

**Resolution 2024-13**

**A Resolution Approving a Subdivision for 12 Arbutus Avenue; Lots 144 and 146 – The Buttonwoods (Parcel # 21-001.00-007)**

**WHEREAS**, Feathers Group, LLC., has applied to the Council of New Castle for Subdivision approval for property known as tax parcel number 21-001.00-007, within the City Limits; and

**WHEREAS**, the Planning Commission has reviewed the application under the terms of the Subdivision Regulations and Zoning Ordinance and has determined that the application is in conformity with the same and has therefore recommended to City Council that the Subdivision be approved; and

**WHEREAS**, the Council determines the application meets the requirements necessary for the approval of this Subdivision as shown on the attached "Exhibit A."

**NOW, THEREFORE, BE IT RESOLVED** that the application of Feathers Group, LLC., for subdivision approval for 12 Arbutus Avenue; Lots 144 and 146 – The Buttonwoods, Parcel # 21-001.00-007 within the City Limits, as shown hereby on a plat prepared by Civil Engineering Associates, LLC., dated February 27, 2024, last updated March 12, 2024 and attached hereto as "Exhibit A" reflecting such subdivision, is approved and such plat shall be entitled to be recorded in the Office of the New Castle County Recorder of Deeds. The subdivider shall record the subject subdivision within 45 days of the date of this Resolution and inform the Building Official of the exact place of recordation within that office. Failure to record the subdivision within the aforementioned time frame shall render this Resolution null and void.

**PASSED** this 9th day of April 2024

\_\_\_\_\_  
Suzanne Souder, City Council President

\_\_\_\_\_  
Nermin Zubaca, Councilperson

\_\_\_\_\_  
Joseph F. Day, III, Councilperson

\_\_\_\_\_  
Brian Mattaway, Councilperson

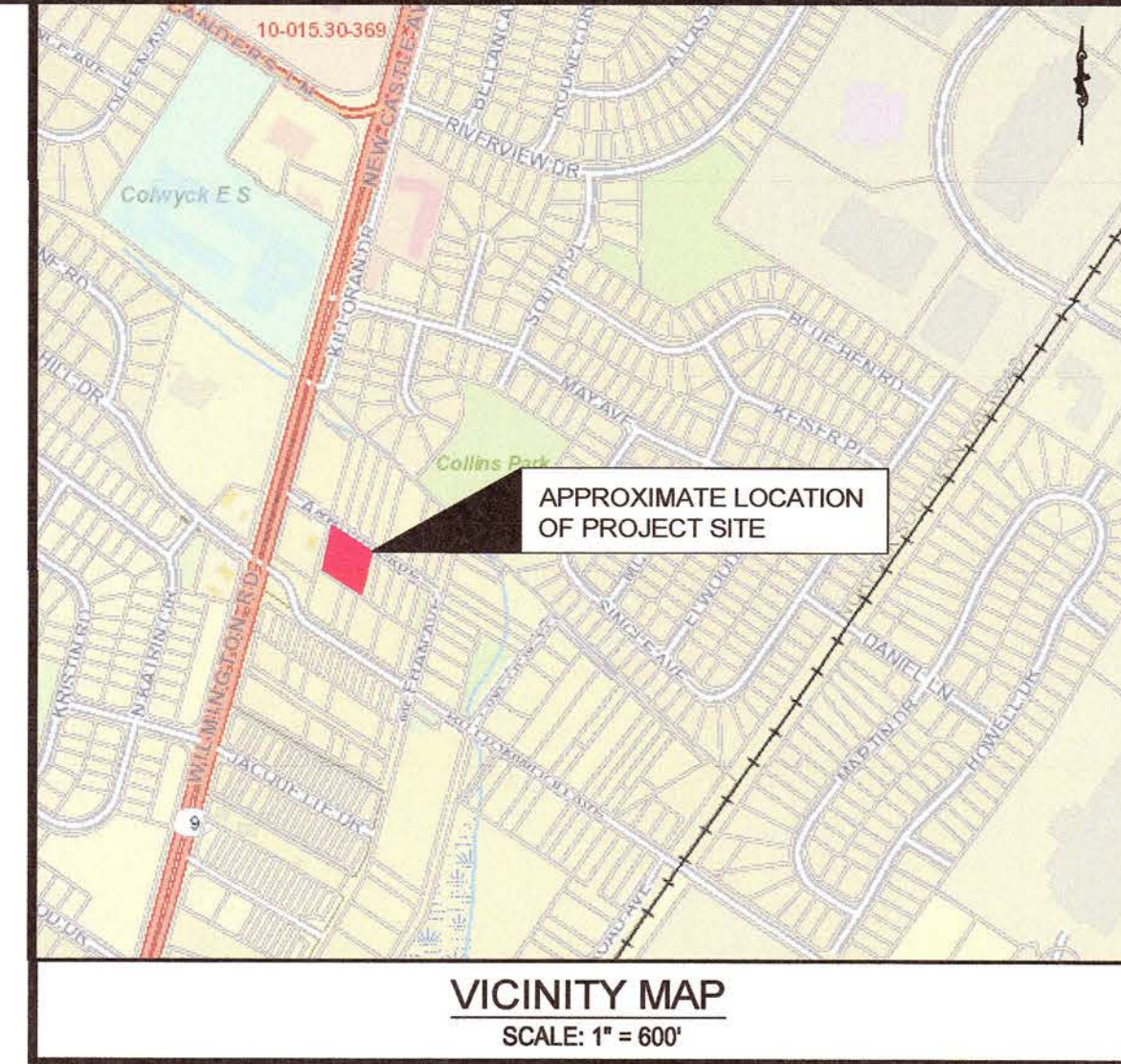
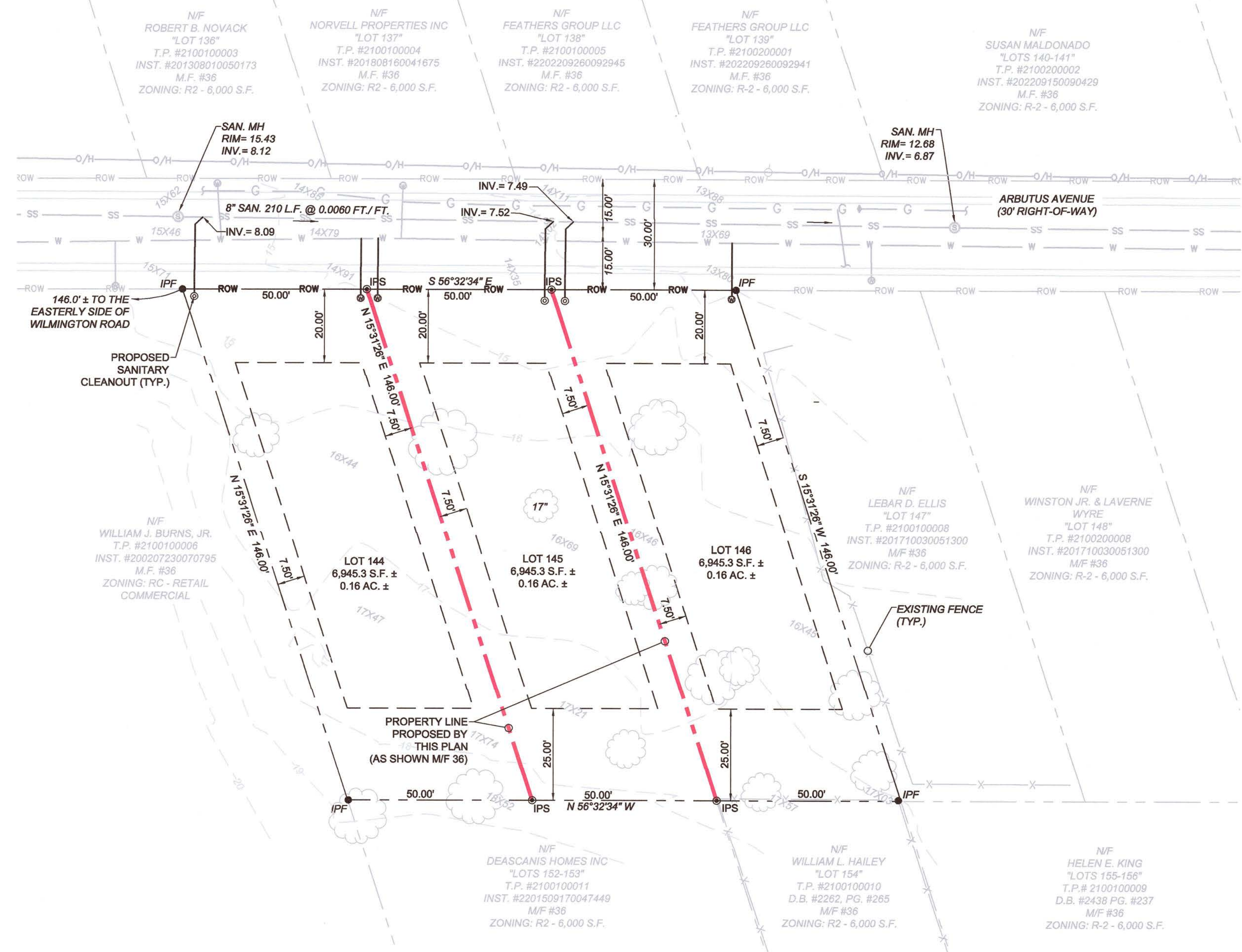
\_\_\_\_\_  
Andrew H. Zeltt, Councilperson

Attest:

\_\_\_\_\_  
Courtaney Taylor, City Clerk

# SUBDIVISION PLAN FOR 12 ARBUTUS AVENUE - LOTS 144-146 BUTTON WOODS

**CITY OF NEW CASTLE  
NEW CASTLE COUNTY, DELAWARE  
PREPARED FOR:  
THE FEATHERS GROUP LLC**

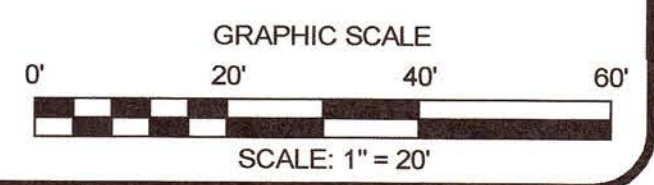


**PURPOSE:**  
THE PURPOSE OF THIS PLAN IS TO RE-CREATE 3 LOTS (HISTORIC PER M/F #36) FROM EXISTING T.P. #2100100007.

- SITE DATA:**
- OWNER: FEATHERS GROUP LLC  
13 SHELDRAKE ROAD  
NEWARK, DE 19713  
P(302)-388-5422
  - TAX PARCEL#: 2100100007
  - DEED REFERENCE: INST. #202311080074617  
M/F #36
  - TOTAL AREA:  
LOT 144 - 6,945.3 S.F. ± (0.16 AC. ±)  
LOT 145 - 6,945.3 S.F. ± (0.16 AC. ±)  
LOT 146 - 6,945.3 S.F. ± (0.16 AC. ±)  
LOT TOTAL - 20,835.9 S.F. ± (0.48 AC. ±)
  - ZONING: R2 (CITY OF NEW CASTLE)  
MIN. LOT SIZE: 6,000.00 S.F.  
MIN. LOT WIDTH: 50 FEET  
MAX. BLDG. BULK: 35%  
FRONT YARD: 20 FEET  
SIDE YARD: 5 FEET MIN. (15' AGG)  
REAR YARD: 25 FEET
  - MAX. BUILDING HEIGHT: 2.5 STORIES OR 35 FEET
  - PROPOSED USE: 2 FAMILY DWELLING (3)
  - WETLANDS: THE SITE DOES NOT CONTAIN ANY WETLANDS PER THE NATIONAL WETLANDS INVENTORY MAP.
  - F.E.M.A.: THE SITE IS NOT AFFECTED BY ANY SPECIAL FLOOD HAZARD AREA PER FEMA FIRM MAP 10003C0166K, EFFECTIVE DATE FEBRUARY 4, 2015.
  - DATUM: HORIZONTAL - DE STATE PLANE COORDINATE SYSTEM  
VERTICAL DATUM - NAVD 88

- GENERAL NOTES:**
- THE LOTS CREATED BY THIS PLAN ARE CONSISTENT WITH CITY OF NEW CASTLE ZONING ORDINANCE, AND COMPLY WITH R-2 ZONING BULK REQUIREMENTS AND SETBACKS. NO VARIANCES WILL BE REQUIRED.
  - UPON APPROVAL OF THIS PLAN SEPARATE INDIVIDUAL RESIDENTIAL LINES & GRADES PLANS AND SEWER CONNECTION PLANS WILL BE PROVIDED TO OBTAIN BUILDING PERMITS.
  - ALL ROAD PAVEMENT DISTURBANCE WILL BE REPAIRED TO THE SATISFACTION OF THE CITY OF NEW CASTLE.

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
RIGHT-OF-WAY	--- ROW --- ROW ---	N/A
BUILDING SETBACK LINE	N/A	---
EASEMENT	N/A	---
WATER MAIN	--- W --- W ---	N/A
SANITARY SEWER	--- SS --- SS ---	N/A
GAS MAIN	--- G --- G ---	N/A
ELECTRIC OVERHEAD	--- O/H --- O/H ---	N/A
FIRE HYDRANT	⊕	N/A
STORMWATER CATCH BASIN	⊞	N/A
UTILITY POLE	⊙	N/A
WATER METER	⊗	N/A
GAS VALVE	⊕	N/A
IRON PIN	● (4)	⊙ (4)
TREE WITH SIZE	⊕	N/A



**CERTIFICATION OF PLAN APPROVAL**

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_  
PLANNING COMMISSION CHAIR  
PLANNING COMMISSION  
CITY OF NEW CASTLE

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_  
CITY BUILDING OFFICIAL  
CITY OF NEW CASTLE

**RECORDATION:**  
APPROVED FOR RECORDATION:

(THE MAYOR AND COUNCIL OF NEW CASTLE) \_\_\_\_\_ DATE \_\_\_\_\_  
RETURN TO: CITY OF NEW CASTLE  
CITY ADMINISTRATION BUILDING  
220 DELAWARE STREET  
NEW CASTLE, DE 19720

**CERTIFICATION OF PLAN ACCURACY:**

I RONALD H. SUTTON JR. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION SHOWN ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED ENGINEERING STANDARDS AND PRACTICES AND BY THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF NEW CASTLE.  
\_\_\_\_\_  
RONALD H. SUTTON, JR., P.E.  
DATE 3-28-24

**CERTIFICATION OF OWNERSHIP:**

I CHRIS FEATHERS 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 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF NEW CASTLE.  
\_\_\_\_\_  
CHRIS FEATHERS  
DATE 3/28/24



REVISION	DATE	DESCRIPTION
1	03/28/24	PER C. ROGERS COMMENTS DATED MARCH 20, 2024.

**CIVIL ENGINEERING ASSOCIATES, LLC**  
55 W. MAIN STREET  
MIDDLETOWN, DE 19709  
PHONE (302) 376-8833  
FAX (302) 376-8834  
WWW.CEA-DE.COM

**SUBDIVISION PLAN FOR 12 ARBUTUS AVENUE LOT 144-146 BUTTON WOODS CITY OF NEW CASTLE NEW CASTLE COUNTY, DELAWARE**

DATE: JANUARY 26, 2024  
DESIGNED BY: JH APPROVED BY: RHS  
FILE:  
SHEET NO.: **1 OF 1**