

TOWNSEND GENERAL NOTES

PURPOSE OF PLAN: THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THIS EXISTING LOT INTO TWO PARCELS

- TAX MAP PARCEL NO.: 2500200095
- SOURCE OF TITLE: 20220815-0981365
- ZONING: EXISTING: C (COMMERCIAL)
PROPOSED: C (COMMERCIAL)
- DATUM: HORIZONTAL: NAD83
VERTICAL: NAVD 88
- LOT DATA: EXISTING: 1 LOT
NUMBER OF LOTS: 1
EXISTING LOT AREA: 314,006.65 SF / 7.20 AC.
PROPOSED: 2 LOTS
NUMBER OF LOTS: 2
LOT 1 AREA: 36,589.47 SF / 0.84 AC.
LOT 2 AREA: 270,274.65 SF / 6.20 AC.
FUTURE DEDICATION TO PUBLIC USE: 7,142.53 SF / 0.16 AC.
- UTILITIES: WATER SUPPLY: ARTESIAN WATER COMPANY. ALL WATER PLANS ARE SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, THE DELAWARE STATE DIVISION OF PUBLIC HEALTH AND ARTESIAN WATER.
SANITARY SEWER: SEWERAGE IS SUBJECT TO THE APPROVAL OF THE TOWN OF TOWNSEND AND THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AT THE TIME OF APPROVAL OF THIS PLAN. SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED SEWER FLOWS GENERATED BY THIS DEVELOPMENT. HOWEVER, TOWN OF TOWNSEND SHALL NOT BE COMMITTED TO PROVIDE SEWER SERVICE UNTIL A SEWER AGREEMENT BETWEEN THE DEVELOPER / OWNER AND TOWN OF TOWNSEND IS EXECUTED.
STORM DRAINAGE: ALL ON-SITE DRAINAGE FACILITIES (INCLUDING BUT NOT LIMITED TO SWALES, STORM DRAINAGE SYSTEM, STORMWATER MANAGEMENT FACILITIES, ETC.) SHALL BE PRIVATELY OWNED AND MAINTAINED. DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND DELAWARE SEDIMENT AND STORMWATER MANAGEMENT REGULATIONS DATED FEBRUARY 2023 OR LATER AMENDED.
ELECTRIC: DELMARVA POWER.

MINOR SUBDIVISION PLAN FOR PINE TREE COMMERCIAL

Town of Townsend New Castle County, Delaware



PLAN NOTES

Site Data:

OWNER OF RECORD: PINE TREE PARTNERS, LLC
950 AIRPORT ROAD
LAKEWOOD, NJ 08701

APPLICANT: PINE TREE PARTNERS, LLC
950 AIRPORT ROAD
LAKEWOOD, NJ 08701

ENGINEER/SURVEYOR: FIRST STATE ENGINEERING
630 CHURCHMANS ROAD, SUITE 105
NEWARK, DE 19702
(302) 368-3184

NO.	REVISION	DATE
1		

811 MISS UTILITY OF DELMARVA

BEFORE YOU DIG CALL 1-800-282-8555 (DE & MD)
WWW.MISSUTILITYDELMARVA.COM
PROTECT YOURSELF. GIVE TWO WORKING DAYS NOTICE.

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF FIRST STATE ENGINEERING IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

BY: SCOTT E. LOBDELL DATE _____
DELAWARE PROFESSIONAL ENGINEER NO. 12260

FSE FIRST STATE ENGINEERING

630 CHURCHMANS ROAD, SUITE 105, NEWARK, DE 19702
WWW.FIRSTSTATEENGINEERING.COM
PHONE: (302) 368-3184

PROJECT: 2302NCC	DESIGNED BY: S.E.L.
DATE: 08/01/2023	DRAWN BY: E.P.C.
SCALE: AS NOTED	CHECKED BY: S.E.L.

PINE TREE MINOR SUBDIVISION
FOR
PINE TREE PARTNERS, LLC
PARCEL # 2500200095
SITUATED IN
TOWN OF TOWNSEND
NEW CASTLE COUNTY, DELAWARE

TITLE

COVER SHEET

SUBDIVISION PLAN	SHEET NUMBER 51
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LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING CENTER LINE
- PROPOSED CENTER LINE
- EXISTING CURB
- PROPOSED CURB
- EX. EDGE OF PAVEMENT
- EXISTING LINE STRIPING
- PROPOSED LINE STRIPING
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PAVEMENT CROSS SECTION
- PROPOSED SIDEWALK
- PROPOSED SHARED USE PATH
- PROPOSED BUILDING
- EXISTING INLET
- PROPOSED INLET
- EXISTING DRAINAGE M.H.
- PROPOSED DRAINAGE M.H.
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED E.E.S.
- EXISTING SANITARY M.H.
- PROPOSED SANITARY M.H.
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SAN. FORCEMAIN
- PROPOSED SAN. FORCEMAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EX./PROP. FIRE HYDRANT
- EX./PROP. GATE VALVE
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- SOIL BORING LOCATIONS
- SOIL TYPE BOUNDARY LINE
- MONUMENT/PIPE FOUND
- MONUMENT TO BE SET
- WETLANDS LIMITS
- WB - WETLANDS BUFFER LINE
- WETLANDS AREA
- RBA - RIPARIAN BUFFER LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE



SITE PLAN
Scale: 1"=50'

Certificate of Ownership:

I, THE UNDERSIGNED, 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.

SHOLOM BURST DATE _____

Certification of Accuracy:

I, SCOTT E. LOBDELL, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND IN ACCORDANCE WITH THE APPLICABLE ORDINANCES OF THE TOWN OF TOWNSEND.

SCOTT E. LOBDELL, PROFESSIONAL ENGINEER NO. 12260 DATE _____

Certification of Approvals:

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

RECORDED _____ IN THE OFFICE OF THE RECORDER OF DEEDS IN AND
DATE _____ FOR NEW CASTLE COUNTY, STATE OF DELAWARE, IN INSTRUMENT NO. _____

