CITY OF NEWARK DELAWARE

PLANNING COMMISSION MEETING

TUESDAY, JULY 10, 2012 (RESCHEDULED FROM JULY 3, 2012)

7:00 P.M.

NEWARK MUNICIPAL BUILDING 220 ELKTON ROAD

COUNCIL CHAMBER

AGENDA

- 1. The minutes of the June 5, 2012 Planning Commission meeting.
- 2. TRADER'S ALLEY (157-159 E. MAIN STREET) DEVELOPMENT PROJECT HAS BEEN WITHDRAWN BY THE DEVELOPER AND WILL <u>NOT</u> BE REVIEWED BY PLANNING COMMISSION ON JULY 10TH.
- 3. Review and consideration of the 4.455 acre property at 129, 147, 153 and 163 Elkton Road for the rezoning of .51 acres from BC (general business) to BB (central business district) and 1.312 acres of RM (garden apartments) zoning to BB zoning, major subdivision and special use permit to construct two mixed use buildings with lower level parking, 1st floor commercial space and 36 upper floor apartments, and 32 townhouse apartments.
- 4. Conversation regarding the fundamentals of comprehensive planning and the City's Comprehensive Development Plan update.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, June 26, 2012

"SOUTH MAIN STREET PLAZA & CHIMNEY RIDGE" DATA COLUMN I. TAX PARCEL NUMBERS: 1802500217, 1802500218 \$1802500219 2. TOTAL TRACT AREA: 4 455 ACRES 0.259 ACRES 0.251 ACRES 3.945 ACRES TP #1802500217 TP# 1802500218 TP #1802500219 3. TRACT AREA (NET PROP. ADDITIONAL DELDOT R.O.W.): 4.347 ACRES DRAWING INDEX: PERMITTED BUILDING HEIGHT CALCULATION 4. AREA IN EXISTING RIGHT OF WAY = 0.108 ACRES DWG # PER SECTION 32-18(D)(4), BB DISTRICT ZONING, AN ADDITIONAL FLOOR MAY BE PLAN BC (BUSINESS DISTRICT, GENERAL) RM (RESIDENTIAL DISTRICT, GARDEN APARTMENTS) 5. EXISTING ZONING DISTRICTS: PERMITTED FOR EACH FLOOR WHEREON 60% OF A FLOOR IS USED FOR OFFSTREET PARKING PURPOSES AND/OR BUILDING MECHANICAL EQUIPMENT, PROVIDED THE HEIGHT OF SUCH ADDITIONAL FLOORS SHALL NOT EXCEED AN AVERAGE OF II FEET. OFF STREET PARKING 6. EXISTING APARTMENT UNITS ON SITE: 1 of 9 COVER SHEET/RECORD MAJOR SUBDIVISION PLAN FOR BUILDINGS EXCEEDING 3 STORIES IN HEIGHT SHALL BE CONSTRUED TO MEAN THE FOLLOWING: BB (BUSINESS DISTRICT, CENTRAL) REZONING PROPOSED FOR PART OF 7. PROPOSED ZONING AND USE: 2 of 9 EXISTING CONDITIONS PLAN I. SUBGRADE PARKING FACILITIES DESIGNED AS AN INTEGRAL PART OF THE PERMITTED TOTAL AREA FOR MIXED USE. REMAINING RM TO BE APARTMENTS USE'S STRUCTURE, OR 2. LEASED OR PRIVATELY OWNED PARKING SPACES IN A SEPARATE GARAGE OR 3 of 9 REZONING/RECORD MAJOR SUBDIVISION PLAN RESIDENTIAL UNITS: 36 RETAIL AREA: 19,482 SF 6. NUMBER OF PROPOSED UNITS IN STRUCTURE, PROVIDED THAT SUCH GARAGE OR STRUCTURE IS LOCATED SO THAT IT 4 of 9 REZONING/RECORD MAJOR SUBDIVISION PLAN PROPOSED BB ZONED AREA: IS NOT GREATER THAN 600 FEET FROM THE PERMITTED USE TO WHICH IT'S PARKING 5 of 9 GENERAL DEVELOPMENT PLAN IN RM ZONED AREA: RESIDENTIAL UNITS: 32 I. NUMBER OF PROPOSED PARKING SPACES: 312 SPACES TOTAL FOR BB AND RM COMBINED AREA THE PERMITTED NUMBER OF STORIES OVER 3 DIVIDED BY THE ADDITIONAL HEIGHT OVER 35 6 of 9 GENERAL DEVELOPMENT PLAN FEET FOR THE PROPOSED BUILDINGS IN THE BB DISTRICT IS CALCULATED AS FOLLOWS: O. AREA AND BULK REQUIREMENTS: BB ZONING (CENTRAL BUSINESS DISTRICT) (PROPOSED ZONING - SEE PLAN FOR AREA) 7 of 9 SECTIONS AND DETAILS A. TOTAL FOOTPRINT AREA OF BUILDINGS I AND 2: 25,600 SQUARE FEET B. 60% OF FOOTPRINT AREA OF BUILDINGS I AND 2: 15360 SQUARE FEET 8 of 9 LANDSCAPE PLAN 3,000 SF; FOR APARTMENTS IN CONJUNCTION A. MINIMUM LOT AREA: TOTAL AREA OF SUBGRADE/GARAGE PARKING IN PARCEL I WITHIN MITH NONRESIDENTIAL USES SUFFICIENT TO PROVIDE 300 S.F. PER DWELLING UNIT 600 FEET OF BUILDINGS TO WHICH PARKING IS ASSIGNED: 61,385 SQUARE FEET 9 of 9 PLANT LIST AND DETAILS S87°41'59"E-(EQUIVALENT TO 10,800 SF FOR 36 UNITS IN BB ZONING) 2. 61,385 SF (PARKING AREA)/15,360 SF (60% OF BUILDINGS 1+2 FOOTPRINTS): E. MAXIMUM NUMBER OF ADDITIONAL STORIES OVER 3 THAT BUILDINGS B. MINIMUM LOT WIDTH: 4 STORIES (7 STORIES TOTAL) C. FRONT YARD SETBACK: F. MAXIMUM NUMBER OF ADDITIONAL FEET OVER 35 FEET THAT BUILDINGS 44 FEET (II X 4) (79 FEET TOTAL) BLDGS 3 STORIES OR LESS: NONE REQUIRED SEE SHEET 2 OF 8 FOR PROPERTY ABOVE 3 STORIES OR 35' HT: BUILDING HEIGHTS PROPOSED BY THIS PLAN, PARCEL I, BB ZONE (BUILDING HEIGHTS TO NOT INCLUDE SUBGRADE LEVEL): D. SIDE YARD SETBACK: 54.I FEET, 5 STORIES ABOVE STREET GRADE (I FLOOR RETAIL, 3 FLOORS RESIDENTIAL, I FLOOR STORAGE/MECHANICAL) 54.I FEET, 5 STORIES ABOVE STREET GRADE BLD65 UP TO 35' HT: NONE REQUIRED BLDGS ABOVE 35' HT: 8' IF CONTIGUOUS TO SAME ZONING DISTRICT; OR THE MIN SIDE YD REQUIRED FOR RESIDENTIAL I FLOOR RETAIL, 3 FLOORS RESIDENTIAL, I FLOOR STORAGE/MECHANICAL) LOCATION MAP SCALE: 1"=800' E. REAR YARD SETBACK: ENTIRE LOT IF BUSINESS EXCLUSIVELY EXCEPT SUBJECT TO SETBACK AND LANDSCAPING F. MAXIMUM LOT COVER: PROPOSED USES BY BUILDING: G. MAXIMUM BUILDING HEIGHT: 35' OR 3 STORIES BUILDING I: 5,339 SF RETAIL, I2 RESIDENTIAL UNITS BLDGS 3 STORIES OR LESS BUILDING 2: 14,143 SF RETAIL, 24 RESIDENTIAL UNITS UP TO 4 ADDITIONAL FLOORS NOT EXCEEDING AN AVERAGE OF II' EACH (SEE BUILDING HEIGHT CALCULATIONS, THIS SHEET) ABOVE 3 STORIES: LOTLINES TO BE-ELIMINATED LEGEND H. MINIMUM FLOOR AREA FOR EACH 32 RESIDENTIAL UNITS IN TOWNHOUSE-APARTMENTS HABITABLE DWELLING AREA: О Ы RM ZONING (GARDEN APARTMENTS) EXISTING PROPERTY BOUNDARY A. MINIMUM LOT AREA: I.O ACRE LOT COVERAGE CALCULATIONS EXISTING ROW / LOTLINES TO REMAIN B. MINIMUM LOT WIDTH: EXISTING LOTLINE TO BE ELIMINATED [O] RI C. FRONT YARD SETBACK: 30' FROM PERIMETER STREETS ____________ 79,368 SF 100% (SUBJECT TO SETBACK AND PARCEL I (BB) GROSS AREA: 25' FROM EXTERIOR LOT LINE MAXIMUM PERMITTED LOT COVER: BUILDING SETBACK LINE D. SIDE YARD SETBACK: LANDSCAPING REQUIREMENTS) LOT COVER SHOWN: OPEN AREA REQUIRED: 27% (21,102 SF) 0% (SUBJECT TO SETBACK AND E. REAR YARD SETBACK: PROPOSED LOTLINES F. MAXIMUM LOT COVER LANDSCAPING REQUIREMENTS) PROPOSED EASEMENT UBDIV OPEN AREA SHOWN: 15% (12,164 SF) 16 DU/ACRE + 10% BONUS FOR COVERED PARKING G. DENSITY: DIVISION BETWEEN ZONING DISTRICTS H. DISTANCE BETWEEN BUILDINGS: PARCEL 2 (RM) GROSS AREA: 20% (22,438 SF) 22% (25,600 SF) 40% (45,876 SF) MAXIMUM PERMITTED LOT COVER: I. MINIMUM OPEN AREA: 40% DIVISION BETWEEN ZONING DISTRICTS LOT COVER SHOWN: J. MAXIMUM BUILDING HEIGHT: 35' OR 3 STORIES 93685Q FT (GROSS) TO BE ELIMINATED OPEN AREA REQUIRED OPEN AREA SHOWN: 1.822 ACRES (GROSS) 17% (BASED ON PROPOSED DENSITY) K. PARKLAND AREA REQUIRED: ZONING DISTRICT RM 74653 SQ FT (NET PROP R/W) TP #1802500217 PROPERTY ADDRESS: NEWARK, DE 19711 1.714 ACRES (NET PROP R/W) BEARING & DISTANCE FOR PROPERTY BOUNDARY N18'37'40"E 9.85' PELICAN KEY LLC (HAROLD 163 ELKTON ROAD A-II NEWARK, DE 1971I PRETTYMAN, MANAGING MEMBER) □ (2) CONCRETE MONUMENT FOUND 0 -EXIST PERMANENT DELDOT TP #1802500219 153 ELKTON RD EASEMENT 12.TP #1802500218 PROPERTY ADDRESS: 0 (4) REBAR FOUND PELICAN KEY LLC (HAROLD PRETTYMAN, MANAGING MEMBER) (12) CONCRETE MONUMENT TO BE SET 63 ELKTON ROAD A-II \mathbf{X} 57135 SQ FT TO BE INCLUDED IRON PIN/P.K. NAIL TO BE SET IN PARCEL I DEED 20041001 010779-RS ZONING DISTRICT 13. TP #1802500219 PROPERTY ADDRESS: NEWARK, DE 19711 RD BENCHMARK HAROLD B. PRETTYMAN 163 ELKTON ROAD A-II . PROPERTY BOUNDARY SURVEYED BY HILLCREST ASSOCIATES, INC., JANUARY 2010 TP #1802500219 SITE BENCHMARK, EXISTING MAG NAIL SET LOCATED IN A SIDEMALK APPROXIMATELY 213 FT WEST OF THE INTERSECTION OF WINGLOW ROAD AND BEVERLY ROAD ON THE SOUTHERN SIDE OF WINGLOW ROAD. ELEVATION 115.60, DATUM NAVD1988. 内にいる 5. TOPOGRAPHY AND EXISTING FEATURES SURVEYED BY HILLCREST ASSOCIATES, INC., PARKING CALCULATIONS PROPERTY IS OUTSIDE OF THE IOO-YEAR FLOOD ZONE PER THE FIRM S81°55'00"E 96.87' #IOOO3CO12OJ (PANEL 120 OF 475) FOR NEW CASTLE COUNTY, DELAWARE, REVISED JANUARY 17, 2007. BY THIS PLAN PARCEL 2 114691 SQ FT 7. THERE ARE NO CRITICAL NATURAL AREAS, OR NATIONAL OR STATE WETLANDS ON THE PROPERTY PER NEW CASTLE COUNTY'S EPARCELVIEW. CHRISTINE B. MORRIS TP #1802500213 DEED WR073519 RS ZONING DISTRICT RETAIL AREA = 15586 SF 2.633 ACRES 19,482 SF x 80% = 15,586 SF SALES AREA / 200 = 78 SPACES 16. SOILS ARE PER THE USDA SOIL SURVEY OF NEW CASTLE COUNTY, DELAWARE. LOWIERS FEDERAL CREDIT UNION TP #802500222 DEED 20071002 0086651 MF #200404290025746 RESIDENTIAL UNITS: 28 UNITS (3 BEDROOMS) x 3 = 84 SPACES 9. THERE ARE NO WATER PROTECTION RESOURCE AREAS (MRPA) SHOWN ON THE 8 UNITS (£ 3 BEDROOMS) x 2 = 16 SPACES 20. THERE SHALL BE A BLANKET CROSS ACCESS EASEMENT FOR THE ENTIRE PROPERTY. TOTAL SPACES REQUIRED: 178 SPACES ARCHITECTURE DESIGN FOR "SOUTH MAIN STREET PLAZA & CHIMNEY RIDGE" BY HILLCREST TOTAL SPACES PROVIDED: 180 SPACES ASSOCIATES INC. ARE THE REQUIRED PRONT FACADES FOR THESE UNITS. THE FACADES SHALL BE CONSISTENT MATERIAL ON ALL BUILDING ELEVATIONS VISIBLE FROM PUBLIC WAYS. STORAGE AREAS, MECHANICAL, AND ALL UTILITY HARDWARE SHALL BE SCREENED FROM ALL PUBLIC WAYS AND NEARBY PROPERTIES. 32 UNITS (>3 BEDROOMS) x 3 = 96 SPACES REQUIRED N81°55'00"W 297.32' 田 V 132 SPACES PROVIDED (68 EXTERIOR, 64 INTERIOR) 2. THERE ARE EXISTING STORM SEMER, SANITARY LATERALS, AND WATER SUPPLY LINES LOCATED ON THE PROPERTY SOME OF WHICH ARE TO BE REMOVED AND REPLACED AS SHOWN. THE DEVELOPER IS RESPONSIBLE TO PAY FOR WATER METERS, YOKES, REMOTE READ DEVICES, AND AN STP FEE FOR THE DIFFERENCE BETWEEN EXISTING AND PROPOSED LAND LIVES. 0 23. A BLANKET EASEMENT OVER THE ENTIRE PROPERTY IS PROPOSED FOR ALL STORMWATER MANAGEMENT AREAS AND UTILITY SERVICE PROVIDERS (I.E. ELECTRIC, COMMUNICATION, ETC.) LINDA COLEMAN & DELBERT LAMSON TP #1802500226 DB 2325 PG 265 MF #000287 RS ZONING DISTRICT JOSEPH F. BALASCIO JR TP #1802500225 DB 1535 PG 214 RS ZONING DISTRICT 24. NO PORTION OF THE SITE IS LOCATED WITHIN ANY ENVIRONMENTALLY SENSITIVE AREAS. RS ZONING DISTRICT BEFORE YOU DIG 25. IF THERE ARE CONFLICTS BETWEEN THE PROJECT DISTURBANCE AND EXISTING UTILITY POLE LOCATIONS, THE DEVELOPER IS RESPONSIBLE FOR ALL RELOCATION COSTS. ANYWHERE IN DELAWARE 26. NO TREES OVER 18 FEET AT MATURITY CAN BE PLANTED UNDER EXISTING POWER LINES. 27. ALL UNITS ARE REQUIRED TO HAVE AN INTERIOR SPRINKLER SYSTEM INSTALLED. VARIANCES SOUGHT FROM THE CITY OF NEWARK EACH BUILDING WILL HAVE AN OUTSIDE WATER FLOW ALARM BELL. CALL 1-800-282-8555 28. THE PROPOSED RESIDENTIAL UNITS MAY, IN THE FUTURE, BE CONVERTED TO "FOR SALE" CONDOMINIUMS. BOARD OF ADJUSTMENT: 29. NO DECKS ARE PERMITTED FOR THESE UNITS AT ANY TIME. -PROPOSED DRAINAGE EASEMENT WIDTH VARIES REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE (IO' FROM EXPOSED CONCRETE BOX CULVERT) 30. WITHIN THE STREET RIGHT-OF -WAY, DURING THE COURSE OF CONSTRUCTION, CURBING WILL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT I. SECTION 32-II(A)(I)D - REQUIRING A MAXIMUM BUILDING COVERAGE OF 20% FOR APARTMENTS MISS UTILITY OF DELMARVA IN THE RM ZONING DISTRICT, TO ALLOW A PROPOSED BUILDING COVERAGE OF 22.3%. 2. SECTION 32-II(A)(I)F - REQUIRING A MINIMUM BUILDING SEPARATION OF 25 FEET FOR UNIT GROUPS IN THE RM ZONING DISTRICT, TO ALLOW A PROPOSED 21 FOOT SEPARATION BETWEEN I. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL. EXISTING APARTMENT BUILDING D AND PROPOSED UNITS 25, 26, 27, AND 28. 32. FINAL GRADING OF ALL SLOPES WILL BE LESS THAN OR EQUAL TO 3:1. 104.22 33. RETAINING WALLS ARE TO BE INSPECTED BY A QUALIFIED PROFESSIONAL WITH FINAL REPORTS FURNISHED TO THE CITY CERTIFYING THE WALL CONSTRUCTION 3. SECTION 32-18(D)(1) - REQUIRING A MINIMUM SIDE YARD EQUAL TO THAT FOR THE BORDERING Plan by: RESIDENTIAL DISTRICT, TO ALLOW A 16 FOOT SIDE YARD SETBACK FOR THE PROPOSED MIXED MEETS DESIGN. S89°35'20"W 137.94' Hillcrest Assoc. P.O. Box 1180 34. ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT CITY OF NEWARK DETAIL STANDARDS AND SPECIFICATIONS. 100 MINSLOW ROAD Hockessin, DE 19707 (610) 274-8613 GRAPHIC SCALE (50' WIDE EXIST ROW) (CONCRETE CURBED ASPHALT CARTWAY) fax (610) 274-0567 25 MPH POSTED SPEED LIMIT SITE BENCHMARK EXIST MAG NAIL ELEV = 115.60 CITY OF NEWARK APPROVALS CERTIFICATION OF OWNERSHIP CERTIFICATION OF ACCURACY CERTIFICATION OF PLAN ACCURACY CITY OF NEWARK CERTIFICATION IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLOT PLAN WAS GRANTED APPROVAL BY THE COUNCIL OF THE CITY OF NEWARK, DELAWARE ON _______ AND ACCORDINGLY, IS ELIGIBLE FOR RECORDING IN I, R. MATTHEW LONGO, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL I R. MATTHEW LONGO, HEREBY CERTIFY THAT I AM A REGISTERED HAROLD B. PRETTYMAN, HEREBY CERTIFY THAT I AM THE OWNER OF ENGINEER IN THE STATE OF DELAWARE AND THAT THE PLAN SHOWN AND DESCRIBED HEREON MEETS ALL STORMWATER MANAGEMENT REQUIREMENTS FROM THE CITY OF PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE PROPERTY SHOWN ON THIS PLAN AND THAT THE SUBDIVISION THEREOF WAS MADE AT MY DIRECTION AND THAT I ACKNOWLEDGE THE SAME TO ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE OFFICE OF THE RECORDER OF DEEDS FOR NEW CASTLE COUNTY, DELAWARE. NEWARK SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS BE MY ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND AND PRACTICES AND BY THE CITY OF NEWARK SUBDIVISION AND DEVELOPMENT REGULATIONS OF THE CITY OF NEWARK. LAND DEVELOPMENT REGULATIONS CITY SECRETARY WG. NO. R. MATTHEW LONGO, P.E. CITY SECRETARY PROFESSIONAL ENGINEER WITH A R. MATTHEW LONGO, P.E. HAROLD B. PRETTYMAN DATE DIRECTOR OF PUBLIC WORKS

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The Architect and/or Engineer can not be responsible for existing conditions or the accurate measurements of same. The Contractor shall verify all dimensions and conditions prior to bidding. Commencement of work shall constitute acceptance of the conditions.

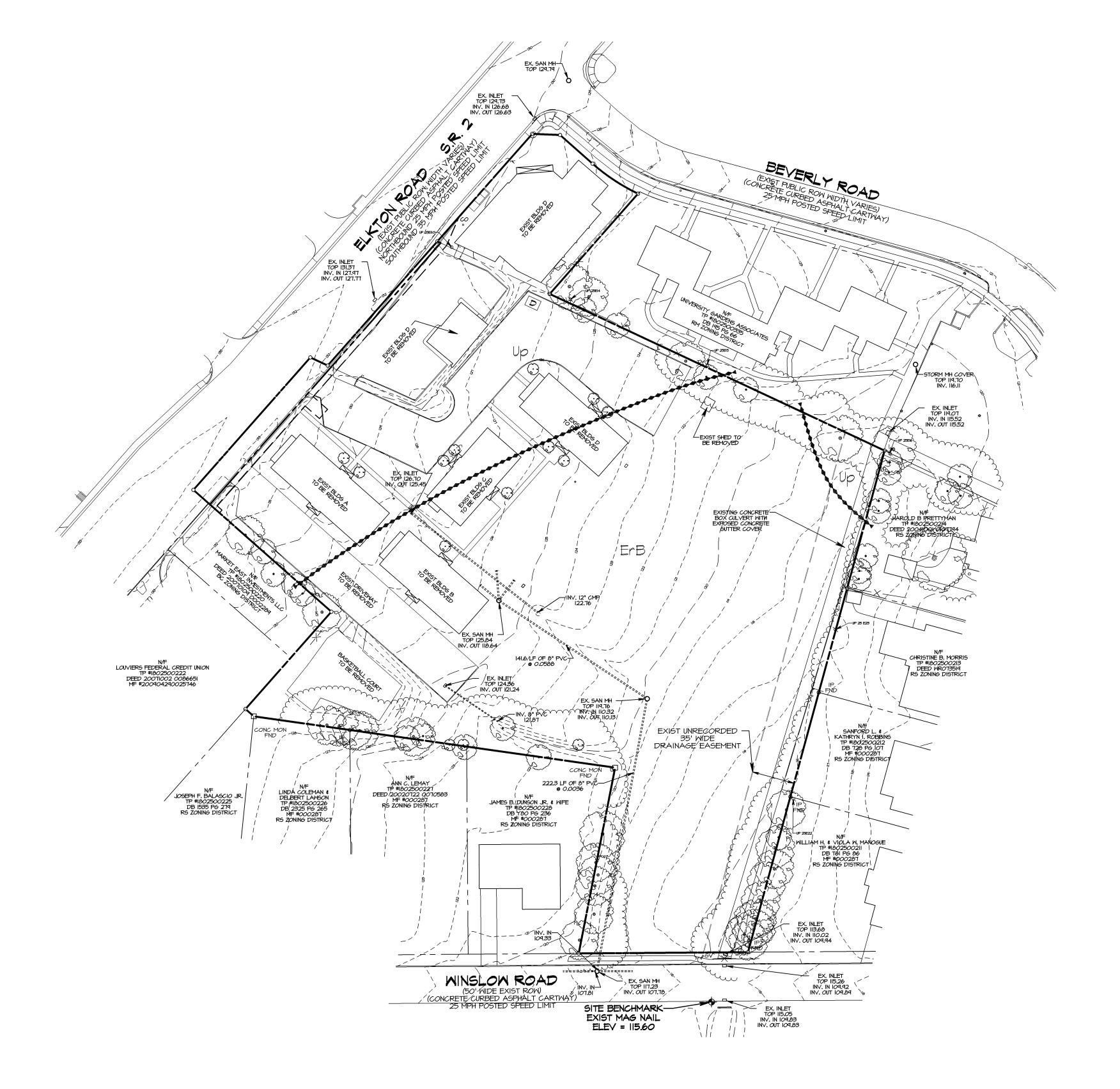
It is the intent of the grades shown on these plans to provide positive drainage to specific outfalls and drainage structures. The Contractor, Owner or Surveyor must notify Hillcrest Associates, Inc., prior to the commencement of such work if a delineated grade would create an impoundment of water or an undesirable condition. The Contractor, Owner, or Surveyor shall contact Hillcrest Associates, Inc. immediately if any questions arise whatsoever regarding the intent of the construction plans. Hillcrest Associates, Inc. shall not be liable for any assumptions made by the Owner, Contractor, or Surveyor.

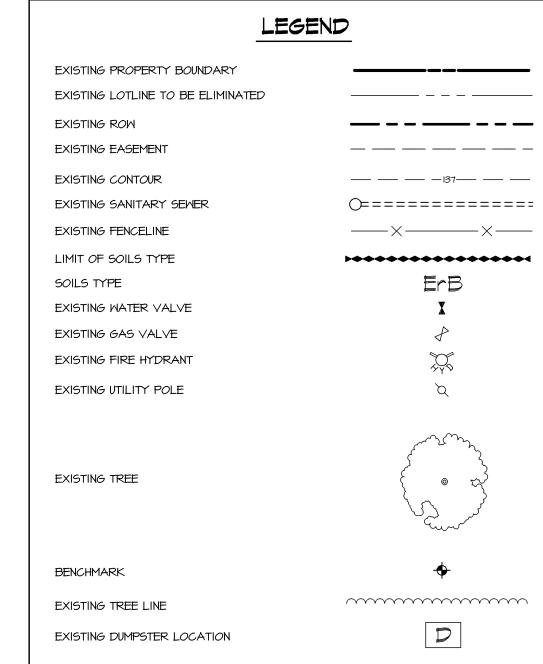
The Record Plan is to be considered an integral part of the construction plans. All information shown on the Record Plan shall be strictly adhered to. Completeness or accuracy of location and depth of existing underground utilities cannot be guaranteed. The Contractor must verify the location and depth of all existing underground utilities and facilities prior to beginning construction.

It is the responsibility of the Owner, Developer and/or Contractor to obtain any and all permits and approvals required for the construction of the road, and utility improvements shown on these plans. Any decisions made by the Owner, Developer and/or Contractor to circumvent the normal permitting process shall be at their sole risk and shall release Hillcrest Associates, Inc. from any liability resulting therefrom.

PROPERTY OWNERS WITHIN 200'

TAX PARCEL #	PROPERTY LOCATION	OWNER / ADDRESS
T.P. #1802500124	136 ELKTON RD NEWARK, DE 19711	ELKTON PLAZA ASSOCIATES LLC 114 HEDGE APPLE LANE WILMINGTON, DE 19807
T.P. #1802500125	160 ELKTON RD NEWARK, DE 19711	GEORGE DEGERMENTZIDIS VASILIOS C & MAVRIDIS PRODROMOS 160 ELKTON RD NEWARK, DE 19711
T.P. #1802500127	162, 168, 174 ELKTON RD NEWARK, DE 19711	ELKTON ROAD ASSOCIATES LLC 125 E MAIN ST NEWARK, DE 19711
T.P. #1802500130	178 ELKTON RD NEWARK, DE 19711	LAI KAM WAI & YING CHANG 178 ELKTON RD NEWARK, DE 19711
T.P. #1802500131	182 ELKTON RD NEWARK, DE 19711	MIR N ISLAM 100 WATERWORKS LANE NEWARK, DE 19711-5168
T.P. #1802500132	186 ELKTON RD NEWARK, DE 19711	HELEN STAVRAKIS TRUST 3034 N E I5TH AV PORTLAND, OR 97212
T.P. #1802500211	224 BEVERLY RD NEWARK, DE 19711	VIOLA W MANOGUE 224 BEVERLY RD NEWARK, DE 19711
T.P. #1802500212	216 BEVERLY RD NEWARK, DE 19711	SANFORD L & KATHRYN I ROBBINS 216 BEVERLY RD NEWARK, DE 19711
T.P. #1802500213	214 BEVERLY RD NEWARK, DE 19711	CHRISTINE B MORRIS 214 BEVERLY RD NEWARK, DE 19711
TP #1802500214	212 BEVERLY RD NEWARK, DE 19711	HAROLD B PRETTYMAN 163 ELKTON ROAD SUITE A-II NEWARK, DE 19711
T.P. #1802500215	II9 ELKTON RD APT 201-206 NEWARK, DE 19711	ELKTON ROAD LLC 103 SANDY DR SUITE 100 NEWARK, DE 19713
T.P. #1802500216	121 ELKTON RD NEWARK, DE 19711	LIVE FREE OR DIE FOUNDATION I LLC C/O ANGELA BLAISDELL P O BOX 6980 PORTSMOUTH, NH 03802
T.P. #1802500220	175 ELKTON RD NEWARK, DE 19711	MARKET EAST INVESTMENTS LLC 175 ELKTON RD NEWARK, DE 19711
T.P. #1802500222	177, 185, 187, 189 ELKTON RD NEWARK, DE 19711	DEMARK, DE 1971 LOUVIERS FEDERAL CREDIT UNION 2612 KIRKWOOD HWY MEADOWOOD II SHOPPING CENTER NEWARK, DE 1971I
T.P. #1802500225	IOI APPLE RD NEWARK, DE 19711	JOSEPH F BALASCIO JR IOI APPLE RD NEWARK, DE 19711
T.P. #1802500226	206 WINSLOW RD NEWARK, DE 19711	LINDA COLEMAN & DELBERT LAWSON 206 WINSLOW RD NEWARK, DE 19711
T.P. #1802500227	204 WINSLOW RD NEWARK, DE 19711	ANN C LEMAY 204 WINSLOW RD NEWARK, DE 19711
T.P. #1802500228	202 WINSLOW RD NEWARK, DE 19711	JAMES B DUNSON JR & WF 202 WINSLOW RD NEWARK, DE 19711
T.P. #1802500231	228 BEVERLY RD NEWARK, DE 19711	VICKI CASSMAN 228 BEVERLY RD NEWARK, DE 19711
T.P. #1802500232	201 WINSLOW RD NEWARK, DE 19711	FAY B BERRY 201 WINSLOW RD NEWARK, DE 19711
T.P. #1802500233	203 WINSLOW RD NEWARK, DE 19711	ALEXI S NATCHEV & BOIANA O BUDEVSK 203 WINSLOW RD NEWARK, DE 19711
T.P. #1802500234	205 WINSLOW RD NEWARK, DE 19711	EDWARD & SOFIA Y LIM 205 WINSLOW RD NEWARK, DE 19711
T.P. #1802500267	201 BEVERLY RD NEWARK, DE 19711	CHRISTOPHER WATTS 201 BEVERLY RD NEWARK, DE 19711
T.P. #1802500268	130 WINSLOW RD NEWARK, DE 19711	JOHN R ARMITAGE 130 WINSLOW RD NEWARK, DE 19711
T.P. #1802500269	126 WINSLOW RD NEWARK, DE 19711	LOUIS L & MARGARET J HIRSH 205 WINSLOW RD NEWARK, DE 19711
T.P. #1802500335	281 BEVERLY RD NEWARK, DE 19711	UNIVERSITY GARDEN ASSOCIATES C/O RALPH V MATTS P O BOX 216 NEWARK, DE 19715
T.P. #1802500340	132 ELKTON RD NEWARK, DE 19711	SONIA Z LESKIW 630 WILSON RD WILMINGTON, DE 19803
T.P. #1802500348	134 ELKTON RD NEWARK, DE 19711	CSX TRANSPORTATION TAX DEPARTMENT ATTN GAYLE MORRIS 500 WATER STREET (C910) JACKSONVILLE, FL 32202





SOIL TYPES LEGEND

ErB ELSINBORO-DELANCO-URBAN LAND COMPLEX

PROPERTIES AND QUALITIES: DEPTH TO RESTRICTIVE FEATURE: DRAINAGE CLASS: CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): DEPTH TO WATER TABLE: FREQUENCY OF FLOODING: FREQUENCY OF PONDING:

NONE AVAILABLE WATER CAPACITY:

Up URBAN LAND

O TO 8 PERCENT 72 TO 118 INCHES TO LITHIC BEDROCK WELL DRAINED MODERATELY HIGH TO HIGH (0.20 TO 1.98 IN/HR) MORE THAN 80 INCHES

HIGH (ABOUT 9.2 INCHES)

BEFORE YOU DIG ANYWHERE IN DELAWARE (STOP) CALL 1-800-282-8555 OUTSIDE DELAWARE CALL 1-800-441-8355 REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

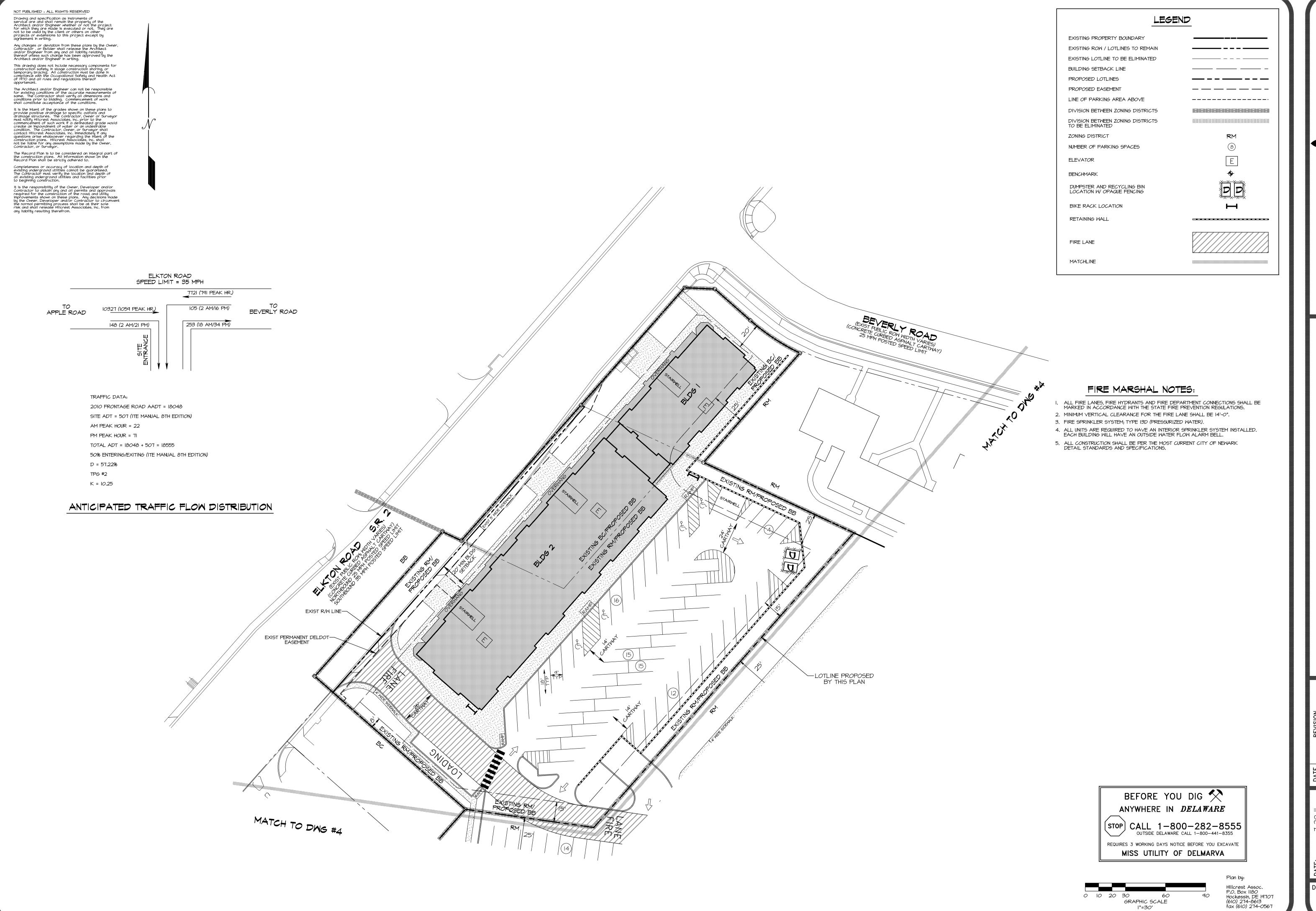
MISS UTILITY OF DELMARVA

Plan by: 100 GRAPHIC SCALE I"=50'

Hillcrest Assoc. P.O. Box 1180 Hockessin, DE 19707 (610) 274-8613 fax (610) 274-0567

VS PLA NOIL EXISTING CONDIT SOUTH MAIN STREET PLAZA CITY OF NEW CASTLE COUNTY

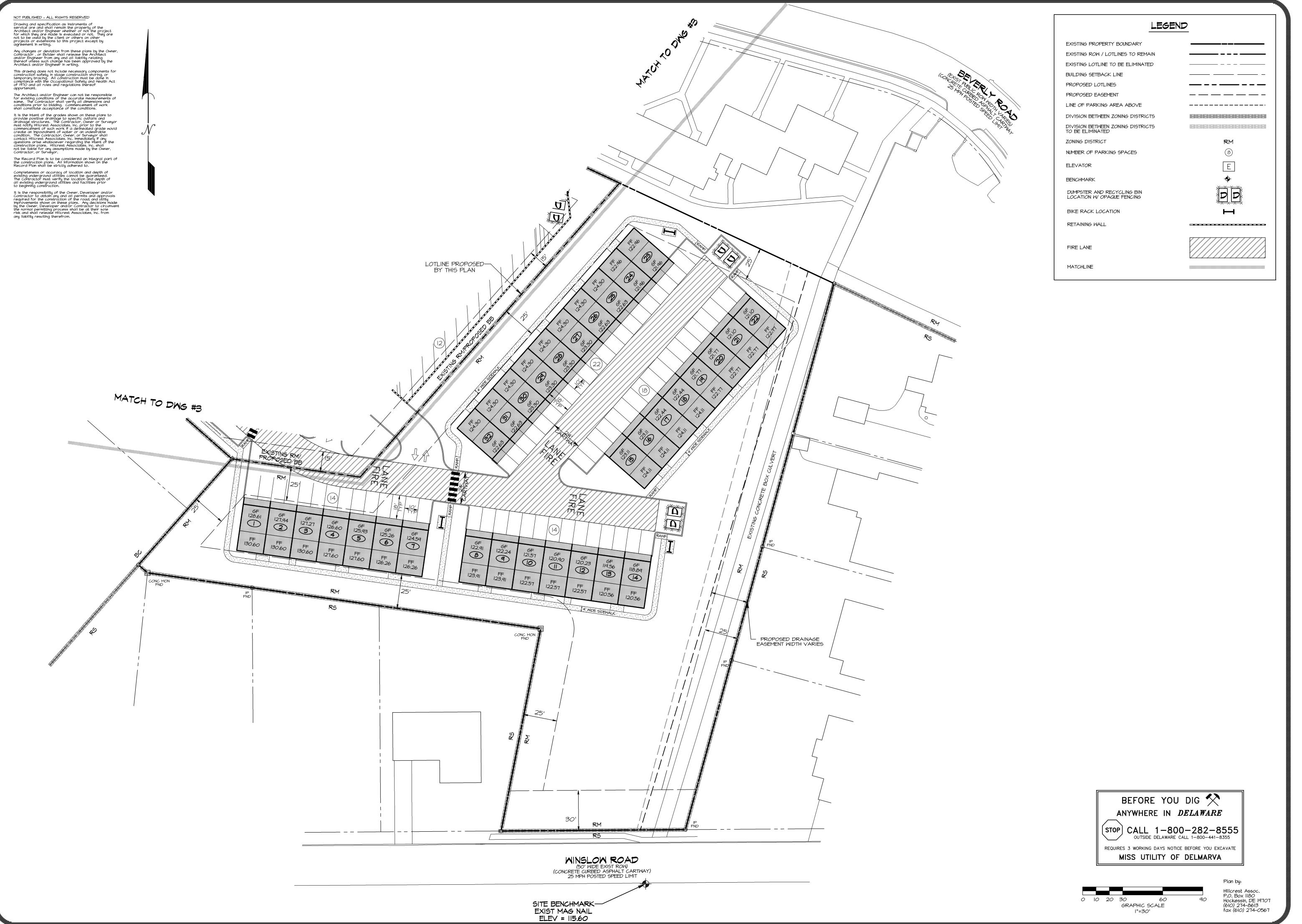
OWG. NO.





ON P BDIVISI(G/RECORD MAJOR MAIN STREET PLAZA CITY OF NEV NEW CASTLE COUNT REZONINC SOUTH

OWG. NO.



GRAPHIC SCALE
I"=30'

Hillcrest Assoc. P.O. Box 1180 Hockessin, DE 19707 (610) 274-8613 fax (610) 274-0567

OWG. NO.

JBDIVISION PI CHIIMNEY RIDGE

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G/RECORD MAJOR MAIN STREET PLAZA CITY OF NEV NEW CASTLE COUNT

REZONING, SOUTH M