PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
June 17, 2024 2:01 PM

PLUS ID: 2024-07-02

State Strategy Level: 1 & 2

PLUS Application Type - Rezoning and Site Plan Review

Title: Townsend Crossings
County: New Castle County **Municipality:** Townsend
Description of PLUS project/plan:
54 Unit Townhouse Subdivision w / rezoning

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 2500800002

Project Location: Corner of Rt. 71 & Karins Boulevard at the front of Townsend Village 2

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Lifehouse Church
858 Green Giant Road
Townsend, DE 19734
Phone: (302) 824-5942
Email: jw111@aol.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Village Properties - Townsend, LLC
8 Carriage Lane
Newark, DE 19711
Phone: (302) 377-8846

Email: randybecker@theinnternationale.org
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherFirst State Engineering
Scott Lobdell, P.E.
Phone: (302) 824-5942
Email: slobdell@firststateengineering.com
Fax: (999) 999-9999

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **11.67**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2008-09-04**

Zoning Information

Present Zoning for this project area: **C - Commercial**
Proposed Zoning for this project: **R-3 - Residential**

Land Use Information

Present Use for this project area: **Vacant**
Proposed Use for this project: **54 Unit Townhome Subdivision**

Residential Development Information

Type of Residential: **Duplex or Townhouse**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **54**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
			54

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
302-377-8846

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Other Artesian**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**

Who is the Wastewater Service Provider: **Other New Castle County**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	4.77	No	

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **2.82**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
Yes

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
Stormwater Pond

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **6.49**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)? **No**
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday. **361**
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **No**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
N/A

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
Unknown

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops

Currently exist?	Yes	No	No
Type existing	Within Right-of-Way		
Proposed to add?	Yes	No	
Type proposed	Internal, Within Right-of-Way		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**
If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: TOWNSEND CROSSINGS

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

_____ 6/24/2024

Signature of Property Owner Date

Keith Henry 100 Karins Blvd
Townsend, DE 19734

Property Owner (Please Print) Address of Property

_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)

Published January 2022

PRELIMINARY MAJOR SUBDIVISION PLAN
W/ REZONING
FOR
Townsend Crossings
Appoquinimink Hundred, Town of Townsend
New Castle County, Delaware

NOTES:

1. ENTRANCE ONTO EXISTING STATE MAINTAINED ROADS SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
2. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
3. A 20' WIDE DRAINAGE EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE OR UNLESS OTHERWISE INDICATED, WHERE A STORM SEWER EXISTS OUTSIDE OF THE LIMITS OF THE DEDICATED HIGHWAY RIGHT-OF-WAY. A 40' WIDE DRAINAGE EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE OR UNLESS OTHERWISE INDICATED, WHERE A SANITARY SEWER EXISTS OUTSIDE OF THE LIMITS OF THE DEDICATED HIGHWAY RIGHT-OF-WAY.
4. ALL PRIVATE COMMON AREAS, PRIVATE OPEN AREAS, RECREATIONAL FACILITIES, PARKING BAYS, ACCESS WAYS, PARKING AREAS, STORMWATER MANAGEMENT FACILITIES, LANDSCAPE PLANTINGS, AND LANDSCAPE AREAS SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION ACCORDING TO ARTICLE 27 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
5. TOPOGRAPHIC INFORMATION USED IN CONNECTION WITH THE DESIGN OF THIS PLAN WAS GENERATED BY FIELD SURVEY BY MERESTONE CONSULTANTS IN SEPT 2023. NO CHANGE OF GRADES OR CONTOURS HAS OCCURRED SINCE.
6. WATER SUPPLY: WATER SUPPLY WILL BE THROUGH ARTESIAN WATER AND IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
7. 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. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
8. FLOODPLAIN: PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 10003C0145K, DATED JANUARY 22, 2020, PANEL 145 OF 475 AND MAP 10003C0145K THERE IS NOT A 100 YEAR FLOOD PLAIN ON THIS SITE.
9. WRPA: BASED ON THE NEW CASTLE COUNTY WATER RESOURCE AGENCY WATER RESOURCE PROTECTION AREA MAPS DATED MARCH 2022, NO PORTION OF THIS SITE FALLS WITH THE WRPA RECHARGE AREA.
10. 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, AND WETLANDS WERE FOUND TO EXIST ON THE SITE.
11. CRITICAL NATURAL AREAS: THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA (CNA).
12. DEED RESTRICTIONS: THIS SITE CONTAINS NO DEED RESTRICTIONS WHICH HAVE BEEN IMPOSED FOR THE BENEFIT OF THE NEW CASTLE COUNTY.
13. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED ON THIS SITE.
14. IMPACT FEE: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS DETAILED IN THE TOWN CODE, AS MAY BE AMENDED BY TOWNSEND COUNCIL.
15. LANDSCAPE PLAN: A LANDSCAPE PLAN, PREPARED BY - LAST DATED - OR AS AMENDED AND APPROVED IN WRITING BY THE TOWN OF TOWNSEND, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
16. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDINGS IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
17. MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING THE OPEN SPACE AREAS AND THE STORMWATER MANAGEMENT FACILITIES, SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED - AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. - .
18. UTILITY EASEMENTS: A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
19. SUBDIVISION STREETS:
    a. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
    b. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE
    c. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE TOWN OF TOWNSEND FOLLOWING COMPLETION OF THE STREETS TO THE SATISFACTION OF THE TOWN. THE TOWN ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE TOWN.
20. CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
21. COMMUNITY POSTAL BOXES: POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE. THE PROPERTY ADDRESSES ARE AS ASSIGNED BY NEW CASTLE COUNTY GIS SERVICES.
22. TRAFFIC STUDY: A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
23. DRAINAGE, EROSION & SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DNREC DRAINAGE CODE.
24. ALL FIRE LANES, FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS AND FIRE EXISTS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PROTECTION REGULATIONS, PART V, SECTION 5. DATED 1997 OR AS LATER AMENDED.
25. THE RESPONSIBLE PARTY FOR MAINTENANCE FOR DRAINAGE EASEMENTS SHALL BE AS FOLLOWS; THE MAINTENANCE OF PIPES AND STRUCTURES LOCATED IN DRAINAGE EASEMENT IS THE RESPONSIBILITY OF MAINTENANCE CORPORATION, AND THE LAND THAT THE DRAINAGE EASEMENT ENCOMPASSES IS THE RESPONSIBILITY OF THE HOME OWNER.
26. THE DEVELOPER SHALL PAY FUNDS TO THE TOWN OF TOWNSEND FOR THE PURPOSE OF RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS PURSUANT TO SECTION 40.27.230 OF THE TOWN CODE. THE FUNDS SHALL BE USED FOR THE COST ASSOCIATED WITH INSPECTIONS AND MAINTENANCE. AN AMOUNT OF $- SHALL BE FUNDED UPON ISSUANCE OF SEVENTY-FIVE (75) PERCENT OF THE BUILDING PERMITS, THE DEPARTMENT SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS UNTIL THE DEPARTMENT IS FURNISHED WITH SATISFACTORY PROOF THAT THE FUNDS HAVE BEEN PAID TO THE TOWN IN ACCORDANCE WITH THE REQUIREMENT.
27. PURSUANT TO UDC 40.27.220 OF THE UDC, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST BEARING ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE, PRIVATE ALLEYS, AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD. THE AMOUNT SHALL BE $- (5- PER LOT * - LOTS * 2 YEARS) AS SHOWN ON THIS PLAN OR SUBSEQUENT PLANS.
28. DEVELOPER SHALL BE GRANTED ACCESS TO INDIVIDUAL LOTS FOR A PERIOD OF ONE (1) YEAR AFTER THE LOT HAS BEEN SOLD FOR PURPOSES OF COMPLETING THE OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.

DelDOT 's Record Plan General Notes:

1. NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY."
5. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE TOWN. THE TOWN ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE TOWN.
6. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE TOWN OF TOWNSEND FOLLOWING THE ACCEPTANCE OF THE STREETS. THE TOWN ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE TOWN.
7. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
8. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
9. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
10. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING, RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
11. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
12. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.

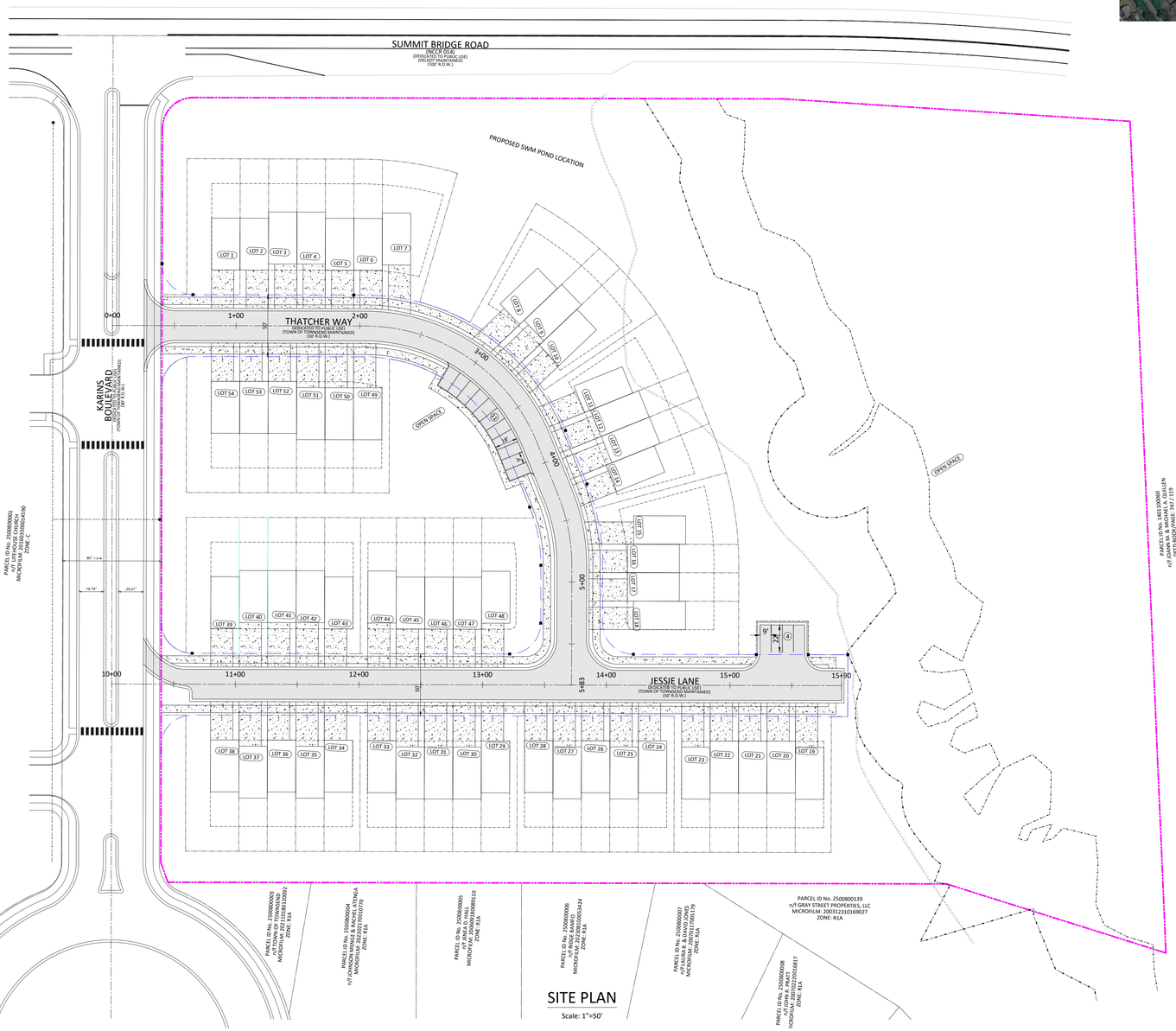
LEGEND:

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



SITE PLAN
Scale: 1"=50'



LOCATION MAP
Scale: n.t.s

SITE DATA:

1. OWNER OF RECORD: LIFEHOUSE CHURCH, 858 GREEN GIANT ROAD, TOWNSEND, DE 19734
2. APPLICANT: VILLAGE PROPERTIES - TOWNSEND, LLC, C/O RANDY BECKER, 8 CARRIAGE LANE, NEWARK, DE 19711, (302) 377-8846
3. ENGINEER/SURVEYOR: FIRST STATE ENGINEERING, 630 CHURCHMANS ROAD, SUITE 105, NEWARK, DE 19702, (302) 368-3184
4. SITE ADDRESS: 100 KARINS BOULEVARD, TOWNSEND, DE 19734
5. TAX MAP: 2500800002
6. ZONING DISTRICT: EXISTING: C (COMMERCIAL), PROPOSED: R-3 (RESIDENTIAL)
7. SOURCE OF TITLE: 20160330-0014590
8. DATUM: DELAWARE STATE PLANE NAD83, NAVD 88
9. BENCHMARK: - , ELEV. = -
10. NUMBER OF LOTS: EXISTING - 1, PROPOSED - 54 TOWNHOMES
11. EXISTING USE: OPEN FIELD
12. PROPOSED USE: RESIDENTIAL
13. GROSS SITE AREA: 11.67 Ac.± (508,345 S.F.)
14. WATER SUPPLY: ARTESIAN WATER COMPANY. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
15. SANITARY SEWER: NEW CASTLE COUNTY. SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS.
16. SEWER FLOWS: SF ATTACHED: 54 UNITS @250 GPD = 13,500 GPD, PEAK FLOW = 4 * 13,500 GPD = 54,000 GPD
17. SITE AREA DISTRIBUTIONS:

R-3 (RESIDENTIAL)	
TOTAL AREA:	11.67 Ac.± (508,345 S.F.)
LOT AREA:	3.67 Ac.± (160,069 S.F.)
AREA IN R.O.W.:	1.25 Ac.± (54,485 S.F.)
OPEN SPACE:	6.50 Ac.± (283,226 S.F.)
STORM WATER MANAGEMENT AREAS: (PONDS, MAINTENANCE AND OUTFALL)	- Ac.± (- S.F.)
IMPERVIOUS AREAS:	
ROADWAY:	0.65 Ac.± (28,195 S.F.)
SIDEWALK:	0.28 Ac.± (12,221 S.F.)
DRIVEWAY:	0.61 Ac.± (26,719 S.F.)
HOUSE AREA	1.20 Ac.± (52,164 S.F.)
TOTAL IMPERVIOUS:	2.74 Ac.± (119,299 S.F.)

18. LOT REGULATIONS:

R3 - RESIDENTIAL
SINGLE-FAMILY ATTACHED:

	REQ'D	PROVIDED
MINIMUM LOT SIZE:	2,200 SF	2,530 SF
MINIMUM LOT WIDTH:	20 FT.	23 FT.
MINIMUM LOT DEPTH:	110 FT.	110 FT.
STREET YARD SETBACK:	15/20 FT.	15/20 FT.
SIDE YARD SETBACK:	0 FT. / 12 FT END UNIT	0 & 6 FT.
REAR YARD SETBACK:	20 FT.	20 FT.
BUILDING HEIGHT:	40 FT.	< 40 FT.

19. MONUMENTATION: EXISTING: - , PROPOSED: -
20. FIRE HYDRANTS: EXISTING: 0, PROPOSED: -
21. PARKING: REQUIRED FOR TOWNHOUSE = 2 SPACES/2-3 BEDROOM
2 SPACES/DU X 54 LOTS = 108 SPACES REQUIRED
PROVIDED 2.0 SPACES/DRIVEWAY & GARAGE PER UNIT
3.0 SPACES/DU X 162 LOTS = 468 SPACES PROVIDED

ADDITIONAL 1 SPACE PER 5 UNITS FOR GUESTS

(5/54) = 11 GUEST SPACES REQUIRED
15 GUEST SPACES PROVIDED.

Certificate of Ownership:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF TOWNSEND.

---------- DATE

Certification of Accuracy:

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

EDWARD P. COUNSELLOR, PROFESSIONAL ENGINEER NO. 23772 DATE

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THIS 11.67 ± ACRE SITE INTO 54 TOWNHOOUSE LOTS ALONG WITH THE IMPROVEMENTS REQUIRED WITHIN.

Certification of Approvals:

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

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

PLAN NOTES

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

NO.	REVISION	DATE
1	-	-

811 Know what's below. Call before you dig.
MISS UTILITY of DELMARVA
BEFORE YOU DIG CALL 1-800-282-8555 (DE & MD)
WWW.MISSUTILITYDELMARVA.COM
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

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

BY: _____
EDWARD P. COUNSELLOR DATE
DELAWARE PROFESSIONAL ENGINEER NO. 23772

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

PROJECT: 2402NCC	DESIGNED BY: S.E.L.
DATE: 04/01/2024	DRAWN BY: E.P.C.
SCALE: 1" = 50'	CHECKED BY: S.E.L.

TOWNSEND CROSSINGS
FOR
VILLAGE PROPERTIES - TOWNSEND, LLC
PARCEL ID. NO. 2500800002
SITUATED IN
APPOQUINIMINK HUNDRED
TOWN OF TOWNSEND
NEW CASTLE COUNTY, DELAWARE

TITLE
COVER SHEET

PRELIMINARY

SHEET NUMBER
RP1

PUBLIC PRE CHECK Results for State Parcel(s): 2500800002

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

WRPA: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Soils - New Castle County: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Land and Water Conservation Fund: No Issues Found

Well Head Protection Areas: No Issues Found

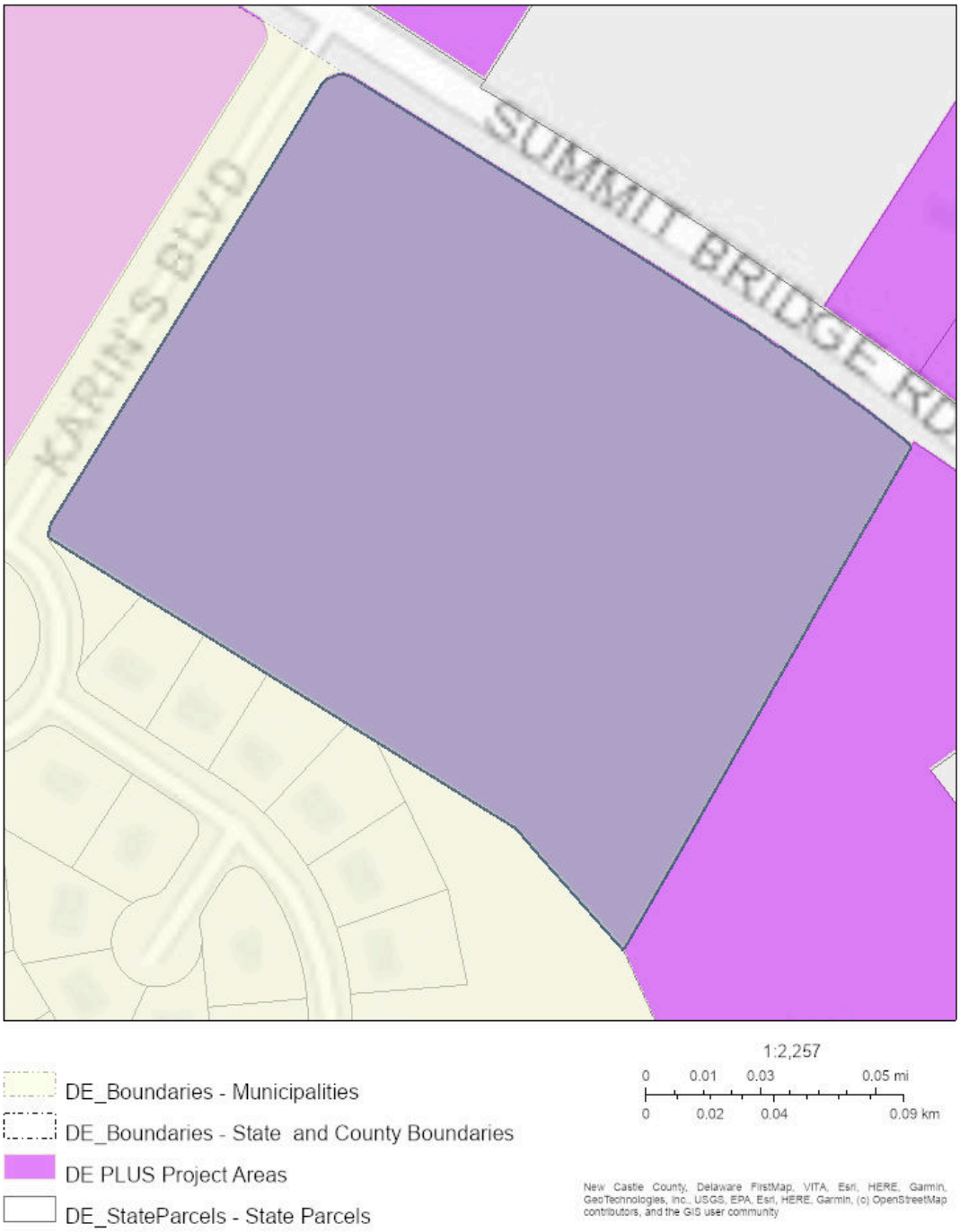
Ocean Area No Build Points: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 506,964.98 ft²

Jul 1 2024 14:20:52 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	504,614.45	N/A
DE_StateParcels - State Parcels	1	506,964.98	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	1	161,244.53	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	7	506,965.09	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	1	125,517.75	N/A
Recharge Areas	1	463,942.07	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	506,964.98	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2024-03-03	1,262.64
2	2008-09-04	503,351.82

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	2500800002	11.64	506,964.98

Delaware Ecological Network

#	ID	Area(ft²)
1	2,583.00	161,244.53

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Downer sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	5,871.59
2	Woodstown loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	13,848.95
3	Zekiah sandy loam, frequently flooded	40,110.03
4	Sassafras sandy loam, 10 to 15 percent slopes	41,826.37
5	Reybold silt loam, 0 to 2 percent slopes	124,907.97
6	Reybold silt loam, 2 to 5 percent slopes	280,400.18

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	3.49	125,517.75

Recharge Areas

#	ACREAGE	Area(ft²)
1	516	463,942.07

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	506,964.98

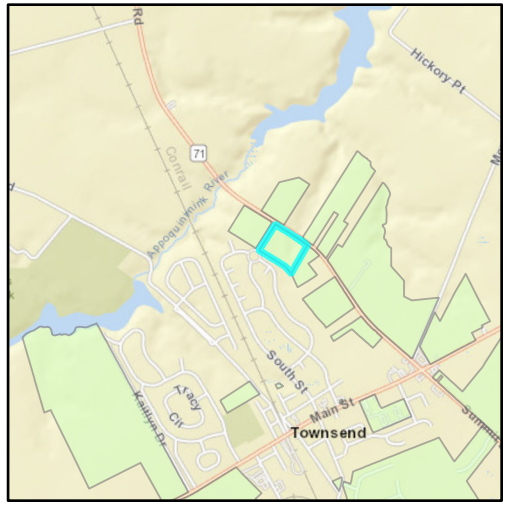
Preliminary Land Use Service (PLUS)

2024-07-02 Townsend Crossings



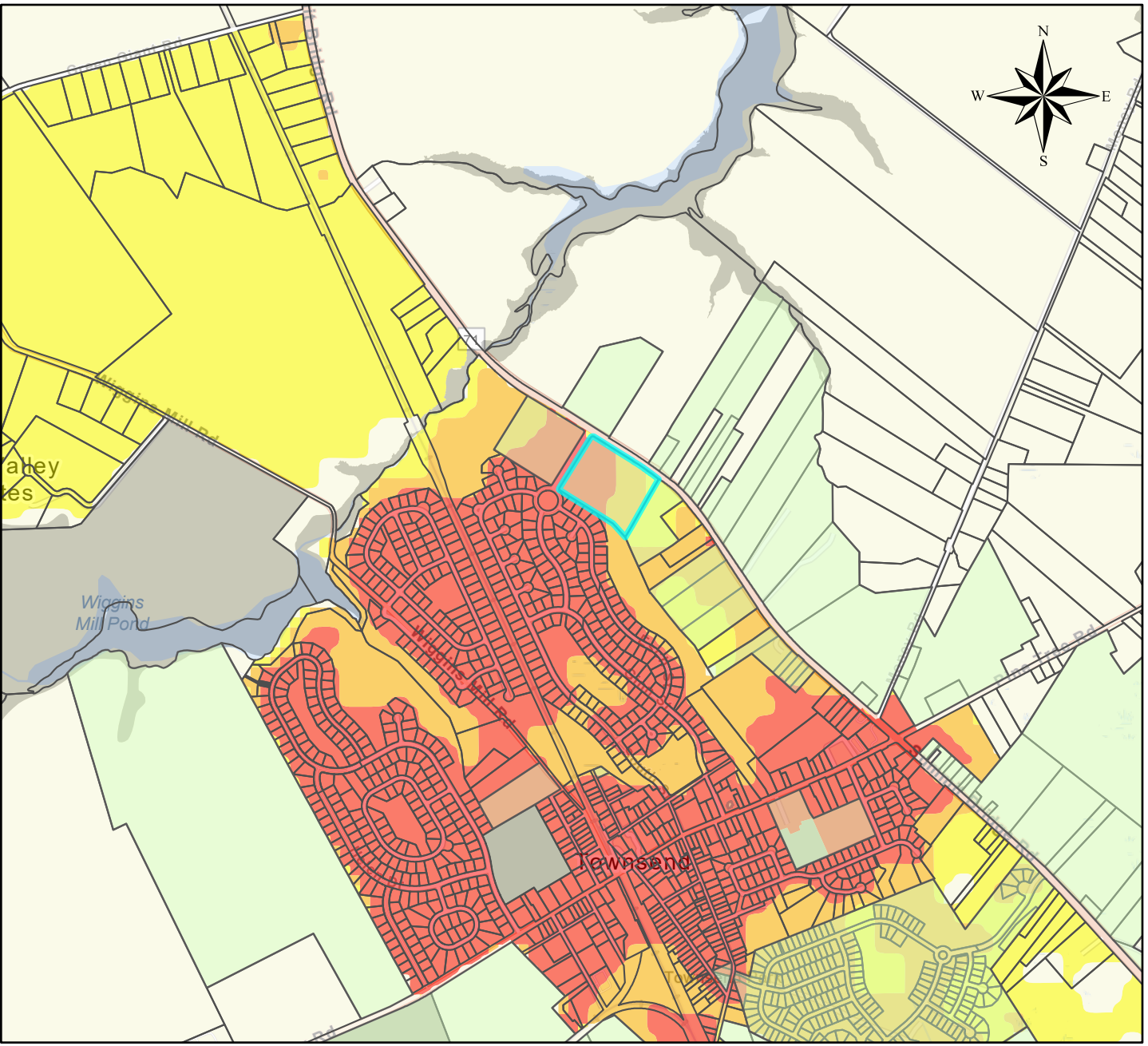
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-07-02 Townsend Crossings



Legend

- PLUS Project Areas

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play

