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September 13, 2021

Mr. Anthony S. Mangeri, M.P.A., C.P.M., C.E.M.
Town Manager
Town of Townsend
141 Main Street
Townsend, DE 19734

**RE: Preliminary Major Subdivision Plan – Initial Review
Townsend Acres [Tax Parcel 25-002.00.097]
Town of Townsend
RVE File# (DNTEP084)**

Dear Mr. Mangeri:

Remington & Vernick Engineers (RVE), on behalf of the Town of Townsend has reviewed the following submission materials in connection the application referenced above:

- Major Subdivision or Land Development Checklist.
- Plan entitled “Preliminary Record Major Subdivision Plan for Townsend Acres” (3 sheets), dated June 24, 2021, revised on July 21, 2021, prepared by Karins and Associates of Newark, DE.
- Request for Variances letter, dated June 24, 2021, prepared by KCI Technologies, Inc. of Newark, DE.
- Recorded Deed dated August 15, 2018, prepared by Longo & Associates, LLP of Wilmington, DE.
- Wetland Delineation - Townsend Acres, Townsend Delaware NWPR, date June 25, 2021, prepared by Watershed Eco, LLC of, Newark, DE.
- Exploratory Stormwater Management Analysis, dated June 2021, prepared by KCI Technologies, Inc. of Newark, DE.

I. GENERAL INFORMATION

Owner: Townsend Acres, LLC
1521 Concord Pike, Suite 102
Wilmington, DE 19803
(302) 685-4042

Applicant: Townsend Acres, LLC
1521 Concord Pike, Suite 102
Wilmington, DE 19803
(302) 685-4042
raypetkevis@gmail.com

Plan Preparer: KCI Technologies, Inc.
1352 Marrows Road, Suite 100
Newark, DE 19711
(302) 731-7807
james.curran@kci.com

Proposal: The applicant is proposing the subdivision of an existing 15.25-acre tract to construct 38 single family dwellings, roads and open space. The project also includes the construction of ancillary driveways, sidewalks, landscaping, stormwater management facilities and other utilities.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. Provide a mountable concrete median with PCC Curb, Type 2 to separate directional traffic at the entrance road (Rays Way) in accordance with DeIDOT standards.
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.
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.”
4. Corner lots shall provide the minimum front yard requirements for the respective zone for both front yards; Section 24.04.090-D
5. Provide cartway width of all adjoining streets; Section 24.04.100-A (25).
6. Tie-in distances from subject property to the nearest street intersection; Section 24.04.100-A (26).
7. Provide existing and proposed deed restrictions, easements, or protective covenants; Section 24.04.100-A (41).
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).
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).
10. Provide the location of all proposed fire hydrants; Section 24.04.100-B (6).
11. Verify right-of-way width requirements for collector and local streets; Section 24.20.010-C (1).
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).
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).

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).
15. All street intersections, driveways or other interruptions of sidewalks be complaint with the Americans with Disabilities Act (ADA); Section 24.20.010-H (4).
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).
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).
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.
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.
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.
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.
22. All new streets constructed as part of development proposal shall be equipped with streetlights; Section 24.20.050-A (1).
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).

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.

III. VARIANCES

The Applicant has been granted relief of the following variances from the Town of Townsend Zoning and Unified Development Code by the Board of Adjustment on April 29, 2021:

1. Side yard aggregate setback requirement of 10 feet each and 25 feet aggregate; Appendix A Zoning District Regulations.
2. Requirement of providing a second access point to an arterial street (Summit Bridge Road); Section 24.20.010-A(2)(d).
3. 100 feet minimum inside diameter and landscaping in center of cul-de-sacs; Section 24.20.010 B(3).
4. Minimum distance of 800 feet between intersections, measured from centerline to centerline; Section 24.20.010 F(4).
5. Minimum 2% slope of lawn area requirement; Section 24.20.050 B(2)(e).

Should you have any questions please feel free to contact our office at (302) 266-0212.

Sincerely,
REMINGTON & VERNICK ENGINEERS

By



Edwin Van-Otoo, P.E.
Town Engineer

EVO/evo

cc: Ray Petkevis, Townsend Acres, LLC, Owner/Developer
James L. Curran, P.E., KCI Technologies, Inc.
Antonina Tantillo, Town of Townsend, Deputy Town Manger & Town Clerk
Christopher J. Fazio, P.E., C.M.E., Executive Vice President