

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS -- The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): 2016-03-10
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 3

1. Project Title/Name: Whitehall Elementary School		
2. Location (please be specific): 820 Mapletown Avenue, Middletown		
3. Parcel Identification #: 13-003.34.006	4. County or Local Jurisdiction Name: where project is located: New Castle Couty	
5. If contiguous to a municipality, are you seeking annexation: No		
6. Owner's Name: Christopher T. Grundner, President, Whitehall Ventures, LLC		
Address: c/o The Welfare Foundation, 100 West 10th Street. Suite 1109		
City: Wilmington	State: DE	Zip: 19801
Phone: 302.683.8200	Fax: 302.654.2323	Email:
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): ASD		
Address: 118 S. Sixth Street		
City: Odessa	State: DE	Zip: 19730
Phone: 302-376-4125	Fax:	Email:
8. Project Designer/Engineer: Landmark Science & Engineering		
Address: 100 W. Commons Boulevard, Suite 301		
City: New Castle	State: DE	Zip: 19720
Phone: 302-323-9377 x 121	Fax: 302-323-9461	Email:
9. Please Designate a Contact Person, including phone number, for this Project: Robert Hershey 302-376-4125		

Information Regarding Site: Whitehall Elementary School	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: 840 student elementary school If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.	
12. Area of Project (Acres +/-): 8	Number of Residential Units: 0 Commercial square footage: 90,000
13. Present Zoning: Transcet 4	14. Proposed Zoning: N/A
15. Present Use: farmland	16. Proposed Use: elementary school
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian Water Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: New Castle County Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted):	
20. Environmental impacts: None How many forested acres are presently on-site? 0 How many forested acres will be removed? 0 To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres: If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? _____	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: bio-retention, stormtech	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 3 Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? school activities	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 984

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0.5%

26. Will the project connect to state maintained roads? Yes No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. It is connected to the Whitehall subdivision

28. Are there existing sidewalks? Yes No; bike paths Yes No
Are there proposed sidewalks? Yes No; bike paths Yes

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

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? Yes No

Has this site been evaluated for historic and/or cultural resources? Yes No

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
Person to contact to arrange visit: Steve Marshall phone number: 610-658-1341

31. Are any federal permits, licensing, or funding anticipated? Yes No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Christopher A. Albee
Signature of property owner

2.17.16
Date

[Signature]
Signature of Person completing form
(If different than property owner)

2/19/16
Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at PLUS@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact the Office of State Planning at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.

GENERAL NOTES

- THIS SITE DOES NOT LIE WITHIN ANY CRITICAL NATURAL AREAS.
- THE SITE DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE MAP FOR NEW CASTLE COUNTY, DELAWARE, MAP NOS. 1000320040 AND 1000320045, COMMUNITY NO. 100805, REVISED JANUARY 17, 2007. THE SITE CONTAINS NON-DELTATED FLOOD-PLANS. THE LIMITS OF THESE FLOOD-PLANS WERE CALCULATED BY VANDEMARK & LYNCH, INC. IN A FLOOD-STUDY DATED SEPTEMBER OF 2010 AND APPROVED BY NEW CASTLE COUNTY WITH THE RECORDING OF THESE PLANS.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A RECHARGE WATER RESOURCE PROTECTION AREA AS SHOWN ON A MAP ENTITLED "WATER RESOURCE PROTECTION AREAS FOR NEW CASTLE COUNTY," MAP 2 OF 3, DATED 1987, LAST REVISED DECEMBER 2011 (WRPA RECHARGE AREA).
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA) AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 9-10-2014 AT INSTRUMENT NO. 20140930-0043542.
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 27 OF THE UNIFIED DEVELOPMENT CODE OF NEW CASTLE COUNTY.
- ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DESIGNATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE, EXCLUSIVE OF ANY REFORESTATION REQUIRED BY THE COUNTY CODE.
- ALL STORMWATER MANAGEMENT, GRADING AND RELATED INSTALLATIONS SHALL UTILIZE GREEN TECHNOLOGY STORMWATER BEST MANAGEMENT PRACTICES (GTRMP).
- NO DEBRIS SHALL BE BURIED ON THE SITE.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE RECORD PLAN PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE (SEE PLAN DETAILS FOR SPECIFIC SIDEWALK WIDTHS).
- ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE CURRENT STATE FIRE PREVENTION REGULATIONS.
- 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.
- LENGTH OF PROPOSED STREETS DEDICATED TO PUBLIC USE (VILLAGE 1):
50' R.O.W. - 7,425 FT.
60' R.O.W. - 6,268 FT.
80' R.O.W. - 1,095 FT.
- FOR UNIT COUNTS, SEE PAGE 2 OF 35.
- STANDARD PARKING SPACES SHALL BE 9' WIDE BY 18' LONG. HANDICAP PARKING SPACES SHALL BE 8' WIDE (MIN.) BY 18' LONG. VAN ACCESSIBLE SPACES SHALL BE 11' WIDE BY 18' LONG. AISLE WIDTH ADJACENT TO HANDICAP SPACES SHALL BE 6' (MIN.).
- 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.
- DRAINAGE, EROSION, AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
- DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING ACCESSWAYS, RECREATIONAL FACILITIES, DRAINAGE FACILITIES, AND UTILITIES AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS REQUIRED TO MAINTAIN OR IMPROVE THE STORMWATER MANAGEMENT PLAN OR THE LANDSCAPE PLAN SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHT-OF-WAYS AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A REGENERATION OF NATURAL VEGETATION.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, BRINDOWN OR COMMITMENT.
- A LANDSCAPE PLAN PREPARED BY VANDEMARK & LYNCH, INC. LAST DATED 8-27-2014, OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- TRANSPORTATION CONCURRENCY - IN ACCORDANCE WITH THE PROVISIONS OF: (A) THE INFRASTRUCTURE RECUPMENT AGREEMENT BETWEEN DELDOT AND THE DEVELOPER; AND (B) SECTION 40.1121.C OF THE NEW CASTLE COUNTY CODE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTRIBUTING ITS PROPORTIONATE SHARE OF IMPROVEMENT COSTS TO THE SOUTHERN NEW CASTLE COUNTY TRANSPORTATION INVESTMENT DISTRICT FUND (SNCC TID FUND) AND DEDICATE THE REQUIRED RIGHT OF WAY FOR THIS PROJECT. 20140930-0043547
- A WATER MAIN HAS BEEN GRANTED BY NEW CASTLE COUNTY DEPARTMENT OF LAND USE FOR THE FOLLOWING:
A) TO THE MINIMUM FRONTAGE BUILD-OUT REQUIREMENT OF 60X SHOWN IN TABLE 14 G AND TABLE 15 B OF 40.25.140 FOR THE FOLLOWING LOTS: 61-82, 84-85, 86-89, 169-173, 208, 213-214, 246-248, 249-251, 283-285, 271-274, AND 308-310.
- A STORM WATER MANAGEMENT EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORM WATER MANAGEMENT FACILITIES INCLUDING STORM WATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSES OF INSPECTING, EVALUATING AND MAINTAINING THE STORM WATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORM WATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING THE DEVELOPER, ITS AGENTS AND ASSIGNS THE RIGHT OF WAY TO ENTER AND TRAVEL ACROSS THE PROPERTY TO EACH STORM WATER MANAGEMENT FACILITY. THE EASEMENT SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINE THAT MAINTENANCE IS REQUIRED OF A STORM WATER 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 STORM WATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
- THERE ARE 83.05 ACRES OF DELINEATED WATER RESOURCE PROTECTION AREA (WRPA) LANDS PRESENT WITHIN THE TOWN OF WHITEHALL BOUNDARY. THE FULL BUILD-OUT OF VILLAGE 2, VILLAGE 3, AND VILLAGE 6 AS SHOWN WILL EXCEED DISTURBED AND IMPROVISED SURFACE AREA PERCENTAGES CURRENTLY ESTABLISHED FOR WRPA ZONES. THE DEVELOPER WILL PROVIDE DEED RESTRICTIONS TO BALANCE ANY FUTURE WRPA DEVELOPMENT THAT EXCEEDS THE MAXIMUM APPLICABLE DISTURBANCE. THE FINAL DEED RESTRICTIONS WILL ACCOMPANY FUTURE DEVELOPMENT INDICATIVE THAT PRECISELY DEFINE THE AMOUNT OF WRPA AREA NEEDED FOR THE WRPA AREA DISTURBANCE PROPOSED.
- PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT/UNIT SHOWN ON THE PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT/UNIT HAS BEEN PAID.
- A REPORT SHALL BE SUBMITTED TO NEW CASTLE COUNTY ENGINEERING DEPARTMENT FOLLOWING EACH REQUIRED THIRD PARTY INSPECTION. ALL STORM-PIPE SYSTEMS OUTSIDE OF THE DELDOT RIGHT OF WAY SHALL BE VIDEO-TAPED AND AS-BUILT AND SENT TO THE NEW CASTLE COUNTY ENGINEERING DEPARTMENT FOR REVIEW. ALLEY WAY CONSTRUCTION SHALL BE INSPECTED DURING CONSTRUCTION PER DELDOT STANDARDS FOR LOCAL ROADS. ALL ALLEY WAYS SHALL BE INSPECTED AND THIRD PARTY TESTING SHALL BE PROVIDED.
- THE DEVELOPER, AND/OR PRIVATE OWNERS SHALL ENSURE THAT THE TRAFFIC CONTROL DEVICES ON THE NON-STATE MAINTAINED ROADWAYS OPEN TO PUBLIC TRAVEL ARE IN COMPLIANCE WITH THE DELAWARE MUTCD.
- REQUIRED MONUMENTS ARE TO BE PLACED ALONG ONE SIDE OF EACH STREET IN ACCORDANCE WITH DELDOT STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS PER CHAPTER 3, SECTION 3.6.4 - RIGHTS-OF-WAY MONUMENTS AND SECTION 40.20.20 OF NEW CASTLE COUNTY CODE.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- 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.
- ALLEYSWAYS - SUBDIVISION ALLEYS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY (CONNECTION WITH STATE ROADS) ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE ALLEYS. THE STATE ASSUMES NO RESPONSIBILITY FOR ALLEYSWAYS BEYOND THE LIMITS OF THE RIGHT OF WAY.
- PUBLIC STREETS (NEW) - SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) FOLLOWING THE ACCEPTANCE OF THE STREETS. DELDOT ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY DELDOT.
- SIDEWALK/PATH MAINTENANCE - MULTI-MODAL PATHS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS, OR BOTH WITHIN THIS SUBDIVISION. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF SIDEWALKS AND/OR MULTI-MODAL PATHS.

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO RECORD N.C.C SECTION 40.25.120 MASTER PLAN FOR THE TOWN OF WHITEHALL AND TO SUBDIVIDE 145.22 ACRES OF THE PARCEL INTO VILLAGE-1 AND THE ASSOCIATED IMPROVEMENTS.

CERTIFICATION OF PLAN ACCURACY

I, CHRISTOPHER M. O'KEEFE, 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 CONFORMS TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

9-19-14
DATE
CHRISTOPHER M. O'KEEFE
REGISTERED PROFESSIONAL ENGINEER

- ALL STREET TREES ARE THE MAINTENANCE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STREET TREES.
- THE TWO SPECIMEN TREES LOCATED IN THE CIVIC AREA BETWEEN MAPLETON AVENUE AND PASHLEY STREET SHALL BE EVALUATED AT THE TIME OF CONSTRUCTION, PRIOR TO BULK GRADING, TO DETERMINE EACH TREE'S CURRENT STATE OF HEALTH AND VIABILITY OF BEING SAVED IN ACCORDANCE WITH SECTION 40.23.310 OF THE NEW CASTLE COUNTY CODE (NCCC). IF THE TREES CANNOT BE SAVED THEN SECTION TABLE 40.23.320 OF THE NCCC SHALL BE FOLLOWED FOR THE SPECIMEN TREE MITIGATION.
- MONUMENTS:
EXISTING = 5
PROPOSED (VILLAGE 1) = 189
- THE RECORDING OF THIS PLAN DOES NOT CONFER APPROVALS FOR OTHER RESOURCE DISTURBANCE, STREET RIGHT OF WAY LOCATION OR RELOCATION OR SPECIFIC COMPLIANCE WITH ANY OTHER REQUIREMENTS OF SECTION 40.25.120 FOR VILLAGES AND HAMLETS 2 THRU 7 UNITS. PLANS ARE REVIEWED AND APPROVED BY THE DEPARTMENT OF LAND USE AND COUNTY COUNCIL IN ACCORDANCE WITH CHAPTER 40 OF THE NEW CASTLE COUNTY CODE.
- FOR MAINTENANCE OF COMMON FACILITIES INCLUDING CIVIC AREAS/SPACES, ALLEY WAYS AND STORMWATER MANAGEMENT AREAS SHOWN ON THIS PLAN, SEE THE MAINTENANCE DECLARATIONS BELOW: (SEE SHEET 8 FOR ADDITIONAL INFORMATION).
DATED 9-30-14 AND OF RECORD IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON 9-30-14 AT INSTRUMENT NO. 20140930-0043548
DATED 9-30-14 AND OF RECORD IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON 9-30-14 AT INSTRUMENT NO. 20140930-0043549
DATED 9-30-14 AND OF RECORD IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON 9-30-14 AT INSTRUMENT NO. 20140930-0043550
- ARCHITECTURAL DESIGN - THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE SHALL REVIEW THE ARCHITECTURAL GUIDELINES AND DESIGN CRITERIA FOR EACH VILLAGE OR HAMLET TO BE DEVELOPED PURSUANT TO THE RECORD MAJOR LAND DEVELOPMENT PLAN FOR THE TOWN OF WHITEHALL. THE REVIEW SHALL ASSESS COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE'S DESIGN AND CHARACTER STANDARDS, ANTI-MONOTONY MEASURES, AND EXTERIOR MATERIAL REQUIREMENTS. THE ARCHITECTURAL AND DESIGN FEATURES MAY DIFFER FROM THOSE CONTAINED IN THE PATTERN BOOK FOR VILLAGE 1 DUE TO: (A) THE EVALUATION OF BUILDING CODES, MATERIALS AND INDUSTRY PRACTICES; AND (B) THE SPECIFIC CHARACTERISTICS OF EACH VILLAGE/HAMLET, SUCH AS ARCHITECTURAL STYLE, PROMINENCY TO THE URBAN CORE OF THE TOWN OF WHITEHALL, DEVELOPMENT MIX (E.G. RESIDENTIAL VS. MIXED USE), AND TOPOGRAPHY. HOWEVER, THE CRITERIA FOR REVIEW SHALL ENSURE THAT BUILDING DESIGN, CHARACTER STANDARDS, AND USE OF QUALITY EXTERIOR MATERIALS OF ALL VILLAGES AND HAMLETS EXCEEDS, OR IS OF SIMILAR OVERALL QUALITY TO THOSE OF VILLAGE 1.
- ON LOT PARKING SPACES IN FRONT OF GARAGES ALONG PUBLIC ROADS AND ALLEYSWAYS SHALL BE BUILT TO ACCOMMODATE PARALLEL PARKING (MINIMUM 9' WIDTH) OR PERPENDICULAR PARKING (MINIMUM 20') TO ENSURE THAT PARKED VEHICLES DO NOT ENROACH ON ALLEYSWAYS, PEDESTRIAN FACILITIES, OR PUBLIC ROADWAYS.
- NO BUILDING PERMIT FOR PERMANENT BUILDINGS LOCATED ON LOT 47 SHALL BE ISSUED UNTIL THE APPLICANT HAS DEMONSTRATED TO THE PLANNING SECTION THAT LOT 47 COMPLIES WITH NEW CASTLE COUNTY CODE SECTION 40.25.136. THE USE OF THE PROPERTY IS LIMITED BY THE ABILITY TO PROVIDE ADEQUATE PARKING.
- LONG TERM RESIDENTIAL STORMWATER MANAGEMENT FEE: THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, LONG-TERM SEDIMENT CLEANOUT AND STRUCTURAL REPAIR AND REPLACEMENT OF STORM WATER MANAGEMENT FACILITIES. AN AMOUNT OF \$241,500.00, AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES, SHALL BE FUNDED UPON THE ISSUANCE OF SPECIAL SERVICES (TS) PERMITS OF THE SUBDIVISION OF THE LOTS IN THE SUBDIVISION. ON 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.
- LONG TERM NON-RESIDENTIAL STORMWATER MANAGEMENT FEE: THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR NON-RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED ANNUAL INSPECTIONS. AN AMOUNT OF \$12,500.00 SHALL BE PAID TO THE COUNTY PRIOR TO THE FIRST CONSTRUCTION PERMIT. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.
- MAINTENANCE ESCROW PURSUANT TO SECTION 40.27.220 OF THE COUNTY CODE, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST-BEARING ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD. SEE MAINTENANCE ESCROW CALCULATION TABLE ON SHEET 6 FOR THE AMOUNT OF THE FUNDS. FUNDING SHALL COINCIDE WITH THE REAL ESTATE SETTLEMENT FOR EACH LOT AND SHALL BE VERIFIED PRIOR TO THE ISSUANCE OF SEVENTY-FIVE (75) PERCENT OF BUILDING PERMITS.
- PERMANENT EASEMENTS 1, 2, 7, AND 8, AS IDENTIFIED IN THAT CERTAIN STIPULATION AND ORDER OF JUDGMENT AND AWARD OF JUST COMPENSATION, C.A. NO. N120-03-086, SHALL BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY IN C.A. NO. N120-03-086, TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY. SAID EASEMENTS SHALL BE TERMINATED AND EXTINGUISHED ONCE THE CURSING ALONG LOREWOOD GROVE ROAD AND THE OTHER AGREED DEVELOPMENT IMPROVEMENTS TO BE MODIFIED OR RECONSTRUCTED BY WELFARE FOUNDATION, INCORPORATED (AND/OR ITS ASSIGNS AND SUCCESSORS IN INTEREST) AS PART OF THIS PLAN HAVE BEEN COMPLETED AND ACCEPTED IN WRITING BY DELDOT. OWNERSHIP OF THESE AREAS SHALL THEN REVERT BACK TO THE LEGAL OWNER, ALTHOUGH IT SHALL NOT BE NECESSARY TO DO SO, AT THAT TIME, THE PARTIES SHALL ALSO EXECUTE AND RECORD AN INSTRUMENT EVIDENCING SUCH TERMINATION AND EXTINGUISHMENT AND LEGAL OWNERSHIP OF THESE AREAS WITHIN THESE PERMANENT EASEMENT AREAS SHALL REVERT TO THE PRESENT LEGAL OWNER. BUILDING PERMITS FOR LOTS 284,282,314 AND 315 SHALL NOT BE ISSUED UNTIL PROOF IS DEMONSTRATED THAT THE RIGHT OF WAY REVERSION AND AN EXTINGUISHMENT AGREEMENT HAS BEEN FILED.
- ANY WETLANDS OR STREAM CROSSINGS SHOWN HERE FOR FUTURE VILLAGES AND HAMLETS ARE NOT APPROVED BY THIS PLAN. FUTURE LAND DEVELOPMENT PLANS SPECIFIC TO EACH VILLAGE OR HAMLET ARE REQUIRED TO OBTAIN THE APPROPRIATE APPROVALS.
- THE DEVELOPER SHALL MAKE A FINANCIAL CONTRIBUTION TO THE HOUSING TRUST FUND FOR ANY DWELLING UNIT PER THE LIMITS AS SET BY HUD FOR A MODERATE INCOME HOUSEHOLD IN OUR REGION. THE CONTRIBUTION SHALL BE TWELVE (\$12.00) DOLLARS PER THOUSAND (\$1,000.00) DOLLARS OF PERMIT CONSTRUCTION VALUE OF THE DWELLING AND IS PAYABLE AT THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH DWELLING UNIT.
- IN ACCORDANCE WITH NEW CASTLE COUNTY CODE 40.25.136 AND/OR THE "PARKING RATIONALE (TD)" TABLE SHOWN ON SHEET 6 OF THIS PLAN, THE DEVELOPER SHALL PROVIDE ADEQUATE PARKING TO THE SATISFACTION OF THE PLANNING SECTION FOR EACH RESPECTIVE TS BUILDING(S) PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SAID BUILDING(S). THE LOCATION OF THE PARKING TO SERVE THE TS BUILDING(S) SHALL BE SHOWN ON LINES AND GREEN PLAN, AND SHALL ALSO DEPICT LANDSCAPING TO BE INSTALLED IN THE DESIGNATED PARKING AREA.

INDEX OF SHEETS:

- COVER
- MASTER PLAN NOTES, TRANSECT AREAS, BULK COVERAGES TABLE, AND PROTECTED NATURAL RESOURCES TABLE
- MASTER PLAN FOR HAMLETS AND VILLAGES
- VILLAGE 1 OVERVIEW PLAN, PARKING RATIONALE, BULK AREA AND PROTECTED NATURAL RESOURCES
- VILLAGE 1
- SANITARY EASEMENT TO SCOTT RUN PUMP STATION

CERTIFICATION OF OWNERSHIP

I, Steve Martinenza, HEREBY CERTIFY THAT I AM AN AUTHORIZED AGENT OF WHITEHALL SCOTT RUN LLC, 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.

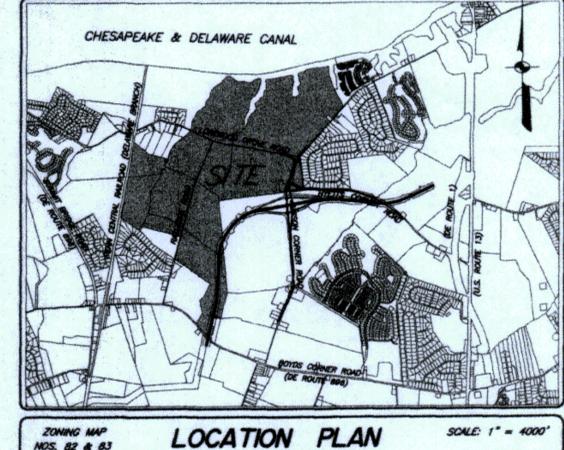
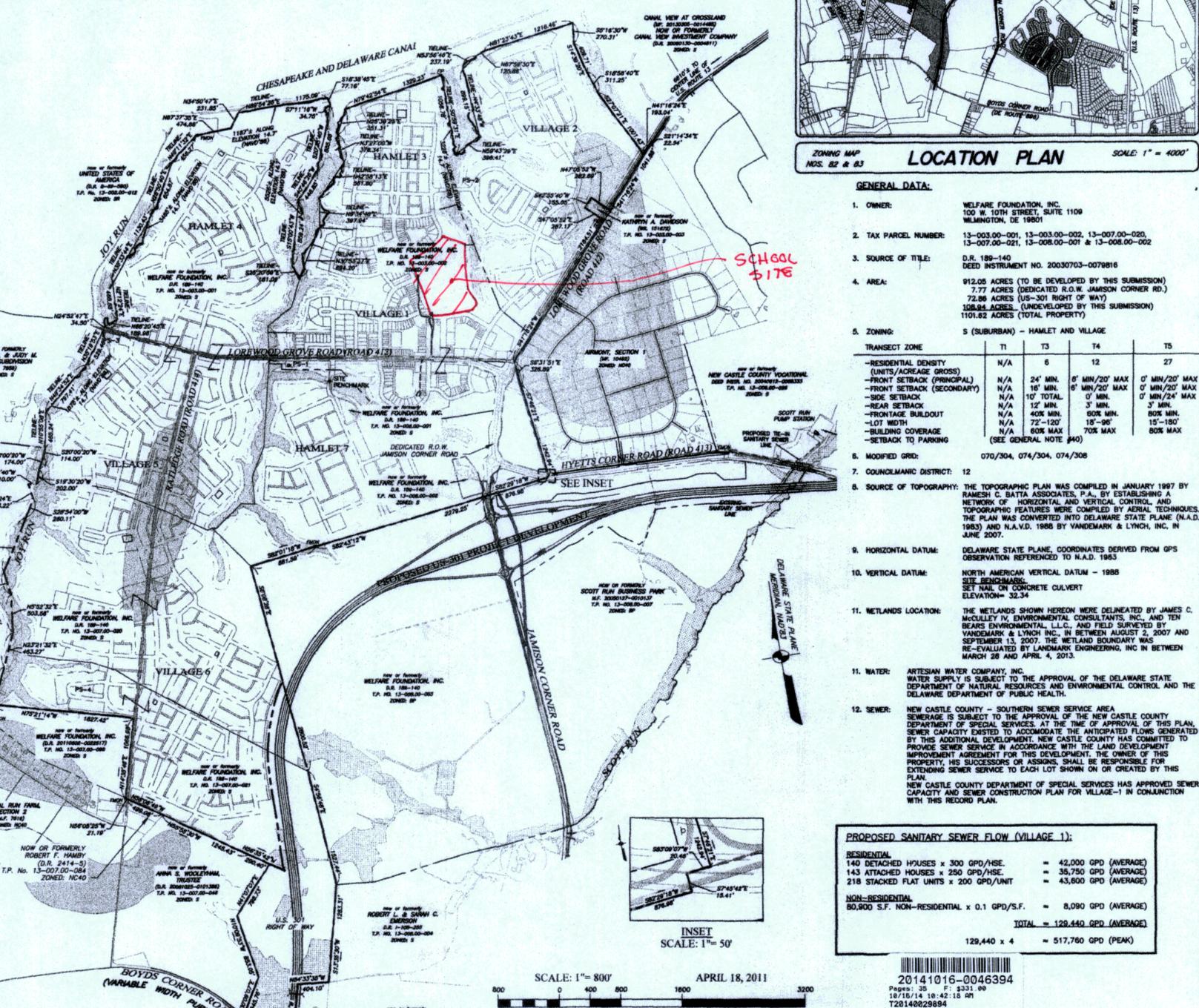
DATE 9-18-2014 OWNER Steve Martinenza

CERTIFICATION OF OWNERSHIP

I, Peter Morrow, HEREBY CERTIFY THAT I AM AN AUTHORIZED AGENT OF WELFARE FOUNDATION, INCORPORATED, 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.

DATE 9-18-2014 OWNER PETER MORROW

APPLICATION NO.: 2011-0168-S
RECORD MAJOR LAND DEVELOPMENT PLAN
TOWN OF WHITEHALL
LOREWOOD GROVE ROAD
ST. GEORGES HUNDRED NEW CASTLE COUNTY DELAWARE



GENERAL DATA:

- OWNER: WELFARE FOUNDATION, INC. 100 W. 10TH STREET, SUITE 1109 WILMINGTON, DE 19801
- TAX PARCEL NUMBER: 13-003-0001, 13-003-0002, 13-007-0000, 13-007-0001, 13-008-0000-001 & 13-008-0000-002 D.R. 189-140 DEED INSTRUMENT NO. 20030703-0078616
- SOURCE OF TITLE: D.R. 189-140
- AREA: 912.05 ACRES (TO BE DEVELOPED BY THIS SUBMISSION) 7.77 ACRES (DEDICATED R.O.W. JAMISON CORNER RD.) 72.88 ACRES (US-301 RIGHT OF WAY) 108.84 ACRES (UNDEVELOPED BY THIS SUBMISSION) 110.82 ACRES (TOTAL PROPERTY)
- ZONING: S (SUBURBAN) - HAMLET AND VILLAGE

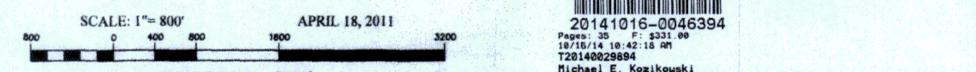
TRANSECT ZONE	T1	T3	T4	T5
RESIDENTIAL DENSITY (UNITS/ACREAGE GROSS)	N/A	6	12	27
-FRONT SETBACK (PRINCIPAL)	N/A	24' MIN.	8' MIN/20' MAX	0' MIN/20' MAX
-FRONT SETBACK (SECONDARY)	N/A	16' MIN.	8' MIN/20' MAX	0' MIN/24' MAX
-SIDE SETBACK	N/A	10' TOTAL	0' MIN.	5' MIN.
-REAR SETBACK	N/A	12' MIN.	5' MIN.	5' MIN.
-FRONTAGE BUILDOUT	N/A	40X MIN.	80X MIN.	80X MIN.
-LOT WIDTH	N/A	72'-120'	18'-98'	15'-180'
-BUILDING COVERAGE	N/A	60X MAX	70X MAX	80X MAX
-SETBACK TO PARKING	(SEE GENERAL NOTE #40)			

- MOUNDED GRID: 070/304, 074/304, 074/308
- COUNCILMANIC DISTRICT: 12
- SOURCE OF TOPOGRAPHY: THE TOPOGRAPHIC PLAN WAS COMPILED IN JANUARY 1997 BY RAMESH C. BATTIA ASSOCIATES, P.A., BY ESTABLISHING A NETWORK OF HORIZONTAL AND VERTICAL CONTROL AND TOPOGRAPHIC FEATURES 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.
- HORIZONTAL DATUM: DELAWARE STATE PLANE, COORDINATES DERIVED FROM GPS OBSERVATION REFERENCED TO NAD 83, 1983.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM - 1988
SITE BENCHMARK
SET NAIL ON CONCRETE CULVERT
ELEVATION= 32.34'
- WETLANDS LOCATION: THE WETLANDS SHOWN HEREON WERE DELINEATED BY JAMES C. MCCULLY IV ENVIRONMENTAL CONSULTANTS, INC., AND TEN BEARS ENVIRONMENTAL, L.L.C., AND FIELD SURVEYED BY VANDEMARK & LYNCH INC., IN BETWEEN AUGUST 2, 2007 AND SEPTEMBER 13, 2007. THE WETLAND BOUNDARY WAS RE-EVALUATED BY LANDMARK ENGINEERING, INC IN BETWEEN MARCH 28 AND APRIL 4, 2013.
- WATER: ARTESIAN WATER COMPANY, INC. 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.
- SEWER: NEW CASTLE COUNTY - SOUTHERN SEWER SERVICE AREA SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. 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 DEPARTMENT OF SPECIAL SERVICES HAS APPROVED SEWER CAPACITY AND SEWER CONSTRUCTION PLAN FOR VILLAGE-1 IN CONJUNCTION WITH THIS RECORD PLAN.

PROPOSED SANITARY SEWER FLOW (VILLAGE 1):

RESIDENTIAL	140 DETACHED HOUSES x 300 GPD/HSE.	= 42,000 GPD (AVERAGE)
	143 ATTACHED HOUSES x 250 GPD/HSE.	= 35,750 GPD (AVERAGE)
	218 STACKED FLAT UNITS x 200 GPD/UNIT	= 43,600 GPD (AVERAGE)
NON-RESIDENTIAL	80,900 S.F. NON-RESIDENTIAL x 0.1 GPD/S.F.	= 8,090 GPD (AVERAGE)
TOTAL		= 129,440 GPD (AVERAGE)
		129,440 x 4 = 517,760 GPD (PEAK)

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Pages: 35 of 331.00
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Michael E. Kozikowski
New Castle Recorder HRJOR



NO.	DATE	REVISION	BY	APPROVED
1	9/10/14	GENERAL COMMENTS	JY	CRC
2	8/12/14	GENERAL COMMENTS	WAL	CRC
3	6/27/14	PER NCCO COMMENTS (6/11/2014)	WAL	CRC
7	7/22/13	PER NCCO COMMENTS	WAL	CRC

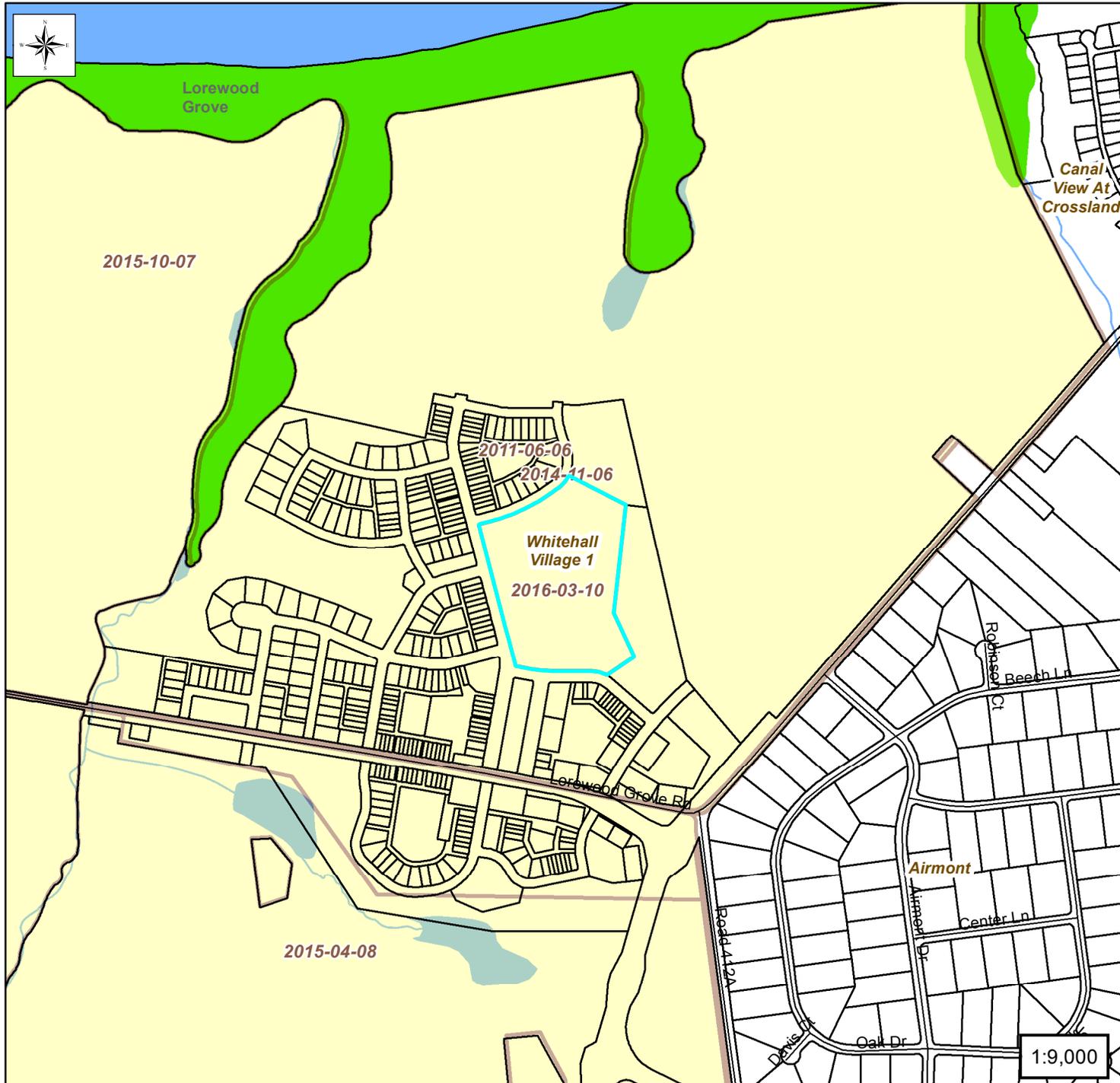
VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

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

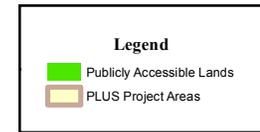
SURVEYED BY: C. COBROUGH	FILE NAME: 20968.00-RECORD-C1	REVISION: 4	SHEET: 1 OF 35
COMPILED BY: C. O'KEEFE	PERMANENT FILE: 074/304_074/308	QA REVIEW: L	
PROJECT MANAGER: C. O'KEEFE			
DRAWN BY: J. HANAWALT, B. JOHNSON	APPROVED BY:		

Land Projects\20968 Whitehall_30 Plan Production\20968 00-RECORD-C1.dwg, 11: Chris Cobrough, VanDemark & Lynch, Inc.

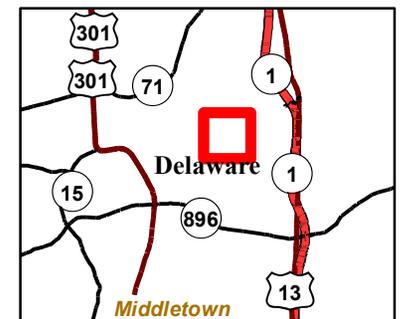
Preliminary Land Use Service (PLUS)



Appoquinimink School District
2016-03-10



Location Map



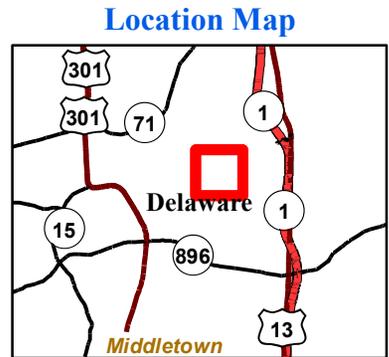
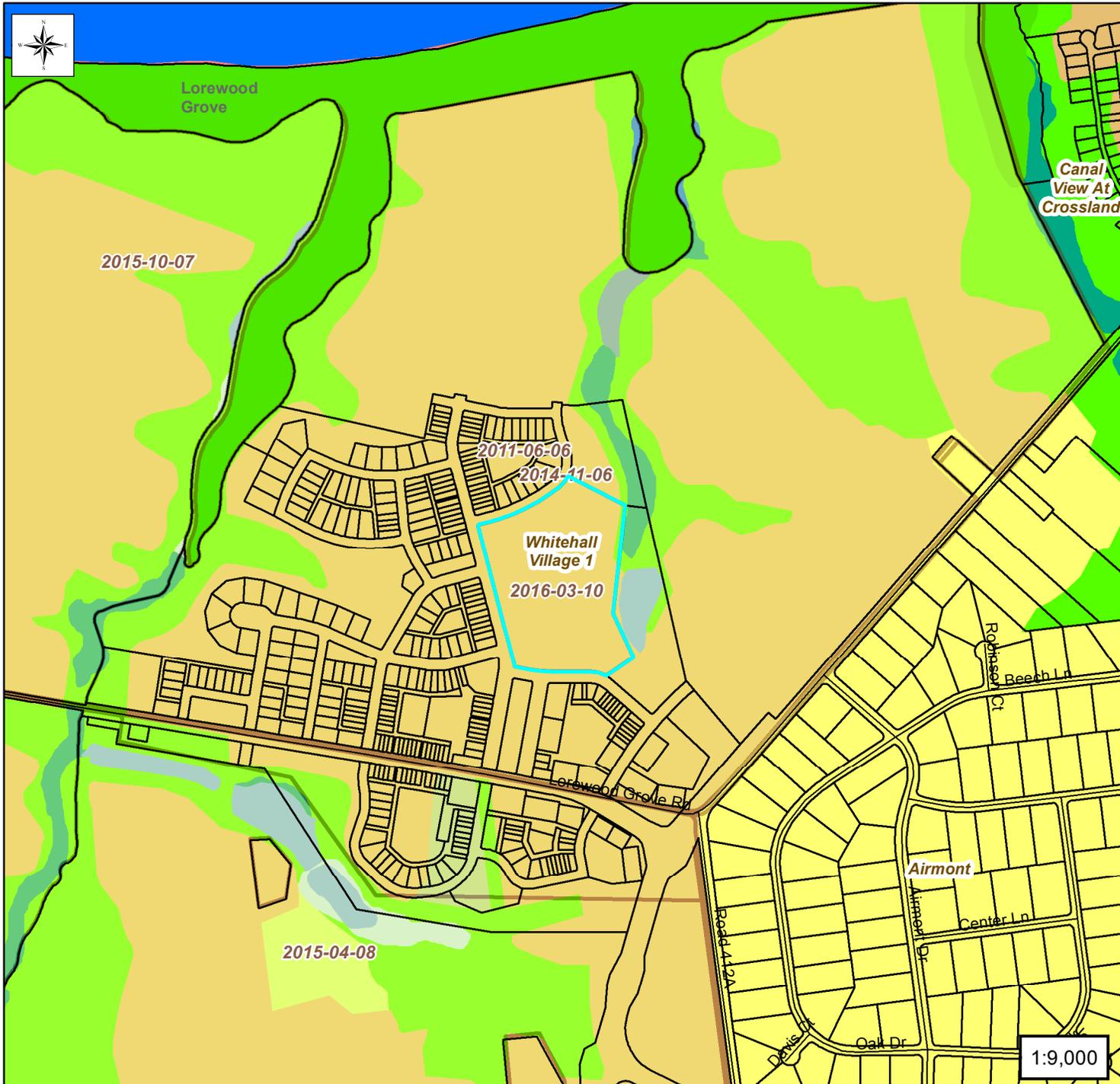
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Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)

Appoquinimink School District
2016-03-10



Preliminary Land Use Service (PLUS)

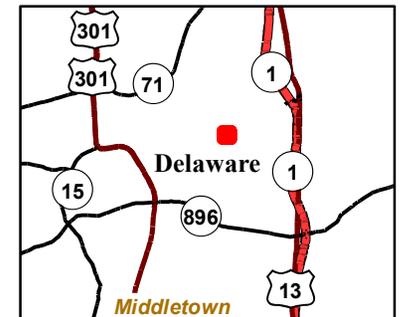


**Appoquinimink School District
2016-03-10**

Legend

- PLUS Project Areas

Location Map



Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov