

Exhibit B – Proposed Drainage Improvement Plan

Todd Estates / Newark Oaks

Compiled: April 2026

Source: Civic Meeting Discussion & New Castle County Conservation District Presentation

Video Link: <https://youtu.be/DE4nltNi784>

Presented by Ed Osienski House Majority Whip District 24

Project Overview

The New Castle County Conservation District has presented a conceptual drainage remediation strategy intended to address persistent surface and subsurface water issues affecting multiple properties within Todd Estates and Newark Oaks.

The proposal is designed to capture, redirect, and manage excess water currently contributing to standing water conditions, soil saturation, and infrastructure instability throughout the neighborhood.

Proposed System Components

1. French Drain System (Primary Infrastructure)

- Installation of 6-inch perforated drainage pipe
- Pipe installed underground within crushed stone (“crush and run”)
- Wrapped in filter fabric to prevent clogging
- Intended to intercept and redirect subsurface and surface water flow

2. Lawn Catch Basins (Surface Collection Points)

- Installed in affected yard areas
- Collect surface pooling water and overflow from saturated ground
- Connected to underground drainage system

3. System Routing & Connections

- Runs along front yard corridors
- Connects to DelDOT stormwater drainage infrastructure
- May integrate with existing private drainage systems
- May tie into existing dry basin systems

Project Intent

- Reduce standing and pooling water
- Improve surface drainage

- Alleviate visible flooding and runoff
- Redirect water toward municipal systems

Key Limitations & Unresolved Factors

1. Unknown Water Source

- Source not confirmed
- Possible underground spring or high water table
- Possible utility leak (Veolia)
- No confirmed diagnostic study completed

2. Scope of Effectiveness

- Designed to manage and redirect water, not eliminate source
- May not resolve subsurface saturation or pressure
- May not prevent recurring structural instability

3. Existing Conditions

- Prior mitigation attempts have had limited success
- Area may reflect historic wetland or marsh conditions

Implementation Requirements

1. Funding

- Project is cost-intensive
- Requires state bond bill funding
- Not currently secured

2. Homeowner Participation

- Signed permissions required
- Cannot proceed without access approvals
- Rental properties may complicate participation

3. Project Execution Process

1. Secure funding
2. Collect homeowner permissions
3. Bid project to contractors
4. Begin construction

Timeline

- No formal timeline established
- Dependent on funding and approvals
- Potential delays possible

Agency Involvement

- New Castle County Conservation District: planning and coordination
- DelDOT: stormwater integration
- Veolia: potential source investigation

Summary Statement

The proposed drainage remediation plan represents an effort to address widespread water issues through a connected drainage system. However, the absence of a confirmed water source introduces uncertainty regarding long-term effectiveness.



Conception Drainage Improvement Plan:
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