PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
April 23, 2025 1:01 PM

PLUS ID: 2025-05-05

State Strategy Level: 1-3 & Out of Play

PLUS Application Type - Site Plan Review

Title: Tappahanna at Watson Farm
County: New Castle County **Municipality:** Smyrna
Description of PLUS project/plan:
Tax parcel 28-001.00-023, zoned PVC - Planned Village Community, 324 apartment units, 110 townhouse unity

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): 2800100003

Project Location: south side of Joe Goldsborough Road, between DuPont Parkway and Duck Creek Road

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

Section II: Project Contact Information

Owner Contact Information

IPA Tappahanna LLC
4420 Limestone Road, Suite 202 A
Wilmington, DE 19808
Phone: (302) 384-7980
Email: sduchemin@jmcpropertiesinc.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

,
Phone:
Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherAtwell
Michael J. Kaszyski, Jr.
Phone: (302) 369-2900
Email: mkaszyski@atwell.com
Fax: (302) 369-2975

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

Section III: Project Details

Project Area (Acres): **57.53**
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: **2006-05-08**

Zoning Information

Present Zoning for this project area: **PLANNED VILLAGE COMMUNITY**
Proposed Zoning for this project: **N/A**

Land Use Information

Present Use for this project area: **VACANT**
Proposed Use for this project: **PLANNED VILLAGE COMMUNITY**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Multi-Family *5+ units/bldg, Duplex or Townhouse**

Residential Target Market: **Ownership, Rental**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **110**

Type of Rental Units: **Market rate**
Total number Rental Units: **324**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
434		324	110

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:
Sandy Duchemin (302) 384-7980

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: **Municipal**
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: **Municipal**
Will a new public wastewater system be located at this site?
Yes

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	9.41	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? **Yes**
If yes, estimated Acres of Tidal Wetlands: **20.8**

Non-tidal Wetlands

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

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:
Best management practices

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **31.2**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat**
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.
409
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? **Yes**

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.
TAX PARCEL 15-022.00-044, discussed with land owner and DelDOT for interconnect with DuPont Parkway

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?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	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: Tappahanna at Watson Farm

Project ID (to be completed by OSPC): 2025-05-05

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

Joanne M. Capano

Signature of Property Owner

4/24/25

Date

IPA Tappahanna LLC

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

_____

Date

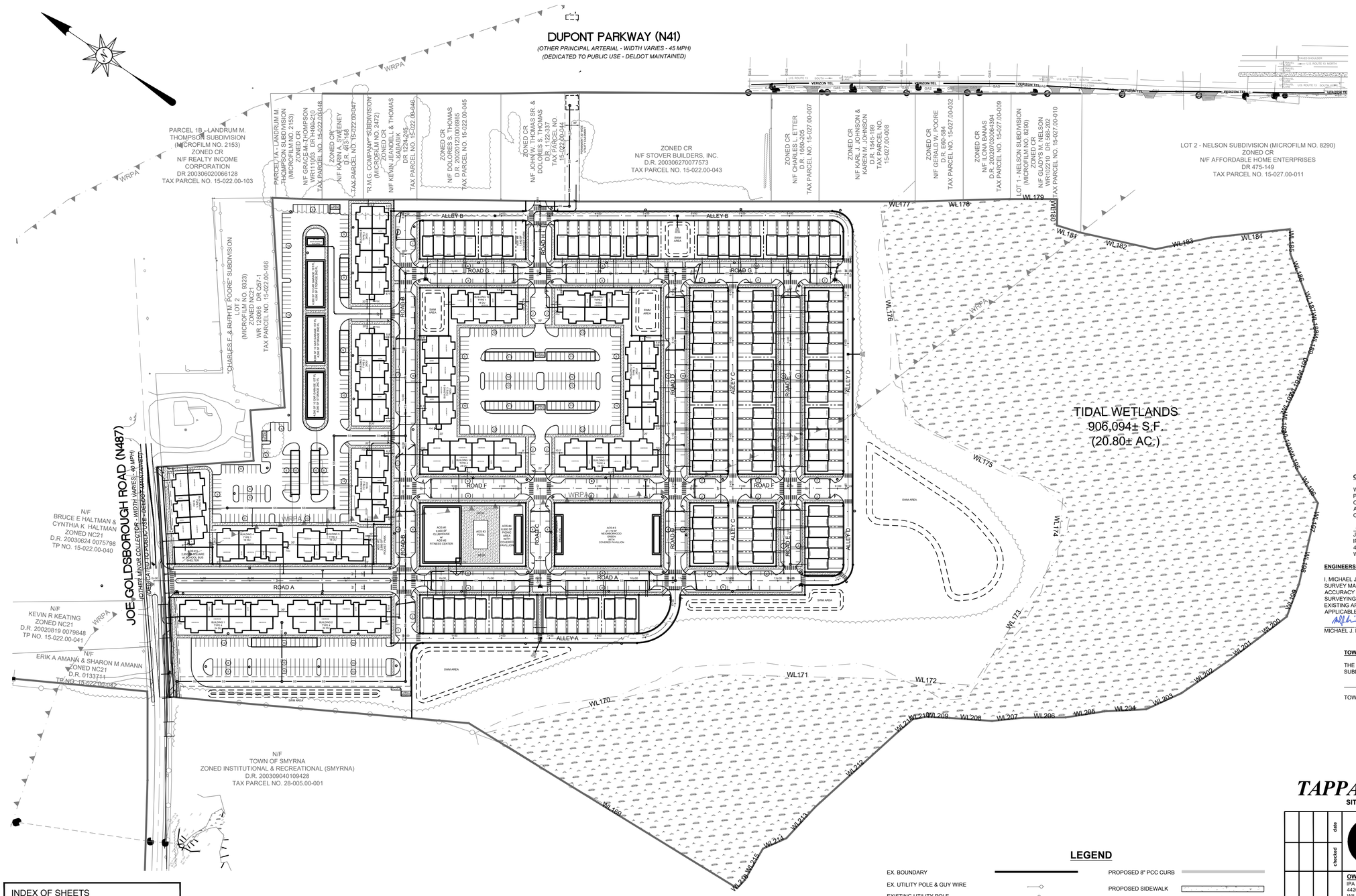
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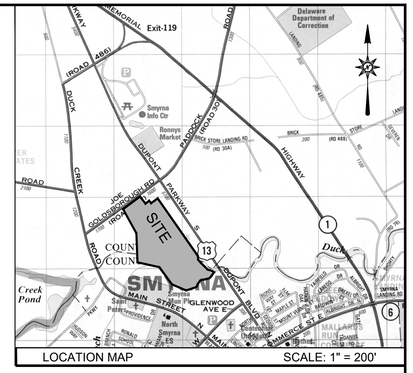
Additional Owner (Please Print)

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
FOR

TAPPAHANNA at WATSON FARM

TOWN OF SMYRNA - NEW CASTLE COUNTY - DELAWARE





BOUNDARY DATA

LINE	BEARING	DISTANCE
L14	N 81°07'14" W	23.72'
L15	N 85°38'09" E	75.13'
L16	N 58°31'17" W	53.64'
L17	N 81°43'33" W	87.52'
L18	N 74°49'08" W	41.48'
L19	N 44°09'14" W	27.09'
L20	N 32°03'18" W	49.54'
L21	N 30°21'34" W	88.84'
L22	N 40°23'38" W	65.30'
L23	N 34°43'41" W	88.34'
L24	N 43°18'58" W	81.93'
L25	N 37°15'25" W	86.91'
L26	N 58°54'22" W	80.81'
L27	N 71°21'33" W	76.96'
L28	N 71°58'51" W	75.77'
L29	N 76°17'52" E	72.40'
L30	N 68°23'52" E	94.72'
L31	N 69°03'36" E	78.38'
L32	N 23°37'48" E	80.63'
L33	N 32°44'39" E	47.58'
L34	N 38°18'01" E	41.52'
L35	N 59°23'26" E	32.56'
L36	N 80°45'20" E	49.82'
L37	N 80°57'58" E	25.48'
L38	N 74°39'18" E	60.49'
L39	N 73°18'22" E	47.76'
L40	N 46°49'07" E	38.43'
L41	N 36°24'07" E	53.04'
L42	N 34°48'19" E	82.15'
L43	N 54°32'46" E	51.25'
L44	N 34°25'18" W	100.00'
L45	N 17°08'36" W	48.96'
L46	N 56°04'21" E	55.00'
L47	N 39°04'53" W	71.74'

OWNER CERTIFICATION

WE, IPA TAPPAHANNA, LLC, HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAN WAS PREPARED AT OUR DIRECTION, THE PUBLIC IMPROVEMENTS TO BE DEDICATED TO THE TOWN OF SMYRNA WILL BE DONE UPON ACCEPTANCE BY THE TOWN, AND THAT WE HAVE READ AND AGREE TO THE TERMS OF SECTION 3.06 SUNSETTING OF APPROVAL PLANS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF SMYRNA.

JOANNE M. CAPANO — DATE 03-24-2025
IPA TAPPAHANNA, LLC
4420 LIMESTONE ROAD, SUITE 202A
WILMINGTON, DE 19808

ENGINEERS CERTIFICATION

I, MICHAEL J. KASZYSKI, JR., P.E., HEREBY CERTIFY THE PLAN REPRESENTS A SURVEY MADE BY KARINS AND ASSOCIATES (NOW ATWELL, LLC), THAT THE ACCURACY OF THE INFORMATION SHOWN IS CORRECT TO ACCEPTABLE SURVEYING STANDARDS AND PRACTICES, THE MONUMENTS SHOWN AS EXISTING ARE ACCURATELY SHOWN AND THE PLAN COMPLIES WITH THE APPLICABLE ZONING AND SUBDIVISION ORDINANCES OF THE TOWN.

MICHAEL J. KASZYSKI, JR., P.E. — DATE 03-24-2025

STATE OF DELAWARE — No. 15284 — MICHAEL J. KASZYSKI, JR. — PROFESSIONAL ENGINEER

TOWN ENGINEER CERTIFICATION

THE FINAL SUBDIVISION PLAN CONFORMS TO THE APPLICABLE TOWN ZONING AND SUBDIVISION ORDINANCES.

TOWN ENGINEER — DATE

TITLE SHEET
PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
FOR
TAPPAHANNA AT WATSON FARM

SITUATE IN: TOWN OF SMYRNA, NEW CASTLE COUNTY, DELAWARE

INDEX OF SHEETS

SHEET	1	TITLE SHEET
SHEET	2	NOTES & DETAILS
SHEETS	3 - 4	PRELIMINARY PLANS

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO CREATE A MASTER PLANNED COMMUNITY OF 324 APARTMENT UNITS AND 110 TOWNHOUSE UNITS LOCATED WITHIN THE TOWN OF SMYRNA.

LEGEND

EX. BOUNDARY
EX. UTILITY POLE & GUY WIRE
EXISTING UTILITY POLE
EX. WETLANDS
EXISTING TREE LINE
EXISTING MONUMENT
PROPOSED 8" PCC CURB
PROPOSED SIDEWALK
PROPOSED SEWER
PROPOSED WATER
PROPOSED LOT LINE
PROPOSED R / W

ATWELL
866.850.4200 www.atwell.com
17 POLLY DRUMMOND SHOPPING CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900
** KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC **

OWNER:
IPA TAPPAHANNA, LLC.
4420 LIMESTONE RD, SUITE 202A
WILMINGTON, DE 19808
PHONE: (302) 429-8700

PROPERTY ADDRESS:
1705 JOE GOLDSBOROUGH RD
SMYRNA, DE 19977

STATE OF DELAWARE — No. 15284 — MICHAEL J. KASZYSKI, JR. — PROFESSIONAL ENGINEER
03-24-2025

SURVEY BY:	KA
DESIGNED BY:	DS, BR
DRAWN BY:	JL, BR, JG
CHECKED BY:	DS, MKJ

SCALE: 1" = 100'
0 100' 200'
DATE: 12-02-2024 SHEET: 1 OF 6
DRAWING NO.: 1939.05 - Q01

date | checked | revisions

SITE DATA

1. TAX MAP PARCEL NO. 28-001.00-003
2. EXISTING ZONING: R-3 HIGH DENSITY RESIDENTIAL - PLANNED VILLAGE COMMUNITY
3. PROPOSED ZONING: R-3 HIGH DENSITY RESIDENTIAL - PLANNED VILLAGE COMMUNITY
4. SOURCE OF TITLE: INSTR. NO.: 20031017-0134471, 20040420-0037148,20060925-0091426 (PRIOR RECORDED SUBDIVISION HAS SUNSET)
5. OWNER - DEVELOPER: IPA TAPPAHANNA, LLC
4420 LIMESTONE ROAD
SUITE 202A
WILMINGTON, DE 19808
6. DATUM: NAD83 - DELAWARE
NAVD88
7. PROJECT BENCHMARK: CONCRETE MONUMENT: N 478506.2508, E 599611.9110, EL. 28.17
8. GROSS AREA: 57.53 AC.
9. EXISTING USE: CULTIVATED
10. PROPOSED USE: RESIDENTIAL PLANNED VILLAGE COMMUNITY
11. PROPOSED AREAS:
    - ROAD-STREET-ALLEY = 8.22 AC.
    - APARTMENTS = 14.38 AC.
    - TOWN HOMES = 5.02 AC.
    - OPEN SPACE = 29.91 AC.
12. TOTAL DWELLINGS:
    - APARTMENTS = 300
    - TOWN HOMES = 112
    - TOTAL = 412 DU
13. DENSITY:
    - MAX. = 12 DU/AC
    - PROPOSED 412 DU / 57.53 AC = 7.16 DU/AC
14. MINIMUM REQUIREMENTS: APARTMENTS
    - MAX. NO. UNITS IN BUILDING = 24 DU
    - MAX. HEIGHT = 45'
    - MIN. FRONT YARD SETBACK = 6'
    - MAX. FRONT YARD SETBACK = 20'
    - MIN. SIDE YARD SETBACK = 6'
    - MIN. REAR YARD SETBACK = 20'
    - MAX. LOT COVERAGE = N/A

    TOWN HOMES - DWELLING, ATTACHED (PER UNIT)
    - MIN. LOT AREA = 1,600 SF
    - MIN LOT WIDTH = 20'
    - MAX. LOT WIDTH = 50'
    - MIN. LOT DEPTH = 80'
    - MAX HEIGHT, 3 STY. = 45'
    - MIN. FRONT YARD SETBACK = 6'
    - MAX. FRONT YARD SETBACK = 20'
    - UNATTACHED SIDE YARD SETBACK = 6'
    - ATTACHED SIDE YARD SETBACK = 0'
    - REAR YARD SETBACK = 20'
    - MAX. LOT COVERAGE = N/A
15. PARKING REQUIREMENTS:

    APARTMENT (4 BUILDING TYPES REQUIRED)
    - TYPE 1:
      1 BR = 6 DU x 1.5 = 9 PS
      2 BR = 12 DU x 2 = 24 PS
      33 PS x 3 BUILDINGS = 99 PS
    - TYPE 2:
      1 BR = 6 DU x 1.5 = 9 PS
      2 BR = 9 DU x 2 = 18 PS
      3 BR = 3 DU x 2 = 6 PS
      33 PS x 3 BUILDINGS = 99 PS
    - TYPE 3:
      1 BR = 6 DU x 1.5 = 9 PS
      2 BR = 18 DU x 2 = 36 PS
      45 PS x 4 BUILDINGS = 180 PS
    - TYPE 4:
      1 BR = 6 DU x 1.5 = 9 PS
      2 BR = 12 DU x 2 = 24 PS
      3 BR = 6 DU x 2 = 12 PS
      45 PS x 4 BUILDINGS = 180 PS

    TOWN HOME
    - 2 PS PER DU x 112 DU = 224 PS

    TOTAL PARKING SPACES REQUIRED = 782
16. PARKING PROVIDED:

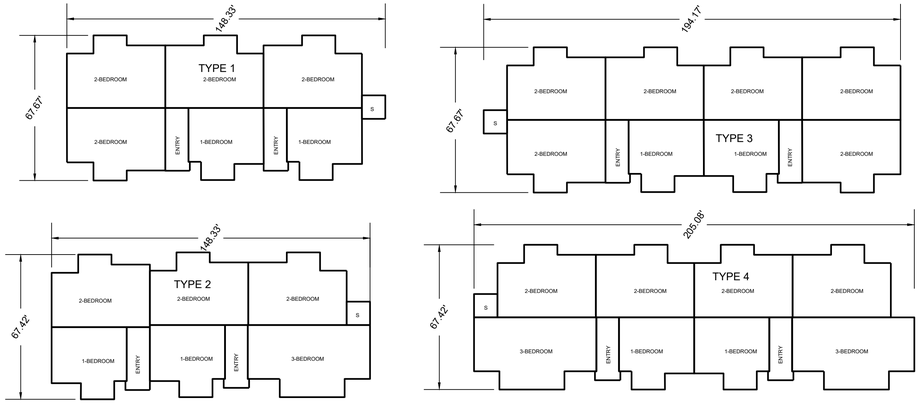
    APARTMENT
    - 594 (INCLUDES CARPORTS AND SAME SIDE ON-STREET SPACES)

    TOWN HOMES
    - 629 (INCLUDES GARAGE, PAD, AND SAME SIDE ON-STREET SPACES)

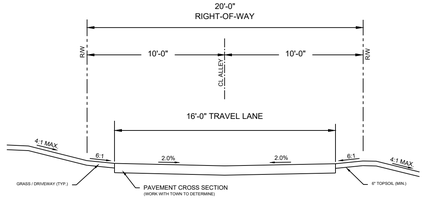
    TOTAL PARKING SPACES PROVIDED = 1,223
17. OPEN SPACE REQUIREMENT FOR PROPOSED 412 DU
    2 AMENITIES / 50 DU (+) 1 ADDITIONAL AMENITY FOR EVERY ADDITIONAL 50 DU;
    - 1st 50 DU = 2 AMENITIES
    - 412 DU (-) 50 = 362 / 50 = 7.24
    - TOTAL AMENITIES REQUIRES = 9
18. OPEN SPACE PROPOSED:
    - AMENITY 1 = 9,600 SF CLUBHOUSE
    - AMENITY 2 = FITNESS CENTER in CLUBHOUSE
    - AMENITY 3 = SWIMMING POOL
    - AMENITY 4 = 6,600 SF PICNIC AREA
    - AMENITY 5 = 3,025 SF PLAYGROUND
    - AMENITY 6 = 23,860 SF COMMUNITY GREEN
    - AMENITY 7 = 2 POCKET PARKS @1,100 SF EA
    - AMENITY 8 = 5,600 SF SQUARE
    - AMENITY 9 = WALKING / BIKE TRAIL
19. THE PROPERTY IS WITHIN THE TOWN OF SMYRNA 'NORTH DUCK CREEK UTILITY EXTENSION' SERVICE AREA FOR WATER, SEWER, AND ELECTRIC. THE OWNER-DEVELOPER WILL COORDINATE WITH OTHER SERVICE PROVIDERS.
20. WATER SUPPLIER: TOWN OF SMYRNA
    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.
21. SANITARY SEWER: TOWN OF SMYRNA
    SEWERAGE IS SUBJECT TO THE APPROVAL OF THE TOWN OF SMYRNA 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. THE TOWN OF SMYRNA 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.
22. FLOODPLAIN
    A PORTION OF THE SITE LIES WITH THE 100-YEAR FLOODPLAIN. LIMITS OF THE 100-YEAR FLOOD PLAIN WERE TAKEN FROM THE FLOOD INSURANCE RATE MAP NO. 10003C0436K, DATED FEB. 4, 2015.
23. WETLANDS
    THE WETLANDS BOUNDARIES DEPICTED ON THIS PLAN WERE TAKEN FROM A WETLAND DELINEATION REPORT BY WATERSHED ECO, LLC, DATED DEC. 17, 2020.
24. WATER RESOURCE PROTECTION AREA (WRPA)
    AS PER THE "WATER RESOURCE PROTECTION AREAS FOR THE CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY DELAWARE GIS MAP, A PORTION OF THE SITE IS LOCATED IN A WATER RESOURCE PROTECTION AREA.
25. CRITICAL NATURAL AREAS
    THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS (CNA) EXIST ON SITE.

DELDOT NOTES

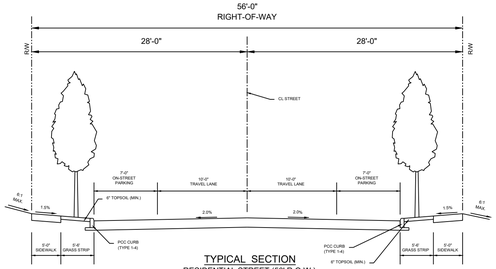
1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
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 DEVELOPMENT COORDINATION MANUAL.
5. 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 SMYRNA 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.
6. THE SIDEWALK 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 FOR THE SIDEWALK.
7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
8. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
9. 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.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
11. 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.



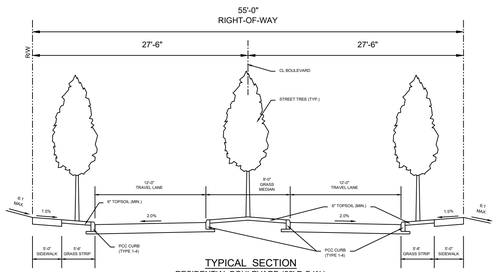
3-STORY APARTMENTS - BUILDING TYPES
NOT TO SCALE



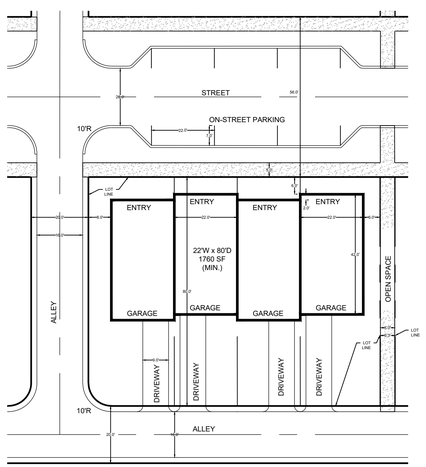
TYPICAL SECTION
ALLEY (R.O.W.)
NOT TO SCALE



TYPICAL SECTION
RESIDENTIAL STREET (56' R.O.W.)
NOT TO SCALE



TYPICAL SECTION
RESIDENTIAL BOULEVARD (55' R.O.W.)
NOT TO SCALE



TYPICAL TOWNHOME
NOT TO SCALE

NOTES & DETAILS
PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
FOR
TAPPAHANNA AT WATSON FARM

SITUATE IN: TOWN OF SMYRNA, NEW CASTLE COUNTY, DELAWARE

ATWELL
866.850.4200 www.atwell.com
17 POLLY DRUMMOND SHOPPING CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900
** KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC **

OWNER:
IPA TAPPAHANNA, LLC.
4420 LIMESTONE RD, SUITE 202A
WILMINGTON, DE 19808
PHONE: (302) 429-8700

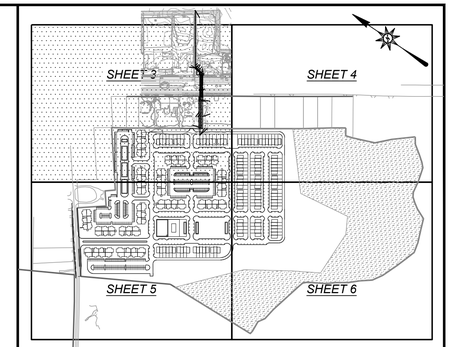
PROPERTY ADDRESS:
1705 JOE GOLDSBOROUGH RD
SMYRNA, DE 19977

STATE OF DELAWARE — No. 15284 — MICHAEL K. JACKSON — PROFESSIONAL ENGINEER
03-24-2025

SURVEY BY: KA	SCALE:
DESIGNED BY: DS, BR	
DRAWN BY: JL, BR, JG	DATE: 12-02-2024
CHECKED BY: DS, MKJ	DRAWING NO.: 1939.05 - Q02

SHEET: 2 OF 6

revisions | checked | date



KEY MAP 1"= 500'

WocA

SacB

LfA

WRPA

DUPONT PARKWAY (N41)
(OTHER PRINCIPAL ARTERIAL - WIDTH VARIES - 45 MPH)
(DEDICATED TO PUBLIC USE - DELDOT MAINTAINED)

SacB

WRPA

LfA

WRPA

S 32°35'38" E

S 34°25'18" E

197.92'

S 33°42'52" E

337.96'

S 34°25'18" E

103.41'

ALLEY B

ROAD H

ROAD G

ROAD B

LfA

SacB

LfA

SacB

437.65'

N 52°13'07" E

JOE GOLDSBOROUGH ROAD (N487)
(OTHER MINOR COLLECTOR - WIDTH VARIES - 40 MPH)
(DEDICATED TO PUBLIC USE - DELDOT MAINTAINED)

PERMANENT 30' WIDE UTILITY EASEMENT

LfA

SWM AREA

SWM AREA

BUILDING 8 TYPE 3 24DU

BUILDING 9 TYPE 3 24DU

BUILDING 10 TYPE 1 18 DU

BUILDING 11 TYPE 2 18 DU

BUILDING 12 TYPE 3 24DU

20' X 40' MAINTENANCE BUILDING

4,000 SF 10 CAR GARAGE, 1ST FL 4,000 SF STORAGE 2ND FL

4,000 SF 10 CAR GARAGE, 1ST FL 4,000 SF STORAGE 2ND FL

ACS #6 1,640 SF POCKET PARK

METER VAULT

FDC

TIMING DISCLOSURE

(SEE SHEET 5 FOR CONTINUATION)

(SEE SHEET 4 FOR CONTINUATION)

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN FOR

TAPPAHANNA AT WATSON FARM

SITUATE IN: TOWN OF SMYRNA, NEW CASTLE COUNTY, DELAWARE

date			
checked			
revisions			

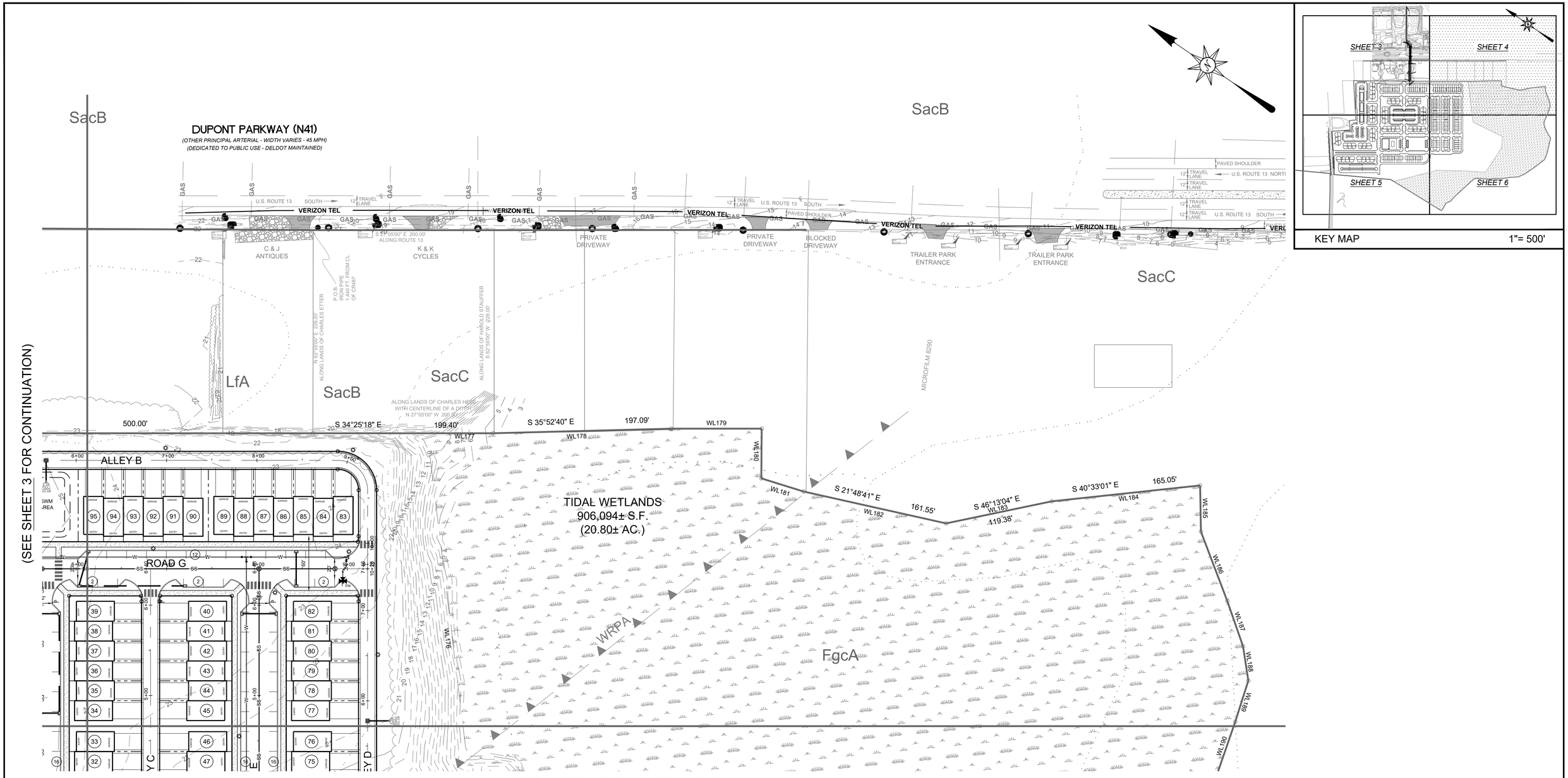
ATWELL
866.850.4200 www.atwell.com
17 POLLY DRUMMOND SHOPPING CENTER, SUITE 201
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PROPERTY ADDRESS:
1705 JOE GOLDSBOROUGH RD
SMYRNA, DE 19977

MICHAEL K. JACKSON JR. No. 15284 PROFESSIONAL ENGINEER
03-24-2025

SURVEY BY:	KA	SCALE: 1" = 50'	
DESIGNED BY:	DS, BR		
DRAWN BY:	JL, BR, JG	DATE: 12-02-2024	SHEET: 3 OF 6
CHECKED BY:	DS, MKJ	DRAWING NO.: 1939.05 - Q03-Q06	



PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
FOR

TAPPAHANNA AT WATSON FARM

SITUATE IN: TOWN OF SMYRNA, NEW CASTLE COUNTY, DELAWARE

ATWELL
866.850.4200 www.atwell.com
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PHONE: (302) 429-8700

PROPERTY ADDRESS:
1705 JOE GOLDSBOROUGH RD
SMYRNA, DE 19977

No. 16284 — MICHAEL K. JANUSZKO — PROFESSIONAL ENGINEER — DELAWARE

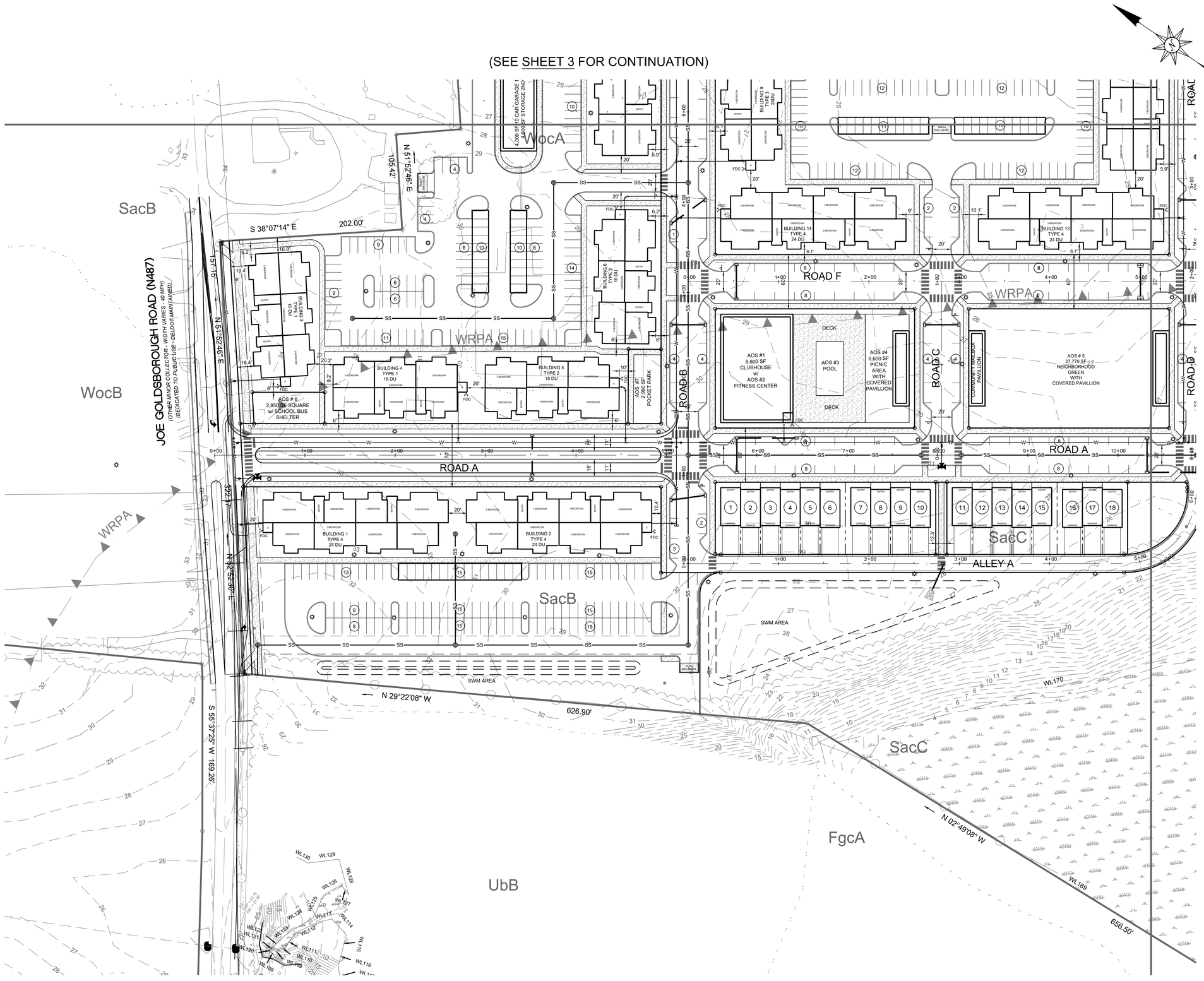
03-24-2025

SURVEY BY:	KA
DESIGNED BY:	DS, BR
DRAWN BY:	JL, BR, JG
CHECKED BY:	DS, MKJ

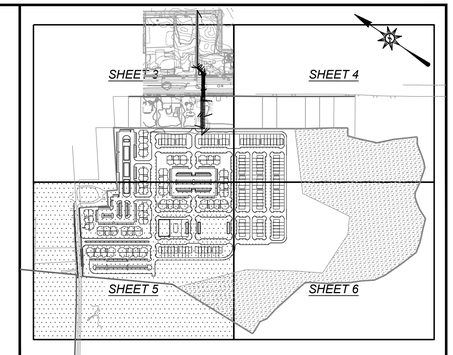
SCALE: 1" = 50' (0 — 50' — 100')
DATE: 12-02-2024 SHEET: 4 OF 6
DRAWING NO.: 1939.05 - Q03-Q06

date | checked | revisions

(SEE SHEET 3 FOR CONTINUATION)



(SEE SHEET 6 FOR CONTINUATION)



KEY MAP 1"= 500'

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN FOR

TAPPAHANNA AT WATSON FARM

SITUATE IN: TOWN OF SMYRNA, NEW CASTLE COUNTY, DELAWARE

ATWELL
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SMYRNA, DE 19977

No. 15284 — PROFESSIONAL ENGINEER — DELAWARE

03-24-2025

SURVEY BY:	KA
DESIGNED BY:	DS, BR
DRAWN BY:	JL, BR, JG
CHECKED BY:	DS, MKJ

SCALE: 1" = 50' (0, 50', 100')

DATE: 12-02-2024 SHEET: 5 OF 6

DRAWING NO.: 1939.05 - Q03-Q06

revisions | checked | date

(SEE SHEET 4 FOR CONTINUATION)

(SEE SHEET 5 FOR CONTINUATION)

TIDAL WETLANDS
906,094± S.F.
(20.80± AC.)

ROAD F

ALLEY C

ALLEY D

ROAD E

SWM AREA

SWM AREA

SacB

SacC

SacC

Ln

Ln

Ln

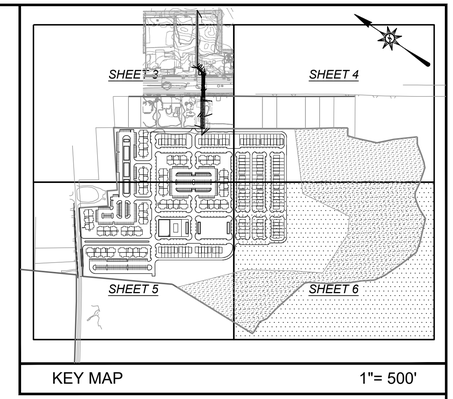
DUCK CREEK

DUCK CREEK

WL171 WL172 WL173 WL175 WL191 WL192 WL193 WL194 WL195 WL196 WL197 WL198 WL199 WL200 WL201 WL202 WL203 WL204 WL205 WL206 WL207 WL208 WL209 WL210 WL211 WL212 WL213 WL214 WL215 WL216

N 68°52'13" W 118.94'

N 76°41'02" W 233.30'



KEY MAP 1"= 500'

PRELIMINARY MAJOR LAND DEVELOPMENT PLAN FOR

TAPPAHANNA AT WATSON FARM

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03-24-2025

SURVEY BY:	KA
DESIGNED BY:	DS, BR
DRAWN BY:	JL, BR, JG
CHECKED BY:	DS, MKJ

SCALE: 1" = 50'
0 50' 100'

DATE: 12-02-2024 SHEET: 6 OF 6

DRAWING NO.: 1939.05 - Q03-Q06

date | checked | revisions

PUBLIC PRE CHECK Results for State Parcel(s): 2800100003

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

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

Wetlands: Issue Found

WRPA: Issues Found

Soils - Kent County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Soils - New Castle County: Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: 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

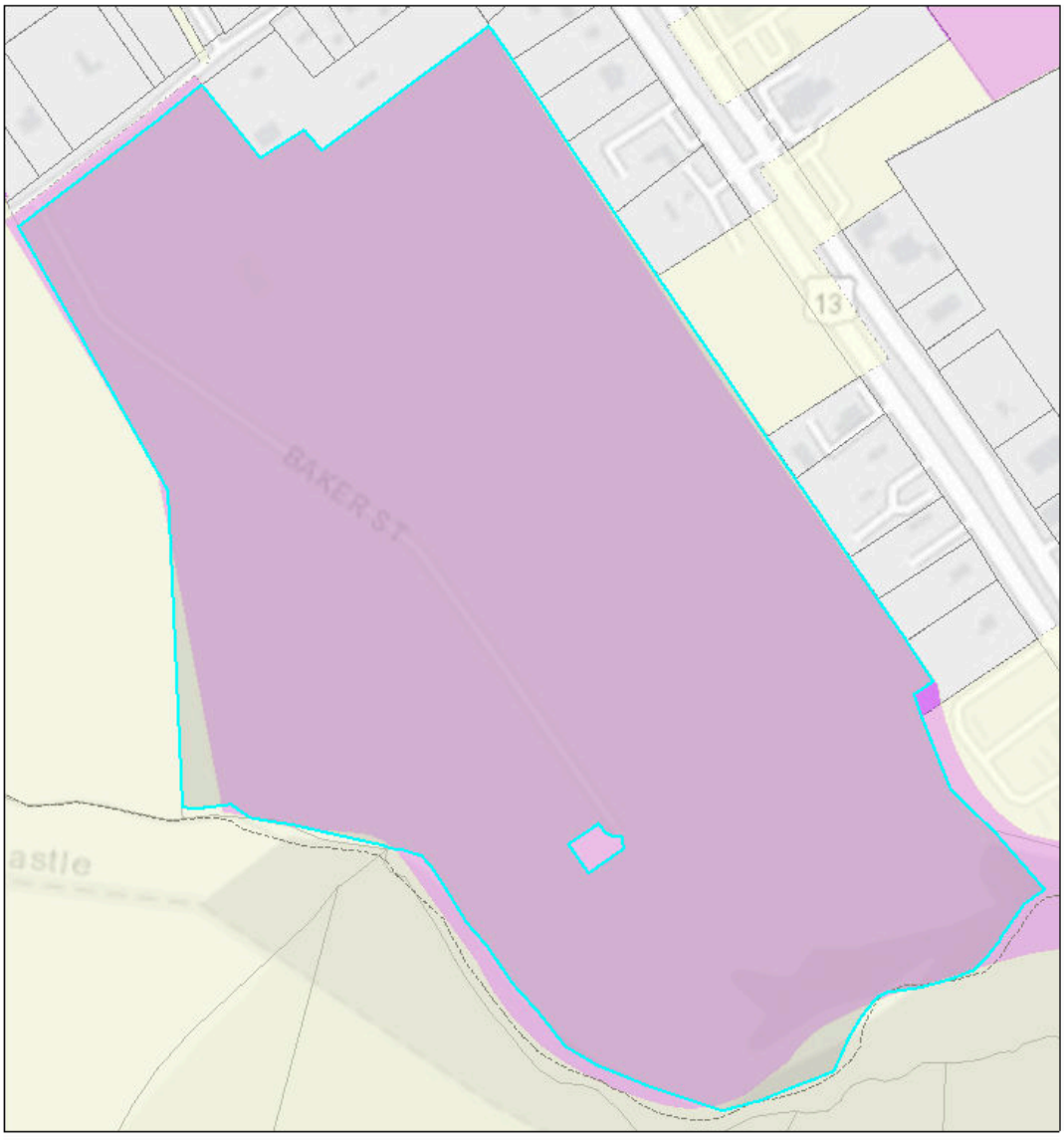
Park Facilities: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 2,495,647.15 ft²

May 2 2025 16:03:12 Eastern Daylight Time



DE_Boundaries - Municipalities
DE_Boundaries - State and County Boundaries
DE PLUS Project Areas
DE_StateParcels - State Parcels

1:4,514
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

New Castle County, Delaware FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	4,893,053.10	N/A
DE_StateParcels - State Parcels	2	2,495,782.83	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	2	1,097,284.23	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	1	2,338.40	N/A
Soils New Castle County	8	2,493,308.96	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)	2	N/A	3,555.84
2017 High Marsh (not regulatory)	1	14,900.74	N/A
2017 Low Marsh (not regulatory)	2	358,252.64	N/A
2017 Wetlands (not regulatory)	8	833,325.95	N/A
Recharge Areas	1	890,354.97	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	1	N/A	214.12
Transect	0	N/A	0
Cross Sections	2	N/A	1,497.20
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	9	2,495,150.69	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2006-05-08	2,446,526.55
2	2005-08-13	2,446,526.55

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1-17-00912-01-0300-00001	19.29	135.66
2	2800100003	57.29	2,495,647.17

Delaware Ecological Network

#	ID	Area(ft²)
1	3,303.00	75,048.51
2	3,315.00	1,022,235.73

Soils Kent County

#	SOILNAME	Area(ft²)
1	Lenape-Nanticoke complex, very frequently flooded, tidal	2,338.40

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Udorthents, borrow area, 0 to 5 percent slopes	1,764.65
2	Woodstown loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	2,979.48
3	Leipsic-Reybold complex, 0 to 2 percent slopes	24,390.29
4	Woodstown loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	88,061.78
5	Fallsington loams, 0 to 2 percent slopes, Mid-Altlantic Coastal Plain	275,766.63
6	Lenape-Nanticoke complex, very frequently flooded, tidal	388,389.89
7	Sassafras sandy loam, 5 to 10 percent slopes, Mid-Atlantic Coastal Plain	504,963.31
8	Sassafras sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	1,206,992.93

2017 High Water Mark (not regulatory)

#	LEFT_FID	RIGHT_FID	Length(ft)
1	-1	733	3,555.84

2017 High Marsh (not regulatory)

#	ACRES	Area(ft²)
1	0.34	14,900.74

2017 Low Marsh (not regulatory)

#	ACRES	Area(ft²)
1	7.97	1,583.77
2	9.58	356,668.88

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	7.97	1,583.77
2	399.03	14,010.72
3	0.34	14,900.74
4	0.69	30,095.45
5	20.76	62,348.16
6	10.51	132,152.90
7	5.10	221,565.32
8	9.58	356,668.88

Recharge Areas

#	ACREAGE	Area(ft²)
1	145	890,354.97

Base Flood Elevation

#	DFIRM_ID	Length(ft)
1	10001C	214.12

Cross Sections

#	DFIRM_ID	Length(ft)
1	10001C	1,497.20

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	5,717.09
2	10001C	2,489,433.60

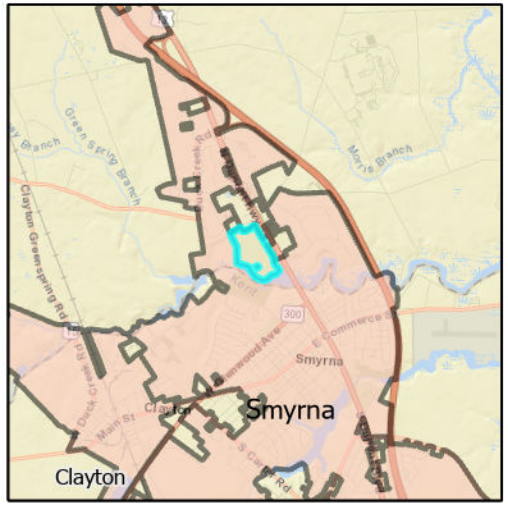
Preliminary Land Use Service (PLUS)

2025-05-05 - Tappahanna at Watson Farm



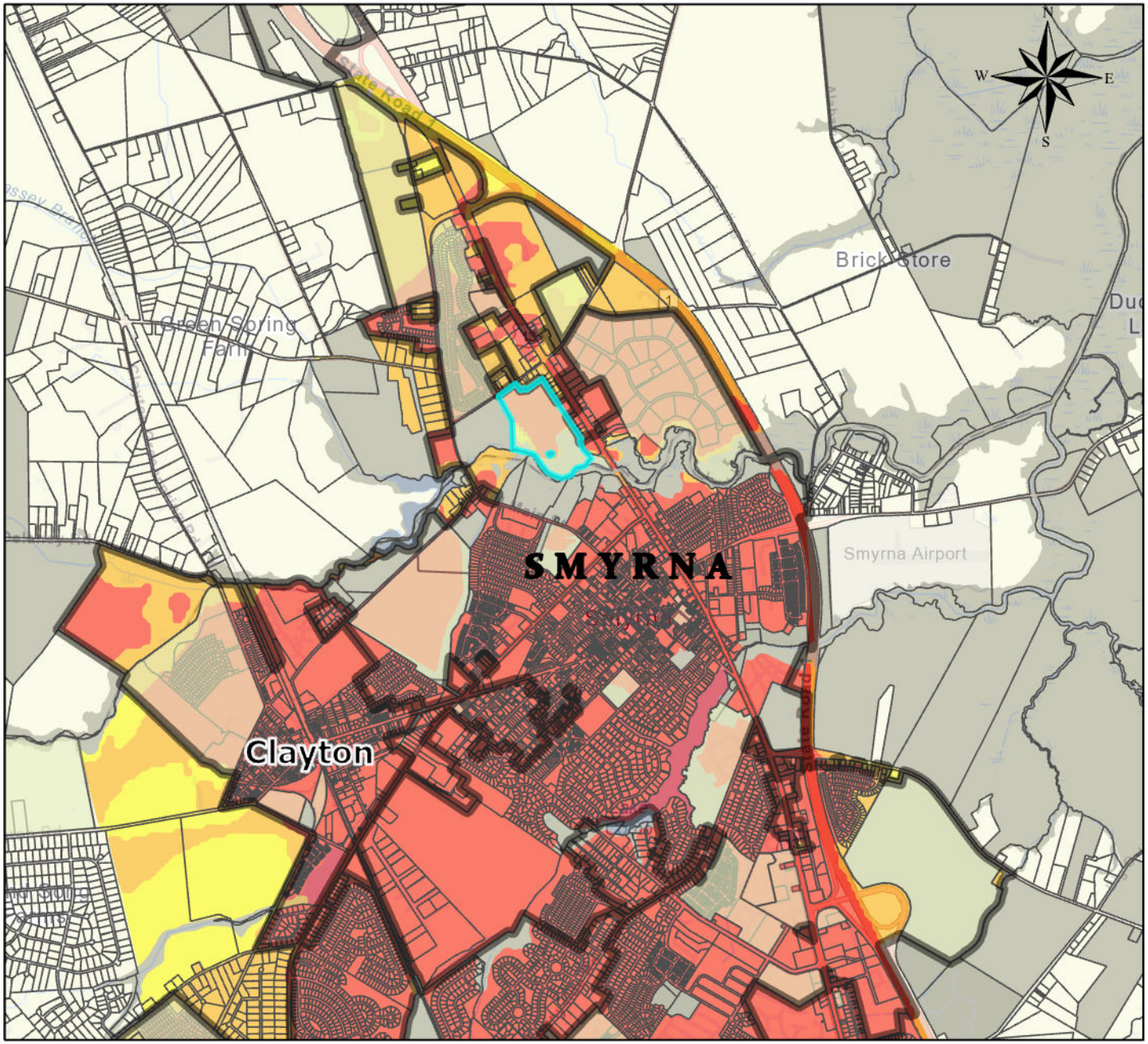
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-05-05 - Tappahanna at Watson Farm



Legend

2020 State Strategies

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

