

NOTES:

- ENTRANCE ONTO EXISTING STATE MAINTAINED ROADS SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
- ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
- A 20' WIDE DRAINAGE EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE OR UNLESS OTHERWISE INDICATED, WHERE A STORM SEWER EXISTS OUTSIDE OF THE LIMITS OF THE DEDICATED HIGHWAY RIGHT-OF-WAY. A 40' WIDE DRAINAGE EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE OR UNLESS OTHERWISE INDICATED, WHERE A SANITARY SEWER EXISTS OUTSIDE OF THE LIMITS OF THE DEDICATED HIGHWAY RIGHT-OF-WAY.
- ALL PRIVATE COMMON AREAS, PRIVATE OPEN AREAS, RECREATIONAL FACILITIES, PARKING BAYS, ACCESS WAYS, PARKING AREAS, STORMWATER MANAGEMENT FACILITIES, LANDSCAPE PLANTINGS, AND LANDSCAPE AREAS SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION ACCORDING TO ARTICLE 27 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
- TOPOGRAPHIC INFORMATION USED IN CONNECTION WITH THE DESIGN OF THIS PLAN WAS GENERATED BY FIELD SURVEY BY BECKER MORGAN GROUP IN APRIL 2022. NO CHANGE OF GRADES OR CONTOURS HAS OCCURRED SINCE.
- WATER SUPPLY: WATER SUPPLY WILL BE THROUGH ARTESIAN WATER AND IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- 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 AND THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT, NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. 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.
- FLOODPLAIN: PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 10002C045K, DATED JANUARY 22, 2020, PANEL 315 OF 475 AND MAP 10003C0315L, THERE IS NOT A 100 YEAR FLOOD PLAIN ON THIS SITE.
- WATER RESOURCE PROTECTION AREA (WRPA): AS PER THE "WATER RESOURCE PROTECTION" AREAS FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY DELAWARE" MAP 3 OF 3, LAST REVISED MARCH 2022, THE SITE IS PARTIALLY LOCATED WITHIN THE WRPA RECHARGE AREA.
- WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, (TECHNICAL REPORT # 97-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS, AND WETLANDS WERE FOUND TO EXIST ON THE SITE.
- CRITICAL NATURAL AREAS: THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA (CNA).
- DEED RESTRICTIONS: THIS SITE CONTAINS NO DEED RESTRICTIONS WHICH HAVE BEEN IMPOSED FOR THE BENEFIT OF THE NEW CASTLE COUNTY.
- DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED ON THIS SITE.
- IMPACT FEE: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS DETAILED IN THE TOWN CODE, AS MAY BE AMENDED BY TOWNSEND COUNCIL.
- LANDSCAPE PLAN: A LANDSCAPE PLAN, PREPARED BY BURCHAM & ASSOCIATES LAST DATED MARCH 4, 2025 OR AS AMENDED AND APPROVED IN WRITING BY THE TOWN OF TOWNSEND, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDINGS IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING THE OPEN SPACE AREAS AND THE STORMWATER MANAGEMENT FACILITIES, SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED APRIL 15, 2025 AND ON RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20250416-0024566.
- UTILITY EASEMENTS: A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
- SUBDIVISION STREETS:
  - ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS / TOWN OF TOWNSEND STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
  - ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
  - 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 THE COMPLETION OF THE STREETS TO THE SATISFACTION OF THE TOWN. THE TOWN ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE TOWN.
- COMMUNITY POSTAL BOXES: POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE. THE PROPERTY ADDRESSES ARE AS ASSIGNED BY NEW CASTLE COUNTY GIS SERVICES.
- TRAFFIC STUDY: A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- DRAINAGE, EROSION & SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DNREC DRAINAGE CODE.
- ALL FIRE LINES, FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE FIRE PROTECTION REGULATIONS, PART V, SECTION 5. DATES 1997 OR AS LATER AMENDED.
- THE RESPONSIBLE PARTY FOR MAINTENANCE FOR DRAINAGE EASEMENTS SHALL BE AS FOLLOWS, THE MAINTENANCE OF PIPES AND STRUCTURES LOCATED IN DRAINAGE EASEMENT IS THE RESPONSIBILITY OF MAINTENANCE CORPORATION, AND THE LAND THAT THE DRAINAGE EASEMENT ENCOMPASSES IS THE RESPONSIBILITY OF THE HOME OWNER.
- DEVELOPER SHALL BE GRANTED ACCESS TO INDIVIDUAL LOTS FOR A PERIOD OF ONE (1) YEAR AFTER THE LOT HAS BEEN SOLD FOR PURPOSES OF COMPLETING THE OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.

DeIDOT's Record Plan General Notes:

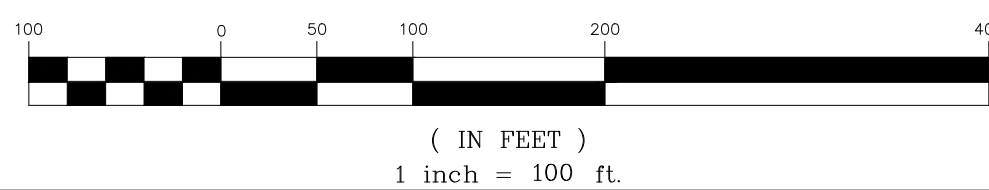
(LAST REVISED MARCH 21, 2019)

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELOTS) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE BEYOND DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS DISRUPTED, THE RIGHT-OF-WAY OR PROJECTS THAT AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE TOWN OF TOWNSEND FOLLOWING THE ACCEPTANCE OF THE STREETS. DELOTT ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY.
- ALL LOTS SHALL HAVE ACCESS FROM AN INTERNAL SUBDIVISION STREET.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1, AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 1. HORSEDRIVE, DRIVEWAYS, AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELOTT REVIEW AND SEPARATE PERMITTING, RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 1 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- 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.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 12.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.

LEGEND:

|                                 |                            |
|---------------------------------|----------------------------|
| EXISTING PROPERTY LINE          | PROPOSED F.E.S.            |
| PROPOSED PROPERTY LINE          | EXISTING SANITARY M.H.     |
| EXISTING RIGHT-OF-WAY           | PROPOSED SANITARY M.H.     |
| PROPOSED RIGHT-OF-WAY           | EXISTING SANITARY SEWER    |
| EXISTING CENTER LINE            | PROPOSED SANITARY SEWER    |
| PROPOSED CENTER LINE            | EXISTING SAN. FORCEMAIN    |
| PROPOSED CURB                   | EXISTING WATER MAIN        |
| EXISTING CURB                   | PROPOSED WATER MAIN        |
| EX. EDGE OF PAVEMENT            | EX./PROP. FIRE HYDRANT     |
| EXISTING LINE STRIPING          | EX./PROP. GATE VALVE       |
| BUILDING SETBACK LINE           | EXISTING GAS MAIN          |
| EXISTING CONTOUR                | PROPOSED GAS MAIN          |
| PROPOSED CONTOUR                | SOIL BORING LOCATIONS      |
| PROPOSED PAVEMENT CROSS SECTION | SOIL TYPE BOUNDARY LINE    |
| PROPOSED SIDEWALK               | MONUMENT/PIPE FOUND        |
| PROPOSED BUILDING               | MONUMENT TO BE SET         |
| PROPOSED EASEMENT               | PROP. LIMIT OF DISTURBANCE |
| PROPOSED DRIVEWAY               | WRPA RECHARGE AREA LINE    |
| EXISTING INLET                  | PROPOSED LOT NUMBER        |
| PROPOSED INLET                  | PROPOSED PROPERTY ADDRESS  |
| EXISTING DRAINAGE M.H.          | WETLANDS LINE              |
| EXISTING STORM PIPE             | RIPARIAN BUFFER LINE       |
| PROPOSED STORM PIPE             | PROPOSED DRAINAGE M.H.     |
|                                 | EXISTING ELECTRIC LINE     |

GRAPHIC SCALE



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.

DATE

Certification of Accuracy:

I, EDWARD P. COUNSELLOR, 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.

EDWARD P. COUNSELLOR, PROFESSIONAL ENGINEER NO. 23772

DATE

SITE PLAN

Scale: 1"=100'

# MAJOR SUBDIVISION PLAN CONCEPT FOR Blackbird Crossings Appoqunimink Hundred, Town of Townsend New Castle County, Delaware



LOCATION MAP

Scale: 1"=1 mi

SITE DATA:

- OWNER OF RECORD: SUMMIT ACRES LLC  
PO BOX 9  
TOWNSEND, DE 19734
- APPLICANT: C/O -  
DE -  
(-) -
- ENGINEER/SURVEYOR: FIRST STATE ENGINEERING  
630 CHURCHMANS ROAD, SUITE 105  
NEWARK, DE 19702  
(302) 368-3184
- SITE ADDRESS: 6170 SUMMIT BRIDGE ROAD  
TOWNSEND, DE 19734
- TAX MAP: 2501200002
- ZONING DISTRICT: EXISTING: R-3 (RESIDENTIAL)  
PROPOSED: R-3 (RESIDENTIAL)
- SOURCE OF TITLE: 2020777 0075175
- BENCHMARK: USGS STATION A-38  
ELEV. = 52.24
- NUMBER OF LOTS: EXISTING - 1  
PROPOSED - 71 TOWNHOMES
- EXISTING USE: OPEN FIELD / SINGLE FAMILY HOME
- PROPOSED USE: RESIDENTIAL
- GROSS SITE AREA: 38.70 AC ± (1,685,772 S.F.)
- WATER SUPPLY: ARTESIAN WATER COMPANY, WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE 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.  
SF ATTACHED: 71 UNITS @250 GPD = 17,750 GPD  
PEAK FLOW = 4 \* 17,750 GPD = 71,000 GPD
- SEWER FLOWS:
- SITE AREA DISTRIBUTIONS:  
R-3 (RESIDENTIAL)  
TOTAL AREA: 38.70 AC ± (1,685,772 S.F.)  
LOT AREA: 5.09 AC ± (221,003.50 S.F.)  
AREA IN R.O.W.: 1.73 AC ± (75,438.06 S.F.)  
OPEN SPACE: 31.88 AC ± (1,389,330.44 S.F.)  
- AC ± (- S.F.)  
STORM WATER MANAGEMENT AREAS: (PONDS, MAINTENANCE AND OUTFALL)  
IMPERV. AREAS: - AC ± (- S.F.)  
ROADWAY/PARKING: - AC ± (- S.F.)  
SIDEWALK: - AC ± (- S.F.)  
DRIVEWAY: - AC ± (- S.F.)  
HOUSE AREA: - AC ± (- S.F.)  
TOTAL IMPERVIOUS: - AC ± (- S.F.)
- LOT REGULATIONS:  
R3 - RESIDENTIAL  
SINGLE-FAMILY ATTACHED:  
MINIMUM LOT SIZE: REQ'D 2,200 SF PROVIDED 2,420 SF  
MINIMUM LOT WIDTH: 20 FT. 22 FT.  
MINIMUM LOT DEPTH: 110 FT. 110 FT.  
STREET YARD SETBACK: 15/20 FT. 15/20 FT.  
SIDE YARD SETBACK: 0 FT. / 12 FT END UNIT 0 & 12 FT.  
REAR YARD SETBACK: 20 FT. 20 FT.  
BUILDING HEIGHT: 40 FT. < 40 FT.
- MONUMENTATION: EXISTING: -  
PROPOSED: -
- FIRE HYDRANTS: EXISTING: 0  
PROPOSED: -
- PARKING: REQUIRED FOR TOWNHOUSE = 2 SPACES/2-3 BEDROOM  
2 SPACES/DU X 71 LOTS = 142 SPACES REQUIRED  
PROVIDED 2.0 SPACES/DRIVEWAY & GARAGE PER UNIT  
3.0 SPACES/DU X 72 LOTS = 216 SPACES PROVIDED  
ADDITIONAL 1 SPACE PER 5 UNITS FOR GUESTS  
(71/5) = 14.2 GUEST SPACES REQUIRED  
- GUEST SPACES PROVIDED.

Certification of Approvals:

APPROVED \_\_\_\_\_ BY \_\_\_\_\_  
DATE \_\_\_\_\_ TOWN MANAGER  
FOR MAYOR & COUNCIL OF THE TOWN OF TOWNSEND

PLAN NOTES

| SHEET LIST TABLE |                  |
|------------------|------------------|
| SHEET NUMBER     | SHEET TITLE      |
| RP1              | COVER SHEET      |
| RP2              | RECORD PLAN      |
| RP3              | TABLES & DETAILS |

| NO. | REVISION | DATE |
|-----|----------|------|
| 1   |          |      |
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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: EDWARD P. COUNSELLOR DATE  
DELAWARE PROFESSIONAL ENGINEER NO. 23772



**FIRST STATE**  
— ENGINEERING —

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

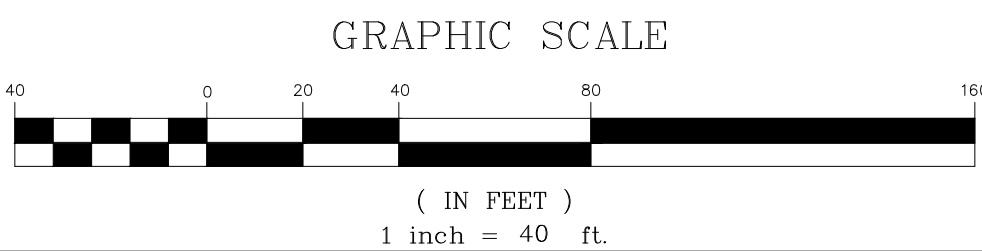
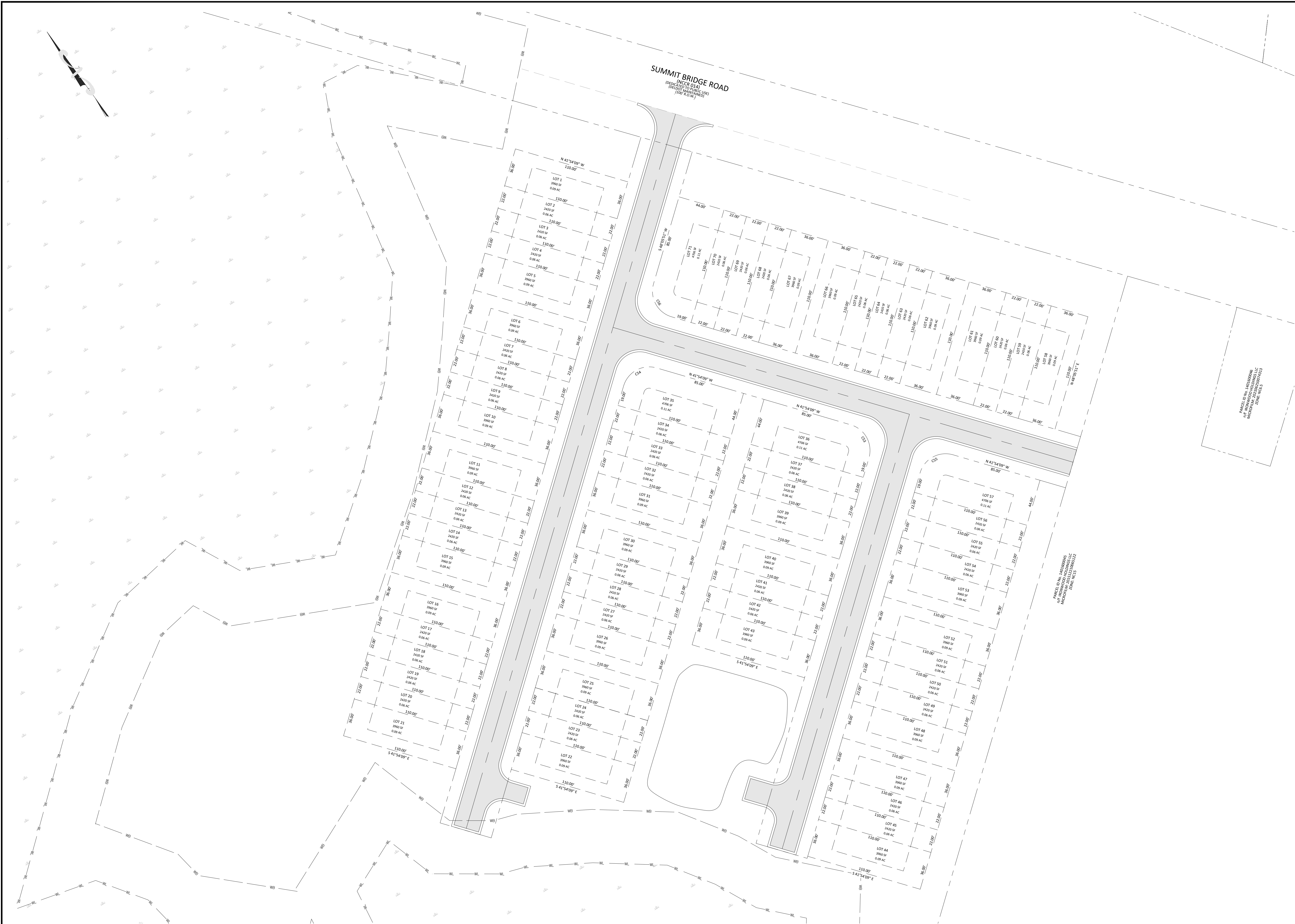
|          |            |              |        |
|----------|------------|--------------|--------|
| PROJECT: | 2402NCC    | DESIGNED BY: | S.E.L. |
| DATE:    | 06/01/2025 | DRAWN BY:    | E.P.C. |
| SCALE:   | 1" = 100'  | CHECKED BY:  | S.E.L. |

BLACKBIRD CROSSINGS  
FOR  
SUMMIT ACRES, LLC  
PARCEL ID. NO. 2501200002  
SITUATED IN  
APPOQUINIMINK HUNDRED  
TOWN OF TOWNSEND  
NEW CASTLE COUNTY, DELAWARE

TITLE

COVER SHEET

|        |                     |
|--------|---------------------|
| RECORD | SHEET NUMBER<br>RP1 |
|--------|---------------------|



SITE PLAN

Scale: 1"=40'

PLAN NOTES

| NO. | REVISION | DATE |
|-----|----------|------|
| 1   |          |      |
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BY: **EDWARD P. COUNSELLOR** DATE  
DELAWARE PROFESSIONAL ENGINEER NO. 23772



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ENGINEERING**

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PHONE: (302) 368-3184

|                         |                            |
|-------------------------|----------------------------|
| PROJECT: <b>2402NCC</b> | DESIGNED BY: <b>S.E.L.</b> |
| DATE: <b>06/01/2025</b> | DRAWN BY: <b>E.P.C.</b>    |
| SCALE: <b>1" = 40'</b>  | CHECKED BY: <b>S.E.L.</b>  |

BLACKBIRD CROSSINGS  
FOR  
SUMMIT ACRES, LLC  
PARCEL ID. NO. 2501200002  
SITUATED IN  
APPOQUINIMINK HUNDRED  
TOWN OF TOWNSEND  
NEW CASTLE COUNTY, DELAWARE

TITLE  
**COVER SHEET**

|        |                            |
|--------|----------------------------|
| RECORD | SHEET NUMBER<br><b>RP1</b> |
|--------|----------------------------|