

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
MEETING**

TUESDAY, JUNE 5, 2012

7:00 P.M.

**NEWARK MUNICIPAL BUILDING
220 ELKTON ROAD**

COUNCIL CHAMBER

AGENDA

1. The minutes of the February 7, 2012 Planning Commission meeting.
2. Review and consideration of the 2013-2017 Capital Improvements Program.
3. Comprehensive Development Plan Update Discussion.
4. Review and consideration of a major subdivision, and a special use permit for the redevelopment of the .826 acre property at 264 Elkton Road (old Newark Car Wash) for a three story building with ground floor parking and 22 apartments.
5. Review and consideration of a major subdivision to add eight units and ground floor parking to the existing 14 unit apartment mixed use building located at 136 Elkton Road, currently under construction.
6. July meeting schedule.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, May 22, 2012

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THERETO APPURTENANT.

GENERAL NOTES

1. ALL SIDEWALKS SHALL REMAIN OPEN, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE PUBLIC AT ALL TIMES. IF AT ANY TIME DURING CONSTRUCTION IT BECOMES NECESSARY TO CLOSE PORTIONS OF THE SIDEWALK TO PEDESTRIAN TRAFFIC, APPROVAL MUST FIRST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
2. ALL DISTURBED AREAS NOT RECEIVING PAVEMENT SHALL RECEIVE 6" MINIMUM TOPSOIL, SEED, AND MULCH. ANY REMAINING STONE OR GRAVEL IS TO BE REMOVED, ALL SUBSOIL IS TO BE ROTOTILLED OR CHISEL PLOWED PRIOR TO PLACEMENT OF TOPSOIL.
3. ALL EXISTING STORM DRAINS ABANDONED IN-PLACE SHALL BE PLUGGED WITH BRICK, CONC. BLOCK, OR P.C. CONCRETE.
4. THE SIZE, TYPE AND LOCATIONS OF TRASH ENCLOSURES SHALL BE AS SHOWN ON THE PLAN AND SHALL BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
5. ANY DAMAGED OR DETERIORATED CURBS, HOT-MIX PAVEMENT, SIDEWALKS, SIGNS, UTILITIES, PRIVATE PROPERTY, ETC. ON ELKTON ROAD AND OUTSIDE OF THE SITE AREA WILL BE REPLACED TO CURRENT CITY STANDARDS AND SPECIFICATIONS.
6. ALL STREET SIGNS AND PAVEMENT MARKINGS WILL BE HIGH INTENSITY AND IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
7. ALL ROOF EQUIPMENT ON COMMERCIAL BUILDINGS IS TO HAVE SECONDARY CONTAINMENT BASINS TO PREVENT THE CONTAMINATION OF ROOF RUNOFF.
8. ALL MATERIALS AND WORKMANSHIP OUTSIDE OF THE STATE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEWARK'S STANDARD DETAILS DATED JANUARY 31, 2001 AND STANDARD SPECIFICATIONS, DATED JANUARY 31, 2001, OR AS AMENDED.
9. ALL PROPERTY CORNERS ARE EXISTING AND HAVE BEEN MARKED AS SHOWN ON THE PLAN. IF ANY CORNERS ARE LOST OR DAMAGED BY CONSTRUCTION ACTIVITIES, THEY SHALL BE RE-SET AND/OR RE-MARKED WITH PERMANENT MARKERS FOLLOWING THE COMPLETION OF CONSTRUCTION.

EXISTING: RESTAURANT:	110 SEATS	x 1 SPACE/3 SEATS	= 37 SPACES
EMPLOYEES:	5 EMPLOYEES	x 1 SPACE/EMPLOYEE	= 5 SPACES
OFFICE/BREAKROOM:	600 ² SF	x 1 SPACE/300 SF	= 2 SPACES
EXISTING REQUIRED (FOOD OCCUPANCY)			= 44 SPACES
PROPOSED: RESTAURANT:	15 SEATS	x 1 SPACE/3 SEATS	= 5 SPACES
	4 EMPLOYEES	x 1 SPACE/EMPLOYEE	= 4 SPACES
PERSONAL SERVICE:	5,385 SF	x 0.7 x 1 SPACE/200 SF	= 19 SPACES
LIQUOR STORE:	4,000 SF	x 1 SPACE/200 SF	= 12 SPACES
	2 EMPLOYEES	x 1 SPACE/EMPLOYEE	= 2 SPACES
OFFICE SPACE:	841 SF	x 1 SPACE/300 SF	= 3 SPACES
22 APARTMENTS (3 BEDROOMS EACH)	x 2 SPACES/UNIT		= 44 SPACES
PROPOSED SPACES REQUIRED (BASED ON THIS PLAN)			= 89 SPACES
PROPOSED PARKING STALLS PROVIDED:			= 89 SPACES
BICYCLE PARKING SPACES REQUIRED:			
1 SLOT/10 REQ'D OFF-STREET PARKING SPACES	x 85 SPACES		
= 8.5 BICYCLE PARKING SPACES			
BICYCLE PARKING SPACES PROVIDED	= 9 BICYCLE PARKING SPACES		

1. AVERAGE DAILY FLOW:	(BASED ON PRIOR RECORD PLAN APPROVAL)	
EAGLE DINER:	75 SEATS x 50 GPD/SEAT	= 3,750 G.P.D.
PAPA JOHN'S:	2000 SF x 0.3 GPD/SF	= 600 G.P.D.
HAWKEYE JARDEN:	15 SEATS x 25 GPD/SEAT	= 375 G.P.D.
RETAIL:	3,200 SF x 0.1 GPD/SF	= 320 G.P.D.
APARTMENTS:	14 UNITS x 250 GPD/UNIT	= 3,500 G.P.D.
AVERAGE DAILY FLOW		= 8,545 G.P.D.
8,545 G.P.D. x 4 = 34,180 G.P.D. OR 0.034 M.G.D. PEAK		
2. AVERAGE DAILY FLOW: (PROPOSED BY THIS PLAN)		
RESTAURANT:	15 SEATS x 50 GPD/SEAT	= 750 G.P.D.
LIQUOR STORE:	4,077 SF x 0.1 GPD/SF	= 408 G.P.D.
PERSONAL SERVICE:	5,385 SF x 0.3 GPD/SF	= 1,616 G.P.D.
OFFICE SPACE:	841 SF x 0.3 GPD/SF	= 253 G.P.D.
APARTMENTS:	22 UNITS x 250 GPD/UNIT	= 5,500 G.P.D.
AVERAGE DAILY FLOW		= 8,527 G.P.D.
8,527 G.P.D. x 4 = 34,108 G.P.D. OR 0.034 M.G.D. PEAK		
TOTAL NUMBER OF PROPOSED MANHOLES = 0		
USING EXISTING SANITARY SEWER LATERAL AND MAIN CONNECTION NO SEWER MAINS OR LATERALS TO BE PROPOSED BY THIS PLAN.		
NEW 100 GAL. GREASE INTERCEPTOR PROPOSED BY THIS PLAN.		

TOPOGRAPHIC INFORMATION IS BASED ON SURVEY BY LANDMARK ENGINEERING, INC. DATED FEBRUARY, 2009.

HORIZONTAL DATUM: NAD 83/91 DELAWARE STATE PLANE COORDINATES
VERTICAL DATUM: NAVD 1988

PROJECT BENCHMARK: - A FLANGE BOLT ON A FIRE HYDRANT ACROSS ELKTON ROAD FROM THE NORTHEAST CORNER OF THE PROPERTY, ELEV 132.45

2. SANITARY SEWER SHALL BE CONSTRUCTED USING ANY PIPE MATERIAL SPECIFIED BY THE CITY OF NEWARK DEPARTMENT OF PUBLIC WORKS, EXCEPT WHERE DUCTILE IRON IS SPECIFIED ON THE PLANS.

3. ALL PIPE BEDDING SHALL MEET THE REQUIREMENTS OF CLASS "C".

4. SANITARY SEWERS, WATER MAIN, AND WET TAPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NEWARK STANDARD SPECIFICATIONS AND DETAILS.

5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND ACCEPTANCE OF SANITARY SEWERS BY THE CITY OF NEWARK UPON COMPLETION OF CONSTRUCTION.

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

7. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO THEM BY HIS OPERATIONS SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.

8. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

9. TOP OF MANHOLE ELEVATIONS SHOWN ARE AT THE TOP OF THE MANHOLE FRAME AND COVER.

10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL INSTALLED PIPING UNTIL THE COMPLETION OF CONSTRUCTION OF THE PROJECT. PIPES WITH SHALLOW COVER SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION MACHINERY WITH ADEQUATE TEMPORARY COVER.

11. CUT AND CAP EXISTING SANITARY SEWER LATERALS TO BE ABANDONED PER CITY OF NEWARK SPECIFICATIONS.

12. SEPARATION FROM WATER MAINS (10 STATES STANDARD): HOR.: 10' MIN.; VERT.: 18' MIN. CLEAR.

13. LATERAL CLEANOUTS SHALL BE LOCATED IN ACCORDANCE WITH THE CITY OF NEWARK STANDARD SPECIFICATIONS AND DETAILS.

14. ALL STANDARD MANHOLES SHALL BE PRECAST AS SPECIFIED ON THE PLANS.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED LANDSCAPE MATERIAL.

16. ALL ROADWAY CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE STATE OF DELAWARE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION STANDARD SPECIFICATIONS DATED JULY 1985 AND/OR AS MODIFIED BY THE PLANS.

17. THE CONTRACTOR SHALL MAINTAIN TRAFFIC IN AREAS OF CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION PUBLICATION "TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS."

18. ANY SIDEWALK AND/OR CURB REMOVED SHALL BE REPLACED IN ACCORDANCE WITH THE CITY OF NEWARK AND/OR DELDOT STANDARDS AS APPLICABLE.

19. WATER MAINS AND FITTINGS:

A. ALL WATER MAINS SHALL BE DUCTILE IRON PUSH-ON, CLASS 52, WITH LOCKING GASKETS, UNLESS OTHERWISE SPECIFIED. MINIMUM COVER OF 42 INCHES. LOCKING GASKETS ARE NOT REQUIRED FOR THIS PROJECT.

B. TAPPING SLEEVES SHALL BE MUELLER H-615.

C. TAPPING VALVES SHALL BE MUELLER H-687, OPEN LEFT.

D. MAIN GATE VALVES SHALL BE MUELLER A-2360 OR H-2370-20, OPEN LEFT.

E. VALVE BOXES SHALL BE MUELLER H-10360, OR EQUAL.

F. A BLOW-OFF SHALL BE INSTALLED ON ALL DEAD-END WATER MAINS. SIZE OF BLOW-OFF WILL BE DETERMINED BY THE WATER DEPARTMENT.

G. ALL BENDS SHALL BE CONCRETE BUTTRESSED AND WRAPPED WITH PLASTIC.

H. ALL WATER METERS SHALL HAVE A LOCKING BALL VALVE INSTALLED AS APPROVED BY THE CITY WATER DEPARTMENT.

I. WATER METER SIZES AND LOCATIONS SHALL BE DETERMINED BY THE WATER DEPARTMENT AND COORDINATED WITH THE DEVELOPER. THE COST OF WATER METERS WILL BE PAID FOR BY THE DEVELOPER.

J. THE SEWER TREATMENT PLANT (STP) FEES SHALL BE PAID TO THE WATER AND WASTE WATER DEPARTMENT WHEN CERTIFICATES OF OCCUPANCY ARE SOUGHT.

K. THE ON-SITE PORTION OF THE WATER DISTRIBUTION SYSTEMS OUT OF THE PUBLIC RIGHT-OF-WAY WILL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER.

136 ELKTON ROAD
CITY OF NEWARK – NEW CASTLE COUNTY
DELAWARE

A horizontal scale bar with tick marks at 0, 10, 20, and 40. The bar is divided into segments: 0 to 10 is white, 10 to 20 is black, 20 to 40 is white, and 40 to the end is black. The text "GRAPHIC SCALE" is centered below the bar.

1. AN OPEN UTILITY EASEMENT SHALL BE PROVIDED THROUGHOUT THE PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRIC DISTRIBUTION SYSTEM.
2. THE LOCATION OF THE TRANSFORMER PAD WILL BE PROVIDED ON-SITE AS APPROVED BY THE ELECTRIC DEPARTMENT.
3. NO TREES OVER 18' TALL (AT MATURITY) SHALL BE PLANTED UNDER EXISTING OR PROPOSED ELECTRIC WIRES.
4. TWO PULL BOXES MUST BE INSTALLED BY THE CONTRACTOR FOR UNDERGROUND CABLE PULLS. BOXES AND LOCATION ARE TO BE APPROVED BY THE ELECTRIC DEPARTMENT PRIOR TO INSTALLATION.
5. IF ANY OF THE POLES REQUIRE REARRANGEMENT, THE DEVELOPER MUST PAY ALL COSTS.
6. THE PROPOSED TRANSFORMER MUST NOT BE BLOCKED. FRONT ACCESS IS REQUIRED. SIX FEET IS THE MINIMUM CLEAR SPACE REQUIRED ON ALL SIDES.



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

REVISIONS		CHECKED BY	 CIVIL AND SITE ENGINEERING SPECIALISTS ONE CORPORATE COMMONS @ SUITE 301 • NEW CASTLE, DELAWARE PHONE - (302) 323-9377 • FAX - (302) 323-9401 INFO @ LANDMARKENGINEERING.COM • WWW.LANDMARKENGINEERING.COM			
1. REV. PER CITY COMMENTS DATED 8-30-11		JGC 8-01-11	THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF LANDMARK ENGINEERING, INC. AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.			
2. REV. PER CITY COMMENTS DATED 8-10-11		JGC 8-17-11				
3. REV. REAR RETAINING WALL, GRADING & DRAINAGE		JGC 10-19-11				
4. ADDED APT. ADDITION AND RECONFIGURED PKG		JGC 2-23-12				
			SCALE: 1"=20'		DRAWN BY: VNS/JGC/JAV	
			DESIGNED BY: JGC/JAV		DRAWING NAME: CNST SET 2012.DWG	
			DATE: 6/09/11		COMM. NO. C2073	FILE NO. 012
					SHEET NO. CC-06 of 17	

CC-06

CC-06

GENERAL NOTES

1. PROPOSED SANITARY SEWER: CITY OF NEWARK SANITARY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT. ESTIMATED AVERAGE DAILY SEWER FLOW: 8,545 GPD PREVIOUSLY APPROVED 8,527 GPD PROPOSED PER THIS PLAN

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, (DSFPR PART V, CHAPTER 5) 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. ALL ON-SITE STORMWATER MANAGEMENT SYSTEMS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

5. NO DEBRIS SHALL BE BURIED ON THIS SITE.

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

7. TOPOGRAPHIC INFORMATION IS BASED ON SURVEY BY LANDMARK ENGINEERING, INC. DATED FEBRUARY, 2009.

HORIZONTAL DATUM: NAD 83/91 DELAWARE STATE PLANE COORDINATES
VERTICAL DATUM: NAVD 1988

PROJECT BENCHMARK: - A FLANGE BOLT ON A FIRE HYDRANT ACROSS ELKTON ROAD FROM THE NORTHEAST CORNER OF THE PROPERTY, ELEV 132.45

8. DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.

9. ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF NEWARK STANDARDS OR CURRENT DELDOT STANDARDS, AS APPLICABLE.

10. SITE SOILS CONSIST OF MATAPEAKE SASSFRAS URBAN LAND COMPLEX (MsB) MAPPED IN ACCORDANCE WITH THE NEW CASTLE COUNTY SOIL CONSERVATION SERVICE (MAP NO. 18).

11. THERE ARE NO FEMA MAPPED FLOODPLAINS ON THIS SITE. (PANEL 120 OF 475 - MAP NO. 1000300120 J, DATED JANUARY 17, 2007).

12. THERE ARE NO WETLAND AREAS ON THE EXISTING DEVELOPED PARCEL SHOWN ON 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 THROUGHOUT THE PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM.

15. ALL ROOF DRAINS FROM THE PROPOSED BUILDING SHALL BE CONNECTED DIRECTLY TO THE STORM DRAINAGE SYSTEM.

16. BUILDING SHALL BE FULLY PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM AND ALL BUILDINGS WILL MEET THE CURRENT 2009 INTERNATIONAL BUILDING CODE, AS AMENDED.

17. 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 RECURRENCE OF NATURAL VEGETATION.

18. ALL EXISTING BUILDINGS AND PAVEMENT SHALL BE DEMOLISHED. DEBRIS SHALL BE DISPOSED OF OFF-SITE.

19. NO TREES OVER 18" IN HEIGHT WILL BE PLANTED UNDER EXISTING OR PROPOSED OVERHEAD UTILITY LINES.

20. THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL BE A SUBSURFACE SYSTEM.

21. PERIMETER MONUMENTATION:

- PROPOSED CONCRETE MONUMENT (0)
- EXISTING IRON PIPE (6)

22. THE OWNERS OF TAX PARCEL 10-025.00-124 AGREE TO PROVIDE A 24' CROSS-ACCESS FOR VEHICULAR AND/OR PEDESTRIAN INGRESS AND EGRESS BETWEEN TAX PARCEL 18-025.00-124 AND TAX PARCEL 18-025.00-125. THE EXACT LOCATION OF THE CROSS-EASEMENT WILL BE DETERMINED IN THE FUTURE BY THE OWNERS OF BOTH PARCELS IF A CROSS-PARKING CONNECTION IS AGREED TO BY BOTH PROPERTY OWNERS.

23. THE OWNERS, HEIRS, OR ASSIGNORS OF TAX PARCEL 18-025.00-124 AND TAX PARCEL 18-025.00-340 GRANT AND CONVEY, TO EACH OTHER, A NON-EXCLUSIVE, MUTUALLY ACCESSIBLE EASEMENT OVER AND ACROSS PORTIONS OF THEIR PROPERTIES FOR THE PURPOSES OF INGRESS, EGRESS, AND PARKING. SEE EASEMENT AGREEMENT DATED _____, RECORDED BY INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, DELAWARE.

24. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL RESIDENTIAL AND COMMERCIAL TRASH COLLECTION ON SITE.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-282-8555 A MINIMUM OF 72 HOURS PRIOR TO EXCAVATING.

2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICES, AND ANY DAMAGE TO THEM BY HIS OPERATION SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS OWN EXPENSE.

3. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THERE IS SUFFICIENT COVER ON ALL PIPING DURING CONSTRUCTION TO PREVENT FAILURE OF PIPES.

5. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED. CORRUGATED METAL PIPE SHALL BE ALUMINUM OR ALUMINIZED STEEL MEETING H-20 LOADING SPECIFICATIONS. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL MEET H-20 LOADING SPECIFICATIONS AND SHALL HAVE A MANNINGS ROUGHNESS COEFFICIENT OF N=0.012. FITTINGS FOR HDPE SHALL BE WATERTIGHT.

6. ALL PROPOSED UNDERGROUND UTILITIES SHALL BE MARKED WITH 6-INCH WIDE (MIN) METALLIC MARKING TAPE OF APPROPRIATE COLOR AND MESSAGE TO CONFORM TO UTILITY BURIED BENEATH IT AND SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

7. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE STATE FIRE REGULATIONS.

8. SAW CUT AT THE JUNCTION FOR ALL EXISTING PAVEMENT, AND FOR ALL PAVEMENT REMOVAL.

9. ALL WATER MAINS SHALL HAVE 42-INCH MINIMUM COVER FROM PROPOSED FINISHED GRADE.

10. ALL WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF NEWARK STANDARDS. ALL UNDERGROUND SPRINKLER PIPING SHALL BE CLASS 52 D.I.P. (200 PSI)

11. PAINT STRIPE AND GRAPHICS SHALL BE CHLORINATED RUBBER-BASED, FACTORY-MIXED, NON-BLEEDING, FAST-DRYING, BEST-QUALITY, COLOR AS NOTED, TRAFFIC PAINT WITH A LIFE EXPECTANCY OF TWO YEARS UNDER NORMAL TRAFFIC USE.

ALL DISTURBED AREAS NOT RECEIVING PAVEMENT, OR THOSE WHERE COVER TREATMENT IS NOT SPECIFIED ON THE PLANS, SHALL RECEIVE 6" TOPSOIL, SEED AND MULCH OR SOD AT THE OWNER'S DISCRETION. ANY REMAINING STONE OR GRAVEL IS TO BE REMOVED, ALL SUBSOIL IS TO BE ROTOTILLED OR CHISEL PLOWED PRIOR TO PLACEMENT OF TOPSOIL.

12.

13. THE CONTRACTOR IS TO COORDINATE ALL WORK WITH UTILITY COMPANIES INVOLVED.

14. ALL UTILITY EXCAVATION SHALL BE KEPT DRY AT ALL TIMES.

15. ALL PIPE BEDDING SHALL MEET THE REQUIREMENTS OF CLASS "C" UNLESS OTHERWISE NOTED.

16. MATCH PROPOSED PAVING AND CURBING ELEVATIONS TO EXISTING PAVING AND CURBING ELEVATIONS WHEREVER THEY ADJOIN.

17. EXCESS EXCAVATION AND TOPSOIL TO BE DISPOSED OF OFF-SITE.

18. 4" PVC PIPE SLEEVES TO BE PROVIDED FOR ALL SIGNS IN SIDEWALK AREAS.

19. REFER TO SHEET CC-06 FOR NOTES RELATED TO SANITARY SEWER CONSTRUCTION.

20. REFER TO SHEET CC-10 & 11 FOR NOTES RELATED TO EROSION AND SEDIMENT CONTROL AND VEGETATION PRACTICES.

21. ALL PAVING AND DRAINAGE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE STATE OF DELAWARE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION STANDARD SPECIFICATIONS, DATED AUGUST, 2001 AND/OR AS MODIFIED BY THESE PLANS AND DETAILS AND IN ACCORDANCE WITH THE CITY OF NEWARK'S STANDARDS AND SPECIFICATIONS DATED JANUARY 31, 2001 AND STANDARD DETAILS DATED JANUARY 31, 2001, OR AS AMENDED.

22. ALL RADII ARE MEASURED TO THE BOTTOM FACE OF CURB, UNLESS OTHERWISE NOTED.

23. SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."

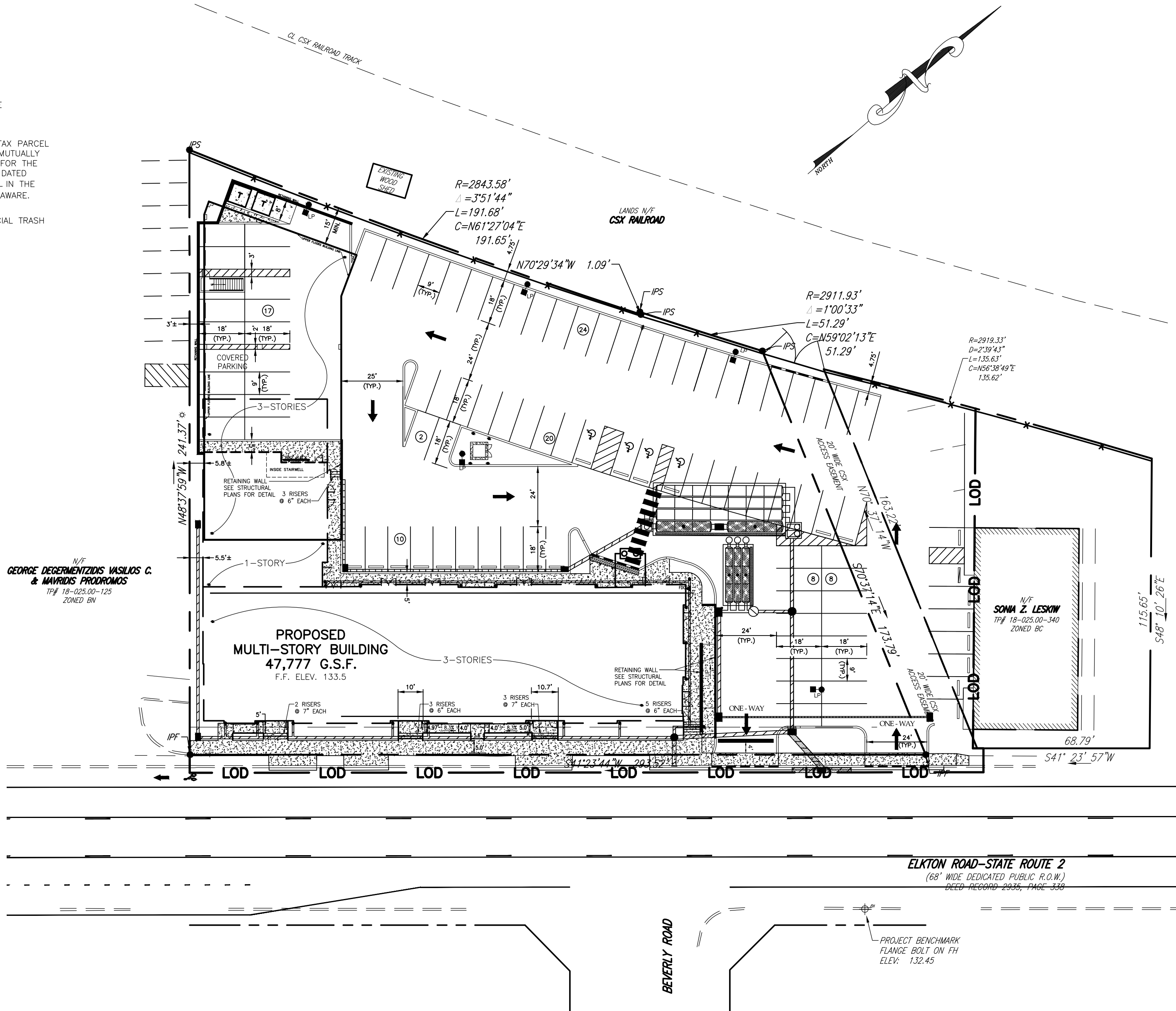
24. THE CONTRACTOR SHALL MAINTAIN TRAFFIC IN AREAS OF CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION PUBLICATION "TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS".

25. THE PROPERTY OWNER AGREES THAT ALL STORM DRAINAGE, DRAINAGE COURSES, AND STORMWATER MANAGEMENT AREAS ON THE SITE, OUTSIDE OF PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS. ACCESS TO THESE AREAS SHALL BE ALLOWED FOR FUTURE SITE INSPECTIONS BY CITY INSPECTORS TO ENSURE PROPER MAINTENANCE. THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE DIRECTED BY THE CITY TO PERFORM MAINTENANCE ON SUCH AREAS AS NECESSARY.

26. ALL SIDEWALKS SHALL REMAIN OPEN AND THE PUBLIC SHALL BE ADEQUATELY PROTECTED AS REQUIRED THROUGH THE WORK ZONE AT ALL TIMES. IN THE EVENT THAT A SIDEWALK MUST BE CLOSED FOR CONSTRUCTION OPERATIONS OR SAFETY REASONS, THE CITY OF NEWARK DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED 72 HOURS PRIOR TO THE CLOSURE TO REVIEW AND APPROVE THE CLOSURE PLAN. ALL SIDEWALK CLOSURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DEL DOT "TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATION."

27. ALL HANDICAP ACCESSIBLE WALKWAYS AND RAMPS SHALL BE CONSTRUCTED TO MEET THE MOST CURRENT ADA STANDARDS.

REVISED CONSTRUCTION IMPROVEMENT PLANS FOR 136 ELKTON ROAD CITY OF NEWARK - NEW CASTLE COUNTY DELAWARE



PLAN INDEX

SCALE: 1"=30'

OWNER'S CERTIFICATION

I, ANGELA TSIONAS-MATULAS, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLANS AND THAT RESPONSIBLE PERSONNEL INVOLVED WILL HAVE A CERTIFICATE OF TRAINING FROM DNREC. THE CITY OF NEWARK AND DNREC PERSONNEL SHALL HAVE THE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

ELKTON PLAZA ASSOCIATES, L.L.C.

DATE

CERTIFICATION OF ACCURACY AND PLAN APPROVAL

APPROVED _____ BY _____ OWNER

APPROVED _____ BY _____ PROFESSIONAL ENGINEER

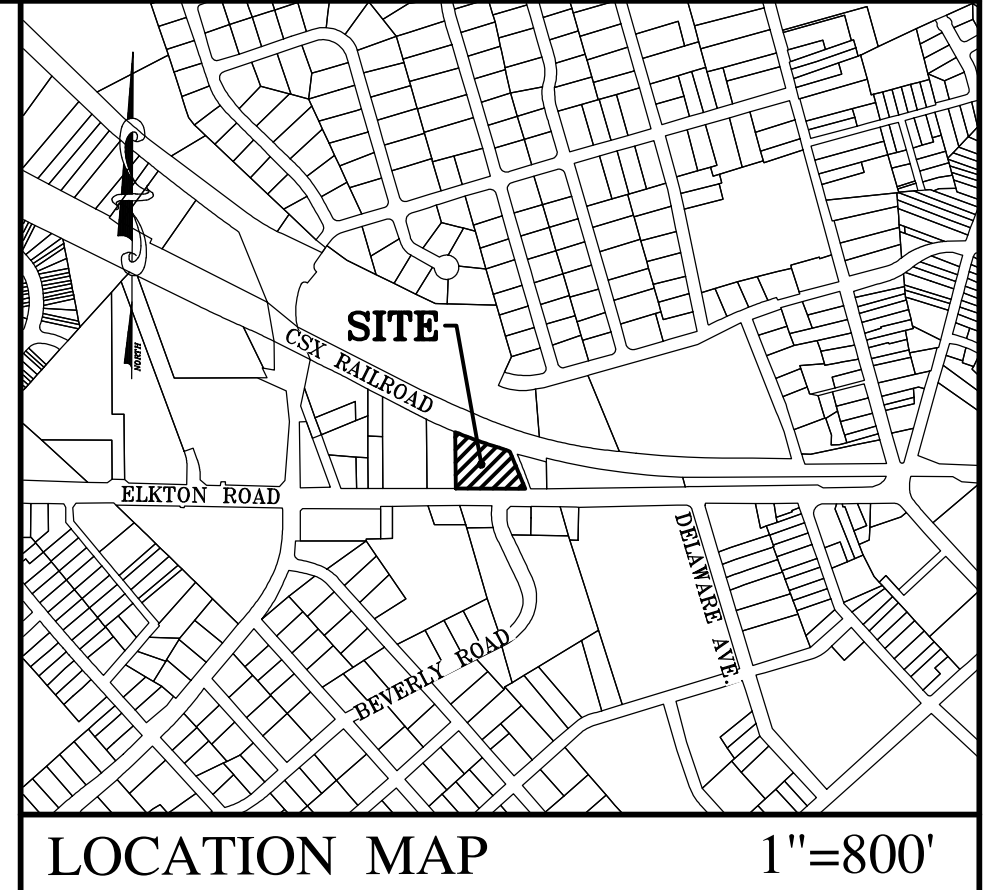
APPROVED _____ BY _____ PUBLIC WORKS DIRECTOR

APPROVED _____ BY _____ CITY SECRETARY

APPROVED _____ BY _____ CITY MANAGER

SUMMARY OF ADJACENT PROPERTIES WITHIN 200' OF SITE

TAX	PARCEL NO.	OWNER	ZONING
18-025.00-340		SONIA Z. LESKEW TRUSTEE	BC
18-019.00-297		OAKLANDS POOL ASSOCIATION	RS
18-019.00-222		UNIVERSITY OF DELAWARE	UN
18-019.00-222		UNIVERSITY OF DELAWARE	UN
18-025.00-125		GEORGE DEGERMENTZIOS VASILIOS C & MAVRIDIS PRODROMOS	BN
18-025.00-127		ELKTON ROAD ASSOCIATES, LLC	BB
18-025.00-219		HAROLD B. PRETTYMAN	18UNRM
18-025.00-218		PELICAN KEY LLC	BC
18-025.00-217		PELICAN KEY LLC	BC
18-025.00-035		WILLIAM G. MARTIN JR. & KATHLEEN M. MCANENY	RR
18-025.00-216		LIVE FREE OR DIE FOUNDATION I LLC	BC
18-025.00-215		ELKTON ROAD LLC	18BB
18-019.00-329		ELKTON ROAD LLC	BB
18-019.00-328		UNIVERSITY OF DELAWARE	UN
18-019.00-339		MILLYARD PROPERTY ASSOCIATES LLC	BB



PLAN INDEX

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DATA COLUMN

1. TAX PARCEL NUMBER: 18-025.00-124			
2. SITE AREA: 1.165± ACRES			
3. EXISTING ZONING: BC (GENERAL BUSINESS)			
4. PROPOSED ZONING: BB (CENTRAL BUSINESS)			
5. SOURCE OF TITLE: DEED RECORD 2935 338			
6. PROPOSED BUILDING GROSS FLOOR AREA: 44,147± GSF			
7. LAND USE BREAKDOWN:			
BUILDING: (14,160 SF FOOTPRINT)	0.420± ACRES	36.1%	
PARKING AND ACCESSWAYS: 0.653± ACRES	56.0%		
OPEN AREA: 0.092± ACRES	7.9%		
TOTAL:	1.165± ACRES	100.0%	
8. VERTICAL DATUM: NAVD 1988 HORIZONTAL DATUM: NAD 83/91 DELAWARE STATE PLANE COORDINATES			
9. BULK AREA RESTRICTIONS: BB ZONING			
MIN. LOT AREA: 3,000 S.F.			
MIN. LOT WIDTH: 20'			
MIN. FRONT YARD SETBACK: 0' (20' IF BLDG. HEIGHT IS GREATER THAN 3 STORIES OR 35')			
MIN. REAR YARD SETBACK: 15'			
MIN. SIDE YARD SETBACK: 0'			
MAX. BUILDING HEIGHT: 3 STORIES (35')			
10. PARKING REQUIREMENTS:			
EXISTING: RESTAURANT: 110 SEATS x 1 SPACE/3 SEATS	=	37 SPACES	
EMPLOYEES: 5 EMPLOYEES x 1 SPACE/EMPLOYEE	=	5 SPACES	
OFFICE/BREAKROOM: 600± SF x 1 SPACE/300 SF	=	2 SPACES	
EXISTING REQUIRED (PRIOR OCCUPANCY)	=	44 SPACES	
PROPOSED: RESTAURANT: 15 SEATS x 1 SPACE/3 SEATS	=	5 SPACES	
EMPLOYEES: 4 EMPLOYEES x 1 SPACE/EMPLOYEE	=	4 SPACES	
PERSONAL SERVICE: 5,385 SF x 0.7 x 1 SPACE/200 SF	=	19 SPACES	
LIQUOR STORE: 4,077 SF x 0.6 x 1 SPACE/200 SF	=	12 SPACES	
2 EMPLOYEES x 1 SPACE/EMPLOYEE	=	2 SPACES	
OFFICE SPACE: 841 SF x 1 SPACE/300 SF	=	3 SPACES	
22 APARTMENTS (3 BEDROOMS EACH) x 2 SPACES/UNIT	=	44 SPACES	
PROPOSED SPACES REQUIRED (BASED ON THIS PLAN)	=	89 SPACES	
PROPOSED SPACES PROVIDED	=	89 SPACES	
11. POSTAL ADDRESS: 136 ELKTON ROAD, NEWARK, DELAWARE 19711			

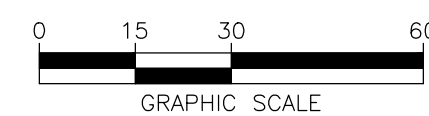
REVISED CONSTRUCTION IMPROVEMENT PLANS

INDEX PLAN

FOR

136 ELKTON ROAD CITY OF NEWARK - NEW CASTLE COUNTY DELAWARE

OWNER/DEVELOPER
ELKTON PLAZA ASSOCIATES, L.L.C.
114 HEDGE APPLE LANE
GREENVILLE, DE 19807
(302) 369-8895



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 APPROPRIATE



ONE CORPORATE COMMONS • SUITE 301 • NEW CASTLE, DELAWARE
PHONE - (302) 323-9377 • FAX - (302) 323-9461
INFO@LANDMARKENGINEERING.COM • WWW.LANDMARKENGINEERING.COM

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SCALE: 1"=30'	DRAWN BY: VNS/JGC/JAV	
DESIGNED BY: JGC/JAV	CHECKED BY: JGC	DRAWING NAME: CNST SET 2012.DWG
DATE: 6/09/2011	COMM. NO. C2073	FILE NO. 007
		SHEET CC-01 of 17

CC-01