

SUBDIVISION PLAN 1004 GRAY STREET



LOCATION MAP SCALE: 1" = 800'



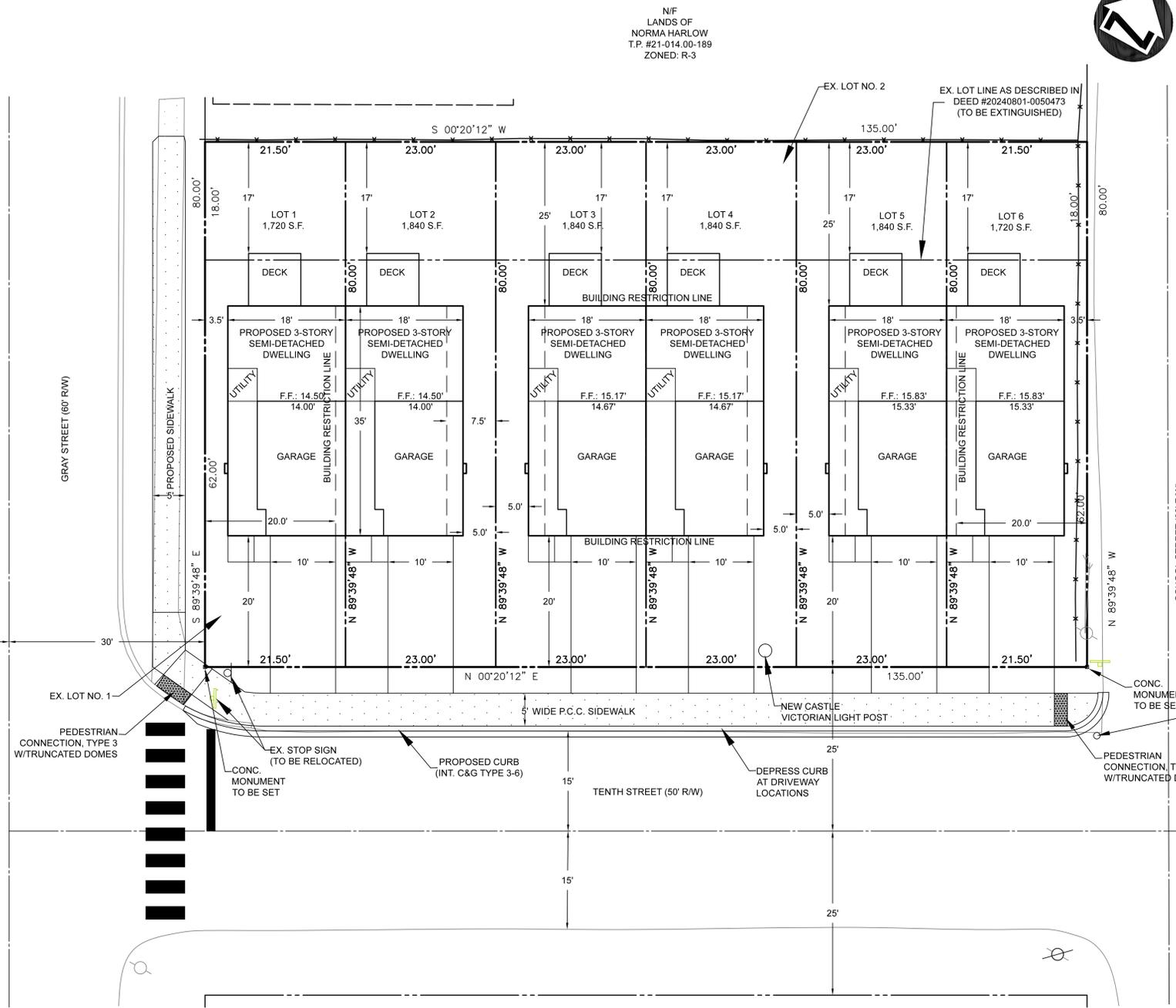
WOODIN + ASSOCIATES
Civil & Geotechnical Engineers
Land Planners & Land Surveyors
Layle Business Park
111 Percival Drive
Suite D
Middletown, DE 19709
Tel: 302-378-7300
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EXISTING LEGEND	PROPOSED LEGEND
-20-	MAJOR CONTOUR (60)
-19-	MINOR CONTOUR (59)
	TREELINE
	LARGE TREE
	MEDIUM TREE
	SMALL TREE
	BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	TIE-LINE
	EASEMENT
	BUILDING RESTRICTION LINE
	BUILDING
	CENTERLINE
	EDGE OF PAVEMENT/DRIVEWAY
	REBAR
	CONCRETE
	PIN
	UTILITY POLE
	WELL
	SIGN
	FIRE HYDRANT
	WATERLINE
	FENCE
	GAS MAIN
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	COMMUNICATION LINE
	STORM SEWER
	SANITARY SEWER
	CONCRETE SIDEWALK/PATIO
	CONCRETE RETAINING WALL
	STONE/RIPRAP
	WETLANDS
	WRPA
	STREAM
	RIPARIAN BUFFER
	100 YR FLOODLINE
	DRAINAGWAY CENTERLINE
	STEEP SLOPE
	SOILS LINE
	SOILS DESCRIPTION
	SUBAREA
	FLOWPATH
	BEARING/DISTANCE
	LABELS

AREA AND SETBACK REQUIREMENTS:		
Zoning: R-3 Residential		
One-family semidetached dwelling		
Regulation	Required	Provided
Minimum lot area:	3,000 S.F.	1,720 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, for list of approved variances.

- PLAN DATA AND GENERAL NOTES:**
- Tax Parcel No.: 21-014-00-190
 - Existing/Proposed Zoning: R-3
 - Source of Title: Deed 20240801-0050473
 - Date: NAVD88 (Vertical)
NAD83 (Horizontal)
 - Purpose: To combine the lots identified as No. 1 and No. 2 into one parcel and subdivide into 6 lots for construction of 6 semi-detached dwelling units
 - Owner Information: N&C LLC
846 Bayview Road
Middletown, DE 19709
 - Gross Acreage: 0.2479± Acres
 - Existing site data: 1,966 S.F. (0.045 AC.) impervious
8,834 S.F. (0.203 AC.) pervious
 - Proposed site data: 5,364 S.F. (0.123 AC.) impervious
5,436 S.F. (0.125 AC.) pervious
 - 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.
 - Water meters shall be located inside each dwelling unit.
 - All water service construction shall be in compliance with MSC Technical Water Specifications and approved by the Municipal Services Commission.
 - A 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 street yard setback for a corner lot of 20' to 3.5'. 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).
 - 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 side yard setback of 7.5' to 5'. 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).
 - Sidewalks and street restoration shall be guaranteed in accordance with Section 213-14 of the Subdivision Regulations.
 - Survey monuments shall be provided in accordance with Section 213-9 of the Subdivision Regulations.



APPROVAL FOR RECORDATION:

THE MAYOR AND COUNCIL OF NEW CASTLE
RETURN TO CITY OF NEW CASTLE, CITY ADMINISTRATION BUILDING
220 DELAWARE STREET, NEW CASTLE, DE

DATE: _____

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.
PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING

DATE: _____

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: _____

SUBDIVISION PLAN
FOR PROJECT KNOWN AS
1004 GRAY STREET
CITY OF NEW CASTLE - NEW CASTLE COUNTY - STATE OF DELAWARE

DATE	REVISION	BY

DESIGN	JLB	OF
DRAFT	JLB	1
APPROVED	DDH	1
DATE	10/23/25	
SCALE	1" = 10'	

