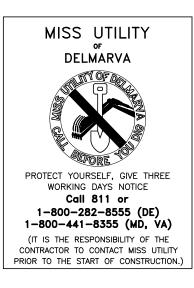
TOWNSEND POLE BARN

EMEF	LIST OF UTILITIES AND RGENCY CONTACT INFORMATION
DELDOT:	DELAWARE DEPT OF TRANSPORTATION 800 BAY ROAD DOVER, DE 19903 (302) 760-2080
СОММ.:	24/7 MID ATLANTIC - SKYLINE (TMN03) 111 Market Pl Suite 123 Baltimore, MD 21202 (410) 553-2605; (410) 683-9440
SEWER:	SANITARY SEWER NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS 187A OLD CHURCHMANS ROAD (WILLIAM J CORNER BLDG NEW CASTLE, DE 19720 (302) 395-5700
WATER:	ARTESIAN WATER COMPANY 664 CHURCHMAN ROAD NEWARK, DE 19702 (302) 453-6900
ELECTRIC:	DELMARVA POWER P.O. BOX 17006 WILMINGTON, DE 19850 1-800-375-7117
CABLE:	ATLANTIC BROADBAND 600 NORTH BROAD STREET MIDDLETOWN, DE 19709 (410) 739-7229
GAS:	CHESAPEAKE UTILITIES 909 SILVERLAKE BOULEVARD DOVER, DE 19904 (302) 734-6797
TELEPHONE & FIBER OPTICS:	VERIZON COMMUNICATIONS 180 SHEREE BLVD., SUITE 2100 EXTON, PA 19341 (610) 280-5546









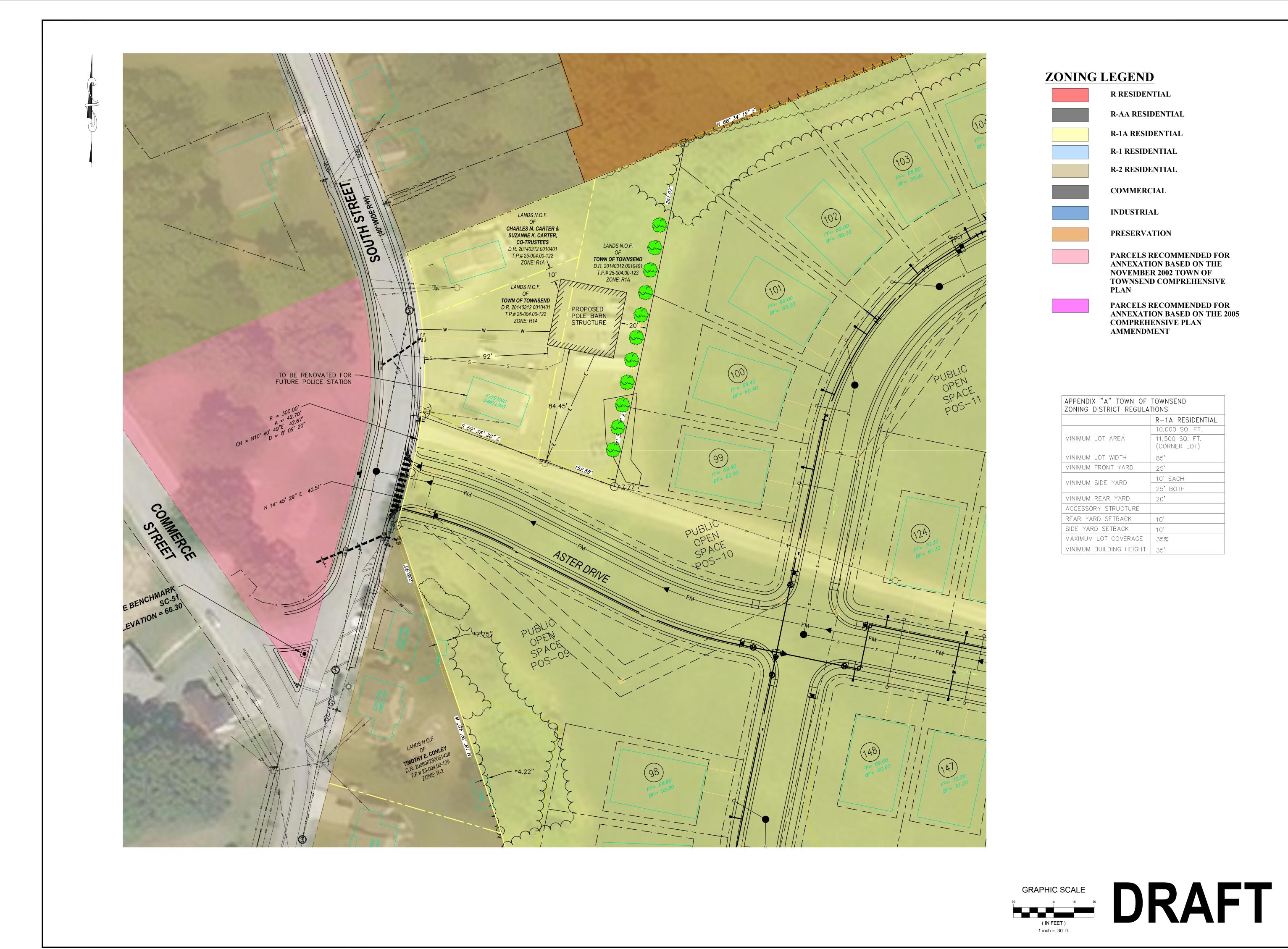
TOWN OF TOWNSEND NEW CASTLE COUNTY, DELAWARE

OCTOBER 2021

DRAWN BY : DESIGN BY : DATE : 10-21-2021 JOB No. : DNTET097	LITLE		VERNICK ENGINEERS AND A DAMAGES, LOSSES AND EXI R E S U L T I N G	ALL DOCUMENTS PREPARED ENGINEERS AND AFFILIAT SERVICE IN RESPECT OF TH INTENDED OR REPRESENTED BY OWNER OR OTHERS ON E OR ON ANY OTHER PROJE WRITTEN VERIFICATION OR A VERNICK ENGINEERS AND A PURPOSE INTENDED WILL BE WITHOUT LIABILITY OR LEGA & VERNICK ENGINEERS AN SHALL INDEMNIFY AND HOL	DATE: CHRISTOPH PROFESSIONAL ENGINE	& VER ENGII UNIVERSITY (BELLEVUE 262 CHAPMAN F NEWARK, (302) 266-0212, F	
<u>CHECKED BY:</u> AS NOTE <u>SHEET No.:</u> 1 of 4	TOWN OF TOWNSEND TOWN OF TOWNSEND POLE BARN			ES ARE INSTRUMENTS OF HE PROJECT. THEY ARE NO D TO BE SUITABLE FOR REUSI XTENSIONS OF THE PROJEC ECT. ANY REUSE WITHOU DAPTATION BY REMINGTON ADAPTATION BY REMINGTON FFILIATES FOR THE SPECIFIC E AT OWNERS SOLE RISK AND L EXPOSURE TO REMINGTON D AFFILIATES; AND OWNEF D HARMLESS REMINGTON		AGTON NGTON NICK NEERS OFFICE PLAZA BUILDING ROAD, SUITE 105 DE 19702 AX (302) 266-6208 S : WWW.RVE.COM	
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	SHEET INDEX
SHEET #	DESCRIPTION
1	TITLE
2	SITE PLAN
3	EROSION & SEDIMENT CONTROL PLAN
4	CONSTRUCTION DETAILS

DRAFT



ZONING LEGEND

R RESIDENTIAL

R-AA RESIDENTIAL

R-1A RESIDENTIAL

R-1 RESIDENTIAL

R-2 RESIDENTIAL

COMMERCIAL

INDUSTRIAL

PRESERVATION

PARCELS RECOMMENDED FOR ANNEXATION BASED ON THE NOVEMBER 2002 TOWN OF **TOWNSEND COMPREHENSIVE** PLAN

PARCELS RECOMMENDED FOR **ANNEXATION BASED ON THE 2005 COMPREHENSIVE PLAN** AMMENDMENT

APPENDIX "A" TOWN OF TOWNSEND ZONING DISTRICT REGULATIONS

	R-1A RESIDENTIAL
	10,000 SQ. FT.
MINIMUM LOT AREA	11,500 SQ. FT. (CORNER LOT)
MINIMUM LOT WIDTH	85'
MINIMUM FRONT YARD	25'
MINIMUM SIDE YARD	10'EACH
	25' BOTH
MINIMUM REAR YARD	20'
ACCESSORY STRUCTURE	
REAR YARD SETBACK	10'
SIDE YARD SETBACK	10'
MAXIMUM LOT COVERAGE	35%
MINIMUM BUILDING HEIGHT	35'

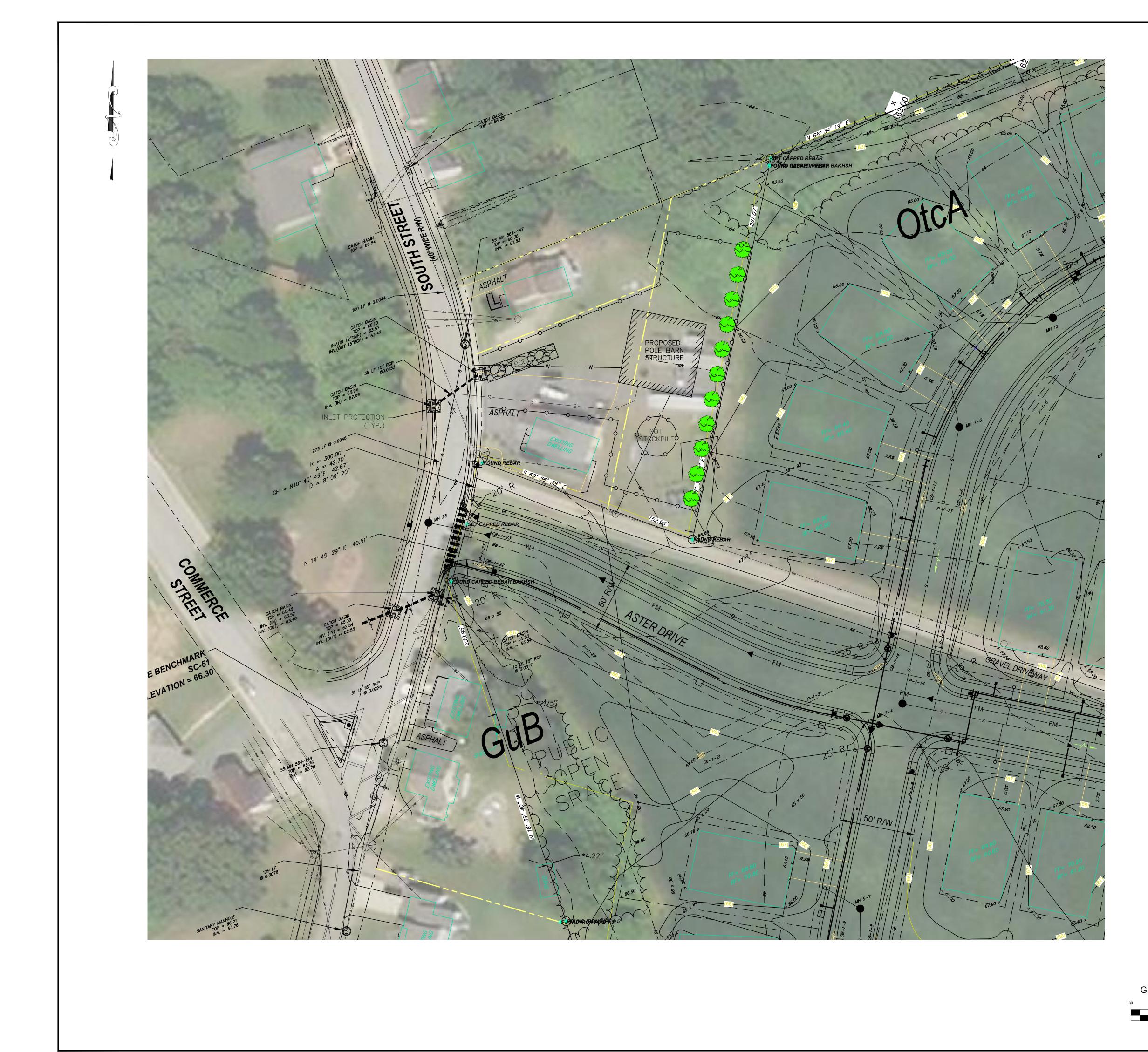
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SHEET No. :

2 of 4

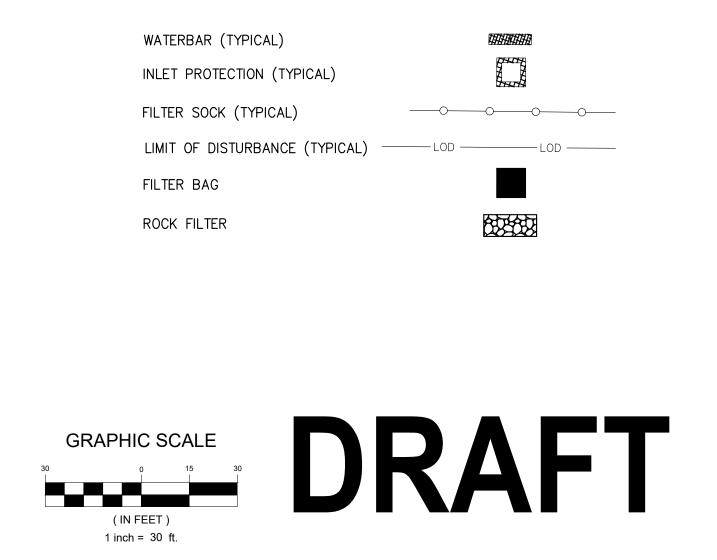
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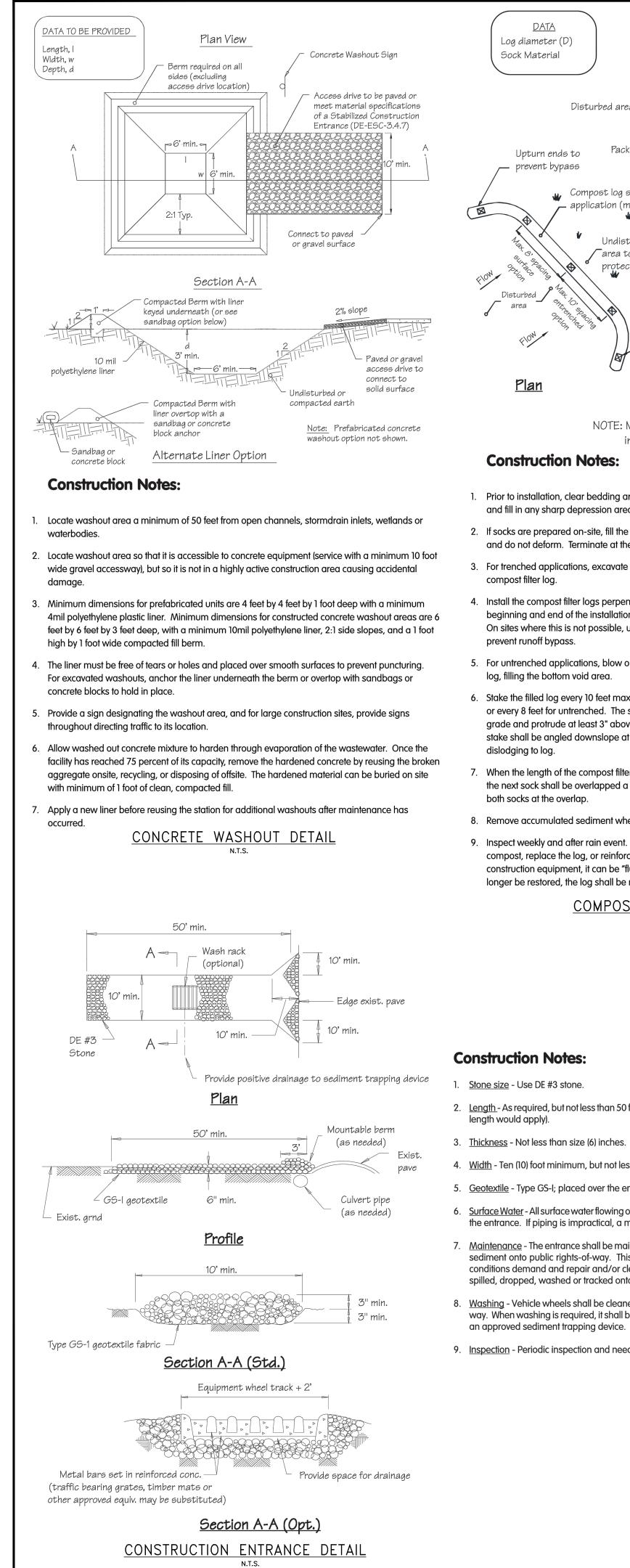
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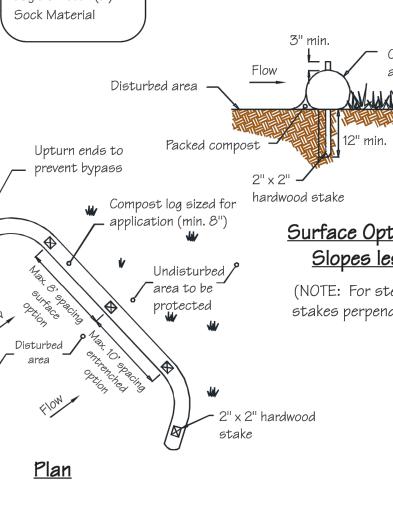


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	ONTROL	DELAWARE
	EROSION & SEDIMENT CONTROI PLAN	TOWN OF TOWNSEND TOWNSEND POLE BARN INSEND NEW CASTLE COUNTY
		TOWN OF TOWNSEND
	DRAWN BY : DESIGN BY : JMB EVO DATE :	CHECKED BY: SCALE: CJF AS NOTED SHEET No.: SHEET No.:
	10-21-2021 <u>JOB No. :</u> DNTET097	3 of 4

LEGEND







NOTE: Manufacturer's recommendat installation details shown for

Construction Notes:

- 1. Prior to installation, clear bedding area of obstructions including rocks or and fill in any sharp depression areas.
- 2. If socks are prepared on-site, fill the sock fabric using a pneumatic blowe and do not deform. Terminate at the desired length.
- 3. For trenched applications, excavate 2 to 4 inches below grade along the
- 4. Install the compost filter logs perpendicular to the flow direction and pare beginning and end of the installation pointing up the slope a minimum of On sites where this is not possible, upturn at a minimum length of 10' at a
- 5. For untrenched applications, blow or hand pack soil, mulch, or compost log, filling the bottom void area.
- 6. Stake the filled log every 10 feet maximum through the center of the sock or every 8 feet for untrenched. The stake shall be a 2" by 2" hardwood. grade and protrude at least 3" above the top of the sock. If located on a stake shall be angled downslope at a 45 degree angle to prevent the for
- 7. When the length of the compost filter log needed exceeds the available the next sock shall be overlapped a minimum of 12" before being filled,
- 8. Remove accumulated sediment when it has reached half of the effective
- 9. Inspect weekly and after rain event. If sock is degrading or the sock is for compost, replace the log, or reinforce with an additional log. If the log h construction equipment, it can be "fluffed" back to its effective height. If t longer be restored, the log shall be replaced or reinforced with an addit

COMPOST FILTER SOCK DET

- 2. Length As required, but not less than 50 feet (except on a single residence lot v
- 3. <u>Thickness</u> Not less than size (6) inches.
- Width Ten (10) foot minimum, but not less than the full width at points where i
- 5. Geotextile Type GS-I; placed over the entire area prior to placing of stone.
- 6. Surface Water All surface water flowing or diverted toward construction entran the entrance. If piping is impractical, a mountable berm with 5:1 slopes will b
- 7. Maintenance The entrance shall be maintained in a condition which will prev sediment onto public rights-of-way. This may require periodic top dressing conditions demand and repair and/or cleanout of any measures used to trap spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
- Washing Vehicle wheels shall be cleaned to remove sediment prior to entrance onto public rights-ofway. When washing is required, it shall be done on an area stabilized with stone and which drains into
- 9. <u>Inspection</u> Periodic inspection and needed maintenance shall be provided after each rain.

																			_
														TEM	PORARY	SEEDIN	G BY RA	TES,	, D
			PER	MANEN	T SEE		AND SI	EEDIN	g dat	TES					1				
	Seeding Mi	ixtures	Seedin	a Rate ¹					ling Da			Remarks	Mix #	Species ⁶	Seedir	ng Rate	O = Optim	Op num Pla	
 Compost log sized for application (min. 8") 	Mix No. Certified Seed			9	Coa		A = Acce	ptable PI	anting Pe	eriod	All⁴						Coast	1	
UKOMUKOMUKOMUK		rained Soils	lb/Ac [.]	lb/1000 sq.ft.		8/14		4/30	7/31	8/1- 10/31	10/31-2/1			Certified Seed	lb/Ac ^{.5}	lb/1000 sq.ft.		^{5/1-} 8/14	8/ 10
	1 Tall Fescue Weeping Love	egrass	140 10	3.2 0.23	А	0	А	A	0	A	Add 100 Ibs./ac Winter	Good erosion control mix Tolerant of low fertility soils Lovegrass very difficult to mow;	1	Barley Oats	125 125	4		A A	
area to be protected	2 Deertongue Sheep Fescue	-	30 30	0.69 0.69	A	0	A	A	0	A	Rye Add 100 Ibs./ac	Germinates only in hot weather Good erosion control mix Tolerant of low fertility soils	3	Rye	125	4		A	
,	Common Lesp Inoculated 3 Tall Fescue (T		15 50	0.35 1.15	0	А	0	0	A	0	Winter Rye Add 100	Good wildlife cover and food Good erosion control mix	4	Perennial Ryegrass	125	4	0	А	
ption Shown for	Strong Creepin Perennial Rye	ng Red Fescue or grass	50 50	1.15 1.15							lbs./ac. Winter Rye	Tall Fescue for droughty conditions. Creeping Red Fescue for heavy shade. Flatpea	5	Annual Ryegrass Winter Wheat	125 125	4		A A	
less than 8:1		ng Red Fescue	15 100	0.34	0	A	0	0	A	0	Add 100	to suppress woody vegetation. Suitable waterway mix.	7	Foxtail Millet	30 PLS	0.7		0	
steeper slopes, drive endicular to surface)	Kentucky Blue Perennial Rye Redtop		70 15 5	1.61 0.35 0.11							lbs./ac. Winter Rye	Canada Bluegrass more drought tolerant. Use Redtop for increased drought tolerance.	8	Pearl Millet	20 PLS	0.5		0	
	plus White Clo 5 Switchgrass ^{6,7}		3 10	0.07 0.23		0			0			Native warm-season mixture.	1 Winter	seeding requires 3 tons per	acre of str	aw mulch	for proper	r stahil	iliz
	Coastal Panico Big Bluestem		10 5	0.23		Ŭ			Ŭ			Tolerant of low fertility soils. Drought tolerant.		planted throughout summe					
	Little Bluestem Indian Grass		5 5	0.11				0				Poor shade tolerance. N fertilizer discouraged - weeds		ble on slopes 3:1 or less.			,		
	6 Tall Fescue (tu (Blend of 3 cul 7 Tall Fescue	urf-type) Itivars)	150 150	3.5 3.5	0	A A	0	0	A A	0		Managed filter strip for nutrient uptake. Three cultivars of Kentucky	4. Fifty po	unds per acre of Annual Le	spedeza m	ay be add	ed to 1/2 t	the se	ec
	Ky. Bluegrass Perennial Rye		20 20	0.46 0.46	0	~	Ŭ	0	~	U		Bluegrass. Traffic tolerant.	5. Use va	rieties currently recommend	led for Dela	aware. Co	ntact a Co	ounty l	E>
	8 Big Bluestem ⁷ Indian Grass ⁷	_	10 10	0.23 0.23	0	A		0	A			All species are native. Indian Grass and Bluestem have		season grasses such as Mil e. Good on low fertility and					
ations supersede any	Little Bluestem Creeping Red plus one of:		8 30	0.18 0.69								fluffy seeds. Plant with a specialized native seed drill.					000		
or this practice	Partridge Pea Bush Clover		5 3	0.11 0.07								Creeping Red Fescue will provide erosion protection while		<u> </u> <u> </u>	MPOF	<u>KARY</u>	<u>SEE</u> N.T		1(
	Wild Indigo Showy Tick-Tr	refoil	3 2	0.07 0.05								the warm season grasses get established.							
s or debris larger than 1 inch	Seeding Mi	ixtures	Seedin	g Rate ¹			O = Opt	imum Pla	ling Da anting Pe lanting Pe	riod		Remarks							
	Mix No. Certified See	d ³ Drained Soils	lb/Ac	lb/1000	2/1-	astal P 5/1-	8/15-	3/1-	iedmor 5/1-	n t 8/1-	All ⁴ 10/31-2/1								
ower so that the logs are rigid	9 Redtop Creeping Bent	tgrass	lb/Ac ⁻ 75 35	sq.ft. 1.72 0.8	4/30 O	8/14 A	10/31 O	4/30 O	7/31 A	<u>10/31</u> O	Add 100 lbs./ac.	Quick stabilization of disturbed sites and waterways					Dum		
the width and length of the	Sheep Fescue Rough Bluegra 10 Reed Canaryg	ass	30 45 10	0.69 1 0.23	A		0	A		0	Winter Rye	Good erosion control, wildlife					(1/4	pansi 4" ny	ylo
		ential Lawns					_			_		cover and wetland revegetation.					w/2	2" fla	It
parallel to the slope with the m of 1 foot elevation difference. at a 30 degree angle to	11 Tall Fescue Perennial Rye Kentucky Blue	grass	100 25 30	2.3 0.57 0.69	0	A	0	0	A	0		High value, high maintenance, light traffic, irrigation necessary. Well drained soils, full sun.							
ost on the upslope side of the	12 Tall Fescue Perennial Rye		100 25	2.3 0.57	0	A	0	0	A	0		Moderate value, low maintenance,		Dump strap			ille 111	Ì	N/
	Sheep Fescue 13 Creeping Red Chewings Fes	Fescue	25 50	0.57 1.15 1.15	0	А	0	0	A	0		traffic tolerant Shade tolerant, moderate traffic tolerance,			\sim		- - -	H	S
ock for trenched applications,	Rough Bluegra Kentucky Blue	ass	50 20 20	0.4 0.4								moderate maintenance.		1" rebar for bag removal from inlet					//
d. It should extend 12" below on a slope greater than 8:1, the	14 Creeping Red Rough Bluegra	ass or	50 90	1.15 2.1	0	A	0	0	A	0		Shade tolerant, moisture tolerant.							
e force of the water from	Chewings Fes 15 K-31 Tall Fesc		150	3.5	0	A	0	0	A	0		Monoculture, but performs well alone in lawns. Discouraged.			_				
ble compost filter sock length,	1. When hydroseeding is													geotextile inlet insert Ii-Flow Siltsack or app	proved ea	uiv.)			
d, and a stake placed through	reflect local conditions. 3. All seed shall meet the	e minimum purity and	d minimun	n germina	tion per	centage	es recoi	mmend	ed by ti	he Dela	ware Depa	se dates may require adjustment to artment of Agriculture. The	× ×		Ļ				
tive height of the log.	maximum % of weed see4. Cool season species n5. All leguminous seed m	nay be planted throu										i.			F	, C			1/1
s failing, vegetate to secure the	6. Warm season grass m7. Warm season grasses	nix and Reed Canary								will ren	nain dorma	ant until then.				4 8		\leq	/
g has been crushed due to If the effective height can no			PERN	MANE	ENT		EDI n.t.s.	NG	&	DA	<u>tes</u>			L IGNOR	* <		J		
lditional compost filter log. ETAIL		DATA	$\mathbf{)}$		Г	— St	ockpil	e ent	rance	to be	e located	d on upslope side			À			2	đ
	Max	x. height (H)		A		K	××									<u>J</u>		Aa	~
							*	u u		3' 98	eparatio	n (min.)				10			
		Ŷ	* * *	X												Pei	rspec	tive	e
		Ψ Ψ	* *		X								No	tes:					
		× + +				\mathbf{i}		* *	¥		Perimete (i.e, silt	er control fence)							
							$\left\langle \right\rangle$	•	Α		(1.6, 911)	Тепсеј		his practice shall only used due to site const	,				
					* *	* * * *		\checkmark					•	oarking areas, streets t may be necessary to			Type 1 tr	o Tvr	ре
ot where a 30 foot minimum		<u>Plan</u>		ΨΨ ΨΨ	Ψ Ψ ₽ Ψ	Ψ Ψ							F	proceeds.					
							¥ *		/			mporary pecifications	C	or areas where there above specifications v absorbant material w	vith an o	il-absor	bant pil		
re ingress or egress occurs.		. height 20' residential lot)		/			¥ ¥ ¥	*/** * *	* *	2									
	unless loc	cal requirement e restrictive	5				* * *	* * * * * *	* *	≥ 1r	nax.			torials.					
ances shall be piped across ill be permitted.							.	Ψ Ψ Ψ Ψ	* *	* * *		7	M	iterials:					
revent tracking or flowing of ng with additional stone as	, 17													geotextile inlet insert : ordance with Append					
rap sediment. All sediment noved immediately.	-		調調												<u>INLE</u>		OTEC	CTIC	
' trance onto public rights-of-											tall perir specific	neter control ation					N. ⁻	T.S.	

<u>Section A-A</u>

STOCK PILE DETAIL

1. Locate stockpiles so that they are 50 feet from any storm drain inlet, open channel, wetland or waterbody. Redirect any concentrated flow around the stockpile using an approved

2. Secure the perimeter of the stockpile with an approved erosion and sediment control

3. If stockpile is to remain inactive for more than 14 calendar days, the stockpile must be

vegetated. Follow the temporary vegetation specifications. The vegetation chosen shall last the duration of the stockpile; the stockpile shall be restabilized if the temporary

Construction Notes:

perimeter device.

erosion and sediment control measure.

vegetation dies or erosion results.

N.T.S.

/ 2", HOT MIX, SUI ASPHALT PATH CONSTRU

EEDING	BY R	ATES	, DEP	THS A	ND DA	ATES				Permanent Stat	Dilization Mixtures for Planting Mixtures	Various Uses s by Soil Drainage Class					
g Rate	0 = 0nt			m Seed			nting Period	Planting Depth ³	Applic		Well Drained Soils ¹	Poorly Drained Soils ¹		R!		Γ	
		inium Pl	0	-	- Accept		All		Residential/com Residential oper	space	11,12,13,15 8	14,15 Contact plant specialist for site specific recommendations.					
lb/1000 sq.ft.	2/1- 4/30	² 5/1- 8/14	8/15- 10/31	3/1-4/30	² 5/1- 7/31	8/1- 10/31	10/31- 2/1		Pond and chann berms and dams Drainage ditches	s, swales,	2, 4	9,10,14			01		
4	0	A	0	0	A	0		1-2 inches 2-3" sandy soils	detentions basin Filter strips	5	3, 4, 13 2, 5, 6	9,14 6, 13		REMIN			
4 4	0	A A	A O	0	A A	A O	A	1-2 inches 2-3" sandy soils 1-2 inches		Grassed waterways, spillways Recreation areas, athletic fields		6, 9					
4	0	A	0	0	A	0		2-3" sandy soils 0.5 inches 1-2" sandy soils	Steep slopes an roadsides, borro	d banks, w areas	7,15 1,2,3,4	4, 6		IVERSITY (
4	0	A	0	0	A	0	A	0.5 inches 1-2" sandy soils	Sand and gravel landfills Dredged materia		1,2,3,5	3, 4		BELLEVUE HAPMAN F	BUIL	DING	
4 0.7	0	A	0	0	A O	0	A	1-2 inches 2-3" sandy soils 0.5 inches	borrow areas Streambanks an	d shorelines ²	1,2 2, 3	9,10		NEWARK, 266-0212, F	DE 19	9702	
0.7		0			0			1-2" sandy soils 0.5 inches	Utility rights-of-w	ay	1,2,3,4	3,14	WEB S	ITE ADDRES	S : WW	W.RVE.C	
								1-2" sandy soils	2. Refer to Chapte	rs 16 and 18 of th	information on seed mixe e NRCS Field Engineering planting standard for addit	g Manual for additional measures.			-	-	\equiv
w mulch f									SPECIES Tall Fescue		RECOMMENDED	SEED VARIETIES					
ture is ad	equate	or see	ded are	ea can l	be irriga	ated.				Titan 2, Duk		, Crossfire, Dominion, Heritage,		STOPH			
y be adde	ed to 1/2	2 the s	eeding	rate of	any of	the abo	ve specie	5.	Kentucky Blue Grass	Livingston,	Merit, Midnight, Monopol	Caliber, Eagleton, Freedom, Haga, y, Washington , America, Brilliant, Champagne,		NAL ENGINE			
vare. Cor									Perennial Rye Grass	Coventry, U		ht, Showcase, Nuglade, Compact					
ng Loveg Seed afte								eed at 3-5 lbs.	Creeping Red Fescu		Jasper, Dawson, Pennla						
ARY	SE	EDII	NG	&	DAT	ES			Red Top	Streaker, B							
		I.T.S.							Chewings Fescue	Longfellow,	Jamestown, Discovery,	Scaldis, Bighorn					
									 The grass species line is the read above are the read abo	commended varie	ties based on regional p	many varieties. The seed choices erformance and availability. ties. Contact University of Delaware,					
									Cooperative Extension	Service for additi		•					
	Dui	nn st	iraps,	с 2 еа	>			\sim			N.T.S.	<u> TADLL</u>					
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iiv.)	Ć												SHALL INDEN VERNICK EN	INIFY AND HOL GINEERS AND A DSSES AND EXI	D HARML	ESS REMI FROM AL	NGTON & L CLAIMS,
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