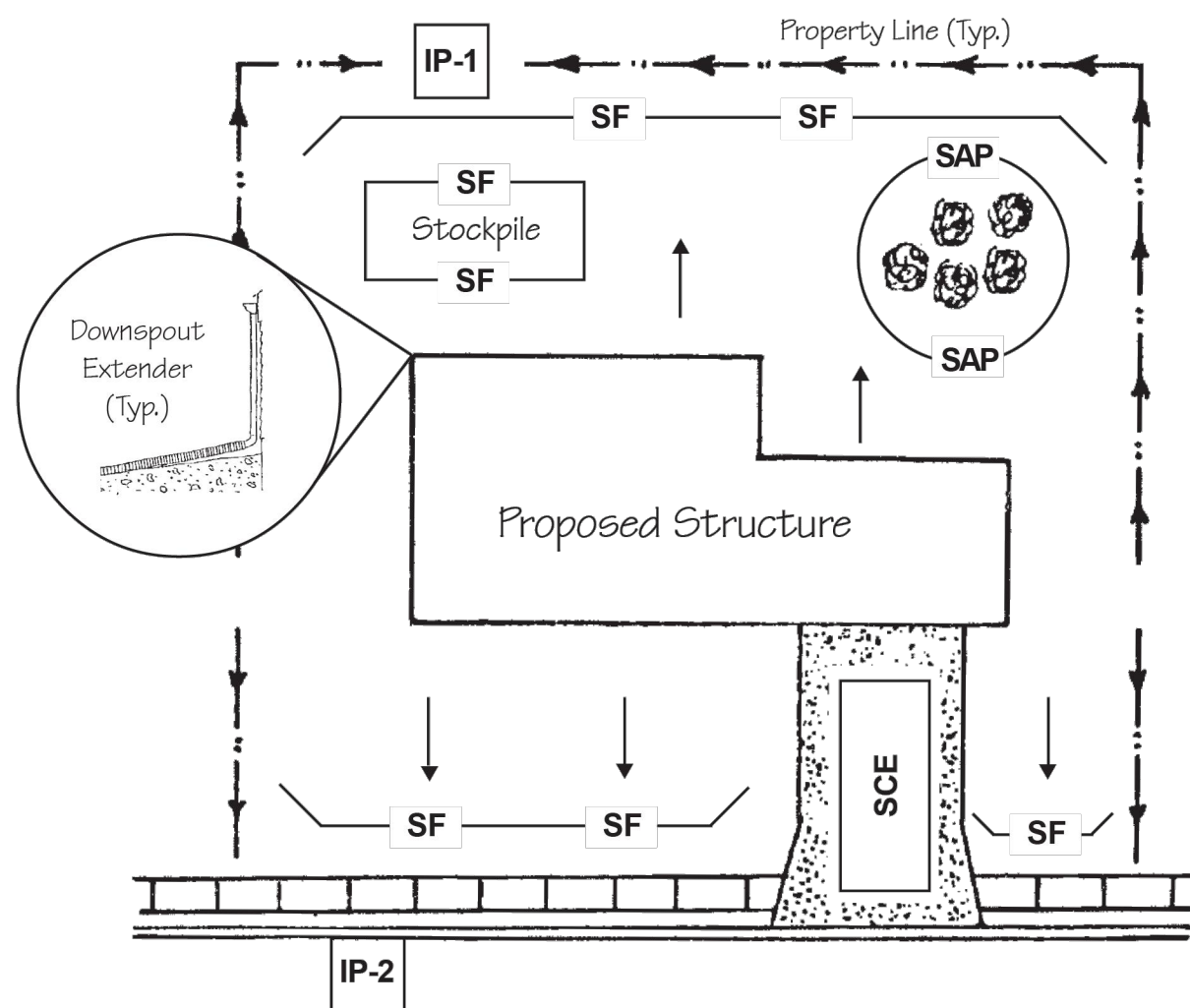


Z:\project files\ea-2\fdupont\34987 - ft dupont old elm ave subdty conversion\cad\lg-site.dwg 9/18/2025 12:55 PM

Standard Detail & Specifications ESC for Minor Development



LEGEND

Flow
Silt Fence
Sensitive Area Protection
Stabilized Construction Entrance

— SF — Inlet protection - Type 1
— SAP — Inlet Protection - Type 2
— SCE —

IP-1
IP-2

Source:

Adapted from IN DNR,
"Erosion Control for the
Home Builder"

Symbol:

Detail No.
DE-ESC-3.7.1
Sheet 1 of 2
Effective July 2023

Standard Detail & Specifications ESC for Minor Development

Construction Notes:

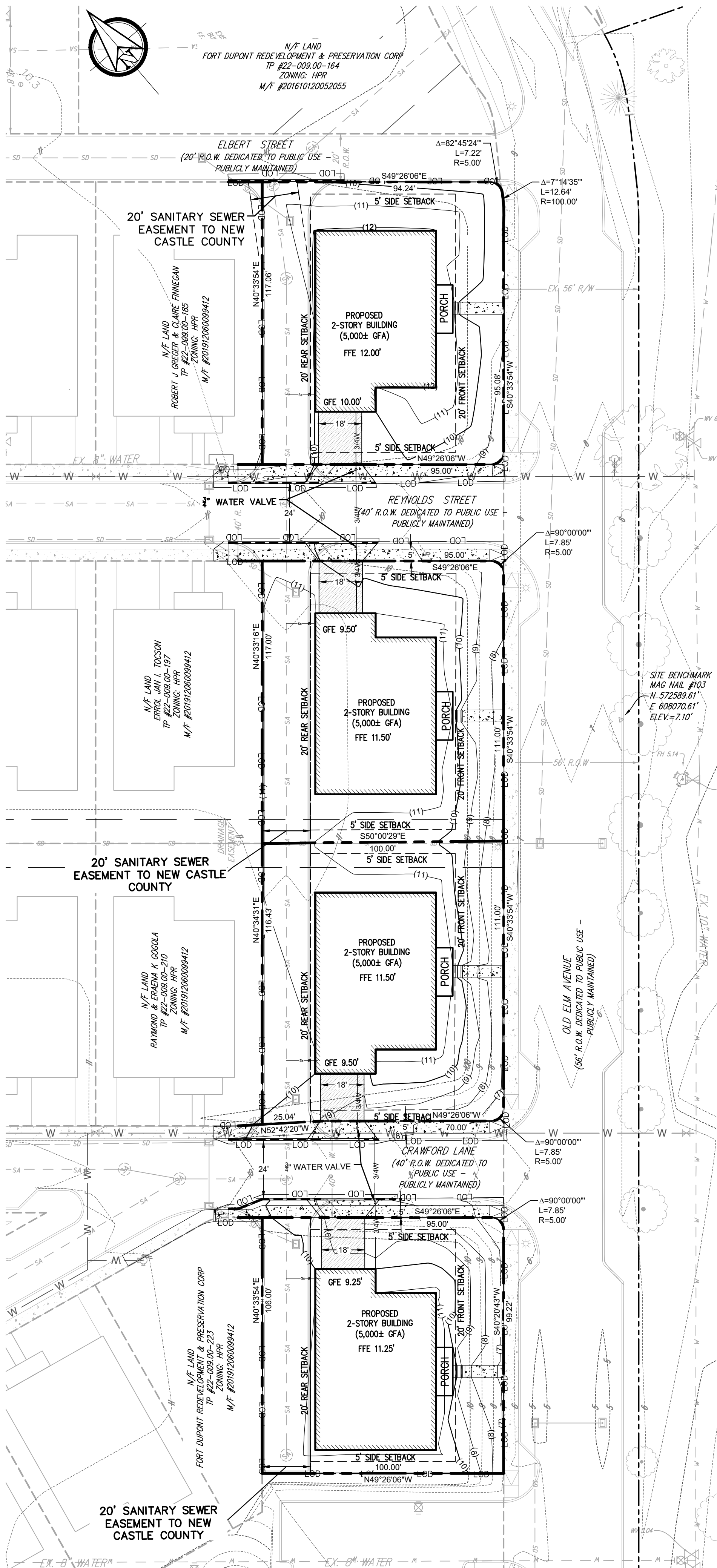
- Evaluate the Site.
 - Identify Vegetation To Be Saved
 - Protect Trees and Sensitive Areas
- Install Perimeter Erosion And Sediment Controls.
 - Protect down-slope areas with vegetative filter strips.
 - Protect down-slope areas with silt fence.
 - Restrict all lot access to stabilized construction entrance to prevent vehicles from tracking mud onto roadways.
 - Install inlet protection on nearby storm drain inlets.
- Prepare the Site for Construction.
- Salvage and Stockpile the Topsoil/Subsoil
- Build the Structure(s) and Install the Utilities.
- Install Downspout Extenders
- Maintain the Control Practices.
 - Maintain all erosion and sediment control practices until construction is completed and the lot is stabilized.
 - Inspect the control practices a minimum of twice a week and after each storm event, making any needed repairs immediately.
- Revegetate the Building Site.
 - Redistribute the stockpiled subsoil and topsoil.
 - Seed or sod bare areas.
 - Mulch newly seeded areas.
- Remove Remaining Temporary Control Measures.

Source:

Adapted from IN DNR,
"Erosion Control for the
Home Builder"

Symbol:

Detail No.
DE-ESC-3.7.1
Sheet 2 of 2
Effective July 2023



ENGINEER'S CERTIFICATION

I, VERONICA M. DUBE, CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE WITH A BACKGROUND IN CIVIL ENGINEERING. TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES. THE PROPOSED CONSTRUCTION AS SHOWN ON THIS PLAN COMPLIES WITH APPLICABLE LAWS AND REGULATIONS, AND THIS PLAN INCLUDES ALL INFORMATION REQUIRED BY THE LATEST REVISION OF THE RESIDENTIAL LINES AND GRADES CHECKLIST.

DATE

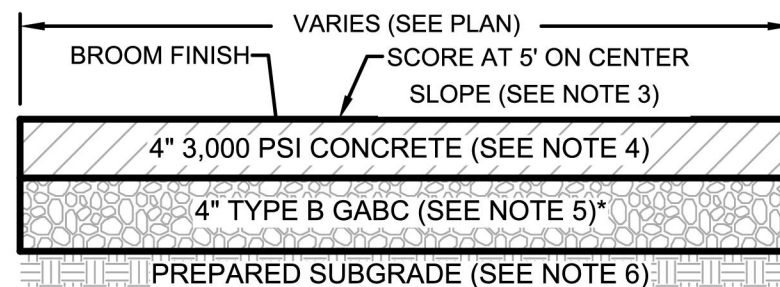
VERONICA M. DUBE P.E.

OWNER'S CERTIFICATION

I, _____, CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION.

DATE

OWNER SIGNATURE

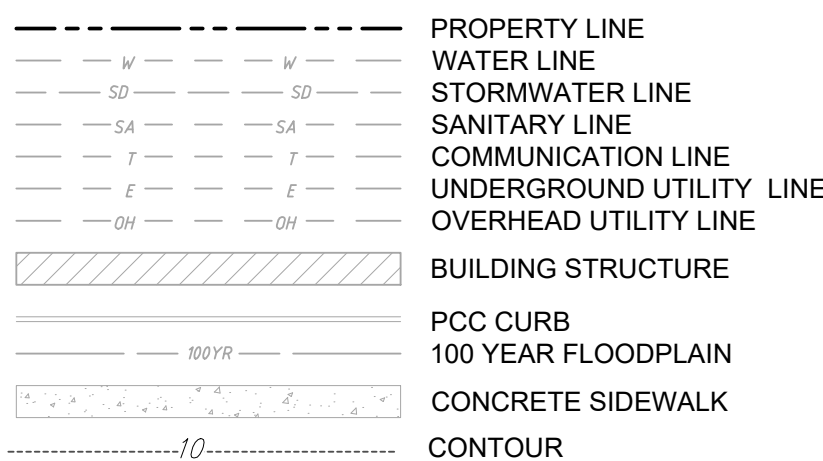


NOTES:

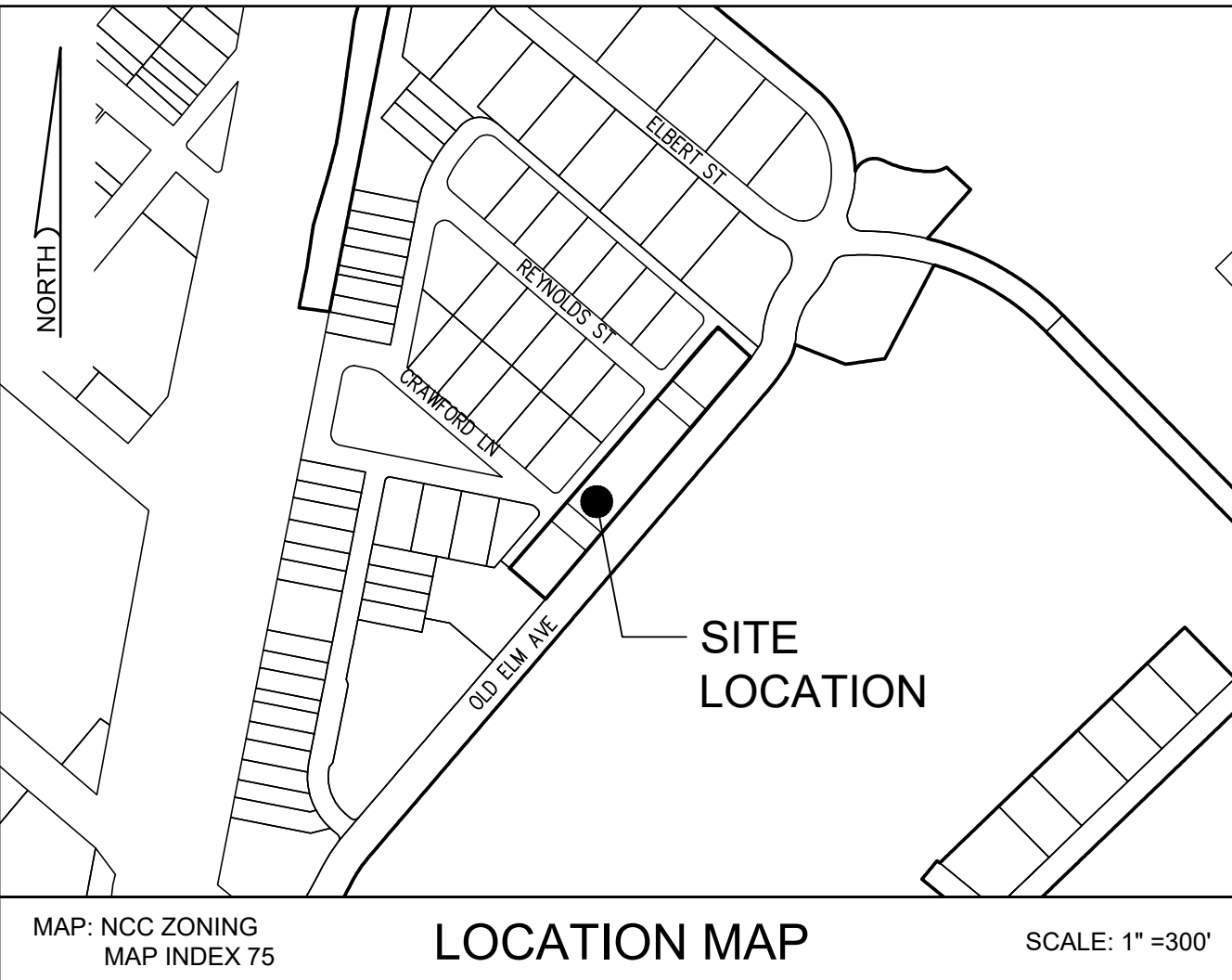
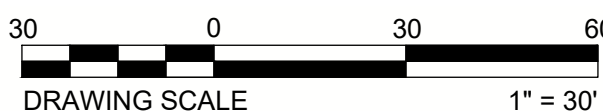
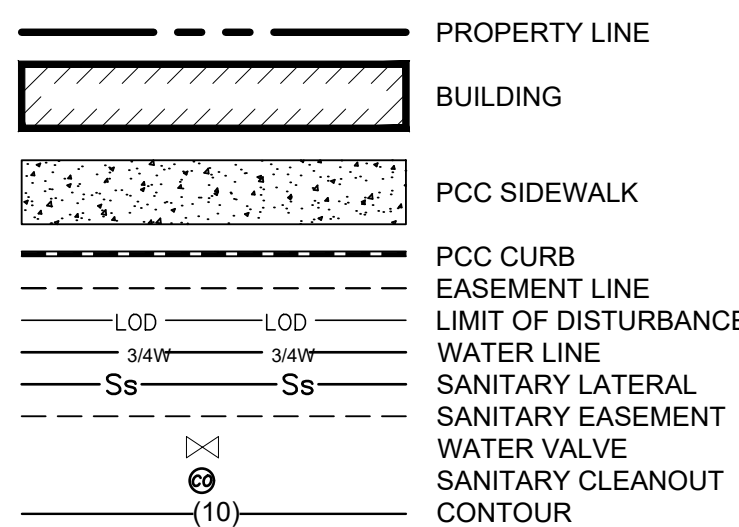
- MARK IN 5-FOOT SQUARES. USE CORK EXPANSION JOINTS AT INTERVALS NOT GREATER THAN 15 FEET.
- CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER DELDOT SPECIFICATIONS.
- MINIMUM SIDEWALK CROSS SLOPE = 1%
MAXIMUM SIDEWALK CROSS SLOPE = 2%
TYPICAL SIDEWALK CROSS SLOPE = 1.5%
- STANDARD SIDEWALK SHALL BE 4 INCHES THICK. DEPRESSED AND TRANSITION SIDEWALK SHALL BE 6 INCHES THICK.
- STONE AGGREGATE BELOW CONCRETE SIDEWALK SHALL BE TYPE B GABC. THICKNESS OF GABC SHALL BE 4 INCHES FOR STANDARD SIDEWALK AND 6 INCHES FOR DEPRESSED AND TRANSITION SIDEWALK.
- PROOF ROLL SUBGRADE, COMPACT TO 95% DENSITY (ASTM D-1557)

* REPLACEMENT SIDEWALK SHALL SALVAGE AGGREGATE BASE WHERE PRESENT

LEGEND (EXISTING)



LEGEND (PROPOSED)



- MAP: NCC ZONING
MAP INDEX 75
- LOCATION MAP
- SCALE: 1" = 300'
- SITE DATA:
- TAX PARCEL NO.: 22-009.00-186, 22-009.00-187, 22-009.00-188, 22-009.00-189, 22-009.00-200, 22-009.00-212, 22-009.00-213, 22-009.00-214, 22-009.00-215, 22-009.00-224, 22-009.00-225, 22-009.00-226, 22-009.00-227
 - OWNER/DEVELOPER: FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
260 OLD ELM AVENUE
DELAWARE CITY, DE 19706
 - INST. NO./MF NO.: 20191206-0099412
 - DATUM: HORIZONTAL: NAD 83 DE STATE PLANE GRID
VERTICAL: N.A.V.D. 88
 - BENCHMARK: MAG NAIL #103
N 572589.61'
E 6080770.61'
ELEV = 7.10'
 - EXIST. MONUMENTS: REFER TO INSTRUMENT # 20161012-0052055 FOR EXISTING MONUMENTS AND PREVIOUSLY PROPOSED MONUMENTS TO BE SET.
 - RESUBDIVISION AREA: PROPOSED LOTS 16A, 20A, 24A, 28A: 45.485± SF (1.044± ACRES)
 - ZONING: HPR (HISTORIC PRESERVATION REDEVELOPMENT)
 - LAND DEVELOPMENT DATA:
EXISTING BUILDINGS: 0 SF (0.000 AC) (0.00%)
EXISTING IMPERVIOUS: 10,346 SF (0.238 AC) (22.75%)
EXISTING GRASS: 35,139 SF (0.807 AC) (77.25%)
EXISTING TOTAL: 45,485 SF (1.044 AC) (100.0%)
PROPOSED BUILDINGS: 20,000 SF (0.321 AC) (43.97%)
PROPOSED IMPERVIOUS: 2,288 SF (0.053 AC) (5.05%)
PROPOSED GRASS: 23,187 SF (0.532 AC) (50.98%)
PROPOSED TOTAL: 45,485 SF (1.044 AC) (100.0%)
 - **STORMWATER MANAGEMENT REMAINS AS DESIGNED SINCE THERE HAS BEEN A REDUCTION IN IMPERVIOUS AREA. THE PREVIOUS LOTS 16-31 HAD PLANNED ON AN IMPERVIOUS AREA OF 32,627 SF AND THE PROPOSED IMPERVIOUS AREA IS ONLY 22,288 SF.
 - PARKING RATIONAL: REQUIRED: 2 SPACE PER DWELLING UNIT (4 UNITS = 8 SPACES)
EXISTING: STREET PARKING
PROPOSED: 8 OFF STREET PARKING SPACES
 - LOT DATA: (CANAL DISTRICT ONE-FAMILY, DETACHED)
TOTAL DWELLING UNITS: 4 DU PROPOSED
MINIMUM LOT SIZES: 6000 SF
MAX LOT COVERAGE BY BUILDING: 50%
MAXIMUM BUILDING HEIGHT: 45' (2.5 STORIES)
MINIMUM LOT FRONTAGE: 60'
MINIMUM FRONT YARD SETBACKS: 20'
MINIMUM SIDE YARD SETBACKS: 5' / 15' BOTH
MINIMUM REAR YARD SETBACKS: 20' (5' TO DETACHED GARAGE)

RED LION HUNDRED-NEW CASTLE COUNTY-DELAWARE
FT DUPONT OLD ELM AVE RESUBDIVISION
FORT DUPONT
LINES AND GRADES PLAN

DATE
SEPTEMBER 18, 2025

SCALE
1" = 30'

SHEET
1 OF 1

verdantas

5400 LIMESTONE ROAD
WILMINGTON, DE 19808
TEL: 302-239-4634

VERONICA M. DUBE P.E.

DESIGNED BY
BRK

CHK'D BY
DATE

REVISION

No.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

DATE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCEL #22-009.00-186 AND 22-009.00-187 INTO LOT 16A, TAX PARCEL #22-009.00-198, 22-009.00-199, 22-009.00-200, 22-009.00-211 INTO LOT 20A, TAX PARCEL #22-009.00-212, 22-009.00-213, 22-009.00-214, 22-009.00-215, 22-009.00-211 INTO LOT 24A, AND TAX PARCEL #22-009.00-224, 22-009.00-225, 22-009.00-226, 22-009.00-227 INTO LOT 28A.
2. THIS PLAN SUPERSEDES IN PART, THE RECORD MAJOR SUBDIVISION PLAN, INSTRUMENT NO: 201912060099412, RECORDED ON 6 DECEMBER 2019.
3. 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.
4. 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.
5. 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.
6. PORTIONS OF THIS SITE ARE LOCATED WITHIN THE ONE HUNDRED YEAR FLOODPLAIN, BASED ON FIRM MAP 10003C0254K, PANEL 254 OF 475, DATED FEBRUARY 4, 2015. NONE WITHIN THE LIMITS OF THIS PORTION OF THE PROJECT.
7. WETLANDS ARE NOT PRESENT WITHIN THE PROJECT LIMITS, PER WETLANDS DELINEATION PERFORMED BY WATERSHED ECO, LLC, DATED JUNE 2016 AND VERDANTAS IN OCTOBER 2022.
8. 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.
9. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, ELEVATION CERTIFICATES, WHERE APPLICABLE, MUST BE APPROVED.
10. THE STREET NAMES AND ADDRESSES AS SHOWN HERE ON HAVE BEEN PROVIDED BY THE CLIENT AND NEW CASTLE COUNTY GIS SERVICE.
11. THE PUBLIC SHALL BE GRANTED ACCESS RIGHTS TO THE PRIVATE ROADS AND SIDEWALKS.
12. 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:

- EXISTING LOT LINE
----- PROPOSED LOT LINE
----- PARCEL CONSOLIDATION SYMBOL
----- EASEMENT LINE
----- SETBACK LINE

OWNER'S CERTIFICATION

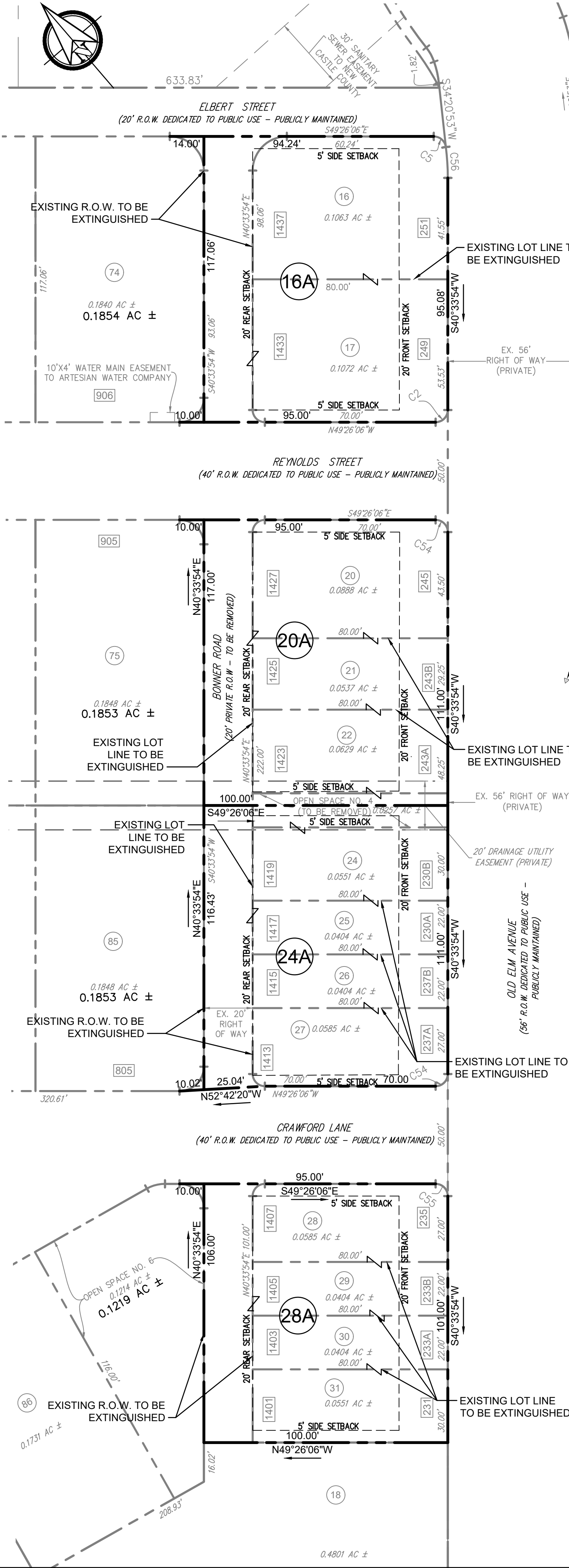
WE, FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL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

DATE _____ TIMOTHY SLAVIN
EXECUTIVE DIRECTOR

SITE DESIGNER CERTIFICATION

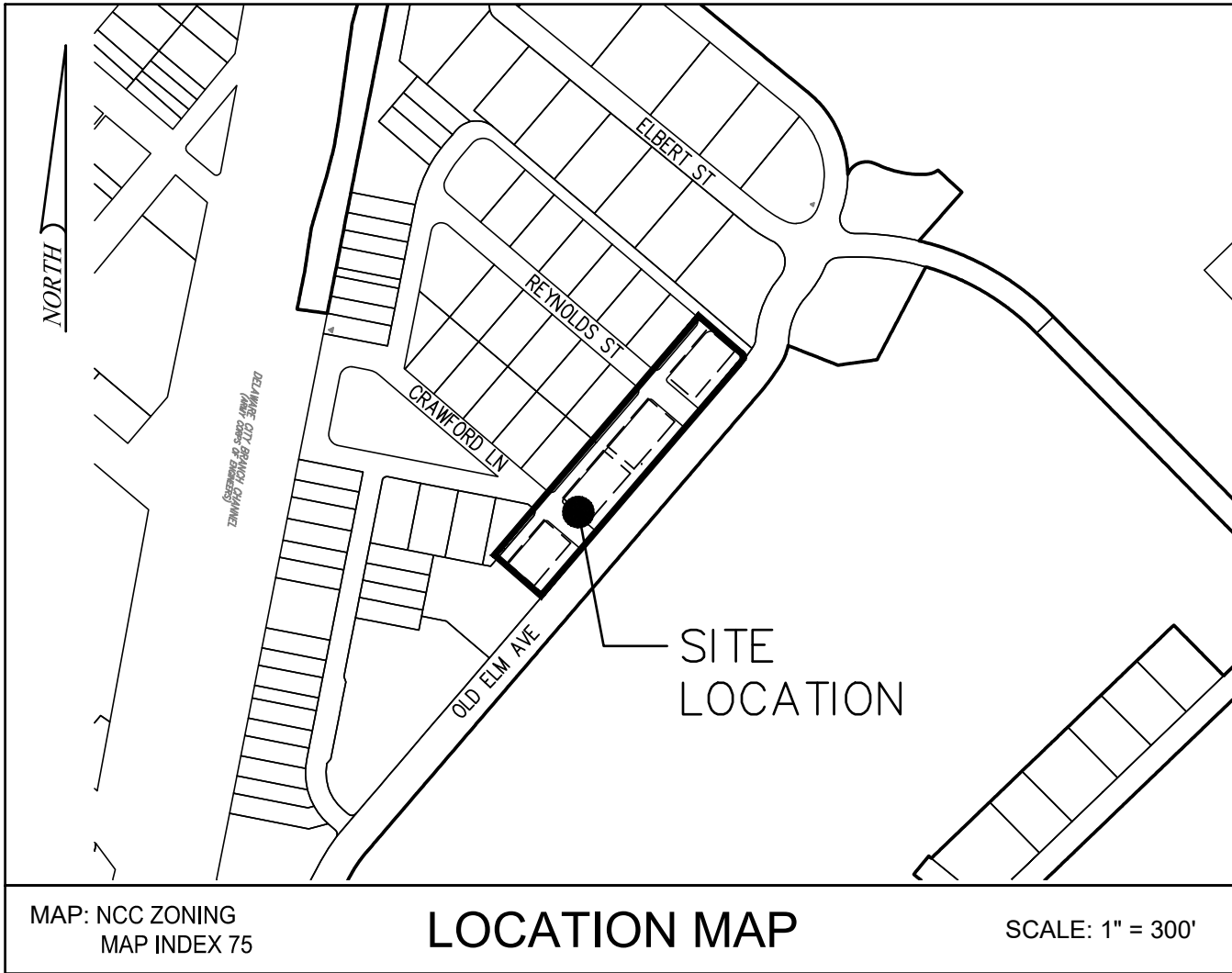
I, VERONICA M. DUBE, HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

DATE _____ VERONICA M. DUBE, P.E.
REGISTRATION #



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	CHORD BRG.
C2	5.00'	7.85'	90°00'00"	7.07'	S85°33'54"W
C5	5.00'	7.22'	82°45'24"	6.61'	S80°3'24"E
C54	5.00'	7.85'	90°00'00"	7.07'	N4°26'06"W
C54	5.00'	7.85'	90°00'00"	7.07'	N85°33'54"E
C55	5.00'	7.85'	90°00'00"	7.07'	N4°26'06"W
C56	100.00'	12.64'	71°4'35"	12.63'	N36°56'36"E

PROPOSED LOT AREA TABLE		
LOT	LOT TYPE	LOT SIZE (AC.)
16A	DETACHED	0.2683
20A	DETACHED	0.2673
24A	DETACHED	0.2654
28A	DETACHED	0.2432



SITE DATA:

1. TAX PARCEL NO.: 22-009.00-186, 22-009.00-187, 22-009.00-198, 22-009.00-199, 22-009.00-200, 22-009.00-212, 22-009.00-213, 22-009.00-214, 22-009.00-215, 22-009.00-224, 22-009.00-225, 22-009.00-226, 22-009.00-227
2. OWNER/DEVELOPER: FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
260 OLD ELM AVENUE
DELAWARE CITY, DE 19706
3. INST. NO./MF NO.: 20191206-0099412
4. DATUM: HORIZONTAL: NAD 83 DE STATE PLANE GRID
VERTICAL: N A V D 88
5. BENCHMARK: MAG NAIL #103
N 572589.61'
E 6080770.61'
ELEV = 7.10'
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10. ZONING: HPR (HISTORIC PRESERVATION REDEVELOPMENT)
11. LAND DEVELOPMENT DATA:
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EXISTING IMPERVIOUS: 10,346 SF (0.238 AC) (22.75%)
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**STORMWATER MANAGEMENT REMAINS AS DESIGNED SINCE THERE HAS BEEN A REDUCTION IN IMPERVIOUS AREA. THE PREVIOUS LOTS 16-31 HAD PLANNED ON AN IMPERVIOUS AREA OF 32,627 SF AND THE PROPOSED IMPERVIOUS AREA IS ONLY 22,298 SF.

12. PARKING RATIONAL: REQUIRED: 2 SPACE PER DWELLING UNIT (4 UNITS = 8 SPACES)
EXISTING: STREET PARKING
PROPOSED: 8 OFF STREET PARKING SPACES
13. LOT DATA: (CANAL DISTRICT ONE-FAMILY, DETACHED)

TOTAL DWELLING UNITS: 4 DU PROPOSED
MINIMUM LOT SIZES: 6000 SF
MAX LOT COVERAGE BY BUILDING: 50%
MAXIMUM BUILDING HEIGHT: 45' (2.5 STORIES)
MINIMUM LOT FRONTAGE: 60'
MINIMUM FRONT YARD SETBACKS: 20'
MINIMUM SIDE YARD SETBACKS: 5' / 15' BOTH
MINIMUM REAR YARD SETBACKS: 20' (5' TO DETACHED GARAGE)

EXISTING PARCEL DATA			
LOT	PARCEL ID	LOT SIZE (AC.)	ADDRESS
16	22-009.00-186	0.1063	251 OLD ELM AVE DELAWARE CITY 19706
17	22-009.00-187	0.1072	249 OLD ELM AVE DELAWARE CITY 19706
18	22-009.00-172	0.4801	225 OLD ELM AVE DELAWARE CITY 19706
20	22-009.00-198	0.0888	245 OLD ELM AVE DELAWARE CITY 19706
21	22-009.00-199	0.0537	243 B OLD ELM AVE DELAWARE CITY 19706
22	22-009.00-200	0.6229	243A OLD ELM AVE DELAWARE CITY 19706
OPSP #4	22-009.00-211	0.0257	241 OLD ELM AVE DELAWARE CITY 19706
24	22-009.00-212	0.0551	239 B OLD ELM AVE DELAWARE CITY 19706
25	22-009.00-213	0.0404	239 A OLD ELM AVE DELAWARE CITY 19706
26	22-009.00-214	0.0404	237 B OLD ELM AVE DELAWARE CITY 19706
27	22-009.00-215	0.0585	237 A OLD ELM AVE DELAWARE CITY 19706
28	22-009.00-224	0.0585	235 OLD ELM AVE DELAWARE CITY 19706
29	22-009.00-225	0.0404	233 B OLD ELM AVE DELAWARE CITY 19706
30	22-009.00-226	0.0404	233 A OLD ELM AVE DELAWARE CITY 19706
31	22-009.00-227	0.0551	231 OLD ELM AVE DELAWARE CITY 19706
OPSP #6	22-009.00-223	0.1214	800 CRAWFORD LN DELAWARE CITY 19706
74	22-009.00-185	0.1840	906 REYNOLDS ST DELAWARE CITY 19706
75	22-009.00-197	0.1848	905 REYNOLDS ST DELAWARE CITY 19706
85	22-009.00-210	0.1848	805 CRAWFORD LN DELAWARE CITY 19706

RED LION HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE
FORT DUPONT PARK
FORT DUPONT REDEVELOPMENT
RESUBDIVISION PLAN

DATE: SEPTEMBER 18, 2025

SCALE: 1" = 30'

SHEET: 1 OF 1

verdantas

5400 LIMESTONE ROAD
WILMINGTON, DE 19808-2322
TEL 302.239.6634
FAX 302.239.9465

VERONICA M. DUBE, P.E.

DESIGNED BY: BK

CHK'D BY DATE

REVISION

No

RED LION HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE
FORT DUPONT PARK
FORT DUPONT REDEVELOPMENT
RESUBDIVISION PLAN

DATE: SEPTEMBER 18, 2025

SCALE: 1" = 30'

SHEET: 1 OF 1