

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
MEETING**

TUESDAY, FEBRUARY 5, 2013

7:00 P.M.

**NEWARK MUNICIPAL BUILDING
220 ELKTON ROAD**

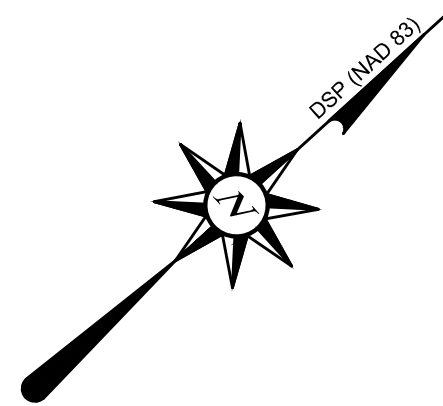
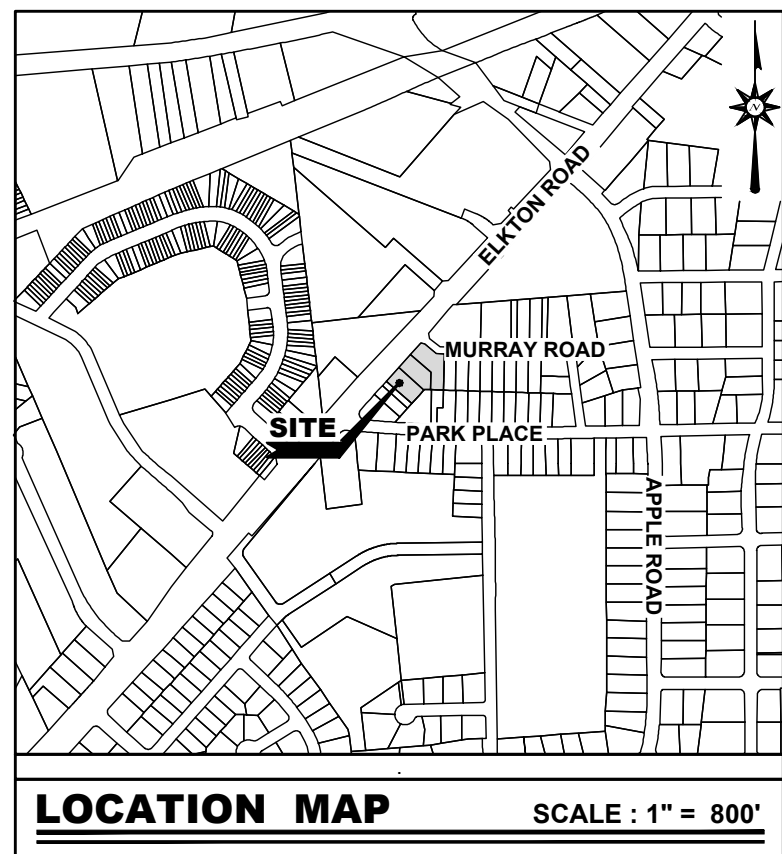
COUNCIL CHAMBER

AGENDA

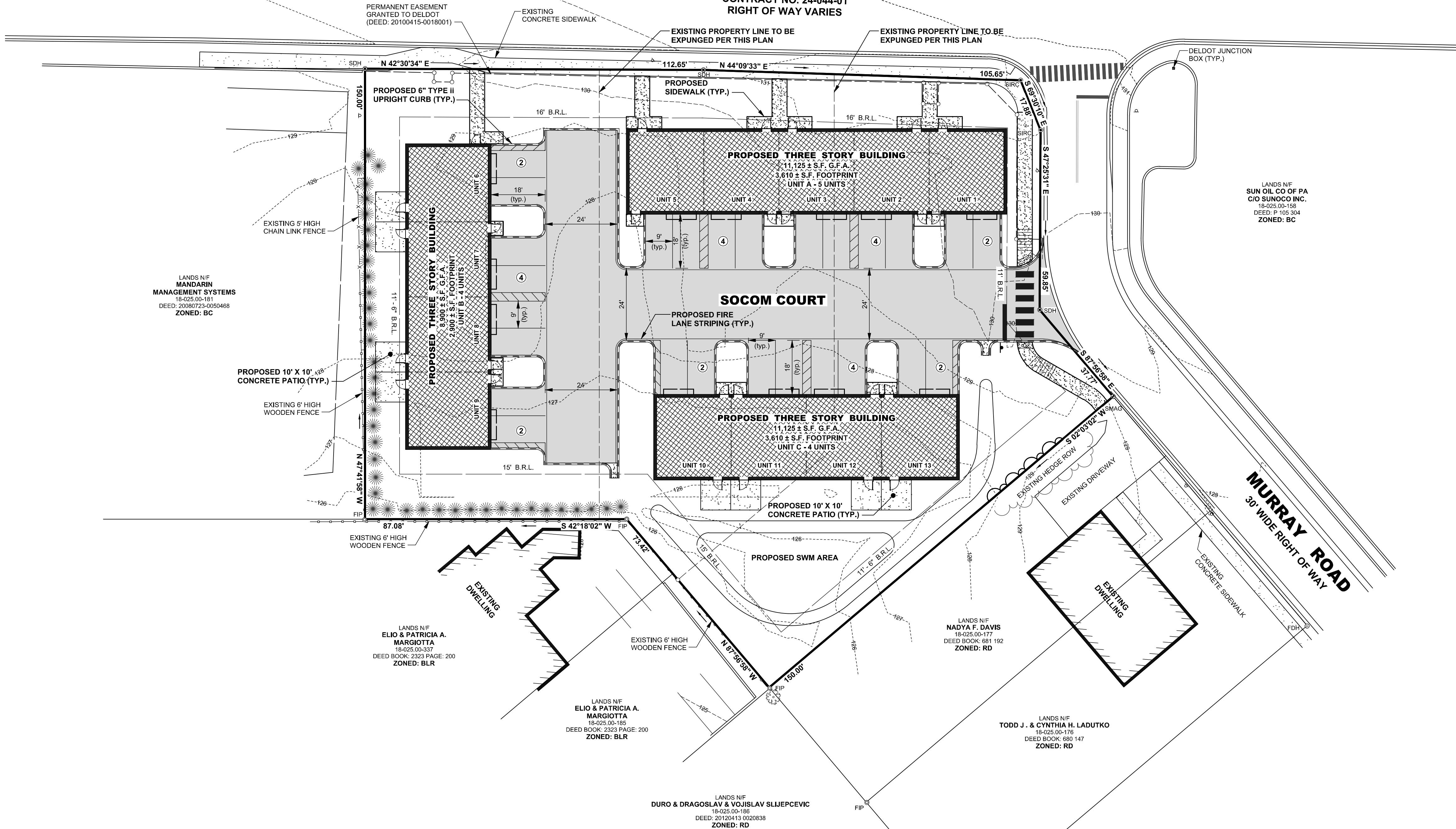
1. The minutes of the December 4, 2012 Planning Commission meeting.
2. Review and consideration of a rezoning at 221A, 221B, 221C Murray Road from the existing BLR (business limited residential) to RM (multi-family dwellings – garden apartments) zoning and major subdivision in order to demolish the existing three apartment buildings containing 16 units on the site and replace them with 13 townhouse style apartment units.
3. Review and consideration of a rezoning from RD (one-family, semi-detached residential) to RM (multi-family-garden apartments), and major subdivision in order to construct eight new townhouse style apartments in place of the four single family rental homes currently at 30, 34, 38 and 42 Chambers Street.
4. Discussion on the City's "Plan for Planning" regarding the update of the Comprehensive Development Plan.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, January 22, 2013



SOUTH MAIN STREET
CONTRACT NO. 24-044-01
RIGHT OF WAY VARIES



SHEET INDEX

- C-001 COVER SHEET / SITE PLAN
- C-101 EXISTING CONDITION PLAN / DEMOLITION PLAN
- C-301 UTILITY PLAN
- L-101 LANDSCAPE PLAN

SITE DATA

- | | |
|---------------------------|---|
| 1. OWNER OF RECORD: | RDD ENTERPRISES LLC
73 RED FOX DRIVE
ELKTON, MD 21921 |
| 2. EQUITABLE OWNER: | IGP ENTERPRISES, L.L.C.
73 RED FOX DRIVE
ELKTON, MD 21921 |
| 3. ENGINEER / SURVEYOR: | CHATHAM BAY CONSTRUCTION, LLC
1415 FOULK ROAD, SUITE 104
WILMINGTON, DE 19803
(302)479-9200 |
| 4. PROPERTY MAP NUMBER: | BECKER MORGAN GROUP INC.
309 SOUTH GOVERNORS AVENUE
DOVER, DE 19904
(302)734-7950 |
| 4. DEED SUMMARY: | 18-025.00-178
18-025.00-179
18-025.00-180 |
| 5. ZONING CLASSIFICATION: | PARCEL 178 DEED: 20041020-0114090
PARCEL 179 DEED: 20041020-0114091
PARCEL 180 DEED: 20120207-0006917 |
| 6. PLAT REFERENCE: | EXISTING: BLR (LIMITED BUSINESS /RESIDENTIAL)
PROPOSED: RM (MULTIFAMILY DWELLINGS) |
| 7. PRESENT USE: | MICRO FILM 8648 |
| 8. PROPOSED USE: | RESIDENTIAL |
| 9. TOTAL SITE AREA: | PARCEL 178 = 13,489 S.F. / 0.3097 ACRES
PARCEL 179 = 11,745 S.F. / 0.2696 ACRES
PARCEL 180 = 11,889 S.F. / 0.2693 ACRES
TOTAL = 36,923 S.F. / 0.8476 ACRES |
| 10. PROPOSED BUILDING: | UNIT A: 11,125 ± S.F.
UNIT B: 8,900 ± S.F.
UNIT C: 8,900 ± S.F.
TOTAL = 28,925 ± S.F. |
| 11. IMPERVIOUS COVERAGE: | EXISTING PARCEL - 1802500178: 5,600± S.F. (0.13± ACRES)
EXISTING PARCEL - 1802500179: 7,800± S.F. (0.18± ACRES)
EXISTING PARCEL - 1802500180: 7,800± S.F. (0.17± ACRES)
TOTAL = 21,000± S.F. (0.48± ACRES)
PROPOSED: 19,571± S.F. (0.4491± ACRES) |
| 12. PARKING CALCULATIONS: | TWO PER DWELLING UNIT
REQUIRED: (2 SPACES * 13 UNITS) = 26 SPACES
PROVIDED: (26 OFF-STREET SPACES + 26 SPACES) = 52 SPACES |
| 13. SETBACKS: | RM ZONING
FRONT: 16 FT / 11 FT. (ELKTON RD./MURRAY ROAD) (VARIANCE GRANTED)
SIDE: 11.5 FT.
REAR: 15 FT. |
| 14. SIGNAGE: | FUTURE PERMIT SUBMISSION |
| 15. LOT COVERAGE: | PERMITTED: 26% (9,600 S.F.) (VARIANCE GRANTED)
PROPOSED: 26% (9,500 S.F.) |
| 16. OPEN SPACE: | REQUIRED: 40%
PROPOSED: FEE IN LIEU |
| 17. BUILDING HEIGHT: | PERMITTED: 35 FT. MAX
PROPOSED: 35 FT. |
| 18. SOURCE OF WATER: | CITY OF NEWARK |
| 19. SOURCE OF SEWER: | CITY OF NEWARK |
| 20. SOURCE OF GAS: | DELMARVA POWER GAS |
| 21. SOURCE OF ELECTRIC: | CITY OF NEWARK |
| 22. SURVEY BENCHMARK: | NGS MONUMENTATION
VERTICAL: NAVD 88
HORIZONTAL: NAD 83 (2011) |
| 23. MONUMENTATION: | EXISTING: 3 FOUND
PROPOSED: 6 TO BE SET |

GENERAL NOTES :

- TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN JUNE 2012. VERTICAL DATUM IS BASED ON NAVD 88. HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE NAD 83 (2011).
- THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
- THIS AREA OF DEVELOPMENT IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAN AS SHOWN ON FIRM 100000120J, PANEL 120 OF 475, DATED JANUARY 17, 2007.
- BECKER MORGAN GROUP CERTIFIES THAT THERE ARE NO FRESH WATER WETLANDS LOCATED WITHIN THE IMPROVED AREA.
- ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
- ALL HANDICAPPED PARKING DEMARICATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT".
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF NEWARK, DELAWARE DEPARTMENT OF TRANSPORTATION AND APPROPRIATE STATE AND COUNTY AGENCIES.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF NEWARK AND THE STATE OF DELAWARE STANDARDS.
- ALL SOILS ON SITE ARE E1B (ELLSBORO-DELANCO-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES) AND UP (URBAN LAND) AS DISTURBED BY PRIOR DEVELOPMENT.
- THE PURPOSE OF THIS PLAN IS TO REZONE THE SUBJECT PARCELS TO THE RM ZONING DISTRICT AND CONSTRUCT THE FOLLOWING: TWO, THREE STORY BUILDINGS WITH 7,600 S.F. FIRST FLOOR CONTAINING PARKING GARAGES AND THE SECOND AND THIRD FLOORS CONTAINING A TOTAL OF 8 TOWNHOUSE UNITS. A THREE STORY BUILDING WITH 9,500 S.F. FIRST FLOOR CONTAINING PARKING GARAGES AND THE SECOND AND THIRD FLOORS CONTAINING A TOTAL OF 5 TOWNHOUSE UNITS. ASSOCIATED SANITARY SEWER, WATER AND DRAINAGE INFRASTRUCTURE, PARKING, AND OTHER AMENITIES.
- AT ITS MEETING ON SEPTEMBER 20, 2012, THE CITY OF NEWARK BOARD OF ADJUSTMENT GRANTED APPROVAL OF THE FOLLOWING REQUESTS:
 - VARIANCE REQUEST FOR INCREASE IN MAXIMUM LOT COVERAGE FROM 20% TO 26%, REQUIRING A 6% VARIANCE.
 - VARIANCE REQUEST FOR MINIMUM LOT SIZE OF ONE ACRE. EXISTING LOT SIZE IS 0.8476 ACRE ±.
 - VARIANCE REQUEST FOR MINIMUM 30 FEET SETBACK REQUIREMENTS FROM PERIMETER STREETS. VARIANCES OF 14 FEET ALONG ELKTON ROAD AND 19 FEET ALONG MURRAY ROAD WERE GRANTED TO PERMIT A 16 FOOT SETBACK AND 11 FOOT SETBACK, RESPECTIVELY.

OWNERS CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE _____ DATE _____

ENGINEERS CERTIFICATION

I, J. MICHAEL RIEMANN, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

J. MICHAEL RIEMANN P.E. NO. _____ DATE _____

APPROVED BY : CITY OF NEWARK PLANNING COMMISSION

DIRECTOR OF PLANNING AND DEVELOPMENT PRINTED NAME _____ DATE _____
CITY OF NEWARK

CITY MANAGER - CITY OF NEWARK PRINTED NAME _____ DATE _____

CITY SECRETARY - CITY OF NEWARK PRINTED NAME _____ DATE _____

RECORDED: _____ INSTRUMENT NO: _____



**ARCHITECTURE
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Fax 410.546.5824

Wilmington, NC

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Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

**SOUTH MAIN
COMMONS
TOWNHOUSES**

SOUTH MAIN STREET
CITY OF NEWARK
NEW CASTLE COUNTY, DE

SHEET TITLE

**COVER SHEET /
SITE PLAN**



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER/STATE	C-001	

PROJECT NO.: 2012046.00

DATE: 11/26/12

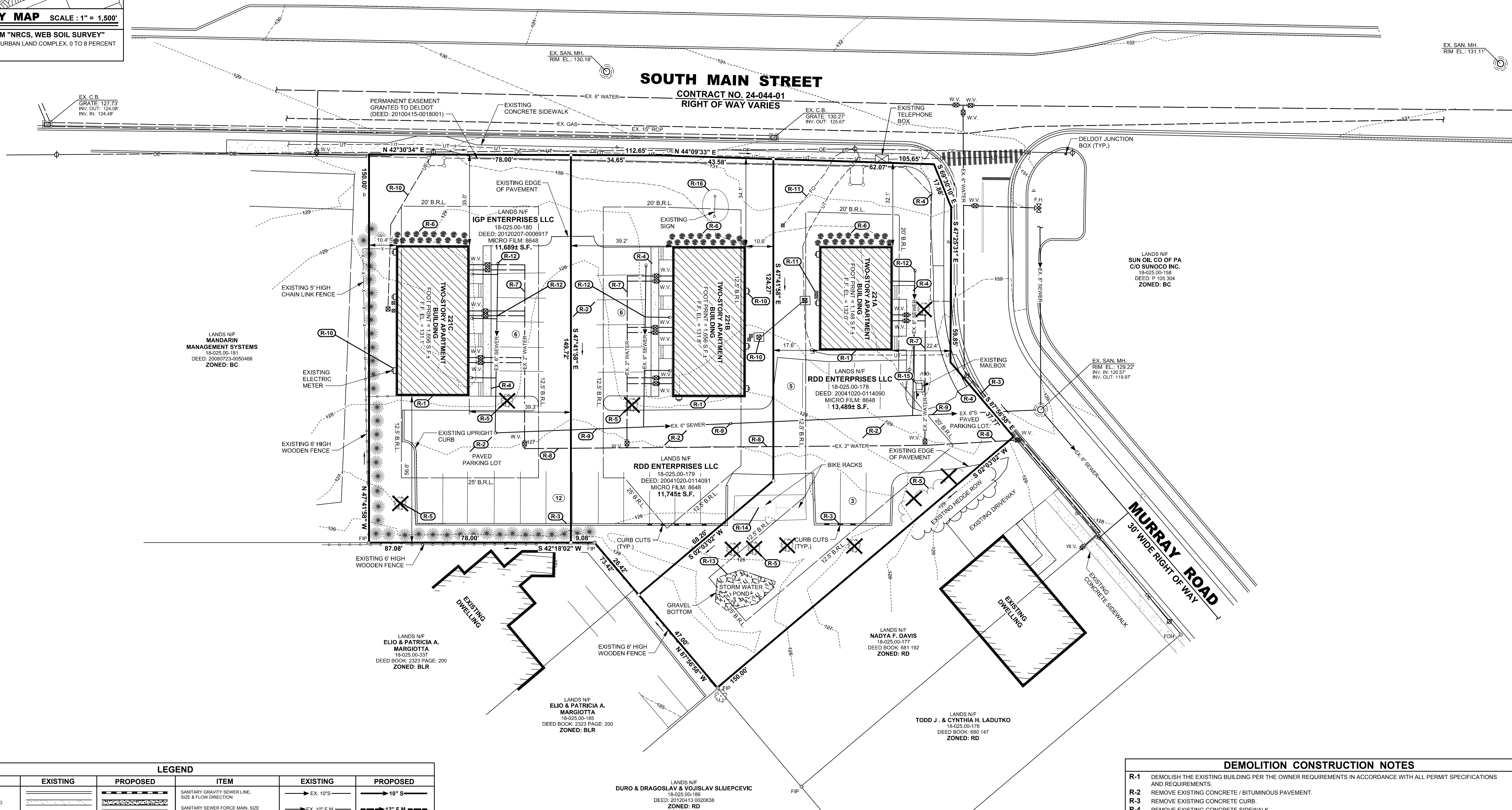
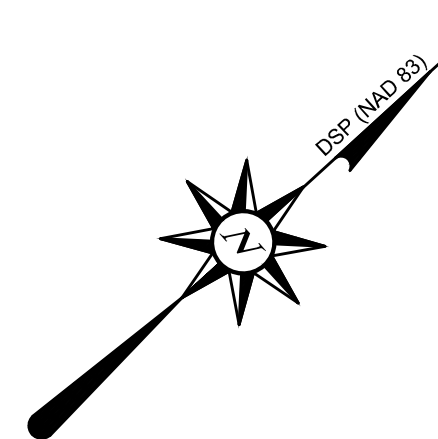
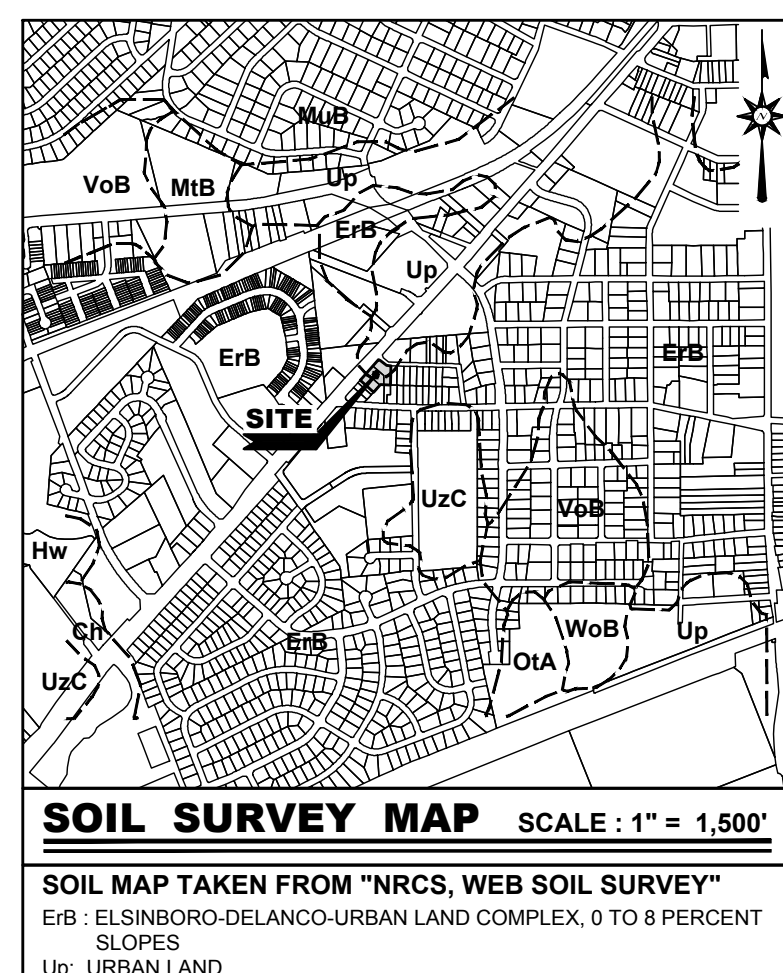
SCALE: 1" = 20'

DRAWN BY: J.D.R. **PROJ. MGR.:** J.M.R.

SHEET

C-001

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LEGEND					
ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER			SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION		
CONCRETE SIDEWALK, SLAB / PAVING			SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION		
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT			SANITARY SEWER MANHOLE (S.M.H.)		
INDIVIDUAL TREE OR BUSH			SANITARY SEWER CLEANOUT		
WIRE FENCE			WATER MAIN & SIZE		
CHAINLINK FENCE			FIRE HYDRANT		
STOCKADE FENCE			WATER VALVE (W.V.) OR METER (W.M.)		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)			STORM DRAIN MANHOLE (S.D.M.H.)		
DRAINAGE DITCH OR SWALE			STORM DRAIN LINE (CMP OR RCP)		
EMBANKMENT SIDESLOPES (DOWN)			CATCH BASIN		
CONTOUR			UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)		
ELEVATION SPOT SHOT			UNDERGROUND ELECTRIC		
BENCHMARK			UNDERGROUND TELEPHONE		
PROPERTY OR RIGHT-OF-WAY LINE			UNDERGROUND GAS MAIN		
CENTERLINE			PAVEMENT TO BE REMOVED		
LIGHT POLE					
CONSTRUCTION NOTE					

DEMOLITION CONSTRUCTION NOTES

R-1	DEMOLISH THE EXISTING BUILDING PER THE OWNER REQUIREMENTS IN ACCORDANCE WITH ALL PERMIT SPECIFICATIONS AND REQUIREMENTS.
R-2	REMOVE EXISTING CONCRETE / BITUMINOUS PAVEMENT.
R-3	REMOVE EXISTING CONCRETE CURB.
R-4	REMOVE EXISTING CONCRETE SIDEWALK.
R-5	REMOVE EXISTING TREE (ONLY REMOVE TREES NECESSARY FOR CONSTRUCTION), STUMPS, ROOTS AND BRUSH AND DISPOSE OF OFFSITE.
R-6	REMOVE EXISTING SHRUBS.
R-7	REMOVE ALL EXISTING WATER METERS AND SERVICES IN ACCORDANCE WITH THE CITY OF NEWARK PUBLIC WORKS DEPARTMENT.
R-8	REMOVE EXISTING WATER LINE AND ABANDON AT THE PROPERTY LINE IN ACCORDANCE WITH THE CITY OF NEWARK PUBLIC WORKS DEPARTMENT.
R-9	REMOVE EXISTING SANITARY SEWER MAIN IN ACCORDANCE WITH THE CITY OF NEWARK DEPT. OF PUBLIC WORKS SEE UTILITY PLAN FOR LIMITS OF REMOVAL, SHEET C-301.
R-10	TRANSFORMERS, METERS AND UNDERGROUND ELECTRIC LINES TO BE RELOCATED PER THE CITY OF NEWARK ELECTRIC DEPARTMENT. CONTRACTOR RESPONSIBLE FOR COORDINATING WITH THE CITY OF NEWARK ELECTRIC DEPARTMENT.
R-11	CONTRACTOR TO COORDINATE WITH THE TELEPHONE COMPANY TO RELOCATE EXISTING TELEPHONE LINES AND BOX AS NECESSARY TO INSTALL PROPOSED IMPROVEMENTS.
R-12	REMOVE ALL EXISTING SANITARY SEWER SERVICES AND ABANDON AT THE PROPERTY LINE IN ACCORDANCE WITH CITY OF NEWARK.
R-13	REMOVE THE EXISTING STORM WATER MANAGEMENT POND. SEE EROSION AND SEDIMENT CONTROL PLANS.
R-14	REMOVE EXISTING BIKE RACKS.
R-15	REMOVE EXISTING MAILBOX.
R-16	REMOVE EXISTING SIGN AND LANDSCAPE BED. LANDSCAPE BED MATERIAL TO BE DISPOSED OF OFFSITE.

**BECKER
MORGAN**
G R O U P

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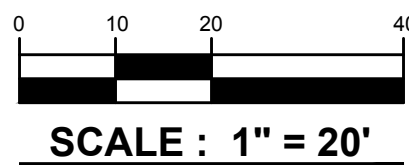
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PROJECT TITLE
SOUTH MAIN COMMONS TOWNHOUSES
SOUTH MAIN STREET CITY OF NEWARK NEW CASTLE COUNTY, DE

SHEET TITLE
EXISTING CONDITIONS / DEMOLITION PLAN

[illegible]

PROJECT TITLE

SOUTH MAIN COMMONS TOWNHOUSES

SOUTH MAIN STREET
CITY OF NEWARK
NEW CASTLE COUNTY, DE

SHEET TITLE

UTILITIES PLAN



ISSUE BLOCK

MARK DATE DESCRIPTION

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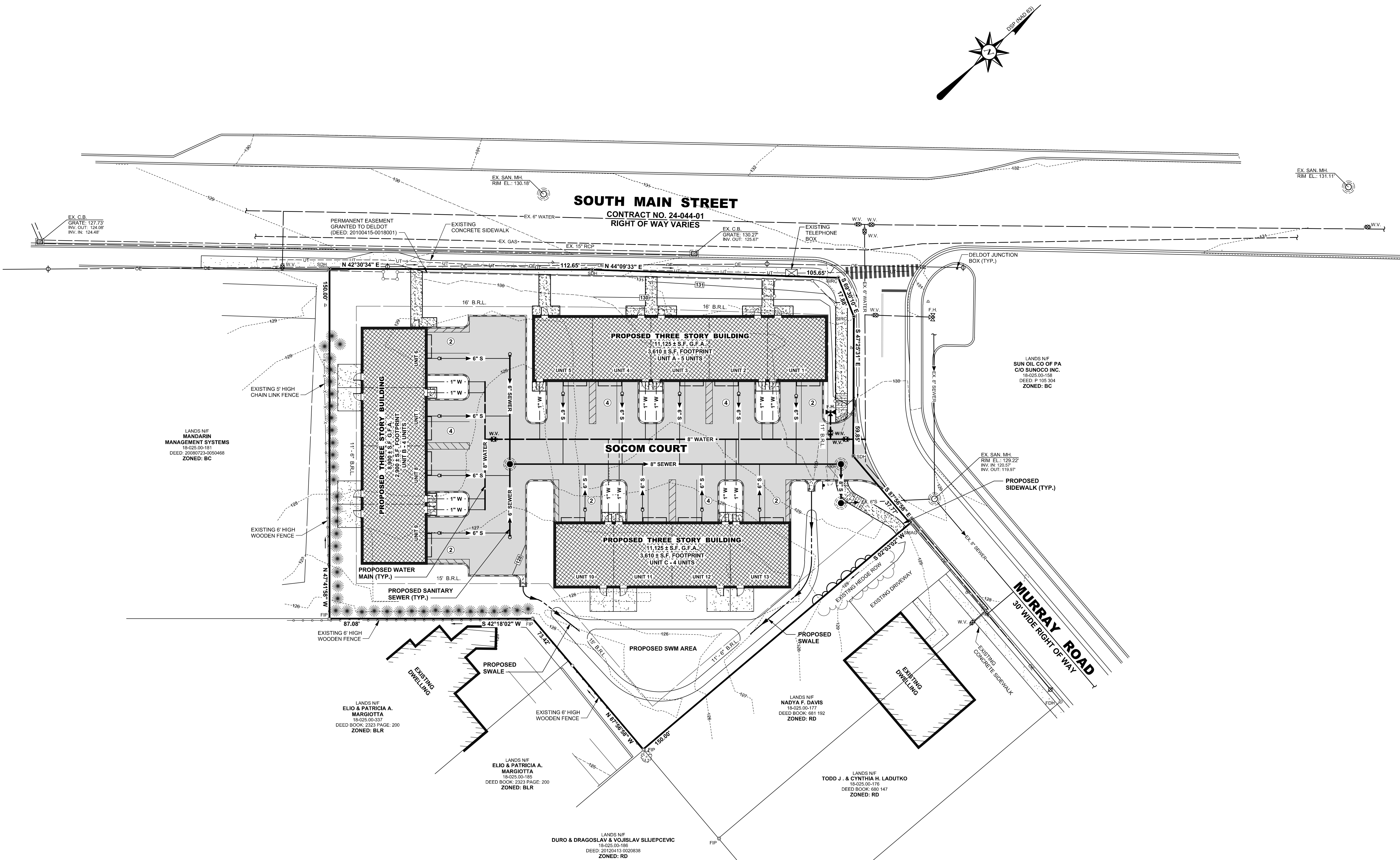
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DRAWN BY: J.D.R. PROJ. MGR.: J.M.R.

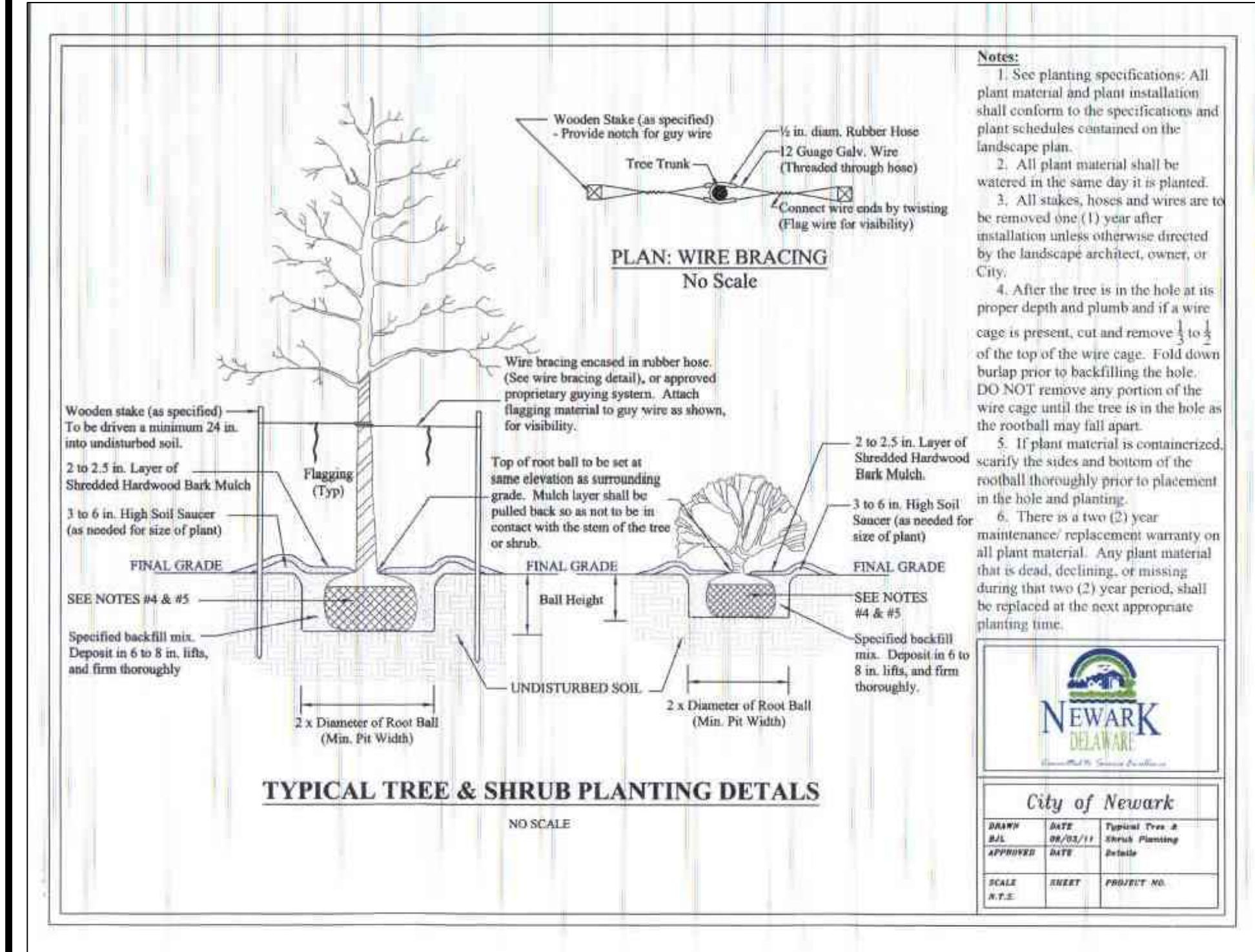
SHEET

C-301

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LEGEND					
ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER			SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	→ EX. 10" S	→ 10" S
CONCRETE SIDEWALK, SLAB / PAVING			SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	→ EX. 10" F.M.	→ 12" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT			SANITARY SEWER MANHOLE (S.M.H.)		
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A	SANITARY SEWER CLEANOUT		
WIRE FENCE	X X X	X X X	WATER MAIN & SIZE	→ EX. 10" W	→ 12" W
CHAINLINK FENCE			FIRE HYDRANT	F.H.	F.H.
STOCKADE FENCE			WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)			STORM DRAIN MANHOLE (S.D.M.H.)		
DRAINAGE DITCH OR SWALE			STORM DRAIN LINE (CMP OR RCP)		
EMBANKMENT SIDESLOPES (DOWN)			CATCH BASIN		
CONTOUR	43.55	25.15 25.50 T.C. 25.00 B.C.	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)		
ELEVATION SPOT SHOT			UNDERGROUND ELECTRIC	— U.E. —	— U.E. —
BENCH MARK			UNDERGROUND TELEPHONE	— U.T. —	— U.T. —
PROPERTY OR RIGHT-OF-WAY LINE			UNDERGROUND GAS MAIN	— EX. 2" G —	— 2" G —
CENTERLINE			PAVEMENT TO BE REMOVED		
LIGHT POLE	☆	+			
CONSTRUCTION NOTE	N/A				



PLANT LIST						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
		EVERGREEN	TREES			
TP	14	THUJA PLICATA	GREEN GIANT WESTERN ARBORVAITE	6'-7' HT.	B&B	
		CANOPY TREES				
AR	4	ACER RUBRUM	RED MAPLE	6'-7' HT.	B&B	
CK	4	CORNUS KOUSA	KOUSA DOGWOOD	6'-7' HT.	B&B	
		UNDERSTORY TREES				
CC	5	CERCIS CANDENSIS 'APPALACHAIN RED'	'APPALACHAIN RED' REDBUD	6'-7' HT.	B&B	
MST	4	MALUS 'SUGAR TYME'	SUGAR TYME CRABAPPLE	6'-7' HT.	B&B	
		SHURBS				
HP	9	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	2'-2.5' HT.	3 GAL	5' O.C.
IG	6	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY HOLLY	18-24"	3 GAL	3' O.C.

L-101

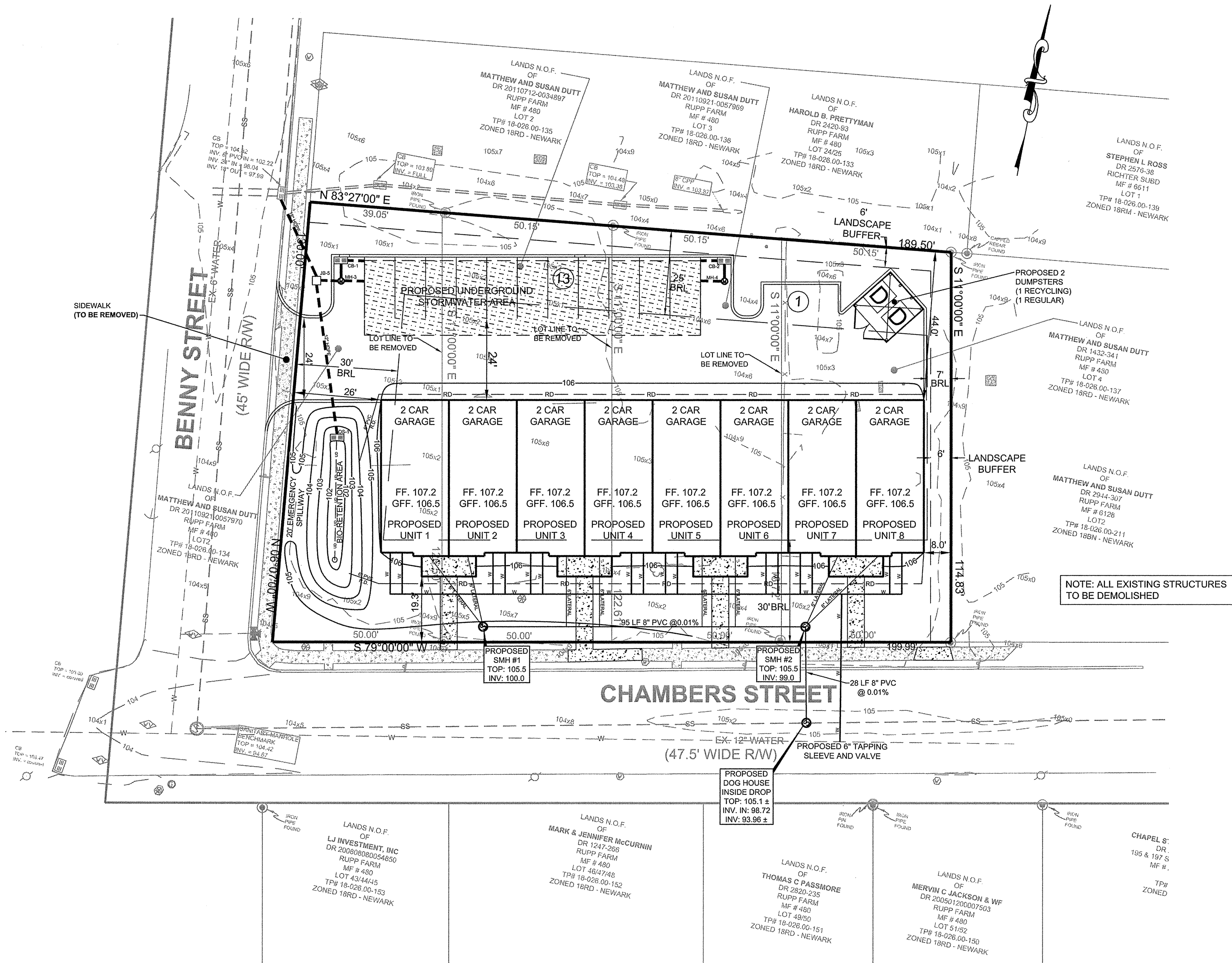
LEGEND

EXISTING UTILITY POLE	
W/OVERHEAD UTILITY LINES	
EXISTING MONUMENT	
EXISTING CURB	
PROPOSED CURB	
EXISTING UTILITY POLE	
EXISTING SANITARY SEWER PIPE WITH MANHOLE	
PROPOSED SANITARY SEWER PIPE WITH MANHOLE	
EXISTING STORM PIPE	
PROPOSED STORM PIPE	
EXISTING STORM CATCH BASIN	
PROPOSED STORM CATCH BASIN	
EXISTING GAS VALVE	
EXISTING WATER MAIN	
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
PROPOSED WATER LINE	
EXISTING SIGN	
EXISTING PARKING SPACE COUNT	
PARKING SPACE COUNT	
EXISTING SIDEWALK	
PROPOSED SIDEWALK	
DUMPSTER	
PROPOSED ROOF DRAIN	

REZONING AND MAJOR SUBDIVISION PLAN

RUPP FARM

CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE



ON AUGUST 15, 2012, THE BOARD OF ADJUSTMENT GRANTED THE FOLLOWING VARIANCES:

- SEC. 32-11(A)(1)(D) - REQUIRES A MAXIMUM LOT COVERAGE OF 20%. PLAN SHOWS 32.2% LOT COVERAGE REQUIRING A 12.2% VARIANCE.
- SEC. 32-11(A)(1)(H) - REQUIRES A MINIMUM LOT SIZE OF ONE ACRE. PLAN SHOWS A LOT SIZE OF 0.546 ACRES REQUIRING A .454 ACRE VARIANCE.
- SEC. 32-11(A)(1)(I) - REQUIRES AT LEAST 40% OF AREA TO BE OPEN SPACE. PLAN SHOWS 30.6% OPEN SPACE REQUIRING A 9.4% VARIANCE.
- SEC. 32-11(A)(1)(J) - REQUIRES ALL UNCOVERED PARKING AND LOADING SPACES OF BE LOCATED AT LEAST TEN FEET FROM ALL ABUTTING PERIMETER STREETS AND PROPERTY LINES. PLAN SHOWS 21 OF THE 22 OPEN PARKING SPACES LESS THAN 10 FEET FROM PROPERTY LINES OR PERIMETER STREETS, REQUIRING A VARIANCE TO PERMIT 21 PARKING SPACES TO BE LOCATED CLOSER TO THE ABUTTING PERIMETER STREETS/PROPERTY LINES.
- SEC. 32-11(C)(A) - REQUIRES A 30 FOOT MINIMUM BUILDING SETBACK LINE FROM THE LINE OF ALL PERIMETER STREETS. PLAN SHOWS A SETBACK OF 19.3 FEET FROM CHAMBERS STREET AND 25.8 FEET FROM BENNY STREET, REQUIRING VARIANCES OF 10.7 FEET AND 4.2 FEET RESPECTIVELY.
- SEC. 32-11(C)(5)(C) - REQUIRES A 25 FOOT MINIMUM BUILDING SETBACK LINE FROM ALL EXTERIOR LINES. PLAN SHOWS 7 FEET FROM PROPERTY LINE REQUIRING A VARIANCE OF 18 FEET.

PLAN DATA

- TAX PARCEL NO.: 18-026.00-134
18-026.00-135
18-026.00-136
18-026.00-137
- SOURCE OF TITLE: INS NO. 20110921 0057970 (T.P. NO. 18-026.00-134)
INS NO. 20110712 0034897 (T.P. NO. 18-026.00-135)
INS NO. 20110921 0057969 (T.P. NO. 18-026.00-136)
INS NO. 20050208 0015282 (T.P. NO. 18-026.00-137)
- EXISTING ZONING: RD
PROPOSED ZONING: RM
- DATUM: NAD 83
- GROSS AREA: T.P. NO. 18-026.00-134: 0.15 AC
T.P. NO. 18-026.00-135: 0.14 AC
T.P. NO. 18-026.00-136: 0.14 AC
T.P. NO. 18-026.00-137: 0.13 AC
TOTAL: 0.56 AC
- PARKING REQUIREMENTS: PROPOSED D.U. = 8
TOTAL = 8 @ 3 SPACES PER D.U. = 24
REQUIRED = 24 SPACES
PROVIDED = 30 SPACES
- WATER SUPPLY: CITY OF NEWARK
- SANITARY SEWER: CITY OF NEWARK
- ELECTRIC: CITY OF NEWARK
- GAS: DELMARVA POWER
- DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
- WATER RESOURCE PROTECTION: NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 1 OF 3, DATED DECEMBER 2011.
- NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 1005030120J PANEL 120 OF 475 DATED JANUARY 17, 2007.
- TOPOGRAPHY NOTE: TOPOGRAPHIC INFORMATION IS BASED ON FIELD TOPOGRAPHY.
- WETLANDS: NO WETLANDS EXIST ON THE SITE.
- LAND DEVELOPMENT DATA (RM ZONING):

	REQUIRED	PROPOSED
A. MINIMUM LOT AREA:	0.546 AC.	0.546 AC.
B. BUILDING SETBACK:	30'	25' & 19'
C. REAR YARD:	25'	25'
D. SIDE YARD:	25'	7'
E. MAXIMUM LOT COVER:	20%	32.2%
F. MAXIMUM BUILDING HEIGHT:	35'	35'
G. OPEN AREA:	40%	30.6%

SEE LIST OF VARIANCES APPROVED BY THE CITY OF NEWARK BOARD OF ADJUSTMENT (THIS SHEET).
- FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE STATE OF SPECIFIC FIRE PROTECTION REQUIREMENTS ON THIS SITE.
- ALL SOILS ON SITE ARE E1B (ELLSBORO DELANCO-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES), HYDROLOGIC SOIL GROUP "B", AS DISTURBED BY PRIOR DEVELOPMENT.
- THIS PLAN SUPERSEDES IN PART THE PLAN OF THE M. RUPP TRACT DATED NOV. 26, 1924 AND RECORDED IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, # 480.
- LOT DATA:

PROPOSED BUILDING COVERAGE	7,700 S.F. ±	32%
OPEN SPACE	7,283 S.F. ±	31%
PAVING	8,817 S.F. ±	37%
TOTAL AREA	23,800 S.F. ±	100%

REZONING AND MAJOR SUBDIVISION PLAN
FOR
RUPP FARM

SITUATE IN: CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE

CERTIFICATION OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED IS MADE AT ITS DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF NEWARK.

DATE

CERTIFICATION OF ACCURACY

I, JOHN M. GARCIA, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE, AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES TO THE EXTENT THAT IT DESCRIBES THE BEARINGS AND DISTANCES OF THE SUBDIVIDED LANDS, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE ACCURATELY SHOWN.

REGISTERED PROFESSIONAL ENGINEER WITH A
BACKGROUND IN CIVIL ENGINEERING

DATE

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ DATE _____ BY _____
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF NEWARK
APPROVED _____ DATE _____ BY _____
CITY MANAGER
CITY OF NEWARK
APPROVED _____ DATE _____ BY _____
CITY SECRETARY
CITY OF NEWARK

RECORDED _____ IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR
NEW CASTLE COUNTY, STATE OF DELAWARE, AT INSTRUMENT NO. _____



17 POLLY DRUMMOND CENTER • SUITE 201
NEWARK, DELAWARE 19711
PHONE: (302) 369-2900 FAX: (302) 369-2975

OWNER & APPLICANT:
MATT AND SUSAN DUTT
54 MCCORMICK WAY
LINCOLN UNIVERSITY, PA 19352
PHONE: (302) 545-2000

SURVEY BY: K.A.

DESIGNED BY: K.A.

DRAWN BY: K.M.R., B.F.K.

CHECKED BY: J.M.G.

SCALE: 1" = 20'

DATE: 11-20-12

SHEET 1 OF 1

DRAWING NO. 2550 - A01