



Sub-Division and Land Development Engineering

Karins and Associates has prepared engineering documents for the sub-division and land development of numerous parcels of land in all three counties of the State of Delaware, and neighboring jurisdictions of the Commonwealth of Pennsylvania and Maryland. The projects have ranged in size from the minor sub-division of a single dwelling property, to create an additional lot, to the major sub-division of a 1000-acre parcel of land for the creation of a mix of residential dwelling units and commercial uses.

Karins is intimately acquainted with the zoning and subdivision regulations of the incorporated and unincorporated districts within these jurisdictions. The firm has designed and developed engineering drawings and obtained all approvals and permits necessary for the following:

- Property Survey and Boundary Determination.
- Feasibility Study.
- Land Use Analysis.
- Conceptual Planning.
- Design to Conform to Local Code and Regulations.
- Minor and Major Land Development Plan.
- Minor and Major Subdivision Plan.
- Re-Development Plan.
- Mixed Use Development Plans.
- Individual Lines and Grades Plan.
- Sanitary Sewer Plan and Profile.
- Water Distribution Plan and Profile.
- Sanitary Sewer Pump Stations.
- Lighting Plan.
- Subdivision Street Construction Plan and Profile.
- Entrance Plan Design and Permitting.
- Sediment and Stormwater Plan.
- Stormwater Management Analysis (Green Technology Design).
- Flood Analysis and Floodplain Determination.
- Drainage Improvements.
- Construction Engineering.



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