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ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

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October 6, 2021

Anthony Mangeri, Townsend Town Manager  
Town of Townsend  
141 Main Street  
Townsend DE, 19734

RE: Request for Variances  
Tax Parcel 14-016.01-043  
Townsend Acres  
Town of Townsend, New Castle County  
KCI Project #271906433

Dear Anthony:

This letter is in response to the correspondence prepared by Remington & Vernick Engineers dated September 13, 2021. The following items have been addressed, in accordance with their comments:

1. *Provide a mountable concrete median with PCC Curb, Type 2 to separate directional traffic at the entrance road (Rays Way) in accordance with De/DOT standards.*

**A 50' long, curbed center median island shall be added to Rays Way at the intersection at Summits Bridge Road. This item shall be addressed on the Final/Construction Plan submission.**

2. *A tree lawn of not less than six feet in width shall be provided between the curb and sidewalk for the planting of street shade trees.*

**The current plan provides six (6) feet of grass between the curb and sidewalk. No revisions are required.**

3. *Sheet P-03, Preliminary Record Major Subdivision Plan – Relabel the area designated as “Usable Open Space (1.05 Acres)” to coincide with the table on Sheet P-02, Notes and Legend titled “Private Open Space Areas.”*

**As per Sections 66-698.a.1. and 66-698.a.5, 10 percent of the gross tract area shall be dedicated to public use for the purpose of passive and active recreation; and a minimum of 50 percent of the required open space (5% of the gross tract area) shall be suitable for active recreation. The “usable” designation shows how the plan complies with 66-698.a.5. The plan shall be revised to indicate the open space area reserved for “active” recreation (instead of “usable”). This item shall be addressed on the Final/Construction Plan submission.**

4. *Corner lots shall provide the minimum front yard requirements for the respective zone for both front yards; Section 24.04.090-D.*

**The three (3) corner lots proposed (24, 28 & 38) provided the minimum 25' front yard setback along both street frontages. No revisions are required.**

5. *Provide cartway width of all adjoining streets; Section 24.04.100-A (25).*

**The existing cartway width of Summit Bridge Road shall be added to the plan. This item shall be addressed on the Final/Construction Plan submission.**

6. *Tie-in distances from subject property to the nearest street intersection; Section 24.04.100-A (26).*

**The location map (Sheet 1) currently shows the distance (700 feet) from Money Road to the centerline of our proposed entrance. The plan shall be revised to show the distance from Money Road to the southern property line. This item shall be addressed on the Final/Construction Plan submission.**

7. *Provide existing and proposed deed restrictions, easements, or protective covenants; Section 24.04.100-A (41).*

**To the best of my knowledge, no deed restrictions, easements, or protective covenants exist. Any proposed deed restrictions, easements or protective covenants will be shown on the Final Record Plan. No revisions are required.**

8. *Once the plan has final approval digital copies in CAD or other applicable engineering software must be submitted to the Town Clerk and the Town Engineer; Section 24.04.100-A (50).*

**Acknowledged.**

9. *Sheet P-02, Notes and Legend - Provide documentation that a traffic impact study is not required as indicated in the Site Data & General Notes, Note 19; Section 24.04.100-B (1).*

**As per our DeIDOT pre-application meeting held on July 14, 2020, it was determined that a traffic study, noise study, and signal agreement were not required for this project. Sireen Muhtaseb (DeIDOT) confirmed this in her email dated 9/14/21. Both you and the Town engineer were copied on Sireen's email.**

10. *Provide the location of all proposed fire hydrants; Section 24.04.100-B (6).*

**Our current submission is for Preliminary Plan approval. Upon approval of the Preliminary Plan, we shall submit construction plans and include the location of all proposed fire hydrants.**

11. *Verify right-of-way width requirements for collector and local streets; Section 24.20.010-C (1).*

**As per Figure 3.2.1-a from the DeIDOT Development Coordination Manual, subdivision streets shall have a minimum 50' right-of-way (provided). As per Section 24.20.010.C.2.c.(1), a collector street serving a community of 35 or more dwelling units shall have a minimum right-of-way of 60 feet and a street width of 30 feet gutter to gutter (provided).**

12. *A collector street serving a community of 35 or more dwelling units shall have a minimum right-of-way width of sixty (60) feet and a street width of 30 feet, gutter line to gutter line. The right-of-way width shall be maintained along the entire length of the street; Section 24.20.010-C (2)(c)(1).*

**As per my conversation with the Town Engineer (Edwin Van-Otoo, Remington & Vernick) on October 6, 2021, the submitted plan is acceptable to the Town and no revisions to the right-of-way width are required.**

13. *Provide clear sight triangles of 75 feet measured along street centerlines from their point of intersection shall be provided at all street intersections and no buildings or structures shall be permitted within said sight triangle; Section 24.20.010-F (3).*

**The plan shall be revised to show the sight triangles and the street intersections. This item shall be addressed on the Final/Construction Plan submission.**

14. *The minimum curb radii at street intersections shall be 15 feet for intersections involving only local streets and 25 feet for intersection involving collector roads and radii as deemed suitable by DeIDOT for arterial roadways. There are no radii shown at the intersection of Rays Way and Summit Bridge Road at the entrance road; Section 24.20.010-F (5).*

**The plan shall be revised to show 25' curb radii at the intersection of Rays Way and Summit Bridge Road. This item shall be addressed on the Final/Construction Plan submission.**

15. *All street intersections, driveways or other interruptions of sidewalks be compliant with the Americans with Disabilities Act (ADA); Section 24.20.010-H (4).*

**Acknowledged.**

16. *A development resulting in a net increase of impervious surface or disturbance greater than 5,000 sq. ft. on any lot shall be required to prepare and submit a stormwater management plan, indicating the methods and means by which post-development rate of stormwater runoff from the site will be reduced to the pre-development run-off condition); Section 24.20.040-A (1).*

**Acknowledged.**

17. *All stormwater management facilities shall be designed in accordance with the State of Delaware Sediment and Stormwater Regulations and will be subject to the review and approval of the Town Engineer; Section 24.20.040-A (3).*

**Acknowledged.**

18. *Sheet P-01, Title Sheet - All wetland encroachment disturbances are subject to review and approval by the United States Army Corps of Engineers and the DNREC, including any wetland mitigation required. Include Army Corps of Engineers under Required Agency Approvals; Section 24.36.050.*

**Acknowledged. The Army Corps of Engineers shall be added to the required agency approvals (sheet 1). Please note that encroachment disturbances and mitigation are not proposed or anticipated. This item shall be addressed on the Final/Construction Plan submission.**

19. *Grading Plans. All proposals for development shall be accompanied by a grading plan, indicating existing contours at a minimum of two-foot intervals, proposed grading, finished floor elevations and spot elevations sufficient to describe the extent of all grading activities as well as existing and proposed drainage patterns on the site; Section 24.20.050-A.*

**Our current submission is for Preliminary Plan approval. Upon approval of the Preliminary Plan, we shall submit construction plans and include proposed grading.**

20. *Erosion Control. All grading plans shall contain appropriate soil erosion and sediment control measures in accordance with the applicable regulations of the State of Delaware Sediment and Stormwater Regulations; Section 24.20.050-D.*

**Our current submission is for Preliminary Plan approval. Upon approval of the Preliminary Plan, we shall submit construction plans and include proposed erosion and sediment controls.**

21. *Landscape Plan. When required pursuant to the requirements of TMC 24.12.060 paragraph B, TMC 24.12.070 paragraph B,4, TMC 24.20.020 paragraph E, TMC 24.20.030 paragraph B or paragraph B, a landscape plan, prepared by a landscape architect licensed in the state, must be submitted indicating the location, species (common and botanical names), size and condition of all proposed plantings; Section 24.20.070-A.*

**Our current submission is for Preliminary Plan approval. Upon approval of the Preliminary Plan, we shall submit construction plans and include proposed landscaping.**

22. *All new streets constructed as part of development proposal shall be equipped with streetlights; Section 24.20.050-A (1).*

**Acknowledged.**

23. *Street lighting shall be provided pursuant to DeIDOT standards and specifications. Final selection of street lights shall be subject to the review and approval of the Town Engineer; Section 24.20.050-A (1).*

**Acknowledged.**

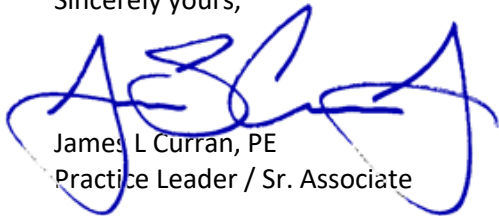
24. *Include the following note below the Certification of Plan Approval signatures:*

*THE PURPOSE OF THIS PRELIMINARY PLAT IS TO DEMONSTRATE THE PROPOSED LAYOUT OF THE ROADS, INDIVIDUAL SUBDIVISION PARCELS, STORMWATER MANAGEMENT, AND OTHER PHYSICAL LAND DEVELOPMENT FEATURES AND IS CONSIDERED THE INITIAL STEP IN THE LAND DEVELOPMENT PROCESS IN THE TOWN OF TOWNSEND, DELAWARE. APPROVAL OF THIS PRELIMINARY PLAT DOES NOT ALLEVIATE THE DEVELOPER OF THE RESPONSIBILITIES AND REQUIREMENTS STIPULATED IN THE TOWN OF TOWNSEND'S ZONING AND UNIFIED DEVELOPMENT CODE.*

**The above note is currently included on sheet 1. No revisions are required.**

The above-referenced plan revisions shall be addressed on the Construction Plans/Final Record Plan. As per our conversation on September 14, 2021, please schedule the Planning Commission meeting and/or Mayor and Council meeting at your earliest convenience. If you have any questions or require any additional information, please do not hesitate to call or email.

Sincerely yours,



James L Curran, PE  
Practice Leader / Sr. Associate

enc.

cc: Raymond Petkevis  
Edwin Van-Otoo