

**TOWN OF TOWNSEND - MONTHLY ENGINEERING REPORT | MARCH 2023**

**TO:** Antonina Tantillo, MPA, Town Manager  
**FROM:** Edwin Van-Otoo, PE  
**RE:** Town of Townsend | Monthly Engineering Report  
**DATE:** March 1, 2023

Remington & Vernick Engineers (RVE) is pleased to provide this status update regarding various capital and planning projects in the Town.

Should you have any questions please contact me directly at (302) 266-0212, extension 1908.

**CAPITAL PROJECTS**

1. **Surface Water Matching Planning Grant Program (DNTET101)**
  - Drainage area along railroad track south of Main Street and west of Commerce Street to be investigated.
  - Hydraulic study and analysis throughout older sections of the Town in process.
  - Existing drainage structures and stormwater system data throughout the entire Town has been captured in GIS system.
  
2. **Wetland Delineation – Finley Street (DNTET104)**
  - Wetland delineation for the site is located adjacent to Finley Street parcel number 25-004.00-054. to be conducted Wednesday and Thursday, March 1 – 2, 2023.
  
3. **Townsend Municipal Park Irrigation (DNTET105)**
  - Project bidding documents to be prepared for the construction of irrigation systems for both the multi-purpose and baseball fields.

## **PLANNING PROJECTS**

### **1. Townsend Village I (DNTEP013)**

- The Developer in the process of issuing letters to residents encroaching into the open space currently owned by Townsend Properties, LLC.
- The Developer is currently addressing encroachment concerns within the open spaces before dedicating the parcels to the Town of Townsend. Restoration of the basin to begin in spring of 2023.

### **2. Townsend Village II (DNTEP074)**

- The Developer in the process of issuing letters to residents encroaching into the open space currently owned by Townsend Properties, LLC.
- The Developer is currently addressing encroachment concerns within the open spaces before dedicating the parcels to the Town of Townsend. Restoration of the open spaces near the intersection of South Street & Ginn Street to begin in spring of 2023 pending resolution to existing encroachment concerns.

### **3. The Woods at Hidden Creek (DNTEP082)**

- Ongoing construction of residential lots.
- Lines and Grade review for Lot 30 recently completed.
- Temporary pump and haul permit in place for three (3) lots until the pump station is tested and certified by New Castle County (NCC). NCC personnel indicate that the signal strength for the telemetry radio is not consistently good after modifications by subcontractor. Waiting on subcontractor to notify NCC with updated information.

### **4. Lifehouse Church Expansion (DNTEP085)**

- Initial review of Preliminary Major Land Development Plan submitted on February 10, 2023.
- Awaiting response letter from Karins and Associates.