

CERTIFICATION OF PLAN ACCURACY:
I, JAYME BAER, 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.

JAYME BAER, P.E. DATE
PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING

CERTIFICATION OF OWNERSHIP:
I, _____ 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.

OWNER'S SIGNATURE DATE

GENERAL CONSTRUCTION NOTES:

- THE CITY OF NEW CASTLE MUST BE NOTIFIED IN WRITING FIVE DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER PLAN.
- A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO COMMENCING WITH CONSTRUCTION UNLESS WAIVED BY THE NCCD AND CITY OF NEW CASTLE. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER PLAN.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF NEW CASTLE STANDARD SPECIFICATIONS AND DETAILS AND/OR THE DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 0.3 ACRES.
- THE CITY OF NEW CASTLE PUBLIC WORKS DEPARTMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES.
- PROPOSED PAVING ELEVATIONS SHALL MATCH EXISTING ELEVATIONS WHEREVER THEY ADJOIN.
- ALL DIMENSIONS RELATIVE TO CURBING ARE TO FACE OF CURB. ELEVATIONS BOTTOM FACE OF CURB.
- ALL SIGNING, TRAFFIC CONTROL AND SAFETY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND SHALL BE SUBJECT TO THE APPROVAL OF THE DIVISION OF HIGHWAYS. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM DEVICES FOR STREETS AND HIGHWAYS".
- ALL NECESSARY PERMITS, LICENSES, BONDS, INSURANCE POLICIES, ETC. REQUIRED BY LOCAL, STATE, AND/OR FEDERAL LAWS SHALL BE PROVIDED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- PLAN LOCATIONS, ELEVATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
- ALL LAND DISTURBANCE SHALL BE ON LOT UNLESS OTHERWISE DEPICTED ON THE LINES AND GRADES PLAN OR AN ADJACENT LOT HAS AN ACTIVE PERMIT.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED ON LOT PRIOR TO ANY CONSTRUCTION STARTING.
- PER THE NCC GIS MAPS, NO WETLANDS EXIST ON THIS PARCEL.
- PER THE NCC GIS MAPS, NO PROTECTED RESOURCES EXIST ON THIS PARCEL.
- BASED ON THE NEW CASTLE COUNTY WATER RESOURCE AGENCY WATER RESOURCE PROTECTION AREA MAPS (SHEET 1 OF 3), LAST REVISED MARCH 2022, THE SITE IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA DISTRICT (RECHARGE AREA).
- PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, NR 10003C0065K, REVISED JANUARY 22, 2020, THIS SITE DOES NOT CONTAIN 100 YEAR FLOOD LIMITS.
- THE SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA.
- NO DEBRIS WILL BE BURNED ON THIS SITE.
- DRAINAGE, EROSION & SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
- THE LOT SHALL BE FINAL GRADED DURING THE FIRST OPTIMAL GROWING SEASON IF A BAD WEATHER GRADING LETTER IS OBTAINED.
- PRIOR TO REMOVING ON LOT CONTROLS THE LOT SHALL BE GRADED AND STABILIZED.

AREA AND SETBACK REQUIREMENTS:

Zoning: R-3 Residential		
Regulation	Required	Provided
Minimum lot area:	3,000 S.F.	1720 S.F. *
Minimum lot width:	25 FT.	21.5 FT. *
Minimum lot depth:	100 FT.	80 FT. *
Maximum building height:	2.5 stories or 35 FT.	3 stories/30 FT. *
Maximum building bulk:	40%	37%
Minimum front yard building setback:	20 FT.	3.5 FT. *
Minimum side yard setback (one side):	7.5 FT.	5 FT. *
Minimum side yard setback (both sides):	n/a	n/a
Minimum rear yard setback:	25 FT.	25 FT. (17 FT-DECK)*

* See Plan Data and General Notes #11, for list of approved variances.



LOCATION MAP

SCALE: 1" = 150'

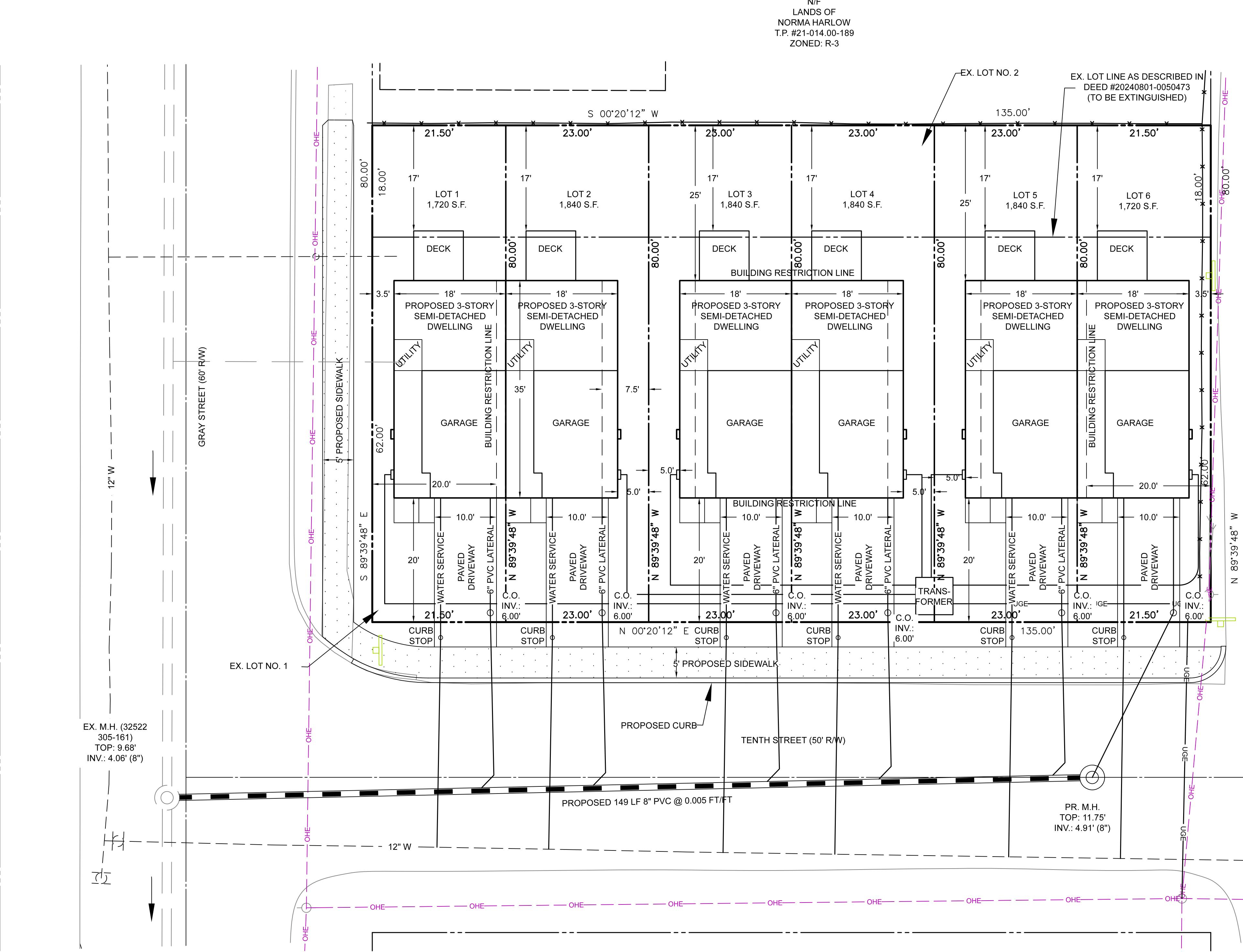
PLAN DATA AND GENERAL NOTES:

- Tax Parcel No.: 21-014.00-190
- Existing/Proposed Zoning: R-3
- Source of Title: Deed 20240801-0050473
- Datum: Local (Vertical) NAD83 (Horizontal)
- Purpose: To combine the lots identified as No. 1 and No. 2 into one parcel and subdivide into 6 lots for 6 semi-detached dwelling units
- Gross Acreage: 0.2479± Acres
- Existing/Proposed Land Use: Residential
- Off-street parking spaces: 2 per unit required/provided
- This property is not located within a 100-yr floodplain.
- NRCS soils are listed as MuB.
- Board of Adjustment hearing was held on September 23, 2025 to review the following variance requests:
 - Lots 1 and 6: Variance from the minimum lot size of 3,000 SF to 1,720 SF. Variance from the minimum lot width of 25' to 21.5'. Variance from the minimum lot depth of 100' to 80'. Variance from the minimum rear yard setback for a corner lot of 20' to 3.5'. Variance from the minimum side yard setback of 25' to 17' to construct a deck. Variance from the maximum permitted height of 2.5 stories (while maintaining compliance with the 35' maximum height).
 - Lots 2, 3, 4, and 5: Variance from the minimum lot size of 3,000 SF to 1,840 SF. Variance from the minimum lot width of 25' to 23'. Variance from the minimum lot depth of 100' to 80'. Variance from the minimum rear yard setback of 25' to 17' to construct a deck. Variance from the maximum permitted height of 2.5 stories (while maintaining compliance with the 35' maximum height).

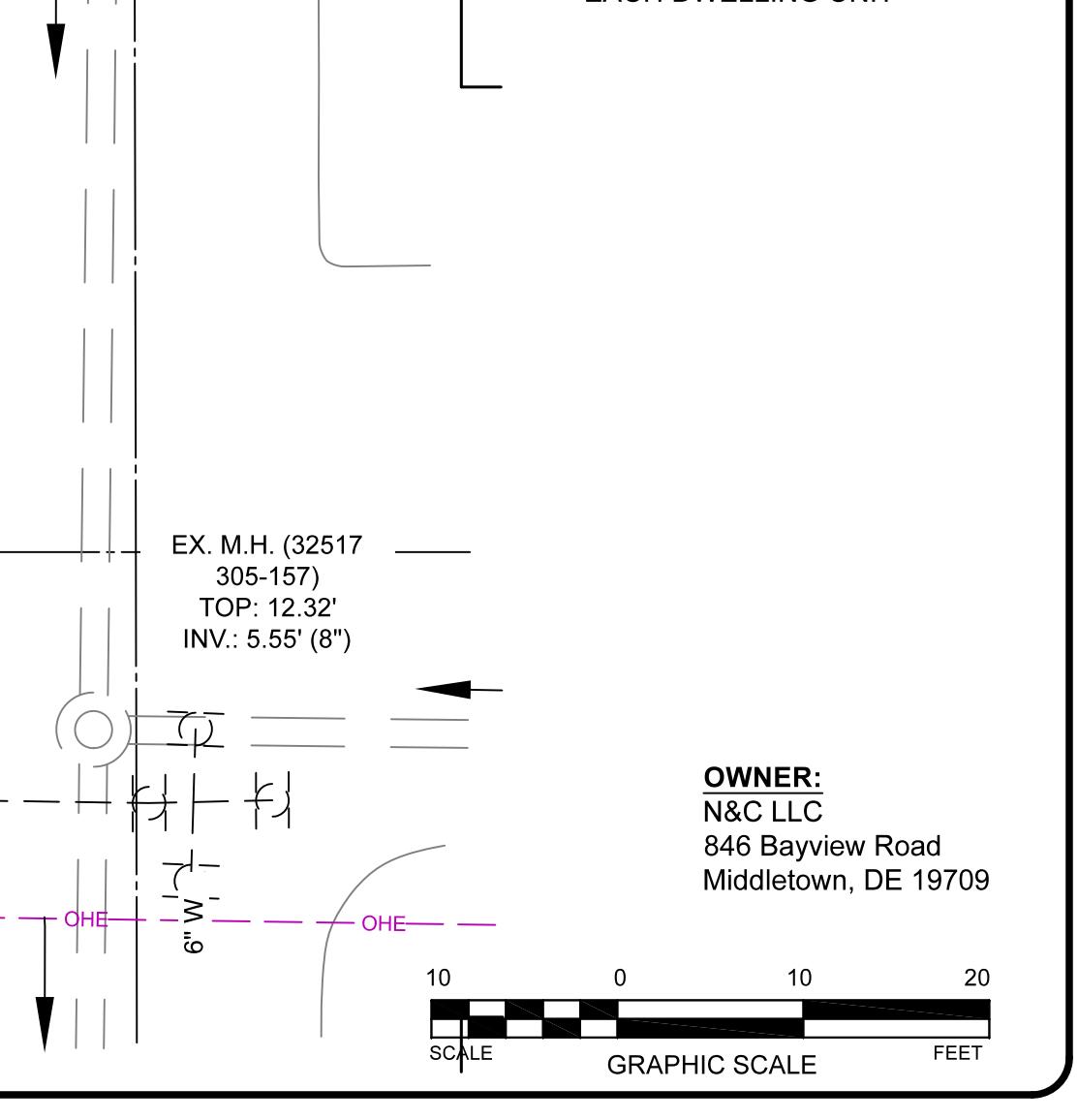
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NOTE:
WATER METERS SHALL BE LOCATED INSIDE EACH DWELLING UNIT

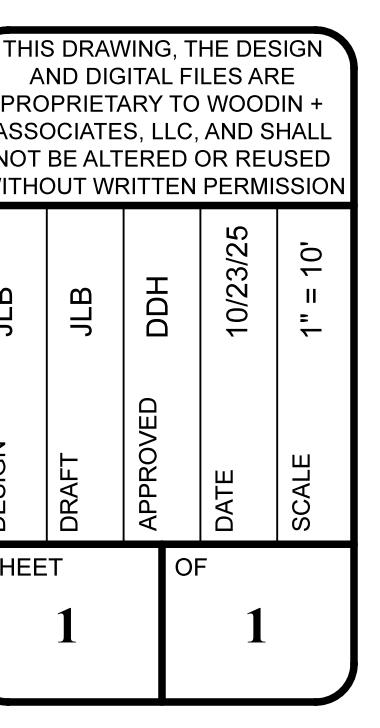


SUBDIVISION PLAN

FOR PROJECT KNOWN AS

1004 GRAY STREET

CITY OF NEW CASTLE - NEW CASTLE COUNTY - STATE OF DELAWARE



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