CITY OF NEWARK DELAWARE

PLANNING COMMISSION MEETING

TUESDAY, JUNE 7, 2011

7:00 P.M.

NEWARK MUNICIPAL BUILDING 220 ELKTON ROAD

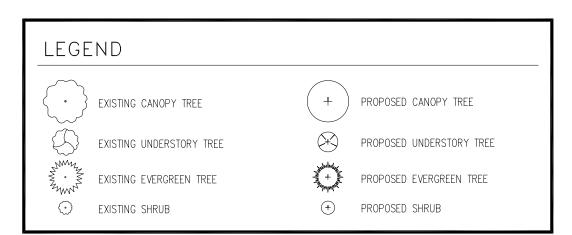
COUNCIL CHAMBER

AGENDA

- 1. The minutes of the March 1, 2011 Planning Commission meeting.
- 2. Review and consideration of the rezoning from RM (multi-family dwellings garden apartments) to BB (central business district), major subdivision and special use permit approval of the .49 acre parcel at 116 Amstel Avenue to replace the existing facility with a new Delaware Baptist Association building and to add six townhouse apartments.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, May 24, 2011



PLANTING SPECIFICATIONS:

SECTION 1: SCOPE OF WORK

1.1 Contractor shall furnish, deliver, and install all plant material specified in the plant schedules in accordance with the plans, details and specifications of the Landscape Plan, or as directed by the Owner or Landscape Architect (hereunder referred to as L.A.). The term plant material shall mean trees, shrubs, groundcovers and other growing plants to the extent shown on the plant schedule(s).

1.2 Contractor shall be liable for any damages to property caused by construction/planting operations, and all areas disturbed by such operations shall be restored to their original conditions to the satisfaction of L.A. or Owner. SECTION 2: PLANT MATERIAL

plants shall be typical of the species, variety or culitvar listed, unless otherwise specified, and NO substitutions shall be permitted except by pre—arranged, written permission of the L.A. and approved by the Owner.

2.2 All plants shall be nursery grown, delivered in a healthy, disease and insect free condition and conform with the sizes, calipers and conditions outlined in the plant schedule. They shall be sound, healthy, vigorous plants free from defects and shall meet the minimum standards for health, form and root conditions as outlined in American Association of Nurserymen (AAN) Standards. In addition, all woody plants (excluding seedling whips) shall have

2.1 All plants shall be certified to be the species, variety and/or cultivar specified in the plant schedules. All

the date of installation.

2.3 Both L.A. and Owner reserve the right to refuse plants which, in their opinion, are damaged, in poor health, of substandard quality, or do not conform to these specifications, or those of the plant list. Rejected plants shall be removed from the site immediately, and replaced with acceptable plants at no additional cost.

been grown under the same climatic conditions as the location of the project for a period of at least 2 years prior to

SECTION 3: PLANT INSTALLATION
3.1 At least 2 weeks prior to the anticipated installation date, Contractor shall notify L.A. and Owner of such date so that they can arrange to review staked plant locations, be present to inspect plants, and/or conduct inspections. Failure to give proper notice to both L.A. and Owner may result in delaying Contractor's scheduled installation, and Contractor shall assume all responsibility and liability for any losses suffered.

3.2 Unless otherwise directed by the L.A., planting shall only occur from March 1 through May 15, or from September 15 through December 1. Plants shall be installed on the day of delivery. Plants which cannot be same—day installed shall be adequately protected from drying by being watered and "healed—in" to moist soil or mulch.

3.3 All plants shall be installed in accordance with the plans, details and specifications of the Landscape Plan. Workmanship that fails to meet the highest standards will be rejected, and Contractor shall assume all costs for reinstalling improperly planted plants, improperly located plants, and replacing damaged plants.

3.4 Contractor shall determine and stake proposed plant locations by scaling off the plan, and measuring in the field from known, verified locations such as existing buildings, paving, and curbs. Unless otherwise directed by the

L.A. or Owner, no plants shall be installed until L.A. or Owner approves Contractor staking.

3.5 Plant pits shall be dug a minimum of two times (2x) the diameter of root balls. Each plant shall be planted in an individual pit, and all pits shall have vertical sides, and a horizontal bottom. All excavated material shall be properly disposed of off-site, unless it is determined that the material is suitable for use as backfill.

3.6 All plants shall be installed such that they stand plumb, and the top of the root ball is level with, or just above surrounding grade. On slopes, the top of the root ball shall be level with the grade found mid-way between the uphill and downhill limits of the root ball. To achieve this, additional excavation shall occur uphill of the root ball, and soil mounding shall occur downhill of the root ball to prevent top burial, and side exposure, respectively.

and soil mounding shall occur downhill of the root ball to prevent top burial, and side exposure, respectively.

3.7 After the plant has been set properly, and soil firmed thoroughly under the root ball, all ropes, stones, material, and other foreign matter shall be removed from the plant pit before backfilling. For balled and burlapped plants, the burlap shall be carefully untied, pulled back from the upper three—fourths of the root ball, cut off, and discarded offsite. Any remaining burlap shall be adjusted to prevent the formation of air pockets. If a wire basket is present, it shall be clipped and removed from the upper three—fourths of the root ball, and any remaining wire adjusted so as not to impede root growth.

3.8 Material used for backfilling shall be a mixture by volume of 4/5 topsoil (or suitable excavated material), and 1/5 organic matter (compost or humus). An all purpose 20-10-5 fertilizer shall be incorporated in to the mix at the rate of 15 pounds per cubic yard of backfill.

3.9 When backfilling, soil shall be deposited in 6 to 8 inch lifts, and firmed thoroughly by tamping. Bare root plants shall be centered in the pit after firming soil in the pit bottom. Roots shall be arranged in their natural

position and loose topsoil carefully worked in among them and firmed. Care shall be taken not to bruise or break roots. Any roots which are bruised or broken shall be pruned, making a clean cut before planting.

3.10 A soil saucer sufficient to catch and hold water shall be provided for each tree and shrub. Saucers shall be 3 to 6 inches high, and constructed of the backfill material. On level or slightly sloping ground, they shall be located exterior of the limits of the plant pit, and shall completely encircle it. On steeper slopes, they shall only be provided to the downhill side of the plant, and constructed in such a manner that they will catch and hold water flowing downhill from above.

account of the following down.

3.11 After plant installation and final grading, Contractor shall rake over finished planting areas, and apply mulch. The mulch shall be a uniform, 2.5 to 3 inch layer of well aged (min. 6 mo. to 1 yr.) commercial shredded hardwood bark mulch. Mulch shall cover the entirety of proposed plant beds, and all exposed soil around individual plants including, soil saucers and mounds on slopes. Once applied, the mulch shall be pulled back from all woody stems and trunks so as not to be in contact with them.

SECTION 4: STAKING AND GUYING
4.1 Staking shall be done immediately after planting. Stakes shall be placed exterior to the plant pit and shall be driven in to undisturbed soil as specified herein. Stakes shall be of the material and dimensions specified herein and shall have a maximum deflection of 10 percent. Stakes shall be set parallel to all contours, curbs & walks.

Trees 3 to 5 in. cal. = Provide three, 3 in. x 8 ft. hardwood stakes, driven a min. 36 in. in to soil.

Trees >5 in. cal. = Provide four, 3 in. x 8 ft. hardwood stakes, driven a min. 36 in. in to soil.

4.3 Guying shall be done immediately after planting. Stakes shall be fastened to trees with doubled, No. 12 gauge annealed galvanized steel wire run through a suitable length of new, reinforced, 1/2-inch rubber hose. All guying shall be flagged for visibility for the duration of its service. Guying shall not be permitted where there is

possible pedestrian or vehicular liability.

4.4 Contractor shall remove and properly dispose of all stakes, guy wires, and rubber hoses after one year, or at the end of any guarantee period unless otherwise directed by the L.A. or Owner.

SECTION 5: WATERING PRIJNING SITE CLEAN—UP AND INSTALLATION APPROVAL

SECTION 5: WATERING, PRUNING, SITE CLEAN—UP, AND INSTALLATION APPROVAL 5.1 Contractor shall thoroughly water all plants immediately after planting (i.e. the same day). If installation requires several days, he shall also provide water to all plants installed during the course of the project before leaving the site on the last day.

5.2 After installation, broken or bruised branches shall be pruned. If desired, Contractor may thin up to 1/4 of the wood of deciduous plants to prevent desiccation. Pruning shall be done in a manner which retains each plant's natural character. No leaders shall be cut. Evergreens shall not be pruned or sheared unless directed by L.A..
5.3 Upon completion of all work, Contractor shall police the grounds and remove all trash, construction material, and debris for which he is responsible. He shall properly dispose of such material off—site, and shall leave the site in a neat and orderly condition.

5.4 Upon completion of all work, Contractor shall contact Owner and request installation approval. Deviations from the plans, details, and specifications of the Landscape Plan shall be rejected, deficiencies in workmanship shall be rejected, and Contractor shall assume all costs for rectification. When ALL installation work is approved in writing by Owner, the date of such approval shall initiate any guarantee period, and Contractor may request final payment for all installation work completed.

CONSTRUCTION NOTES & CONDITIONS:

1) Completeness or accuracy of location and depth of underground utilities or structures cannot be guaranteed. The Contractor must verify location and depth of all underground utilities and facilities prior to beginning construction. He shall also take necessary precautions to protect utilities during demolition and construction to maintain un—interrupted service. Any damage to existing utilities due to contractor's neglect shall be immediately repaired at the contractor's expense.

2) The contractor shall verify all dimensions and conditions prior to bidding. Commencement of work shall constitute acceptance of conditions. Landscape architect not responsible for existing conditions or the accurate measurement of same.

3) It is the responsibility of the Owner, Developer or Contractor to obtain any and all permits or approvals required for the construction or demolition shown on these plans. Any decisions made by the Owner, Developer or Contractor to circumvent the normal permitting process shall be at his sole risk.

4) The Landscape Plan is to be considered a part of the Record Plan (by others). All information shown on the Record

Plan shall be strictly adhered to, and any discrepancies between the Record Plan and Landscape Plan shall be brought to the attention of Landscape Architect or owner immediately.

5) No changes or deviation from these plans is permitted unless such change has been approved by the Landscape Architect in writing. Changes made independently by the Owner, or Contractor shall release Landscape Architect from all liability related thereto.

6) Owner or Contractor shall be responsible for all subsurface conditions and soil conditions. Landscape Architect makes no representations regarding subsurface conditions or soil conditions, including suitability for planting.

7) Landscape Architect shall not control or be responsible for another's means, methods, techniques, schedules,

sequences or procedures, or for construction safety or any other related programs, or for another's failure to complete the work in accordance with the plans and specifications.

8) Landscape Architect maintains the right but not the duty to recommend that Owner reject work that does not appear

to conform generally to the plans and specifications, and Landscape Architect shall not have any liability for recommendations made in good faith.

9) A lack of or improper maintenance in areas such as, but not limited to, paving & walkways, structures, facilities, signage, natural areas and landscaping, may result in damage to property or persons. Owner acknowledges and agrees that proper Project maintenance is required after the Project completion, that Owner is solely responsible for proper maintenance, and that Owner is solely responsible for the results of any lack of or improper maintenance.

10) NOT PUBLISHED — ALL RIGHTS RESERVED: All instruments of professional service prepared by Landscape Architect including, but not limited to, drawings and specifications, are the property of the Landscape Architect. These documents shall not be reused on other projects without Landscape Architect's written permission. Landscape Architect retains all rights, including copyrights, in its documents. Landscape Architect grants Client a nonexclusive license to use Landscape Architect's documents as described in the Client—Landscape Architect Agreement, provided Client performs in accordance with the terms of the Agreement. Client or others cannot use Landscape Architect's documents to complete this Project with others unless Landscape Architect is found to have materially breached the Client—Landscape Architect Agreement.

SITE DATA

EXISTING TAX PARCEL 18-019.00-326

Total Site Area = 0.49 Acres

Existing Building Area = 0.02 Acres

es Current Site Zoning = RM (Residential Multifamily)
Acres Existing Open Space Area = 0.34 Acres

Existing Paving Area = 0.13 Acres

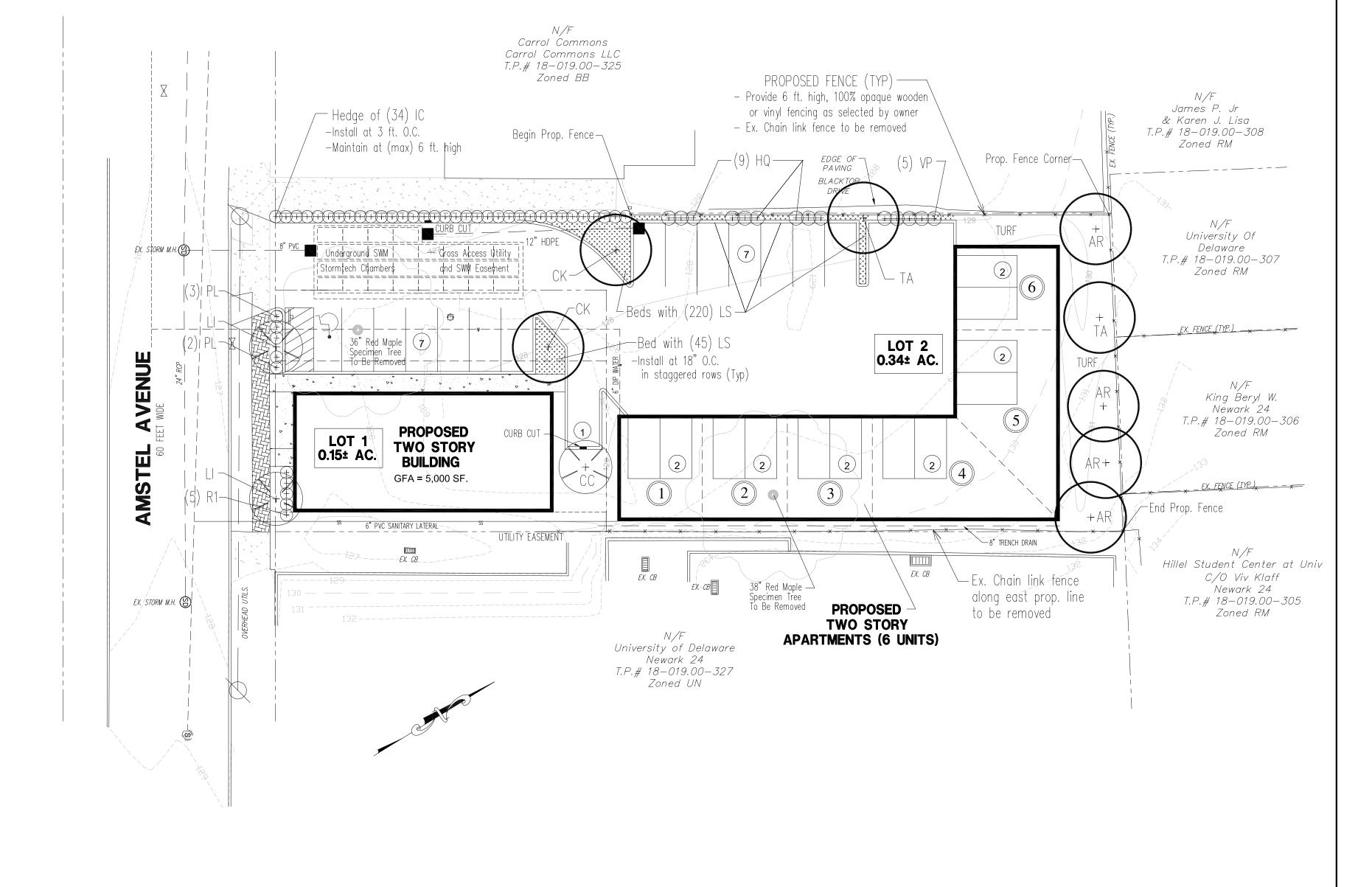
PROPOSED LOT 1 (Social Service) + PROPOSED LOT 2 (Apartments)

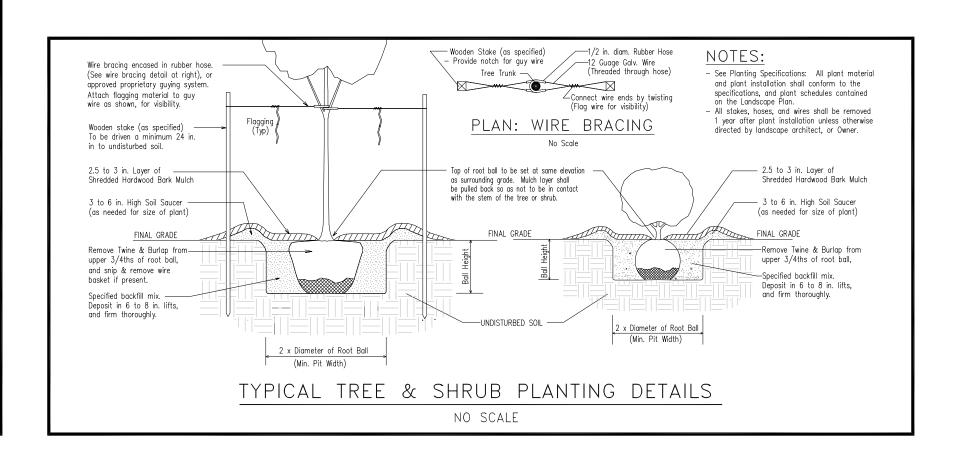
shall be mulched with a uniform 2 to 2.5 in. deep layer of shredded hardwood bark mulch.

Total Site Area = 0.49 Acres
Proposed Building Area = 0.18 Acres
Proposed Paving Area = 0.21 Acres
Proposed Open Space Area = 0.10 Acres
Proposed Lot 1 Parking = 8 Spaces
Proposed Lot 2 Parking = 19 Spaces

LIST OF PROPOSED PLANTS: KEY BOTANICAL NAME COMMON NAME NO. SIZE CALIPER ROOT REMARKS SHADE & ORNAMENTAL TREES Acer rubrum Red Maple Eastern Redbud Cercis canadensis Cladrastus kentuckea _agerstoemia indica 'Tuscarora' Tuscarora Crape Myrtle Select specimen quality, multistem trees with 3 to 5 leaders ilia americana 'Redmond' Redmond Amer. Linden 18 in. (min) xxxxxx
18 in. (min) xxxxxx
18 in. (min) xxxxxx
18 in. (min) xxxxxx
18 in. (min) xxxxxx Hydrangea quercifolia 'Alice' Alice Oakleaf Hydrangea Install at 3 ft. O.C., maintain as hedge at max. 6 ft. high llex crenata 'Jersey Pinnacle' Jersey Pinnacle Holly Prunus laurocerasus 'Otto Luyken' Otto Luvken Laurel Rosa 'Knockout Red' Red Knockout Rose Viburnum plicatum 'Summer Snowflake' Summer Snowflake Viburnum GROUNDCOVERS 265 2.25 in. pot xxxxxx Cont. Install at 18 in. O.C. in staggered rows. LS Liriope spicata - Plant caliper equals the diameter of a tree trunk measured at six (6) inches above the root ball. — Unless otherwise noted, plant size refers to height, as measured from the top of the root ball to the highest branch. - Plants for which no variety or cultivar are specified shall be typical of the species in both form and size at maturity. - Planting Bed Preparation & Mulching: All proposed planting beds shall be tilled to a minimum depth of 8 inches. After initial tilling, 1 cubic yard of

yard waste compost per 150 sq. ft. of bed area, shall be thoroughly tilled in to the soil. After bed preparation and plant installation, planting beds



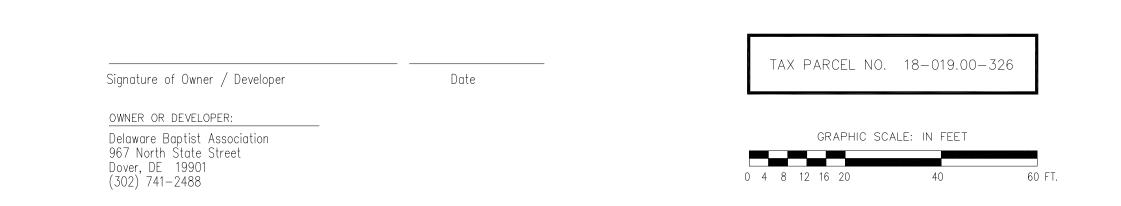


NOTES Existing vegetation is to remain except where necessary to construct buildings, parking facilities, roads & accessways, utilities, and other site facilities. No landscaping credits (i.e. plant preservation in lieu of new planting to achieve landscaping requirements) have been taken for any existing vegetation. All proposed plant locations are to be determined by the installer by scaling off of the plan, and measuring in the field from known locations (buildings, curbs, walkways, etc.) The installer shall be responsible for ensuring that no street or canopy tree is planted under, or within 10 lateral feet of any overhead utility wire, or over or within 5 lateral feet of any underground water line, sewer line, transmission line, or other utility. In the event that a tree's proposed location conflicts with these restrictions, the installer shall stop work, and notify the landscape architect immediately, so that a solution can be determined. All stakes and guy wires shall be removed by the owner or installer one (1) year after plant installation unless otherwise directed by the landscape architect.

can be determined.

All stakes and guy wires shall be removed by the owner or installer one (1) year after plant installation unless otherwise directed by the landscape architect.

Prior to the issuance of any certificates of occupancy, a surety guarantee bond, or other security instrument acceptable to and approved by the city solicitor, shall be posted in the amount of 120% of the cost of required landscaping to insure proper main—tenance of the landscaping for a period of two years from the date of installation. During the two—year period, the developer shall be responsible for replacing all plants that die or are diseased. Following the two—year time period, and after inspection of the landscaping by the parks department, with the assistance of the planning department, the city manager shall authorize the release of the bonds required, less any funds needed and used by the city to replace dying or diseased plants.



BURCHAM & ASSOCIATES LANDSCAPE ARCHITECTS & PLANNERS 311 South DuPont Road * Wilmington, DE 19805 * (302) 658-2827

LANDSCAPE PLAN

FOR MAJOR SUBDIVISION & REZONING PLAN

OF

116 AMSTEL AVENUE

CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE

SURVEY BY: McBride & Ziegler, Inc.	SCALE: 1" = 20'	
DESIGN BY: Gary L. Burcham	DATE: March 30, 2011	
DRAWN BY: G.L.B.	SHFFT NO. 1 OF 1	
CHECKED BY: G.L.B.	SHEET NO. TOFT	

Adjoiners 200' Radius of Delaware Baptist			
Tax Parcel	Site Address	Owner	Address
18-020.00-015	43 W. Delaware Ave.	University of Delaware	220 Hullihen Hall, Newark, DE 19716
18-019.00-305	47 W. Delaware Ave.	Hillel Student Center of University of Delaware	112 Dennis Drive, Elkton, MD 21921
18-019.00-306	51 W. Delaware Ave.	Beryl W. King	51 W. Delaware, Newark, DE 19711
18-019.00-307	53 W. Delaware Ave.	University of Delaware	220 Hullihen Hall, Newark, DE 19716
18-019.00-308	57 W. Delaware Ave.	James P. & Karen J. Lisa, Jr.	211 S. Pond Rd., Hockessin, DE 19707
18-019.00-309	61 W. Delaware Ave.	University of Delaware	220 Hullihen Hall, Newark, DE 19716
18-019.00-310	65 W. Delaware Ave.	Bohemia Development Associates, Inc.	2600 West 16th St., Wilmington, DE 19806
18-019.00-311	69 W. Delaware Ave.	Harold B. Prettyman	163 Elkton Rd., A-11, Newark, DE 19711
18-019.00-323	200,202,204,206,208,210,212,214	Amstel Avenue, LLC	103 Sandy Drive, Ste. 100, Newark, DE 19713
	Amstel Way		100
18-019.00-234	74 Amstel Ave.	Commons Carroll, LLC	108 Sassafras Court, Wilmington, DE 19808
18-019.00-325	70 Amstel Ave.	Commons Carroll, LLC	108 Sassafras Court, Wilmington, DE 19808
18-019.00-327	20/22 Orchard Road	University of Delaware	220 Hullihen Hall, Newark, DE 19716
18-019.00-328	77,79,93,95,97 Amstel Ave. &	University of Delaware	220 Hullihen Hall, Newark, DE 19716
	100/110 Orchard Road		NO 1
18-019.00-333	46,48,50,54 W. Delaware Ave.	University of Delaware	220 Hullihen Hall, Newark, DE 19716

16. FIRE PROTECTION: All fire lanes, fire hydrants, sprinklers, standpipe connections and fire exits shall be marked and protected in accordance with the State of Delaware Fire Prevention Regulations. See the Fire Marshall Record-Type Plan for the specific fire protection requirements on this site. FIRE HYDRANTS = (1) EXISTING (0) PROPOSED

17. A Landscape Plan prepared by Burcham and Associates, last dated March 30, 2011, or as later amended and approved in writing by the City of Newark is hereby considered to be a part of this plan.

18. No trees which grow over 18' in height at maturity will be planted under existing and proposed overhead utility lines. 19. The owner agrees to provide an open utility easement throughout the property for the installation

20. The City of Newark Electric Department must be contacted to approve any electrical installation or modifications depicted on this plan prior to construction.

21. 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 shall be established and recorded with all affected property owners to maintain the required sight distance.

22. All stormwater management facilities shall be inspected and maintained by the owner.

and maintenance of the electrical distribution system.

10. PARKING RATIONALE:

3,456 S.F. RELIGIOUS HOUSE / OUTREACH (INCLUDING 4 BEDROOMS & 2 ATTENDANTS) = 3 PARKING STALLS

PROPOSED

LOT 1 (RELIGIOUS HOUSE / OUTREACH):

(GRANDFATHERED IN BY EXISTING CONDITIONS): 3,456 S.F. RELIGIOUS HOUSE / OUTREACH (INCLUDING 4 BEDROOMS & 2 ATTENDANTS) = 3 STALLS

(PER THIS PLAN): ADDITIONAL 1,544 S.F. (5,000 S.F. TOTAL) RELIGIOUS HOUSE / OUTREACH (INCLUDING 4 BEDROOMS)

1 SPACE FOR EVERY ADULT ATTENDANT PLUS ONE SPACE PER 500 S.F. OF G.F.A. DEVOTED TO SUCH USE (1,544 S.F. ADDITIONAL DEVOTED FOR USE) = 3 SPACES

TOTAL NUMBER OF STALLS REQUIRED: = 6 SPACES TOTAL NUMBER OF STALLS PROVIDED: = 8 SPACES (1 HANDICAP)

<u>LOT 2 (APARTMENTS):</u> (3 SPACES / APARTMENT x 6 APARTMENTS)

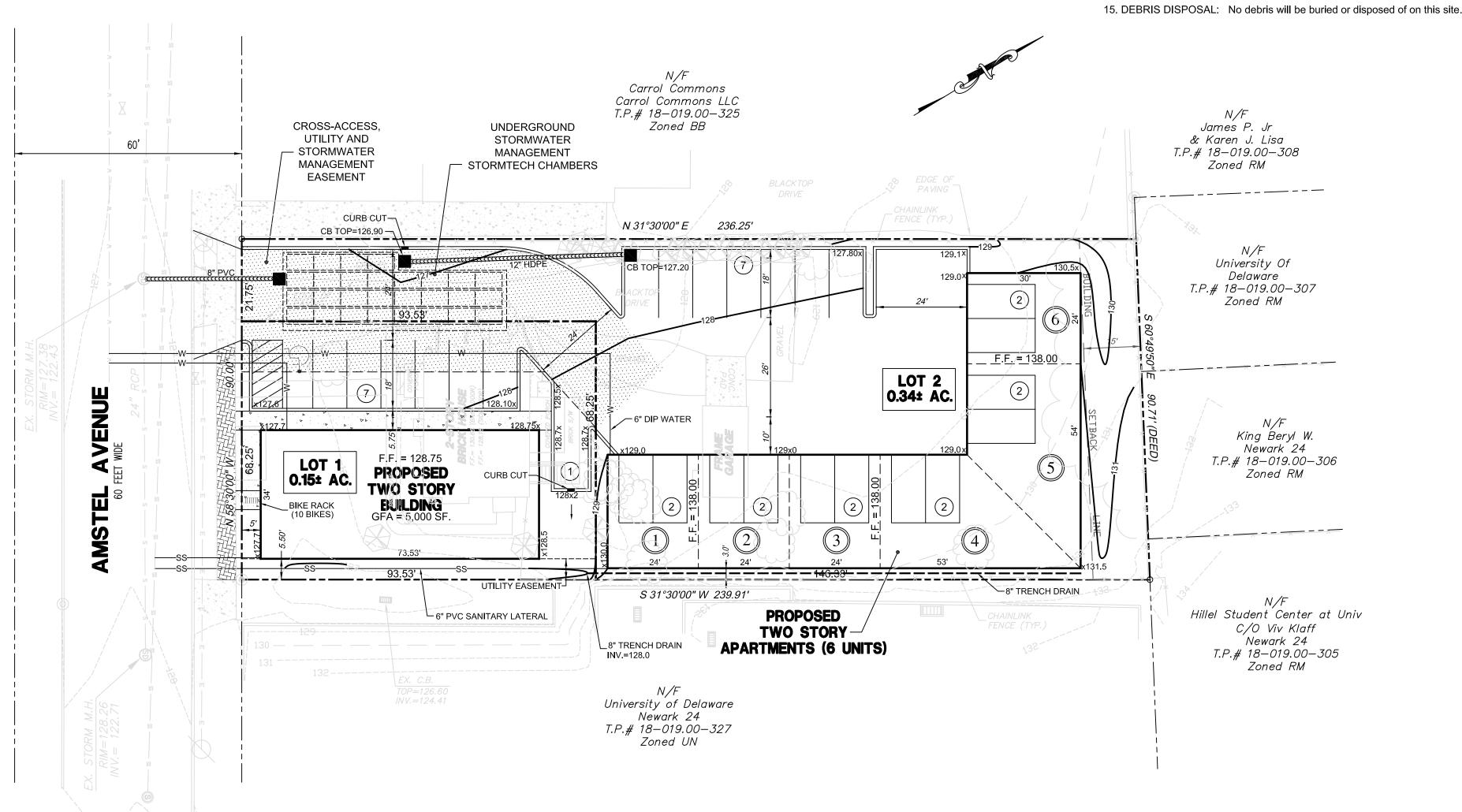
TOTAL NUMBER OF STALLS REQUIRED: = 18 SPACES TOTAL NUMBER OF STALLS PROVIDED: = 19 SPACES

11. WATER RESOURCE PROTECTION: This property is not located within a Water Resource Protection Area (WRPA). See WRPA map for Wilmington-Newark Area, sheet 1 of 3, dated 1993,

12. 100-YEAR FLOOD PLAIN: No floodplain exists on this parcel, in accordance with Flood Insurance Rate Map Panel 140 of 475, dated January 17, 2007.

13. WETLANDS: This site was evaluated in accordance with the procedures set forth in the 1987 Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1), and subsequent public notices, to identify the presence of jurisdictional wetlands, and no wetlands were found to exist on the

14. CRITICAL NATURAL AREAS: The State Inventory of Critical Natural Areas has been examined and none were found to exist on this site.

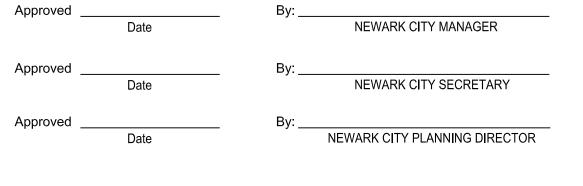


PURPOSE OF PLAN

The purpose of this plan is to rezone and subdivide the property into 2 separate parcels and to construct a 2 story 5,000 s.f. building on lot 1 and construct a 6 unit apartment building on lot

2 with related site improvements on both parcels.

CERTIFICATION OF PLAN APPROVAL



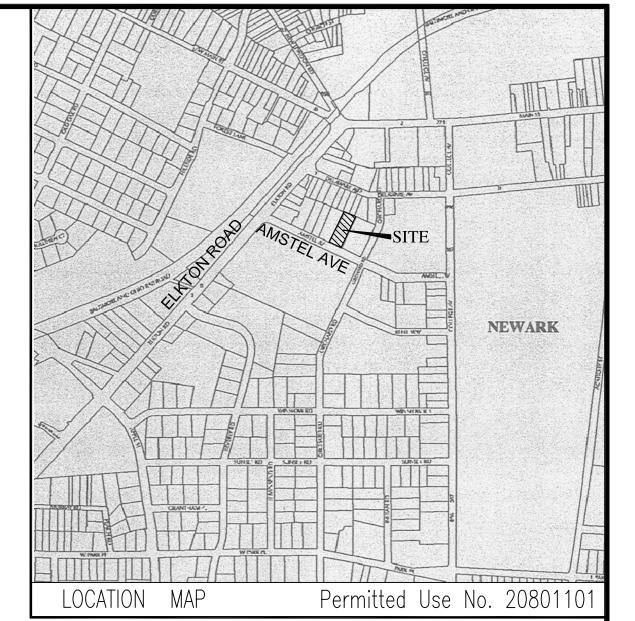
It is hereby certified that this Subdivision Plot Plan was granted "APPROVAL" by the council at the City of Newark, Delaware on , 20 , by Resolution No. accordingly, is eligible for recording in the Office of the Recorder of Deeds in and for New Castle County, Delaware.

NEWARK CITY SECRETARY

OWNER: DELAWARE BAPTIST ASSOCIATION 967 N. STATE STREET DOVER, DE 19901 (302) 741-2488

REV. DATE

DEVELOPER: AMSTEL AVENUE, LLC 103 SANDY DRIVE, SUITE 100 NEWARK, DE 19713 (302) 455-9892



PLAN DATA

1. TAX PARCEL(S): 18-019.00-326 2. SOURCE OF TITLE: Inst.# 20021231024729

3 GROSS AREA

4. EXISTING ZONING: RM (Residential Multi Family) PROPOSED ZONING: BB (Central Business District)

0.49± Acres

0.49 ACS.

21,427 SF

City of Newark

5. WATER SUPPLY: 6. SANITARY SEWER:

TOTAL:

City of Newark 7. TOPOGRAPHY NOTE: Topography for this site was field shot by McBride & Ziegler, Inc, in March 2011. Site Benchmark is the top of the existing Storm Sewer Manhole in Amstel Avenue, Rim Elevation = 127.38.

8. POSTAL ADDRESS: 116 Amstel Avenue, Newark DE 19711

9. LAND DEVELOPMENT DATA:

EXISTING SITE CONDITIONS EX. BUILDING AREA: 1,260 SF 0.03 ACS. EX. PAVED / CONCRETE AREA: 0.12 ACS. 5.440 SF 25% EX. OPEN SPACE AREA: 14,727 SF 0.34 ACS. 69% TOTAL: 21,427 SF 0.49 ACS. PROPOSED SITE CONDITIONS PROP. BUILDING AREA: 7.690 SF 0.18 ACS. 37% PROP. PAVED / CONCRETE AREA: 9,381 SF 0.21 ACS. 43% PROP. OPEN SPACE AREA. 4,356 SF 0.10 ACS 20%

UTILITIES NOTE

McBride & Ziegler, Inc. makes no guarantee as to the existence or nonexistence location, depth, size or condition of any utilities shown on this plan. Existing utilities are shown in accordance with information provided by the respective utility companies at the time the plan was prepared.

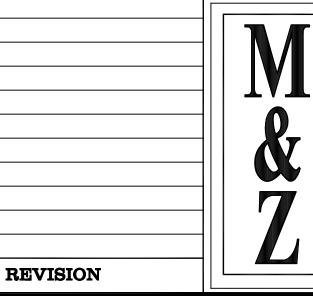
It is the responsibility of the Owner, or his contractor to verify and allow for the location and depth of the underground utilities within the work area shown on this plan. The contractor shall NOT begin any excavation or other construction around or immediately adjacent to existing utilities without notifying the utility owner(s) at least seventy—two (72) hours in advance of the start of excavation or construction. Call "Miss Utility" at 1-800-282-8555.

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 the utility, there is any question concerning a possible conflict, the Contractor shall immediately contact the Engineer. The Contractor shall take all necessary precautions to protect all existing utilities and maintain uninterrupted service. Any damage done to them due to his negligence shall be immediately and competently repaired at his expense.

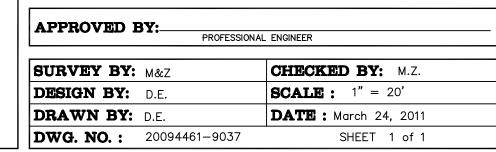
REZONING AND MAJOR SUBDIVISION PLAN SPECIAL USE PERMIT

116 AMSTEL AVENUE

CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE 0 10 20 40



Mebride & Ziegler, inc. LAND SURVEYORS • PLANNERS • ENGINEERS 2607 EASTBURN CENTER, NEWARK, DELAWARE 19711 PHONE (302) 737-9138 • FAX (302) 737-2610



CERTIFICATION OF ACCURACY

KeB2 - Keyport silt loam, 2 to 5 percent slopes, moderately eroded. The Keyport series

ZONING: BB (CENTRAL BUSINESS DISTRICT)

BULK AREA RESTRICTIONS

STREET YARD SETBACK:

SIDE YARD:

REAR YARD: LOT AREA:

MIN. LOT WIDTH: MAX. BLDG. COVERAGE:

BUILDING HEIGHT:

ITEM

UTILITY POLE W/ GUY WI

TRAFFIC SIGN

LIGHT POLE

CURB

P.C. CONCRETE PARKING COUN

CONTOUR

SPOT ELEVATION

WATER LINE

WATER VALVE WATER METER

STORM DRAINAGE MANHOLE

STORM DRAIN PIPE

SANITARY SEWER

GAS LINE

TESTPIT LOCATION

FENCE LINE

WOODS LINE

DUMPSTER

CONCRETE

TELEPHONE

WATER

FIRE HYDRANT

WATER METER

CATCH BASIN

—(W)—

WM▶

 $\varnothing \leftarrow$

- 115 -

+(67.27)

(1)

-8-

-GAS---

4"W

of New Castle County.

consists of deep, moderately well drained soils that occur on uplands in the Coastal Plain part

3,000 SF.

100%

35' OR 3 STORIES OR LESS

I, MARK ZIEGLER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE CITY OF NEWARK SUBDIVISION AND ZONING CODE.

MARK ZIEGLER, P.E., REG. #7205 DATE

DELAWARE BAPTIST ASSOCIATION

CERTIFICATION OF OWNERSHIP

I, UNDERSIGNED, HEREBY CERTIFY THAT DELAWARE BAPTIST ASSOCIATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THE SUBDIVISION PLAN THEREOF WAS MADE AT ITS DIRECTION AND THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF THE CITY OF NEWARK.