

**NORTH PARK TOWNHOUSE DEVELOPMENT PROPERTY  
WEST NORTH STREET, SMYRNA, KENT COUNTY, DELAWARE 19977**

**OFFICE FILE # : 215234 \* MLS # : 6589617**



**34 UNIT TOWNHOUSE DEVELOPMENT FOR SALE ON 4.43 ACRES**

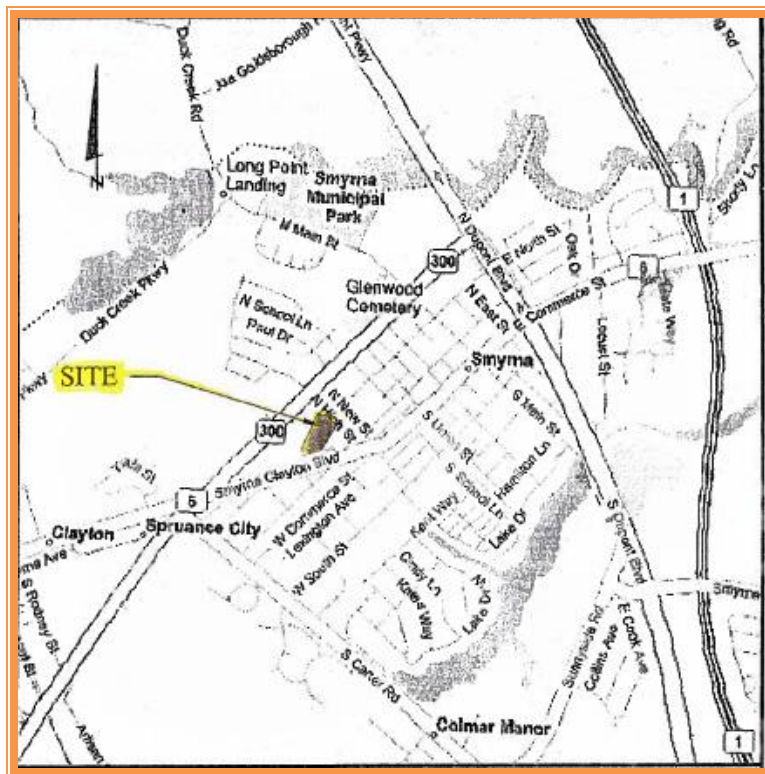
**FULLY APPROVED WITH SOME IMPROVEMENTS IN PLACE**

**SEWER, WATER, ROAD BED, CATCH BASINS AND ENTRANCE IN PLACE**

**SALE PRICE \$ 795,000 \* \$ 23,382 +/- PER LOT**

**ADDITIONAL ADJACENT 12 + ACRE PARCEL AVAILABLE**

<b>NORTH PARK DEVELOPMENT PROPERTY</b> <b>WEST NORTH STREET</b> <b>SMYRNA, KENT COUNTY, DE</b> <b>May 29, 2015</b>	
<b>Tax Map Identification</b>	DC17-009.20-02-39.00
<b>Deed Reference</b>	D 629 144
<b>Zoning</b>	R-2A TOWN OF SMYRNA
<b>Land Area</b>	4.43 ACRES
<b>Total Number of Lots</b>	34
<b>Minimum Lot Size</b>	2,200 Sq Ft
<b>Water and Sewer</b>	Town of Smyrna/ in Place
<b>Utilities</b>	Town of Smyrna
<b>Approvals</b>	IN PLACE



**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.**

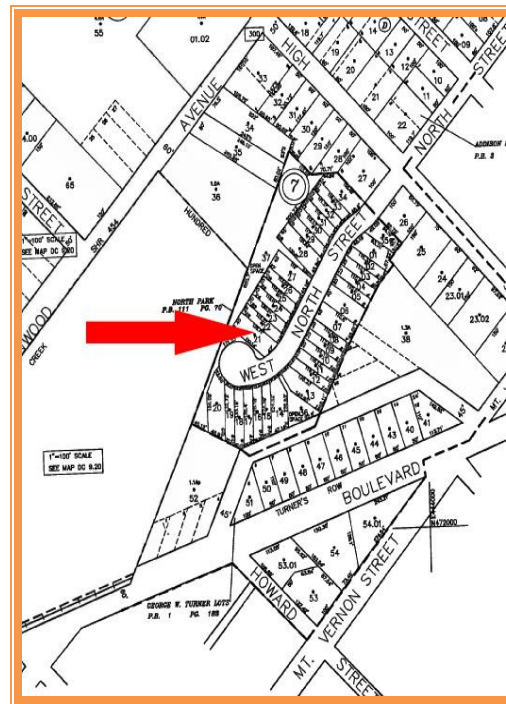
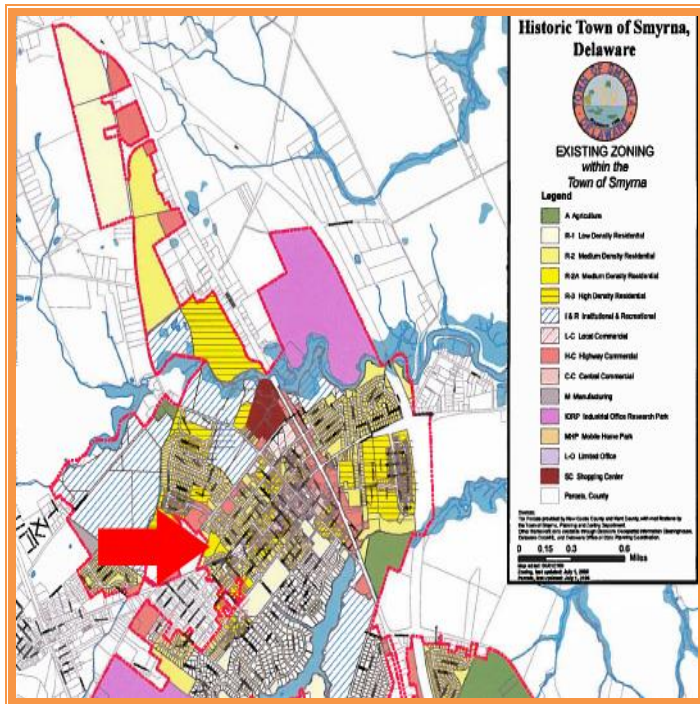
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### SITE DATA

TAX MAP PARCEL NO.: DC17-009.20-02-39.00  
EXISTING ZONING: R-2A  
PROPOSED ZONING: R-2A  
OWNER/DEVELOPER: SMYRNA PARK LLC.  
ADDRESS: PO BOX 2  
MIDDLETOWN, DE 19709  
(302) 378-8442 (PHONE)  
(302) 378-1487 (FAX)  
  
DATUM:  
HORIZONTAL DATUM: NAD83 DE STATE PLANE 700  
VERTICAL DATUM: NAVD88  
PROJECT BENCHMARK: RIM OF EXISTING CATCH BASIN (ELEV.=35.2)  
GROSS ACREAGE: 4.43± AC.  
SITE COVERAGE BREAKDOWN:  
RIGHT-OF-WAYS: 0.75± AC. (16.9%)  
LOT AREA: 2.84± AC. (64.1%)  
OPEN SPACE REQUIRED: 1.11± AC. (25.0%)  
OPEN SPACE PROVIDED: 0.84± AC. (19.1%) \*VARIANCE REQUESTED  
ACTIVE OPEN SPACE: 0.25 AC. + 275 S.F./UNIT OVER 20  
REQUIRED: (10,890 S.F.)+[(275 S.F.)X(14)]=14,740 S.F.  
PROVIDED: 10,866.70 S.F.  
TOTAL: 4.43± AC. (100.0%)

PROPOSED LAND USE: TOWNHOUSE RESIDENTIAL  
TOTAL NUMBER OF LOTS: 34  
MINIMUM LOT SIZE: 2200 SF  
PURPOSE OF PLAN: TO CONSTRUCT A 34 LOT TOWNHOUSE SUBDIVISION.  
AREA REGULATIONS:  
FRONT SETBACK: 20'  
SIDE SETBACK: 20' (UNATTACHED) / 0' (ATTACHED)  
REAR SETBACK: 20'  
MAX BLDG. HEIGHT: 45'  
LOT WIDTH: 20'  
LOT DEPTH: 110'  
PARKING REQUIREMENTS:  
REQUIRED: 34 (1 SPACE PER UNIT)  
PROVIDED: 43  
MONUMENTATION:  
EXISTING: (8) (●) - EXISTING IRON PIPE  
(1) (■) - EXISTING CONCRETE MONUMENT  
PROPOSED: (17) (■) - PROPOSED CONCRETE MONUMENT  
FIRE HYDRANTS:  
EXISTING: (0) (○)  
PROPOSED: (1) (●)  
PROJECTED SANITARY SEWER FLOW DATA:  
AVERAGE DAILY FLOW: 10,200 gpd  
PEAK FLOW: 42,840 gpd\* SEE DETAILS, SHEET SS1  
UTILITIES:  
a) WATER SUPPLY: TOWN OF SMYRNA. SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, THE DELAWARE STATE DIVISION OF PUBLIC HEALTH AND THE TOWN OF SMYRNA.  
b) SANITARY SEWER: TOWN OF SMYRNA. SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, THE DELAWARE STATE DIVISION OF PUBLIC HEALTH AND THE TOWN OF SMYRNA.  
c) STORM DRAINAGE: TOWN OF SMYRNA. ALL ON-SITE DRAINAGE FACILITIES SHALL BE PUBLICLY OWNED AND MAINTAINED. DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE TOWN OF SMYRNA "STANDARD SPECIFICATIONS AND DETAILS" AND THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS DATED 1989 OR AS LATER AMENDED.  
d) ELECTRIC: TOWN OF SMYRNA. SUBJECT TO THE TOWN'S APPROVAL.





## FOR ADDITIONAL INFORMATION CONTACT:

**CHUCK SPIEGELMAN, ASSOCIATE BROKER  
MCGINNIS COMMERCIAL REAL ESTATE**

**OFFICE: 302-736-2710**

**FAX: 302-736-2715**

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