



**Town of Townsend Public Works & Land Use  
Development (PWLUD) Committee Meeting  
December 16<sup>th</sup>, 2024 @ 2:30 pm  
VIA Conference Call & Town Hall  
141 Main Street Townsend, DE 19734**

2:30 pm Public Works & Land Use  
Development (PWLUD) Committee Meeting

- I. Call to Order:
- II. Opening Ceremonies
  - a. Roll Call:
  - b. Pledge of Allegiance:
  - c. Recognition of Visitors:
  - d. Announcements:
- III. Citizens Comments & Participation.
- IV. Adoption of Agenda.
- V. Approval / Rejection of Minutes:
  - a. **ACTION ITEM:** Approval/ Rejection of Public Works and Land Use Development Committee Minutes from the February 5<sup>th</sup>, 2024, Meeting.
  - b. **ACTION ITEM:** Approval/ Rejection of Public Works and Land Use Development Committee Minutes from the August 22<sup>nd</sup>, 2024, Meeting.
  - c. **ACTION ITEM:** Approval/ Rejection of Public Works and Land Use Development Committee Minutes from the September 23<sup>rd</sup>, 2024, Meeting.
- VI. Discussion on potential lots and land in Town for potential JP Court Placements.
- VII. Discussion and review of current permit fees and billings along with potential changes to Town Policy on permit review timeframes.
- VIII. Discuss and Review RVE's 2025 Road Program proposals and plans.
- IX. Ongoing Business Updates.
- X. New Business.
- XI. Discussion regarding next meeting date.
- XII. Adjourn.

Committee Meetings will be held both in person and in a virtual format.

Those wishing to attend virtually may dial **1(301)715-8592**. When directed, provide following meeting ID **827- 6421-7575#** and then the following password **361631#** to enter the meeting. If you choose to access the meeting online click the following link:  
<https://us02web.zoom.us/j/82764217575?pwd=aHI4RDhTZ0xiME1HV0ZOcHRxSHZ3OT09>

Residents will be able to view documents posted to the meeting tab on the Town website at <https://townsend.delaware.gov> or by joining the meeting via computer.

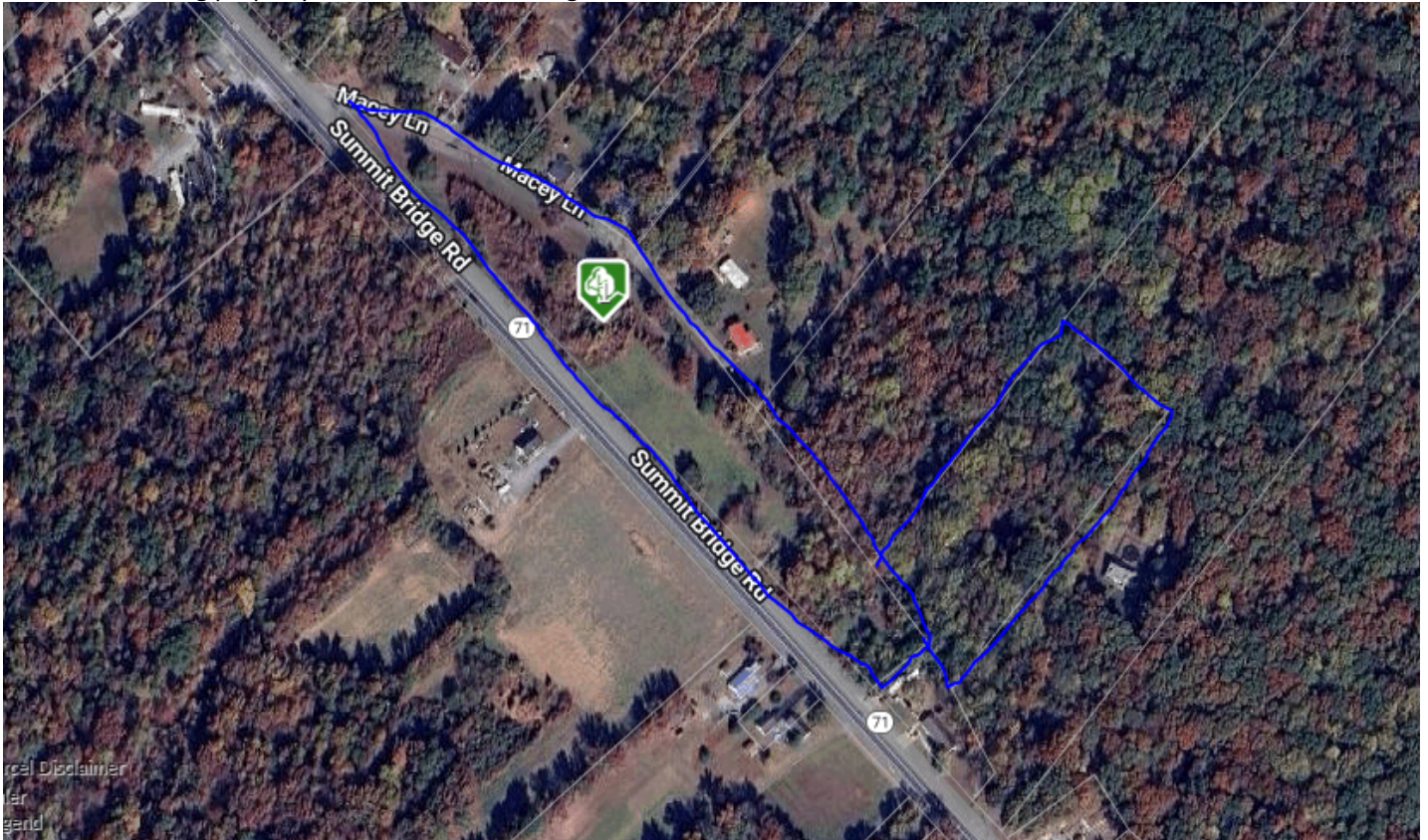
## Summit Bridge Rd Properties

From Richard Boyer <rboyer@townsend.delaware.gov>

Date Fri 12/6/2024 1:50 PM

To Julie Goodyear <jgoodyear@townsend.delaware.gov>

6124 is the oblong property and 6201 is the rectangular one.



Richard Boyer  
Public Works  
Phone: 302-378-8082  
Fax: 1-302-378-7099  
[rboyer@townsend.delaware.gov](mailto:rboyer@townsend.delaware.gov)



P.O Box 223 | 141 Main Street | Townsend, Delaware 19734 | [www.Townsend.Delaware.Gov](http://www.Townsend.Delaware.Gov)

**Confidentiality Notice:** The information contained in this e-mail communication and any attached documentation may be privileged, confidential or otherwise protected from disclosure and is intended only for the use of the designated recipient(s). It is not intended for transmission to, or receipt by, any unauthorized person. The use, distribution, transmittal or re-transmittal by an unintended recipient of

**Parcel # 1401600076**

Property Address: 6147 SUMMIT BRIDGE RD  
TOWNSEND, DE 19734-

Subdivision:  
Owner: CROIX INDUSTRIES LLC  
237 OLIVINE CIR

Owner Address:  
TOWNSEND, DE 19734

Municipal Info: Unincorporated

Lot #:	Property Class: RESIDENTIAL
Location:	Lot Size: 5.25
Map Grid: 07802741	Lot Depth: 0
Block:	Lot Frontage: 0
Census Tract: 168.06	Street Finish:
Street Type: ARTERIAL	
Water:	
Microfilm #: 000000	

**Related Project Plans**

	A/P No.	Project Name	Work Type	Status
<a href="#">Details</a>	20230242	CROIX INDUSTRIES	LOT LINE	ACTIVE
<a href="#">Details</a>	20240006	6147 SUMMIT BRIDGE ROAD	ZONING VERIFICATION PROCESS	COMPLETE

**District & Zoning Info**

Districts

- **FIRE/RESCUE - TOWNSEND**
- **APPOQUINIMINK SCHOOL DIST-TRES**
- DE SEN 14-KYRA HOFFNER
- PLANNING 7 - MOT
- WETLANDS-LU
- DE REP 11-JEFFREY N SPIEGELMAN
- SOUTH OF C & D CANAL
- STATE WETLANDS
- COUNCIL 6 - DAVID B CARTER

Zoning

- SR - UDC - SUBURBAN RESERVE

**Deed History**

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
FIVE ACRES INC	C118 209	N	4/1/1982	\$10.00
NICKERSON DON CARLOS TRUSTEE	20150512 0022333	N	4/28/2015	\$10.00
BOULDEN KO ENTERPRISES LLC	20150702 0033024	N	6/29/2015	\$10.00
CROIX INDUSTRIES LLC	20220420 0042218	N	3/26/2022	\$189,000.00

**Tax/Assessment Info**

Current Assessment

Land: 14300  
Structure: 15500  
Homesite: 0  
Total: 29800  
County Taxable: 29800  
School Taxable: 29800

Tentative Assessed Value (from Reassessment)

The "Tentative Assessed Value" for this Parcel is included below for informational purposes only and reflects the Parcel's market value as of July 1, 2024. The County-wide reassessment process will result in final assessed values to be effective for the tax year beginning July 1, 2025. The Tentative Assessed Value below has not yet been modified by any applicable property tax exemptions (e.g., Disability, Age-65-or-Older, charitable, etc.) or farmland assessments and may be subject to other changes. New Castle County will make this Parcel's final assessed value publicly available on this ParcelView entry (and available for inspection at the Assessment Office) by March 1, 2025.

Tentative Land Value: 86000  
Tentative Structure Value: 0  
Tentative Assessment Value: 86000

**Tax Bills as of 12/6/2024 3:00:03 AM**

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$215.93	\$0.00	\$0.00	\$473.73
2011A	\$0.00	\$0.00	\$217.82	\$0.00	\$0.00	\$474.92
2012A	\$0.00	\$0.00	\$216.67	\$0.00	\$0.00	\$522.30
2013A	\$0.00	\$0.00	\$216.26	\$0.00	\$0.00	\$567.00
2014A	\$0.00	\$0.00	\$217.15	\$0.00	\$0.00	\$571.56
2015A	\$0.00	\$0.00	\$216.51	\$0.00	\$0.00	\$573.86
2016A	\$0.00	\$0.00	\$215.06	\$0.00	\$0.00	\$597.67
2017A	\$0.00	\$0.00	\$215.23	\$0.00	\$0.00	\$678.07
2018A	\$0.00	\$0.00	\$230.60	\$0.00	\$0.00	\$698.27
2019A	\$0.00	\$0.00	\$244.83	\$0.00	\$0.00	\$720.30
2020A	\$0.00	\$0.00	\$246.23	\$0.00	\$0.00	\$795.99
2021A	\$0.00	\$0.00	\$246.83	\$0.00	\$0.00	\$807.55
2022A	\$0.00	\$0.00	\$245.68	\$0.00	\$0.00	\$821.67

2023A	\$0.00	\$0.00	\$247.85	\$0.00	\$0.00	\$867.21
2024A	\$0.00	\$0.00	\$262.00	\$0.00	\$0.00	\$1,049.91

Tax Payments as of 12/6/2024 3:00:03 AM

Date Paid	Amt Paid
9/29/2010	\$689.66
9/30/2011	\$474.92
9/30/2011	\$217.82
9/20/2012	\$738.97
9/26/2013	\$783.26
9/26/2014	\$788.71
9/16/2015	\$790.37
9/22/2016	\$812.73
9/22/2017	\$826.52
10/25/2017	\$66.78
9/20/2018	\$928.87
9/13/2019	\$965.13
9/22/2020	\$1,042.22
9/14/2021	\$1,054.38
8/16/2022	\$1,067.35
10/31/2023	\$1,115.06
10/31/2024	\$1,311.91

County Balance Due: \$0.00

School Balance Due: \$0.00

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty will accrue on the first day of next month.

### Residence Characteristics

NOTE on Property Characteristics: The characteristics of every parcel currently listed on the Parcel Search website are from New Castle County's previous property assessment computer system and may be outdated. Any changes to the characteristics of County parcels made by Tyler Technologies, the County's vendor for the reassessment project, are not reflected below on this parcel entry. This includes any changes to property characteristics based on Tyler's site visits or requested by property owners in response to Tyler's Data Mailers sent during summer 2024. Those updated property characteristics, however, are in the new computer system that Tyler is using to value each parcel at its July 1, 2024 fair market value. New Castle County's Parcel Search website will contain the updated property characteristics for all County parcels by May 2025, and the County is working to determine whether the updated property characteristics may be added even sooner than May 2025 to the Parcel Search website.

#### Residence 0

Building Design: BUNGALOW	Residence Class: SFD PLATTED LOT
Grade: FAIR	Condition: AVERAGE
Year Built: 1935	# Stories: 1
Total Area (sq. ft.): 1350	Main Floor Area: 672
# Rooms: 4	# Bedrooms: 2
# 1/2 Baths: 0	# Full Baths: 1
# Fam. Rooms: 0	# Fixtures: 5
Roof Type: HIP	Roof Material: ASPHALT
Exterior Wall: WOOD SIDING	Interior Wall Finish: PLASTER
Floor Finish: WOOD	Foundation: CONTINUOUS
Garage Capacity: 0	Basement %: 100%
Basement % Finished: 100%	Basement Finish Type: OPEN FIN FL,WAL & CE
Attic % Finished:	
Unfinished %:	Unfinished Area: 0
Heat Type: HOTWATER	Air Conditioning:
Remodel Year: 0	



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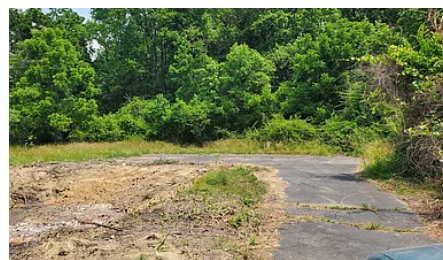


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Price cut: \$96 (11/13)

\$249,900

6147 Summit Bridge Rd, Townsend, DE 19734

-- beds

-- baths

5.25 Acres

Unimproved Land

Built in ----

5.25 Acres lot

\$-- Zestimate®

\$--/sqft

\$-- HOA

### What's special

Beautiful 5.25 acre lot in the appoquinimink school district. Lot is mostly cleared and ready to build your new home. There is an old driveway on the property and it runs along Summit bridge rd and macy lane. This lot is perfect for a home based business or small farm. Lot is perc approved for an Lpp septic system.

**Parcel # 1401500079**

Property Address: 0 GREARS CORNER RD  
TOWNSEND, DE 19734-  
Subdivision: MEADOW VISTA  
Owner: HOLDING MATTHEW B  
686 GREARS CORNER ROAD  
Owner Address:  
TOWNSEND, DE 19734  
Municipal Info: Unincorporated

Lot #: 32B	Property Class: RESIDENTIAL
Location:	Lot Size: 5.51
Map Grid: 06402680	Lot Depth: 0
Block:	Lot Frontage: 0
Census Tract: 168.05	Street Finish:
Street Type: FEEDER	
Water:	
Microfilm #: 002819	

**District & Zoning Info**

Districts

- **FIRE/RESCUE - TOWNSEND**
- **APPOQUINIMINK SCHOOL DIST-TRES**
- DE SEN 14-KYRA HOFFNER
- MEADOW VISTA - Civic Organization - no contact information available
- PLANNING 7 - MOT
- DE REP 11-JEFFREY N SPIEGELMAN
- SOUTH OF C & D CANAL
- COUNCIL 6 - DAVID B CARTER

Zoning

- SR - UDC - SUBURBAN RESERVE

**Deed History**

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
HOLDING RICHARD L & WF	B90 54	N	1/1/1975	\$14,000.00
HOLDING RICHARD L & SUSIE A TRUSTEES	20011001 0080936	N	9/26/2001	\$10.00
HOLDING CHARLES B	20050912 0092582	N	9/8/2005	\$10.00
HOLDING MATTHEW B	20050912 0092583	N	9/9/2005	\$10.00

**Tax/Assessment Info**

Current Assessment

Land: 18200  
Structure: 0  
Homesite: 0  
Total: 18200  
County Taxable: 18200  
School Taxable: 18200

Tentative Assessed Value (from Reassessment)

The "Tentative Assessed Value" for this Parcel is included below for informational purposes only and reflects the Parcel's market value as of July 1, 2024. The County-wide reassessment process will result in final assessed values to be effective for the tax year beginning July 1, 2025. The Tentative Assessed Value below has not yet been modified by any applicable property tax exemptions (e.g., Disability, Age-65-or-Older, charitable, etc.) or farmland assessments and may be subject to other changes. New Castle County will make this Parcel's final assessed value publicly available on this ParcelView entry (and available for inspection at the Assessment Office) by March 1, 2025.

Tentative Land Value: 97200  
Tentative Structure Value: 0  
Tentative Assessment Value: 97200

**Tax Bills as of 12/6/2024 3:00:03 AM**

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$131.88	\$0.00	\$0.00	\$289.32
2011A	\$0.00	\$0.00	\$133.03	\$0.00	\$0.00	\$290.05
2012A	\$0.00	\$0.00	\$132.33	\$0.00	\$0.00	\$318.99
2013A	\$0.00	\$0.00	\$140.02	\$0.00	\$0.00	\$367.07
2014A	\$0.00	\$0.00	\$132.62	\$0.00	\$0.00	\$349.08
2015A	\$0.00	\$0.00	\$132.23	\$0.00	\$0.00	\$350.48
2016A	\$0.00	\$0.00	\$131.35	\$0.00	\$0.00	\$365.02
2017A	\$0.00	\$0.00	\$131.45	\$0.00	\$0.00	\$411.81
2018A	\$0.00	\$0.00	\$140.84	\$0.00	\$0.00	\$426.47
2019A	\$0.00	\$0.00	\$158.50	\$0.00	\$0.00	\$461.91
2020A	\$0.00	\$0.00	\$150.38	\$0.00	\$0.00	\$486.14
2021A	\$0.00	\$0.00	\$150.75	\$0.00	\$0.00	\$493.20
2022A	\$0.00	\$0.00	\$150.05	\$0.00	\$0.00	\$501.83
2023A	\$0.00	\$0.00	\$151.37	\$0.00	\$0.00	\$529.67
2024A	\$0.00	\$0.00	\$150.95	\$0.00	\$0.00	\$610.68

**Tax Payments as of 12/6/2024 3:00:03 AM**

Date Paid	Amt Paid
10/1/2010	\$421.20

9/30/2011	\$423.08
10/1/2012	\$451.32
10/3/2013	\$478.37
11/4/2013	\$28.72
9/30/2014	\$481.70
9/30/2015	\$482.71
9/29/2016	\$496.37
10/3/2017	\$543.26
10/2/2018	\$567.31
10/21/2019	\$620.41
10/1/2020	\$636.52
9/28/2021	\$643.95
10/3/2022	\$651.88
11/1/2023	\$681.04
10/1/2024	\$761.63

County Balance Due: \$0.00

School Balance Due: \$0.00

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty will accrue on the first day of next month.



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**\$225,000**

0 Grears Corner Rd, Townsend, DE 19734

-- 5.51  
beds baths Acres

Unimproved Land

Built in ----

5.51 Acres lot

Zestimate®

\$/sqft

HOA

### What's special

**BEAUTIFUL PEACEFUL LAND    OUTSKIRTS OF MEADOW VISTA**

5.5 Acres on the outskirts of Meadow Vista - Appo School District. Beautiful, peaceful land ready for your home!

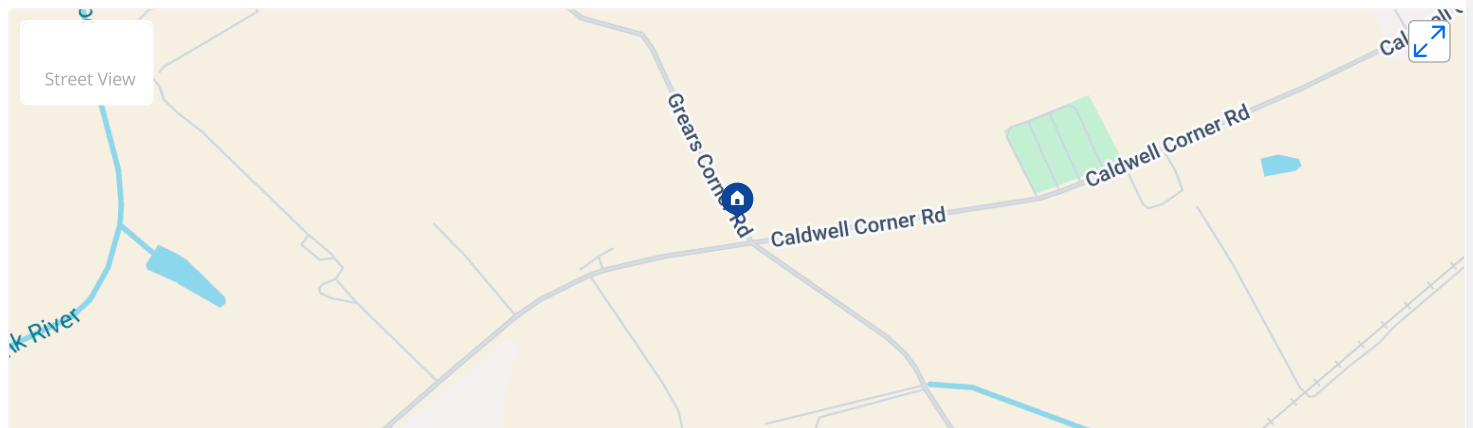
**10 days** on Zillow | **721** views | **48** saves

Zillow last checked: 3 hours ago

Listing updated: November 26, 2024 at 04:32am

Listed by: Lisa Marie 302-753-8367, RE/MAX Edge 3024424200

Source: Bright MLS, MLS#: DENC2072468



Travel times



## Permit Pricing Breakdown

Type of Permits	Price of Permit	Requires Plan Review Yes/ No	Average Costs	Requires Engineering Yes/ NO	Average Costs	Inspection Required? Yes/ No	Average Costs	Total Costs to Process	Variance
<b>Residential Permit Flat Fees</b>									
Plumbing	\$100.00	Yes	\$ 25.00	No	\$ -	Yes	\$ 27.50	\$ 52.50	\$47.50
Fence	\$125.00	Yes	\$ 50.00	Yes	\$ 65.00	Yes	\$110.00	\$ 225.00	(\$100.00)
Shed- 200 SqFt or Less	\$150.00	Yes	\$ 100.00	Yes	\$ 65.00	Yes	\$ 55.00	\$ 220.00	(\$70.00)
Shed- 200SqFt or Above	\$15.00 per \$1,000 valuation	Yes		Yes		Yes		\$ -	#VALUE!
Permanently Installed Generator	\$100.00	Yes	\$ 25.00	No	\$ -	Yes	\$ 55.00	\$ 80.00	\$20.00
Fireplace	\$ 375.00	Yes	\$ 25.00	No	\$ -	Yes	\$ 302.50	\$ 327.50	\$47.50
In-Ground Pool	\$525.00	Yes	\$ 180.00	Yes	\$ 300.00	Yes	\$ 440.00	\$ 920.00	(\$395.00)
Above-Ground Pool	\$175.00	Yes		Yes		Yes		\$ -	\$175.00
Hot Tub	\$175.00	Yes	\$ 325.00	Yes	\$ 65.00	Yes	\$ 302.50	\$ 692.50	(\$517.50)
Flagpole (Inground)	\$100.00	Yes	\$ 25.00	Yes	\$ 32.50	Yes	\$ 27.50	\$ 85.00	\$15.00
Demolition	\$600.00	Yes	\$ 25.00	No	\$ -	Yes	\$ 55.00	\$ 80.00	\$520.00

	Current RVE Rates	First State Rates
Engineer	\$130.00/hr	Engineer N/A
Plan Review	\$100.00/hr	Plan Review See rate sheet
Inspection	\$110.00/hr	Inspection See rate sheet

No Permits on file for this type

Residential Permit Fees (Per SqFt) (All Permit fees assessed by square foot shall have the below fees included)	Price of Permit	Total Costs of Project	Fee Amount:	Requires Plan Review Yes/ No	Average Costs	Requires Engineering Yes/ NO	Average Costs	Inspection Required? Yes/ No	Average Costs	Additional Fees	Total Costs to Process	Variance
Admin Fee	\$125.00											
Plan Revision Fee for Previously Approved Construction Permits	\$150.00											
Temporary Certificate of Occupancy	\$100.00											
Certificate of Occupancy	\$125.00											
Patio	\$8.00/ square foot *15/\$1,000.00	733sqft	\$ 87.96	Yes	\$ 35.00	Yes	\$ 97.50	Yes	\$ 55.00	\$ 250.00	\$ 187.50	\$ 150.46
Sidewalk	\$8.00/ square foot *15/\$1,000.00	20sqft	\$ 2.88	Yes	\$ 125.00	Yes	\$ 65.00	Yes	\$ 55.00	\$ 125.00	\$ 245.00	(\$117.12)
Driveway	\$8.00/ square foot *15/\$1,000.00	22sqft	\$ 2.64	Yes	\$ 50.00	Yes	\$ 55.00	Yes	\$ 27.50	\$ 125.00	\$ 132.50	(\$4.86)
Basement	\$10.00/ square foot *15/\$1,000.00	\$ 960.00	\$ 144.00	Yes	\$ 50.00	No	\$ -	Yes	\$ 206.25	\$ 250.00	\$ 256.25	\$ 137.75
Deck	\$10.00/ square foot *15/\$1,000.00	192sqft	\$ 28.80	Yes	\$ 100.00	Yes	\$ 130.00	Yes	\$ 330.00	\$ 250.00	\$ 560.00	(\$281.20)
Addition	\$15.00 per \$1,000			Yes		Yes		Yes		\$ 250.00	\$ -	\$ 250.00
Garage	\$15.00 per \$1,000	672sqft	\$ 129.02	Yes	\$ 100.00	Yes	\$ 130.00	Yes	\$ 55.00	\$ 250.00	\$ 285.00	\$ 94.02
Enclosed Porch (No HVAC)	\$15.00 per \$1,000		\$ 260.85	Yes	\$ 100.00	Yes	\$ 455.00	Yes	\$ 330.00	\$ 250.00	\$ 885.00	(\$374.15)
Open Porch	\$15.00 per \$1,000	162Sqft	\$ 2.63	Yes	\$ 100.00	Yes	\$ 455.00	Yes	\$ 330.00	\$ 250.00	\$ 885.00	(\$632.37)
Carport	\$15.00 per \$1,000			Yes		Yes		Yes		\$ -	\$ -	\$ -
Rooftop Solar Panels	\$15.00 per \$1,000	\$43,000	\$ 645.00	Yes	\$ 50.00	No	\$ -	Yes	\$ 55.00	\$ 125.00	\$ 105.00	\$ 665.00
Altering of existing spaces (Moving of interior walls)	\$20.00/ square foot		\$ 244.40	Yes	\$ 150.00	No	\$ 65.00	Yes	\$ 330.00	\$ 250.00	\$ 545.00	(\$50.60)
Roof	\$15.00 per \$1,000 Valuation	\$ 15,916.84	\$ 238.75	Yes	\$ 25.00	No	\$ -	Yes	\$ 110.00	\$ 125.00	\$ 135.00	\$ 228.75
<b>NEW CONSTRUCTION</b>												
Sign	\$10.00/ square foot *15/\$1,000.00	24sqft	\$ 3.60	Yes	\$ 25.00	Yes	\$ 32.50	Yes	\$ 27.50	\$ 125.00	\$ 85.00	\$ 43.60
Miscellaneous	\$10.00/ square foot *15/\$1,000.00		\$ 200.00	Yes	\$ 100.00	Yes	\$ 130.00	Yes	\$ 55.00	\$ 125.00	\$ 285.00	\$ 40.00

Total Permits Per Year	FY24			FY23			FY22		
	Fees Collected	Variance		Collected	Variance		Collected	Variance	
Plumbing	9	\$900.00	\$427.50	8	\$800.00	\$ 380.00	7	\$700.00	\$332.50
Fence	27	\$3,375.00	(\$2,700.00)	12	\$1,500.00	(\$1,200.00)	21	\$2,625.00	(\$2,100.00)
Shed- 200 SqFt or Less	6	\$900.00	(\$420.00)	4	\$600.00	(\$280.00)	9	\$1,350.00	(\$630.00)
Shed- 200SqFt or Above	0	\$0.00	-	0	\$0.00	-	0	\$0.00	0
Permanently Installed Generator	0	\$0.00	-	17	\$1,700.00	\$ 340.00	7	\$700.00	\$140.00
Fireplace	0	\$0.00	-	0	\$0.00	-	1	\$375.00	\$ 47.50
In-Ground Pool	3	\$1,575.00	(\$1,185.00)	6	\$3,150.00	(\$2,370.00)	4	\$2,100.00	(\$1,580.00)
Above-Ground Pool	0	\$0.00	-	0	\$0.00	-	0	\$0.00	0
Hot Tub	0	\$0.00	-	2	\$350.00	(\$1,035.00)	2	\$350.00	(\$1,035.00)
Flagpole (Inground)	0	\$0.00	-	0	\$0.00	-	0	\$0.00	0
Patio	12	\$4,055.52	\$ 1,805.52	11	\$3,717.56	\$ 1,655.06	13	\$4,393.48	\$ 1,955.98
Sidewalk	0	\$0.00	-	1	\$127.88	(\$117.12)	1	\$127.88	(\$117.12)
Driveway	0	\$0.00	-	3	\$382.92	(\$14.58)	0	\$0.00	0
Basement	10	\$3,940.00	\$ 1,377.50	6	\$2,364.00	\$ 826.50	12	\$4,728.00	\$ 1,653.00
Deck	13	\$3,624.40	(\$3,655.60)	16	\$4,460.80	(\$4,499.20)	13	\$3,624.40	(\$3,655.60)
Addition	1	\$0.00	-	0	\$0.00	-	0	\$0.00	0
Garage	0	\$0.00	-	0	\$0.00	-	0	\$0.00	0
Enclosed Porch (No HVAC)	0	\$0.00	-	0	\$0.00	-	0	\$0.00	0
Open Porch	0	\$0.00	-	2	\$505.26	(\$1,264.74)	1	\$252.63	(\$632.37)
Carport	0	\$0.00	-	0	\$0.00	-	0	\$0.00	0
Rooftop Solar Panels	11	\$8,470.00	\$ 7,315.00	10	\$7,700.00	\$ 6,650.00	13	\$10,010.00	\$ 8,645.00
Ground- Mounted Solar Panels	0	\$0.00	-	0	\$0.00	-	0	\$0.00	0
Altering of existing spaces (Moving of interior walls)	2	\$988.80	(\$101.20)	0	\$0.00	-	3	\$1,483.20	(\$151.80)
DEMO	3	\$1,800.00	\$1,560.00	1	\$600.00	\$ 520.00	3	\$1,800.00	\$1,560.00
New Construction	22			17			6		
MISC	2	\$650.00	\$80.00	2	\$650.00	\$ 80.00	9	\$2,925.00	\$ 360.00
Roof	33	\$12,003.75	\$ 7,548.75	23	\$8,366.25	\$ 5,261.25	5	\$1,818.75	\$ 1,143.75
Sign	1	\$128.60	\$ 43.60	0	\$0.00	-	0	\$0.00	0
<b>Totals:</b>	<b>155</b>	<b>\$42,411.07</b>	<b>\$12,096.07</b>	<b>141</b>	<b>\$36,974.67</b>	<b>\$4,932.17</b>	<b>130</b>	<b>\$39,363.34</b>	<b>5935.84</b>

**Exhibit B: TOWN OF TOWNSEND**  
**BUILDING PLAN REVIEW FEE SCHEDULE**

*All use groups other than R3 and R4*

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- New Construction (Fee based on \*Gross Floor Area of construction)

Up to and including 10,000 sq. ft.	\$.045 per sq. ft.
Greater than 10,000 sq. ft.	\$.03 per sq. ft.

\*Gross Floor Area is defined as the total square footage of all floors, within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with floor to ceiling height of 6'6" or more.

- Alterations  
    .25% of the estimated cost of construction

Commercial Minimum Fee \$75.00

*One- and Two-Family Dwellings (use groups R3 and R4)*

---

- |   |  |
|---|--|
| • New Construction  | \$155.00 per dwelling unit                 |
| • Alterations and Additions   | .25% of the estimated cost of construction |
| • Accessory Structures (pole building, garage, pool house)  | \$80.00                                    |
| • Other minor projects, include sunrooms, porches, sheds, basement fit-outs, interior renovations, swimming pools, decks, solar, etc. | \$40.00                                    |

Residential Minimum Fee \$40.00

\* Consultations or other special situations billed at \$125.00 per hour

**TOWN OF TOWNSEND**  
**BUILDING INSPECTION FEE SCHEDULE**

1) New Single-Family Dwelling	
a) Stick-Built	\$325.00
b) Modular	\$215.00
2) Multi-Family Dwelling/Two-Family Dwelling	\$325.00 per dwelling
3) Townhouse	\$325.00 per unit
4) Accessory Dwelling (separate eating, sleeping and living quarters)	
a) Attached to Existing Dwelling	\$325.00
b) Detached Structure	\$325.00
c) Conversion of Existing Structure	\$215.00
5) Accessory/Detached Structures to be permanently affixed to the ground or on a permanent foundation.	
a) Garages	\$215.00
b) Pole Buildings	\$215.00
c) Storage Sheds	\$215.00
d) Pool Houses	\$215.00
e) Carports	\$215.00
6) Additions to Residential Dwellings	
a) Garages	\$215.00
b) Porches	\$215.00
c) Rooms	\$215.00
d) Sunrooms	\$215.00
e) Decks	\$215.00
7) Alterations/Renovations to Residential Dwellings	
a) Multi-work (Interior & Exterior)	\$215.00
b) Interior	\$175.00
c) Exterior	\$175.00
d) Sunroom conversion	\$175.00
8) Commercial/Industrial/Institutional	
a) New Stick Built Construction	\$0.27/ sq. ft.
b) New Modular Construction	\$0.27/ sq. ft.
c) Addition	\$0.27/ sq. ft.
d) Alteration/Renovation	0.5% of construction cost
e) Commercial Minimum Fee	\$150.00
9) Mobile/ Manufactured Dwelling	\$215.00
10) Pool (Residential or Commercial)	
a) In-ground	\$135.00
b) Above-ground	\$95.00
c) Spa/Hot Tub	\$95.00

11) Solar installation	\$95.00
12) Sign	
a) Ground-mount	\$155.00
b) On-building	\$95.00
13) Other one-trip final inspections	\$95.00
14) Demolitions	\$95.00

\* Additional inspection trips required will be assessed a \$75.00 per trip fee

\* After-hours response or other special situations billed at \$125.00 per hour



## 2024 SCHEDULE OF BILLABLE HOURLY RATES

It has always been the firm's policy to encourage clients to contact our staff with questions or problems that need to be discussed. No fees are incurred each time the telephone is answered or a meeting is held on-site. Clients are free to discuss various projects without fear of incurring a consulting expense. Fees are all project-related, established at the initiation of the project or as the scope of the project can be defined. Prior to client authorization, a detailed proposal, including a scope of services, will be prepared for all Capital Projects. All proposals are subject to negotiation and approval.

### ENGINEERING

Project Manager, LSRP	\$130
Project Manager/Engineer	\$130
Project Engineer	\$80
Engineer	\$80
Senior Engineering Technician	\$105
Engineering Technician	\$80
Technical Aide	\$65

### PLANNING

Planning Manager	\$135
Project Planner	\$125
Senior Landscape Architect/Planner	\$125
Landscape Architect/Planner	\$95

Principal	\$138
Regional Engineer/Manager	\$138
Engineering Department Head	\$135

### CONSTRUCTION MANAGEMENT & OBSERVATION

CM & Observation Department Head	\$110
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#### Construction Management Personnel

Project Manager	\$110
Senior Construction Manager	\$155
Construction Manager	\$150
Asst Construction Manager	\$130

#### Observer Personnel

Observer Supervisor	\$110
Resident Observer NICET IV	\$110
Observer NICET II/III	\$110
Observer	\$110
Contract Administrator	\$110
Building Code Official	\$100

### SURVEY, CAD & GIS

#### Field Personnel

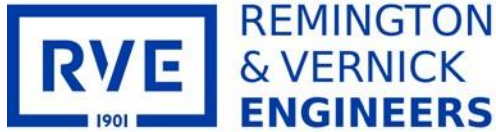
Surveyor	\$100
Party Chief	\$95
Transit/Rod Person	\$90
Robotic Crew	\$125

#### Office Personnel

Survey/CAD Department Head	\$110
Survey Manager	\$110

CAD/GIS Manager	\$140
Senior CAD/GIS Technician	\$140
CAD/GIS Technician	\$125

Mileage Commensurate in accordance with IRS Regulations



University Office Plaza, Bellevue Building  
262 Chapman Road, Suite 105  
Newark, DE 19702  
O: (302) 266-0212  
F: (302) 266-6208

November 21, 2024

Julie Goodyear  
Town Manager  
Town of Townsend  
141 Main Street  
Townsend, DE 19734

**Re: Road Candidates for the 2025 Road Program  
Town of Townsend**

Dear Mrs. Goodyear:

**Remington and Vernick Engineers (RVE)** is pleased to provide this itemized list of potential candidates for the Townsend 2025 Road Program. The program will consist of pavement resurfacing for local roads within the Town. The project will consist of a roadway mill, overlay, and base repair at the finalized locations. Additionally, Ginn Street will potentially include a roadway expansion, with removal/replacement of the sidewalk and utility poles. Below is the list of eligible roads and their preliminary construction cost estimates:

- |  |                     |
|--|---------------------|
| 1. Ginn Street (Between Main Street & Gray Street)                     | <b>\$211,559.00</b> |
| 2. Commerce Street (North of Main Street)                              | <b>\$100,585.00</b> |
| 3. South Street (Main Street to Finley Street)                         | <b>\$108,330.00</b> |
| 4. Railroad Avenue (Maion Street to approx. 200 ft past Wilson Street) | <b>\$121,585.00</b> |
| 5. Brook Ramble Lane   | <b>\$44,945.00</b>  |

Included is an itemized preliminary construction cost estimate for each road. Please note that quantities and estimates are subject to change once road selection is finalized and the design phase begins. Should you have any questions or require additional information, please contact our office at (302) 266-0212.

Sincerely,  
**REMINGTON AND VERNICK ENGINEERS**

By  
*Erik Gruenes*

Erik Gruenes, P.E.  
Town Engineer

# CONSTRUCTION COST ESTIMATE

Project Name: 2025 Townsend Road Program  
 Project Number: DNTET106  
 Client: Town of Townsend  
 Date: 11/22/2024

## Base Bid (Ginn Street)

No.	Description	Units	Plan Quantity	Additional Quantity	Bid Quantity	Estimated Unit Price	Item Subtotal
1	Mobilization	LS	1	0	1	\$5,000.00	\$5,000.00
2	Temporary Erosion and Sediment Controls	LS	1	0	1	\$2,000.00	\$2,000.00
3	Maintenance and Protection of Traffic During Construction	LS	1	0	1	\$5,000.00	\$5,000.00
4	Pavement Base Repair, Full Depth, If and Where Directed	SY	252	23	275	\$70.00	\$19,250.00
5	Asphalt Pavement Milling, up to 2" Depth	SY	1495	135	1630	\$4.00	\$6,520.00
6	Type C Superpave Asphalt Scratch Course, Variable Depth, 9.5MM, PG 64S-22, 0.3 to 3 Million ESALS, If and Where Directed	SY	299	31	330	\$35.00	\$11,550.00
7	Superpave Asphalt Wearing Course, Type C, 9.5 MM, PG 64-22, 0.3 to 3 Million ESALS, 2" Depth	TON	175	20	195	\$125.00	\$24,375.00
8	Pavement Markings, Replace in Kind	LS	1	0	1	\$2,000.00	\$2,000.00
9	Record Documents	LS	1	0	1	\$2,000.00	\$2,000.00
10	Utility & Powerline Relocation	LS	1	0	1	\$15,000.00	\$15,000.00
11	Removal & Disposal of Sidewalk	SY	488	56	544	\$50.00	\$27,200.00
12	Installation of Base Layer for Roadway Widening	SY	488	56	544	\$13.50	\$7,344.00
13	Construction of New Sidewalk & Curb	SY	488	56	544	\$155.00	\$84,320.00
<p><b>Base Bid Construction Cost Estimate Subtotal:</b></p> <p>(1) This preliminary estimate does not include the costs of permitting, financing or utility provider charges.                      (2) This preliminary estimate is valid for a period of 6 months.</p>							<p><b>\$211,559.00</b></p>

# CONSTRUCTION COST ESTIMATE

Project Name: 2025 Townsend Road Program  
 Project Number: DNTET106  
 Client: Town of Townsend  
 Date: 11/22/2024

## Base Bid (Commerce Street - North of Main St.)

No.	Description	Units	Plan Quantity	Additional Quantity	Bid Quantity	Estimated Unit Price	Item Subtotal
101	Mobilization	LS	1	0	1	\$5,000.00	\$5,000.00
102	Temporary Erosion and Sediment Controls	LS	1	0	1	\$2,000.00	\$2,000.00
103	Maintenance and Protection of Traffic During Construction	LS	1	0	1	\$5,000.00	\$5,000.00
104	Pavement Base Repair, Full Depth, If and Where Directed	SY	457	43	500	\$70.00	\$35,000.00
105	Asphalt Pavement Milling, up to 2" Depth	SY	1825	165	1990	\$4.00	\$7,960.00
106	Type C Superpave Asphalt Scratch Course, Variable Depth, 9.5MM, PG 64S-22, 0.3 to 3 Million ESALS, If and Where Directed	SY	365	35	400	\$35.00	\$14,000.00
107	Superpave Asphalt Wearing Course, Type C, 9.5 MM, PG 64-22, 0.3 to 3 Million ESALS, 2" Depth	TON	214	21	235	\$125.00	\$29,375.00
108	Pavement Markings, Replace in Kind	LS	1	0	1	\$1,250.00	\$1,250.00
109	Record Documents	LS	1	0	1	\$1,000.00	\$1,000.00

**Base Bid (Commerce Street - North of Main St.) Construction Cost Estimate Subtotal** **\$100,585.00**

- (1) This preliminary estimate does not include the costs of permitting, financing or utility provider charges.
- (2) This preliminary estimate is valid for a period of 6 months.



# CONSTRUCTION COST ESTIMATE

Project Name: 2025 Townsend Road Program  
 Project Number: DNTET106  
 Client: Town of Townsend  
 Date: 11/22/2024

**Base Bid (South Street -Main St. to Finley St.)**

No.	Description	Units	Plan Quantity	Additional Quantity	Bid Quantity	Estimated Unit Price	Item Subtotal
201	Mobilization	LS	1	0	1	\$5,000.00	\$5,000.00
202	Temporary Erosion and Sediment Controls	LS	1	0	1	\$2,000.00	\$2,000.00
203	Maintenance and Protection of Traffic During Construction	LS	1	0	1	\$5,000.00	\$5,000.00
204	Pavement Base Repair, Full Depth, If and Where Directed	SY	583	57	640	\$70.00	\$44,800.00
205	Asphalt Pavement Milling, up to 2" Depth	SY	2331	214	2545	\$4.00	\$10,180.00
206	Type C Superpave Asphalt Scratch Course, Variable Depth, 9.5MM, PG 64S-22, 0.3 to 3 Million ESALS, If and Where Directed	SY	55	5	60	\$35.00	\$2,100.00
207	Superpave Asphalt Wearing Course, Type C, 9.5 MM, PG 64-22, 0.3 to 3 Million ESALS, 2" Depth	TON	273	27	300	\$125.00	\$37,500.00
208	Pavement Markings, Replace in Kind	LS	1	0	1	\$750.00	\$750.00
209	Record Documents	LS	1	0	1	\$1,000.00	\$1,000.00

**Base Bid (South Street -Main St. to Finley St.) Construction Cost Estimate Subtotal: \$108,330.00**

- (1) This preliminary estimate does not include the costs of permitting, financing or utility provider charges.
- (2) This preliminary estimate is valid for a period of 6 months.

# CONSTRUCTION COST ESTIMATE

Project Name: 2025 Townsend Road Program  
 Project Number: DNTET106  
 Client: Town of Townsend  
 Date: 11/22/2024

## Base Bid (Railroad Ave)

No.	Description	Units	Plan Quantity	Additional Quantity	Bid Quantity	Estimated Unit Price	Item Subtotal
301	Mobilization	LS	1	0	1	\$5,000.00	\$5,000.00
302	Temporary Erosion and Sediment Controls	LS	1	0	1	\$2,000.00	\$2,000.00
303	Maintenance and Protection of Traffic During Construction	LS	1	0	1	\$5,000.00	\$5,000.00
304	Pavement Base Repair, Full Depth, If and Where Directed	SY	674	61	735	\$70.00	\$51,450.00
305	Asphalt Pavement Milling, up to 2" Depth	SY	2695	245	2940	\$4.00	\$11,760.00
306	Type C Superpave Asphalt Scratch Course, Variable Depth, 9.5MM, PG 64S-22, 0.3 to 3 Million ESALS, If and Where Directed	SY	64	6	70	\$35.00	\$2,450.00
307	Superpave Asphalt Wearing Course, Type C, 9.5 MM, PG 64-22, 0.3 to 3 Million ESALS, 2" Depth	TON	316	29	345	\$125.00	\$43,125.00
308	Record Documents	LS	1	0	1	\$800.00	\$800.00

**Base Bid (Railroad Ave) Construction Cost Estimate Subtotal:**

**\$121,585.00**

- (1) This preliminary estimate does not include the costs of permitting, financing or utility provider charges.
- (2) This preliminary estimate is valid for a period of 6 months.

# CONSTRUCTION COST ESTIMATE

Project Name: 2025 Townsend Road Program  
 Project Number: DNTET106  
 Client: Town of Townsend  
 Date: 11/22/2024

## Base Bid (Brook Ramble Lane)

No.	Description	Units	Plan Quantity	Additional Quantity	Bid Quantity	Estimated Unit Price	Item Subtotal
401	Mobilization	LS	1	0	1	\$5,000.00	\$5,000.00
402	Temporary Erosion and Sediment Controls	LS	1	0	1	\$2,000.00	\$2,000.00
403	Maintenance and Protection of Traffic During Construction	LS	1	0	1	\$5,000.00	\$5,000.00
404	Pavement Base Repair, Full Depth, If and Where Directed	SY	179	21	200	\$70.00	\$14,000.00
405	Asphalt Pavement Milling, up to 2" Depth	SY	714	66	780	\$4.00	\$3,120.00
406	Type C Superpave Asphalt Scratch Course, Variable Depth, 9.5MM, PG 64S-22, 0.3 to 3 Million ESALS, If and Where Directed	SY	17	3	20	\$35.00	\$700.00
407	Superpave Asphalt Wearing Course, Type C, 9.5 MM, PG 64-22, 0.3 to 3 Million ESALS, 2" Depth	TON	84	11	95	\$125.00	\$11,875.00
408	Pavement Markings, Replace in Kind	LS	1	0	1	\$1,250.00	\$1,250.00
100	Record Documents	LS	1	0	1	\$2,000.00	\$2,000.00

**Base Bid (Brook Ramble Lane) Construction Cost Estimate Subtotal: \$44,945.00**

- (1) This preliminary estimate does not include the costs of permitting, financing or utility provider charges.
- (2) This preliminary estimate is valid for a period of 6 months.