

GENERAL SITE DATA

- TAX PARCEL NUMBER: 2100100253 (6 ARBUTUS AVENUE)
2100100254 (8 ARBUTUS AVENUE)
2100100007 (10 ARBUTUS AVENUE)
- SOURCE OF DEED: INSTR. #202405150031003
(6, 8 AND 10 ARBUTUS AVENUE)
- GROSS AREA: 6,945.3+ S.F. (0.16+ ACRES)
(6, 8 AND 10 ARBUTUS AVENUE)
- ELEVATION DATUM: HORIZONTAL - DE STATE PLANE COORDINATE SYSTEM
VERTICAL - NAVD 88
- EXISTING ZONING: R-2 (CITY OF NEW CASTLE)

BULK AREA RESTRICTIONS (ONE-FAMILY SEMIDETACHED DWELLING)
STREET YARD SETBACK: 25'
SIDE YARD: 7.5'
REAR YARD: 25'
LOT AREA: 3,000 S.F. (0.069 AC.)
MAXIMUM BUILDING HEIGHT: 35' (2.5 STORIES)
MAXIMUM BUILDING BULK: 35%
- TOTAL PROPOSED LOT AREAS:
LOTS 144 THROUGH 146A: 3,742.65 SF (0.086 AC)
TOTAL LOT AREAS: 3,742.65 SF x 6 = 20,835.90 SF (0.480 AC)
- BUILDING BULK SIZE:
LOTS 144 THROUGH 146A: 998.4 SF BUILDING FOOTPRINT PER LOT
998.4 SF / 3,742.65 SF = 26.68%
- EXISTING USE: MULTI-FAMILY RESIDENTIAL HOME (R-2 ZONING)
PROPOSED USE: ONE-FAMILY SEMIDETACHED HOME (R-2 ZONING)
- PER VISUAL INSPECTION OF THE NEW CASTLE COUNTY GIS PARCEL SEARCH WEB APPLICATION, THE SITE DOES NOT CONTAIN AREAS OF WETLANDS.
- ACCORDING TO THE STORMWATER ASSESSMENT STUDY GIS 2.3 MAPPING SYSTEM, THERE ARE NO WATER RESOURCE PROTECTION AREAS OTHER THAN THAT WHICH HAS BEEN QUANTIFIED WITHIN THE WETLANDS DELINEATION REPORT.
- NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0166K PANEL 166 OF 475, DATED FEBRUARY 4, 2015.
- THERE ARE NO CRITICAL NATURAL AREAS FOUND WITHIN THE SITE.
- THERE ARE NO WATER RESOURCE PROTECTION AREA LIMITS WITHIN THE SITE.
- NO VARIANCES ARE REQUIRED FOR THIS PLAN.
- UPON APPROVAL OF THIS RECORD PLAN, THE PREVIOUSLY APPROVED INDIVIDUAL LINES AND GRADES PLANS OF 6 ARBUTUS AVENUE, 8 ARBUTUS AVENUE, AND 10 ARBUTUS AVENUE SHALL HOLD FOR THE ISSUANCE TO OBTAIN BUILDING PERMITS ONCE ALL SATISFACTORY COMPLIANCE TO THE CITY OF NEW CASTLE HAVE BEEN ACHIEVED.
- THE LOTS CREATED BY THIS PLAN ARE CONSISTENT WITH THE CITY OF NEW CASTLE ZONING ORDINANCE, AND COMPLY WITH THE R-2 ZONING BULK REQUIREMENTS, SETBACKS AND ALL OTHER APPLICABLE REQUIREMENTS.
- ALL ROADWAY, PAVEMENT AND EARTH DISTURBANCES SHALL BE REPAIRED AND/OR ACHIEVED FINAL STABILIZED GRADES TO THE SATISFACTION OF THE CITY OF NEW CASTLE.
- POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
- THIS RECORD PLAN SUPERSEDES THE SUBDIVISION PLAN FOR 12 ARBUTUS AVENUE - LOTS 144-146 BUTTON WOODS, DATED JANUARY 26, 2024.

RECORDATION NOTE

APPROVED FOR RECORDATION:


NEW CASTLE CITY CLERK _____ DATE _____

RESOLUTION NUMBER

RETURN TO: CITY OF NEW CASTLE
CITY ADMINISTRATION BUILDING
220 DELAWARE STREET
NEW CASTLE, DE 19720

CERTIFICATION OF PLAN ACCURACY

I, JOSEPH C. MARVASI, 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.


JOSEPH C. MARVASI, P.E. _____ DATE 01/08/2026

CERTIFICATION OF OWNERSHIP

I, CHRIS FEATHERS, REPRESENTATIVE OF FEATHERS GROUP, LLC, HEREBY CERTIFY THAT I AM THE REPRESENTATIVE OF THE OWNER OF THE PROPERTY WHICH IS THE 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.

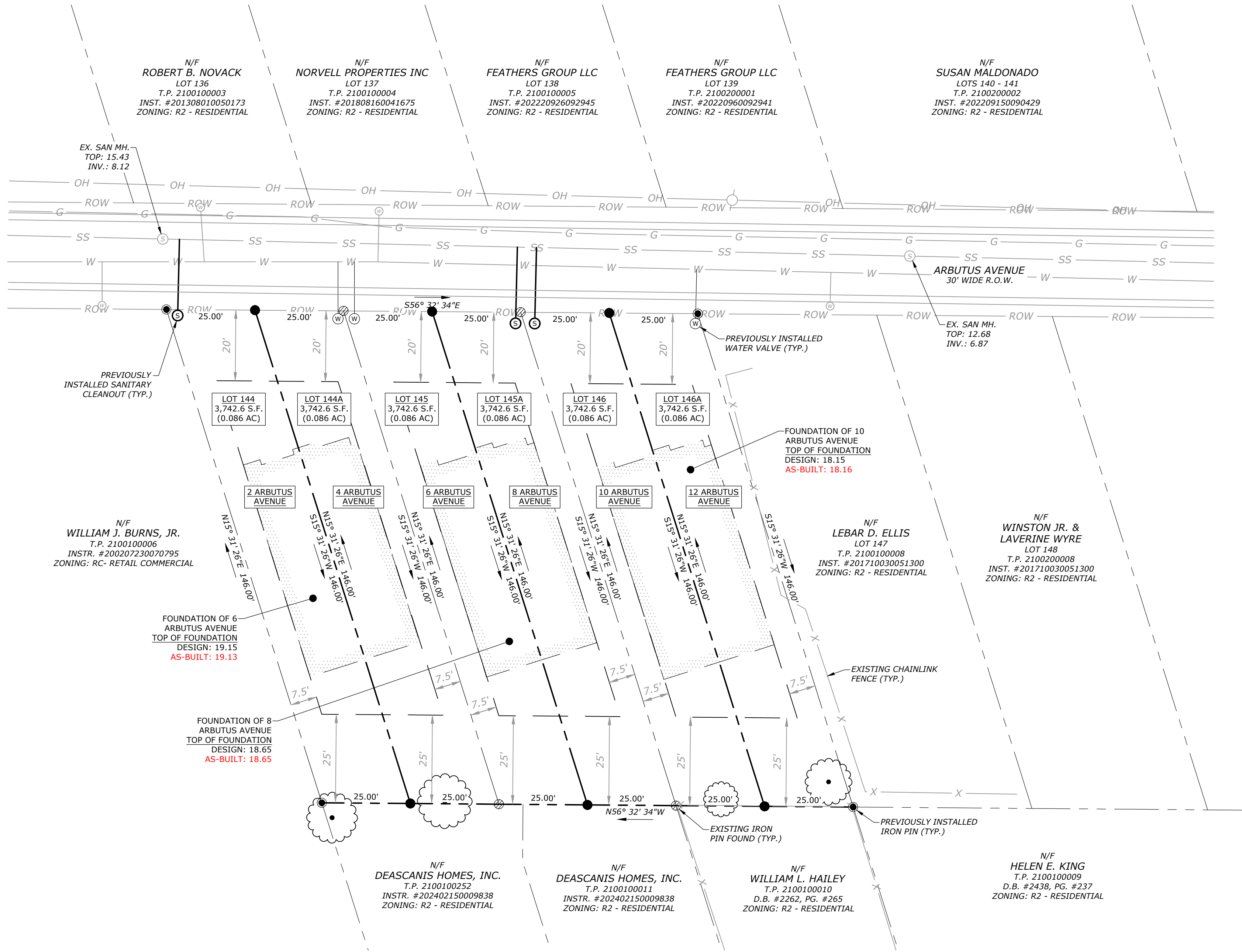

CHRIS FEATHERS
REPRESENTATIVE OF FEATHERS GROUP, LLC _____ DATE 01/08/2026

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____
DATE _____ PLANNING COMMISSION CHAIR
PLANNING COMMISSION
CITY OF NEW CASTLE

APPROVED _____ BY _____
DATE _____ CITY BUILDING OFFICIAL
CITY OF NEW CASTLE

SUBDIVISION PLAN
FOR
6, 8 AND 10 ARBUTUS AVENUE
LOCATED WITHIN
CITY OF NEW CASTLE
NEW CASTLE COUNTY, DELAWARE



VICINITY MAP SCALE: 1" = 800'

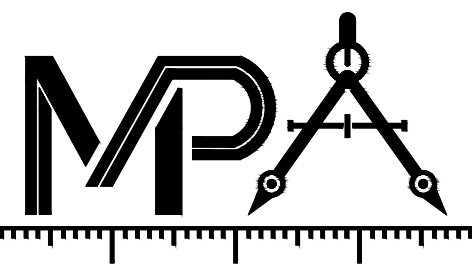
LEGEND

- ROW EXISTING RIGHT-OF-WAY LINE
- EXISTING SUBJECT PARCEL
- PREVIOUSLY APPROVED PARCEL BOUNDARY
- EXISTING BUILDING RESTRICTION LINE
- OH EXISTING OVERHEAD ELECTRIC LINE
- G EXISTING GAS LINE
- SS EXISTING SANITARY SEWER
- SL PREVIOUSLY INSTALLED SANITARY LATERAL
- W EXISTING WATER LINE AND VALVE
- EXISTING CURB LINE
- EXISTING IRON PIN FOUND
- PREVIOUSLY INSTALLED IRON PIN
- EXISTING TREE
- PROPOSED PROPERTY LINE
- PROPOSED IRON PIN TO BE SET



THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE THREE (3) EXISTING LOTS OF 6 ARBUTUS AVENUE, 8 ARBUTUS AVENUE, AND 10 ARBUTUS AVENUE INTO SIX (6) PROPOSED LOTS.

C-01



MASTER PLAN
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JOE@MASTERPLAN-ENG.COM

DRAWING INFORMATION

DRAWN BY:	SHEET NO:	CHECKED BY:	REVISION DATE:
JCM	1 OF 1	JCM	---
DESIGN BY:	ISSUED DATE:	GRAPHIC SCALE	
JCM	01/08/2026	0 10 20 40	

SUBDIVISION PLAN

FOR
6, 8 AND 10 ARBUTUS AVENUE
CITY OF NEW CASTLE
NEW CASTLE COUNTY, DELAWARE

OWNER/DEVELOPER
FEATHERS GROUP, LLC
13 SHELDRAKE ROAD
NEWARK, DELAWARE 19713

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

EXISTING UTILITIES ARE IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT "MISS UTILITY" (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES TO EXISTING UTILITIES DUE TO THEIR NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT THEIR EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS, INSURANCE, BONDS, ETC. REQUIRED BY LOCAL, STATE AND/ OR FEDERAL AGENCIES NECESSARY FOR AND BEGINNING OF CONSTRUCTION.

PLAN REVISIONS

REVISION NO.	DATE	DESCRIPTION	CHECKED BY

ENGINEER SEAL