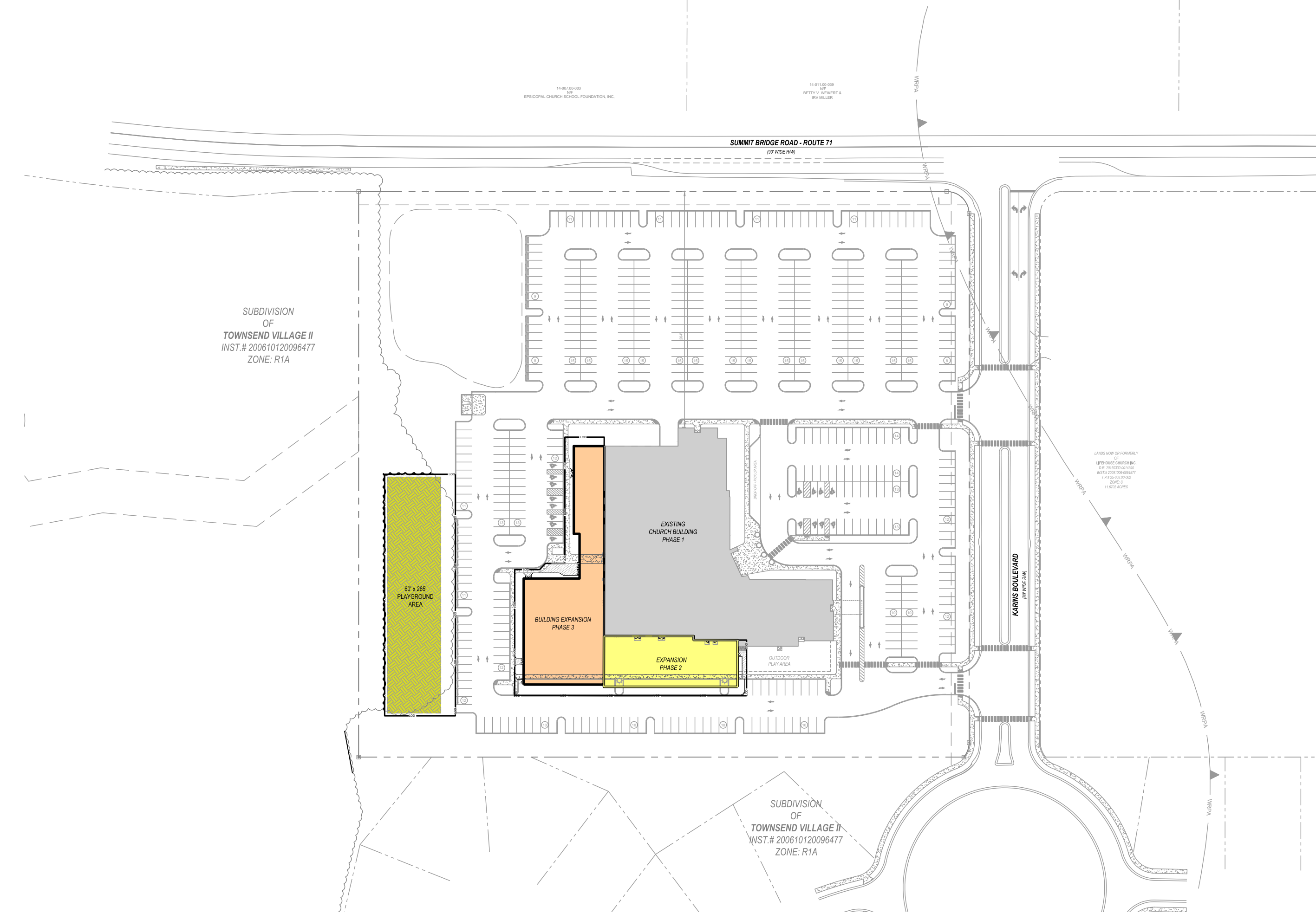
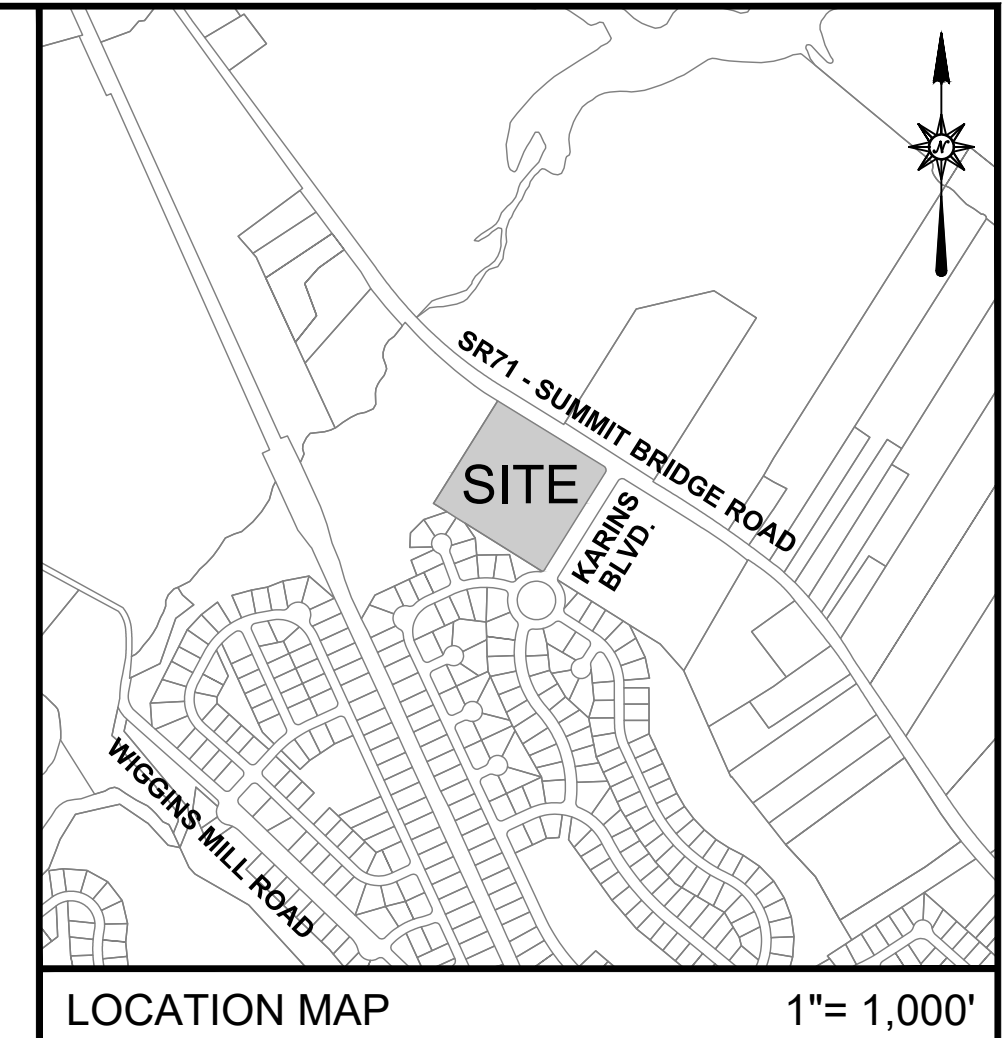
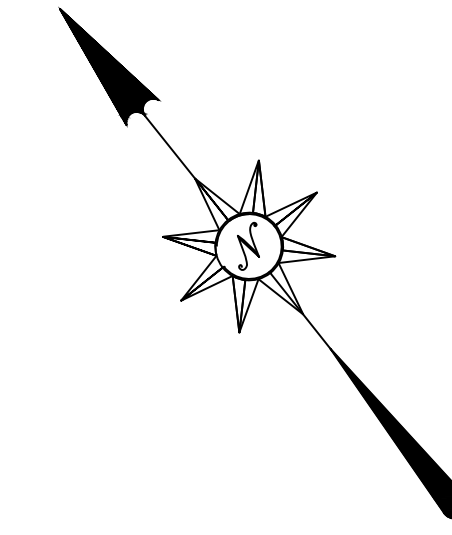


PRELIMINARY RECORD MAJOR LAND DEVELOPMENT PLAN
LIFEHOUSE CHURCH
 TOWN OF TOWNSEND, NEW CASTLE COUNTY, DELAWARE



SUPERCEDES NOTE:
 THIS PLAN SUPERSEDES, IN PART, THE RECORD MAJOR SUBDIVISION PLAN OF "TOWNSEND VILLAGE II", RECORDED OCTOBER 6, 2004, IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 200410060109741, AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 200410060109741, THE RECORD RESUBDIVISION PLAN OF "TOWNSEND VILLAGE II", RECORDED OCTOBER 12, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 200610120096477, THE RECORD MAJOR LAND DEVELOPMENT PLAN FOR "THE SHOPPES OF TOWNSEND", RECORDED OCTOBER 6, 2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 200910060064877, AND THE RECORD MAJOR LAND DEVELOPMENT PLAN OF "LIFEHOUSE CHURCH", RECORDED JUNE 6, 2019, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 201906060042416.

PURPOSE NOTE
 TO ADD 30,0171 SF OF GROSS FLOOR AREA TO THE PREVIOUSLY RECORDED PLAN (INSTRUMENT NO. 201906060042416) FOR A TOTAL 83,821 S.F. OF BUILDING, AS WELL AS A PLAYGROUND. FURTHER, THE BUILDING WILL BE SPLIT INTO ADD AN ELEMENTARY SCHOOL ALONG WITH EXISTING DAYCARE AND CHURCH.

INDEX OF SHEETS	
SHEET 1	TITLE SHEET
SHEET 2	NOTES & LEGEND
SHEET 3	RECORD MAJOR LAND DEVELOPMENT PLAN

- NOTES:
- TAX PARCEL NUMBER(S):** 25-010.00-001
 - ZONING DISTRICT DESIGNATION:** C - COMMERCIAL
 - SOURCE OF TITLE:** D.R. INST # 20160330-0014590
 - HORIZONTAL DATUM:** DELAWARE STATE PLANE (NAD83 USFT)
VERTICAL DATUM: NGVD 29
LOCAL BENCHMARK: LOCATION = USGS STATION A-38
 ELEVATION = 52.24
 - NUMBER OF EXISTING MONUMENTS:** 6
NUMBER OF PROPOSED MONUMENTS: 0
 - SITE AREA:** 9.9689 ACRES
 - WATER SUPPLIER:** ARTESIAN WATER COMPANY
 WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
 - SANITARY SEWER:** NEW CASTLE COUNTY (PRIVATELY MAINTAINED)
 SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE SANITARY SEWER AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. SEE SANITARY SEWER AGREEMENT DATED MARCH 31, 2009 AND RECORDED APRIL 4, 2009, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY DELAWARE, INSTRUMENT NO. 200904020019252.
SANITARY SEWER FLOW DATA EXISTING CHURCH: 984 SEATS x 4 GPD/SEAT = 3,936 GPD
 PEAK DAILY SEWER FLOW = 3,936 GPD x 4 = 15,744 GPD (10,933 GPM)
ADDITIONAL SEWER FLOW DATA PROPOSED: CHURCH: 16 SEATS x 4 GPD/SEAT = 64 GPD
 DAY CARE: 194 STUDENTS x 7.5 GPD/STUDENT + 22 EMPLOYEE x 12.5 GPD/EMPLOYEE = 1,730 GPD
 ELEMENTARY SCHOOL: 250 STUDENTS x 7.5 GPD/STUDENT + 20 EMPLOYEE x 12.5 GPD/EMPLOYEE = 2,125 GPD
 OFFICE: 4,670 S.F. x 0.1 GPD/S.F. = 467 GPD
 TOTAL DAILY SEWER FLOW = 4,386 GPD
 PEAK DAILY SEWER FLOW = 4,386 GPD x 4 = 17,544 GPD (12,183 GPM)
 - PROPERTY OWNERS/ DEVELOPER:** LIFEHOUSE CHURCH INC.
 101 KARINS BLVD.
 TOWNSEND, DE 19734
 - EXISTING USE (PER RECORD PLAN: 20190606-0042416):**
 PHASE 1: 39,850 S.F. 1 STORY BUILDING
 PHASE 2: 13,800 S.F. 1 STORY BUILDING EXPANSION
 COMBINED: 53,650 S.F. 1 STORY BUILDING (984 SEAT CHURCH AUDITORIUM)
PROPOSED USE:
 PHASE 1: 39,597 S.F. 1 STORY BUILDING
 PHASE 2: 16,808 S.F. 2 STORY BUILDING EXPANSION
 PHASE 3: 27,416 S.F. 2 STORY BUILDING EXPANSION
 COMBINED: 83,821 S.F. BUILDING (1000 SEAT AUDITORIUM, DAYCARE, ELEMENTARY SCHOOL, OFFICE)
 - PARKING RATIONALE:**
 REQUIRED PARKING PER PROPOSED USES:
 CHURCH: 28,792 SF ASSEMBLY AREA @ 10 SPACE/1,000 SF = 288 SPACES
 OR 1,000 SEATS @ 1 SPACE/4 SEATS=250 SPACES
 DAYCARE: 12,669 SF @ 3.5 SPACE/1,000 SF = 45 SPACES
 ELEMENTARY SCHOOL: 10 CLASSROOMS @ 2 SPACE/CLASSROOM + 250 SEATS @ 1 SPACES/5 SEATS = 70 SPACES
 OR 10 CLASSROOMS @ 2 SPACE/CLASSROOM + 14,854 SF ASSEMBLY AREA @ 7.5 SPACES/1,000 SF ASSEMBLY AREA = 132 SPACES
 OFFICE: 9,214 SF @ 4 SPACE/1,000 SF = 37 SPACES
TOTAL REQUIRED PARKING = 502 SPACES
TOTAL PROPOSED PARKING = 520 SPACES
 (INCLUDING 16 SPACES RESERVED FOR ADA ACCESSIBLE PARKING)

UTILITY AND GOVERNING AGENCIES CONTACT INFORMATION LIST:

DELDOT 800 BAY ROAD DOVER, DE 19903 302-760-2080	TELEPHONE & FIBER OPTICS VERIZON COMMUNICATIONS 180 SHREEVE BLVD., SUITE 2100 EXTON, PA 19341 610-280-5546	CABLE ATLANTIC BROADBAND 600 NORTH BROAD STREET MIDDLETOWN, DE 19709 410-739-7229	TOWN OF TOWNSEND 141 MAIN STREET TOWNSEND, DE 19734 CONTACT: ANTHONY MANGERI TOWN MANAGER 302-378-8082	SANITARY SEWER NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS WILLIAM J CORNER BUILDING 187A OLD CHURCHMANS ROAD NEW CASTLE, DE 19720 302-385-5700
ELECTRIC DELMARVA POWER P.O. BOX 17006 WILMINGTON, DE 19850-7006 800-375-7117	GAS CHESAPEAKE UTILITIES 909 SILVERLAKE BOULEVARD DOVER, DE 19904 302-734-6797	WATER ARTESIAN WATER COMPANY 664 CHURCHMANS ROAD NEWARK, DE 19702 (302) 453-6900	DELAWARE'S DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) 89 KINGS HIGHWAY DOVER, DE 19901 302-739-4411	DELAWARE STATE FIRE MARSHAL 2207 MACARTHUR ROAD NEW CASTLE, DE 19720 CONTACT: JOHN W. RUDD, CFI 302-323-5365

PRELIMINARY RECORD MAJOR LAND DEVELOPMENT PLAN FOR LIFEHOUSE CHURCH
 SITUATE IN: TOWN OF TOWNSEND, NEW CASTLE COUNTY, DELAWARE

- REQUIRED AGENCY APPROVALS**
- TOWN OF TOWNSEND: SUBDIVISION PLAN, GRADING PLAN, LANDSCAPE PLAN, STREET PLAN.
 - NEW CASTLE CONSERVATION DISTRICT: SEDIMENT AND SWM PLAN
 - NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES: SANITARY SEWER
 - ARTESIAN WATER COMPANY: WATER DISTRIBUTION SYSTEM
 - DELAWARE OFFICE OF DRINKING WATER: WATER DISTRIBUTION SYSTEM
 - DELDOT: LETTER OF NO OBJECTION TO RECORDDATION
 - STATE FIRE MARSHAL

CERTIFICATION OF OWNERSHIP
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT LIFEHOUSE CHURCH INC. IS 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 AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF TOWNSEND ZONING AND UNIFIED DEVELOPMENT CODE.

AUTHORIZED MEMBER _____ DATE _____
 LIFEHOUSE CHURCH, INC.

CERTIFICATION OF PLAN ACCURACY
 I, YOUNSIL LEE, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE TOWN OF TOWNSEND'S LAND DEVELOPMENT ORDINANCE.

YOUNSIL LEE, P.E.
 LICENSE NO. 17637

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ DATE _____ BY _____ MAYOR FOR THE TOWN OF TOWNSEND

APPROVED _____ DATE _____ BY _____ ENGINEER FOR THE TOWN OF TOWNSEND

	Karins and Associates ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE & GEORGETOWN, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975	
	OWNER: LIFEHOUSE CHURCH INC 101 KARINS BOULEVARD TOWNSEND, DE 19734	PROPERTY ADDRESS: 101 KARINS BOULEVARD TOWNSEND, DE 19734
SURVEY BY: KARINS ENGINEERING DESIGNED BY: Y.L. DRAWN BY: Y.L. CHECKED BY: Y.L.	SCALE: 1" = 100' 	DATE: 11-08-2022 SHEET: 1 OF 3 DRAWING NO.: 1530.02 - Q01

NOTES (CONTINUED):

11. **SUBDIVISION / SITE DATA**

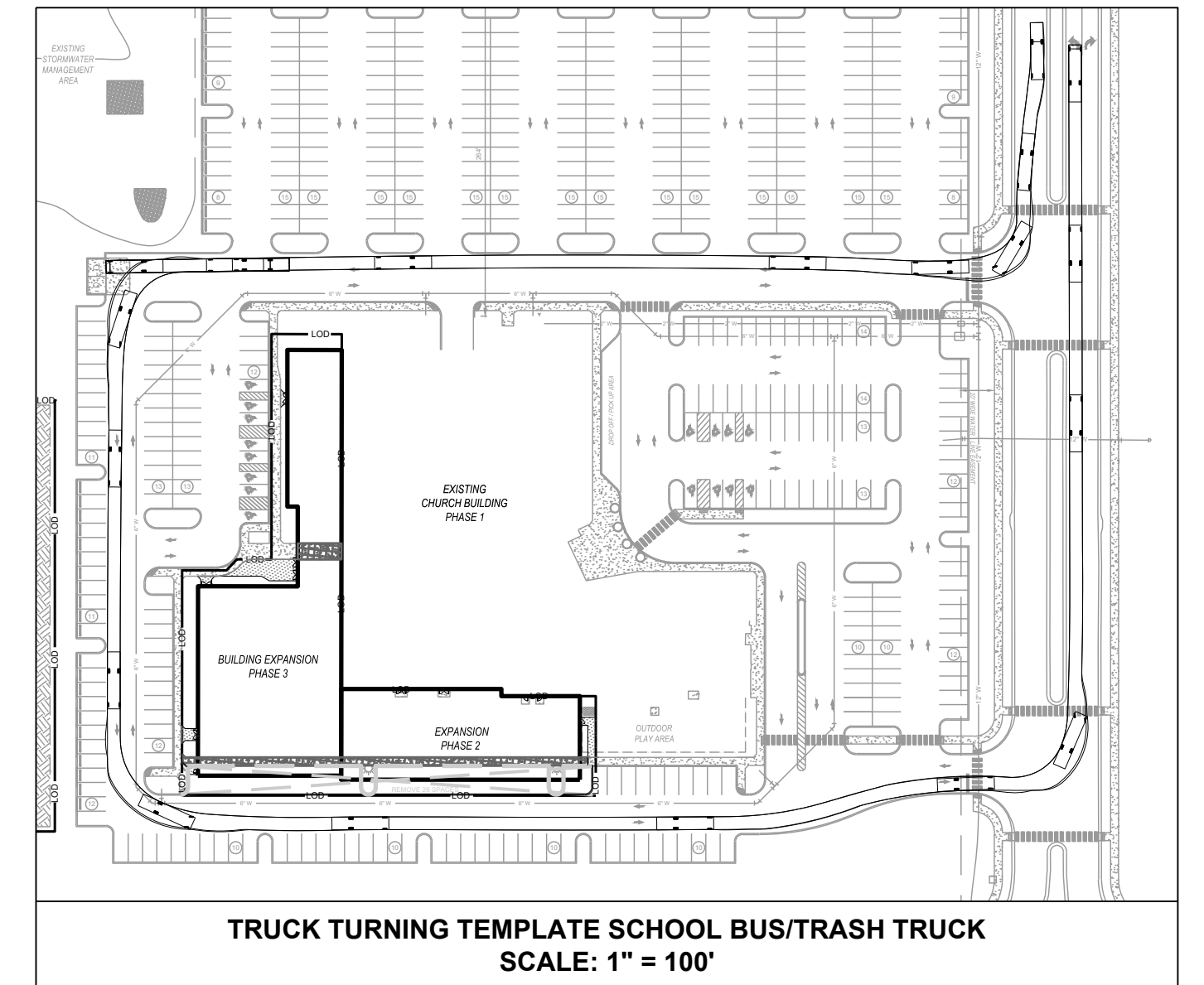
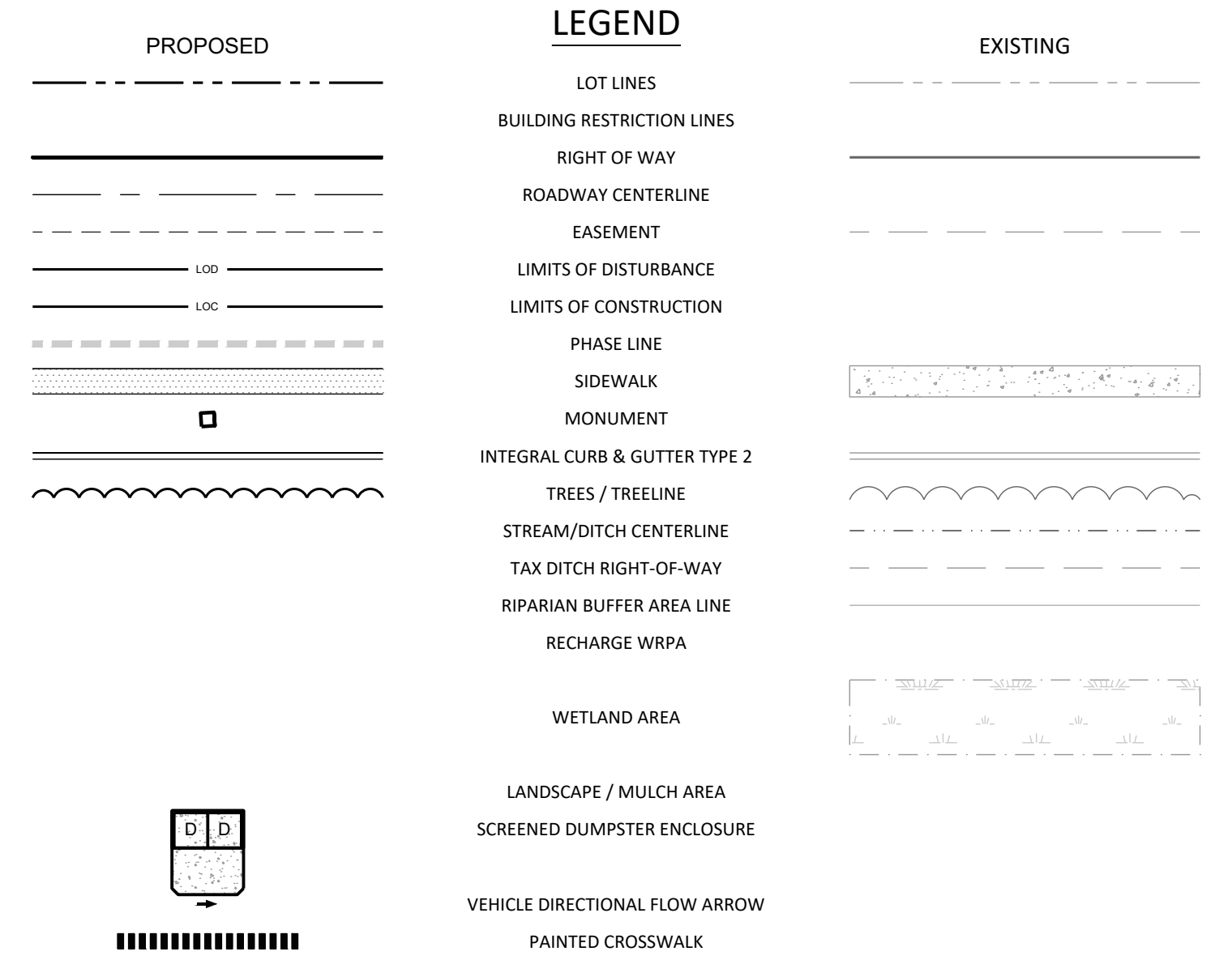
COMMERCIAL	REQUIRED	PROVIDED
MINIMUM LOT AREA	5,000 S.F. (6,000 S.F. CORNER)	≥ 6,000 S.F.
MINIMUM LOT WIDTH	≥ 50'	≥ 50'
BUILDING SETBACK FRONT	25' MIN.	≥ 25'
BUILDING SETBACK SIDE	10' MIN.	≥ 10'
BUILDING SETBACK REAR	10' MIN.	≥ 10'
PARKING SETBACK/LAND BUFFER	25' MIN ADJOINING RESIDENTIAL	≥ 25'
MAXIMUM LOT COVER	75%	≤ 75%
MAXIMUM BUILDING HEIGHT	35'	≤ 35'
LANDSCAPE AREA	2.42 ACRES (30%)	≥ 30%
12. **FLOODPLAIN**
NO PORTION OF THE SITE LIES WITHIN THE FEMA 100 YR FLOODPLAIN, AS PER FLOOD INSURANCE RATE MAP NO. 100030315L, DATED JANUARY 22, 2020.
13. **WATER RESOURCE PROTECTION AREA (WRPA)**
AS PER THE "WATER RESOURCE PROTECTION AREAS FOR THE CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY DELAWARE" MAP 3 OF 3, REVISED MARCH 2022, A PORTION OF THE SITE IS LOCATED IN THE RECHARGE WRPA. THE AVERAGE IMPERVIOUS COVER WITHIN TOWNSEND VILLAGE II (INCLUDING COMMERCIAL SITE) SHALL BE LIMITED TO 30% PURSUANT TO ARTICLE XI, SECTION III(B) OF THE UNIFIED DEVELOPMENT ORDINANCE. TOTAL WRPA AREA WITHIN THE SITE IS 0.0548 ACRES, TOTAL PROPOSED IMPERVIOUS 0.0034 ACRES (6.2%).
14. **WETLANDS**
THE WETLAND BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED IN ACCORDANCE IN THE U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 BY JAMES C. MCCULLLEY IV, ENVIRONMENTAL CONSULTANTS (2008), AS PER THIS REPORT, THERE ARE NO WETLANDS LOCATED ON SITE, AS PER THE LETTER FROM WATERSHED ECO. (JAMES C. MCCULLLEY IV) DATED NOVEMBER 8, 2018, A RECENT INVESTIGATION CONFIRMS THAT THERE ARE NO WETLANDS ON THIS SITE.
15. **CRITICAL NATURAL AREAS**
THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND, ACCORDING TO THE NEW CASTLE COUNTY "CRITICAL NATURAL AREAS MAP" UPDATED THROUGH MAY 2012, THERE ARE NO CRITICAL NATURAL AREAS WITHIN THIS SITE.
16. **DEED RESTRICTIONS**
AT THE TIME OF THIS PLAN SUBMITTAL THERE WERE NO DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL.
17. **TRAFFIC IMPACT STUDY**
A TRAFFIC OPERATIONAL ANALYSIS WAS PREPARED FOR THIS SITE IN JANUARY 2009 FOR THE SHOPPES OF TOWNSEND COMMERCIAL SITE PLAN.
18. **DEBRIS DISPOSAL**
NO DEBRIS SHALL BE BURIED ON THE SITE.
22. **EXISTING FIRE HYDRANTS:** 4
PROPOSED FIRE HYDRANTS: 0
23. **COASTAL ZONE**
THIS SITE DOES NOT LIE WITHIN DELAWARE'S COASTAL ZONE.
24. **AVIATION RESTRICTIONS**
U. S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION RESTRICTIONS AND SAFEGUARDS ARE NOT APPLICABLE TO THIS PROJECT.
25. **TOPOGRAPHY**
THE TOPOGRAPHY DEPICTED ON THIS PLAN IS NOT FIELD SURVEYED AND THE SITE RECORD PLAN (DATED 2/1/2019) IS USED FOR THE EXISTING CONDITIONS FOR THE PURPOSE OF DEVELOPING THIS PLAN. THE TOPOGRAPHY DEPICTED ON THIS PLAN IS A COMPOSITE OF THREE FIELD SURVEYS BY KARINS AND ASSOCIATES, CONSULTING ENGINEERS, ORIGINAL SURVEY DATED APRIL, 2001, SUMMIT BRIDGE ROAD AND THE ENTRANCE TO KARINS BOULEVARD WAS SURVEYED IN AUGUST 2011, THE REMAINDER OF KARINS BOULEVARD AND A PORTION OF SITE WAS SURVEYED IN JULY 2016.
27. **DELDOT**
ENTRANCE/EXIT FACILITIES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO DELDOT APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN A PERMIT FROM THE DELDOT CANAL DISTRICT PERMIT OFFICE.
28. **MISS UTILITY NOTE:**
THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS EXPENSE. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS. CONTACT "MISS UTILITY" THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY CONTACT INFORMATION IS AS FOLLOWS:
MISS UTILITY 1-800-282-8555
THE FOLLOWING TICKET NUMBERS APPLY:

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE IN THE AREA OF ANY POTENTIAL UTILITY CROSSING TO VERIFY THAT THE UTILITY WILL NOT INTERFERE WITH CONSTRUCTION. IF, AFTER UNCOVERING OF THE UTILITY, THERE IS ANY QUESTION CONCERNING A POSSIBLE CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER.
29. **ADDRESS:** 101 KARINS BOULEVARD, TOWNSEND, DE 19734
30. **FIRE MARSHAL NOTE**
ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE MARSHAL PREVENTION REGULATIONS.
31. **MAINTENANCE OF OPEN SPACE**
ON-SITE OPEN SPACE, INCLUDING LANDSCAPING AND THE STORMWATER MANAGEMENT FACILITY, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
32. **STORM SEWER EASEMENT / MAINTENANCE OF STORM SEWER**
ON-SITE STORM SEWER SHALL BE MAINTAINED BY THE PROPERTY OWNER. A 20' WIDE PERMANENT EASEMENT, 10' OF EACH SIDE OF THE CENTER LINE OF THE PIPE, SHALL BE CREATED WHERE A STORM SEWER LINE IS LOCATED OUTSIDE OF A PUBLIC RIGHT OF WAY. PROPOSED EASEMENTS TO BENEFIT THE TOWN OF TOWNSEND FOR INSPECTION AND REPAIRS. (TOWN HAS NO OBLIGATION TO PERFORM ANY REPAIRS.)

DELDOT NOTES

1. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
2. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
3. NO LANDSCAPING SHALL BE ALLOWED WITHIN RW UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
4. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
5. THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG SUMMIT BRIDGE ROAD (STATE ROUTE 71), WHICH HAS A FUNCTIONAL CLASSIFICATION OF MINOR ARTERIAL AS DEFINED BY THE STATE OF DELAWARE'S DEPARTMENT OF TRANSPORTATION, PER SECTION 3.8.1 OF THE DELDOT DEVELOPMENT COORDINATION MANUAL (DCM). IT IS THE DEVELOPER'S RESPONSIBILITY TO EVALUATE NOISE LEVELS AND THEIR IMPACTS ON PROPOSED DEVELOPMENT, FOR PROJECTS ADJACENT TO EXISTING TRANSPORTATION FACILITIES WITH THIS FUNCTIONAL CLASSIFICATION. ROADWAYS WITH THIS CLASSIFICATION CAN BE EXPECTED TO GENERATE ELEVATED LEVELS OF ROAD AND TRAFFIC RELATED NOISE, SIMILAR TO WHAT CAN BE EXPECTED IN URBAN AREAS. A DETAILED NOISE ANALYSIS PER DCM 3.6 IS TYPICALLY RECOMMENDED TO HELP GAUGE THE ACTUAL IMPACTS THAT ROADWAY RELATED NOISE MAY HAVE ON VARIOUS POTENTIAL LAND-USES (SUCH AS THOSE DESCRIBED IN DCM FIGURE 3.6.3-A NOISE ABATEMENT CRITERIA). WITH THE INCLUSION OF THIS NOTE, THE DEVELOPER IS ACKNOWLEDGING THAT THE PROPOSED SITE AND/OR BUILDING LOCATION CAN BE EXPECTED TO EXCEED THE SPECIFIC MAXIMUM NOISE LEVELS FOR CERTAIN COMMERCIAL AND NON-RESIDENTIAL USES AS SHOWN IN DCM FIGURE 3.6.3-A. THE DEVELOPER'S WAIVER OF THE NOISE ANALYSIS AND REVIEW OF POTENTIAL NOISE MITIGATION MEASURES ARE SUPPORTED BY THE INFEASIBILITY OF APPLYING NOISE MITIGATION MEASURES, BASED ON ENGINEERING CONSIDERATIONS AND FACTORS THAT WOULD LIMIT THE ABILITY TO ACHIEVE SUBSTANTIAL NOISE REDUCTION, RELATED TO THE COMMERCIAL USE OF THE SITE AND/OR BUILDINGS. THIS WAIVER ACKNOWLEDGES THAT THE DECIBEL LEVEL FOR THIS PARCEL MAY EXCEED THE APPLICABLE LIMITS FOR SOME CURRENT OR FUTURE PROPOSED USES. THE USE OF THIS NOTE SIGNIFIES THE SUBDIVISION ENGINEER'S CONCURRENCE WITH WAIVING THE DEVELOPER'S COMPLETION OF A DETAILED NOISE STUDY AND SUBSEQUENT REVIEW OF RESULTING NOISE ABATEMENT FINDINGS OR MITIGATION MEASURES. ANY FUTURE COMPLAINTS RELATING TO EXISTING OR FUTURE NOISE LEVELS IMPACTING PROPOSED USES ON THIS SITE AND ALONG THIS EXISTING TRANSPORTATION FACILITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LAND OWNER OR BOTH.
6. AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.



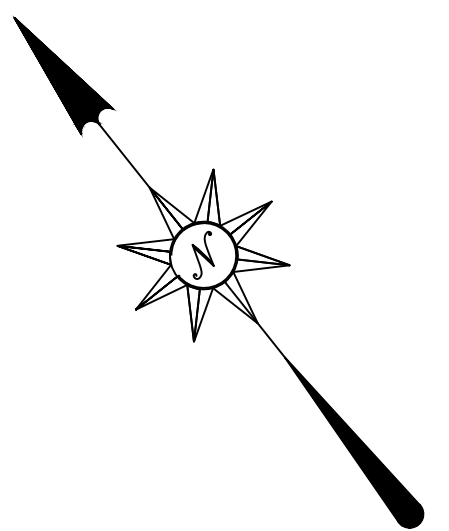
**PRELIMINARY
RECORD MAJOR LAND DEVELOPMENT PLAN
FOR
LIFEHOUSE CHURCH**
SITUATE IN: TOWN OF TOWNSEND, NEW CASTLE COUNTY, DELAWARE

REVISIONS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990

14-007.00-003
NF
EPISCOPAL CHURCH SCHOOL FOUNDATION, INC.

14-011.00-039
NF
BETTY V. WEIKERT &
IRV MILLER

SUMMIT BRIDGE ROAD - ROUTE 71
(90' WIDE RW)



S 51° 28' 19" E

634.54'

N 51° 28' 19" W

634.54'

60' x 265'
PLAYGROUND
AREA

PHASE 1
EXISTING
CHURCH BUILDING
AND DAYCARE
1-STORY
39,597 S.F.

PHASE 3
BUILDING EXPANSION
2-STORY
27,416 S.F.

PHASE 2
BUILDING EXPANSION
2-STORY
16,808 S.F.

OUTDOOR
PLAY AREA

KARINS BOULEVARD
(80' WIDE RW)

**PRELIMINARY
RECORD MAJOR LAND DEVELOPMENT PLAN
FOR
LIFEHOUSE CHURCH**
SITUATE IN: TOWN OF TOWNSEND, NEW CASTLE COUNTY, DELAWARE

Karins and Associates
ENGINEERS • PLANNERS • SURVEYORS
NEWARK, DE & GEORGETOWN, DE
www.karinsengineering.com
17 POLLY DRUMMOND CENTER • SUITE 201
NEWARK, DELAWARE 19711
PHONE: (302) 369-2900 FAX: (302) 369-2975

OWNER: LIFEHOUSE CHURCH INC
101 KARINS BOULEVARD
TOWNSEND, DE 19734

PROPERTY ADDRESS:
101 KARINS BOULEVARD
TOWNSEND, DE 19734

DESIGNED BY:	Y.L.	SCALE:	1" = 40'
DRAWN BY:	Y.L.	DATE:	11-08-2022
CHECKED BY:	Y.L.	SHEET:	3 OF 3
DRAWING NO.:		1530.02 - Q03	