

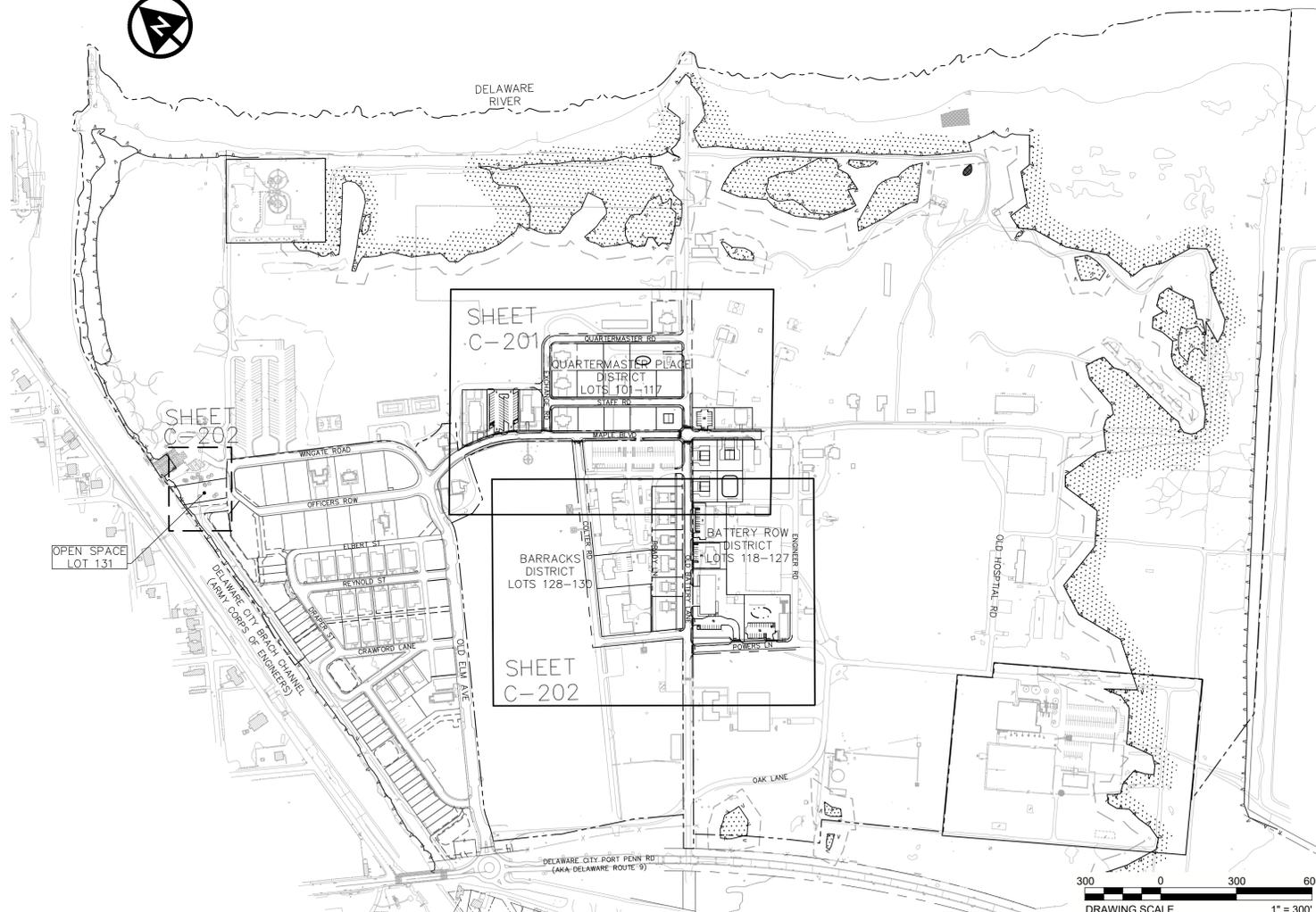
# FORT DUPONT TOWN CENTER CONCEPT MAJOR SUBDIVISION PLAN LOTS 101-131

RED LION HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE CITY, DELAWARE

- GENERAL NOTES:**
1. THE PURPOSE OF THIS SUBDIVISION PLAN IS TO SUBDIVIDE OUT 31 ADDITIONAL LOTS FROM THE EXISTING RESIDUAL LOT
  2. THIS PLAN SUPERSEDES IN PART, THE RECORD MAJOR SUBDIVISION PLAN, INSTRUMENT NO: 20240723-0047796, RECORDED ON 23 JULY 2024.
  3. BOUNDARY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN FEBRUARY 2016.
  4. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
  5. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE; OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
  6. ALL MEASUREMENTS MADE ARE BASED ON A GNSS RTK SITE CALIBRATION SET BY BECKER MORGAN GROUP, DOVER DE., IN AUGUST OF 2015. BOTH VERTICAL AND HORIZONTAL COORDINATES FOR SITE CALIBRATION WERE DERIVED THROUGH A LIMITED CONSTRAINT POST PROCESS OF STATIC GNSS OBSERVATIONS. VERTICAL DATUM IS BASED ON NGS MONUMENT U39 (NAVD 88) WITH TIES TO OTHER NEAR BY PASSIVE NGS MONUMENTS. HORIZONTAL DATUM IS BASED ON ACTIVE NGS MONUMENTS - DELAWARE STATE PLANE NAD 83 (2011). WHERE GNSS OBSERVATION WERE NOT SUITABLE, MEASUREMENTS WERE MADE WITH A TOPCON QS-3A ELECTRONIC TOTAL STATION. TRAVERSE RAN TO FROM POINTS SET WITHIN CALIBRATION FILE WERE WITHIN MINIMUM CLOSURE STANDARD SET BY STATE STATUTE FOR A URBAN SURVEY BEFORE ADJUSTMENT.
  7. PORTIONS OF THIS SITE ARE LOCATED WITHIN THE ONE HUNDRED YEAR FLOODPLAIN, BASED ON FIRM MAP 1000302254K, PANEL 254 OF 475, DATED FEBRUARY 4, 2015.
  8. WETLANDS ARE NOT PRESENT WITHIN THE PROJECT LIMITS, PER WETLANDS DELINEATION PERFORMED BY WATERSHED ECO, LLC, DATED JUNE 2016 AND VERDANTAS IN OCTOBER 2022.
  9. ALL ROAD RIGHTS OF WAY IN THEIR ENTIRETY ARE HEREBY BURDENED AND BENEFITED BY A CROSS ACCESS EASEMENT FOR STORMWATER MANAGEMENT WATER SUPPLY SYSTEM AND SANITARY SEWER. CROSS ACCESS FOR STORMWATER MANAGEMENT AND SANITARY SEWER MAINS SUBJECT TO RELOCATION IN CASE OF FUTURE DEVELOPMENT.
  10. ALL ROAD RIGHT OF WAY IN THEIR ENTIRETY ARE SUBJECT TO A SANITARY SEWER EASEMENT DEDICATED TO NEW CASTLE COUNTY FOR THE INSTALLATION CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, REPAIR AND ACCESS OF SANITARY SEWER INFRASTRUCTURE AND APPURTENANCES.
  11. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, ELEVATION CERTIFICATES, WHERE APPLICABLE, MUST BE APPROVED.
  12. THE STREET NAMES AND ADDRESSES AS SHOWN HERE ON HAVE BEEN PROVIDED BY THE CLIENT AND NEW CASTLE COUNTY GIS SERVICE.
  13. THE PUBLIC SHALL BE GRANTED ACCESS RIGHTS TO THE PRIVATE ROADS AND SIDEWALKS.
  14. IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLAN WAS GRANTED FINAL APPROVAL ON \_\_\_\_\_ AND ACCORDINGLY IS ELIGIBLE FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS.

**LEGEND:**

|     |                                |
|-----|--------------------------------|
| --- | PROPERTY LINE                  |
| --- | 100 YEAR FLOODPLAIN            |
| --- | BENCHMARK                      |
| --- | CONCRETE MONUMENT FOUND        |
| --- | CAPPED REBAR FOUND             |
| --- | IRON PIPE FOUND                |
| --- | BUILDING SETBACK LINE          |
| --- | PAVEMENT SETBACK LINE          |
| --- | ACCESS EASEMENT LINE           |
| --- | FLOOD HAZARD AREA              |
| --- | WETLANDS                       |
| --- | WETLAND BUFFER                 |
| --- | EDGE OF WATER                  |
| --- | WATER RESOURCE PROTECTION AREA |
| --- | CENTERLINE OF DITCH            |
| --- | EXISTING STRUCTURE             |
| --- | SANITARY SEWER FORCE MAIN      |
| --- | HIGH TIDE LINE                 |
| --- | MEAN HIGH WATER                |
| --- | FENCES                         |
| --- | ON-SITE CURB                   |
| --- | PR. PROPERTY LINE              |
| --- | PR. ROAD CENTERLINE            |
| --- | PR. CURB                       |
| --- | PR. BUILDING                   |



**SHEET INDEX**

| SHEET NUMBER | SHEET TITLE               |
|--------------|---------------------------|
| C-001        | COVER SHEET               |
| C-200        | OVERALL PLAN LOTS 101-131 |
| C-201        | LOTS 101-123              |
| C-202        | LOTS 124-131              |

**OWNER'S CERTIFICATION**

WE, FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DATE \_\_\_\_\_ NAME: TIMOTHY SLAVIN  
EXECUTIVE DIRECTOR

**LOT DATA:**

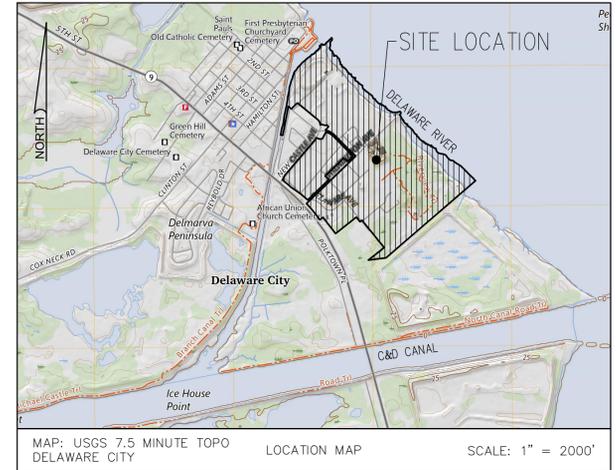
- PROPOSED LOTS 3 LOTS
- BARRACKS DISTRICT**
- MINIMUM LOT SIZES 5,000 SF
  - COMMERCIAL MIXED USE
  - MINIMUM FRONTAGE 50'
  - MAXIMUM BUILDING HEIGHT 45' (3 STORIES)
  - MINIMUM FRONT YARD SETBACKS 10'
  - COMMERCIAL USE
  - MINIMUM SIDE YARD SETBACKS N/A
  - COMMERCIAL USE
  - MINIMUM REAR YARD SETBACKS 20'
  - COMMERCIAL USE
  - MAXIMUM BUILDING LOT COVERAGE N/A

**LOT DATA:**

- TOTAL DWELLING UNITS 28 DU
  - PROPOSED LOTS 19 LOTS
- QUARTERMASTER PLACE DISTRICT**
- MINIMUM LOT SIZES 4,000 SF, 5,000 SF
  - TWO FAMILY ATTACHED
  - COMMERCIAL USE
  - MINIMUM FRONTAGE 30', 35'
  - TWO FAMILY ATTACHED
  - COMMERCIAL USE
  - MAXIMUM BUILDING HEIGHT 45' (3 STORIES), 45' (2.5 STORIES)
  - TWO FAMILY ATTACHED
  - COMMERCIAL
  - MINIMUM FRONT YARD SETBACKS 20', 10'
  - TWO FAMILY ATTACHED
  - COMMERCIAL
  - MINIMUM SIDE YARD SETBACKS 15/30' BOTH SIDES, 5'
  - TWO FAMILY ATTACHED
  - COMMERCIAL
  - MINIMUM REAR YARD SETBACKS 20', 20'
  - TWO FAMILY ATTACHED
  - COMMERCIAL
  - MAXIMUM BUILDING LOT COVERAGE 60%, N/A
  - TWO FAMILY ATTACHED
  - COMMERCIAL

**LOT DATA:**

- TOTAL DWELLING UNITS 10 DU
  - PROPOSED LOTS 9 LOTS
- BATTERY ROW DISTRICT**
- MINIMUM LOT SIZES 4,000 SF, 5,000 SF
  - TWO FAMILY ATTACHED
  - COMMERCIAL USE
  - MINIMUM FRONTAGE 30', 35'
  - TWO FAMILY ATTACHED
  - COMMERCIAL USE
  - MAXIMUM BUILDING HEIGHT 45' (3 STORIES), 45' (3 STORIES)
  - TWO FAMILY ATTACHED
  - COMMERCIAL
  - MINIMUM FRONT YARD SETBACKS 20', 10'
  - TWO FAMILY ATTACHED
  - COMMERCIAL
  - MINIMUM SIDE YARD SETBACKS 15/30' BOTH SIDES, 5'
  - TWO FAMILY ATTACHED
  - COMMERCIAL
  - MINIMUM REAR YARD SETBACKS 20', 20'
  - TWO FAMILY ATTACHED
  - COMMERCIAL
  - MAXIMUM BUILDING LOT COVERAGE 60%, N/A
  - TWO FAMILY ATTACHED
  - COMMERCIAL



**SITE DATA:**

1. TAX PARCEL NO.: 22-009.00-156
2. OWNER/DEVELOPER: FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION, 260 OLD ELM AVENUE, DELAWARE CITY, DE 19706
3. DESIGNER: VERDANTAS LLC, 5400 LIMESTONE ROAD, WILMINGTON, DE 19808, (302) 239-6634
4. SOURCE OF TITLE: INST #20160314-0011646
5. ZONING: HPR (HISTORIC PRESERVATION AND REDEVELOPMENT)
6. SITE ACREAGE: 219.9287+ ACRES, PROPOSED LOTS 101-131: 611,016± SF (14.027± ACRES)
7. EXISTING MONUMENTS: REFER TO INSTRUMENT # 20210927112344 FOR EXISTING MONUMENTS
8. PROPOSED MONUMENTS:
9. BENCHMARKS: BENCHMARK SET IRON ROD WITH CAP #6723, ELEV: 8.86' (NAVD88), N: 573049.73', E: 608292.98'; BENCHMARK SET IRON ROD WITH CAP #6723, ELEV: 12.82' (NAVD88), N: 572804.86', E: 608762.32'; BENCHMARK MAG NAIL SET #723, ELEV: 6.85' (NAVD 88), N: 572349.66', E: 608788.80'
10. DATUM: HORIZONTAL: NAD 83 DE STATE PLANE GRID, VERTICAL: NAVD 1988
11. EXISTING WETLAND AREA: NONE WITHIN PROJECT LIMITS
12. EXISTING PARKING: 159 SPACES
13. PARKING RATIONAL: PROPOSED: 162 SPACES, EXISTING: 159 SPACES, TOTAL PROVIDED: 321 SPACES, TOTAL REQUIRED: 322 SPACES

**OFF-STREET PARKING TABLE**

| LOT No. | TYPES OF USE  | BUILDING GFA | PARKING REQUIRED   | PARKING PROVIDED     |
|---------|---|--------------|--|----------------------|
| 101     | THEATER   | 5,678        | ONE SPACE PER (150) SF OF GFA PLUS 1 PS PER EACH EMPLOYEE PER SHIFT = 38 + 6 PS = 44 PS  | SEE LOT 102          |
| 102     | SHARED PARKING LOT  | 0            | 0 PS   | 43                   |
| 103     | BUSINESS  | 4,494        | ONE SPACE PER 300 SF OF GFA = 15 PS  | SEE LOT 102          |
| 104     | DWELLING, TWO FAMILY  | 4,057        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 105     | DWELLING, TWO FAMILY  | 2,964        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 106     | DWELLING, TWO FAMILY  | 2,964        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 107     | DWELLING, TWO FAMILY  | 2,964        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 108     | DWELLING, TWO FAMILY  | 2,964        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 109     | DWELLING, TWO FAMILY  | 4,046        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 110     | DWELLING, TWO FAMILY  | 1,482        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 111     | OFFICE  | 2,892        | ONE SPACE PER 300 SQUARE FEET OF GFA = 10 PS   | 4                    |
| 112     | DWELLING, TWO FAMILY  | 2,964        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 113     | DWELLING, TWO FAMILY  | 2,964        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 114     | DWELLING, TWO FAMILY  | 2,964        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 115     | DWELLING, TWO FAMILY  | 2,964        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 116     | SANITARY SEWER PUMP   | 0            | 0 PS   | 0                    |
| 117     | DWELLING, TWO FAMILY  | 4,056        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 118     | SHARED PARKING LOT  | 0            | 0 PS   | 12                   |
| 119     | BUSINESS  | 2,989        | ONE SPACE PER 300 SQUARE FEET OF GFA = 10 PS   | SEE LOT 118          |
| 120     | DWELLING, TWO FAMILY  | 2,964        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 121     | DWELLING, TWO FAMILY  | 2,964        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 122     | DWELLING, TWO FAMILY  | 2,964        | TWO SPACE PER DWELLING UNIT = 4 PS   | 4                    |
| 123     | PROP. SWM   | 0            | 0 PS   | 0                    |
| 124     | DWELLING, MULTI FAMILY  | 4,178        | TWO SPACE PER DWELLING UNIT = 8 PS   | 8                    |
| 125     | BAKERY  | 2,688        | ONE SPACE PER 200 SQUARE FEET OF FLOOR AREA USED OR DESIGNED FOR SALES ON GROUND FLOOR PLUS ONE SPACE PER EACH @ 1000 SF RETAIL + 4 EMPLOYEES = 5 PS + 2 PS = 7 PS | 7                    |
| 126     | FARMER'S MARKET   | 9,684        | ONE SPACE PER 200 SQUARE FEET OF FLOOR AREA USED OR DESIGNED FOR SALES ON GROUND FLOOR PLUS ONE SPACE PER EACH TWO EMPLOYEES = 48 PS                               | 10 + EXISTING LOTS   |
| 127     | GOVERNMENTAL OFFICE   | 3,349        | ONE SPACE PER 300 SQUARE FEET OF GFA = 11 PS   | 18                   |
| 128     | OFFICE  | 22,498       | ONE SPACE PER 300 SQUARE FEET OF GFA = 75 PS   | SEE EXISTING PARKING |
| 129     | OFFICE  | 7,215        | ONE SPACE PER 300 SQUARE FEET OF GFA = 24 PS   | SEE EXISTING PARKING |
| 130     | NURSING HOME, CONVALESCENT HOME, REST HOME, HOME FOR THE AGED | 43,893       | ONE SPACE PER FOUR PATIENT BEDS, PLUS ONE SPACE FOR TWO EMPLOYEES ON THE SHIFT OR GREATEST EMPLOYMENT, ASSUME 40 BEDS = 10 PS                                      | SEE EXISTING PARKING |
| 131     | OPEN SPACE  | 0            | 0 PS   | 0                    |

**DELAWARE CITY~NEW CASTLE COUNTY~DELAWARE  
FORT DUPONT TOWN CENTER SUBDIVISION  
FORT DUPONT STATE PARK  
CONCEPT PLAN  
COVER SHEET**

DATE: SEPTEMBER 18, 2025  
SCALE: 1" = 300'  
SHEET: **C-001**

VERONICA M. DUBE, P.E.  
DESIGNED BY: BRK  
DRAWN BY: MC  
CHECKED BY: VMD  
PROJECT NO.: 26091  
STATE: DELAWARE  
P.E. #14062

5400 LIMESTONE ROAD  
WILMINGTON, DE 19808  
TEL: 302-239-6634

**verdantas**

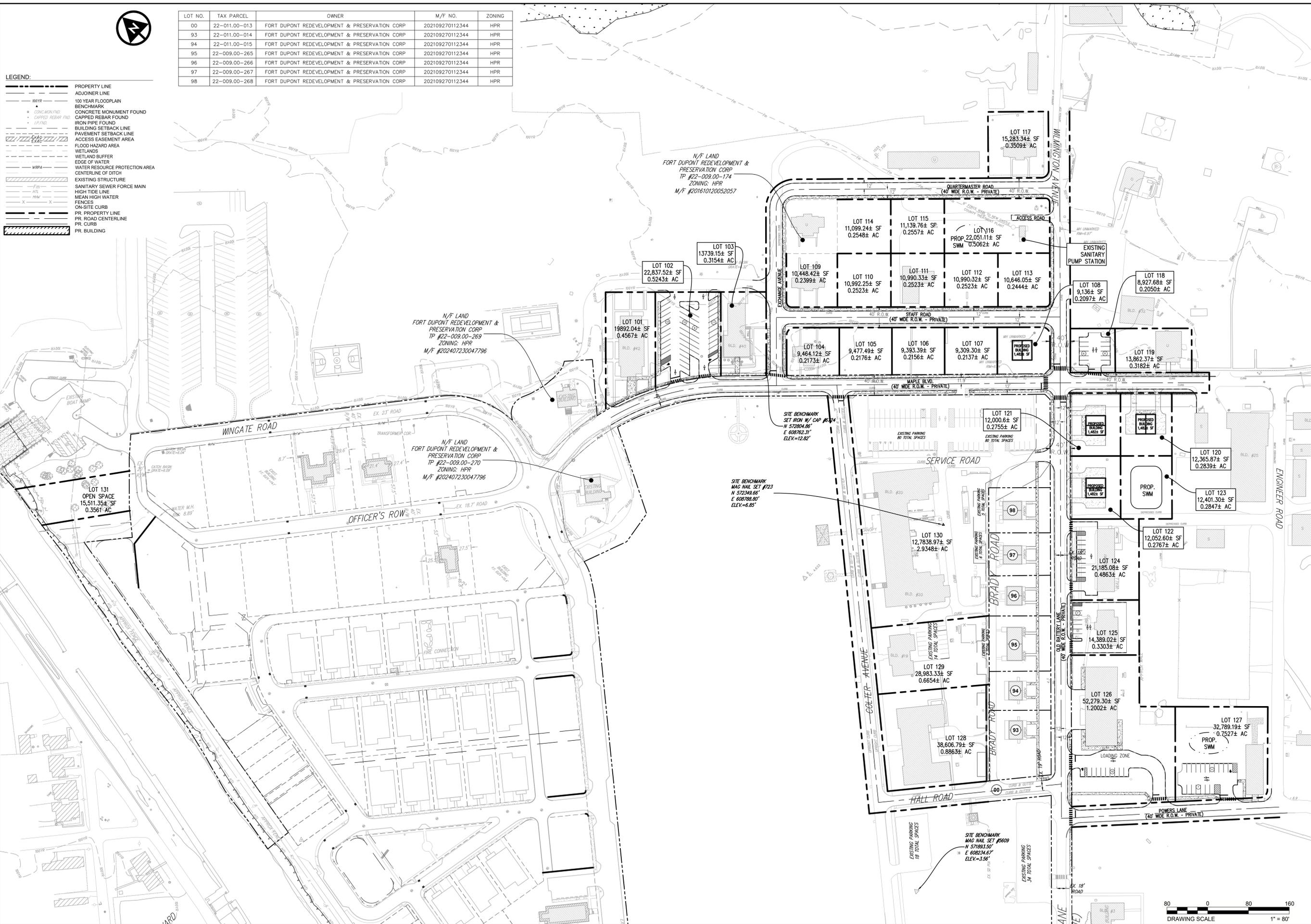
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LEGEND:

- PROPERTY LINE
- ADJOINER LINE
- 100 YEAR FLOODPLAIN
- BENCHMARK
- CONCRETE MONUMENT FOUND
- CAPPED REBAR FOUND
- IRON PIPE FOUND
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
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- HIGH TIDE LINE
- MEAN HIGH WATER
- FENCES
- ON-SITE CURB
- PR: PROPERTY LINE
- PR: ROAD CENTERLINE
- PR: CURB
- PR: BUILDING

| LOT NO. | TAX PARCEL    | OWNER   | M/F NO.         | ZONING |
|---------|---------------|---|-----------------|--------|
| 00      | 22-011.00-013 | FORT DUPONT REDEVELOPMENT & PRESERVATION CORP | 202109270112344 | HPR    |
| 93      | 22-011.00-014 | FORT DUPONT REDEVELOPMENT & PRESERVATION CORP | 202109270112344 | HPR    |
| 94      | 22-011.00-015 | FORT DUPONT REDEVELOPMENT & PRESERVATION CORP | 202109270112344 | HPR    |
| 95      | 22-009.00-265 | FORT DUPONT REDEVELOPMENT & PRESERVATION CORP | 202109270112344 | HPR    |
| 96      | 22-009.00-266 | FORT DUPONT REDEVELOPMENT & PRESERVATION CORP | 202109270112344 | HPR    |
| 97      | 22-009.00-267 | FORT DUPONT REDEVELOPMENT & PRESERVATION CORP | 202109270112344 | HPR    |
| 98      | 22-009.00-268 | FORT DUPONT REDEVELOPMENT & PRESERVATION CORP | 202109270112344 | HPR    |



|             |                        |
|-------------|------------------------|
| DESIGNED BY | VERONICA M. DUBE, P.E. |
| BRK         |                        |
| DATE        |                        |
| DRAWN BY    | MC                     |
| CHECKED BY  | VMD                    |
| PROJECT NO. | 26091                  |
| STATE       | DELAWARE               |
| P.E. #      | 41062                  |

| NO. | REVISION |
|-----|----------|
|     |          |
|     |          |
|     |          |

DELAWARE CITY-NEW CASTLE COUNTY-DELAWARE  
**FORT DUPONT TOWN CENTER SUBDIVISION**  
**FORT DUPONT STATE PARK**  
 CONCEPT PLAN  
 OVERALL PLAN LOTS 101-131

|       |                    |
|-------|--------------------|
| DATE  | SEPTEMBER 18, 2025 |
| SCALE | 1" = 80'           |
| SHEET | <b>C-200</b>       |

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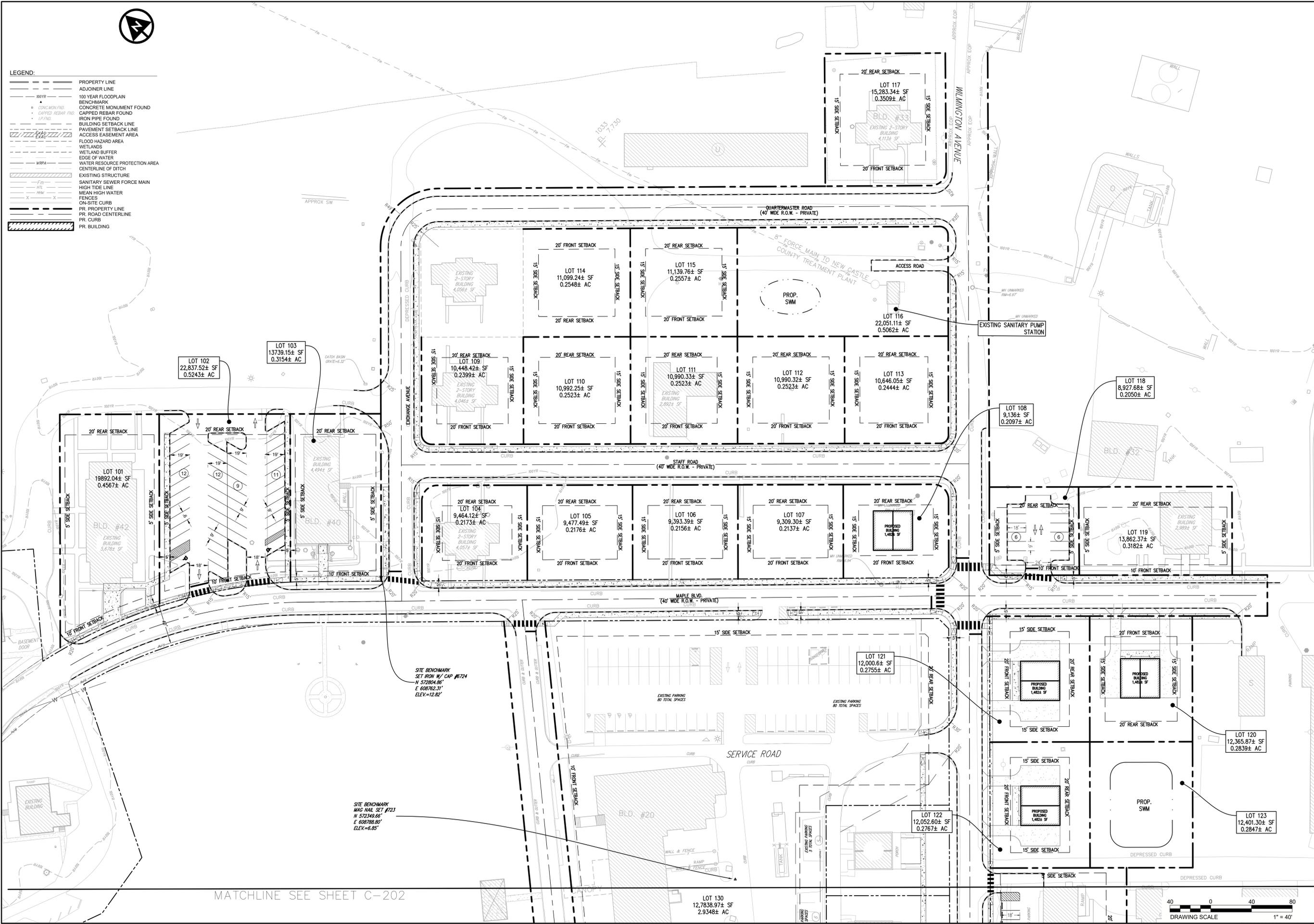




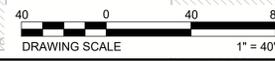
**LEGEND:**

|     |                                |
|-----|--------------------------------|
| --- | PROPERTY LINE                  |
| --- | ADJOINER LINE                  |
| --- | 100 YEAR FLOODPLAIN            |
| --- | BENCHMARK                      |
| --- | CONCRETE MONUMENT FOUND        |
| --- | CAPPED REBAR FOUND             |
| --- | IRON PIPE FOUND                |
| --- | BUILDING SETBACK LINE          |
| --- | PAVEMENT SETBACK LINE          |
| --- | ACCESS EASEMENT AREA           |
| --- | FLOOD HAZARD AREA              |
| --- | WETLANDS                       |
| --- | WETLAND BUFFER                 |
| --- | EDGE OF WATER                  |
| --- | WATER RESOURCE PROTECTION AREA |
| --- | CENTERLINE OF DITCH            |
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| --- | PR. ROAD CENTERLINE            |
| --- | PR. CURB                       |
| --- | PR. BUILDING                   |

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MATCHLINE SEE SHEET C-202



**verdantas**

5400 LIMESTONE ROAD  
WILMINGTON, DE 19808  
TEL. 302.239.6634

VERONICA M. DUBE, P.E.

DESIGNED BY  
BRK

DRAWN BY  
MC

CHECKED BY  
VMD

PROJECT NO.  
26091

CHK'D BY  
DATE

REVISION

No.

STATE, DELAWARE

P.E. #14062

DELAWARE CITY-NEW CASTLE COUNTY-DELAWARE

**FORT DUPONT TOWN CENTER SUBDIVISION**

**FORT DUPONT CENTER STATE PARK**

**CONCEPT PLAN**

DATE  
SEPTEMBER 18, 2025

SCALE  
1" = 40'

SHEET  
**C-201**

LOTS 101-123

