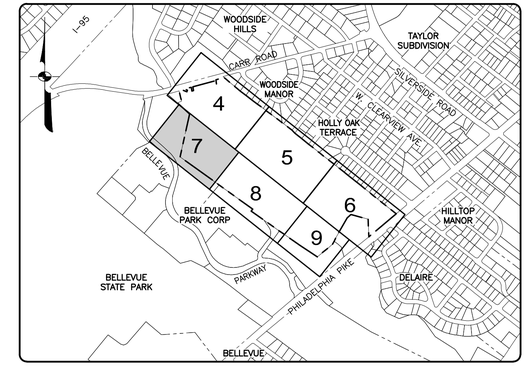
MOD. GRID: 120/366
DATE: 08.01.2026
FILE: 26287.00-EXPLOR-03
APPLICATION #: 2026-0050

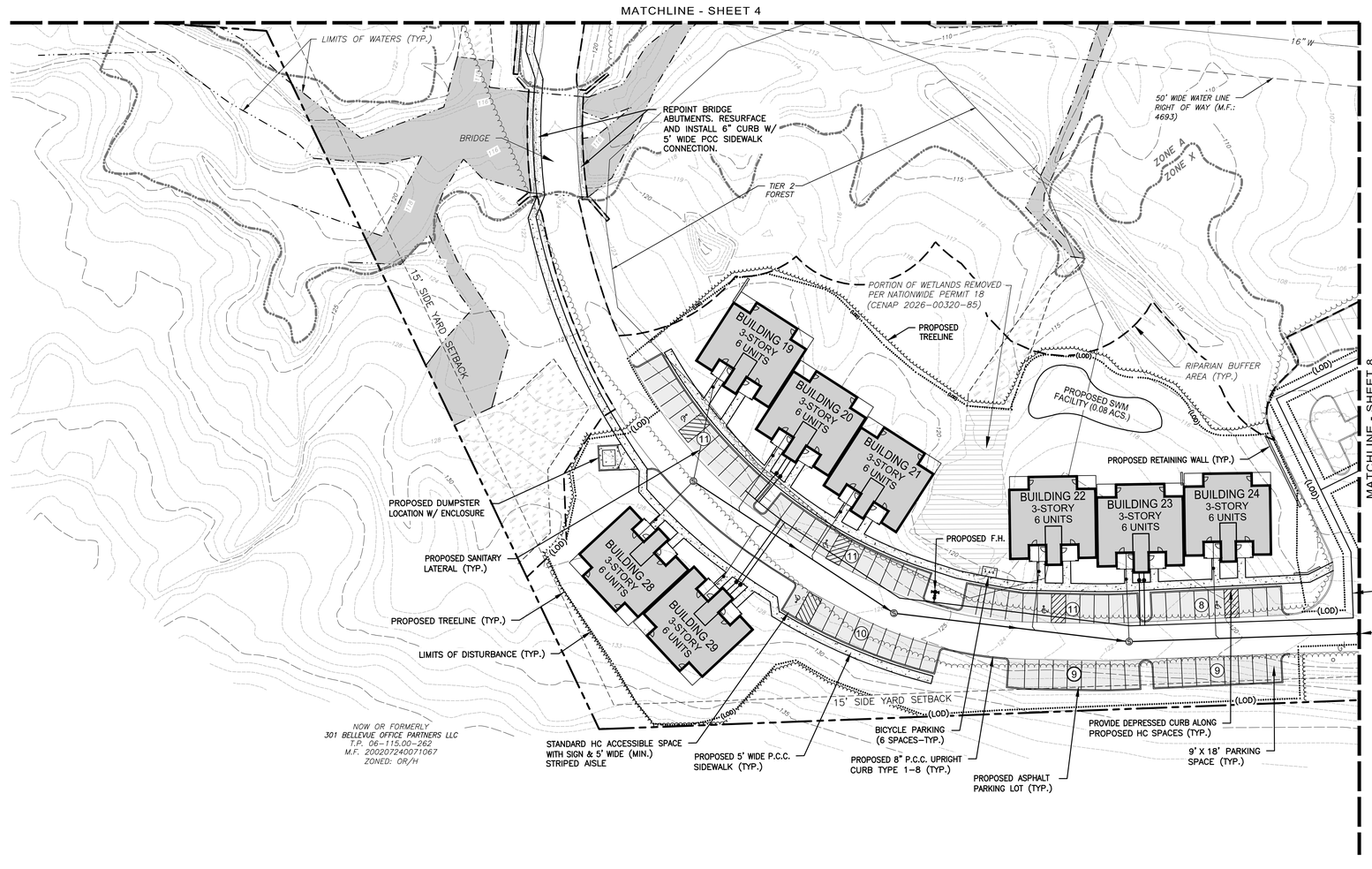
DRAWING NUMBER

6

SHEET SIZE: 24x36



KEY MAP SCALE: 1" = 800'



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
	BUILDING RESTRICTION LINE	N/A
	EASEMENT	
ZONING: I / ZONING: S	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
N/A	CONCRETE	
	BUILDING	
	FENCE LINE	
N/A	RETAINING WALL	
10	CONTOUR LINE	N/A
W	WATER LINE	(W)
N/A	FIRE WATER LINE	(FW)
N/A	SANITARY SEWER	(S)
FH	FIRE HYDRANT	(FH)
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	NON-TIDAL WETLANDS	N/A
	WATERS OF THE US/ CONSERVATION EASEMENT	N/A
	TREE LINE	
N/A	LIMITS OF DISTURBANCE	(LOD)
N/A	STORMWATER MANAGEMENT AREA	S.W.M.

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WILMINGTON, DE 19802 WWW.VDLENG.COM

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1100 CARR ROAD

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DOUGLAS W. EITELMAN LICENSE No. 15860 PROFESSIONAL ENGINEER 10.19.2026

PLAN TYPE

EXPLORATORY MAJOR LAND DEVELOPMENT REDEVELOPMENT PLAN

EXPLORATORY SKETCH

SCALE: 1"=40'

0 40 80

GRAPHIC SCALE (FEET)

REVISIONS

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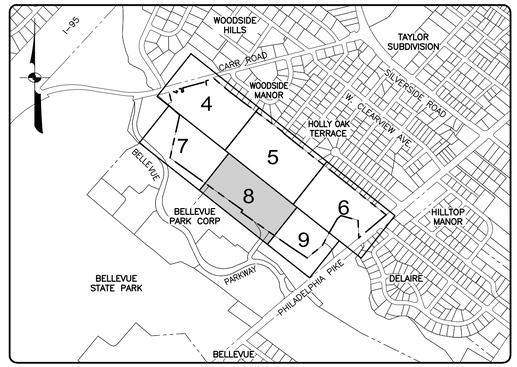
DRAWN BY: BAG
PROJECT MANAGER: MAR
MOD. GRID: 120/366
DATE: 08.01.2026
FILE: 26287.00-EXPLOR-03
APPLICATION #: 2026-0050

DRAWING NUMBER

7

SHEET SIZE: 24x36



KEY MAP SCALE: 1" = 800'

MATCHLINE - SHEET 5

MATCHLINE - SHEET 7

MATCHLINE - SHEET 9

50' WIDE WATER LINE RIGHT OF WAY (M.F.: 4693)

ZONE A
ZONE X

PROPOSED 8" WATERMAIN (TYP.)

EXISTING FIRE HYDRANT (TYP.)

EXISTING 2 STORY BUILDING W/ BASEMENT 52,352± G.F.A. (EXISTING)
PROPOSED FUTURE 3RD STORY (17,450 SF)
PROPOSED ADDITION (21,260 SF)
91,062± G.F.A. (TOTAL)
32 UNITS

TIER 1 FOREST

RESERVOIR EASEMENT (M.F.: 4693)

COOLING TOWER AND GENERATOR TO BE REMOVED

EV CHARGING INFRASTRUCTURE FOR 4–EV CHARGING STATIONS

BUILDING 25 3-STORY 6 UNITS

BUILDING 26 3-STORY 6 UNITS

BUILDING 27 3-STORY 6 UNITS

PROP. SWM FACILITY (0.13 ACS.) (FOR QUALITY)

REMOVE EXISTING PAVEMENT (TYP.)

BUILDING ADDITION

BELLEVUE LAKE (9.90 ACRES)

40' WIDE STORM DRAINAGE EASEMENT (D.R. 424–286)

CONNECTOR ROAD EASEMENT (D.R. 424–293)

15' SIDE YARD SETBACK

BICYCLE PARKING (6 SPACES–TYP.)

REMOVE EXISTING PAVEMENT (TYP.)

LIMITS OF DISTURBANCE (TYP.)

PROPOSED 8" SANITARY SEWER (TYP.)

STANDARD HC ACCESSIBLE SPACE WITH SIGN & 5' WIDE (MIN.) STRIPED AISLE

EXISTING STAIRS TO BELLEVUE OFFICE CENTER

PROPOSED 5' WIDE P.C.C. SIDEWALK (TYP.)

PROPOSED BUILDING ADDITION (21,260 SF)

PROPOSED DUMPSTER LOCATION W/ ENCLOSURE

RESERVED FOR PEDESTRIAN INTERCONNECTION TO BELLEVUE OFFICE PARK

NOW OR FORMERLY
301 BELLEVUE OFFICE PARTNERS LLC
T.P. 06–115.00–262
M.F. 20020724007106?
ZONED: OR/H

NOW OR FORMERLY
301 BELLEVUE OFFICE PARTNERS LLC
T.P. 06–115.00–263
M.F. 011531
ZONED: OR

NOW OR FORMERLY
BERKLEY INSURANCE COMPANY
T.P. 06–124.00–158
M.F. 012857
ZONED: OR

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
	BUILDING RESTRICTION LINE	N/A
	EASEMENT	
ZONING: I / ZONING: S	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
N/A	CONCRETE	
	BUILDING	
	FENCE LINE	
N/A	RETAINING WALL	
10	CONTOUR LINE	N/A
W	WATER LINE	(W)
N/A	FIRE WATER LINE	(FW)
N/A	SANITARY SEWER	(S)
FH	FIRE HYDRANT	(FH)
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	NON–TIDAL WETLANDS	N/A
	WATERS OF THE US/ CONSERVATION EASEMENT	N/A
	TREE LINE	
N/A	LIMITS OF DISTURBANCE	(LOD)
N/A	STORMWATER MANAGEMENT AREA	S.W.M.

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

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

PROJECT NAME

1100 CARR ROAD

1100 Carr Road
Brandywine Hundred,
New Castle County, DE

Application: 2026-0050

DOUGLAS M. EITELMAN LICENSE No. 15860 PROFESSIONAL ENGINEER DELAWARE 10.19.2026

PLAN TYPE

EXPLORATORY MAJOR LAND DEVELOPMENT REDEVELOPMENT PLAN

EXPLORATORY SKETCH

SCALE: 1"=40'

0 40 80
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

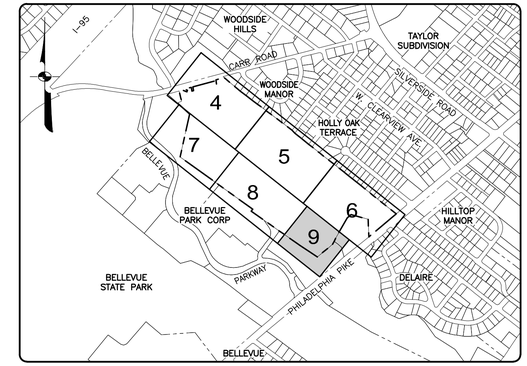
VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

PROJECT NUMBER: 26287.00
SURVEYED BY: UD
DRAWN BY: BAG
PROJECT MANAGER: MAR
MOD. GRID: 120/366
DATE: 08.01.2026
FILE: 26287.00-EXPLOR-03
APPLICATION #: 2026-0050

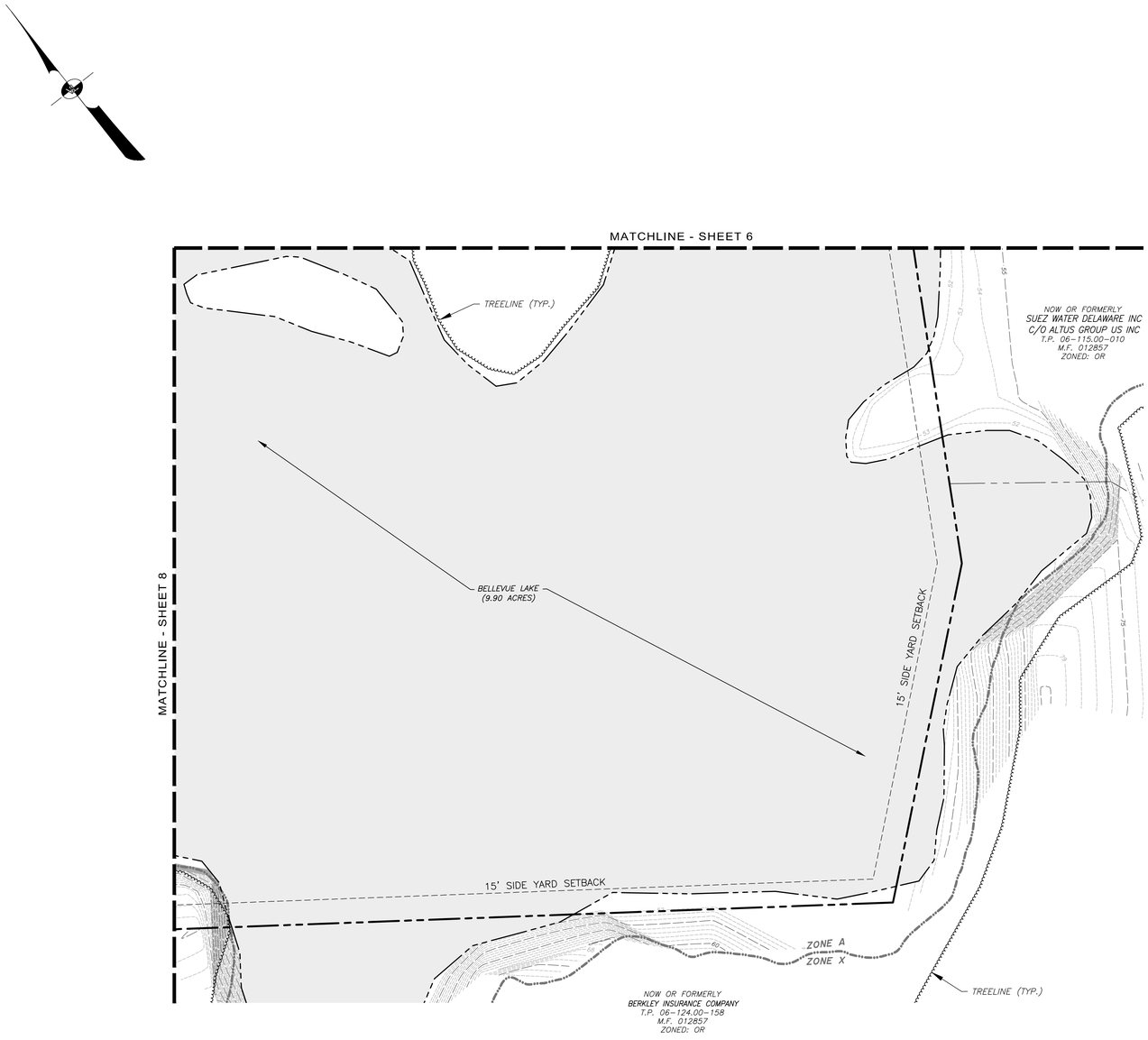
DRAWING NUMBER

8

SHEET SIZE: 24x36



KEY MAP SCALE: 1" = 800'



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	N/A
	BUILDING RESTRICTION LINE	N/A
	EASEMENT	
ZONING: I / ZONING: S	ZONING BOUNDARY	N/A
	ASPHALT PAVEMENT	
N/A	CONCRETE	
	BUILDING	
	FENCE LINE	
N/A	RETAINING WALL	
10	CONTOUR LINE	N/A
W	WATER LINE	(W)
N/A	FIRE WATER LINE	(FW)
N/A	SANITARY SEWER	(S)
FH	FIRE HYDRANT	(FH)
	RIPARIAN BUFFER	N/A
	SCALED FEMA FLOODPLAIN	N/A
	NON-TIDAL WETLANDS	N/A
	WATERS OF THE US/ CONSERVATION EASEMENT	N/A
	TREE LINE	
N/A	LIMITS OF DISTURBANCE	(LOD)
N/A	STORMWATER MANAGEMENT AREA	S.W.M.

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DRAWING NUMBER

9

SHEET SIZE: 24x36

SHEET 9 OF 9 REV 0



Proposed Apartment Units



Proposed Garage Unit



Existing South Building with Addition

1100 Carr Road - Brandywine Hundred - New Castle County

PETTINARO

PUBLIC PRE CHECK Results for State Parcel(s): 2026-11-06

Wetlands: Issue Found

Underground Storage Tanks: Issues Found

DE FIRM: 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

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Land and Water Conservation Fund: No Issues Found

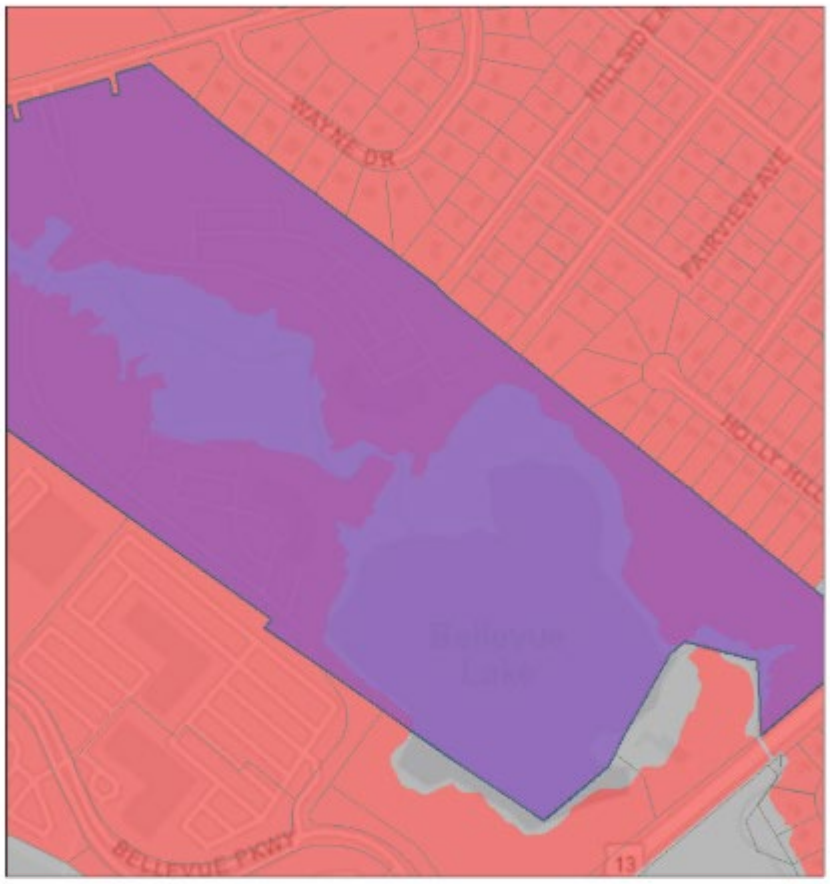
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 2,190,798.11 ft²

Nov 9 2026 15:08:08 Eastern Standard Time



DE_Boundaries - State and County Boundaries
DE PLUS Project Areas
DE_StateParcels - State Parcels
DE State Strategies - 2025 State Strategies
1
Out of Play

1:4,514
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

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Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	2,183,507.67	N/A
DE_StateParcels - State Parcels	1	2,190,798.11	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	4	2,190,798.13	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)	10	654,549.12	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	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	1	N/A	2,721.03
FEMA Flood Maps	2	2,190,797.36	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2026-11-06	2,183,507.67

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	0611500252	50.29	2,190,798.11

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Mount Lucas-Urban land complex, 0 to 8 percent slopes	5,263.11
2	Urban land, bedrock substratum	449,364.77
3	Water	501,728.88
4	Delanco-Codorus-Hatboro complex, 0 to 8 percent slopes, flooded	1,234,441.36

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.08	3,680.94
2	0.16	6,976.57
3	0.23	9,834.58
4	1.11	10,783.86
5	0.28	12,327.33
6	0.44	18,953.08
7	0.47	20,411.28
8	0.50	21,828.12
9	6.79	39,905.31
10	12.77	509,848.07

Stream Centerline Segments

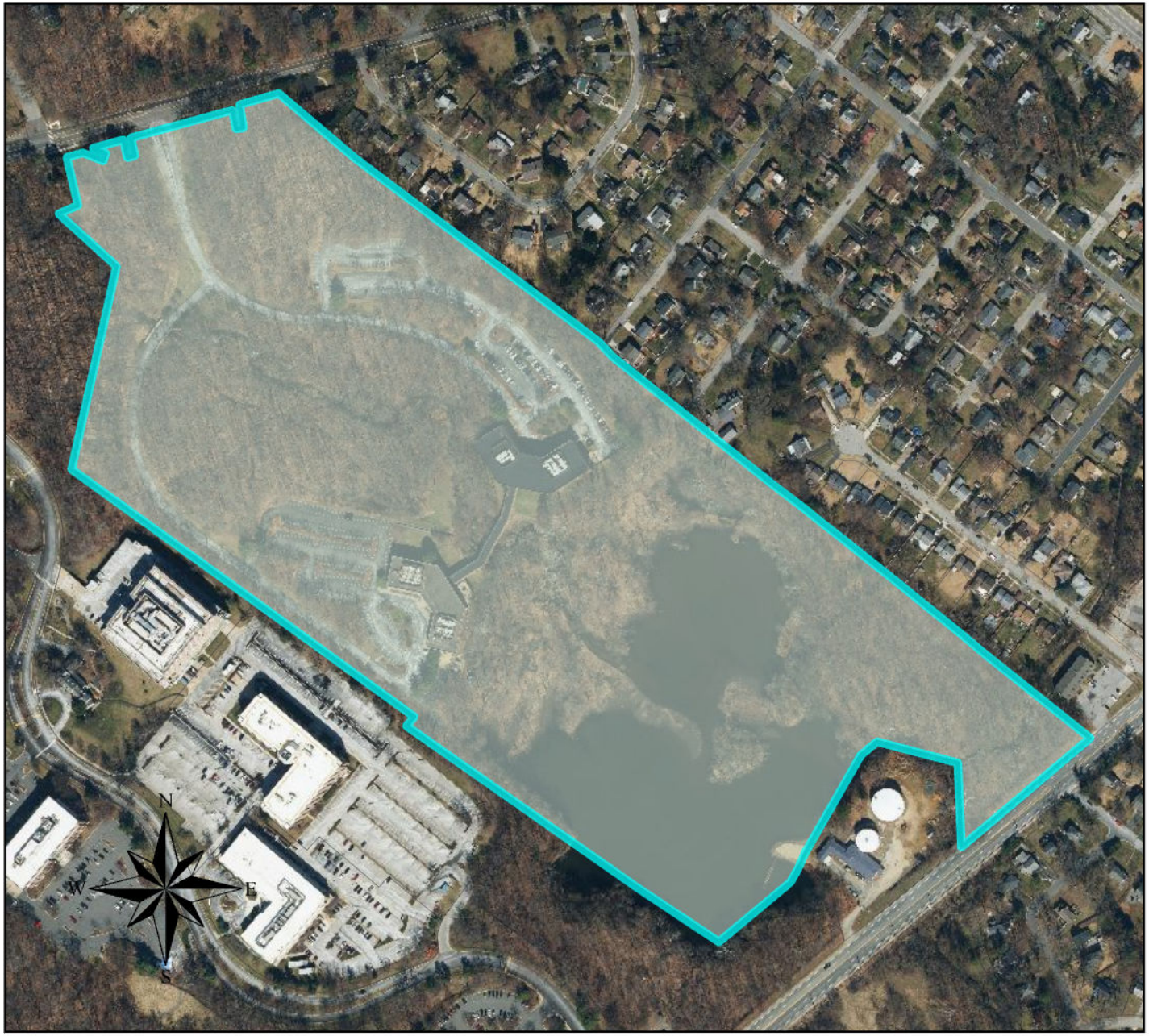
#	ID	Length(ft)
1	0	2,721.03

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	2,190,797.36

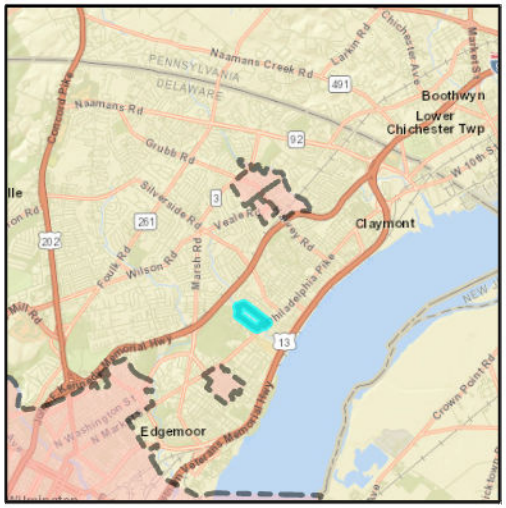
Preliminary Land Use Service (PLUS)

2026-11-06 1100 Carr Road



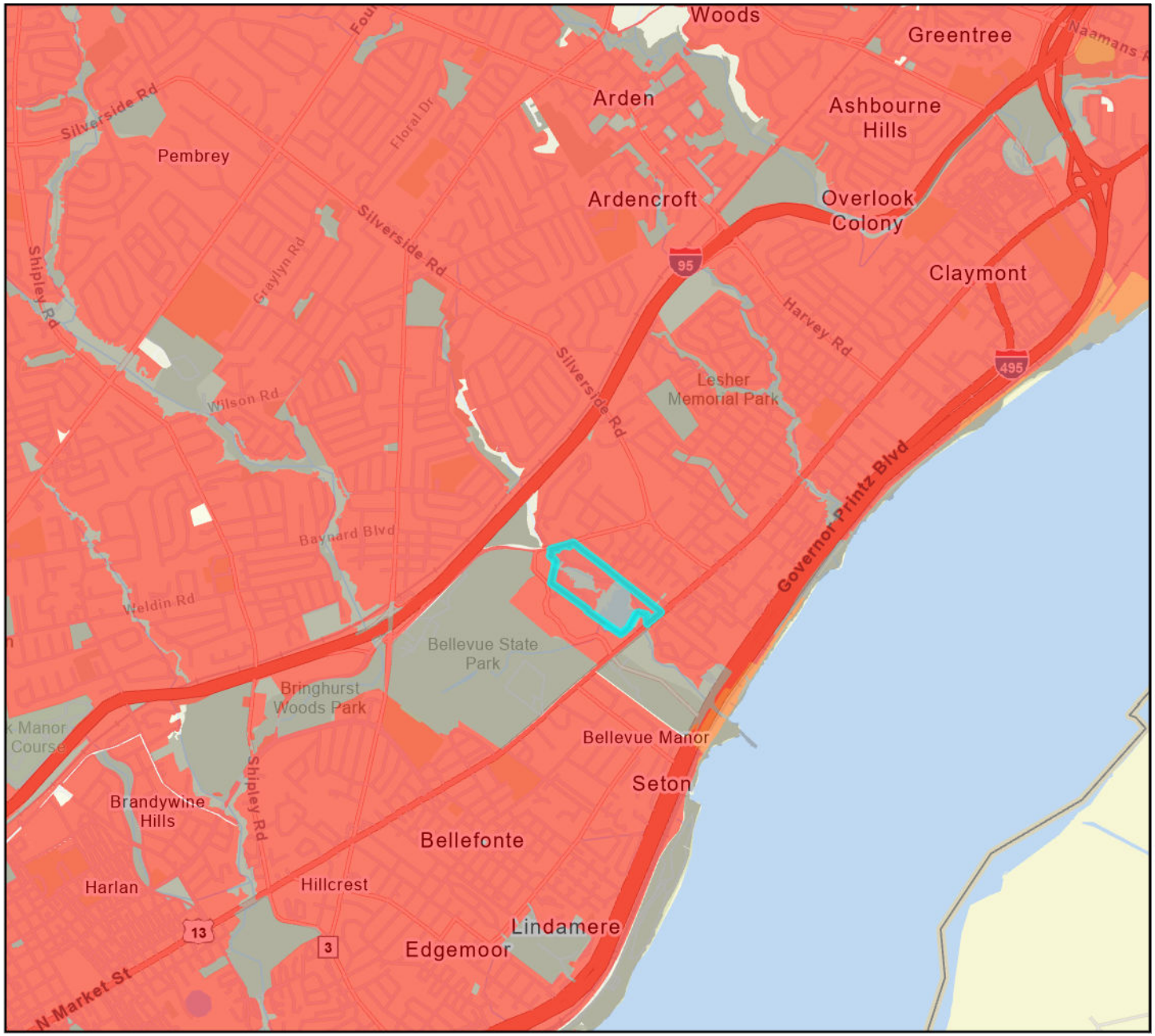
Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)

2026-11-06 1100 Carr Road



Legend

PLUS Project

Investment Level

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

