

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
MEETING**

TUESDAY, JULY 5, 2011

7:00 P.M.

**NEWARK MUNICIPAL BUILDING
220 ELKTON ROAD**

COUNCIL CHAMBER

AGENDA

1. The minutes of the June 7, 2011 Planning Commission meeting.
2. Review and consideration of the 2012-2016 Capital Improvements Program.
3. Review and consideration of a Comprehensive Plan amendment, rezoning from RM (multi-family dwelling - garden apartments) and BN (neighborhood shopping) to BB (central business district), major subdivision and special use permit of the .77 acre properties at 70-74 Amstel Avenue for a mixed use commercial and 16 townhouse apartment project to be known as, "Carroll Commons."
4. Review and consideration of the rezoning from AC (adult community) to RR (row and townhouse) and to RD (single family, semi-detached) and major resubdivision of the 14.59 acre developable portion of the 39.7 acre "Wilson Farm," tract on Casho Mill Road for 18 single family dwellings and 63 townhouses.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, June 21, 2011

DATA COLUMN			
1. TAX PARCEL NUMBER: 18-019.00-324 AND 325			
2. SITE AREA: 0.77± ACRES			
3. EXISTING ZONING: 0.29± RM (MULTI-FAMILY) / 0.48± BN (NEIGHBORHOOD BUSINESS)			
4. PROPOSED ZONING: 0.77± BB (CENTRAL BUSINESS)			
5. SOURCE OF TITLE: DR 219-001 TAX PARCEL 18-019.00-324 DR 359-332 TAX PARCEL 18-019.00-325			
6. PROPOSED BUILDINGS GROSS FLOOR AREA: 00,000± GSF			
7. LAND USE BREAKDOWN:			
PROPOSED BUILDINGS: 12,260± SF (GROUND LEVEL FOOTPRINT)	0.28± ACRES	36.4%	
PROPOSED PARKING AND ACCESSWAYS:	0.34± ACRES	44.1%	
GREEN AREA:	0.15± ACRES	19.5%	
TOTALS:	0.77± ACRES	100.0%	
8. VERTICAL DATUM: NAVD 1988			
9. BULK AREA RESTRICTIONS: BB ZONING			
MIN. LOT AREA:	3,000 S.F.		
MIN. LOT WIDTH:	20'		
MIN. FRONT YARD SETBACK:	0' FOR BUILDINGS 3 STORIES ≤ 35' HIGH		
MIN. REAR YARD SETBACK:	15'		
MIN. SIDE YARD SETBACK:	0'		
MAX. BUILDING HEIGHT:	3 STORIES (35')		
10. PARKING REQUIREMENTS:			
PROPOSED:			
RETAIL:	1,215 SF x (0.7) x 1 SPACE/200 SF	4 SPACES	
EMPLOYEES:	4 EMPLOYEES x 1 SPACE/EMPLOYEE	4 SPACES	
APARTMENTS:	16 4-BEDROOM UNITS x 3 SPACES/UNIT	48 SPACES	
	REQUIRED:	56 SPACES	
	PROVIDED:	71 SPACES	
* PARKING SPACE ALLOCATION			
1st FLOOR GARAGE PARKING:	28 SPACES		
SURFACE PARKING:	43 SPACES		
	71 SPACES		
11. POSTAL ADDRESS: 70 AMSTEL AVENUE, NEWARK, DE 19711			

- GENERAL NOTES**
- PROPOSED SANITARY SEWER: CITY OF NEWARK SANITARY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
 - PROPOSED WATER SUPPLY: CITY OF NEWARK WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
 - ALL FIRE LANES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC., SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 2006 STATE FIRE PREVENTION REGULATIONS, (DSFPR PART V, CHAPTER 5), AND AS AMENDED.
 - STORMWATER MANAGEMENT, DRAINAGE, AND EROSION AND SEDIMENT CONTROL SHALL BE IN COMPLIANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE CITY OF NEWARK CODE.
 - NO DEBRIS SHALL BE BURIED ON THIS SITE.
 - THE ARCHITECTURAL DESIGN OF THE PROPOSED STRUCTURE SHALL BE CONSISTENT ON ALL BUILDING ELEVATIONS VISIBLE FROM PUBLIC WAYS, STORAGE AREAS, MECHANICAL AND UTILITY HARDWARE, AND RELATED FACILITIES SHALL BE APPROPRIATELY SCREENED FROM ADJOINING PROPERTIES AND ROADWAYS IN A MANNER CONSISTENT WITH THE PROPOSED ARCHITECTURAL DESIGN.
 - TOPOGRAPHIC INFORMATION IS BASED ON JANUARY 6, 2011 PHYSICAL SURVEY BY LANDMARK/CM.
 - DATUM: NAVD 88
PROJECT BENCHMARK: 'X' ON FLANGE BOLT OF EXISTING FIRE HYDRANT ON OPPOSITE SIDE OF AMSTEL AVE.
ELEVATION: 128.70
 - DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.
 - ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF NEWARK STANDARDS OR DELDOT STANDARDS, AS APPLICABLE.
 - SITE SOILS CONSIST OF ELSINBORO-DELANCO-URBAN LAND COMPLEX (E/B) AND URBAN LAND (U) MAPPED IN ACCORDANCE WITH THE SOIL MAP FOR NEW CASTLE COUNTY, DELAWARE FROM THE NATURAL RESOURCES CONSERVATION SERVICE. (WEB SOIL SURVEY)
 - THERE ARE NO FEMA MAPPED FLOODPLAINS ON THIS SITE. (PANEL 120 OF 450 MAP NO. 10003C0140 J, DATED JANUARY 17, 2007).
 - THERE ARE NO WETLAND AREAS ON THE EXISTING DEVELOPED PARCEL SHOWN ON THIS PLAN.
 - EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS.
 - THE OWNER AGREES TO PROVIDE AN OPEN EASEMENT THROUGHOUT THE PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM.
 - PORTIONS OF ROOF DRAINS FROM THE PROPOSED BUILDINGS SHALL BE DISCONNECTED AND DRAIN OVERLAND TO BIOSWALES.
 - ALL BUILDINGS SHALL BE FULLY PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEMS.
 - DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING ACCESSWAYS, ROADWAYS, RECREATIONAL FACILITIES AND UTILITIES, AND FOR SELECTIVE THINNING OF EXISTING TREES. SPECIFIC SPECIES OF PLANT MATERIALS AS DESIGNATED ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A REURRENCE OF NATURAL VEGETATION.
 - NO TREES OVER 18' IN HEIGHT WILL BE PLANTED UNDER EXISTING OR PROPOSED OVERHEAD UTILITY LINES.
 - IT SHALL BE THE OWNER'S RESPONSIBILITY TO ARRANGE FOR A PRIVATE TRASH HAULER, TRASH AND RECYCLABLE MATERIALS SHALL BE PLACED IN SEPARATE DUMPSTERS OR BINS IN ACCORDANCE WITH STATE OF DELAWARE SOLID WASTE DISPOSAL REGULATIONS.
 - IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL STORM DRAINAGE LINES DRAINING FROM THE SITE WITHIN THE PUBLIC RIGHT-OF-WAY OF AMSTEL AVENUE.

811 Know what's below.
Call before you dig.
MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY.
ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH
THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970
AND THE RULES AND REGULATIONS THEREOF APPURTENANT

TROY W. REES, PLS

DATE

CERTIFICATION OF PERIMETER

I, TROY W. REES, P.L.S., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, AND THAT THE PERIMETER BOUNDARY TOPOGRAPHIC SURVEY PLAN CONSISTING OF ONE (1) SHEET, REPRESENTS A SURVEY MADE BY LANDMARK ENGINEERING, INC. AND IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN.

CERTIFICATION OF OWNERSHIP

WE, CARROLL COMMONS, LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT OUR DIRECTION, THAT WE ACKNOWLEDGE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND REGULATIONS OF THE CITY OF NEWARK, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

CERTIFICATION OF ACCURACY AND SUBDIVISION PLAN APPROVAL

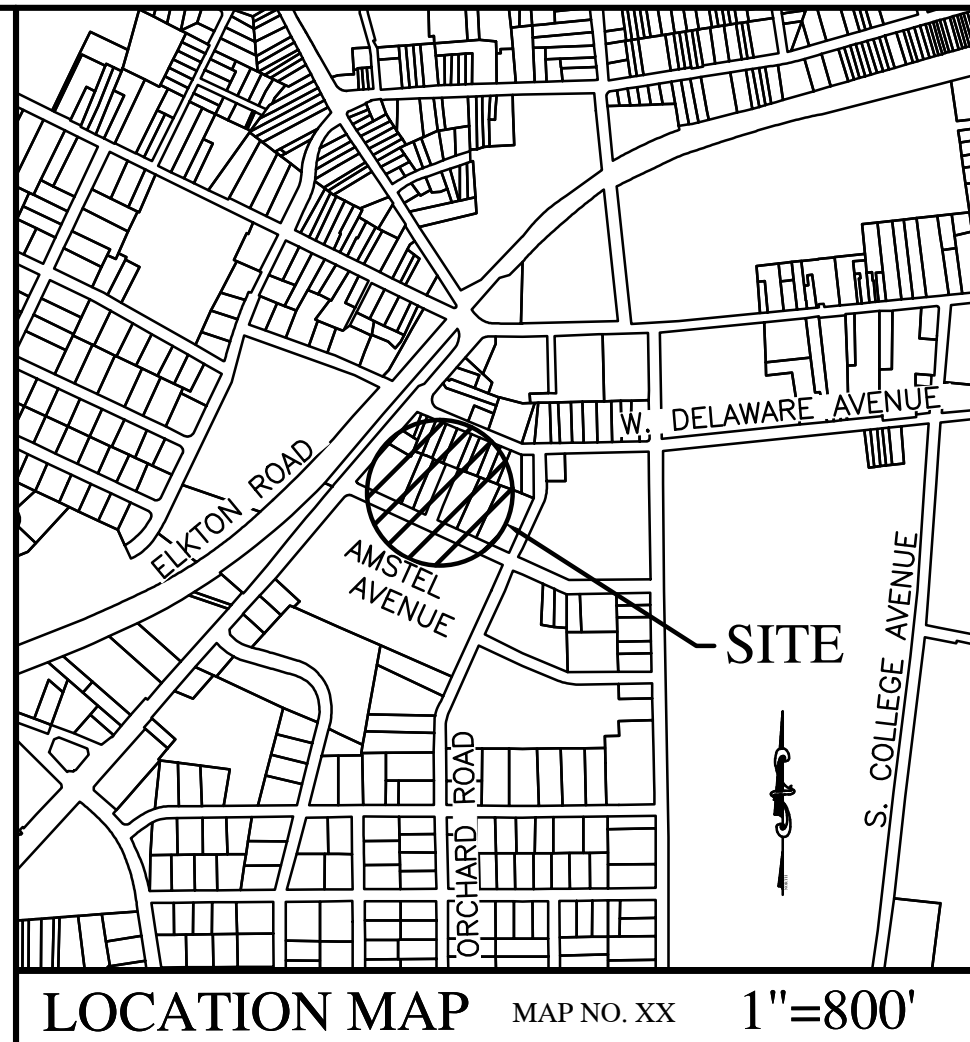
IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLOT PLAN WAS GRANTED 'APPROVAL' BY THE COUNCIL OF THE CITY OF NEWARK, DELAWARE ON ACCORDINGLY, IS ELIGIBLE FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS FOR NEW CASTLE COUNTY, DELAWARE.

APPROVED: _____ BY: _____
PLANNING DIRECTOR

APPROVED: _____ BY: _____
CITY SECRETARY

SUMMARY OF ADJACENT PROPERTY OWNERS WITHIN 200 FEET

TAX PARCEL #	OWNER	ZONING
18-019.00-305	HILLEL STUDENT CENTER-UNIV. OF DEL.	RM
18-019.00-306	BERYL W. KING	RM
18-019.00-307	UNIVERSITY OF DELAWARE	RM
18-019.00-308	JAMES P., JR. AND KAREN J. LISA	RM
18-019.00-309	UNIVERSITY OF DELAWARE	RM
18-019.00-310	BOHEMIA DEVELOPMENT ASSOCIATES, INC.	RM
18-019.00-311	HAROLD B. PRETTYMAN, III	RM
18-019.00-312	JAMES P., JR. AND KAREN J. LISA	RM
18-019.00-313	HAROLD B. PRETTYMAN	BLR
18-019.00-314	MAHMOOD AND LORRAINE SAMII	BN
18-019.00-315	MAHMOOD AND LORRAINE SAMII	BN
18-019.00-316	BRIAN WALKER SIMMONS & BIK SAI CHAN	BN
18-019.00-318	AMSTEL ASSOCIATES, LLC	BB
18-019.00-319	AMSTEL SQUARE, LLC	BB
18-019.00-323	AMSTEL AVENUE, LLC	RM
18-019.00-326	DELAWARE BAPTIST ASSOCIATION	RS
18-019.00-327	UNIVERSITY OF DELAWARE	UN
18-019.00-328	UNIVERSITY OF DELAWARE	UN
18-020.00-015	UNIVERSITY OF DELAWARE	RM



LOCATION MAP MAP NO. XX 1"=800'

LEGEND

- + 116.0 PROPOSED SPOT ELEVATION
- 116 PROPOSED CONTOUR
- 130 EXISTING CONTOUR
- + 118.0 EXISTING SPOT ELEVATION
- Ø UP EXISTING UTILITY POLE
- ○ - EXISTING SANITARY SEWER AND MANHOLE
- = □ = EXISTING STORM DRAINAGE & CATCH BASIN
- ● - PROPOSED SANITARY SEWER AND MANHOLE
- = □ = PROPOSED STORM DRAINAGE & CATCH BASIN
- = EXISTING CURB
- G - EXISTING GAS MAIN & GAS VALVE
- ⊕ FH EXISTING FIRE HYDRANT
- W - EXISTING WATER MAIN & WATER VALVE
- 15 EXISTING PARKING COUNT
- 15 PROPOSED PARKING COUNT
- PROPOSED DRAINAGE FLOW PATH
- PROPOSED CURB
- HR PROPOSED HANDICAP RAMP
- BR PROPOSED BIKE RACK
- ⊙ EXISTING LIGHT POLE
- ▲ FL PROPOSED FIRE LANE SIGN
- ▽ FDC PROPOSED FIRE DEPARTMENT CONNECTIONS

THE PURPOSE OF THIS PLAN IS TO:

- COMBINE TAX PARCELS 18-019.00-324 AND 325 TO FORM A SINGLE PARCEL CONSISTING OF 0.77± ACRES;
- REZONE 0.29± ACRES FROM RM TO BB AND 0.48± ACRES FROM BN TO BB;
- APPROVE A SPECIAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF TWO NEW, MIXED USE, 3-STORY BUILDINGS, CONSISTING OF 16 TOWNHOUSE-STYLE APARTMENTS AND 1,215± SF PERSONAL SERVICE/RETAIL SPACE.

**REZONING, SPECIAL USE PERMIT, AND
RECORD MAJOR SUBDIVISION PLAN
FOR**

CARROLL COMMONS
CITY OF NEWARK - NEW CASTLE COUNTY

DELAWARE

OWNER/DEVELOPER
CARROLL COMMONS, LLC
70 AMSTEL AVENUE
NEWARK, DE 19711

**LANDMARK
ENGINEERING**
CIVIL AND SITE ENGINEERING SPECIALISTS
ONE CORPORATE COMMONS • SUITE 301 • NEW CASTLE, DELAWARE
PHONE: (302) 323-8977 • FAX: (302) 323-9481
INFO @ LANDMARKENGINEERING.COM • WWW.LANDMARKENGINEERING.COM

0 10 20 40
GRAPHIC SCALE

SCALE: 1" = 20'
DESIGNED BY: JGC CHECKED BY: JGC DRAWING NAME: REC-BASE.DWG
DATE: 1-26-11 COMM. NO. C 2328 FILE NO. 001 SHEET CR-01 of 1

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CR-01

GENERAL NOTES

1. PROPOSED SANITARY SEWER: CITY OF NEWARK (NEW CASTLE COUNTY)
SANITARY SEWER IS SUBJECT TO THE APPROVAL OF THE CITY
OF NEWARK WATER AND WASTEWATER DEPARTMENT. ESTIMATED AVERAGE
DAILY DEMAND: 250 GPD x 63DU (TOWNHOMES) = 15,750 GPD
300 GPD x 18DU (SINGLE FAMILY) = 5,400 GPD
TOTAL 21,150 GPD

2. PROPOSED WATER SUPPLY: CITY OF NEWARK

WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE CITY OF
NEWARK WATER AND WASTEWATER DEPARTMENT.

3. ALL FIRE LANES, FIRE HYDRANTS, STANDPIPES, SPRINKLER
CONNECTIONS, ETC., SHALL BE MARKED AND/OR PROTECTED IN
ACCORDANCE WITH THE 2009 STATE FIRE PREVENTION
REGULATIONS, (DEPT. PART V, CHAPTER 5), DATED AND AS AMENDED.

4. STORMWATER MANAGEMENT, DRAINAGE, AND EROSION AND SEDIMENT
CONTROL SHALL BE IN COMPLIANCE WITH THE DELAWARE SEDIMENT
AND STORMWATER REGULATIONS AND THE CITY OF NEWARK CODE.

5. NO DEBRIS SHALL BE BURIED ON THIS SITE. ALL SEDIMENT AND DEBRIS
FROM THE MAINTENANCE OF STORMWATER FACILITIES WILL BE DISPOSED
OF OFFSITE IN ACCORDANCE WITH ALL APPLICABLE DNREC REGULATIONS.

6. UTILITY, TRASH, AND RELATED FACILITIES SHALL BE APPROPRIATELY
SCREENED FROM ADJOINING PROPERTIES AND ROADWAYS.

7. BOUNDARY AND TOPOGRAPHY SURVEY BY LANDMARK ENGINEERING, INC.
MARCH, 2007
DATUM: NAVD 88
PROJECT BENCHMARK: CHISELED MARK ON FLANGE BOLT OF A
FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE
INTERSECTION OF CASHO MILL RD AND WESTFIELD DR, SHOWN
ON PLAN, ELEV. 109.74

8. DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS, DISTURBED
BY CONSTRUCTION ACTIVITIES, IN ACCORDANCE WITH THE CITY
OF NEWARK STANDARDS.

9. ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH
THE CITY OF NEWARK STANDARDS OR DELDOT STANDARDS AS REQUIRED.

10. SITE SOILS SHOWN ON THIS PLAN ARE MAPPED IN ACCORDANCE WITH
THE NEW CASTLE COUNTY SOIL CONSERVATION SERVICE (MAP NO. 18).

11. THE 100 YEAR FLOOD PLAIN IS SHOWN IN ACCORDANCE WITH
FEMA PANEL 120 OF 450 - MAP NO. 10003C0120 J, DATED
JANUARY 17, 2007 AND FIELD VERIFICATION OF ELEVATIONS.

12. WETLANDS ARE SHOWN IN ACCORDANCE WITH THE WETLANDS LIMITS
SHOWN ON "CASHO CROSSING, EXISTING CONDITIONS PLAN" PREPARED
BY MORRIS & RICHIE ASSOCIATES, INC. DATED MAY 24, 2006.
NO WETLANDS DISTURBANCE IS PROPOSED BY THIS PLAN.

13. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST
AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS.

14. THE OWNER AGREES TO PROVIDE AN OPEN EASEMENT THROUGH
THE PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF THE
ELECTRICAL DISTRIBUTION SYSTEM.

15. ALL BUILDINGS SHALL BE FULLY PROTECTED BY AN APPROVED
AUTOMATIC SPRINKLER SYSTEM AND ALL BUILDINGS WILL MEET THE
CURRENT 2006 INTERNATIONAL BUILDING CODE, AS AMENDED.

16. DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT
WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING
ACCESSWAYS, ROADWAYS, RECREATIONAL FACILITIES AND UTILITIES,
AND FOR SELECTIVE THINNING OF EXISTING TREES. SPECIFIC
SPECIES OF PLANT MATERIALS AS DESIGNED ON THIS PLAN OR
THE LANDSCAPE PLAN (IF SUCH A PLAN IS AN INTEGRAL PART
OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED
DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHT OF WAYS
AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO
AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATION.

17. PROPOSED GRADING SHOWN IS CONCEPTUAL AND IS INTENDED
TO DENOTE PROPOSED GENERAL DRAINAGE CONDITIONS. FINAL
GRADING WILL BE DEPICTED ON THE CONSTRUCTION IMPROVEMENT

18. FIELD SURVEY INDICATED THE PRESENCE OF TREES GREATER THAN OR
EQUAL TO 24-INCH DBH IN THE AREAS OF PROPOSED CONSTRUCTION.
PROVISIONS WILL BE MADE, TO PRESERVE OR REMOVE SUCH TREES AS
APPROVED BY THE PARKS AND RECREATION DEPARTMENT. SEE LANDSCAPE
PLAN FOR LOCATIONS.

19. THE CITY OF NEWARK PARKS AND RECREATION AND PUBLIC WORKS
DEPARTMENTS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS THROUGH
AND OVER THE PAVED ACCESSWAYS OF THIS COMMUNITY FOR STREAM
MAINTENANCE OF THE LANDS WITHIN THE OPEN FLOODWAY DISTRICT.
THE CITY SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL FLOODPLAIN
AND WETLAND REGULATIONS.

20. ALL ROADS, STORM DRAINAGE SYSTEMS, STORMWATER QUALITY AND QUANTITY
MANAGEMENT FACILITIES, AND ALL UTILITIES ARE AND WILL BE MAINTAINED BY
THE CITY OF NEWARK PUBLIC WORKS DEPARTMENT.

21. THIS SITE IS DEED RESTRICTED AS NOT TO PERMIT THE RENTAL OF ANY DWELLING
UNIT TO MORE THAN TWO UNRELATED TENANTS AND TO LIMIT THE TAKING OF
BOARDERS OR ROOMERS BY AN OWNER OCCUPANT FAMILY TO NO MORE THAN
ONE BOARDER OR ROOMER.

22. THE EXACT LOCATION OF THE PROPOSED FENCING SEPARATING THE SITE FROM THE
NORTHEAST CORRIDOR RIGHT-OF-WAY WIDENING PROJECT SHALL BE DETERMINED IN THE
FIELD AND APPROVED BY THE CITY PRIOR TO INSTALLATION.

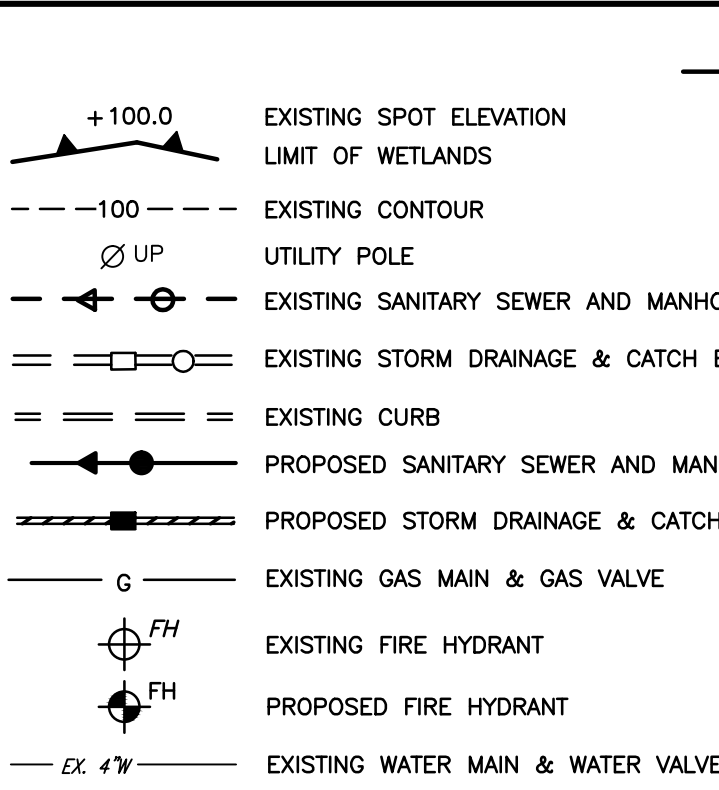
23. ON-STREET PARKING IS NOT PERMITTED.

24. THE FOLLOWING STREETS SHALL BE MAINTAINED BY THE CITY OF NEWARK:
A) NORTH PORTMAN LANE (35.5' R.O.W., 26' ROADWAY)
B) MCCREARY LANE (35.5' R.O.W., 26' ROADWAY)
C) SOUTH PORTMAN LANE (50' R.O.W. AND 26' ROADWAY)

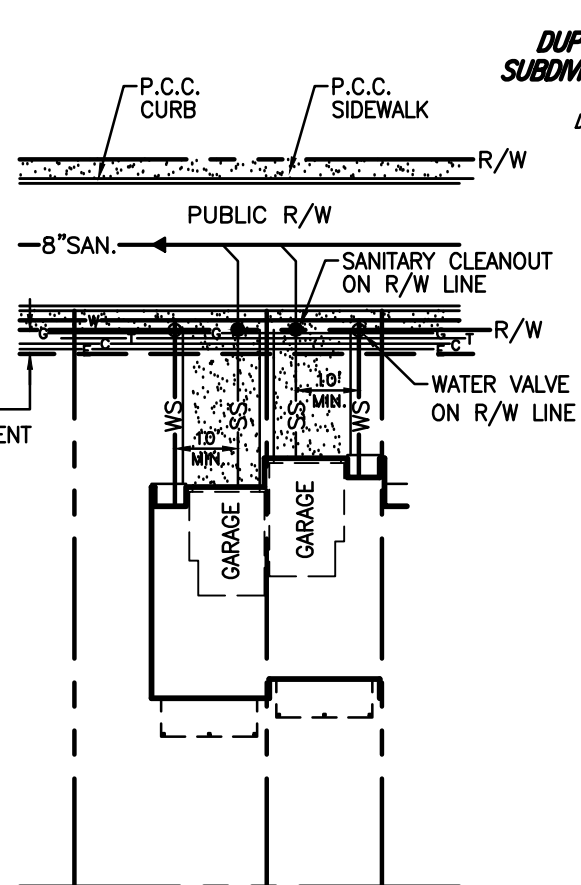
STREET MAINTENANCE SHALL INCLUDE PAVEMENT, P.C.C. CURB, AND SNOW REMOVAL.
COMMON PARKING AREAS AND SIDEWALK ADJACENT TO OPEN SPACE SHALL BE
PRIVATELY MAINTAINED BY THE MAINTENANCE ASSOCIATIONS. DRIVEWAYS AND LOT
FRONTAGE SIDEWALK SHALL BE PRIVATELY MAINTAINED BY THE INDIVIDUAL LOT OWNER.

LOT AREA CHART

LOT #	ACREAGE	LOT #	ACREAGE	LOT #	ACREAGE
1	0.17± ACS.	28	0.06± ACS.	55	0.12± ACS.
2	0.18± ACS.	29	0.06± ACS.	56	0.06± ACS.
3	0.17± ACS.	30	0.15± ACS.	57	0.06± ACS.
4	0.19± ACS.	31	0.14± ACS.	58	0.06± ACS.
5	0.16± ACS.	32	0.06± ACS.	59	0.13± ACS.
6	0.16± ACS.	33	0.06± ACS.	60	0.13± ACS.
7	0.19± ACS.	34	0.06± ACS.	61	0.06± ACS.
8	0.22± ACS.	35	0.17± ACS.	62	0.06± ACS.
9	0.19± ACS.	36	0.18± ACS.	63	0.13± ACS.
10	0.21± ACS.	37	0.07± ACS.	64	0.12± ACS.
11	0.17± ACS.	38	0.18± ACS.	65	0.06± ACS.
12	0.17± ACS.	39	0.15± ACS.	66	0.06± ACS.
13	0.17± ACS.	40	0.06± ACS.	67	0.13± ACS.
14	0.17± ACS.	41	0.13± ACS.	68	0.13± ACS.
15	0.16± ACS.	42	0.13± ACS.	69	0.06± ACS.
16	0.15± ACS.	43	0.06± ACS.	70	0.06± ACS.
17	0.15± ACS.	44	0.06± ACS.	71	0.12± ACS.
18	0.18± ACS.	45	0.12± ACS.	72	0.13± ACS.
19	0.14± ACS.	46	0.13± ACS.	73	0.06± ACS.
20	0.07± ACS.	47	0.06± ACS.	74	0.12± ACS.
21	0.07± ACS.	48	0.06± ACS.	75	0.13± ACS.
22	0.14± ACS.	49	0.13± ACS.	76	0.06± ACS.
23	0.14± ACS.	50	0.13± ACS.	77	0.06± ACS.
24	0.06± ACS.	51	0.06± ACS.	78	0.13± ACS.
25	0.06± ACS.	52	0.06± ACS.	79	0.13± ACS.
26	0.13± ACS.	53	0.06± ACS.	80	0.06± ACS.
27	0.13± ACS.	54	0.13± ACS.	81	0.12± ACS.



MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE



TYPICAL UTILITY SERVICE LOCATIONS (TOWNHOUSE LOTS)

NO SCALE

100 YEAR FLOOD LINE METES & BOUNDS

SEGMENT	BEARING	LENGTH
L1	N22°03'50"W	27.72'
L2	N2°35'30"E	15.97'
L3	N14°32'03"E	15.97'
L4	N22°10'49"E	89.85'
L5	N18°45'58"E	83.84'
L6	N10°49'32"E	47.01'
L7	S5°44'11"W	36.91'
L8	S0°42'40"E	40.91'
L9	S9°07'50"E	40.91'
L10	S13°09'09"E	82.53'
L11	S17°28'46"E	27.15'
L12	S26°24'32"E	27.15'
L13	S32°24'07"E	66.66'
L14	S36°24'27"E	44.08'
L15	S41°23'46"E	44.08'
L16	S41°00'45"E	29.30'
L17	S35°15'24"E	29.30'
L18	S30°45'58"E	68.58'
L19	S38°29'33"E	28.50'
L20	S51°10'12"E	28.50'
L21	S53°55'29"E	31.82'
L22	S44°45'26"E	31.82'
L23	S34°25'03"E	31.89'
L24	S22°54'21"E	31.89'
L25	S16°45'59"E	64.25'
L26	S23°13'23"E	22.79'
L27	S36°54'13"E	22.79'
L28	S42°29'38"E	65.73'

100 YEAR FLOOD LINE METES & BOUNDS

SEGMENT	BEARING	LENGTH
L29	S53°50'24"E	21.47'
L30	S79°01'54"E	21.47'
L31	S69°58'38"E	16.49'
L32	S26°40'37"E	16.49'
L33	S5°32'41"E	48.66'
L34	S9°07'55"E	48.68'
L35	S30°45'35"E	19.87'
L36	S67°52'36"E	19.87'
L37	S82°00'08"E	20.50'
L38	S89°27'59"E	23.96'
L39	N66°44'20"E	23.96'
L40	N54°51'14"E	16.78'
L41	N62°50'01"E	23.86'
L42	N85°33'08"E	7.16'
L43	S64°56'45"E	7.16'
L44	S53°41'01"E	9.17'
L45	S59°33'32"E	44.53'
L46	S64°19'55"E	44.53'
L47	S73°30'57"E	58.75'
L48	S87°06'36"E	58.75'
L49	N87°45'30"E	30.99'
L50	S88°54'37"E	30.99'
L51	N88°01'04"E	33.12'
L52	N78°32'32"E	33.12'
L53	N76°21'44"E	70.14'
L54	S88°19'11"E	14.39'
L55	S62°47'54"E	14.39'
L56	S50°02'16"E	7.07'

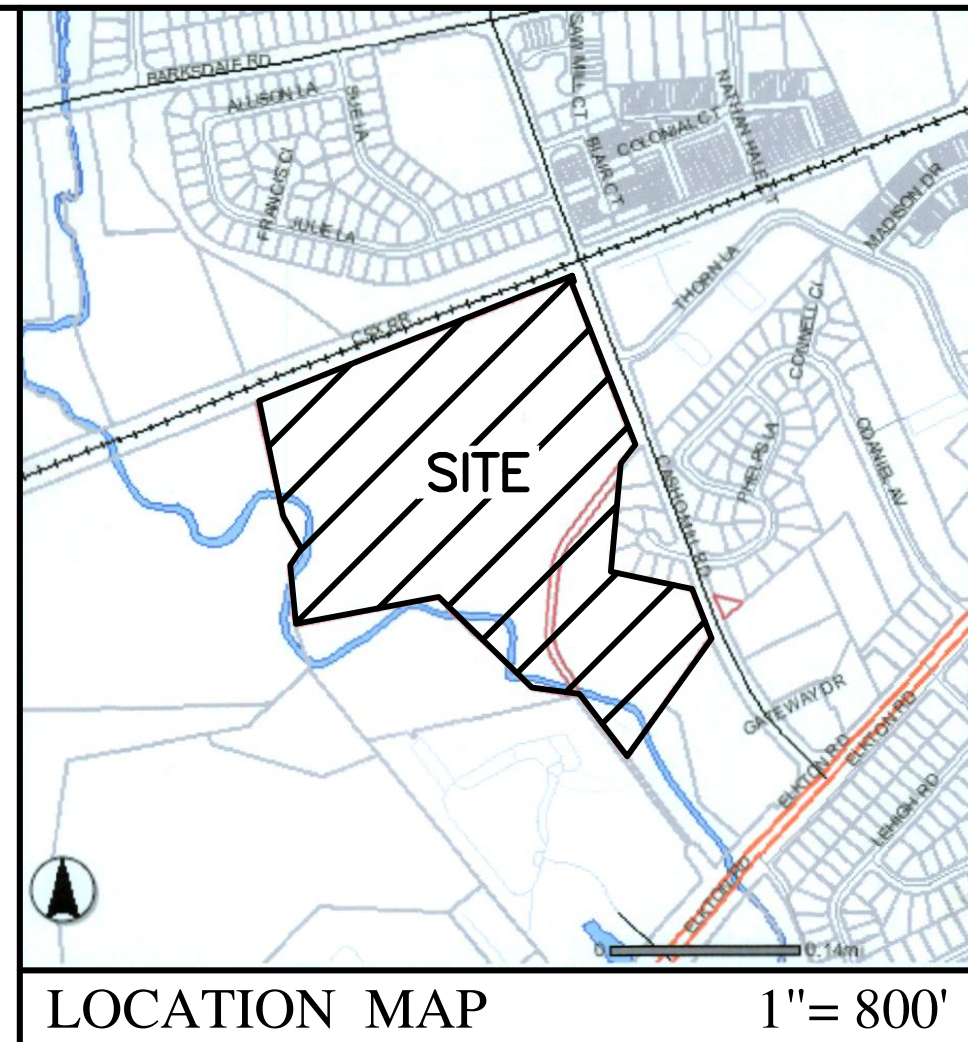
CERTIFICATION OF PERIMETER ACCURACY

THE ACCURACY OF THE PERIMETER METES AND BOUNDS SHOWN ON THIS PLAN
WERE CERTIFIED BY THE "ANNEXATION, ZONING, SPECIAL USE PERMIT, AND
RECORD MAJOR SUBDIVISION PLAN," DATED JANUARY 11, 2007, PREPARED BY
LANDMARK ENGINEERING, INC., RECORDED SEPTEMBER 13, 2007, BY INSTRUMENT
NUMBER 20070913-0080872 AS TRUE AND CORRECT TO THE ACCURACY
REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND FURTHER,
THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR
POSITIONS ARE CORRECTLY SHOWN.

THERE IS NO CHANGE TO THE PREVIOUSLY CERTIFIED PERIMETER.

SIGNATURE _____ DATE _____

REZONING AND RECORD MAJOR LAND DEVELOPMENT PLAN FOR WILSON FARM CITY OF NEWARK - NEW CASTLE COUNTY DELAWARE



DATA COLUMN

- TAX PARCEL NUMBERS: 18-024.00-422
18-030.00-138
18-030.00-139
- SITE AREA: 39.75± ACRES
- EXISTING ZONING: 14.69± ACS. 'AC' (ADULT COMMUNITY)
21.87± ACS. 'OFD' (OPEN FLOODWAY DISTRICT)
3.10± ACS. 'RD' (OTHER LANDS DEDICATED TO CITY OF NEWARK)
0.09± ACS. 'RD' (UNDEVELOPED LANDS TO BE RETAINED
BY THE OWNER)
39.75± ACS. TOTAL

- PROPOSED ZONING: 8.45± ACS. 'RR' (TOWNHOMES)
6.14± ACS. 'RD' (SINGLE FAMILY)
21.87± ACS. 'OFD' (OPEN FLOODWAY DISTRICT)
3.05± ACS. 'RD' (OTHER LANDS DEDICATED TO CITY OF NEWARK)
0.09± ACS. 'RD' (UNDEVELOPED LAND TO BE RETAINED BY OWNER)
0.15± ACS. R.O.W. DEDICATED TO PUBLIC RIGHT-OF-WAY
39.75± ACS. TOTAL

4. SOURCE OF TITLE: 2809-121

5. LAND USE BREAKDOWN

LOTS:	9.46± ACRES	23.8%
R.O.W. DEDICATION (STATE):	0.15± ACRES	0.4%
R.O.W. DEDICATION (CITY):	2.71± ACRES	6.8%
OPEN SPACE:	27.43± ACRES	69.0%
TOTALS	39.75± ACRES	100%

6. VERTICAL DATUM: NAVD 88

7. BULK AREA RESTRICTIONS

	RR ZONING	RD ZONING
MAX. NO. DWELLINGS/GROUP:	10 UNITS	-
MAX. DENSITY:	16 D.U./ACRE	-
MAX. LOT COVERAGE (BUILDING):	20% OF TOTAL AREA DEVELOPED 40% OF INDIVIDUAL LOT	25% (FOR ANY BLDG.) 50% (MAX. IMPERVIOUS)

- DISTANCE BETWEEN BLDG. GROUPS: 25' SIDE TO SIDE
50' FRONT TO REAR

- MIN. AREA TO BE DEVELOPED: 2 ACRES

- MIN. OPEN AREA: 40% OF TOTAL AREA TO BE DEVELOPED
MIN. LOT AREA: 2,725 S.F.

- MIN. LOT WIDTH: 16' INTERNAL UNIT / 41' END UNIT
MAX. BUILDING HEIGHT: 35' (3 STORIES)

- MIN. BUILDING SETBACKS: 15' FRONT YARD
25' SIDE YARD (END UNIT)

- 12' REAR YARD

8. PARKING REQUIREMENTS:

REQUIRED: 2 SPACES/OWNER OCCUPIED D.U. X 81 D.U. = 162 SPACES	
PROVIDED: 10' x 20' MIN. INTERIOR GARAGE SPACES = 81 SPACES	
10' x 20' EXTERIOR SURFACE PARKING (DRIVEWAY) = 81 SPACES	
9' x 18' OVERFLOW GUEST PARKING (TOWNHOME AREA) = 16 SPACES	
TOTAL	178 SPACES

9. PROPOSED HOUSING TYPES: 63 TOWNHOMES
18 SINGLE FAMILY HOUSES

- TOTAL: 81 HOUSES

10. SITE DENSITY:

	'RR' ZONE	'RD' ZONE
GROSS DENSITY:	63 DU/33.59± ACS = 1.87 DU/S/AC.	18 DU/31.32 ACS. = 0.57 DU/AC.
NET DENSITY:	63 DU/8.45± ACS = 7.46 DU/S/AC.	18 DU/6.14± ACS. = 2.93 DU/AC.

SUMMARY OF ADJACENT PROPERTY OWNERS WITHIN 200 FEET

TAX PARCEL #	OWNER	ZONING
18-024.00-103	CITY OF NEWARK	OFD
18-024.00-376	LINDA SEQUEIRA	RR
18-024.00-395	CHERRY HILL MANOR MAINTENANCE CORP.	RR
09-020.00-099	UDEL I, LLC	RD
18-030.00-004	DAVID L. AMES, TRUSTEE	NCAP (UDC)
18-030.00-006	CATHY D. MATSON	RD
18-030.00-016	DAVID R. AND JANE A. WILSON	RD
18-030.00-030	RICHARD AND BARBARA STEWART	RD
18-030.00-031	ANNE L. RUOHONEN, TRUSTEE	RD
18-030.00-032	ALI ADIZA	RD
18-030.00-033	PATRICK A. MCKAY	RD
18-030.00-034	ANNE L. RUOHONEN TRUSTEE	RD
18-030.00-035	ANNE L. RUOHONEN TRUSTEE	RD
18-030.00-036	ANNE L. RUOHONEN TRUSTEE	RD
18-030.00-026	KEITH H. SMITH	RD
18-030.00-025	ELEANOR M. SMITH, TRUSTEE	RD
18-030.00-041	MARIANE E. BELLIS	RD
18-030.00-040	JEAN D. SCHWARTZ	RD
18-030.00-039	ROBERT R. LOCKE	RD
18-030.00-128	PRODUCE MARKETING ASSOCIATION, INC.	BLR
18-030.00-129	K.C. PROPOC, LLC	BLR
18-030.00-127	LIBORIO, LP	BLR
18-030.00-126	LIBORIO, LP	OFD
18-030.00-130	ONKOR CHRISTINA MLL, LLC	RM
18-030.00-131	CITY OF NEWARK	OFD
18-030.00-132	CITY OF NEWARK	OFD
18-030.00-034	CITY OF NEWARK	OFD
18-024.00-104	B & O RR COMPANY	RD

THE PURPOSE OF THIS PLAN IS TO REZONE THE 14.69± ACRE
PORTION OF TAX PARCEL NO. 18-030.00-138 FROM 'AC' TO
8.45± ACRES OF 'RR' ZONING AND 6.14± ACRES OF 'RD' ZONING;
TO APPROVE A MAJOR SUBDIVISION PLAN ALLOWING THE
CONSTRUCTION OF 18 SINGLE FAMILY HOMES AND 63 TOWNHOMES.

REZONING AND RECORD MAJOR LAND DEVELOPMENT PLAN

FOR
WILSON FARM

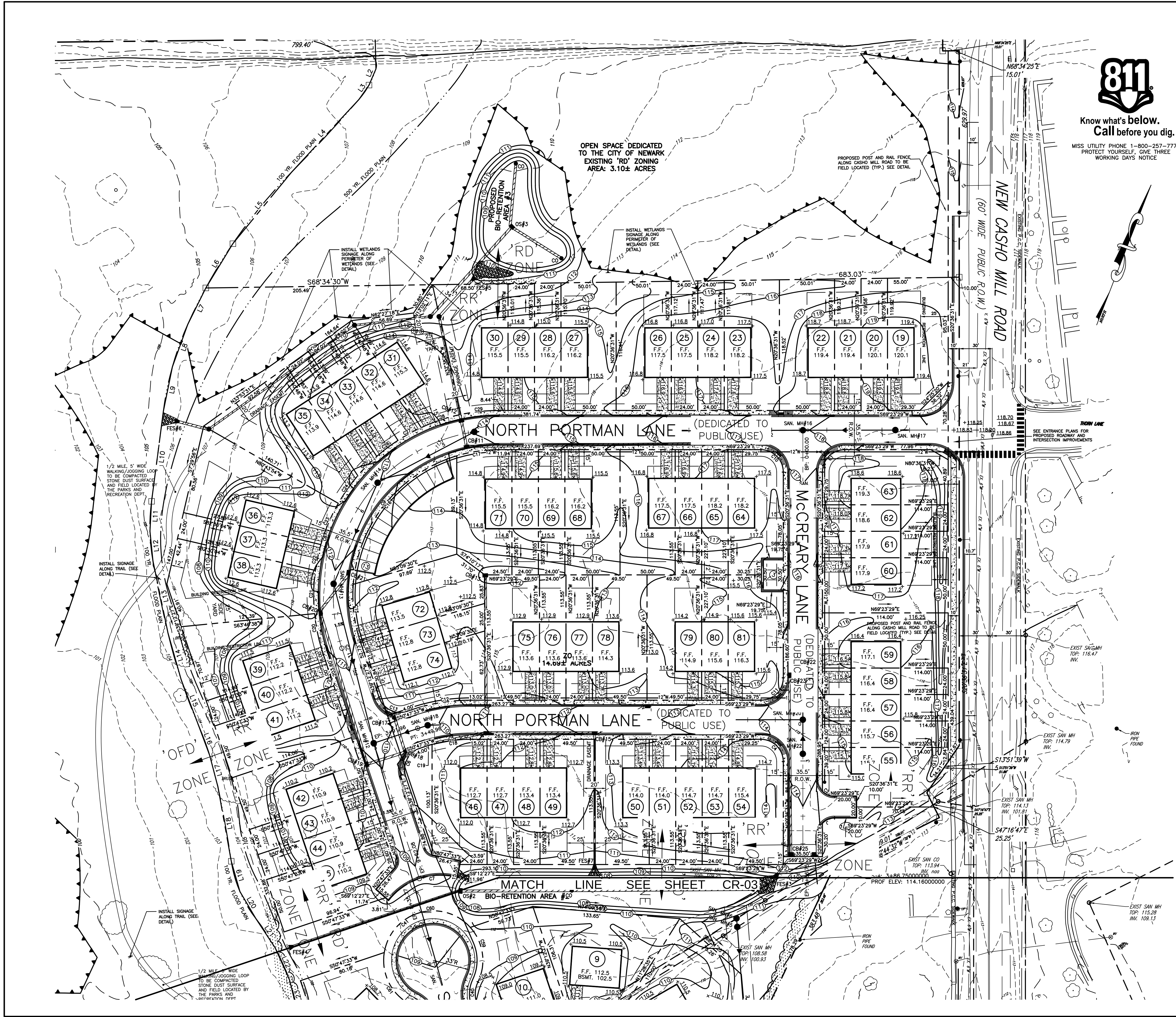
CITY OF NEWARK - NEW CASTLE COUNTY, DELAWARE

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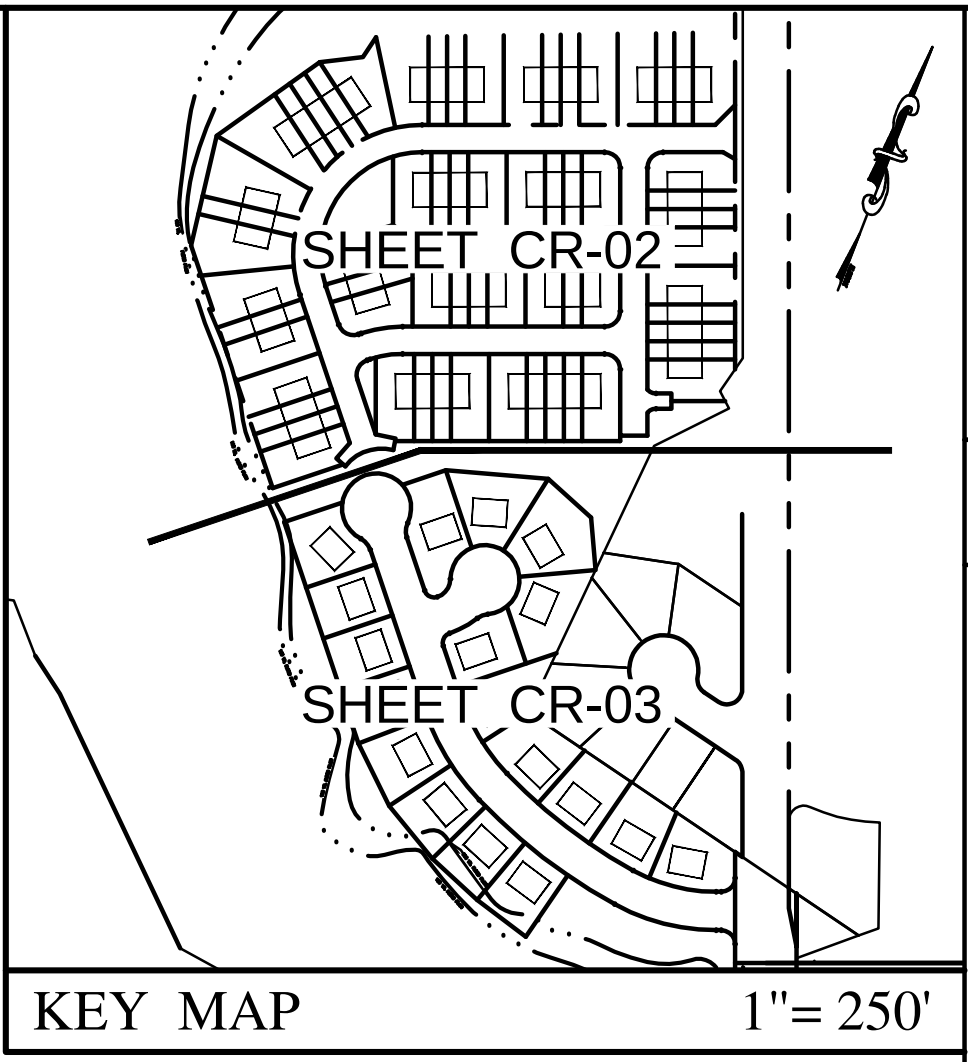
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GRAPHIC SCALE

DRAWN BY: JGC/URB
DESIGNED BY: JGC/URB
CHECKED BY: JGC
COMM. C 1882
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DATE: 3/31/11
LAST MODIFIED: 3/31/11
FILE XXX
NO.
DRAWING NAME: REC-BASEDING
SHEET NO. CR-01 of 3

CR-01



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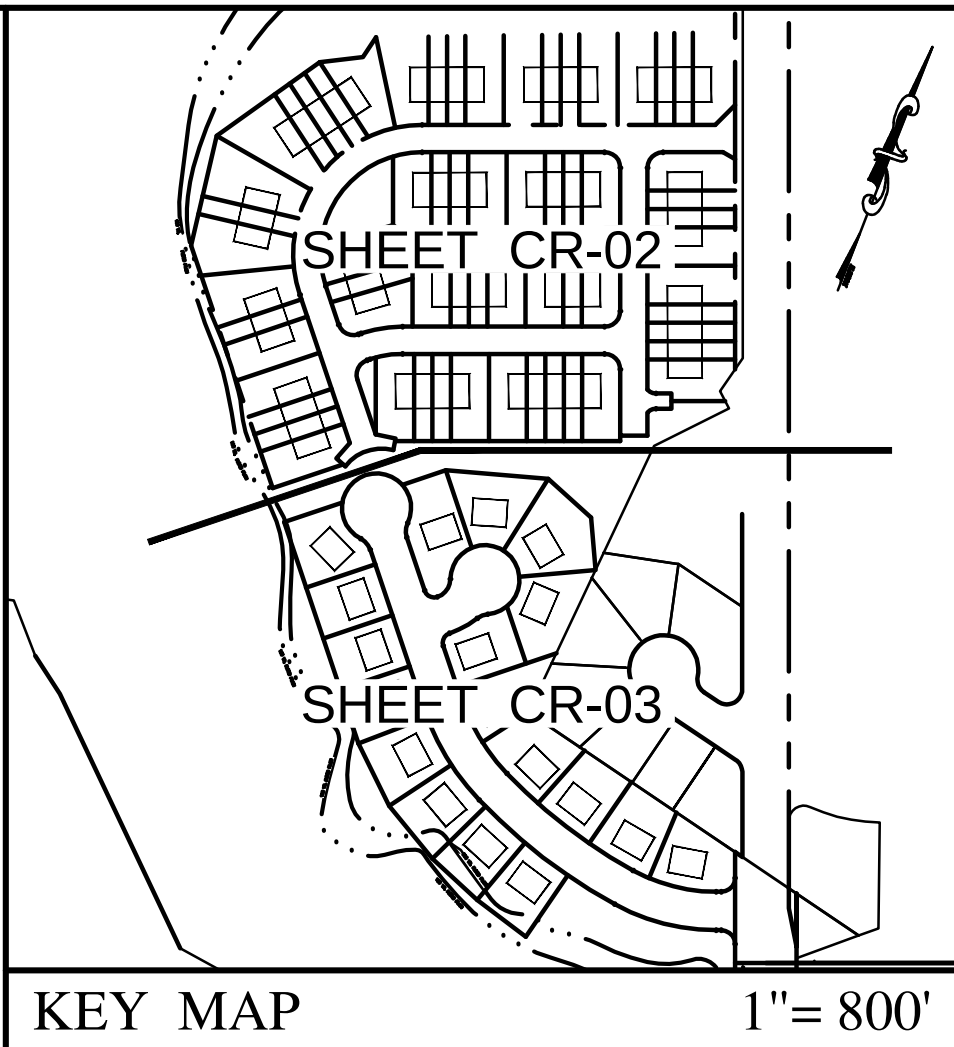
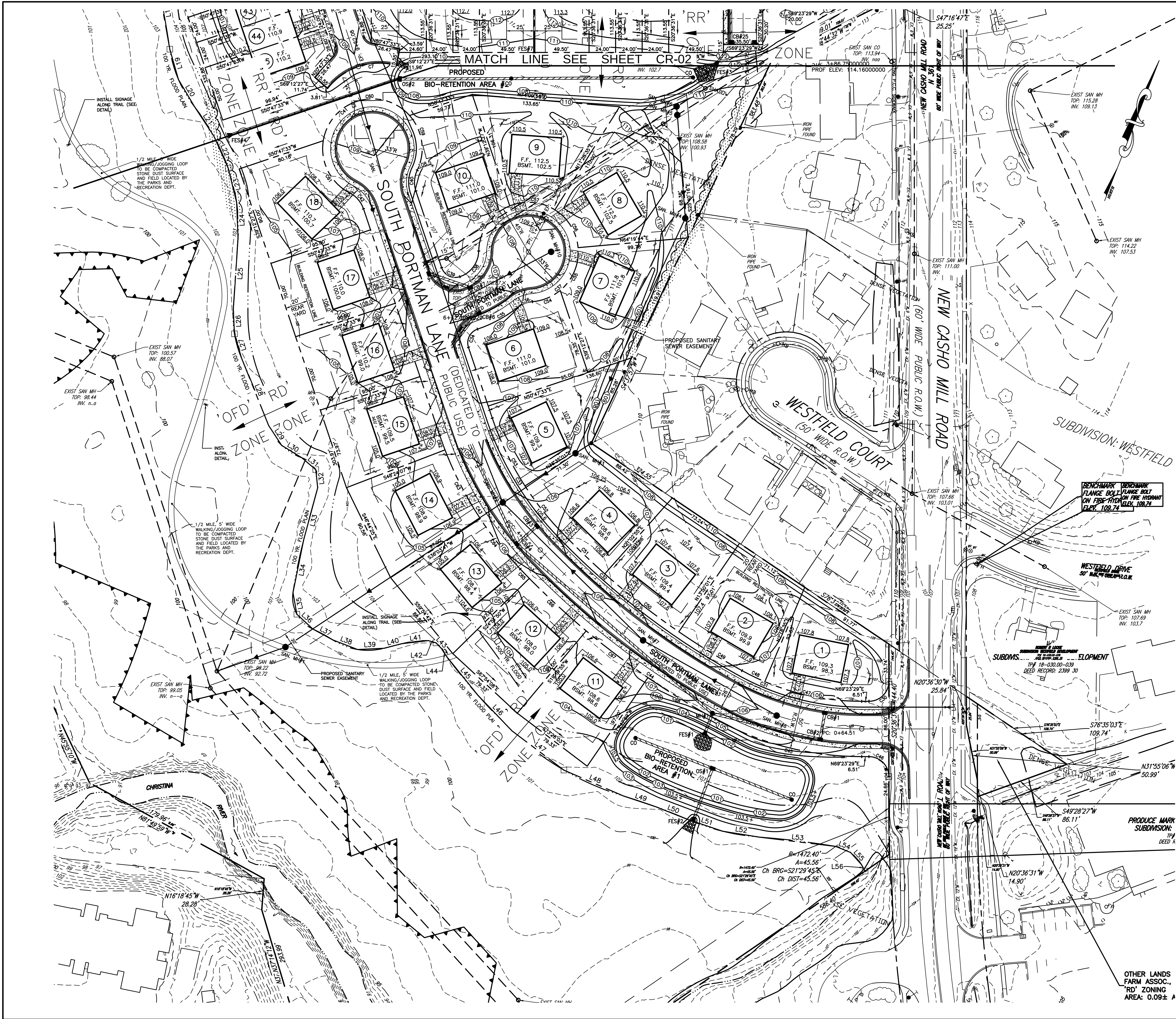
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	20.25'	31.81'	90°00'00"	S24°23'29"W 28.64'
C2	15.00'	12.35'	47°10'00"	S87°01'31"E 12.00'
C3	15.00'	12.35'	47°10'00"	S45°48'30"W 12.00'
C4	20.25'	31.81'	90°00'00"	N65°36'31"W 28.64'
C5	132.25'	42.93'	18°35'56"	S60°05'31"W 42.74'
C6	20.25'	31.81'	90°00'00"	S05°47'33"W 28.64'
C7	59.25'	69.77'	67°27'55"	S50°47'33"W 65.81'
C8	167.75'	317.95'	108°35'56"	N15°05'31"E 272.45'
C9	132.25'	250.67'	108°35'56"	N15°05'31"E 214.79'
C10	20.25'	31.81'	90°00'00"	S65°36'31"E 28.64'
C11	20.25'	31.81'	90°00'00"	S24°23'29"W 28.64'
C12	167.75'	54.45'	18°35'56"	S60°05'31"W 54.21'
C13	20.25'	31.81'	90°00'00"	N84°12'27"W 28.64'
C14	132.25'	2.13'	0°55'22"	N38°44'45"W 2.13'
C15	132.25'	51.03'	22°06'26"	N27°13'51"W 50.71'
C16	132.25'	158.90'	68°50'32"	N18°14'37"E 149.51'
C17	132.25'	38.61'	16°43'36"	N61°01'41"E 38.47'
C18	132.25'	35.25'	15°16'18"	S61°45'20"W 35.15'
C19	132.25'	7.68'	3°19'38"	S52°27'22"W 7.68'
C20	167.75'	38.01'	12°59'05"	N32°42'54"W 37.93'
C21	167.75'	39.22'	13°23'49"	N19°31'28"W 39.13'
C22	167.75'	24.03'	8°12'22"	N08°43'22"W 24.01'
C23	167.75'	40.66'	13°53'17"	N02°19'28"E 40.56'
C24	167.75'	30.74'	10°29'59"	N14°31'05"E 30.70'
C25	167.75'	24.59'	8°23'57"	N23°58'03"E 24.57'
C26	167.75'	24.08'	8°13'29"	N32°16'46"E 24.06'
C27	167.75'	24.08'	8°13'35"	N40°30'18"E 24.06'
C28	167.75'	37.31'	12°44'31"	N50°59'21"E 37.23'
C29	167.75'	35.23'	12°01'53"	N63°22'33"E 35.16'

REVISIONS

DESIGNED BY: JGC/URB
CHECKED BY: JGC
DATE: 3/31/11
LAST MODIFIED: 3/31/11
FILE NO.: C 1882
DRAWING NAME: REC-BASE.DWG
SHEET NO.: CR-02 of 3

REZONING AND RECORD MAJOR LAND DEVELOPMENT PLAN
FOR
WILSON FARM
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C30	18.00'	28.27'	90°00'00"	S24°23'29"W	25.46'
C31	225.00'	112.88'	28°44'42"	S83°45'50"W	111.70'
C32	675.00'	208.01'	17°39'22"	N73°02'08"W	207.18'
C33	275.00'	119.99'	25°00'00"	N51°42'27"W	119.04'
C34	13.00'	20.42'	90°00'00"	N05°47'33"E	18.38'
C35	120.50'	41.31'	19°38'27"	N40°58'20"E	41.11'
C36	25.00'	14.70'	33°41'04"	N47°59'38"E	14.49'
C37	45.00'	207.59'	28°19'03"	N67°19'21"W	66.72'
C38	25.00'	30.66'	70°16'26"	S15°39'20"W	28.78'
C39	13.00'	20.42'	90°00'00"	N84°12'27"W	18.38'
C40	25.00'	19.38'	44°24'55"	N16°59'59"W	18.90'
C41	45.00'	211.14'	28°49'50"	S50°47'33"W	64.29'
C42	25.00'	19.38'	44°24'55"	S61°24'54"E	18.90'
C43	325.00'	141.81'	25°00'00"	S51°42'27"E	140.69'
C44	725.00'	223.41'	17°39'22"	S73°02'08"E	222.53'
C45	275.00'	137.97'	28°44'42"	N83°45'50"E	136.52'
C46	18.00'	28.27'	90°00'00"	S65°36'31"E	25.46'
C47	225.00'	90.00'	22°55'06"	S80°51'02"W	89.40'
C48	225.00'	22.88'	5°49'36"	N84°46'37"W	22.87'
C49	675.00'	67.12'	5°41'40"	N79°00'54"W	67.09'
C50	675.00'	85.00'	7°12'54"	N72°33'32"W	84.94'
C51	675.00'	55.89'	4°44'38"	N66°34'46"W	55.87'
C52	275.00'	51.79'	10°47'28"	N58°48'43"W	51.72'
C53	275.00'	68.20'	14°12'32"	N46°18'43"W	68.02'
C54	45.00'	27.50'	35°01'05"	N47°19'38"E	27.08'
C55	45.00'	43.58'	55°29'21"	N02°04'25"E	41.90'
C56	45.00'	41.51'	52°51'09"	N52°05'50"W	40.05'
C57	45.00'	42.58'	54°12'36"	S74°22'17"W	41.01'
C58	45.00'	52.42'	66°44'52"	S13°53'34"W	49.51'
C59	45.00'	53.01'	67°29'43"	N28°32'23"W	50.00'
C60	45.00'	101.43'	129°08'58"	S53°08'16"W	81.28'
C61	45.00'	56.70'	72°11'09"	S47°31'47"E	53.02'
C62	325.00'	13.56'	2°23'28"	S40°24'10"E	13.56'
C63	325.00'	70.00'	12°20'26"	S47°46'06"E	69.86'
C64	325.00'	58.25'	10°16'08"	S59°04'23"E	58.17'
C65	725.00'	11.75'	0°55'44"	S64°40'18"E	11.75'
C66	725.00'	70.00'	5°31'55"	S67°54'08"E	69.97'
C67	725.00'	70.00'	5°31'55"	S73°26'03"E	69.97'
C68	725.00'	71.66'	5°39'48"	S79°01'55"E	71.63'

OTHER LANDS
FARM ASSOC.,
RD' ZONING
AREA: 0.09± A



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REZONING AND RECORD MAJOR LAND DEVELOPMENT PLAN

FOR

WILSON FARM

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