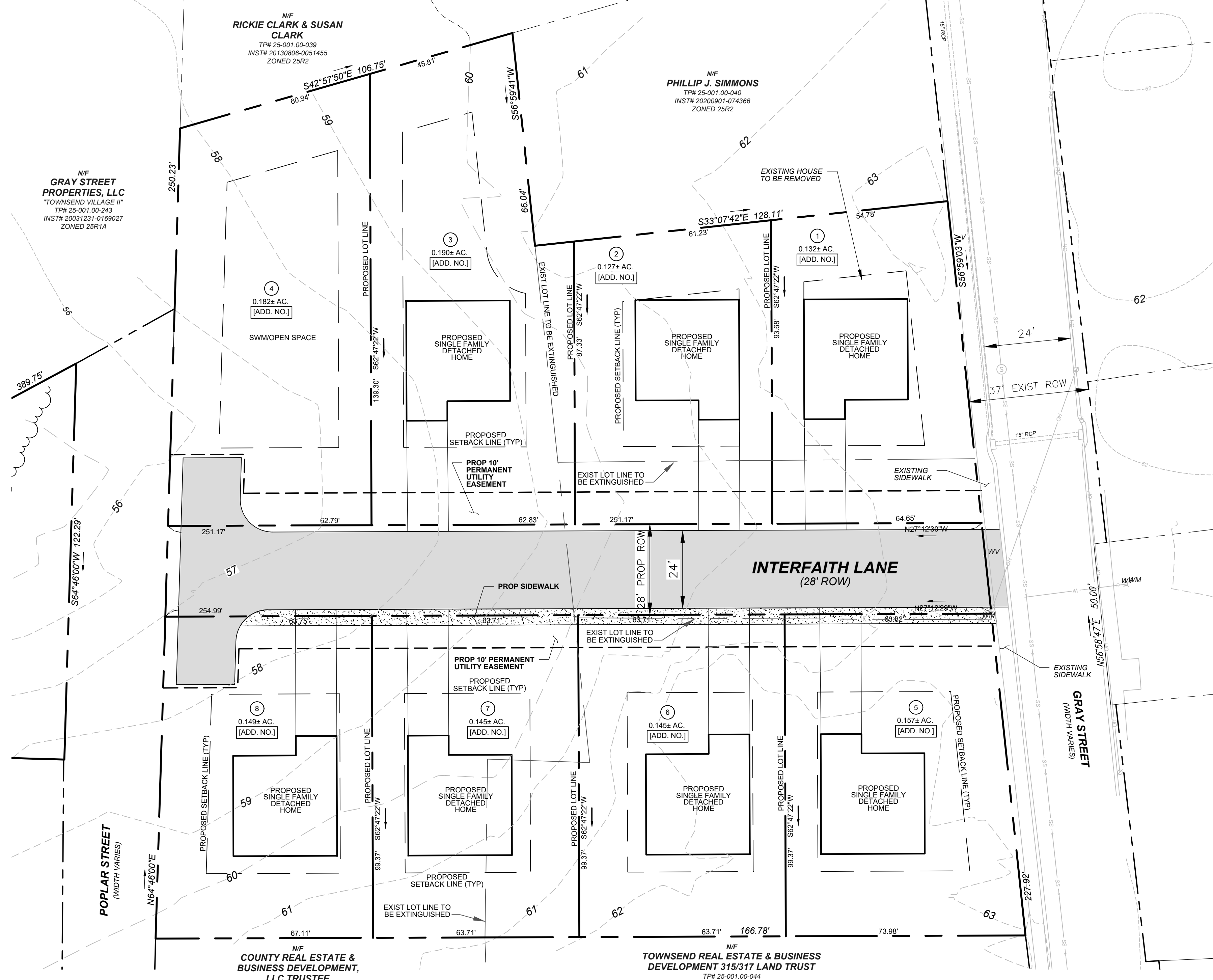
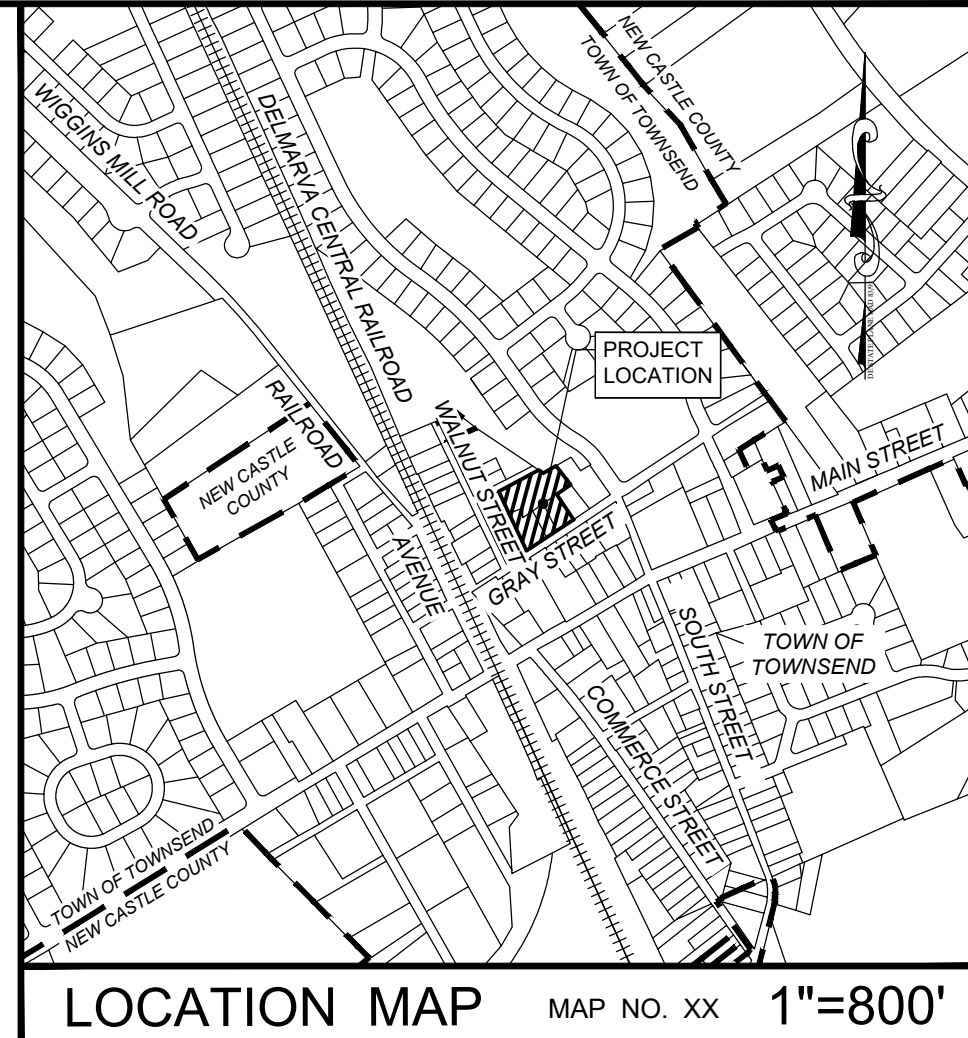


GENERAL DATA

- 1. TAX PARCEL NUMBERS: 25-001.00-041, 25-001.00-042, 25-001.00-043, 25-001.00-051
2. SOURCE OF TITLE: 20230630-0042978
3. GROSS AREA: 1.39+ ACRES
4. EXISTING ZONING: R2 (RESIDENTIAL), TOWN OF TOWNSEND
5. TOPOGRAPHIC SURVEY: A. FIELD SURVEY BY LANDMARK SCIENCE & ENGINEERING, INC. IN JANUARY-JUNE 2024. B. DATUM: NAVD 88. C. PERIMETER PROPERTY CORNER MARKERS: EXISTING (X), PROPOSED (X)
6. EXISTING LOTS: 4 (R2 RESIDENTIAL), PROPOSED LOTS: 8 (R2 RESIDENTIAL)
7. WATER SUPPLY: ARTESIAN WATER COMPANY
8. SANITARY SEWER: GRAVITY (NEW CASTLE COUNTY)
9. WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)...

- 10. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
11. WATER RESOURCE PROTECTION AREAS: THE ENTIRE PROPERTY IS LOCATED WITHIN AN AQUIFER RECHARGE WATER RESOURCE PROTECTION AREA (WRPA)...
12. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL...
13. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THIS SITE.
14. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES...
15. ALL ENTRANCES SHALL CONFORM TO DELAWARE DEPARTMENT OF TRANSPORTATIONS (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM).
16. ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALK, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND EASEMENTS...
17. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROLS DELAWARE SEDIMENT AND STORMWATER REGULATIONS...
18. POSTAL ADDRESSES: ADDRESSES ARE AS ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES. ALL ADDRESSES BELOW ARE FOR TOWNSEND, DE, 19734
19. VARIANCES: A VARIANCE FROM THE MINIMUM LOT AREA OF 7500 SF TO ALLOW THE FOLLOWING: LOT 1 SF, LOT 2 SF, LOT 3 SF, LOT 4 SF, LOT 5 SF, LOT 6 SF, LOT 7 SF, LOT 8 SF
20. STREET TREES ARE REQUIRED TO BE PLANTED AT A MINIMUM RATE OF ONE (1) TREE PER FORTY (40) FEET OF RIGHT-OF-WAY...
21. PARKING PER LOT: REQUIRED - 2 (9x18) PARKING SPACES, PROVIDED - 2 (9x18) PARKING SPACES
22. THERE ARE NO KNOWN DEED RESTRICTIONS FOR THIS SITE.
23. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
24. THE IMPERVIOUS COVERAGE FOR EACH LOT SHALL NOT EXCEED 50% OF THE GROSS LOT AREA PER §24.36.120 A OF THE TMC.
25. LAND DEVELOPMENT DATA: EXISTING BUILDING AREA: (0 SF) 00.XX ACRES = 00.00%, EXISTING PAVED AREA: 00.XX ACRES = 05.00%, EXISTING OPEN AREA: 00.XX ACRES = 95.00%, PROPOSED BUILDING AREA: (XXXX SF) 00.XX ACRES = 05.00%, PROPOSED PAVED AREA: 00.XX ACRES = 02.50%, PROPOSED OPEN AREA: 00.XX ACRES = 92.50%, TOTAL 00.XX ACRES = 100.0%

APPLICATION NO. #### SKETCH PLAN FOR INTERFAITH COMMUNITY HOUSING GRAY STREET TOWN OF TOWNSEND - NEW CASTLE COUNTY DELAWARE



LEGEND table with symbols for existing and proposed features: EXISTING WATER MAIN AND WATER VALVE, PROPOSED WATER MAIN AND WATER VALVE, EXISTING VERTICAL P.C.C. CURB, PROPOSED P.C.C. CURB TYPE 1-6, EXISTING P.C.C. SIDEWALK, PROPOSED P.C.C. SIDEWALK, PROPOSED HANDICAP RAMP, EXISTING BUILDING, PROPOSED BUILDING, EXISTING CONTOUR, PROPOSED CONTOUR, EXISTING SPOT ELEVATION, PROPOSED SPOT ELEVATION, EXISTING SANITARY SEWER AND MANHOLE, PROPOSED SANITARY SEWER AND MANHOLE, PROPOSED BUILDING SETBACK, PROPOSED STORMWATER MANAGEMENT AREA, PROPOSED RIPARIAN BUFFER AREA, EXISTING STORM DRAIN AND CATCH BASIN, PROPOSED STORM DRAIN AND CATCH BASIN, EXISTING FIRE HYDRANT, PROPOSED FIRE HYDRANT, EXISTING FENCE, PROPOSED FENCE, PROPOSED LIMITS OF DISTURBANCE

REVISIONS table with columns for NO., DATE, DESCRIPTION, and BY.

APPLICATION NO. 2024- (S) SKETCH PLAN FOR INTERFAITH COMMUNITY HOUSING GRAY STREET TOWN OF TOWNSEND - NEW CASTLE COUNTY, DELAWARE

DEPARTMENT OF LAND USE APPROVAL BLOCK

MCKIM & CREED Landmark Science & Engineering logo and contact information.

CERTIFICATION OF OWNERSHIP: I, CARLTON E. BOWERS, JR., HEREBY CERTIFY THAT INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC. IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN...

CERTIFICATION OF PLAN ACCURACY: I, CRAIG M. LYNCH, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE...

811 logo and text: Know what's below. Call before you dig. MISS UTILITY PHONE 1-800-282-8555

P:\C3083.307 GRAY STREET\3083-1 RECORD AND SITE PLAN\PLANS\EXPLO\GRAY ST.MAD\DC3083-1