



GENERAL NOTES

- ZONING:
 EXISTING: C (COMMERCIAL)
 PROPOSED: R-3 (RESIDENTIAL)
- SITE AREA (PROPOSED):
 AREA IN PROPOSED LOTS (54 LOTS) 163,982.61 SF / 3.76 Ac.±
 AREA IN PROPOSED R.O.W.: 55,404.15 SF / 1.27 Ac.±
 AREA IN OPEN SPACE: 288,958.44 SF / 6.64 Ac.±
 WOODS 209,384.25 SF / 4.81 Ac.±
 TOTAL GROSS ACREAGE: 508,345.20 SF / 11.67 Ac.±
- AREA REGULATIONS: R-3 (RESIDENTIAL)

| | REQ'D | PROVIDED |
|-----------------------------|----------------------|----------|
| MINIMUM LOT AREA: | 2,200 SF | 2,200 SF |
| MINIMUM LOT WIDTH: | 20 FT | 22 FT |
| MINIMUM LOT DEPTH: | 110 FT | 110 FT |
| MAXIMUM HEIGHT: | 40 FT | <40 FT |
| FRONT YARD SETBACK: | 20 FT | 20 FT |
| SIDE YARD SETBACK: | 12 FT (20 FT CORNER) | 12/20 FT |
| REAR YARD SETBACK: | 20 FT | 20 FT |
| MAXIMUM UNITS PER BUILDING: | 7 | 7 |
- UTILITIES:
 WATER SUPPLY: ARTESIAN WATER, SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
 SANITARY SEWER: NEW CASTLE COUNTY, SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH AND NEW CASTLE COUNTY.
 STORM DRAINAGE: TOWN OF TOWNSEND. ALL DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DELAWARE SEDIMENT AND STORMWATER MANAGEMENT REGULATIONS DATED FEBRUARY 2019 OR AS LATER AMENDED.
 ELECTRIC: DELMARVA POWER, SUBJECT TO THE TOWN'S APPROVAL.

Site Data:

SITE ADDRESS: PARCEL NO. 250080002
 100 KARINS BOULEVARD
 TOWNSEND, DE 19734

OWNER OF RECORD: LIFEHOUSE CHURCH
 858 GREEN GIANT ROAD
 TOWNSEND, DE 19734

ENGINEER/SURVEYOR: FIRST STATE ENGINEERING
 630 CHURCHMANS ROAD, SUITE 105
 NEWARK, DE 19702
 (302) 368-3184

TOWNSEND CROSSINGS
 TOWN OF TOWNSEND

