

DATE:  
**CHRISTOPHER J FAZIO**  
 PROFESSIONAL ENGINEER LIC. No. 12175

ALL DOCUMENTS PREPARED BY REMINGTON & VERNICK ENGINEERS AND AFFILIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY REMINGTON & VERNICK ENGINEERS AND AFFILIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO REMINGTON & VERNICK ENGINEERS AND AFFILIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS REMINGTON & VERNICK ENGINEERS AND AFFILIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

NO.	REVISION	DATE	BY (CHK)

**CONCEPT PLAN - 1**

TOWN OF TOWNSEND  
 201 MAIN STREET  
 NEW CASTLE COUNTY  
 DELAWARE

TOWN OF TOWNSEND  
 NEW CASTLE COUNTY  
 DELAWARE

DRAWN BY: JMB    DESIGN BY: EVO    CHECKED BY: CJF    SCALE: AS NOTED  
 DATE: 8-2023    SHEET No.: 1 of 4  
 JOB No.: DN1ET107

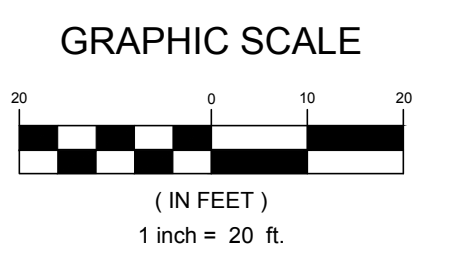


**ZONING CLASSIFICATION – RESIDENTIAL | R-2**

	PARCEL NUMBER	2500200020	2500200020
	REQUIRED/ALLOW	EXISTING	PROPOSED
LOT WIDTH	50 FEET	75 FEET	75 FEET
LOT AREA	7,000 SF	15,000 SF	15,000 SF
BUILDING COVERAGE	MAX. 40% TOTAL LOT AREA	-	56%
BLDG. SET BACK	NONE	-	-
SIDE YARD	MIN. 10 FEET (25 FEET AGGREGATE WIDTH)	25 FEET	25 FEET
FRONT YARD	25 FEET	25 FEET	25 FEET
REAR YARD	10 FEET	10 FEET	10 FEET
BLDG. HEIGHT	35 FEET	35 FEET	< 35 FEET

**OWNER**  
 TOWN OF TOWNSEND  
 141 MAIN STREET  
 TOWNSEND, DE. 19734

**PROPERTY INFORMATION**  
 LOT AREA: 15,000 S.F.  
 IMPERVIOUS AREA: 8,422 S.F.



**RVE**

1901

**REMINGTON  
& VERNICK  
ENGINEERS**

UNIVERSITY OFFICE PLAZA  
BELLEVUE BUILDING  
262 CHAPMAN ROAD, SUITE 105  
NEWARK, DE 19702  
(302) 266-0212, FAX (302) 266-6208  
WEB ADDRESS : RVE.COM

*Excellence • Innovation • Service*

DATE:

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No.	REVISION	DATE	BY (CHK)

**CONCEPT PLAN - 2**

TOWN OF TOWNSEND  
201 MAIN STREET

NEW CASTLE COUNTY  
DELAWARE

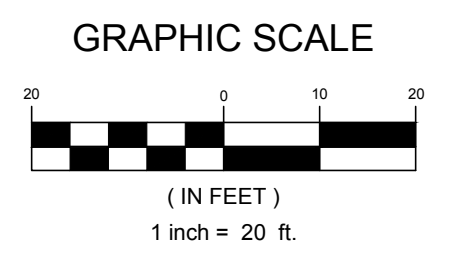
DRAWN BY	DESIGN BY	CHECKED BY	SCALE
JMB	EVO	CJF	AS NOTED
DATE:	8-2023	SHEET No.:	2 of 4
JOB No.:	DNTE1107		



ZONING CLASSIFICATION – RESIDENTIAL   R-2			
	PARCEL NUMBER	2500200020	2500200020
	REQUIRED/ALLOW	EXISTING	PROPOSED
LOT WIDTH	50 FEET	75 FEET	75 FEET
LOT AREA	7,000 SF	15,000 SF	15,000 SF
BUILDING COVERAGE	MAX. 40% TOTAL LOT AREA	-	56%
BLDG. SET BACK	NONE	-	-
SIDE YARD	MIN. 10 FEET (25 FEET AGGREGATE WIDTH)	25 FEET	25 FEET
FRONT YARD	25 FEET	25 FEET	25 FEET
REAR YARD	10 FEET	10 FEET	10 FEET
BLDG. HEIGHT	35 FEET	35 FEET	< 35 FEET

**OWNER**  
TOWN OF TOWNSEND  
141 MAIN STREET  
TOWNSEND, DE. 19734

**PROPERTY INFORMATION**  
LOT AREA: 15,000 S.F.  
IMPERVIOUS AREA: 8,422 S.F.





**1901**  
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NO.	REVISION	DATE	BY	CHK

**CONCEPT PLAN - 3**

TOWN OF TOWNSEND  
 201 MAIN STREET  
 NEW CASTLE COUNTY  
 DELAWARE

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JMB	EVO	CJF	AS NOTED
DATE:	8-2023		
JOB No.:	3 of 4		
DN107			

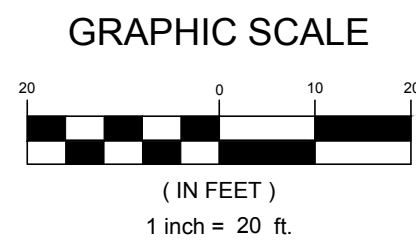


ZONING CLASSIFICATION – RESIDENTIAL | R-2

	PARCEL NUMBER	2500200020	2500200020
	REQUIRED/ALLOW	EXISTING	PROPOSED
LOT WIDTH	50 FEET	75 FEET	75 FEET
LOT AREA	7,000 SF	15,000 SF	15,000 SF
BUILDING COVERAGE	MAX. 40% TOTAL LOT AREA	-	45%
BLDG. SET BACK	NONE	-	-
SIDE YARD	MIN. 10 FEET (25 FEET AGGREGATE WIDTH)	25 FEET	25 FEET
FRONT YARD	25 FEET	25 FEET	25 FEET
REAR YARD	10 FEET	10 FEET	10 FEET
BLDG. HEIGHT	35 FEET	35 FEET	< 35 FEET

**OWNER**  
 TOWN OF TOWNSEND  
 141 MAIN STREET  
 TOWNSEND, DE. 19734

**PROPERTY INFORMATION**  
 LOT AREA: 15,000 S.F.  
 IMPERVIOUS AREA: 6,786 S.F.

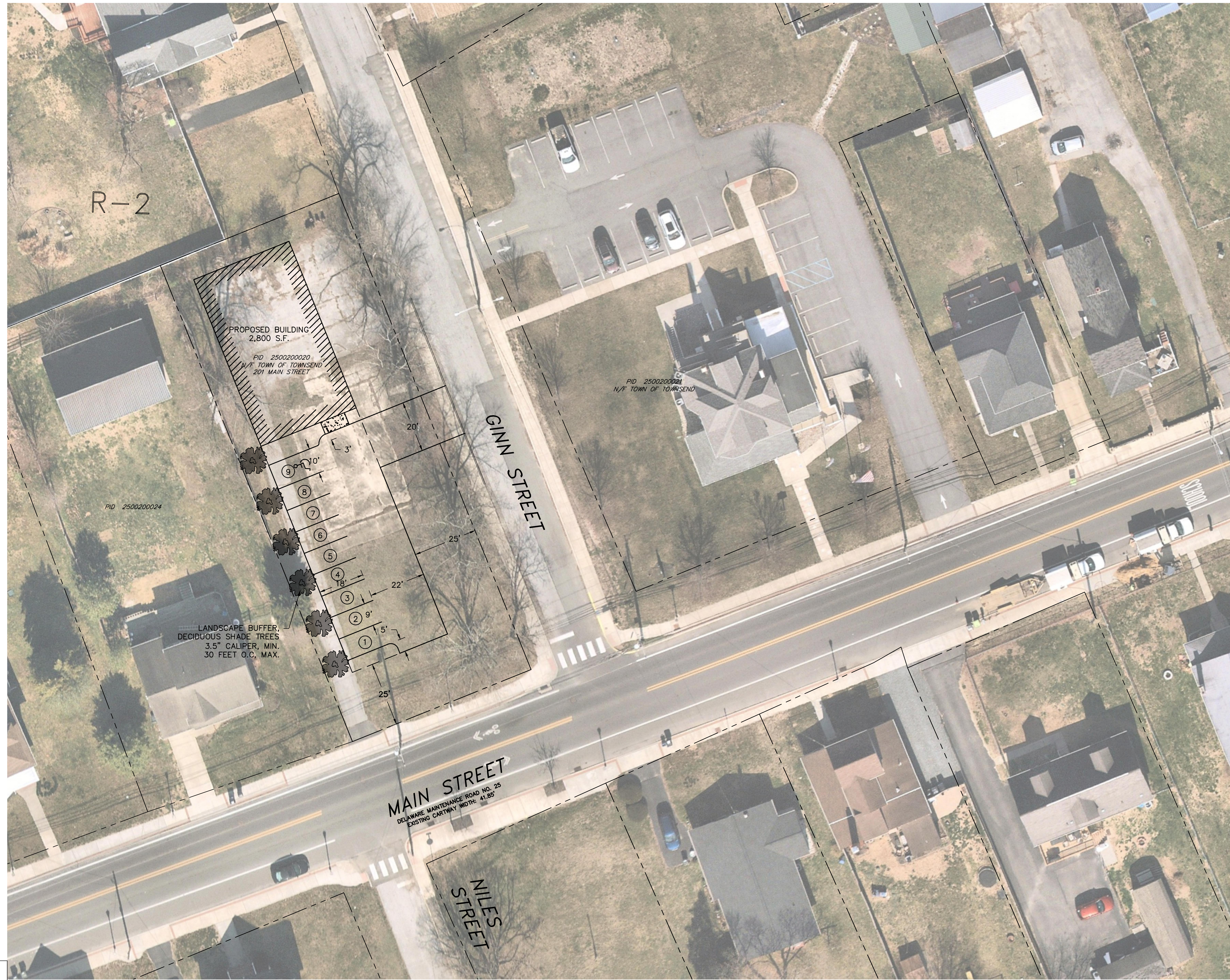


NO.	REVISION	DATE	BY / CHK

CONCEPT PLAN - 4

TOWN OF TOWNSEND  
 201 MAIN STREET  
 NEW CASTLE COUNTY  
 DELAWARE

DRAWN BY	DESIGN BY	CHECKED BY	SCALE
JMB	EVO	CJF	AS NOTED
DATE: 8-2023	SHEET NO.: 4 of 4		
JOB NO.: DN1ET107			



ZONING CLASSIFICATION - RESIDENTIAL   R-2			
	PARCEL NUMBER	2500200020	2500200020
	REQUIRED/ALLOW	EXISTING	PROPOSED
LOT WIDTH	50 FEET	75 FEET	75 FEET
LOT AREA	7,000 SF	15,000 SF	15,000 SF
BUILDING COVERAGE	MAX. 40% TOTAL LOT AREA	-	45%
BLDG. SET BACK	NONE	-	-
SIDE YARD	MIN. 10 FEET (25 FEET AGGREGATE WIDTH)	25 FEET	25 FEET
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REAR YARD	10 FEET	10 FEET	10 FEET
BLDG. HEIGHT	35 FEET	35 FEET	< 35 FEET

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**PROPERTY INFORMATION**  
 LOT AREA: 15,000 S.F.  
 IMPERVIOUS AREA: 6,786 S.F.

