

PRELIMINARY RECORD MAJOR SUBDIVISION PLAN

TOWNSEND ACRES

TOWN OF TOWNSEND, NEW CASTLE COUNTY, DELAWARE



UTILITY AND GOVERNING AGENCIES CONTACT INFORMATION LIST:

DELDOT
800 BAY ROAD
DOVER, DE 19903
302-760-2080

TELEPHONE & FIBER OPTICS
VERIZON COMMUNICATIONS
180 SHEREE BLVD., SUITE 2100
EXTON, PA 19341
610-280-5548

CABLE
ATLANTIC BROADBAND
600 NORTH BROAD STREET
MIDDLETOWN, DE 19709
410-739-7229

TOWN OF TOWNSEND
141 MAIN STREET
TOWNSEND, DE 19734
CONTACT: ANTHONY MANGERI
TOWN MANAGER
302-378-8082

SANITARY SEWER
NEW CASTLE COUNTY
DEPARTMENT OF PUBLIC WORKS
WILLIAM J CORNER BUILDING
187A OLD CHURCHMANS ROAD
NEW CASTLE, DE 19720
302-395-5700

ELECTRIC
DELMARVA POWER
P.O. BOX 17005
WILMINGTON, DE 19850-7006
800-375-7117

GAS
CHESAPEAKE UTILITIES
909 SILVERLAKE BOULEVARD
DOVER, DE 19904
302-734-6797

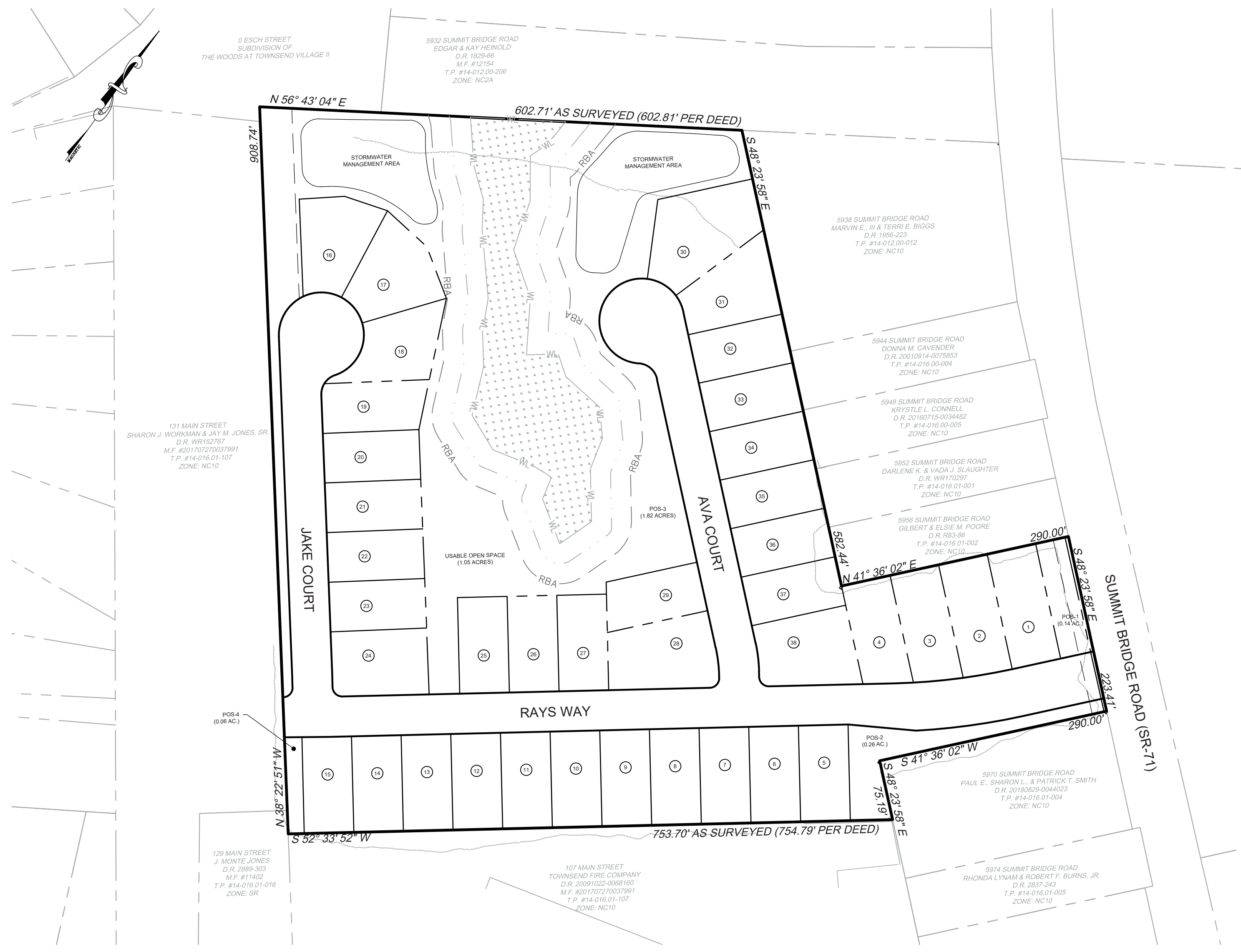
WATER
ARTESIAN WATER COMPANY
664 CHURCHMANS ROAD
NEWARK, DE 19702
302-453-6900

DELAWARE'S DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC)
89 KINGS HIGHWAY
DOVER, DE 19901
302-739-4411

DELAWARE STATE FIRE MARSHAL
2307 MACARTHUR ROAD
NEW CASTLE, DE 19720
CONTACT: JOHN W. RUDD, CFI
302-323-5365

- VARIANCES**
- THE FOLLOWING VARIANCES FROM THE TOWN OF TOWNSEND "ZONING AND UNIFIED DEVELOPMENT CODE" WERE GRANTED BY THE BOARD OF ADJUSTMENT ON APRIL 29, 2021:
- A VARIANCE FROM APPENDIX "A" ZONING DISTRICT REGULATIONS, R-2 (RESIDENTIAL) MINIMUM SIDE YARD TO ALLOW 20 FEET BETWEEN BUILDINGS.
 - A VARIANCE FROM SECTION 66-476(B)(4) TO PROVIDE ONLY ONE ACCESS POINT TO AN ARTERIAL STREET.
 - A VARIANCE FROM SECTION 66-477(C) TO ALLOW AN INSIDE DIAMETER OF 80 FEET (40 FEET RADIUS) WITH NO CENTER ISLAND.
 - A VARIANCE FROM SECTION 66-481(D) TO PROVIDE INTERSECTIONS LESS THAN 800 FEET APART.
 - A VARIANCE FROM SECTION 66-583(B)(5) TO ALLOW A 1.5% MINIMUM SLOPE IN LAWN AREAS.

- REQUIRED AGENCY APPROVALS**
- TOWN OF TOWNSEND: SUBDIVISION PLAN, GRADING PLAN, LANDSCAPE PLAN, STREET PLAN
 - NEW CASTLE CONSERVATION DISTRICT: SEDIMENT AND SWM PLAN
 - NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS: SANITARY SEWER
 - DNREC: N.O.I.
 - ARTESIAN WATER COMPANY: WATER DISTRIBUTION SYSTEM
 - DELAWARE OFFICE OF DRINKING WATER: WATER DISTRIBUTION SYSTEM
 - DELDOT: LETTER OF NO OBJECTION TO RECORDATION, ENTRANCE PLAN
 - STATE FIRE MARSHAL



CERTIFICATION OF OWNERSHIP
T.P. #25-002-00-097

I, RAY PETKEVIS, HEREBY CERTIFY THAT I AM 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 TOWN OF TOWNSEND "ZONING AND UNIFIED DEVELOPMENT CODE".

TOWNSEND ACRES LLC _____ DATE _____

CERTIFICATION OF PLAN ACCURACY

I, JAMES L. CURRAN P.E., 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 IN THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE TOWN OF TOWNSEND'S LAND DEVELOPMENT ORDINANCE.

JAMES L. CURRAN, P.E. _____ DATE _____
LICENSE NO. 14560

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ DATE _____ BY _____ MAYOR FOR THE TOWN OF TOWNSEND

APPROVED _____ DATE _____ BY _____ ENGINEER FOR THE TOWN OF TOWNSEND

PURPOSE NOTE

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO DEMONSTRATE PROPOSED LAYOUT OF THE ROADS, INDIVIDUAL SUBDIVISION PARCELS, STORMWATER MANAGEMENT, AND OTHER PHYSICAL LAND DEVELOPMENT FEATURES. THE PRELIMINARY PLAT 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.

INDEX OF SHEETS:

P-01 TITLE SHEET
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TOWNSEND ACRES LLC
C/O KELLER WILLIAMS DE REALTY GROUP
1521 CONCORD PIKE, SUITE 102
WILMINGTON, DE 19803
302-686-4042

GENERAL REVISIONS
7/29/2021
DATE

OWNER/DEVELOPER:

OWNERS/DEVELOPERS:
TOWNSEND ACRES LLC
C/O KELLER WILLIAMS DE REALTY GROUP
1521 CONCORD PIKE, SUITE 102
WILMINGTON, DE 19803
302-686-4042

ENGINEERS - PLANNERS - SURVEYORS
1352 MARRONS RD. - SUITE 100 - NEWARK, DELAWARE 19711
PHONE: (302) 733-1970 FAX: (302) 733-1897 Website: www.kci.com

KCI TECHNOLOGIES, INC.

TITLE SHEET

TOWNSEND ACRES

DELAWARE

APPOQUINIMINK HUNDRED

NEW CASTLE

SIGNATURE DATE

Drafting: MPD Check: JC

Design: MPD Check: JC

SCALE: 1" = 100'

DATE: 6/24/21

KCI JOB #: 271906433

SHEET: P-01

07/21/2021

SITE DATA & GENERAL NOTES

- TAX MAP PARCEL NUMBERS:** 25-002-00-097
- ZONING:**
EXISTING: NC-10
PROPOSED: R-2
- SOURCE OF TITLE:** DEED INST. 20180830-0044362
- HORIZONTAL DATUM:** DELAWARE STATE PLAN (NAD83 USFT)
VERTICAL DATUM: NAVD88
NUMBER OF EXISTING MONUMENTS: 6
NUMBER OF PROPOSED MONUMENTS: 6
- BOUNDARY SURVEY PREPARED BY KARINS AND ASSOCIATES ON AUGUST 17, 2012.
- PROPOSED LAND USE:** 38 LOT SUBDIVISION
- GROSS SITE AREA (COMBINED):** 15.245 ACRES
- WATER SUPPLIER:** ARTESIAN WATER COMPANY
WATER SUPPLY IS SUBJECT TO THE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- SANITARY SEWER:** NEW CASTLE COUNTY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE. 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.

PROPOSED SEWER FLOWS: 38 LOTS X 300 GPD = 11,400 GPD
PEAK FLOW = 7.917 GALLONS/MINUTE.
- PROPERTY OWNER/DEVELOPER:** TOWNSEND ACRES LLC
C/O KELLER WILLIAMS DE REALTY GROUP
1521 CONCORD PIKE, SUITE 102
WILMINGTON, DE 19803
- EXISTING LOTS AND/OR DWELLING UNITS:** 0
PROPOSED LOTS AND/OR DWELLING UNITS: 38
- PARKING RATIONALE**
REQUIRED PARKING (2 SPACES PER LOT) = 76 SPACES
DRIVEWAY SPACES PROVIDED = 76 SPACES
- AREA REGULATIONS**

	REQUIRED	PROVIDED
LOT AREA:	1 AC. (MIN)	15.245 AC.
DENSITY:	UNAC. (MAX)	2.42 UNAC.
LOT WIDTH:	50' (MIN)	62'
BUILDING SETBACK:	25' (MIN)	25'
REAR YARD SETBACK:	20' (MIN)	20'
SIDE YARD SETBACK:	10' (MIN)	10'
SIDE YARD SETBACK (BOTH):	25'	20'
BUILDING HEIGHT:	35' (MAX)	35'
OPEN SPACE:	1.52 AC. (10% MIN)	5.37 AC. (35.2%)
USEABLE OPEN SPACE:	0.76 AC. (5%)	1.05 AC. (6.9%)
IMPERVIOUS COVERAGE PERMITTED:	4.57 ACRES (30%)	
IMPERVIOUS COVERAGE PROPOSED:	4.32 ACRES (28.3%)	
- FLOODPLAIN**
NO PORTION OF THE SITE LIES WITHIN THE FEMA 100 YEAR FLOODPLAIN, AS PER FLOOD INSURANCE RATE MAP NO. 10003C0315L AND MAP NO. 10003C0318L, BOTH DATED JANUARY 22, 2020.
- WATER RESOURCE PROTECTION AREA (WRPA)**
AS PER THE "WATER RESOURCE PROTECTION AREAS FOR THE CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY DELAWARE" MAP 3 OF 3, REVISED MARCH 2017, A PORTION OF THE SITE IS LOCATED IN THE RECHARGE WRPA.
- WETLANDS**
THE JURISDICTIONAL WETLANDS BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED BY WATERSHED ECO LLC, FIELD LOCATED BY KARINS AND ASSOCIATES ON SEPTEMBER 4, 2018.
- CRITICAL NATURAL AREAS**
THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND AS PER THE NEW CASTLE COUNTY "CRITICAL NATURAL AREAS MAP" UPDATED THROUGH MAY 2012, NO CRITICAL NATURAL AREAS (CNA) ARE LOCATED ON THE PROPERTY.
- DEED RESTRICTIONS**
AT THE TIME OF THIS PLAN SUBMITTAL THERE WERE NO DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL.
- TRAFFIC IMPACT STUDY**
PER PRE-SUBMITTAL MEETING HELD WITH DELDOT ON JULY 1, 2020. A TRAFFIC IMPACT STATEMENT AND TRAFFIC OPERATIONS ANALYSIS ARE NOT REQUIRED.
- DEBRIS DISPOSAL**
NO DEBRIS SHALL BE BURIED ON THE SITE.
- MAINTENANCE OF PRIVATE OPEN SPACE**
PRIVATE OPEN SPACE SHOWN ON THIS PLAN SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TOTAL LENGTH OF PUBLIC AND PRIVATE RIGHT-OF-WAYS:** 2,008 L.F.
- SUBDIVISION STREETS:**
A. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
B. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
C. 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 TOWN OF TOWNSEND FOLLOWING COMPLETION OF THE STREETS. THE TOWN OF TOWNSEND ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE TOWN.
- EXISTING FIRE HYDRANTS:** 0
PROPOSED FIRE HYDRANTS: 0
- COASTAL ZONE**
THIS SITE DOES NOT LIE WITHIN DELAWARE'S COASTAL ZONE.
- AVIATION RESTRICTIONS**
U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION RESTRICTIONS AND SAFEGUARDS ARE NOT APPLICABLE TO THIS PROJECT.
- TOPOGRAPHY**
TOPOGRAPHY DEPICTED ON THIS PLAN WAS PREPARED BY KCI SURVEY DEPARTMENT DATED APRIL, 2021.
- COMMUNITY POSTAL BOXES**
POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
- DELDOT**
ENTRANCE/EXIT FACILITIES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO DELDOT APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN A PERMIT FROM THE DELDOT CANAL DISTRICT PERMIT OFFICE.
- MISS UTILITY NOTE:**
THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGE DONE TO THEM DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS EXPENSE. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS. CONTACT "MISS UTILITY" THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY CONTACT INFORMATION IS AS FOLLOWS:
MISS UTILITY 1-800-282-8555
THE FOLLOWING TICKET NUMBERS APPLY:

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

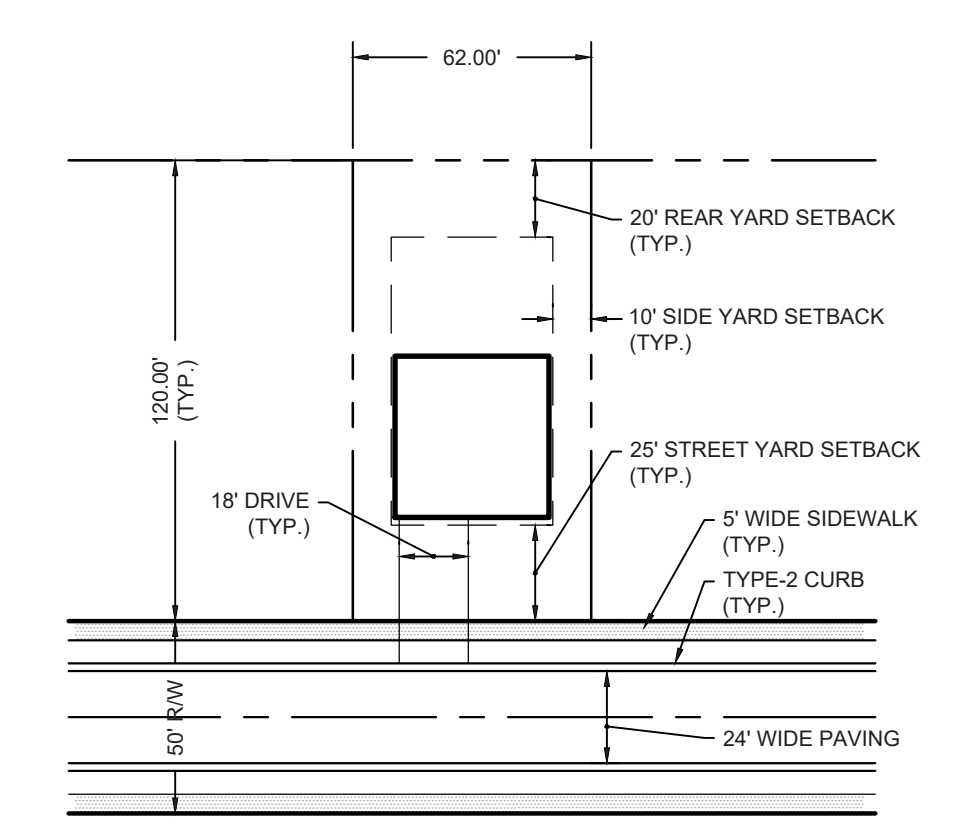
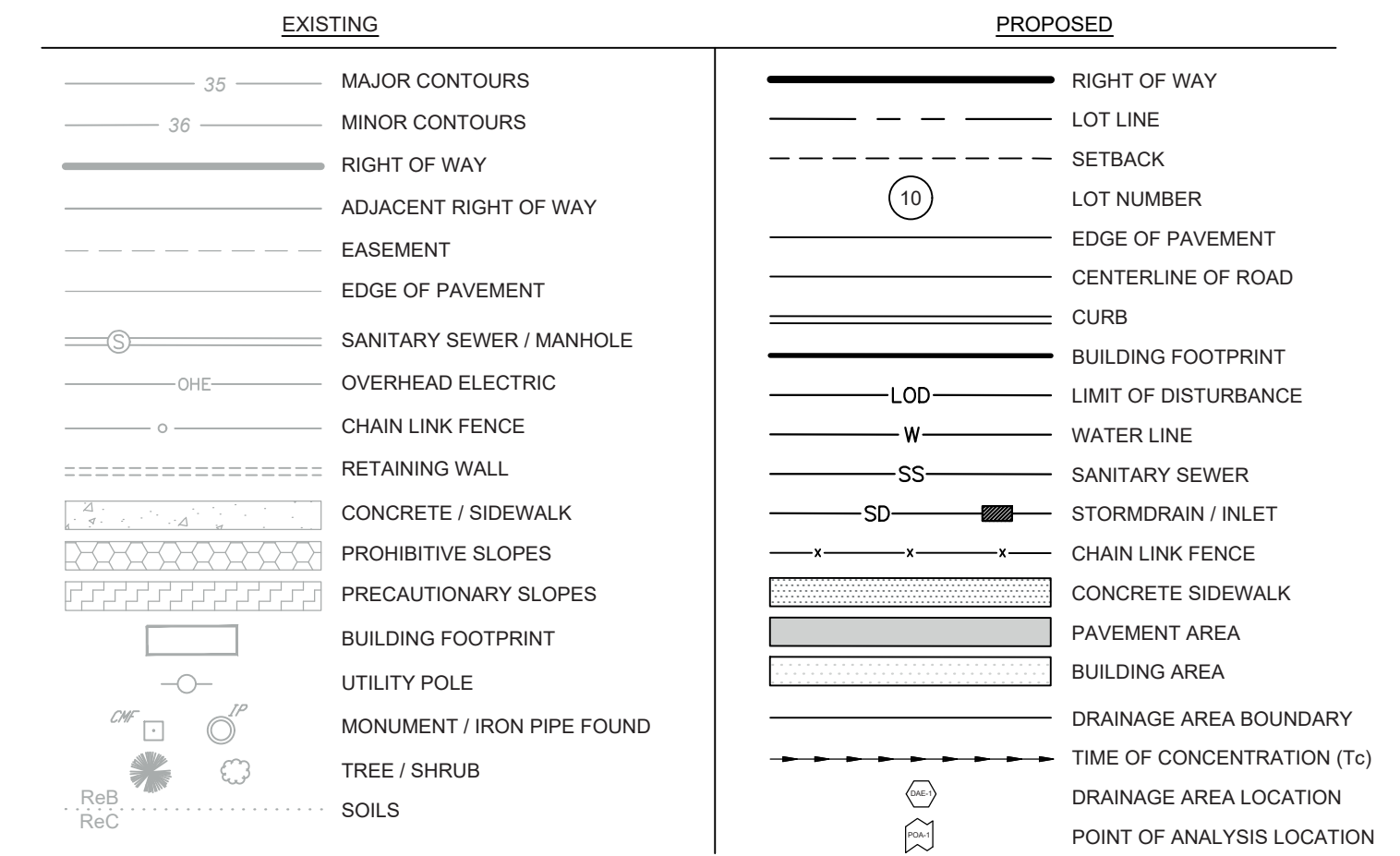
- ADDRESSES**
ADDRESSES SHOWN ON THIS PLAN ARE AS ASSIGNED BY NEW CASTLE COUNTY GIS SERVICES.
- PROVISION FOR TRESPASSING**
ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY ACCESS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING AND/OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE (1) YEAR, COMMENCING WITH THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- FIRE MARSHAL NOTE**
ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE MARSHAL PREVENTION REGULATIONS.
- SANITARY AND STORM EASEMENTS**
UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED ANYWHERE A SANITARY SEWER LINE IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE A PUBLIC RIGHT OF WAY. A 20' WIDE PERMANENT EASEMENT, 10' OF EACH SIDE OF THE CENTER LINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER LINE IS DESIGNATED FOR PUBLIC USE ON A PRIVATELY MAINTAINED PAVED AREA, SUCH AS PARKING LOTS, PRIVATE STREETS, OR DRIVEWAYS. A 20' WIDE PERMANENT EASEMENT, 10' OF EACH SIDE OF THE CENTER LINE OF THE PIPE, SHALL BE CREATED WHERE A STORM SEWER LINE IS DESIGNATED FOR PUBLIC USE OUTSIDE OF A PUBLIC RIGHT OF WAY. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATED BY MORE THAN 2' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.

DELDOT NOTES

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.
- CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED. SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING, AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO THIRTY (30) DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN THIRTY (30) CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT RECOMMEND A CERTIFICATE OF OCCUPANCY APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION, THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK.

PRIVATE OPEN SPACE AREAS			
PRIVATE OPEN SPACE PARCEL	TOTAL PARCEL AREA	AREA SUITABLE FOR PASSIVE OPEN SPACE	AREA SUITABLE FOR ACTIVE RECREATION
POS-1	0.14 AC.	0.14 AC.	-
POS-2	0.26 AC.	-	0.26 AC.
POS-3	1.82 AC.	0.77 AC.	1.05 AC.
POS-4	0.06 AC.	0.06 AC.	-

LEGEND



GENERAL REVISIONS
REVISION

7/20/2021
DATE

OWNER/DEVELOPER:
TOWNSEND ACRES LLC
C/O KELLER WILLIAMS DE REALTY GROUP
1521 CONCORD PIKE, SUITE 102
WILMINGTON, DE 19803
302-668-4042

SCALE - PLAN: NTS

KCI TECHNOLOGIES, INC.
ENGINEERS - PLANNERS - SURVEYORS
1352 MARRONS RD. - SUITE 100 - NEWARK, DELAWARE 19711
PHONE: (302) 731-9176 FAX: (302) 731-9187 Website: www.kci.com

NOTES AND LEGEND
TOWNSEND ACRES
APOQUINIMINK HUNDRED NEW CASTLE DELAWARE

JAMES L. CURRAN
REGISTERED
No. 14580
DELAWARE
PROFESSIONAL ENGINEER
07/21/2021

SIGNATURE DATE:
Drafting: MPD Check: JC
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DATE: 6/24/21
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SHEET: P-02

