

February 10, 2023

Antonia Tantillo, MPA
Town Manager
Town of Townsend
141 Main Street
Townsend, DE 19734

**RE: Preliminary Major Land Development Plan – Initial Review
Lifehouse Church Expansion [Tax Parcel #25-010.00-001]
Town of Townsend
RVE File#: DNTEP085**

Dear Ms. Tantillo:

Remington & Vernick Engineers (RVE), on behalf of the Town of Townsend has reviewed the following submission materials in connection the application referenced above:

- Plan entitled “Preliminary Record Major Land Development Plan for Lifehouse Church” (3 sheets), dated November 8, 2022, prepared by Karins and Associates of Newark, DE.
- Transmittal Letter dated November 14, 2022, prepared by Karins and Associates of Newark, DE.
- Town of Townsend Application for Subdivision and /or Land Development dated November 14, 2022, prepared by Lifehouse Church of Townsend, DE.
- Town of Townsend Major Subdivision or Land Development Checklist undated, prepared by Karins and Associates of Newark, DE.
- New Castle County Recorder of Deeds proof of Ownership dated March 30, 2016.

I. GENERAL INFORMATION

Owner &
Applicant: Lifehouse Church Inc.
101 Karins Boulevard
Townsend, DE 19734
302-464-1035
Attn: Keith Henry
keith@lifehouseede.com

Plan Preparer: Karins and Associates
17 Polly Drummond Center, Suite 201
Newark, DE 19711
302-369-2900 X1044
Fax: 302-369-2975
Attn: Younsil Lee, P.E.
ylee@karinsengineering.com

Proposal: The applicant is proposing to add 30,171 square feet of building additions to the previously recorded 53,650 square foot building. The project also includes the construction of a playground.

II. COMMENTS

Upon review of this submission, RVE has the following comments. Any underlined comments must be addressed by the applicant prior to approval.

1. Sheet 1 and 2 – Plan Views - provide a minimum 1” = 50’ scale; Section 24.04.100-A (4).
2. Sheet 1 – Location Map – provide a scale of 1” = 500’; Section 24.04.100-A (10).
3. Sheet 1 – list the square feet of existing building usage plus the proposed square feet of usage to obtain the square footage of each particular usage.
4. Sheet 1 – Title Block – after Owner add ‘& Applicant’.
5. Sheet 1 – Note 13, Water Resource Protection Area – Revise the note to reference Section 24.36.120 B. Recharge Areas of the Zoning and Unified Development Code and remove the reference to Article XI of the Unified Development Ordinance.
6. Sheet 2 – provide a North Arrow; Section 24.04.100-A (6).
7. Sheet 3 - provide cartway width of all adjoining streets; Section 24.04.100-A (25).
8. Sheet 3 – provide front yard setback lines; Section 24.04.100-A (27).
9. Sheet 3 - provide proposed sidewalk dimensions; Section 24.04.100-A (28).
10. Sheet 3 – provide parking space and aisle dimensions; Section 24.04.100-A (31).
11. Provide existing and proposed building coverage; Section 24.04.100-A (32).
12. Provide existing and proposed impervious cover; Section 24.04.100-A (33).
13. Sheet 3 – provide the name, address and parcel number for properties that abut the church lot lines; Section 24.04.100-A (34).
14. Sheet 3 – provide spot elevations and finished floor elevations; Section 24.04.100-A (41).
15. Sheet 3 – provide the existing size and species of the tree mass to be removed for the proposed playground; Section 24.04.100-A (42).
16. Parking requirements shall be in accordance with Section 24.20.020 Parking Requirements. In addition, Section 24.20.020 E, Buffering and Landscaping Requirements for Parking Areas must be maintained.
17. Development resulting in a net increase of impervious surface or disturbance greater than 5,000 sq. ft. on any lot shall be required to prepare and submit a stormwater management plan, indicating the methods and means by which post-development rate of stormwater runoff from the site will be reduced to the pre-development run-off condition); Section 24.20.040-A (1).

18. All stormwater management facilities shall be designed in accordance with the State of Delaware Sediment and Stormwater Regulations and will be subject to the review and approval of the Town Engineer; Section 24.20.040-A (3).
19. Grading Plans. All proposals for development shall be accompanied by a grading plan, indicating existing contours at a minimum of two-foot intervals, proposed grading, finished floor elevations and spot elevations sufficient to describe the extent of all grading activities as well as existing and proposed drainage patterns on the site; Section 24.20.050-A.
20. Erosion Control. All grading plans shall contain appropriate soil erosion and sediment control measures in accordance with the applicable regulations of the State of Delaware Sediment and Stormwater Regulations; Section 24.20.050-D.

III. REQUESTED VARIANCES

1. No variances are requested at this time.

RVE's recommendation for approval is contingent upon the applicant satisfactorily addressing each underlined comment and submitting revised plans and other materials. In conjunction with any resubmission, the applicant must provide a response letter using the same numbering system and explaining how each underlined comment has been satisfactorily addressed.

Should you have any questions please feel free to contact our office at (302) 266-0212.

Sincerely,
REMINGTON & VERNICK ENGINEERS

By



Edwin Van-Otoo, P.E.
Town Engineer

EVO/jrw

cc: Lifehouse Church Inc, Owner & Applicant (via email)
Karins and Associates, Plan Preparer (via email)
Christopher J. Fazio, P.E., C.M.E., Executive Vice President (via email)