

Townsend Town Council Meeting Agenda
February 4th, 2026 @ 7:00 pm
VIA CONFERENCE CALL & Town Hall
141 Main St, Townsend, DE 19734

7:00 pm Town Council Meeting

- I. Call to Order:
- II. Opening Ceremonies
 - A. Roll Call:
 - B. Pledge of Allegiance
 - C. Moment of Silence
 - D. Recognition of Visitors:
 - E. Announcements:
- III. General Citizen Comments
- IV. Review/Adoption of Agenda
- V. Approval/ Rejection of Minutes:
 - A. **ACTION ITEM:** Approval/Rejection of Town Council Minutes from January 7th, 2025 Town Council Meeting.
- VI. **ACTION ITEM:** Discussion and review with potential vote of Council of Final Plans Submission of Minor subdivision "Walnut Street-East" for approval and recordation.
- VII. **ACTION ITEM:** Discussion and review with potential vote of Council of Final Plans Submission of Major Subdivision "Townsend Cove" for approval and recordation.
- VIII. **ACTION ITEM:** Discussion and review of Sanitary Sewer Easement Consideration for Townsend Cove.
- IX. Departmental Reports:
 - A. Mayor S. Lobdell
 - B. New Castle County Councilman David Carter
 - C. Town of Townsend Police Chief's Report
 1. **ACTION ITEM:** Discussion and review with potential vote of Council to approve new Police Salaries for new officers.
 2. **ACTION ITEM:** Discussion and review of updates on hiring new members of Police Force.
 - D. Town Solicitor Lisa Hatfield
 - E. Town Engineer Brian Miller

Town 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=aHI4RDhTZ0xiME1HV0ZOcHRxSHZ3QT09>

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.

F. Town Manager Julie Goodyear

1. **ACTION ITEM:** Discussion and review of updates on hiring a new temporary Part-time Public Works Crew Member.

G. Public Works Supervisor Rick Boyer

X. Committee Reports:

A. **Finance Committee:** Chair: Councilman J. Bangura, Co-Chair: Mayor S. Lobdell

1. **ACTION ITEM:** Review and possible discussion on the December 2025 Budget vs. Actual Reports.

B. **Human Resources Committee:** Chair: Councilman Sharif, Co-Chair: Mayor S. Lobdell

C. **Public Works and Land Use Development Committee:** Chair: Councilman M. Chapman, Co-Chair: Councilman S. Sharif

1. **ACTION ITEM:** Opening of PW Facility RFP proposals received.

D. **Public Safety Committee:** Chair: Councilman D. Wiggins, Co-Chair: Councilman J. Bangura

1. **ACTION ITEM:** Discussion and Review with potential vote of Council to approval of Change Order Requests and spending threshold for Police Building Items.

E. **Community Engagement Committee:** Chair: Councilman D. Wiggins

F. **Code Review Committee:** Chair: Mayor S. Lobdell, Co-Chair: Councilman M. Chapman

1. **ACTION ITEM:** Second Reading of "Ordinance 2026-001" as it relates to Chapter 18.28 updates for the Townsend Municipal code with potential vote for approval.
2. **ACTION ITEM:** Second Reading of "Ordinance 2026-002" as it relates to Chapter 16 updates for the Townsend Municipal Code with potential vote for approval.

XI. Discussion of future agenda items.

XII. Recess Council Meeting to Convene Executive Session.

XIII. **Convene Executive Session:** Pursuant to 29 Del. C. §§10004(b)(4)(9), the Town Council will consider a motion to meet in an executive session for the discussion of potential litigation which will include legal advice or opinions from an attorney-at-law and personnel matters.

XIV. **Close Executive Session & Re-convene Council Meeting.**

A. **ACTION ITEM:** Possible vote of Council.

XV. Adjournment.

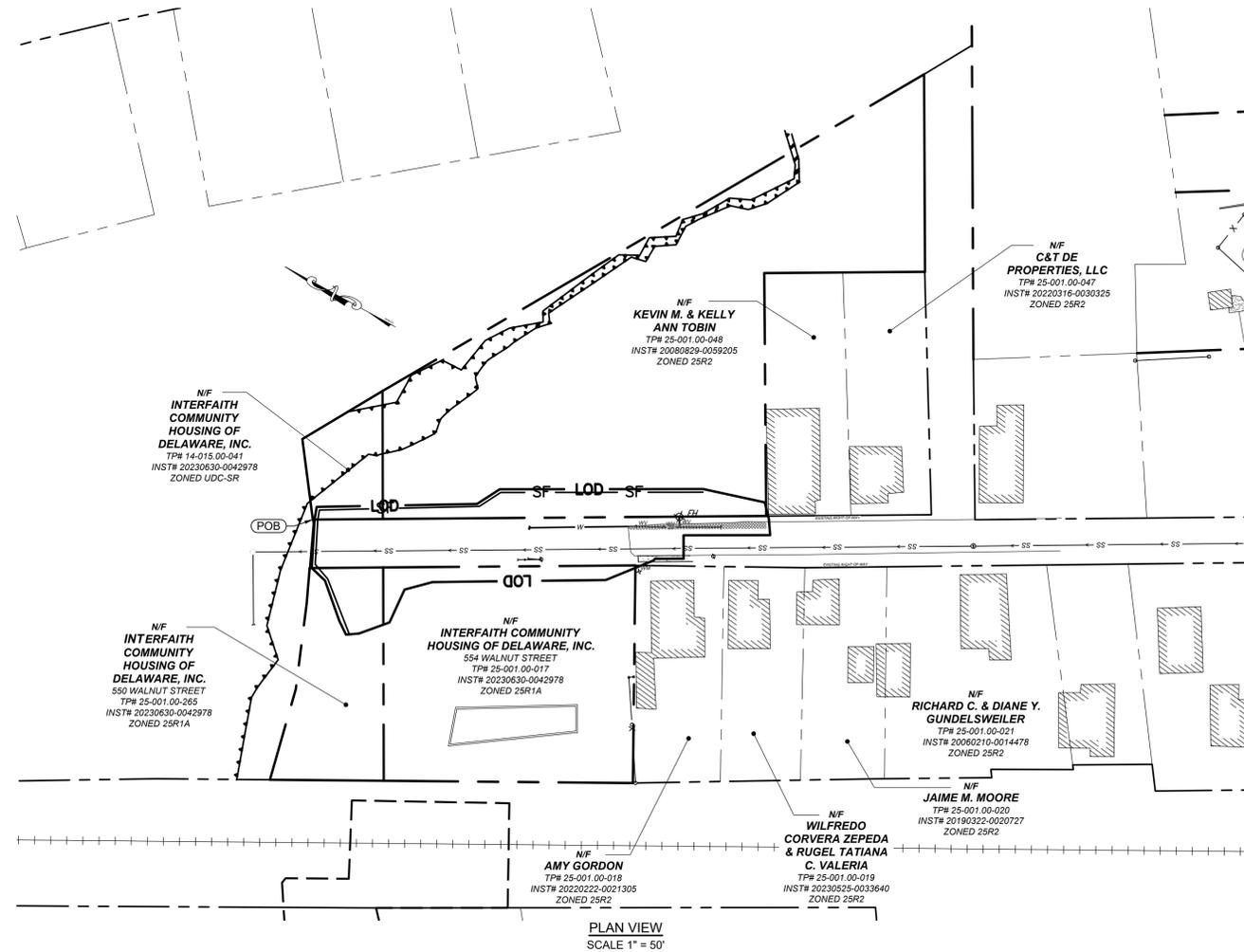
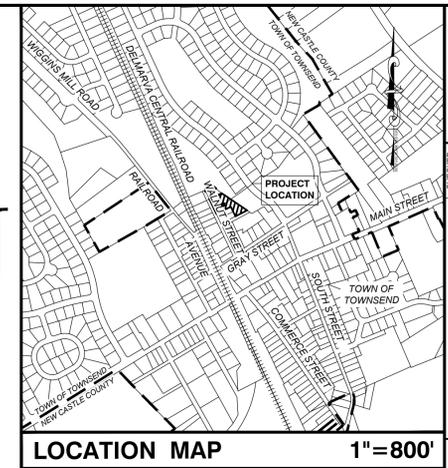
PROJECT NOTES:

- PARCEL DATA:**
 TAX MAP NUMBER: 25-001.00-049
 NEW CASTLE CONSERVATION DISTRICT PROJECT NUMBER:
 SITE ADDRESS: 0 WALNUT ST., TOWNSEND, DE 19734
 LATITUDE/LONGITUDE: N39° 23' 49.9085" / W75° 41' 43.0299"
 (BENCHMARK REFERENCED BELOW)
 EXISTING SITE AREA: 1.020± ACRES
 PROPOSED SITE AREA: 0.965± ACRES
 EXISTING WETLAND AREA: SEE NOTE 4
 PROPOSED CONDITION: EXTEND WALNUT STREET TO DEVELOP TWO SINGLE FAMILY DWELLINGS
PROPOSED DISCHARGE LOCATIONS:
 POA#1 LOD IS 0.32± ACRES (DISCHARGES TO ADJACENT INTERMITTENT STREAM)
TOPOGRAPHIC SURVEY:
 FIELD SURVEYS BY LANDMARK SCIENCE & ENGINEERING, INC. JANUARY-JUNE 2024.
DATUM:
 VERTICAL: NAVD 1988
 HORIZONTAL: DE STATE PLANE NAD 83
 BENCHMARK:
 SANITARY MANHOLE IN WALNUT STREET ROW
 EL. 50.00
- OWNER/DEVELOPER DATA:**
 OWNER NAME:
 INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC.
 613 N. WASHINGTON ST.
 WILMINGTON, DE 19801
- SITE DESIGNER DATA:** CRAIG M. LYNCH, P.E.
 LANDMARK SCIENCE & ENGINEERING
 200 CONTINENTAL DRIVE, SUITE 400
 NEWARK, DELAWARE 19713
 302-323-9377 EXT. 127
 CRAIGL@LANDMARK-SE.COM
- 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), AND SUBSEQUENT PUBLIC NOTICES. TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS. WETLANDS WERE FOUND BY OTHERS TO EXIST ON THE SITE, TOTALING IN AREA 3.217± S.F. (0.074± AC.) OF LAND, ARE SHOWN ON THIS PLAN
- NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP 10003C0315L, PANEL 315 OF 475, DATED JANUARY 22, 2020.

SEDIMENT AND STORMWATER CONSTRUCTION NOTES:

- THE DNREC SEDIMENT AND STORMWATER PROGRAM SHALL BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
- REVIEW AND/OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY DNREC OR THE DELEGATED AGENCY.
- FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHOULD BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.
- APPROVED PLANS REMAIN VALID FOR 5 YEARS FROM THE STAMPED DATE OF APPROVAL.
- POST-CONSTRUCTION VERIFICATION DOCUMENTS SHALL BE SUBMITTED TO THE DEPARTMENT OR DELEGATED AGENCY WITHIN 60 DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION.
- APPROVAL OF A SEDIMENT AND STORMWATER PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
- THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT.
- THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
- BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHALL CALL MISS UTILITY AT 811 OR 1-800-282-8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ONSITE.
- BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7 DEL.C. CH. 60 AND THE CURRENT DELAWARE CONSTRUCTION GENERAL PERMIT (CGP).
- DOCUMENTATION OF SOIL TESTING AND MATERIALS USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESULTS, SEED TAGS, SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE DEPARTMENT OR DELEGATED AGENCY TO VERIFY THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN.
- THE DEPARTMENT OR DELEGATED AGENCY MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH THE SPECIFICATIONS IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCY.
- WHEN DIRECTED BY THE DEPARTMENT OR THE RELEVANT DELEGATED AGENCY, THE OWNER SHALL ACQUIRE THE SERVICES OF A THIRD PARTY CERTIFIED CONSTRUCTION REVIEWER (CCR) TO PERFORM WEEKLY CONSTRUCTION REVIEWS. SEDIMENT AND STORMWATER MANAGEMENT PLANS APPROVED BY THE DEPARTMENT SHALL HAVE A THIRD PARTY CCR.

SEDIMENT & STORMWATER MANAGEMENT PLANS COVER SHEET AND GENERAL NOTES FOR WALNUT STREET EXTENSION APPOQUINIMINK HUNDRED - NEW CASTLE COUNTY DELAWARE APPOQUINIMINK RIVER WATERSHED TAX PARCEL 25-001.00-049



LEGEND

	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
	WETLAND DELINEATION
	OVERLAND FLOW ARROW
	PHASING DELINEATION LINE

SEDIMENT & STORMWATER APPROVAL STAMP

NEW CASTLE CONSERVATION DISTRICT
Sediment and Stormwater Management
Plan Approval

Project ID: 2025-09

By: *D. Dwight Walters* D. Dwight Walters, P.E.

Approval Date: 08/20/25

Expiration Date: 08/20/30

INDEX OF SHEETS

COVER SHEET AND GENERAL NOTES	CE-01
PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	CE-02
CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	CE-03
CONSTRUCTION SITE STORMWATER MANAGEMENT DETAILS	CE-04

LICENSED PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES TO THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

Craig M. Lynch
CRAIG M. LYNCH, P.E.
No. 23471
DATE: 4/14/2025

CERTIFICATION OF OWNER

I, CARLTON E. BOWERS JR., OF INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC., CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION, AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT ALL RESPONSIBLE PERSONNEL (I.E. BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATE OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVER SHEET.

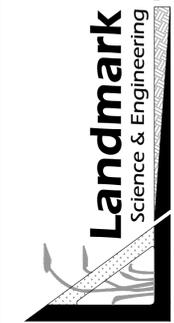
Carlton Bowers
CARLTON E. BOWERS JR.
613 N. WASHINGTON ST.
WILMINGTON, DE 19801
P: (302) 388-7144



COVER SHEET AND GENERAL NOTES FOR WALNUT STREET EXTENSION APPOQUINIMINK HUNDRED - NEW CASTLE COUNTY, DELAWARE

OWNER: INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC. 613 N. WASHINGTON ST. WILMINGTON, DE 19801 (302) 388-7144

200 CONTINENTAL DRIVE NEWARK, DE 19713 P.O. BOX 299 NEWARK, DE 19713
PHONE (302) 323-9487 PHONE (410) 982-1143
FAX (302) 323-9481 FAX (302) 323-9481
WWW.LANDMARK-SE.COM INFO@LANDMARK-SE.COM



THIS DRAWING DOES NOT INCLUDE PRELIMINARY DESIGN OR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL APPLICABLE RULES AND REGULATIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DRAWN BY: MMB SCALE: 1"=60' COMMISSION: C2003-1
DESIGN BY: MMB DATE: 02/07/25 SHEET: CE-01 OF 5
CHECK BY: TCW GRAPHIC SCALE: 0 25 50 100
FILE NAME: COVER ROAD.dwg
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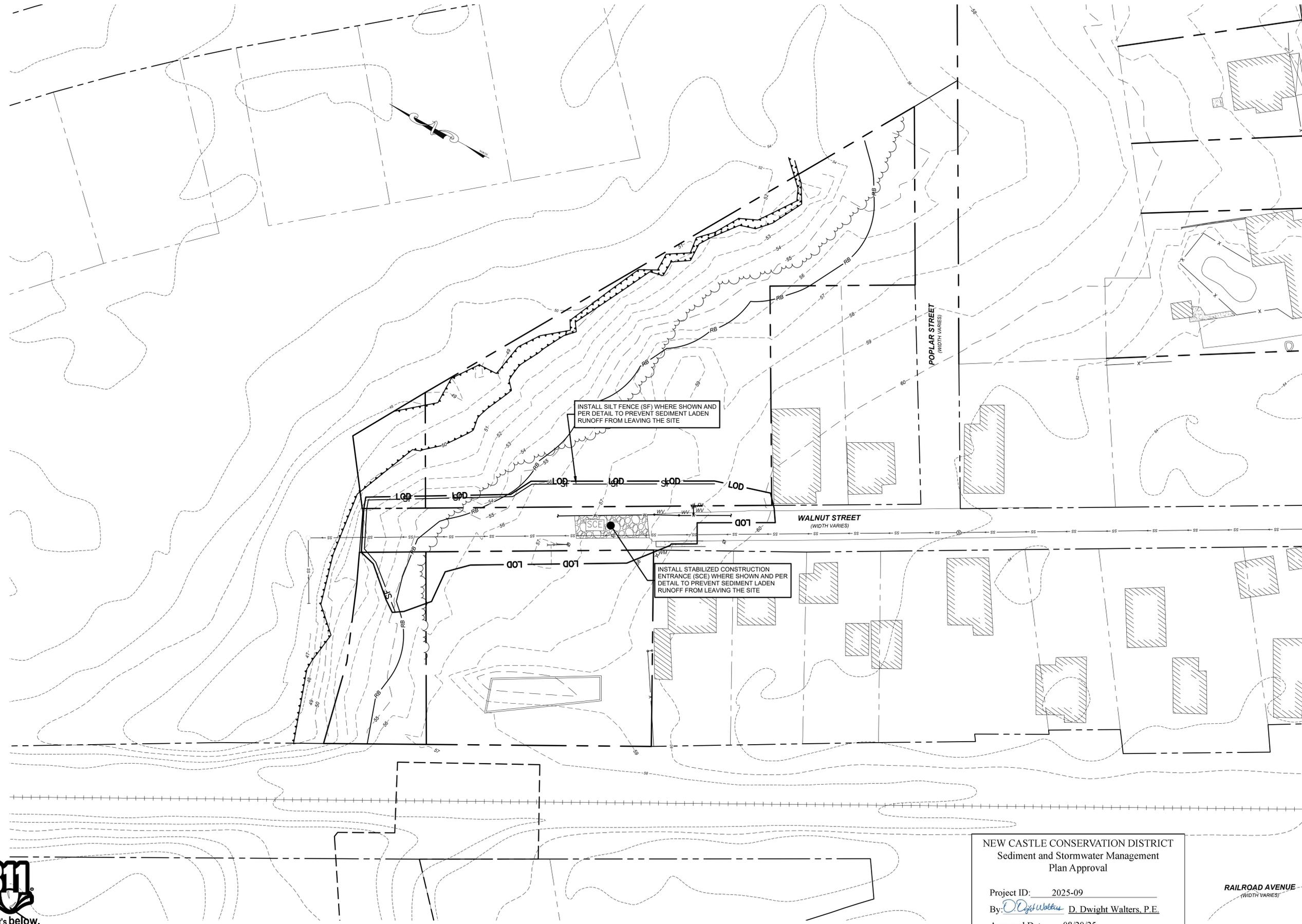


**Know what's below.
Call before you dig.**
MISS UTILITY PHONE 1-800-282-8555
PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE

P:\C3083\307 GRAY STREET\3083-1 RECORD AND SITE PLAN\LANDSCAPE & SITE PRECON



Know what's below.
Call before you dig.
MISS UTILITY PHONE 1-800-282-8555
PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE



INSTALL SILT FENCE (SF) WHERE SHOWN AND PER DETAIL TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE

INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE) WHERE SHOWN AND PER DETAIL TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE

NEW CASTLE CONSERVATION DISTRICT
Sediment and Stormwater Management
Plan Approval

Project ID: 2025-09
By: *D. Dwight Walters* D. Dwight Walters, P.E.
Approval Date: 08/20/25
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RAILROAD AVENUE
(WIDTH VARIES)

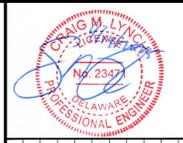
DRAWN BY: MMB SCALE: 1"=30'
 DESIGN BY: MMB DATE: 02/07/25
 CHECK BY: TCW SHEET CE-02 OF 5
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 PHONE (410) 992-4443
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 WWW.LANDMARK-SE.COM
 INFO@LANDMARK-SE.COM

PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN
 FOR
WALNUT STREET EXTENSION
 APPQUINIMINK HUNDRED - NEW CASTLE COUNTY, DELAWARE, INC.
 INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC.
 613 N. WASHINGTON ST.
 WILMINGTON, DE 19801
 (302) 588-7144

CHECKED BY:
 REVISIONS:

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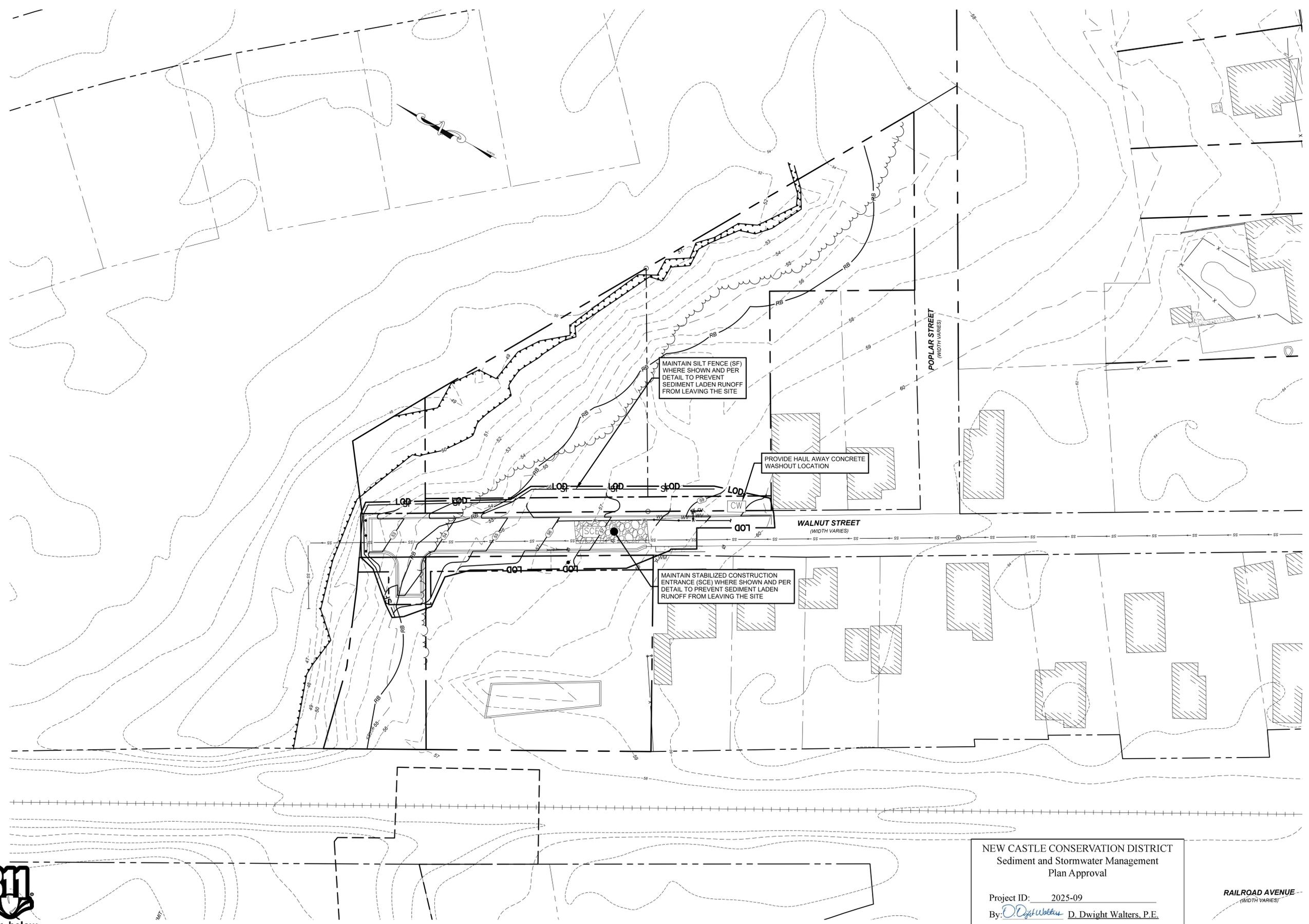
NO.	DATE	DESCRIPTION

CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN
FOR
WALNUT STREET EXTENSION
APPOQUIMINK HUNDRED - NEW CASTLE COUNTY, DELAWARE
INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC.
613 N. WASHINGTON ST.
WILMINGTON, DE 19801
(302) 388-7144

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THIS DRAWING DOES NOT INCLUDE CONSTRUCTION SAFETY.
ALL CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL APPLICABLE RULES AND REGULATIONS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE AFFECTING AGENCIES.



NEW CASTLE CONSERVATION DISTRICT
Sediment and Stormwater Management
Plan Approval

Project ID: 2025-09

By: *D. Dwight Walters* D. Dwight Walters, P.E.

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RAILROAD AVENUE
(WIDTH VARIES)

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CHECK BY: TCW SHEET: CE-03 OF 5

COMMISSION:
C2025-1

FILE NAME: POSTCNST ROAD.DWG
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P:\C2025\307 GRAY STREET\CE-03-1 RECORD AND SITE PLAN\PLANS\CNST & SPOSTCNST

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NARRATIVE

I. GENERAL
TO EXTEND WALNUT STREET LOCATED IN TOWNSHIP, DELAWARE, AS THE ROADWAY IS EXTENDED, INTERFAITH COMMUNITY HOUSING OF DELAWARE PLANS TO DEVELOP TWO PARCELS ON THE NORTHEAST SIDE OF THE STREETS, THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.

II. VEGETATIVE PRACTICES - TEMPORARY AND PERMANENT

- A. AREAS DESIGNATED TO BE TEMPORARILY STABILIZED SHALL BE SEEDDED WITH THE FOLLOWING SEED MIXTURE: (MIX #6 FROM DESCH TEMPORARY SEEDING SPEC.) ANNUAL KYBERGRASS APPLIED AT THE RATE OF 125 LBS. PER ACRE.
B. TOPSOIL, WHETHER EXISTING OR IMPORTED, IS TO BE TRIPLE SCREENED.
C. AREAS DESIGNATED TO BE PERMANENTLY STABILIZED SHALL BE SEEDDED WITH THE FOLLOWING SEED MIXTURE: (MIX #7 FROM DESCH PERMANENT SEEDING SPEC.) OR THEY MAY RECEIVE SOD AS DIRECTED BY THE OWNER.
D. SEED APPLICATION RATE: 190 LBS. PER ACRE
E. FERTILIZATION: FERTILIZER SHALL BE THE FOLLOWING FORMULATION AND APPLIED AT THE FOLLOWING RATE: 10-10-10: 250 LBS PER ACRE (FORMULATION AND RATES MAY BE MODIFIED BASED ON SOIL TEST TAKEN AT THE TIME OF STABILIZATION).
F. STRAW MULCH SHALL BE APPLIED IN ACCORDANCE WITH DNREC STANDARD AND SPECIFICATIONS FOR MULCHING DE-ESC-3.4.5.
G. LIME-APPLY DOLOMITIC LIMESTONE AT 2 TONS PER ACRE.
H. SEEDBED PREPARATION: IT IS IMPORTANT TO PREPARE A GOOD SEEDBED PRIOR TO ESTABLISHING VEGETATION. THE SEEDBED SHOULD BE WELL PREPARED, LOOSE TOPSOIL, TRIPLE SCREENED AND FREE OF SIZEABLE ROCKS, DEBRIS, PETRIFIED WOOD ETC. THE SOIL SURFACE SHOULD NOT BE COMPACTED OR CRUSTED OVER WHEN SEED AND MULCH IS APPLIED.
I. APPLY SEED UNIFORMLY WITH A BROADCAST SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. ALL SEED WILL BE APPLIED AT THE RECOMMENDED RATE AND PLANTING DEPTH.
J. SEED THAT HAS BEEN BROADCAST SHOULD BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED AND THE SEED AND FERTILIZER IS MIXED, THEY WILL BE MIXED ON SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.
K. MULCHING TO BE DONE IN ACCORDANCE WITH DNREC STANDARD DETAIL.
L. CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS AS NECESSARY TO ACHIEVE THE REQUIRED VEGETATIVE STABILIZATION UNTIL THE SITE WORK IS COMPLETE AND ACCEPTED BY THE OWNER.

III. CONSTRUCTION STAGING

- A. SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE NEW CASTLE CONSERVATION DISTRICT (NCCD), THE DEVELOPER, THE CCR, THE SITE CONTRACTOR AND THE CIVIL ENGINEER, A THIRD-PARTY CERTIFIED CONSTRUCTION REVIEWER (CCR) WILL BE REQUIRED. NOTIFY DNREC AND CCR AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ITEM THAT WILL REQUIRE THEIR INSPECTION.
B. THE NCCD SEDIMENT AND STORMWATER PROGRAM MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
C. INSTALL PERIMETER CONTROLS AS SHOWN ON THE PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN. ONLY THOSE AREAS WHERE THESE CONTROLS ARE INITIALLY INSTALLED SHALL BE DISTURBED. THE CONTROL MEASURES ARE AS FOLLOWS:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCE
D. ALL PERIMETER CONTROLS MUST BE INSTALLED, STABILIZED, INSPECTED BY NCCD PRIOR TO BULK GRADING, BUILDING PERMIT ISSUANCE, OR ANY UTILITY INSTALLATION. PRIOR TO THIS PRE-CONSTRUCTION SITE INSPECTION, NO DISTURBANCE MAY OCCUR ON-SITE OTHER THAN THOSE AREAS NECESSARY TO ESTABLISH THE PERIMETER EROSION AND SEDIMENT CONTROLS. INSTALL THE PERIMETER CONTROLS PURSUANT TO THIS PLAN. ALL EARTHEN PERIMETER SEDIMENT CONTROLS, INCLUDING SOIL STOCKPILES, SHALL BE VEGETATIVELY STABILIZED.
E. SOIL MATERIAL WILL BE STOCKPILED OFFSITE. OFFSITE SOIL STOCKPILE LOCATIONS SHALL BE VEGETATIVELY STABILIZED AND MEET ALL REQUIREMENTS OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN. SOIL STOCKPILES SHOULD NOT EXCEED ONE ACRE.
F. UPON SATISFACTORY PRE-CONSTRUCTION SITE INSPECTION BY THE NCCD CONSTRUCTION SITE REVIEWER, COMMENCE DEMOLITION IN THE AREA OF THE WALNUT STREET EXTENSION.
G. INSTALL POLLUTION PREVENTION PRACTICES, INCLUDING BUT NOT LIMITED TO:
1. CONCRETE WASHOUT AREA CONCRETE WASHOUT AREA
2. SPILL CONTROL
H. COMMENCE ROUGH GRADING OF THE ROAD EXTENSION.

FOLLOWING ROUGH GRADING AND PRIOR TO CONSTRUCTION OF THE PAVEMENT, IT IS RECOMMENDED THAT THE EXPOSED SUBGRADE FOR THE PAVEMENT AREAS BE PROOFROLLED WITH A LOADED TRI-AXLE OR OFF-ROAD DUMP TRUCK. THE PROOFROLLING SHALL OCCUR IN THE PRESENCE OF A QUALIFIED SOILS TECHNICIAN WORKING UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.

POSITIVE SITE DRAINAGE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION ACTIVITIES.

CONTRACTOR TO ENSURE THAT ALL RUNOFF IS DIRECTED TOWARD THE PROPER SEDIMENT CONTROL MEASURES PREVIOUSLY INSTALLED.

- I. AS SOON AS PRACTICAL, INSTALL CURB AND PAVEMENT BASE COURSE IN THE ROADWAY.
J. IT IS IMPORTANT TO PREPARE GOOD SEEDBED PRIOR TO ESTABLISHING VEGETATION. THE SEEDBED SHOULD BE WELL PREPARED, LOOSE TOPSOIL, FREE OF SIZEABLE ROCKS, DEBRIS, PETRIFIED WOOD ETC. THE SOIL SURFACE SHOULD NOT BE COMPACTED OR CRUSTED OVER WHEN SEED AND MULCH IS APPLIED. AREAS THAT HAVE REACHED FINAL GRADE SHALL BE PERMANENTLY STABILIZED WITHIN 14 CALENDAR DAYS. ALL MATERIALS, INCLUDING TOPSOIL, SOIL AMENDMENTS, SEED AND MULCH SHALL MEET THE MINIMUM REQUIREMENTS OF THE DE-ESC HANDBOOK (FEB 2019 OR AS LATER AMENDED).
K. FINE GRADE ALL AREAS INTENDED TO RECEIVE PERMANENT STABILIZATION MEASURES WITH MINIMUM OF 6" COMPACTED TRIPLE SCREENED TOPSOIL. PROVIDE PERMANENT SEEDING AND STRAW MULCH AS SPECIFIED. THE SOIL SURFACE SHOULD NOT BE COMPACTED OR CRUSTED OVER WHEN SEED AND MULCH IS APPLIED.
L. EROSION AND SEDIMENT CONTROL DEVICES TO BE REMOVED ONLY AFTER WORK IN AN AREA HAS BEEN COMPLETED AND PERMANENTLY STABILIZED, WITH WRITTEN APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER.
M. PRIOR TO COMMENCING THE NEXT PHASE OF SITE WORK, ALL DISTURBED AREAS OUTSIDE OF PAVING ARE TO RECEIVE VEGETATIVE STABILIZATION. CONTRACTOR TO CONTACT DNREC FOR SITE REVIEW AND AUTHORIZATION TO PROCEED TO THE NEXT PHASE.

SUPPLEMENTAL SEDIMENT AND STORMWATER NOTES

- 1. IT WILL BE THE DEVELOPER'S RESPONSIBILITY FOR PERPETUAL MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND STABILIZE ALL EROSION AND SEDIMENT CONTROLS AND STORMWATER PRACTICES DURING CONSTRUCTION, INCLUDING THOSE THAT ARE DISTURBED BY UTILITY COMPANIES.
3. ALL ROCK/STONE, WITH THE EXCEPTION OF CHECK DAMS, MUST BE UNDERLINED WITH A GEOTEXTILE FABRIC.
4. IN THE EVENT EARTHWORK OPERATIONS ARE HALTED FOR THE WINTER MONTHS, BEFORE FINAL GRADING AND SEEDING OF ALL DISTURBED AREAS ARE COMPLETED, THOSE AREAS SHALL BE EITHER SEEDDED OR STABILIZED WITH MULCH AND TACKED WITH A CHEMICAL ADHESIVE.
5. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO CONTROL DUST ON AND NEAR THE WORK AREA IF SUCH DUST IS CAUSED BY THE CONTRACTOR'S OPERATIONS DURING THE WORK, OR IF RESULTING FROM THE CONDITIONS IN WHICH THE CONTRACTOR LEAVES THE SITE. IF DUST BECOMES A PROBLEM, SPRAY DISTURBED AREAS WITH WATER HOURLY OR APPLY CALCIUM CHLORIDE.
6. THE CONTRACTOR SHALL CONTROL TRACKING OF SEDIMENT OFF-SITE ONTO PUBLIC PAVED SURFACES. SHOULD TRACKING OCCUR, THE CONTRACTOR SHALL SWEEP OR REMOVE THE SEDIMENT BY OTHER MEANS SO AS TO PREVENT SEDIMENTATION OF OFF-SITE DRAINAGE SYSTEMS OR WATER BODIES.
7. ALL SITE IMPROVEMENTS INCLUDING LANDSCAPING, PERMANENT SITE STABILIZATION AND PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE IN PLACE AND APPROVED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

Standard Detail & Specifications Silt Fence. Construction Detail showing top and side views of a silt fence with fabric and stakes. Construction Notes: 1. Geosynthetic fabric to be fastened securely to fence posts with wires or staples. 2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded. 3. Maintenance shall be performed as needed and material removed when 'bulges' develop in the silt fence. Materials: 1. Stakes: Steel (either T or U) or 2" x 2" hardwood. 2. Geosynthetic Fabric: Type G-1. 3. Reinforcing strip: Wooden latn or plastic strip.

Standard Detail & Specifications Silt Fence. Section view showing fabric depth and stake length. Plan view showing stake spacing and fabric width. Construction Notes: 1. Locate washout area a minimum of 50 feet from open channels, storm drain inlets, wetlands or waterbodies. 2. Locate washout area so that it is accessible to construction equipment (service with a minimum 10 foot wide gravel accessway), but so it is not in a highly active construction area causing accidental damage. 3. Minimum dimensions for prefabricated units are 4 feet by 4 feet by 1 foot deep with a minimum 4mil polyethylene plastic liner. 4. The liner must be free of tears or holes and placed over smooth surfaces to prevent puncturing. 5. Provide a sign designating the washout area, and for large construction sites, provide signs throughout directing traffic to its location. 6. Allow washed out concrete mixture to harden through evaporation of the water. Once the facility has reached 75 percent of its capacity, remove the hardened concrete by reusing the broken aggregate onsite, recycling, or disposing of offsite. 7. Apply a new liner before reusing the station for additional washouts after maintenance has occurred.

Standard Detail & Specifications Construction Site Pollution Prevention. Delaware NPDES Discharge Permit. General Permit for Discharge of Stormwater from Construction Activities. (Project Name), (NOI Permit Number), (Agency Plan Approval ID), ((Contact Name & Number for Additional Site Information)), ((Contact Name & Number to Obtain Copy of Approved Plan)). Example Construction General Permit: (CGP) Signage. NOTES: 1. Minimum sign size 2' x 2'. 2. Minimum text size 1". 3. Sign must be posted at a safe, publicly accessible location close to construction site. 4. Sign must be visible from the public road nearest the active construction site. 5. Sign posted within a DODI or other public road right-of-way (ROW) must be in accordance with all local and/or State requirements in regards to safety, location, orientation, etc.

Standard Detail & Specifications Construction Site Pollution Prevention. Notes: The Construction Site Pollution Prevention Plan includes the following elements: 1. Material Inventory. Document the storage and use of the following materials: a. Concrete, b. Detergents, c. Paints (enamel and latex), d. Cleaning solvents, e. Pesticides, f. Wood scraps, g. Fertilizers, h. Petroleum based products. 2. Good housekeeping practices. a. Store only enough product required to do the job. b. Store all materials in a neat, orderly manner in their original labeled containers and covered. c. Do not mix different substances. d. When possible, use all of a product prior to disposal of the container. e. Manufacturers' instructions for disposal should be strictly adhered to. f. Designate someone to inspect all BMPs daily. 3. Waste management practices. a. Collect and store all waste materials in securely lidded dumpsters in a location that does not drain to a waterbody. b. Salvage and/or recycle waste materials whenever possible. c. The dumpsters shall be emptied a minimum of twice per week, or more if necessary. The licensed trash hauler is responsible for cleaning out dumpsters.

Standard Detail & Specifications Concrete Washout. Construction Notes: 1. Locate washout area a minimum of 50 feet from open channels, storm drain inlets, wetlands or waterbodies. 2. Locate washout area so that it is accessible to construction equipment (service with a minimum 10 foot wide gravel accessway), but so it is not in a highly active construction area causing accidental damage. 3. Minimum dimensions for prefabricated units are 4 feet by 4 feet by 1 foot deep with a minimum 4mil polyethylene plastic liner. 4. The liner must be free of tears or holes and placed over smooth surfaces to prevent puncturing. 5. Provide a sign designating the washout area, and for large construction sites, provide signs throughout directing traffic to its location. 6. Allow washed out concrete mixture to harden through evaporation of the water. Once the facility has reached 75 percent of its capacity, remove the hardened concrete by reusing the broken aggregate onsite, recycling, or disposing of offsite. 7. Apply a new liner before reusing the station for additional washouts after maintenance has occurred.

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Standard Detail & Specifications Construction Site Pollution Prevention. Notes (cont.): d. Dispose of all trash in accordance with all applicable Delaware laws. e. Littering is strictly prohibited. Trash cans should be placed at all lunch spots and recycle bins should be placed near the construction trailer. f. If fertilizer bags can not be stored in a weather-proof location, they should be kept on a pallet and covered with plastic sheeting which is overlapped and anchored. 4. Equipment maintenance practices. a. If possible, equipment should be taken to off-site commercial facilities for washing and maintenance. b. If performed on-site, wash vehicles with high-pressure water spray without detergents in an area contained by an impervious berm. c. Use strip pans for all equipment maintenance. d. Inspect equipment for leaks on a daily basis. e. Direct washout from concrete trucks into a temporary pit for hardening and proper disposal. f. Equip fuel nozzles with automatic shut-off valves. g. Dispose of all used products such as oil, antifreeze, solvents and tires in accordance with manufacturers' recommendations and local, state and federal laws and regulations. 8. Spill prevention practices. a. Identify potential spill areas and contain them in covered areas with no connection to the storm drain system. b. Post warning signs in hazardous material storage areas. c. Perform preventive maintenance on all tanks, valves, pumps, pipes and other equipment as necessary. d. Prioritize low or non-toxic substances for use.

Standard Detail & Specifications Construction Site Pollution Prevention. Notes (cont.): e. Prominently post contact information for reporting spills through the DNREC 24-Hour Toll Free Number. 6. Education. a. Include Best Management Practices (BMPs) for construction site pollution control as part of regular progress meetings. b. Information regarding waste management, equipment maintenance and spill prevention should be prominently posted in the construction trailer. CONTACT INFORMATION: DNREC 24-Hour Toll Free Number: 800-662-8802. DNREC Solid & Hazardous Waste Management Section: 302-739-9403.

Standard Detail & Specifications Stabilized Construction Entrance. Construction Notes: 1. Stone size - Use DE #3 stone. 2. Length - As required, but not less than 50 feet (exception on a single residence where a 30-foot minimum length would apply). 3. Thickness - Not less than size (B) inches. 4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs. 5. Geotextile - Type GS-1 placed over the entire area prior to placing of stone. 6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted. 7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or removal of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately. 8. Washing - Vehicle wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on one area stabilized with stone and which drains into an approved sediment trapping device. 9. Inspection - Periodic inspection and needed maintenance shall be provided after each rain.

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Table with 2 columns: REVISIONS, CHECKED BY. Contains revision history.

CONSTRUCTION SITE DETAILS AND NOTES FOR WALNUT STREET EXTENSION. WALNUT STREET EXTENSION. APPQUINIMINK HUNDRED - NEW CASTLE COUNTY, DELAWARE. INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC. 613 N. WASHINGTON ST. WILMINGTON, DE 19801. (302) 388-7144.

200 CONTINENTAL DRIVE NEWARK, DE 19713. PHONE (410) 992-1143. FAX (410) 992-1144. WWW.LANDMARK-SE.COM. INFO@LANDMARK-SE.COM. P.O. BOX 299 DEWESBORO, DE 19840. PHONE (410) 992-1143. FAX (410) 323-9461. INFO@LANDMARK-SE.COM.



THIS DRAWING DOES NOT INCLUDE THE EXHAUSTIVE LISTING OF ALL CONSTRUCTION MATERIALS. ALL CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS. DRAWN BY: MMB. SCALE: NTS. DESIGN BY: MMB. DATE: 02/01/25. CHECK BY: TCW. SHEET: CE-04 OF 5. COMMISSION: C2083-1. FILE NAME: EROS_DETAILS.dwg. © 2025 LANDMARK SCIENCE & ENGINEERING.

NEW CASTLE CONSERVATION DISTRICT Sediment and Stormwater Management Plan Approval. Project ID: 2025-09. By: D. Dwight Walters, P.E. Approval Date: 08/20/25. Expiration Date: 08/20/30.



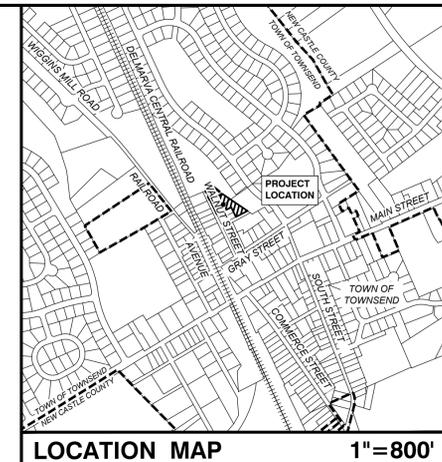
Know what's below. Call before you dig. MISS UTILITY PHONE 1-800-282-8555. PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE.

P:\C3083_307 GRAY STREET\C3083-1 RECORD AND SITE PLAN\PLANS\CONSTR & SIGNSTR

GENERAL DATA

- 1. TAX PARCEL NUMBER: 25-001.00-049
2. SOURCE OF TITLE: 20230630-0042978
3. GROSS AREA: 1.020± ACRES
4. EXISTING ZONING: R-1-A (RESIDENTIAL), TOWN OF TOWNSEND
5. TOPOGRAPHIC SURVEY: A. FIELD SURVEY BY LANDMARK SCIENCE & ENGINEERING, INC. IN JANUARY-JUNE 2024. B. DATUM: VERTICAL - NAVD 88 HORIZONTAL - BASED ON A BOUNDARY SURVEY PLAN PREPARED BY THE PLSA COMPANY DATED 4/24/2023. C. PERIMETER PROPERTY CORNER MARKERS: EXISTING (6) PROPOSED (2)

APPLICATION NO. XXXX
RECORD MINOR SUBDIVISION PLAN
FOR
INTERFAITH COMMUNITY HOUSING
WALNUT STREET EAST
TOWN OF TOWNSEND - NEW CASTLE COUNTY
DELAWARE



WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, THE DELAWARE DEPARTMENT OF HEALTH, AND ARTESIAN WATER COMPANY.

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 EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT.

ESTIMATED SEWAGE FLOW GENERATION FOR THIS PROJECT, BASED ON TWO (2) SINGLE FAMILY DETACHED HOUSE UNITS IS (300 GPD / 1 UNIT) X 2 UNITS = 600 GPD.

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), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS.

DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.

WATER RESOURCE PROTECTION AREAS: THE ENTIRE PROPERTY IS LOCATED WITHIN AN AQUIFER RECHARGE WATER RESOURCE PROTECTION AREA (WRPA). THE SITE IS PARTIALLY LOCATED WITHIN A CLASS "A" WRPA WELLHEAD, AS SHOWN ON THIS PLAN.

NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0315L PANEL 315 OF 475, DATED JANUARY 22, 2020.

CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.

TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED.

ALL ENTRANCES SHALL CONFORM TO DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.

LOT 1 AND LOT 2 SHALL HAVE INDIVIDUAL ACCESS TO WALNUT STREET.

ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALK, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF TOWNSEND.

DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

POSTAL ADDRESSES: ADDRESSES ARE AS ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES. ALL ADDRESSES BELOW ARE FOR TOWNSEND, DE, 19734

LOT 1 555 WALNUT STREET
LOT 2 557 WALNUT STREET

STREET TREES ARE REQUIRED TO BE PLANTED AT A MINIMUM RATE OF ONE (1) TREE PER FORTY (40) FEET OF RIGHT-OF-WAY (PER SECTION 24.20.070 OF THE TOWNSEND MUNICIPAL CODE (TMC)). PLEASE NOTE THAT SPECIES WILL BE CHOSEN FROM CHAPTER 24, SECTION B.5 OF THE TMC.

PARKING PER LOT: REQUIRED - 2 (9'x18') PARKING SPACES
PROVIDED - 2 (9'x18') PARKING SPACES

THERE ARE NO KNOWN DEED RESTRICTIONS FOR THIS SITE.

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.

COMPLIANCE WITH THE DELAWARE SEDIMENT AND STORMWATER LAW SHALL BE DEMONSTRATED, PRIOR TO BUILDING PERMIT ISSUANCE, FOR EACH INDIVIDUAL LOT.

VARIANCES: A VARIANCE FROM THE PROHIBITION OF STRUCTURES WITHIN THE RIPARIAN BUFFER TO ALLOW 1500± SF OF IMPERVIOUS COVER AND 20± SF OF BUILDING WAS GRANTED ON APRIL 7, 2025.

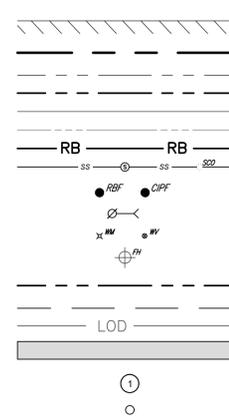
THE LIMIT OF DISTURBANCE (LOD) PER THIS PLAN IS SHOWN FOR INITIAL CONSTRUCTION PURPOSES ONLY AND SHALL NOT EXTEND INTO THE RIPARIAN BUFFER AREA ONCE THE CERTIFICATE OF OCCUPANCY FOR THE DWELLINGS ARE RECEIVED.

THE IMPERVIOUS COVERAGE FOR EACH LOT SHALL NOT EXCEED 50% OF THE GROSS LOT AREA PER §24.36.120 A OF THE TMC.

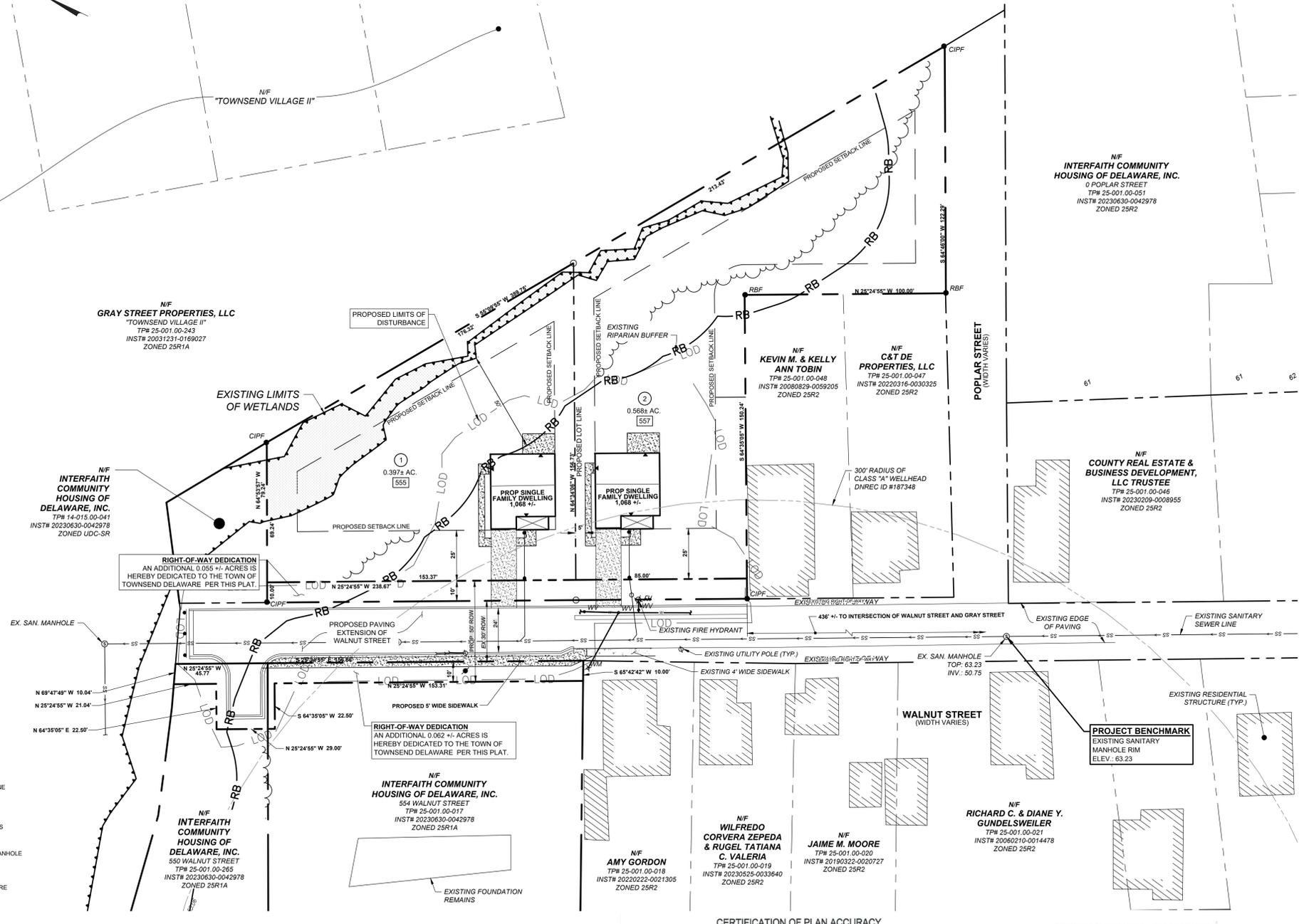
LAND DEVELOPMENT DATA:

Table with columns for LOT 1 and LOT 2, and rows for EXISTING BUILDING AREA, EXISTING PAVED AREA, EXISTING OPEN AREA, PROPOSED BUILDING AREA, PROPOSED PAVED AREA, PROPOSED OPEN AREA, and TOTAL.

LEGEND:



- EXISTING STRUCTURE
EXISTING PROPERTY LINE
EXISTING ADJOINING PARCEL LOT LINE
EXISTING RIGHT-OF-WAY
EXISTING PAVEMENT
EXISTING CLASS A WELLHEAD RADIUS
EXISTING RIPARIAN BUFFER
EXISTING SANITARY SEWER AND MANHOLE
EXISTING REBAR/IRON PIN FOUND
EXISTING UTILITY POLE WITH GUY WIRE
EXISTING WATER METER/VALVE
EXISTING FIRE HYDRANT
PROPOSED LOT BOUNDARY
PROPOSED BUILDING SETBACK LINE
PROPOSED L.O.D.
PROPOSED PAVEMENT
PROPOSED LOT NUMBER
PROPOSED MONUMENT



THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING TAX PARCEL #25-001.00-049 INTO TWO (2) LOTS IN ORDER TO DEVELOP TWO (2) SINGLE FAMILY DWELLINGS.

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 AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE TOWNSEND UNIFIED DEVELOPMENT CODE.

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 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 TOWNSEND UNIFIED DEVELOPMENT CODE.

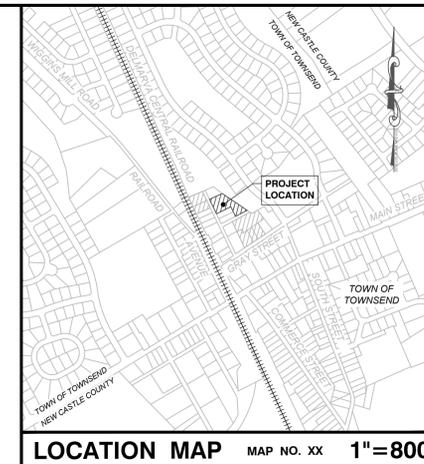
Vertical sidebar containing application details, approval block, Landmark Science & Engineering logo, and drawing information.

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GENERAL CONSTRUCTION NOTES

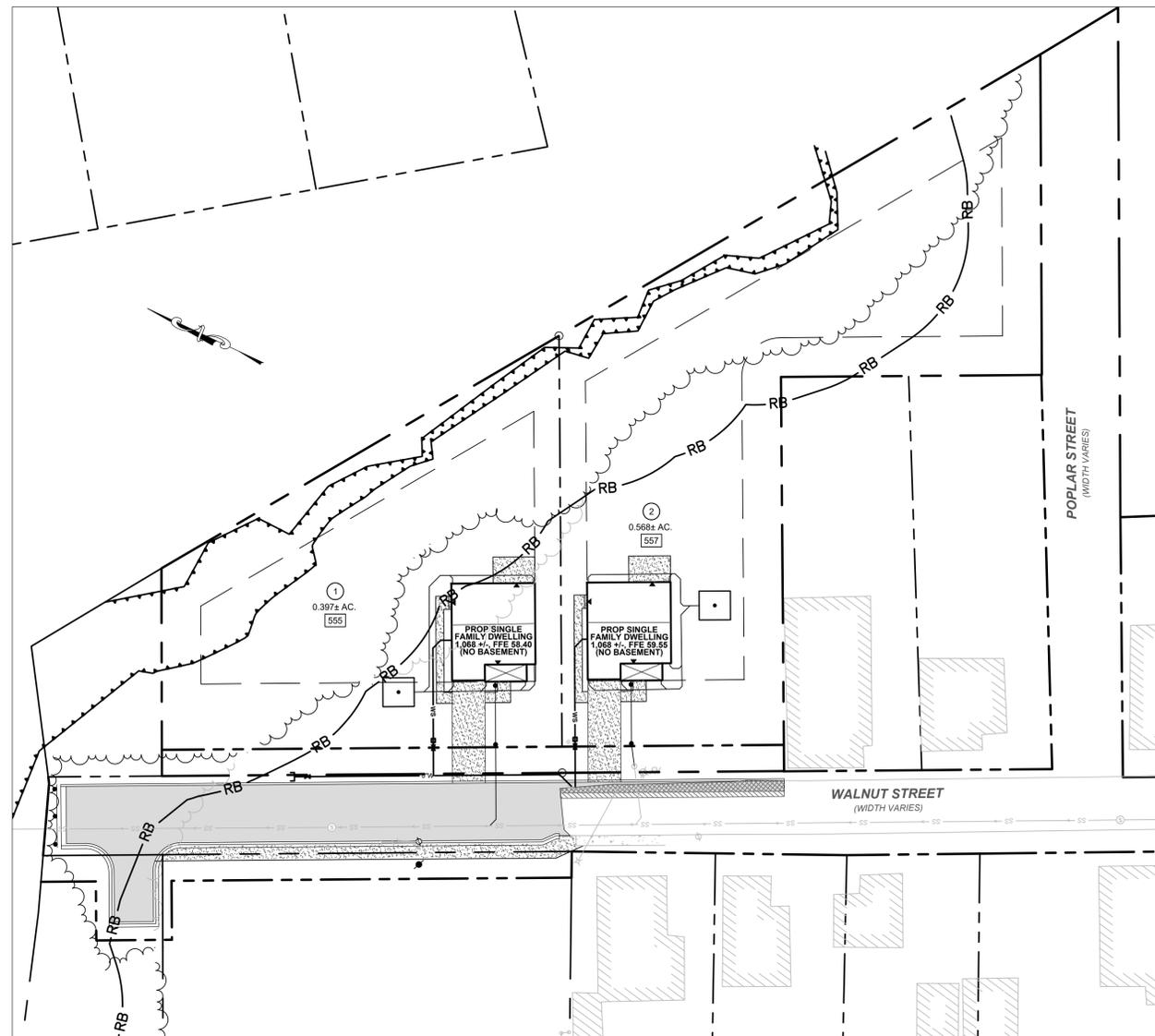
- ALL WORK AND MATERIALS WILL BE IN ACCORDANCE WITH THE TOWN OF TOWNSEND STANDARD SPECIFICATIONS AND DETAILS, THE TOWN OF TOWNSEND STANDARD SPECIFICATIONS, DATED AUGUST 2001, AND/OR THE DELDOT STANDARD DETAILS, LATEST REVISION, OR AS MODIFIED BY THESE PLANS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (2024).
- MATCH PROPOSED PAVING AND CURBING ELEVATIONS TO EXISTING PAVING AND CURBING ELEVATIONS WHEREVER THEY ADJOIN.
- SAW CUT AT THE JUNCTION FOR ALL EXISTING PAVEMENT AND FOR ALL PAVEMENT REMOVAL.
- PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL RADII AND DIMENSIONS ARE MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-282-8555 A MINIMUM OF 72 HOURS PRIOR TO EXCAVATION OR CONSTRUCTION.
- LANDMARK ENGINEERING, INC. MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE LOCATION, DEPTH, SIZE OR CONDITION OF ANY UNDERGROUND UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL NOT BEGIN ANY EXCAVATION OR OTHER CONSTRUCTION AROUND OR IMMEDIATELY ADJACENT TO EXISTING UTILITIES WITHOUT NOTIFYING THE UTILITY OWNER(S) AT LEAST SEVENTY-TWO (72) HOURS IN ADVANCE OF THE START OF EXCAVATION OR CONSTRUCTION. TEST PITS FOR UTILITY LOCATIONS MAY OR MAY NOT BE REQUIRED.
- IT IS THE RESPONSIBILITY OF THE OWNER, OR HIS CONTRACTOR, TO VERIFY AND ALLOW FOR THE LOCATION AND DEPTH OF THE UNDERGROUND UTILITIES WITHIN THE WORK AREA SHOWN ON THIS PLAN. THE CONTRACTOR SHALL NOT BEGIN ANY EXCAVATION OR OTHER CONSTRUCTION AROUND OR IMMEDIATELY ADJACENT TO EXISTING UTILITIES WITHOUT NOTIFYING THE UTILITY OWNER(S) AT LEAST SEVENTY-TWO (72) HOURS IN ADVANCE OF THE START OF EXCAVATION OR CONSTRUCTION. TEST PITS FOR UTILITY LOCATIONS MAY OR MAY NOT BE REQUIRED.
- PRIOR TO ANY CONSTRUCTION, IT IS RECOMMENDED THE CONTRACTOR EXCAVATE IN THE AREA OF ANY POTENTIAL UTILITY CROSSING TO VERIFY THAT THE UTILITY WILL NOT INTERFERE WITH CONSTRUCTION. IF, AFTER UNCOVERING THE UTILITY, THERE IS ANY QUESTION CONCERNING A POSSIBLE CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS EXPENSE.
- EXISTING AERIAL UTILITIES ARE NOT SHOWN.
- ALL NECESSARY PERMITS, LICENSES, BONDS, INSURANCE POLICIES, ETC. REQUIRED BY LOCAL STATE AND/OR FEDERAL LAWS SHALL BE PROVIDED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- STORM DRAINAGE PIPE:
 - ALL CORRUGATED PLASTIC DRAINAGE PIPE SHALL BE HIGH DENSITY CORRUGATED POLYETHYLENE HAVING A MANNING'S (N) VALUE OF 0.012 (HDPE, N-12) AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED. ALL CORRUGATED PLASTIC PIPE SHALL MEET H20 LOADING SPECIFICATIONS. ALL PIPE LENGTHS INCLUDE FLARED END SECTION (FES) WHEN APPLICABLE.
 - ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED.
- PIPE BEDDING USED FOR THE INSTALLATION OF SANITARY SEWER SHALL MEET THE REQUIREMENTS INCLUDED IN THE TOWN OF TOWNSEND STANDARD SPECIFICATIONS FOR CONSTRUCTION AND AMENDMENTS. OTHERWISE, ALL OTHER PIPE BEDDING SHALL MEET THE REQUIREMENTS OF CLASS "C".
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THERE IS SUFFICIENT COVER ON ALL PIPING DURING CONSTRUCTION TO PREVENT FAILURE OF PIPES.
- ALL SIGNING, TRAFFIC CONTROL AND SAFETY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND SHALL BE SUBJECT TO THE APPROVAL OF THE DIVISION OF HIGHWAYS. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
- PAINT STRIPING AND GRAPHICS FOR LONGITUDINAL STRIPING SHALL BE EPOXY RESIN PAINT. LATERAL STRIPING/ SHAPES SHALL BE ALKYD THERMOPLASTIC TAPE/SYMBOL.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS AND PER THE APPROVED FIRE MARSHAL RECORD TYPE PLAN.
- ALL PROPOSED UNDERGROUND UTILITIES SHALL BE MARKED WITH 6-INCH WIDE (MIN.) METALLIC MARKING TAPE OF APPROPRIATE COLOR AND MESSAGE TO CONFORM TO UTILITY BURIED BENEATH IT AND SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- ALL UTILITY EXCAVATION SHALL BE KEPT DRY AT ALL TIMES.
- 4" PVC PIPE SLEEVES TO BE PROVIDED FOR ALL SIGNS IN SIDEWALK AREAS.
- ALL AREAS NOT COVERED BY PAVING OR BUILDING SHALL RECEIVE 6" MINIMUM OF TOPSOIL, SEED, AND MULCH AS SOON AS FINAL GRADING IS COMPLETE.
- NO DEBRIS SHALL BE BURIED ON SITE.
- DISPOSITION OF ANY EXCESS EXCAVATION AND TOPSOIL TO BE AT THE DISCRETION OF THE OWNER.
- PROVIDE EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR STEEPER, (AND IN ALL OPEN CHANNELS.)
- CONCRETE SIDEWALKS SHALL BE 3,000 PSI PORTLAND CEMENT CONCRETE, 4" THICK, ON 4" GRADED AGGREGATE BASE COURSE, UNLESS OTHERWISE NOTED.
- MINIMUM COMPACTION AS DEFINED BY STANDARD PROCTOR MAXIMUM DRY DENSITY ASTM-D 1557 SHALL BE:
 - BUILDING SUBGRADE: 95 PERCENT
 - PAVEMENT SUBGRADE: 95 PERCENT
 - SIDEWALK AND LAWN SUBGRADE: 90 PERCENT
- P.C. CONCRETE BUTTRESSES (2500 PSI MIN.) SHALL BE PLACED AT ALL VERTICAL AND HORIZONTAL WATER MAIN BENDS. BUTTRESSES SHALL BE PLACED AGAINST UNDISTURBED EARTH AND SHALL BE OF ADEQUATE SIZE TO RESIST THE FORCES DEVELOPED IN THE WATER PIPING. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH ARTESIAN WATER COMPANY STANDARDS.
- ALL WATER MAINS SHALL HAVE 42-INCH MINIMUM COVER FROM PROPOSED FINISHED GRADE, EXCEPT AS NOTED.
- ALL WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTESIAN WATER COMPANY STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL INSPECTIONS AND APPROVALS.
- SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW CASTLE COUNTY SPECIAL SERVICES SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND STABILIZE EROSION AND SEDIMENT CONTROLS AND STORMWATER MANAGEMENT PRACTICES DURING CONSTRUCTION, INCLUDING AREAS DISTURBED BY UTILITY COMPANIES.
- LANDMARK SCIENCE & ENGINEERING (LSE) MAKES NO GUARANTEE AS TO SUBSURFACE CONDITIONS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. A GEOTECHNICAL INVESTIGATION (GEO-TECHNICAL ASSOCIATES, DATE) HAS BEEN PERFORMED PRIOR TO PLAN PREPARATION AND RECOMMENDATIONS FROM THIS REPORT HAVE BEEN INCORPORATED INTO THE PLAN SET (OPT. SERVICE - REMOVE IF THIS HASN'T BEEN DONE) VARIATIONS IN CONDITIONS ARE THE RESPONSIBILITY OF THE OWNER, OR HIS CONTRACTOR, INCLUDING BUT NOT LIMITED TO GROUNDWATER, UNSUITABLE MATERIAL, ROCK, BURIED TANKS, ETC. LSE RECOMMENDS A GEOTECHNICAL CONSULTANT BE RETAINED TO EVALUATE AND MONITOR CONDITIONS BEFORE AND DURING CONSTRUCTION SHOULD ADDITIONAL MEASURES BE NECESSARY, SUCH AS UNDERCUTTING, WELL-POINTING, STONE BEDDING UNDER PIPES, TANK REMOVAL, ETC. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND FOLLOW THE RECOMMENDATIONS OF THE ENGINEER AND/OR THE GEOTECHNICAL ENGINEER AND COMPLY WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS.

APPLICATION NO. 2024-____(S) INDEX PLAN FOR INTERFAITH COMMUNITY HOUSING WALNUT STREET EAST TOWN OF TOWNSEND HUNDRED - NEW CASTLE COUNTY DELAWARE



811
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MISS UTILITY PHONE 1-800-282-8555
PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE



---	EXISTING WATER MAIN AND WATER VALVE	---	EXISTING SANITARY SEWER AND MANHOLE
---	PROPOSED WATER MAIN AND WATER VALVE	---	PROPOSED SANITARY SEWER AND MANHOLE
---	PROPOSED P.C.C. CURB TYPE 1-6	---	PROPOSED BUILDING SETBACK
---	EXISTING P.C.C. SIDEWALK	---	PROPOSED STORMWATER MANAGEMENT AREA
---	PROPOSED P.C.C. SIDEWALK	---	WETLANDS
---	PROPOSED HANDICAP RAMP	---	RIPARIAN BUFFER AREA
---	EXISTING BUILDING	---	PROPOSED FIRE HYDRANT
---	PROPOSED BUILDING	---	PROPOSED LIMITS OF DISTURBANCE
---	PROPOSED CONTOUR	---	PROPOSED FULL DEPTH PAVING
---	EXISTING CONTOUR		
---	EXISTING SPOT ELEVATION		
---	PROPOSED SPOT ELEVATION		

LEGEND
LOCATION PLAN
SCALE: 1" = 30'

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 AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE TOWN OF TOWNSEND UNIFIED DEVELOPMENT CODE.

12/17/2025
DATE

CERTIFICATION OF OWNERSHIP
TP# 25-001-00-049

I, CARLTON E. BOWERS, JR., of INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC., 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 UNIFIED DEVELOPMENT CODE.

12-17-2025
DATE

- GENERAL DATA**
- TAX PARCEL NUMBERS: 25-001-00-049
 - SOURCE OF TITLE: INSTRUMENT #20230630-0042978
 - SITE ACREAGE:
GROSS AREA: 1.02± ACRES
NET AREA: 0.965± ACRES
 - EXISTING ZONING: R1-A (RESIDENTIAL)
PROPOSED ZONING: R1-A (RESIDENTIAL)
- BULK AREA RESTRICTIONS**
- STREET YARD SETBACK: 10' (25' AGGREGATE)
SIDE YARD: 20'
REAR YARD: 20'
LOT AREA: 10,000 S.F. (0.230 AC)
BUILDING HEIGHT: 35'
- TOPOGRAPHIC SURVEY:
 - FIELD SURVEY BY LANDMARK ENGINEERING, INC. JANUARY 2024 THROUGH JUNE 2024
 - DATUM: NAVD 1988
BENCHMARK: SANITARY SEWER MANHOLE LID IN WALNUT STREET
ELEVATION: 63.23
 - PERIMETER PROPERTY CORNER MARKERS:
 - EXISTING (0)
 - PROPOSED (0)
 - WATER SUPPLY: ARTESIAN WATER COMPANY
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
 - SANITARY SEWER: GRAVITY - NEW CASTLE COUNTY (PUBLIC)
SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN, ESTIMATED
ESTIMATED SEWAGE FLOW GENERATION FOR THIS PROJECT, BASED ON TWO (2) SINGLE FAMILY DETACHED HOUSE UNITS IS (300 GPD / 1 UNIT) X 2 UNITS = 600 GPD.
 - DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
 - WATER RESOURCE PROTECTION AREAS: THE ENTIRE PROPERTY IS LOCATED WITHIN AN AQUIFER RECHARGE WATER RESOURCE PROTECTION AREA (WRPA). THE SITE IS PARTIALLY LOCATED WITHIN A CLASS 1A WRPA WELHEAD, AS SHOWN ON THIS PLAN. SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 3 OF 3, DATED 1987, LAST REVISED MARCH 2022.
 - CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE, TOTALING IN AREA 3.217± S.F. (0.074± AC.) OF LAND, ARE SHOWN ON THIS PLAN.
 - TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN, OR THE LANDSCAPE PLAN, SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
 - DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE TOWN OF TOWNSEND DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
 - COMPLIANCE WITH THE DELAWARE SEDIMENT AND STORMWATER LAW SHALL BE DEMONSTRATED, PRIOR TO BUILDING PERMIT ISSUANCE, FOR EACH INDIVIDUAL LOT.
 - THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 25,575 SQ FT (0.59 AC).

**APPLICATION NO. 2024-____(S)
INDEX PLAN
FOR
INTERFAITH COMMUNITY HOUSING
WALNUT STREET EAST
TOWN OF TOWNSEND - NEW CASTLE COUNTY, DELAWARE**

LANDMARK ENGINEERING, INC.
1901 WILMINGTON, DE 19801
(302) 386-7144

**DEPARTMENT OF LAND USE
APPROVAL BLOCK**

200 CONTINENTAL DRIVE
NEWARK, DE 19713
PHONE: (302) 333-8477
FAX: (302) 333-8477
WWW.LANDMARK-SE.COM
INFO@LANDMARK-SE.COM

**Landmark
Science & Engineering**

P.O. BOX 299
NEWARK, DE 19713
PHONE: (410) 992-1144
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THIS DRAWING DOES NOT INCLUDE CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL APPLICABLE REGULATIONS AND PERMITS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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DESIGN BY: CHL DATE: 12/20/24
CHECK BY: CHL SHEET: OF 6

CC-01
COMMISSION: C20083-1
FILE NAME: C20083 CNST-SET - WEST.dwg
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NO.	DATE	DESCRIPTION
1	19/26	CONFORMANCE SET

APPLICATION NO. 2024-____(S)
 SITE LAYOUT AND UTILITY PLAN
 FOR
 INTERFAITH COMMUNITY HOUSING
 WALNUT STREET EAST
 TOWN OF TOWNSEND - NEW CASTLE COUNTY, DELAWARE
 OWNER/DEVELOPER
 INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC.
 WASHINGTON, DE 19801
 (302) 385-7144

200 CONTINENTAL DRIVE
 NEWARK, DE 19713
 PHONE (302) 333-8877
 FAX (302) 333-8877
 WWW.LANDMARK-SE.COM
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P.O. BOX 299
 DEWESBORO, DE 19843
 PHONE (410) 934-1144
 FAX (410) 934-1144
 INFO@LANDMARK-SE.COM

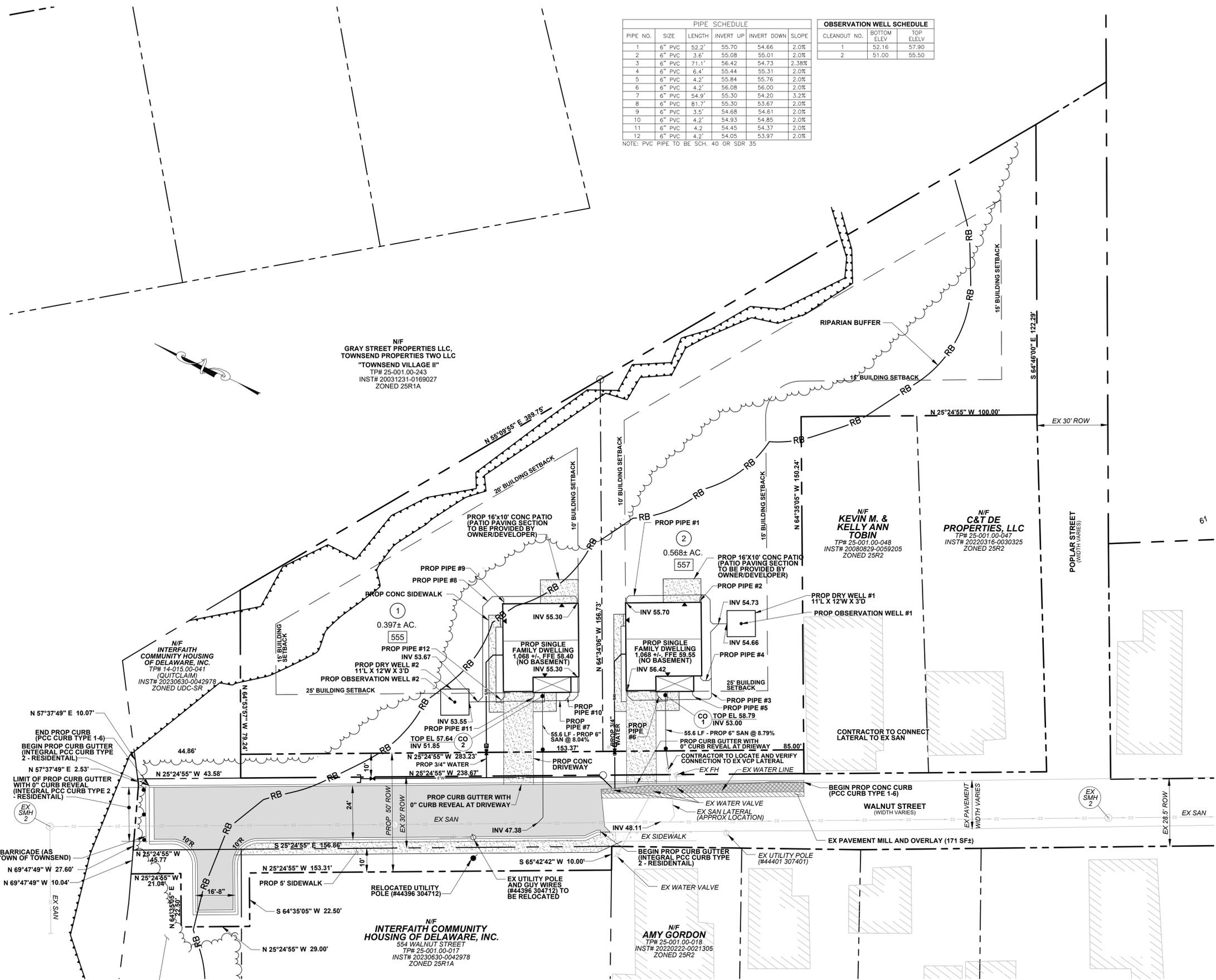


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DESIGN BY: CHL	DATE: 12/20/24
CHECK BY: CHL	SHEET: 3 OF 6
GRAPHIC SCALE	COMMISSION: C2003-1
FILE NAME: C003 CNST-SET - WEAST.dwg	© 2024 LANDMARK SCIENCE & ENGINEERING

PIPE SCHEDULE					
PIPE NO.	SIZE	LENGTH	INVERT UP	INVERT DOWN	SLOPE
1	6" PVC	52.2'	55.70	54.66	2.0%
2	6" PVC	3.6'	55.08	55.01	2.0%
3	6" PVC	71.1'	56.42	54.73	2.38%
4	6" PVC	6.4'	55.44	55.31	2.0%
5	6" PVC	4.2'	55.84	55.76	2.0%
6	6" PVC	4.2'	56.08	56.00	2.0%
7	6" PVC	54.9'	55.30	54.20	3.2%
8	6" PVC	81.7'	55.30	53.87	2.0%
9	6" PVC	3.5'	54.68	54.61	2.0%
10	6" PVC	4.2'	54.93	54.85	2.0%
11	6" PVC	4.2'	54.45	54.37	2.0%
12	6" PVC	4.2'	54.05	53.97	2.0%

NOTE: PVC PIPE TO BE SCH. 40 OR SDR 35

OBSERVATION WELL SCHEDULE		
CLEANOUT NO.	BOTTOM ELEV.	TOP ELEV.
1	52.16	57.90
2	51.00	55.50



PLAN
 SCALE: 1" = 20'



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INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC.
 550 WALNUT STREET
 TP# 25-001.00-265 (QUITCLAIM)
 INST# 20230630-0042978
 ZONED 25R1A

P:\C003\307 GRAY STREET\CNST\CONSTR\C003S_CNST-SET - WEAST.DWG



REVISIONS	DATE	BY
1. CONFORMANCE SET	1/19/26	DL

APPLICATION NO. 2024-____(S)
 GRADING PLAN
 FOR
 INTERFAITH COMMUNITY HOUSING
 WALNUT STREET EAST
 TOWN OF TOWNSEND - NEW CASTLE COUNTY, DELAWARE
 OWNER/DEVELOPER: INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC.
 WILMINGTON, DE 19801
 (302) 388-7144

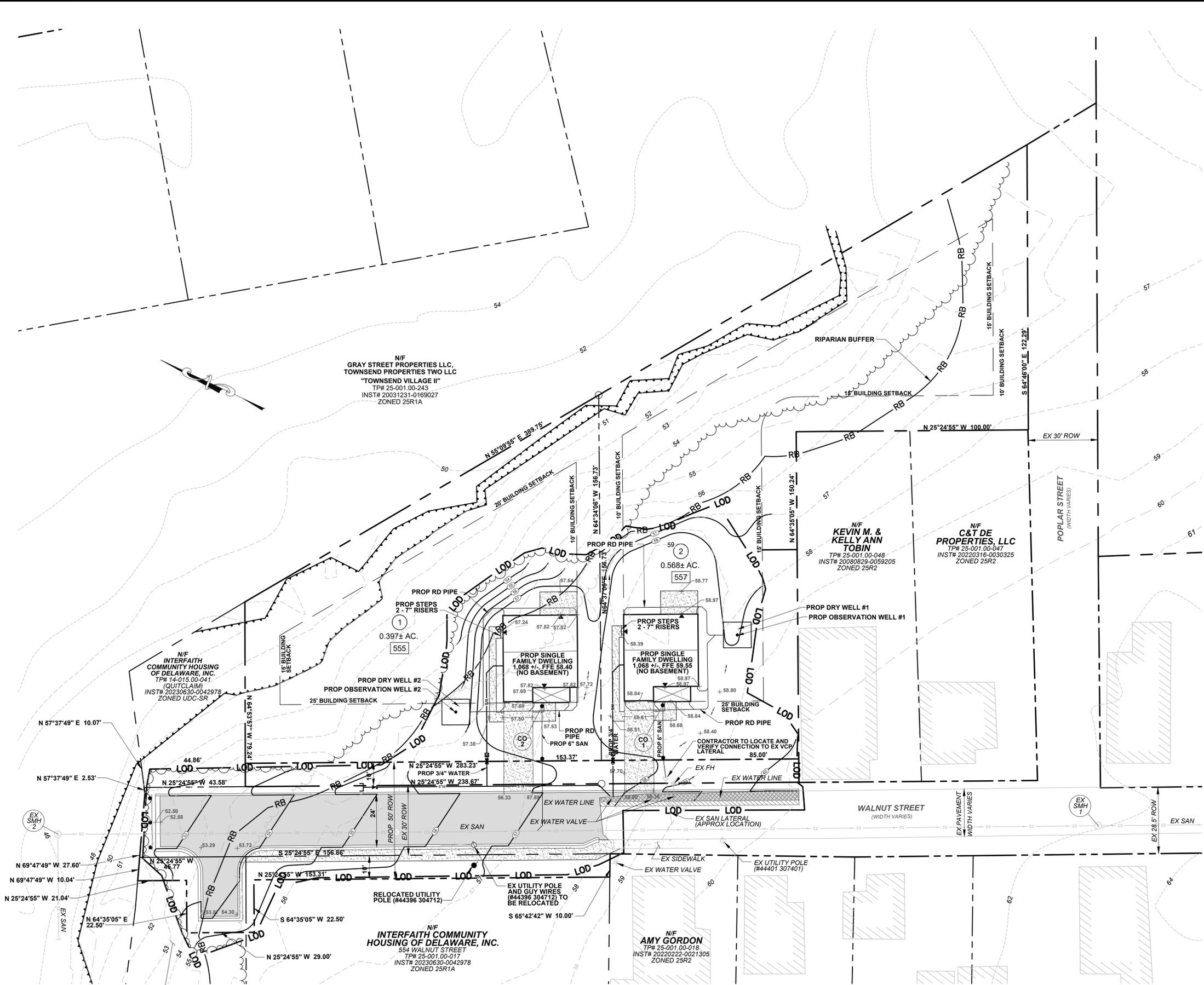
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 FAX (302) 333-8877
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 COMMISSION: C2083-1
 FILE NAME: C2083 CNST-SET - WEAST.dwg
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N/F
INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC.
 550 WALNUT STREET
 TP# 25-001.00-265 (QUITCLAIM)
 INSTR# 20230630-0042978
 ZONED 25R1A

N/F
INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC.
 554 WALNUT STREET
 TP# 25-001.00-017
 INSTR# 20230630-0042978
 ZONED 25R1A

N/F
KEVIN M. & KELLY ANN TOBIN
 TP# 25-001.00-048
 INSTR# 20080829-0059205
 ZONED 25R2

N/F
C&T DE PROPERTIES, LLC
 TP# 25-001.00-047
 INSTR# 20220316-0030325
 ZONED 25R2

N/F
AMY GORDON
 TP# 25-001.00-018
 INSTR# 20220222-0021305
 ZONED 25R2

PLAN
 SCALE: 1" = 20'

CUT	FILL	NET
627 CY	210 CY	417 CY cut

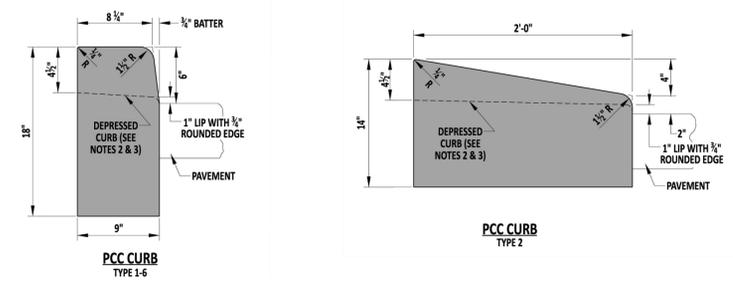
TOTAL LIMIT OF DISTURBANCE = 25,181 SF (0.59 AC)

BULK GRADING CUT/FILL
 *ACTUAL VALUES TO VARY BASED ON FOUNDATION SPECIFICATIONS AND CONTRACTOR MEANS AND METHODS

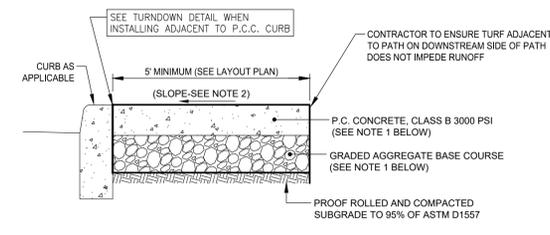


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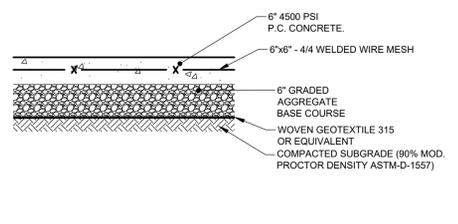


WALNUT STREET - TYPICAL CURB SECTIONS
NO SCALE

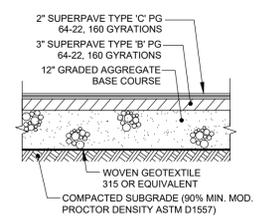


SIDEWALK DETAIL
(REFER TO LANDSCAPE ARCHITECT PLANS FOR MATERIAL SELECTION)
N.T.S.

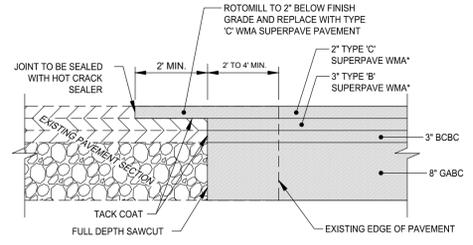
- NOTES:
- STANDARD SIDEWALK SHALL BE 4" THICK PLACED OVER 4" GABC. SIDEWALK FOR AREAS DESIGNATED TO RECEIVE "HEAVY DUTY" SIDEWALK, AS WELL AS DEPRESSED AND TRANSITION AREAS SHALL BE 6" THICK PLACED OVER 8" GABC.
 - SIDEWALK TO BE CONSTRUCTED AT GRADE. CROSS-SLOPE OF SIDEWALK SHALL BE 1.5% (1% MIN. AND 2% MAX.) IN ORDER TO ASSURE POSITIVE DRAINAGE.
 - SIDEWALK SHALL BE MARKING INTO RECTANGULAR SLABS 5' LONG BY SCORING, 1/2" MINIMUM, WITH APPROVED EDGING TOOLS. THE SURFACE EDGES OF EACH SLAB SHALL BE ROUNDED TO 1/4" RADIUS.
 - EXPANSION JOINTS SHALL EXTEND FROM THE SURFACE TO THE FOUNDATION AND MUST BE AT RIGHT ANGLES TO THE SIDEWALK SURFACE. A 1/2" EXPANSION JOINT SHALL BE PLACED ACROSS THE WALK EVERY 20'. EXPANSION MATERIAL SHALL ALSO BE PLACED LONGITUDINALLY ALONG ONE SIDE WHEN SIDEWALK IS PLACED BETWEEN CURBS, PAVEMENTS, OR ANY FIXED STRUCTURES.
 - CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH SECTION 705 OF THE STANDARD SPECIFICATIONS MANUAL.



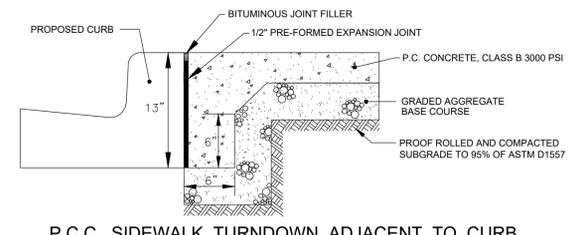
PROPOSED DRIVEWAY SECTION
NO SCALE



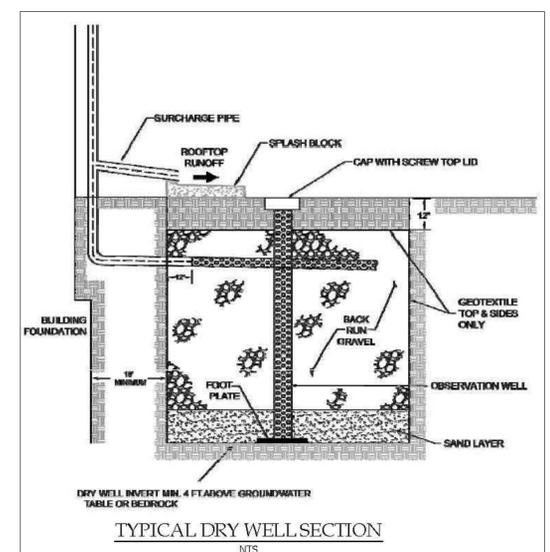
HEAVY DUTY PAVEMENT SECTION
N.T.S.



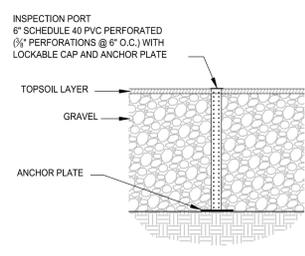
PAVEMENT TIE-IN DETAIL
N.T.S.



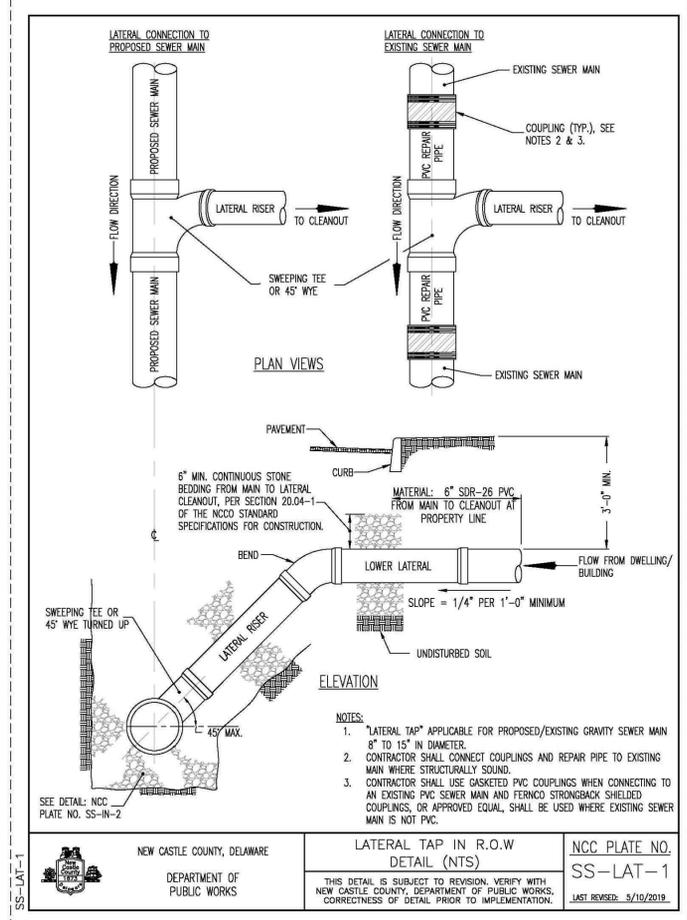
P.C.C. SIDEWALK TURNDOWN ADJACENT TO CURB
N.T.S.



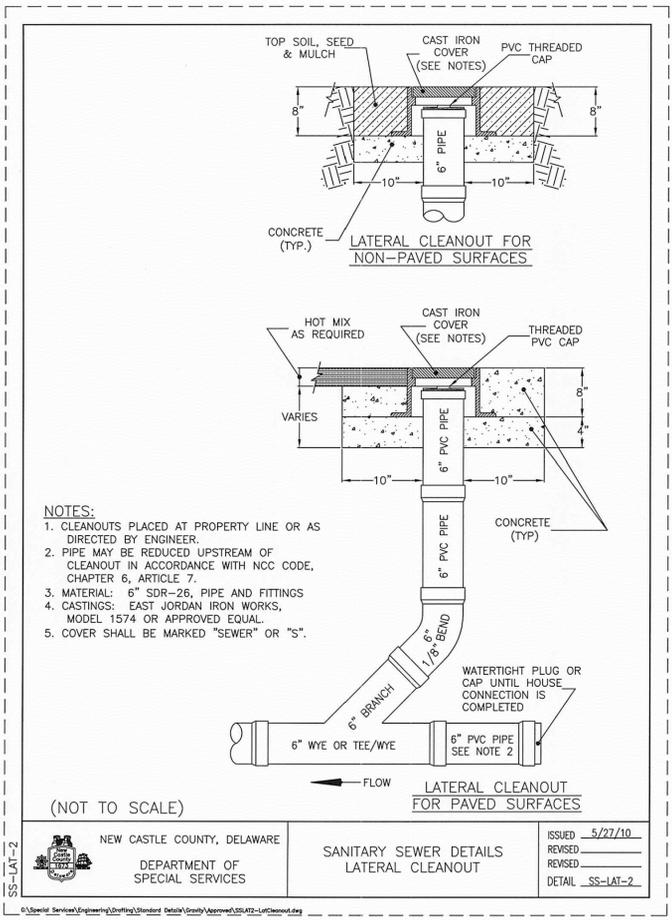
TYPICAL DRY WELL SECTION
N.T.S.



OBSERVATION WELL DETAIL
N.T.S.



LATERAL TAP IN R.O.W. DETAIL (NTS)
NCC PLATE NO. SS-LAT-1
DEPARTMENT OF PUBLIC WORKS
THIS DETAIL IS SUBJECT TO REVISION. VERIFY WITH NEW CASTLE COUNTY, DEPARTMENT OF PUBLIC WORKS, CORRECTNESS OF DETAIL PRIOR TO IMPLEMENTATION.
LAST REVISED: 5/10/2019

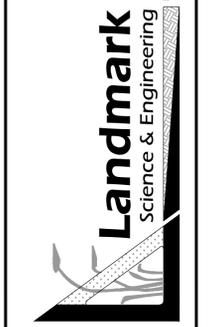


- NOTES:
- CLEANOUTS PLACED AT PROPERTY LINE OR AS DIRECTED BY ENGINEER.
 - PIPE MAY BE REDUCED UPSTREAM OF CLEANOUT IN ACCORDANCE WITH NCC CODE, CHAPTER 8, ARTICLE 7.
 - MATERIAL: 6" SDR-26, PIPE AND FITTINGS.
 - CASTINGS: EAST JORDAN IRON WORKS, MODEL 1574 OR APPROVED EQUAL.
 - COVER SHALL BE MARKED "SEWER" OR "S".

(NOT TO SCALE)
NEW CASTLE COUNTY, DELAWARE
DEPARTMENT OF SPECIAL SERVICES
SANITARY SEWER DETAILS
LATERAL CLEANOUT
ISSUED 5/27/10
REVISIONS
REVISIONS
REVISIONS
DETAIL SS-LAT-2

APPLICATION NO. 2024-____(S)
FOR
CONSTRUCTION NOTES AND DETAILS
INTERFAITH COMMUNITY HOUSING
WALNUT STREET EAST
TOWN OF TOWNSEND - NEW CASTLE COUNTY, DELAWARE
OWNER/DEVELOPER
INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC.
WILMINGTON, DE 19801
(302) 388-7144

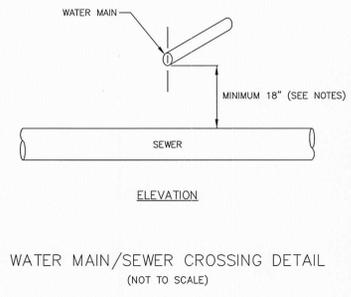
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SCALE: AS SHOWN
DESIGN BY: CHL
DATE: 12/20/24
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SHEET: 5 OF 6
COMMISSION: C2003-1
FILE NAME: C0003 CNST-SET - WEAST.dwg
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P:\C3003\307 GRAY STREET\CONSTR\C3003 CNST-SET - WEAST.DWG



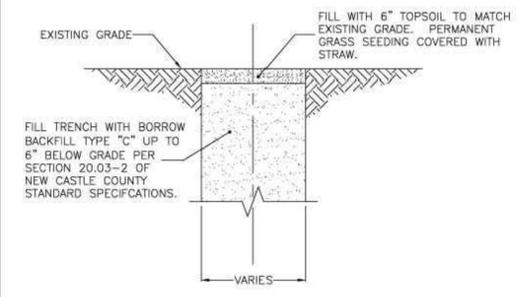
WATER MAIN/SEWER CROSSING DETAIL (NOT TO SCALE)

- NOTES:
- IN THE EVENT THAT THE VERTICAL SEPARATION BETWEEN WATER MAIN AND SEWER (WITH WATER MAIN ABOVE OR BELOW SEWER) IS 18" OR LESS:
- SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE AND SHALL BE PRESSURE TESTED AT 150 p.s.i. TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
 - EITHER WATER MAIN OR SEWER LINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE WHICH EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN. THE CARRIER PIPE SHALL BE OF MATERIALS APPROVED BY NEW CASTLE COUNTY FOR USE IN WATER MAIN CONSTRUCTION.
 - THE CROSSING SHALL BE ARRANGED SO THAT THE JOINTS IN THE SEWER PIPE WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
 - WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.

NEW CASTLE COUNTY, DELAWARE
DEPARTMENT OF SPECIAL SERVICES

SANITARY SEWER DETAILS
WATER MAIN CROSSING

ISSUED 5/27/10
REVISED
REVISED
DETAIL SS-MISC-4

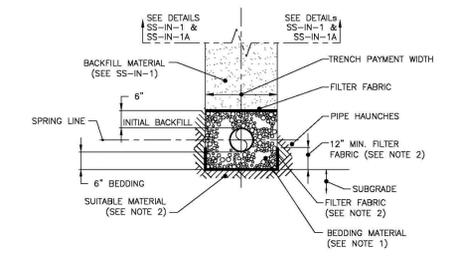


- NOTES:
- ALL BACKFILL AND BEDDING TO BE COMPACTED USING MECHANICAL TAMPER OR VIBRATORY COMPACTOR IN 8" LIFTS.
 - TYPICAL TRENCH WIDTH AND PIPE BEDDING, SEE DETAIL: SS-IN-2.

NEW CASTLE COUNTY, DELAWARE
DEPARTMENT OF SPECIAL SERVICES

SANITARY SEWER DETAILS
RESTORATION & TRENCH BACKFILL NON-PAVED AREA

ISSUED 5/27/10
REVISED 5/2/12
REVISED
DETAIL SS-IN-1A



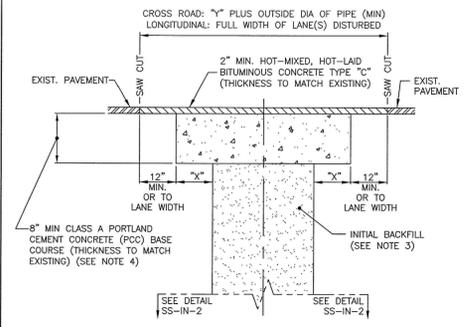
- NOTES:
- STONE BEDDING: BEDDING, HAUNCHING AND INITIAL BACKFILL SHALL CONFORM TO SECTION 20.04-1 OF THE NCC STANDARD SPECIFICATIONS.
 - BEDDING: PRIOR TO PIPE INSTALLATION, CAREFULLY BRING 6" OF BEDDING MATERIAL TO PROPOSED BOTTOM OF PIPE ALONG THE ENTIRE LENGTH OF PIPE TO BE INSTALLED. IF SUBGRADE IS IN UNSUITABLE MATERIAL, SUITABLE FILL MATERIAL AND MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC WILL BE REQUIRED PRIOR TO PLACEMENT OF BEDDING.
 - PIPE HAUNCHES: CAREFULLY WORK, BY HAND, STONE BEDDING FROM THE EDGE OF THE TRENCH UP AND UNDER THE PIPE TO SUPPORT THE HAUNCHES. CONTINUE FILLING, BY HAND, TO THE SPRING LINE OF THE PIPE.
 - FOR NEW CASTLE COUNTY CAPITAL IMPROVEMENT PROJECTS, SEE TABLE FOR TRENCH PAYMENT WIDTH.

PIPE DIAMETER	TRENCH PAYMENT WIDTH
6"	36"
8"	36"
10"	36"
12"	36"
15" AND 16"	36"
18"	42"
20" AND 21"	42"
24"	48"
27"	60"
30"	60"

NEW CASTLE COUNTY, DELAWARE
DEPARTMENT OF SPECIAL SERVICES

SANITARY SEWER DETAILS
TRENCH WIDTH & PIPE BEDDING

ISSUED 5/27/10
REVISED 12/05/11
REVISED 12/8/15
DETAIL SS-IN-2



- NOTES:
- BACKFILL TO BE COMPACTED IN 8" LIFTS TO 95% STANDARD PROCTOR DENSITY BY ASTM D698.
 - SEE DETAIL SS-IN-2 FOR TRENCH WIDTH AND PIPE BEDDING DETAILS.
 - FILL TRENCH WITH BORROW BACKFILL TYPE "C" UP TO 6" BELOW GRADE PER SECTION 20.03-2 OF NEW CASTLE COUNTY STANDARD SPECIFICATIONS.
 - FOR HOT-MIX PAVEMENT, 12" MIN. THICKNESS BITUMINOUS CONCRETE BASE COURSE MAY BE SUBSTITUTED FOR 8" MIN. OF CLASS A PORTLAND CEMENT CONCRETE (PCC).

ROADWAY TABLE	DIMS	HOT-MIX	PCC
BASE COURSE WIDTH	X	12"	24"
WEAR COURSE WIDTH	Y	6'-0"	8'-0"

NEW CASTLE COUNTY, DELAWARE
DEPARTMENT OF SPECIAL SERVICES

SANITARY SEWER DETAILS
PAVING RESTORATION

ISSUED 5/27/10
REVISED 12/05/11
REVISED
DETAIL SS-IN-1

NO.	DATE	DESCRIPTION
1	19/26	CONFORMANCE SET

APPLICATION NO. 2024- (S)
SANITARY CONNECTION PLAN
FOR
SANITARY CONNECTION PLAN

TOWN OF TOWNSEND - NEW CASTLE COUNTY, DELAWARE
OWNER/DEVELOPER
INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC.
WILMINGTON, DE 19801
(302) 385-7144

DEPARTMENT OF LAND USE
APPROVAL BLOCK

200 CONTINENTAL DRIVE
NEWARK, DE 19713
PHONE (302) 323-9477
FAX (302) 323-9487
WWW.LANDMARK-SE.COM
INFO@LANDMARK-SE.COM

P.O. BOX 239
NEWARK, DE 19713
PHONE (410) 992-1143
FAX (302) 323-9481
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DESIGN BY: KPP DATE: 12/17/2025
CHECK BY: CHL SHEET: CY-02 OF 02

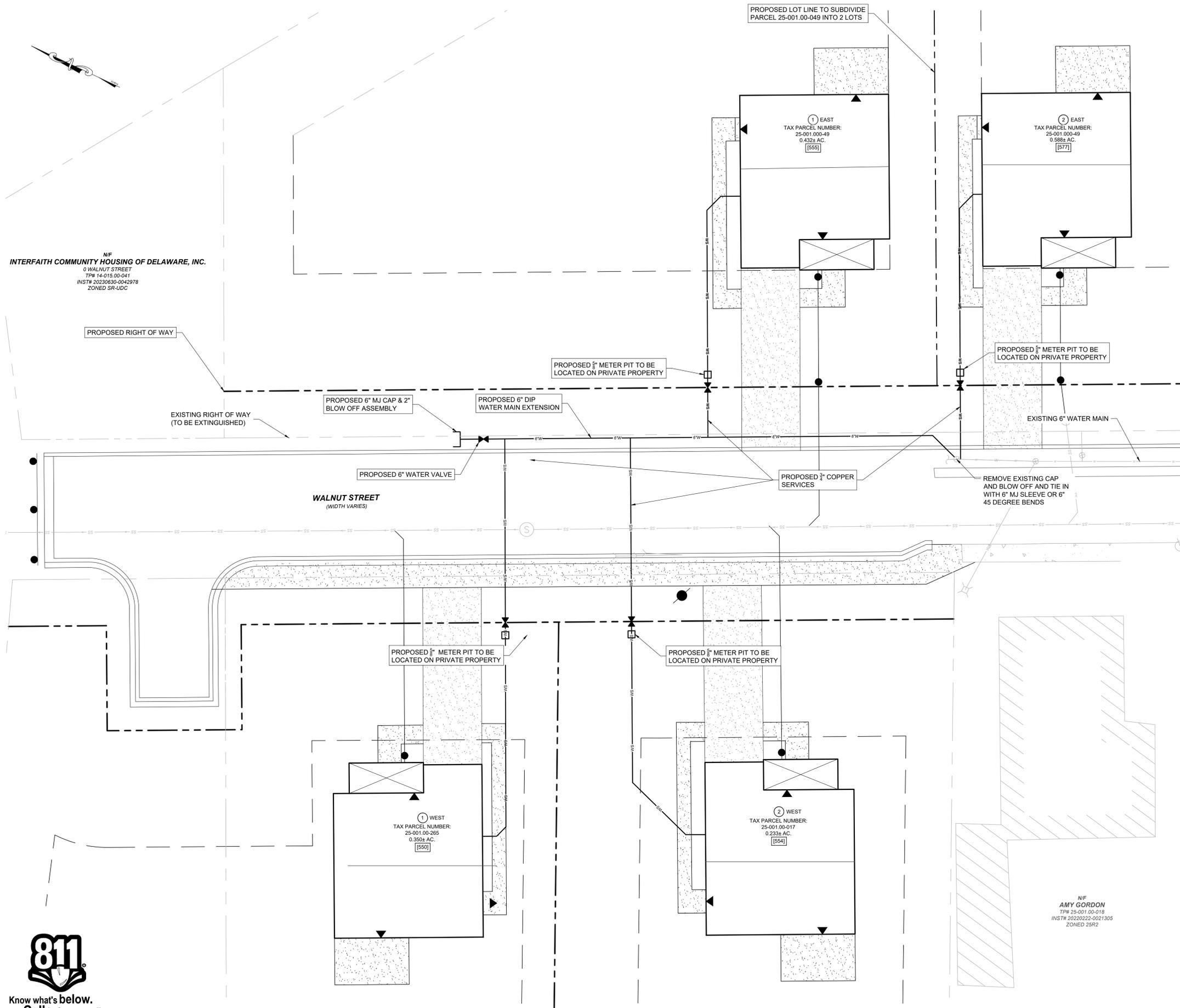
GRAPHIC SCALE

COMMISSION:
C2083-1

FILE NAME: C2083 SAN-SET - WEAST.dwg
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NF
INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC.
 0 WALNUT STREET
 TPN 14-015-00-041
 INST# 20230630-0042978
 ZONED SR-UDC



PROPOSED LOT LINE TO SUBDIVIDE
 PARCEL 25-001.00-049 INTO 2 LOTS

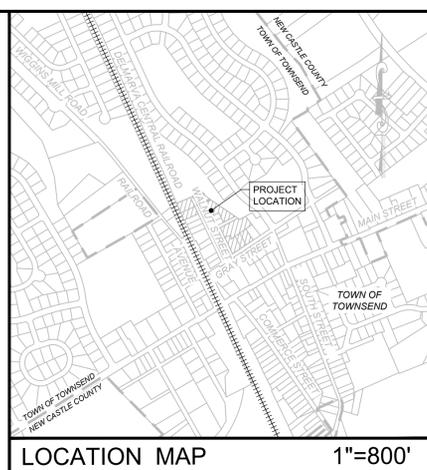
1 EAST
 TAX PARCEL NUMBER:
 25-001.000-49
 0.432± AC.
 [555]

2 EAST
 TAX PARCEL NUMBER:
 25-001.000-49
 0.588± AC.
 [577]

1 WEST
 TAX PARCEL NUMBER:
 25-001.00-265
 0.350± AC.
 [550]

2 WEST
 TAX PARCEL NUMBER:
 25-001.00-017
 0.233± AC.
 [554]

NF
AMY GORDON
 TPN 25-001.00-018
 INST# 20220222-0021305
 ZONED 2SR2



LOCATION MAP 1"=800'

GENERAL DATA

- TAX PARCEL NUMBER: LOT 1 (EAST) - 25-001.00-049
 LOT 2 (EAST) - 25-001.00-049
 LOT 1 (WEST) - 25-001.00-265
 LOT 2 (WEST) - 25-001.00-017
- SOURCE OF TITLE: 20230630-0042978
- GROSS AREA: 1.020± ACRES
 NET AREA: 0.965± ACRES
- EXISTING ZONING: R-1-A (RESIDENTIAL), TOWN OF TOWNSEND
 BULK AREA RESTRICTIONS
 STREET YARD SETBACK: 25'
 SIDE YARD: 10' (25' AGGREGATE)
 REAR YARD: 20'
 LOT AREA: 10,000 S.F. (0.230 AC.)
 BUILDING HEIGHT: 35'
- TOPOGRAPHIC SURVEY:
 A. FIELD SURVEY BY LANDMARK SCIENCE & ENGINEERING, INC. IN JANUARY-JUNE 2024.
 B. DATUM: VERTICAL - NAVD 88
 HORIZONTAL - BASED ON A BOUNDARY SURVEY PLAN PREPARED BY THE
 FELSA COMPANY DATED 4/24/2023.
 BENCHMARK: EXISTING SANITARY MANHOLE COVER WITHIN WALNUT STREET
 ELEVATION: 83.23
 C. PERIMETER PROPERTY CORNER MARKERS:
 ○ EXISTING (6)
 □ PROPOSED (2)
- EXISTING LOTS: 1 (R-1-A RESIDENTIAL)
 PROPOSED LOTS: 2 (R-1-A RESIDENTIAL)
- WATER SUPPLY: ARTESIAN WATER COMPANY, INC.
 WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF
 NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, THE DELAWARE DEPARTMENT OF
 HEALTH, AND ARTESIAN WATER COMPANY.

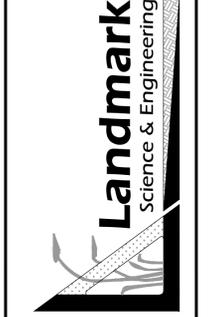
LEGEND

- 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
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY LATERAL

REVISIONS	DATE	BY	CHK
1. 10/19/25 - AVG REVISIONS	10/19/25	CHL	CHL
2. CONFORMANCE SET			

APPLICATION NO. 2024- (S)
WATER DISTRIBUTION PLAN
 FOR
WALNUT STREET
 TOWN OF TOWNSEND - NEW CASTLE COUNTY, DELAWARE.
 OWNER/DEVELOPER
 INTERFAITH COMMUNITY HOUSING OF DELAWARE, INC.
 WASHINGTON, DE 19801
 CARLTON BOWERS
 CROWERS@CHDE.ORG

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 FAX (302) 320-9481
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THIS DRAWING DOES NOT INCLUDE
 CONSTRUCTION SAFETY.
 ALL CONSTRUCTION MUST BE DONE
 IN ACCORDANCE WITH THE
 OCCUPATIONAL SAFETY AND
 HEALTH REGULATIONS AND
 THE RULES AND REGULATIONS
 OF THE DELAWARE DEPARTMENT
 OF LABOR AND INDUSTRY.

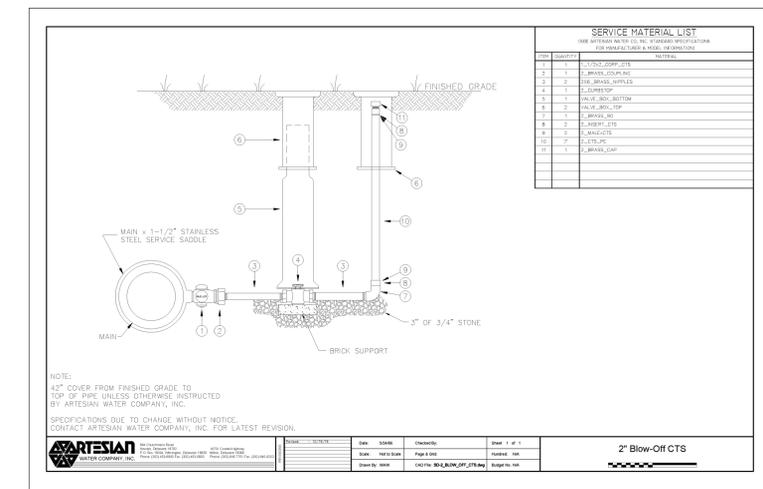
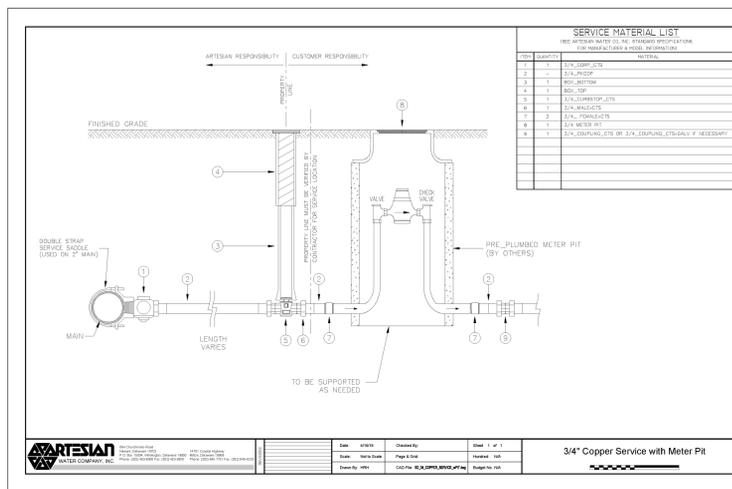
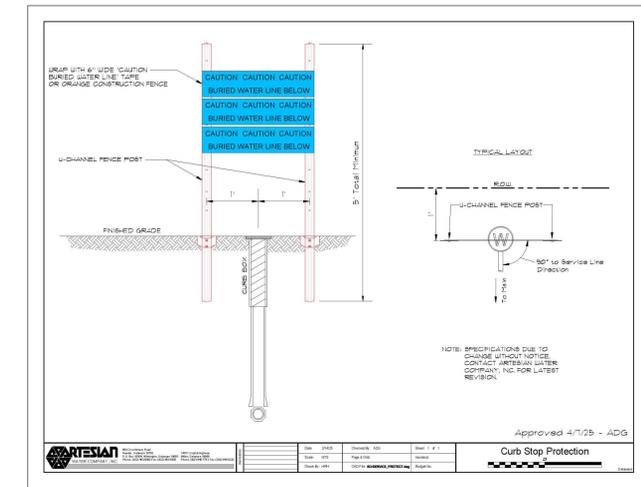
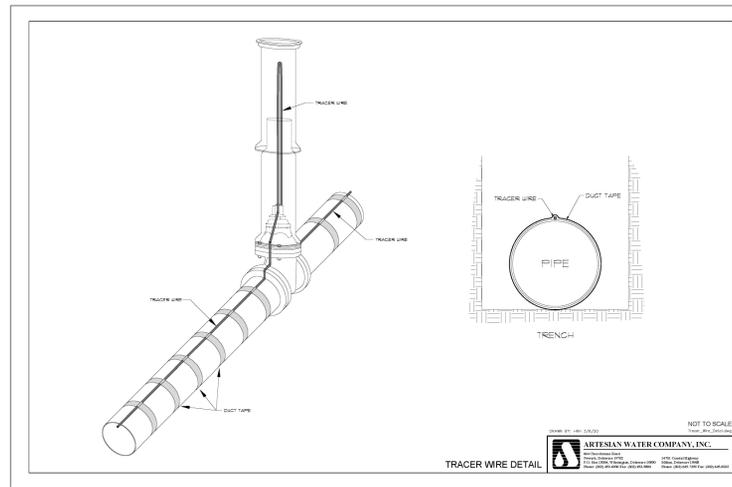
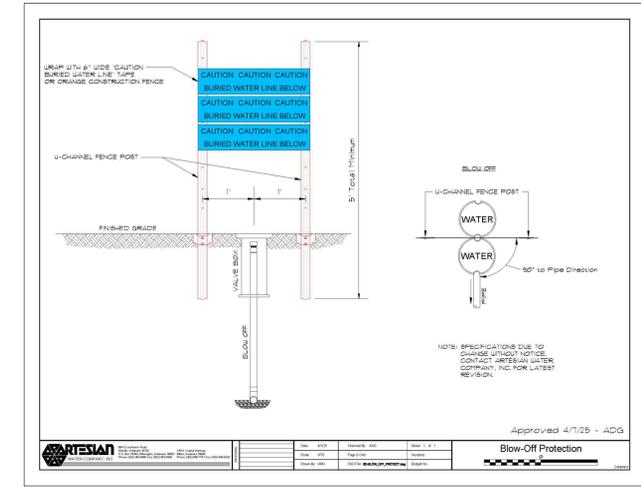
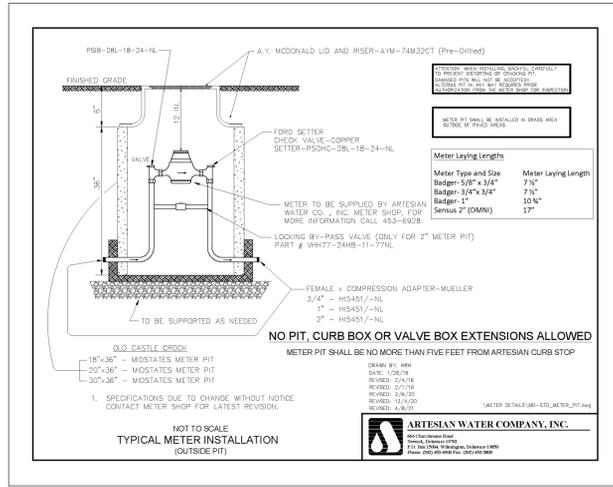
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 DESIGN BY: MES DATE: 09/23/2025
 CHECK BY: CHL SHEET: CW-01 OF 3
 GRAPHIC SCALE
 COMMISSION:
 C2024-1
 FILE NAME: C2024-1 Water Plan.dwg
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P:\C2024\307 GRAY STREET\C2024-1 RECORD AND SITE PLAN\PLANS\CONSTRUCTION\C2024-1 WATER



GENERAL NOTES

1. WATER SUPPLY BY ARTESIAN WATER COMPANY. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ARTESIAN WATER COMPANY STANDARDS AND SPECIFICATIONS.
2. ALL WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM SANITARY SEWER AND SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18 INCHES.
3. THE ENTIRE WATER DISTRIBUTION SYSTEM MUST BE IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
4. FIXTURE LOCATIONS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF ARTESIAN WATER COMPANY.
5. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR UTILITY LOCATION.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY REPAIRED AT HIS/HER EXPENSE.
7. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. THE CONTRACTOR SHALL ADJUST WATERLINE LOCATIONS AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED LANDSCAPE.
9. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
10. DISINFECTION REQUIREMENTS SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE STATE ENVIRONMENTAL PROTECTION AGENCY OR EQUIVALENT TO THE AMERICAN WATER WORKS ASSOCIATION STANDARD C60-08.
11. ALL PIPES SHALL HAVE A MINIMUM COVER OF 3.5 FEET.
12. THE CONTRACTOR SHALL PROVIDE PRESSURE REDUCING VALVES IN UNITS, IF NECESSARY.
13. THE CONTRACTOR SHALL PROVIDE BUTTRESSES FOR ALL HORIZONTAL AND VERTICAL BENDS AS REQUIRED PER STANDARDS AND SPECIFICATIONS OF THE ARTESIAN WATER COMPANY.
14. EROSION CONTROL FOR WORK RELATED TO THE INSTALLATION OF WATERLINE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED IN ACCORDANCE WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK OF 1989. SEE DETAIL SHEET 2 OF 2
15. THE CONTRACTOR SHALL INSTALL AIR RELEASE VALVES AS SPECIFIED IN FIELD.
16. ALL CUL-DE-SACS TO HAVE MINIMUM 38 FOOT CLEAR PAVED RADIUS.
17. ALL DWELLINGS ARE REQUIRED TO HAVE METER PITS WHICH ARE TO BE PURCHASED FROM ARTESIAN WATER CO. AND INSTALLED BY THE DEVELOPER AT HIS COST.



P:\C3083\307 GRAY STREET\C3083-1 RECORD AND SITE PLAN\PLANS\CONSTRUCTION\C3083-1 WATER



811
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APPLICATION NO. 2024-____(S)
WATER DISTRIBUTION PLAN
FOR
WALNUT STREET
TOWN OF TOWNSEND - NEW CASTLE COUNTY, DELAWARE
OWNER/DEVELOPER
INTERPATH COMMUNITY HOUSING OF DELAWARE, INC.
1000 WILMINGTON BLVD
WILMINGTON, DE 19801
CARLTON BOWERS
CROWERS@CCHCE.ORG

DATE	BY	REVISIONS
10/19/25	AWC	1. 10/19/25 - AWC REVISIONS
11/20/25	AWC	2. CONFORMANCE SET

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DESIGN BY: MES DATE: 08/23/2025
CHECK BY: CHL SHEET: CW-02 OF 03

GRAPHIC SCALE
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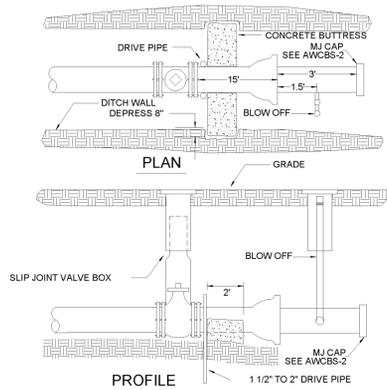
COMMISSION:
C3083-1

FILE NAME: C3083-1 Water Plan.dwg
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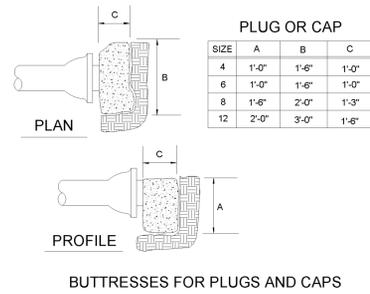


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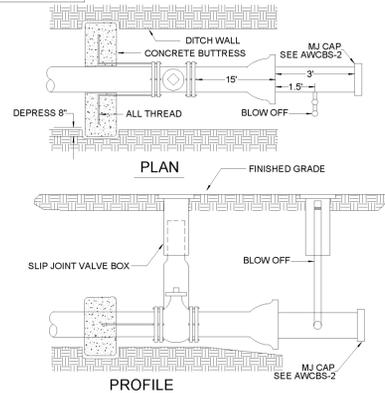
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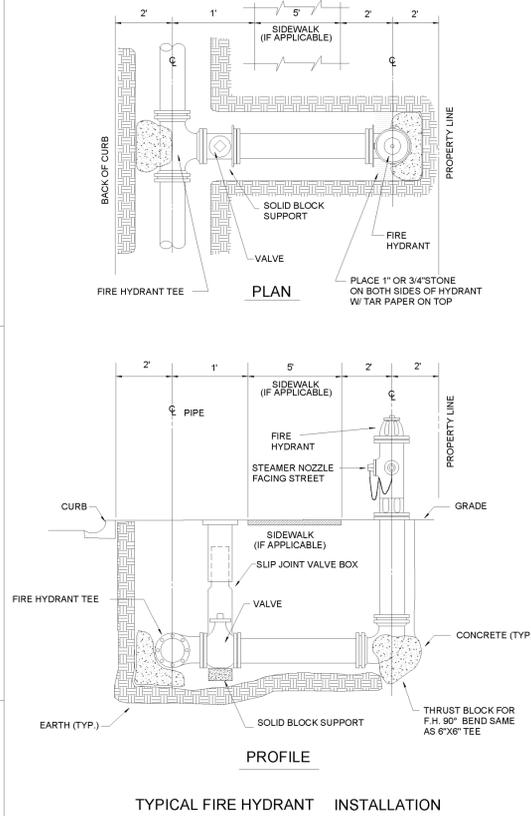
AWCBS - 2



AWCBS - 3



AWCBS - 4



REVISIONS

3/16/06	- ADG
8/21/06	- ADG
8/1/25	- ADG

STANDARD REACTION BACKING AT
BENDS, TEES, PLUGS, AND FIRE HYDRANTS
NEW CASTLE COUNTY
DELAWARE

ARTESIAN WATER COMPANY, INC.
866 CHURCHMAN ROAD NEWARK, DE 19702 (302) 453-8800

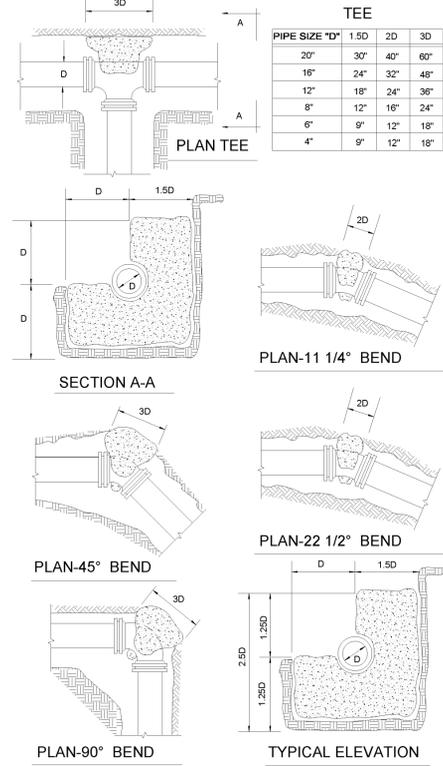
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Date	10/14/83
Drawn	JTP/JMB
Design	
Checked	
Title	
Sheet	1
of 1 sheets	

SPECIFICATIONS DUE TO CHANGE WITHOUT NOTICE.
CONTACT ARTESIAN WATER CO.
FOR LATEST REVISIONS.

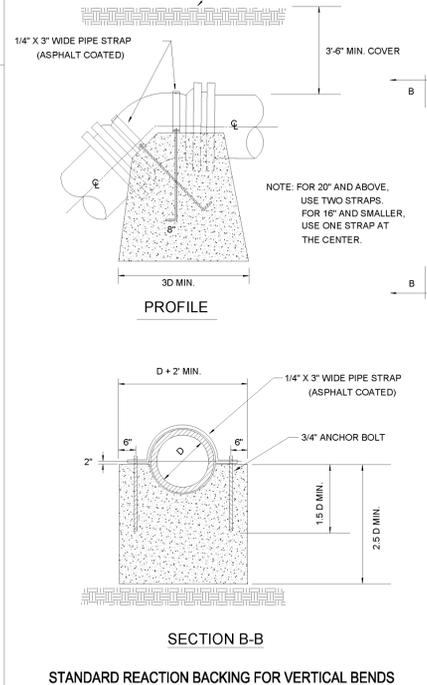
GENERAL NOTES

1. THE DISTANCE BETWEEN THE HYDRANT VALVE AND THE HYDRANT MUST ACCOMMODATE TURNING A VALVE KEY.
2. STRENGTH OF CONCRETE SHOULD BE 2,500 PSI MINIMUM AFTER 28 DAYS.
3. ALL REACTION BACKING SHALL EXTEND TO UNDISTURBED EARTH.
4. ALL MECHANICAL JOINT FITTINGS AND BOLTS SHALL BE PROTECTED FROM THE REACTION BACKING WITH EITHER TAR PAPER, 2 MIL PLASTIC OR APPROVED EQUAL.

AWCBS - 5

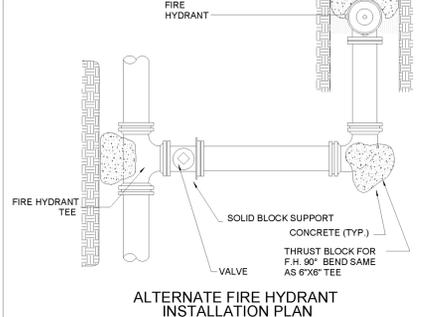


AWCBS - 6

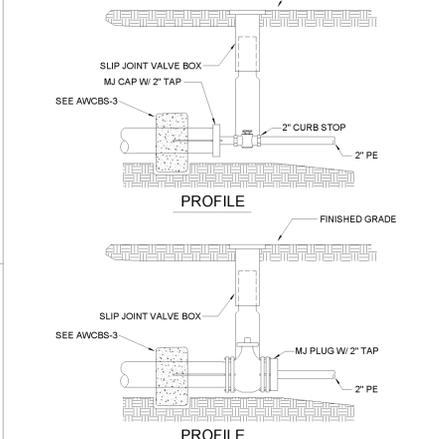


PIPE SIZE "D"	1.25D	1.5D	2D	2.5D	3D
20"	25'	30'	40'	50'	60'
16"	20'	24'	32'	40'	48'
12"	15'	18'	24'	30'	36'
8"	10'	12'	16'	20'	24'
6"	7.5'	9'	12'	15'	18'
4"	7.5'	9'	12'	15'	18'

AWCBS - 7



AWCBS - 8



CHECKED: []
DATE: 11/9/26

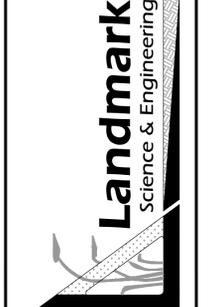
REVISIONS

1. CONFORMANCE SET	
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APPLICATION NO. 2024-____(S)
WATER DISTRIBUTION PLAN
FOR
WALNUT STREET
TOWN OF TOWNSEND - NEW CASTLE COUNTY, DELAWARE
OWNER/DEVELOPER
INTERPATH COMMUNITY HOUSING OF DELAWARE, INC.
WILMINGTON, DE 19801
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DESIGN BY: MES DATE: 09/23/2025
CHECK BY: CHL SHEET: CW-03 OF 03

THIS DRAWING DOES NOT INCLUDE THE EXCLUSIVE PROFESSIONAL ENGINEERING AND ARCHITECTURAL SEALS AND STAMPS OF ANY REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT.
ALL CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS AND THE RULES AND REGULATIONS OF THE DELAWARE DEPARTMENT OF LABOR.

COMMISSION:
C3083-1

FILE NAME: C3083-1 Water Plan.dwg
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LANDS N/F
TOWNSEND COVE, LLC
 T.P. 25-002.00-097
 I.N. 20180830-0044362
 ZONED: R2 (T.O.T.)
15.2286 ACRES ±

LANDS N/F
GRAY STREET POPERTIES LLC
 T.P. 25-008.00-139
 I.N. 20031231-0169027

LANDS N/F
TOWNSEND VILLAGE II
 T.P. 25-008.00-139
 I.N. 20031231-0169027

LANDS N/F
**I'M & LORRAINE A
 SEBASTIAN**
 25-002.00-081
 11806110027622

15' WIDE UTILITY EASEMENT IS HEREBY
 DEDICATED TO ARTESIAN & OFFICE OF
 DRINKING WATER PER THIS AGREEMENT.

LANDS N/F
EVERET ZICARELLI
 T.P. 25-002.00-082
 I.N. 20180124 0003921

LANDS N/F
SHARON WORKMAN & JAY M. JONES, SR.
 T.P. 14-016.01-104
 I.N. 2889-303

40' WIDE UTILITY EASEMENT IS HEREBY
 DEDICATED TO NEWCASTLE COUNTY DEPT.
 OF PUBLIC WORKS PER THIS AGREEMENT.

LANDS N/F
BANKS JARVIS III & VERNICKA Y
 T.P. 25-002.00-083
 I.N. 20180108 0001190

50' WIDE RIGHT OF WAY
ESCH ST

LANDS N/F
**MATTHEW F MARENCO &
 SARAH ELIZABETH IRENE**
 T.P. 25-001.00-213
 I.N. 20190823 0066662

LANDS N/F
**JOCEYLN MASCARA
 LIVING TRUST**
 T.P. 25-002.00-084
 I.N. 20240813 0053321

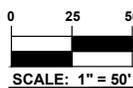
LANDS N/F
**RICHARD DIXON &
 MOORE TANYELL**
 T.P. 25-002.00-085
 I.N. 20180831 0044764

LANDS N/F
RAJESH & DEEPAI PATEL
 T.P. 25-002.00-086
 I.N. 20241014 0069043

N 50° 25' 10" W
 23.54'

GINN ST
 60' WIDE RIGHT OF WAY

UTILITY EASEMENT EXHIBIT - TO BENEFIT
 NEWCASTLE COUNTY DEPT. OF PUBLIC WORKS
 ACROSS THE LANDS OF
GRAY STREET PROPERTIES LLC NCC 6-5442
 APPOQUINIMINK HUNDRED / NEWCASTLE COUNTY / DE



LAYER STATE: EASEMENT EXHIBIT A

**BECKER
 MORGAN**
 GROUP

ARCHITECTURE
 ENGINEERING
Dover, DE
 309 S. Governors Ave.
 Dover, DE 19904
 Ph. 302.734.7950
 Fax 302.734.7965

BMG: 2024141.00
 SCALE: 1" = 50'
 DATE: 10/01/2025
 DRAWN BY: R.J.M.
EXHIBIT A

TOWNSEND POLICE DEPARTMENT



661 South Street, P.O. Box 223, Townsend, DE 19734
Office 302-464-1262 or 302-464-1237 / Emergency and Non-Emergency 911

FEBRUARY 2026 Town Council Meeting Period: January 1, 2026 – January 30, 2025

- (1) Total Calls For Service - TPD: 17
- DSP: 21

Civil Matter:	1	911 Disconnect:	5
Sex Offense:	0	AOA PI Crash:	1
PD Crash:	7	Psychiatric Incident:	1
AOA Domestic:	1	Suspicious Activity:	2
Traffic Service:	4	CPC:	1
Parking Violation:	0	Abuse/Neglect:	0
Traffic Hazard:	0	Welfare Check:	0
Burg Alarm:	6	AOA Welfare Check:	0
Public Assist:	3	Domestic Incident:	4
Repossession:	1	Court Violation:	1

- (2) School Traffic Details: 10

- (3) Participated in ____ Community Outreach Events:

2024 / 2025

- (4) 2024 Total Calls For Service – TPD: 487
(5) 2025 Total Calls For Service – TPD: 584



Town of Townsend Engineer's Report

TO: Julie Goodyear, Town Manager

FROM: Brian Miller, PE

DATE: January 30, 2026

Permit Reviews

TWNSD25001

Date	Description
1/13/2026	Returned review for permit 26-00058
1/20/2026	Returned review for permit 26-00061
1/20/2026	Returned review for permit 26-00062
1/20/2026	Returned review for permit 26-00063
1/26/2026	Returned review for permit 26-00064

Capital Projects

TWNSD25011 Public Works Building

Date	Description
12/15/2025	Provided proposal for requested services

Development Projects

TWNSD25003 Woods at Hidden Creek

Date	Description
12/29/2025	Provided Phase 7 Bonding Recommendation Letter

TWNSD25007 Walnut Street West

Date	Description
1/29/2025	Reviewing the latest submission.

Scott Lobdell, Mayor
Joseph Bangura, Councilman
Matthew Chapman, Councilman
Dylan Wiggins, Councilman
Syed Sharif, Councilman



Julie Goodyear, Town Manager
Jennifer Helms, Financial Officer
Kelsey Gallagher, Town Clerk
Brian Miller, Town Engineer
Lisa Hatfield, Town Solicitor
Julie Abrams, Administrative Assistant

Town Manager- Monthly Report

January 2026 Recap

Townhall/TM:

- TM attended Council Meeting- 1/7
- TM attended PWLUD MTG- 1/8
- TM & PWS attended required mtg with DNREC for Urban Tree & Forestry Grant- 1/9
- TM attended MTG with Polie Building Contractor to review inspection concerns- 1/13
- TM attended Planning Commission MTG- 1/13
- TM and PWS attended Bidders MTG for PW facility RFP- 1/16
- TM attended PS MTG- 1/21
- TM attended GIS Mapping Kick Off MTG- 1/21
- TM and Staff attended MTG with First State Inspection Agency to review relationship and performance along with Permit application improvements- 1/22
- TM attended Special Planning Commission MTG- 1/23
- TM attended MTG with GIS & Vialytics partners to establish relationship and integration- 1/27
- TM attended PS MTG- 1/30/2026
- TM attended Special Planning Commission MTG- 1/30/2026
- TM attended monthly PW staff MTG- 1/30
-

Permits: 11 permits issued in January

- Basement (2)
- Mechanical (1)
- New Construction (4)
- Plumbing (1)
- Pool (1)
- Shed (2)

Licensing:

- 16 Contractor License issued/ renewed in January
 - 159 Active Contractor Licenses
- 8 Business Licenses renewed for 2026
- 9 Rental Licenses renewed for 2026

Grants:

- UCF Grant- Tree Planting at Park
 - STATUS: Application prep started with site visit scheduled for 1/9 & soil testing ordered
 - Requesting funding to remove invasive trees and replace with Delaware approved trees.
- Game Time Grant: Playground Structures
 - STATUS: Application Submitted 9/12/2025
 - Requesting \$100,000 for new playground equipment for the Smaller park revamp.

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Phone (302) 378-8082 · Fax: (302) 378-7099 · <https://townsend.delaware.gov> ·
townhall@townsend.delaware.gov

Rentals: 0 Park, Pavillion or gazebo Rentals in January

Code Enforcement: 0 Violation(s) Issued

Property Information Requests: 23 (Generating \$230.00 in revenue)

- 25-001.00-120
- 25-004.00-067
- 25-001.00-057
- 25-001.00-110
- 25-001.00-129
- 25-001.00-142
- 25-002.00-048
- 25-002.00-048
- 25-002.00-076
- 25-004.00-052
- 25-004.00-084
- 25-004.00-126
- 25-004.00-278
- 25-008.00-091
- 25-008.00-102
- 25-008.00-112
- 25-004.00-086
- 25-002.00-029
- 25-008.00-193
- 25-001.00-019
- 25-004.00-308
- 25-004.00-307
- 25-004.00-303

FOIA Requests: 5 Requests

- Permit information for time period (12/1/25 to 12/31/2025)
- Permit and Violation History for 412 Main Street
- Permit and Violation History for 412 Main Street
- Permit and development history for areas near 893 Noxontown Road.
- Records request for any installation or removal of storage tanks near 648 Caldwell Corner Rd.

Owner Complaints:

Multiple snow complaints received for the snow event that originated on 1/25/2026. Please see PWS report for additional details of complaints.

Respectfully Submitted,

Julie Goodyear
Town Manager



TOWN OF TOWNSEND
GENERAL FUND INCOME STATEMENT
December 31, 2025

REVENUES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for Dec 50%
Fire House Impact Fees	15,000.00	6,000.00	(9,000.00)	40%
Franchise Fees	18,000.00	11,877.52	(6,122.48)	66%
Interest Income	153,500.00	93,118.81	(60,381.19)	61%
Miscellaneous Income	60,650.00	2,600.68	(58,049.32)	4%
Property Transfer Taxes	300,000.00	161,175.43	(138,824.57)	54%
Real Estate Property Tax	834,200.00	846,373.22	12,173.22	101%
Violations, Fines & Penalties	2,500.00	1,040.00	(1,460.00)	42%
Rental Registration Fee	1,700.00	440.00	(1,260.00)	26%
Total Administrative Revenues	1,385,550.00	1,122,625.66	(262,924.34)	81%
Impact Fees	135,000.00	54,000.00	(81,000.00)	40%
Licenses & Fees	73,600.00	21,185.00	(52,415.00)	29%
Town Permits	103,700.00	76,739.12	(26,960.88)	74%
Total Permits & Licenses Revenues	312,300.00	151,924.12	(160,375.88)	49%
Miscellaneous Income PW	-	227.00	227.00	
Total Public Works Revenues	-	227.00	227.00	
Park rental	2,000.00	425.00	(1,575.00)	21%
Total Park & Recreation Revenues	2,000.00	425.00	(1,575.00)	21%
Grants Revenue	119,100.00	31,023.62	(88,076.38)	26%

Municipal Street Aid Grant	59,800.00	28,801.18	(30,998.82)	48%
Total Grant Revenues	178,900.00	59,824.80	(119,075.20)	33%
Community Events: Donations	-	480.00	480.00	
Town Fair Donation	5,000.00	-	(5,000.00)	0%
Veterans & Social Services Donations	-	134.00	134.00	
Community Events: Town Fair	5,500.00	(50.00)	(5,550.00)	-1%
Total Community Events Revenues	10,500.00	564.00	(9,936.00)	5%
General Fund Revenue Totals	1,889,250.00	1,335,363.58	(553,886.42)	71%

EXPENDITURES	BUDGET	ACTUAL	OVER/(UNDER)	Target %
				for Dec 50%
Fire House Impact Fees	15,000.00	-	(15,000.00)	0%
Accounting Audit	25,000.00	23,000.00	(2,000.00)	92%
Investments Fees	27,000.00	13,380.39	(13,619.61)	50%
Computer/Software Support	89,200.00	71,933.01	(17,266.99)	81%
Copier Maintenance Agreement	1,300.00	643.80	(656.20)	50%
Town Insurance	33,800.00	34,964.20	1,164.20	103%
Town Hall Cleaning/Pest Ctrl	1,350.00	1,050.00	(300.00)	78%
Membership Fees	1,800.00	325.00	(1,475.00)	18%
General Town Hall Expenses	7,200.00	664.64	(6,535.36)	9%
Security System @ 141 Main Street	1,000.00	623.00	(377.00)	62%
Office Supplies	2,000.00	762.66	(1,237.34)	38%
Postage & Delivery	4,000.00	800.77	(3,199.23)	20%
General Legal	35,000.00	25,454.05	(9,545.95)	73%
Subscription Fee	1,100.00	-	(1,100.00)	0%
Training Classes	2,500.00	-	(2,500.00)	0%
Trash Collection Service	256,600.00	126,729.18	(129,870.82)	49%
Utilities - Town Hall	16,300.00	7,447.06	(8,852.94)	46%
Miscellaneous Expense	7,100.00	3,593.18	(3,506.82)	51%
Total Administrative Expenditures	527,250.00	311,370.94	(215,879.06)	59%

EXPENDITURES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for Dec 50%
Payroll & Benefits	499,900.00	243,328.03	(256,571.97)	49%
Total Payroll Expenditures	499,900.00	243,328.03	(256,571.97)	49%
Street Lights	106,070.00	55,328.39	(50,741.61)	52%
Total Street Lights Expenditures	106,070.00	55,328.39	(50,741.61)	52%
General Engineering	50,400.00	5,667.50	(44,732.50)	11%
Studies	-	18,322.40	18,322.40	
Code Enf/Inspections	55,000.00	21,068.72	(33,931.28)	38%
Lot Grading Reviews	11,000.00	-	(11,000.00)	0%
Charter/Comp Plan Fees	1,000.00	-	(1,000.00)	0%
Total Code & Planning Expenditures	117,400.00	45,058.62	(72,341.38)	38%
Town Equipment Fuel	4,000.00	1,618.21	(2,381.79)	40%
Park Maintenance Expense	36,000.00	21,381.75	(14,618.25)	59%
Vehicle/Equipment Maintenance	4,450.00	3,081.12	(1,368.88)	69%
Public Works Equipment	500.00	483.23	(16.77)	97%
Public Works Uniforms	1,800.00	513.41	(1,286.59)	29%
Municipal Street Aid (Control Account)	-	-	-	
Street, Sidewalk & Curb Maintenance	30,500.00	14,012.96	(16,487.04)	46%
Snow Removal	12,900.00	5,139.80	(7,760.20)	40%
Total Public Works Expenditures	90,150.00	46,230.48	(43,919.52)	51%
Community Relations	1,150.00	500.00	(650.00)	43%
Community Events Expense	11,800.00	2,221.01	(9,578.99)	19%
National Wildlife Foundation/Habitats	600.00	-	(600.00)	0%
Total Community Events Expenditures	13,550.00	2,721.01	(10,828.99)	20%
General Fund Operating Expenditure Totals	1,354,320.00	704,037.47	(650,282.53)	52%

EXPENDITURES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for Dec 50%
Public Works Capital Expense	124,800.00	13,248.00	(111,552.00)	11%
Capital Expenses	210,000.00	-	(210,000.00)	0%
Total Capital Expenses	334,800.00	13,248.00	(321,552.00)	4%
General Fund Capital Expenditure Totals	334,800.00	13,248.00	(321,552.00)	4%



**TOWN OF TOWNSEND
POLICE INCOME STATEMENT
December 31, 2025**

REVENUES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for Dec 50%
Impact Fees: Public Safety	30,000.00	12,000.00	(18,000.00)	40%
Fines - Police	12,000.00	3,833.61	(8,166.39)	32%
Grant Revenue	673,300.00	300,000.00	(373,300.00)	45%
Miscellaneous Income	4,800.00	2,000.00	(2,800.00)	42%
Transfers In	199,970.00	-	(199,970.00)	0%
Police Fund Revenue Totals	920,070.00	317,833.61	(602,236.39)	35%

EXPENDITURES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for Dec 50%
Repairs & Maint - Vehicles/Equipment	9,400.00	588.37	(8,811.63)	6%
Security System - 661 South St	4,100.00	-	(4,100.00)	0%
Computer/Software Expense	900.00	822.50	(77.50)	91%
PD Equipment/Office Equipment	5,500.00	1,519.96	(3,980.04)	28%
Training Classes	5,700.00	1,962.27	(3,737.73)	34%
Fuel	10,100.00	3,000.35	(7,099.65)	30%
Insurance - (Gen Liability & Property)	11,200.00	11,949.29	749.29	107%
Uniforms: PD	3,400.00	1,326.44	(2,073.56)	39%
General Engineering	1,000.00	-	(1,000.00)	0%
Legal Services	2,000.00	197.50	(1,802.50)	10%

EXPENDITURES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for Dec 50%
Utilities - PD	19,000.00	6,927.48	(12,072.52)	36%
Miscellaneous Expense	5,000.00	3,071.31	(1,928.69)	61%
Total Administrative Expenditures	77,300.00	31,365.47	(45,934.53)	41%
Payroll & Benefits	369,600.00	160,564.57	(209,035.43)	43%
Total Payroll Expenditures	369,600.00	160,564.57	(209,035.43)	43%
Police Fund Operating Expenditure Totals	446,900.00	191,930.04	(254,969.96)	43%
Capital Expense - PD	673,300.00	103,013.10	(570,286.90)	15%
Police Fund Capital Expenditure Totals	673,300.00	103,013.10	(570,286.90)	15%



TOWN OF TOWNSEND
SPECIAL REVENUE FUND INCOME STATEMENT
December 31, 2025

REVENUES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for Dec 50%
Grants Revenue	50,900.00	-	(50,900.00)	0%
Special Revenue Fund Revenue Totals	50,900.00	-	(50,900.00)	0%

EXPENDITURES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for Dec 50%
Capital Expenses - ARPA	50,900.00	450.00	(50,450.00)	1%
Special Revenue Fund Expenditure Totals	50,900.00	450.00	(50,450.00)	1%



TOWN OF TOWNSEND
POLICE GRANTS INCOME STATEMENT
December 31, 2025

REVENUES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for Dec 50%
Police Grants Revenue	34,000.00	27,680.40	(6,319.60)	81%
Police Grants Fund Revenue Totals	34,000.00	27,680.40	(6,319.60)	81%

EXPENDITURES	BUDGET	ACTUAL	OVER/(UNDER)	Target % for Dec 50%
Overtime	19,100.00	8,033.31	-11,066.69	42%
Misc Expense	9,400.00	0.00	-9,400.00	0%
Police Grants Fund Expenditure Totals	28,500.00	8,033.31	-20,466.69	28%
Misc Expense	5,500.00	5,487.70	(12.30)	100%
Police Grants Capital Expenditure Totals	5,500.00	5,487.70	(12.30)	100%

Scott Lobdell, Mayor
Joseph Bangura, Councilman
Matthew Chapman, Councilwoman
Dylan K. Wiggins, Councilman
Syed Sharif, Councilman



Julie Goodyear, Town Manager
Jennifer Helms, Financial Officer
Kelsey Gallagher, Town Clerk
Julie Abrams, Administrative Assistant
Brian Miller, P.E., Town Engineer
Lisa Hatfield, Town Attorney

Public Works Supervisor – Monthly Report

January 2026

*****Weather Update*****

2 Weather Events

- Sunday, January 18
 - Minor event with less than 2 inches
 - All town roads were treated with salt by PW
- Saturday, January 24th through Monday, January 26th
 - Major snow event with 8+ inches
 - Pretreatment of salt Saturday evening
 - Austin Bednash assist - Sunday, plowing began at 7:30am through Monday 2am - Town roads and streets
 - PW – plowed PD and TH Multiple times to keep clear
 - Monday – Tuesday – PW continued snow cleanup and salting at TH, Municipal Park sidewalk and parking lot, and Wiggins Mill Facility
 - Spot cleanup of snow and salting throughout the remainder of the week
- Issues –
 - Due to the low temperatures, salt is not effective at temperatures below 15° F. Sun and clear skies with light wind has helped.
 - Layers of ice have made it difficult to clear additional snow for walking trails at municipal park.

Public Works JanuaryTasks / Projects:

- Completed 52 Vialytics Tasks
- Sidewalk Assessment – Completed
 - Creating priority levels to determine repair
- Dodge Work Truck Repaired – Reverse gear not working
 - Transmission was repaired by Turn of the Wrench in Middletown
- F250 oil Change
- Toilet Replaced at PD
- F250 tire repair
 - Lag screw lodged in tire – plug repair done by PW at no cost
- Collected Soil Samples for tree replacement at Municipal Park
- Holiday decorations taken down throughout town with assistance from Middletown PW
- RFP for Public Works Facility opened
- TH HVAC system – 2 of 3 systems replaced by Summit Heating and Cooling
- Performed Evening light inspection

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townhall@townsend.delaware.gov

- 4 issues reported and corrected by DelMarva

Upcoming February Tasks / Projects:

- PW inventory log update
 - Prep for mulch removal and replace at South St Park
 - Order materials for South St Park fence
 - Remove old fence and install new split rail fence
 - ***Weather dependant***
 - PW will perform the work
-
- Became a member of APWA – American Public Works Association
 - Attended APWA Dinner – 1/15/2026
 - Attended Monthly DFIT meeting – 1/20/2026
 -

Town of Townsend Snow Log

Date of Event	Saturday, January 24th, 2026 through Monday, January 26th, 2026	
Time Efforts Started	Saturday: PWS from 9am to 11am pre-salting Town Sunday: PWS from 9am to 11am plowing PD, 1pm to 3pm plowing PD Monday: PWS & crew start at 8am to 4pm Tuesday: PWS & crew 8am to 4pm	
Weather Conditions	Saturday: No Snow or inclement weather. Sunday: heavy snow accumulation =8" Monday: sprinkles of Snow Accumulation <2"	
Temperature:	Saturday: 32°-40° Sunday: 17°- 24° Monday: 25°- 32°	
Staff involved	Saturday: PWS- Rick Boyer Sunday: PWS- Rick Boyer Monday: All PW Crew members	
Contractors Involved	Saturday: N/A Sunday: Austin & Bednash Start time: 7:30am Monday: Austin & Bednash	
Scope of PW staff Effots	Saturday: pre-salting Sunday: plowing PD Monday: Plowing PD & snow removal of sidewalks & public spaces Tuesday: Municipal Park parking lot and sidewlk on Edgar Rd	
Scope of Contractor Effots	Saturday: N/A Sunday: Plowing Monday: N/A Saturday: None Sunday: None Monday: None Tuesday: None	
Any Incidents Occur?	Yes- see complaints in Public Drive Z:\Public Works\Snow\Snow Event 1.25.26\Complaints	
Complaints	Complaints Received: Complaint #1: Cul de Sac of TVII West- lack of plowing Complaint #2: Hidden Creek and lack of plowing Complaint #3: TVI "poor plowing" and mailbox damages & lack of confidence in contracted company Complaint #4: TVII lack of clearing of snow from roadways- complaint of no tickets for vehicles who did not comply with street parking restrictions resulting in "sub-par" plowing Complaint #5:TVI resident complaint of being "plowed into their driveway" Complaint #6: TVI resident stated lack of prep from Town resulted in poor corrections Complaint #7: Ginn St. resident concerns with mailbox access for USPS Complaint #8: TVI resident does not like the one lane pass on roads to remove snow, feels is should be curb to curb removal Complaint #9: Townsend Station- lack of ice corrections Complaint #10: TVI resident does not like the one lane pass- feels cars should be towed to get off the street for more space to plow	

Completed By: Richard Boyer - PWS Date: 1/29/2026

Reviewed By: Julie Goodyear, Town Manager Date: 1/30/2026

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ARCHITECTURE
ENGINEERING

Townsend Cove

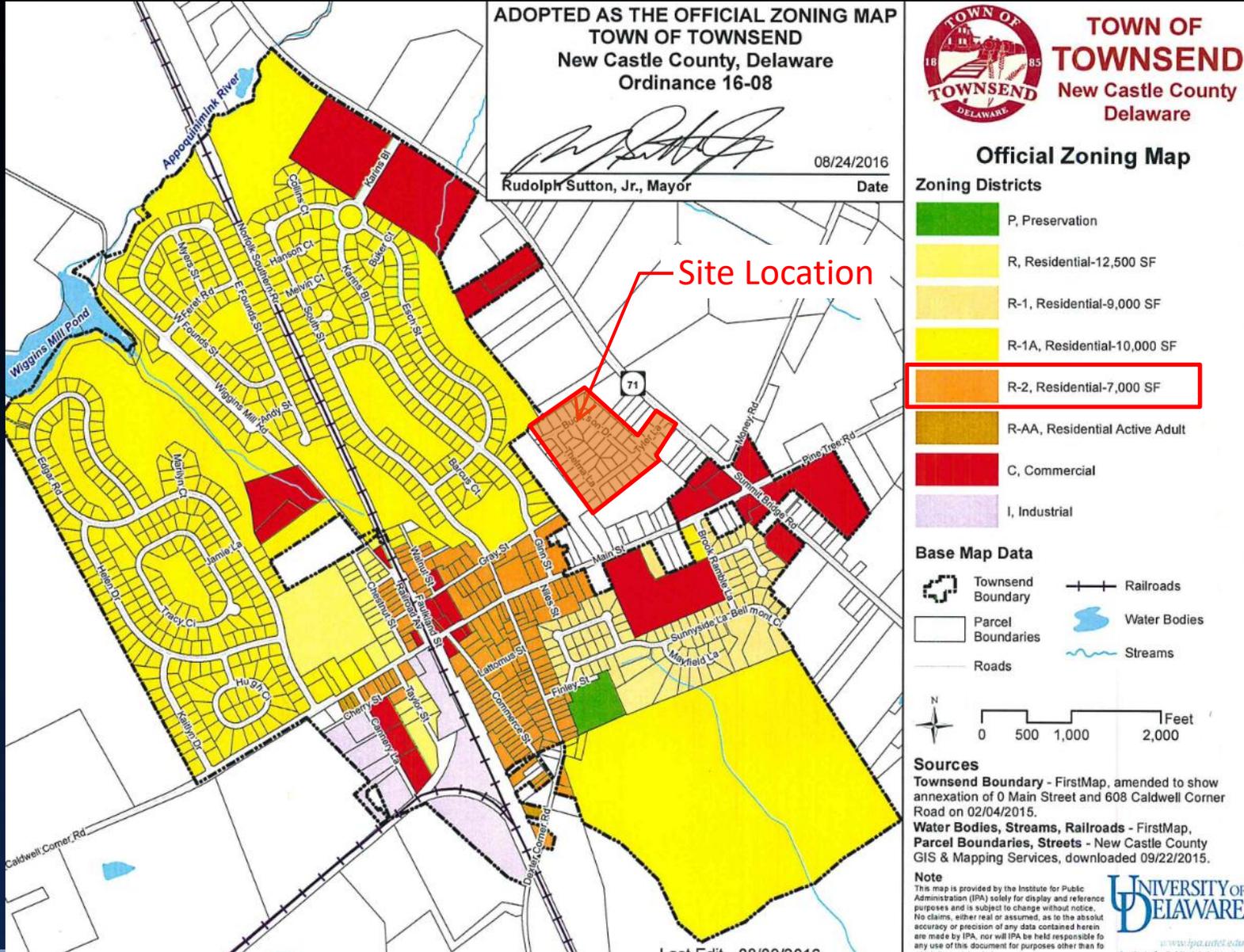
Town of Townsend, DE

TOWN COUNCIL MEETING 2.4.2026

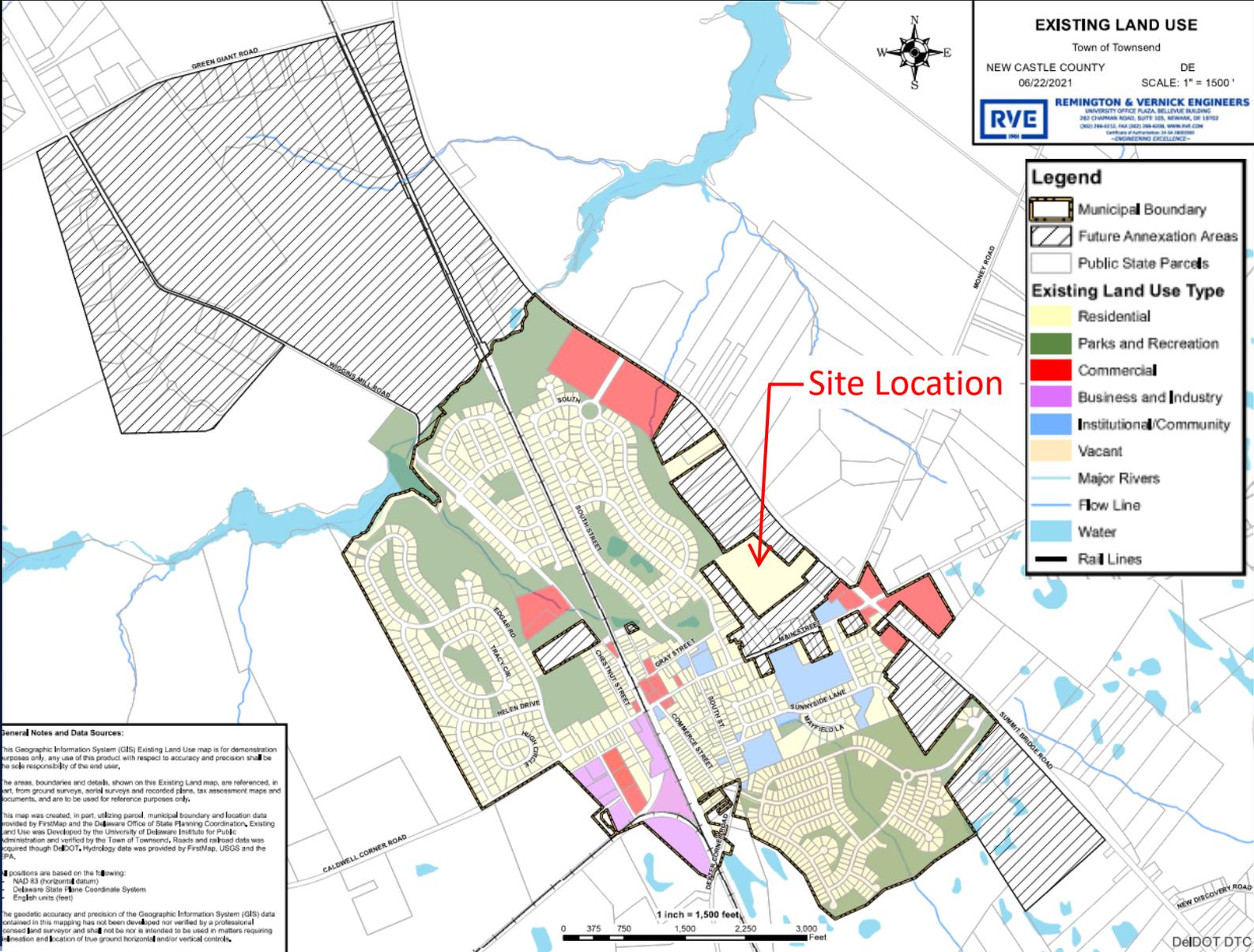
Location Map



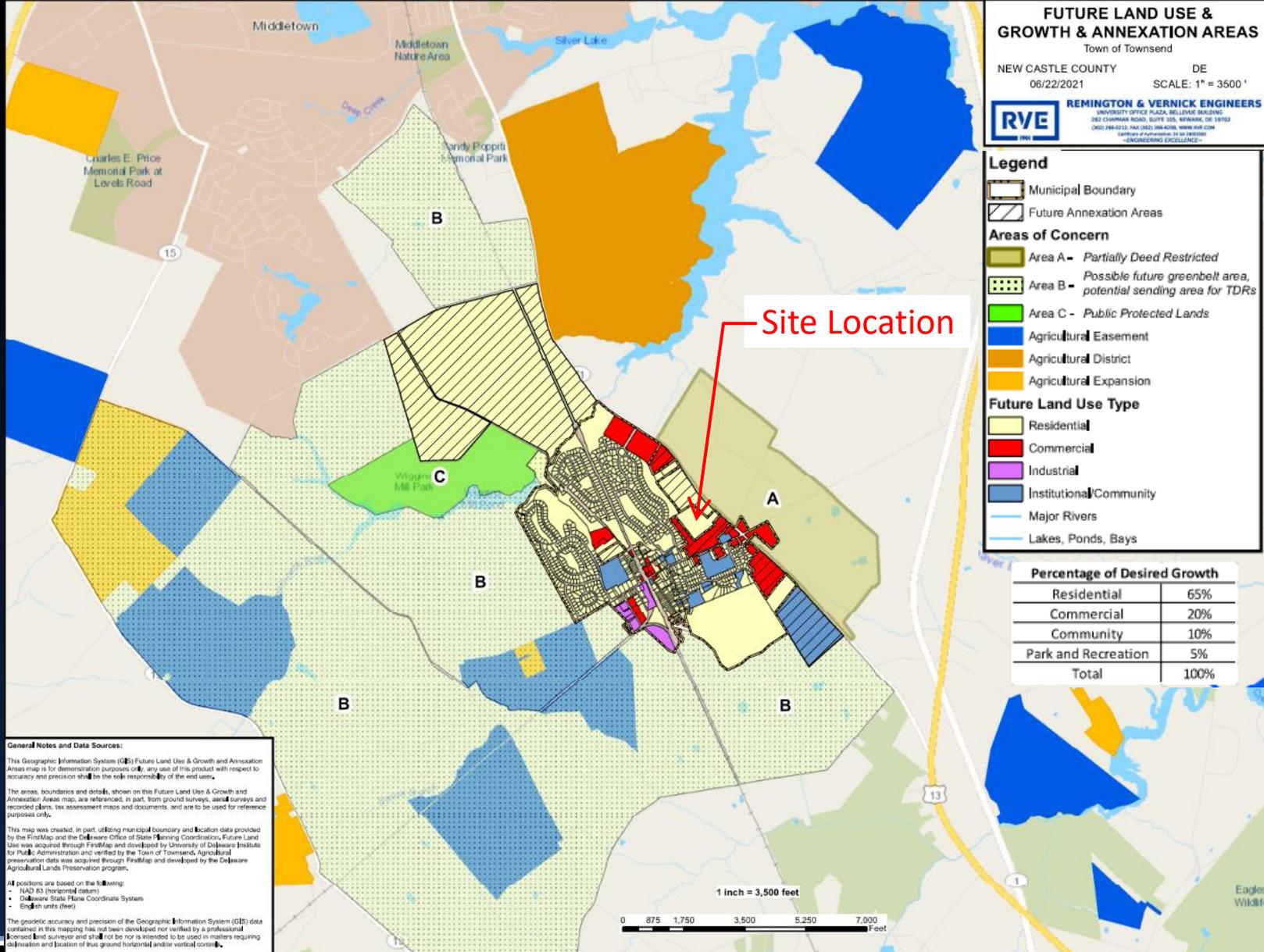
Official Zoning Map (Townsend Code)



Existing Land Use Map



Future Land Use, Growth & Annexation Map



Proposed Plan & Rezoning



- Proposed Rezoning to R-3
- 46 townhome units (duplexes)

Townhome Lots		
	Min Code Requirement	Proposed Plan
Lot Area	2200 sf	4510 sf
Lot Width	20 ft	41 ft
Lot Depth	110 ft	110 ft

Proposed Plan & Rezoning



- Proposed Rezoning to R-3
- 46 townhome units (duplexes)

Townhome Lots		
	Min Code Requirement	Proposed Plan
Lot Area	2200 sf	4510 sf
Lot Width	20 ft	41 ft
Lot Depth	110 ft	110 ft

Conceptual Elevation



Conceptual Elevation



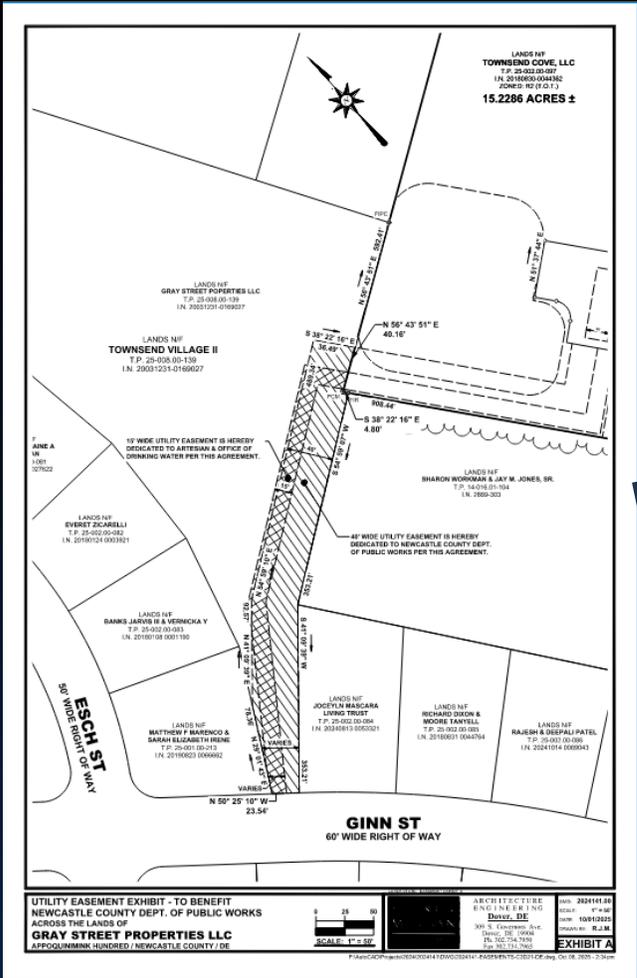
Approvals Received

- Artesian Water Company
- DeIDOT (Entrance Plan and LONOR)
- DE State Fire Marshal
- New Castle County Conservation District
- DE State Office of Drinking Water
- Town of Townsend Engineer

Approval Outstanding

- New Castle County Department of Public Works (Sewer)
 - Dependent Upon Utility Easement Approval

Water and Sewer Easement



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ARCHITECTURE
ENGINEERING

Thank-you!

Town of Townsend, DE

TOWN COUNCIL MEETING 2.4.2026