

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
MEETING**

TUESDAY, MARCH 5, 2013

7:00 P.M.

**NEWARK MUNICIPAL BUILDING
220 SOUTH MAIN STREET**

COUNCIL CHAMBER

**AGENDA
REVISED**

1. The minutes of the February 5, 2013 Planning Commission meeting.
2. Election of Officers and 2013 Calendar.
3. Review and consideration of a rezoning, major subdivision, two special use permits and a parking waiver for the property located at 230 E. Main Street (Newark Shopping Center). The applicants are requesting development approval to renovate the existing shopping center, and build a bank with drive-through window service and 220 two-bedroom apartments and associated parking garage.
4. A Comprehensive Plan amendment, the rezoning, major subdivision and site plan approval of 19.69 acres from the MOR (manufacturing/office/research) zoning to RM (garden apartments) zoning and 4.70 acres from MOR (manufacturing/office/research) to BC for the access way to the proposed developments as well as Suburban Plaza, WSFS Bank and the Home Depot. The proposal consists of a total of 168 lodge and cottage cluster style apartment units.
5. Review and consideration of the major subdivision of the .781 acre property at 107-131 New London Road. The applicant is requesting major subdivision approval to construct 12 townhouse style apartments at the site. The property is currently zoned RM (garden apartments).
6. Discussion regarding the update of the City's Comprehensive Development Plan.

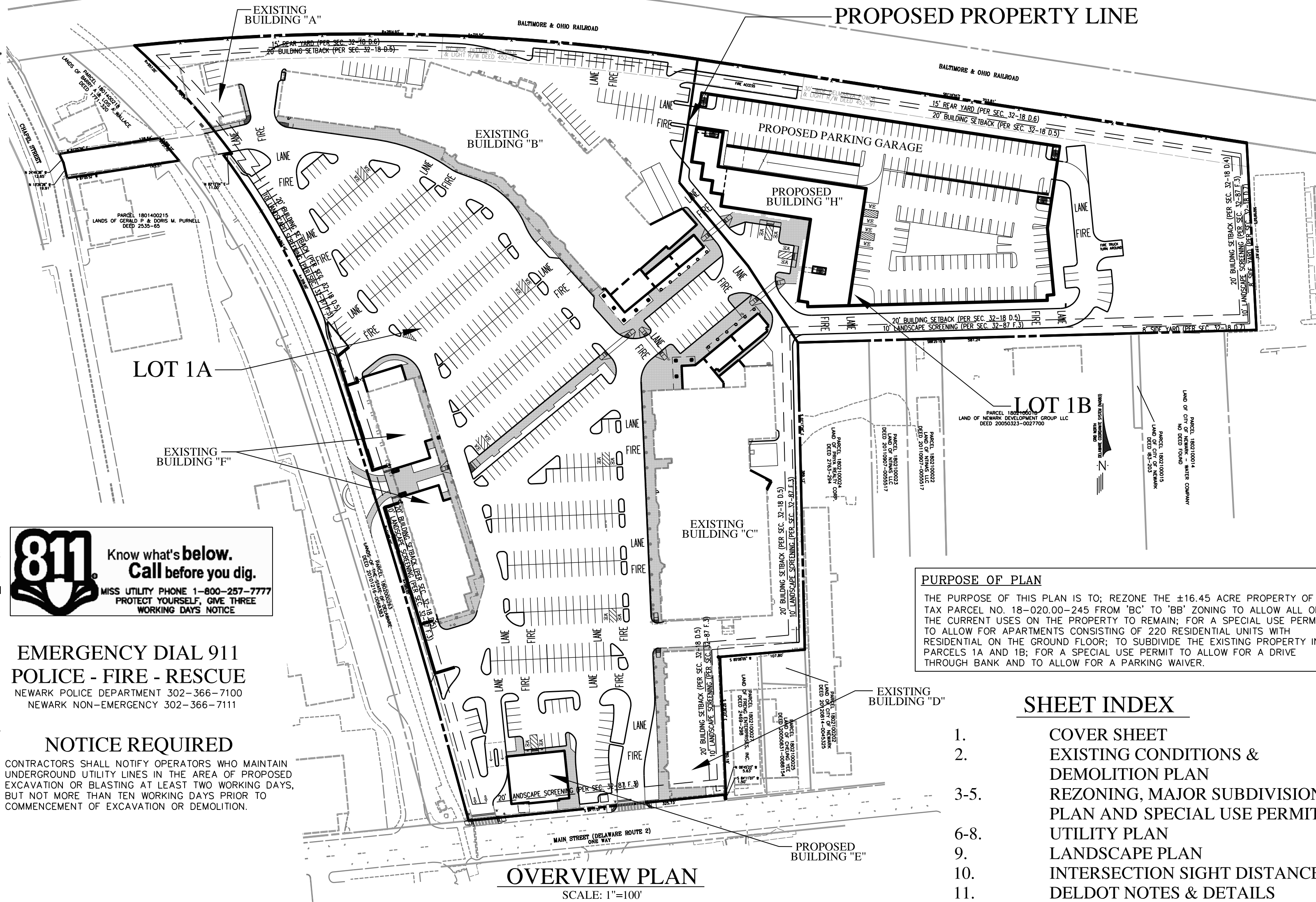
The Planning Commission may modify the above agenda items.

Advertised on Friday, February 22, 2013

GENERAL NOTES

1. BOUNDARY DATA SHOWN HEREON IS BASED ON A SURVEY PROVIDED BY FREDERICK WARD ASSOCIATES, INC. AND PERFORMED ON SEPTEMBER 25, 2012. GRID NORTH DELAWARE COORDINATE SYSTEM (NAD83).
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE NEWARK, DELAWARE CODE OF ORDINANCES, CHAPTER 27 OF THE SUBDIVISION ORDINANCES OF THE CITY OF NEWARK.
3. 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.
4. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF CITY OF NEWARK OR ANY OTHER ORDINANCE ENACTED BY NEW CASTLE COUNTY.
5. CONTRACTORS SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY.
6. THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR NEED FOR SUBSURFACE DRAINAGE FACILITIES.
7. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK. ANY DISCREPANCIES IN OR FROM THE INFORMATION SHOWN HEREON SHALL BE REPORTED TO URBAN ENGINEERING PRIOR TO COMMENCING CONSTRUCTION.
8. IN ORDER TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF A GIVEN UTILITY AND TO ASSIST THE CONTRACTOR AND/OR OWNER IN DETERMINING AREAS OF SPECIAL CONCERN, URBAN ENGINEERING & ASSOC., INC. HAS INDICATED HEREON CERTAIN LOCATIONS WHERE TEST PITS SHOULD BE EXCAVATED PRIOR TO COMMENCING CONSTRUCTION. THESE INDICATIONS ARE NOT INTENDED TO BE ALL INCLUSIVE AND WILL NOT RELIEVE THE CONTRACTOR AND/OR OWNER OF THE RESPONSIBILITY OF DIGGING ADDITIONAL TEST PITS, AS MIGHT BE REQUIRED BY ACTUAL SITE CONDITIONS. ANY DISCREPANCIES FOUND BETWEEN ACTUAL AND ASSUMED CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF URBAN ENGINEERING & ASSOC., INC.
9. APPROVAL OF PLAN DOES NOT GRANT APPROVAL TO TRESPASS ON OFFSITE PROPERTY.
10. PUBLIC STREETS ARE SUBJECT TO DESIGN STANDARDS OF THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) AND THE CITY OF NEWARK SUBDIVISION REQUIREMENTS.
11. STREET SIGNS & STOP SIGNS SHALL BE INSTALLED AT ALL INTERSECTIONS & SHALL CONFORM TO APPENDIX XVII OF THE CITY OF NEWARK ORDINANCE & DELDOT STANDARDS.
12. THERE ARE NO FEMA MAPPED FLOODPLAINS ON THE SITE (PANEL 140 OF 475 MAP NO. 10003C0140 J; DATED JANUARY 17, 2007)
13. THE OWNER/DEVELOPER SHALL OBTAIN ALL APPLICABLE STATE AND FEDERAL PERMITS PRIOR TO DISTURBANCES WITHIN JURISDICTIONAL WATERS AND WETLANDS. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR FOLLOWING ALL WETLAND PERMITS AND PERMIT CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY. THE WETLAND DELINEATION FOR THE PROPERTY WAS CONDUCTED BY ECS MID-ATLANTIC, LLC IN AUGUST 2012.
14. THE APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE OWNER/DEVELOPER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, & FEDERAL REQUIREMENTS.
15. THERE ARE NO KNOWN ARCHEOLOGICAL, HISTORICAL FEATURES SITE.
16. CONTRACTOR SHALL COORDINATE ALL BUILDING UTILITY CONNECTIONS WITH THE ARCHITECT, MEP AND CIVIL PRIOR TO CONSTRUCTION.
17. OWNER WILL PROVIDE ADEQUATE ACCESS FOR EMERGENCY VEHICLES DURING CONSTRUCTION
18. 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
19. STORMWATER MANAGEMENT, DRAINAGE AND EROSION & SEDIMENT CONTROL SHALL BE IN COMPLIANCE WITH DELAWARE SEDIMENT & STORMWATER REGS. & CITY OF NEWARK CODE.
20. NO DEBRIS SHALL BE BURIED ON THIS SITE.
21. 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.
22. DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS IN THE MAIN STREET RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.
23. ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF NEWARK STANDARDS OR DELDOT STANDARDS, AS APPLICABLE.
24. SITE SOILS CONSIST OF URBAN LAND (U_p) MAPPED IN ACCORDANCE WITH THE SOIL MAP FOR NEW CASTLE COUNTY, DELAWARE FROM THE NATURAL RESOURCES CONSERVATION SERVICE. (WEB SOIL SURVEY)
25. NO TREES OVER 18' IN HEIGHT WILL BE PLANTED UNDER EXISTING OR PROPOSED OVERHEAD UTILITY LINES.
26. IT SHALL BE THE OWNERS 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.
27. IT SHALL BE THE OWNERS RESPONSIBILITY TO MAINTAIN ALL STORM DRAINAGE PIPES DRAINING FROM THE SITE WITHIN THE PUBLIC RIGHT-OF-WAY OF MAIN STREET.
28. ALL UNITS IN THE RESIDENTIAL BUILDING WILL BE ONE AND/OR TWO BEDROOM UNITS AND LIMITED TO ONE FAMILY OR FOUR UNRELATED INDIVIDUALS.
29. THE DEVELOPER MUST PAY FOR AERIAL LINE COVERINGS NEEDED DURING CONSTRUCTION
30. SUITABLE LOCATIONS FOR PAD MOUNTED TRANSFORMERS WILL BE SHOWN ON THE CONSTRUCTION IMPROVEMENTS PLAN AND COORDINATED WITH ELECTRIC DEPARTMENT
31. THE DEVELOPER MUST PAY ALL COSTS FOR ON-SITE MATERIAL FOR THE ELECTRIC SERVICES TO THE BUILDINGS INCLUDING TRANSFORMERS, HIGH AND LOW VOLTAGE CABLES, AND METERS. THE DEVELOPER MUST INSTALL ANY NECESSARY HIGH VOLTAGE CONDUITS.
32. THE DEVELOPER MUST PAY ALL COSTS FOR REARRANGEMENTS NEEDED FOR EXISTING HIGH VOLTAGE CIRCUITS ON-SITE WHICH ARE IN CONFLICT.
33. ALL SWITCH GEAR MUST BE APPROVED BY THE ELECTRIC DEPARTMENT.
34. CONNECTION INTO THE POWERGY TRAIL WILL BE COORDINATED WITH DELDOT IN THE CONSTRUCTION IMPROVEMENTS PLAN. EXISTING FENCE TO REMAIN WITH EXCEPTION OF OPENINGS TO PERMIT TRAIL CONNECTIONS.
35. THE OWNER WILL PROVIDE CROSS EASEMENTS NECESSARY FOR UTILITIES AND ACCESS SERVING BOTH PARCELS.
36. METERS WILL NEED TO BE CENTRALLY LOCATED AND POSITIONS APPROVED BY WATER AND WASTEWATER DEPARTMENT. STP FEES FOR EACH BUILDING WILL BE DUE AT THE ISSUANCE OF THE C/O. THE COST OF METERS WILL BE PAID BY THE DEVELOPER.
37. STANDPIPES WILL BE INSTALLED IN BUILDING H AS REQUIRED BY IFC 905.3.
38. THE APPLICANT / OWNER WILL GRANT TO THE CITY AN EASEMENT FOR ACCESS TO AND OVER EXISTING ELECTRICAL LINES AND EQUIPMENT AND FOR FUTURE FACILITIES SUBJECT TO PROPERTY OWNERS REASONABLE REVIEW AND APPROVAL.
39. THE WETLANDS TO BE PRESERVED AND/OR IMPACTED ON THIS PROJECT ARE BASED ON SCHEMATIC DESIGN AND WILL BE SUBJECT TO FINAL ENGINEERING WITH THE CONSTRUCTION PLANS & FINAL CONSTRUCTION MEANS & METHODS IN THE FIELD. AT THE TIME OF FINAL CONSTRUCTION PLAN DESIGN & APPROVAL, THESE AREAS WILL BE EVALUATED & MAY ADJUST SLIGHTLY BUT THE IMPACTS SHALL NOT EXCEED 0.1 ACRES AS DISCUSSED IN THE PRELIMINARY STORMWATER REPORT.

REZONING, MAJOR SUBDIVISION PLAN, PARKING WAIVER
AND SPECIAL USE PERMIT
FOR
NEWARK SHOPPING CENTER
CITY OF NEWARK - NEW CASTLE COUNTY
DELAWARE



EMERGENCY DIAL 911
POLICE - FIRE - RESCUE
NEWARK POLICE DEPARTMENT 302-366-7100
NEWARK NON-EMERGENCY 302-366-7111

NOTICE REQUIRED

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

PURPOSE OF PLAN
THE PURPOSE OF THIS PLAN IS TO: REZONE THE ±16.45 ACRE PROPERTY OF TAX PARCEL NO. 18-020.00-245 FROM 'BC' TO 'BB' ZONING TO ALLOW ALL OF THE CURRENT USES ON THE PROPERTY TO REMAIN; FOR A SPECIAL USE PERMIT TO ALLOW FOR APARTMENTS CONSISTING OF 220 RESIDENTIAL UNITS WITH RESIDENTIAL ON THE GROUND FLOOR; TO SUBDIVIDE THE EXISTING PROPERTY INTO PARCELS 1A AND 1B; FOR A SPECIAL USE PERMIT TO ALLOW FOR A DRIVE THROUGH BANK AND TO ALLOW FOR A PARKING WAIVER.

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3-5. REZONING, MAJOR SUBDIVISION PLAN AND SPECIAL USE PERMIT UTILITY PLAN
6-8. LANDSCAPE PLAN
9. INTERSECTION SIGHT DISTANCE
10. DELDOT NOTES & DETAILS

CERTIFICATION OF PLAN ACCURACY

I, ERIC S. SIEGEL, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER 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 AND BY THE CITY OF NEWARK SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

Eric S. Siegel 02/12/13
ERIC S. SIEGEL, PE DATE

CERTIFICATION OF PLAN APPROVAL

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLOT PLAN WAS GRANTED 'APPROVAL' BY THE COUNCIL OF THE CITY OF NEWARK, DELAWARE ON _____ AND THE SUBDIVISION PLAN THEREOF WAS MADE AT ITS _____ DIRECTION AND THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF THE CITY OF NEWARK.

APPROVED: _____ BY: _____ PLANNING DIRECTOR
APPROVED: _____ BY: _____ CITY SECRETARY

CERTIFICATION OF OWNERSHIP

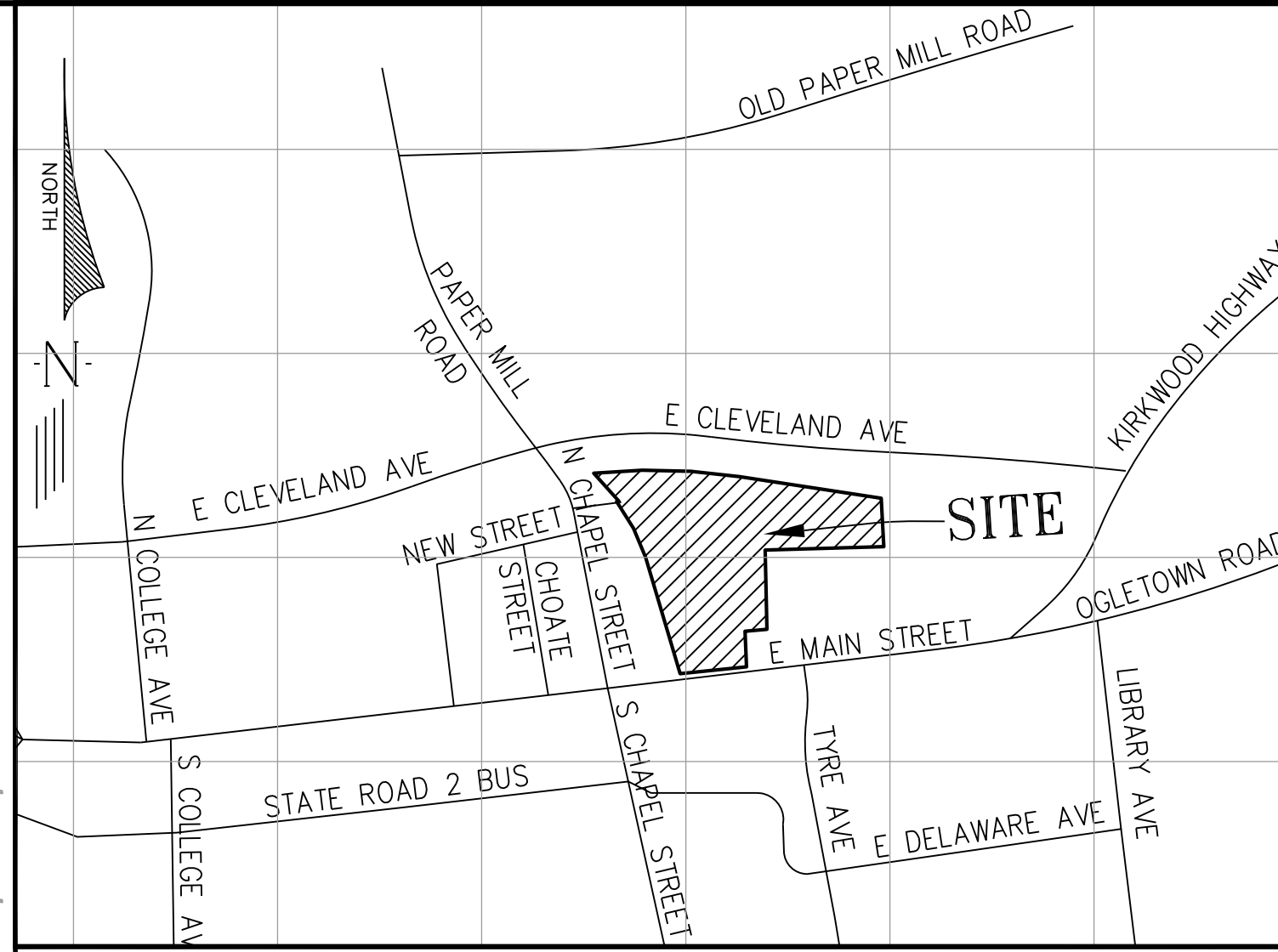
I, UNDERSIGNED, HEREBY CERTIFY THAT AG/SPECTRUM NEWARK, LLC IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THE SUBDIVISION PLAN THEREOF WAS MADE AT ITS _____ DIRECTION AND THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE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

SIGNATURE _____ DATE _____

SUMMARY OF ADJACENT PROPERTY OWNERS WITHIN 200 FEET					
TAX MAP #	PROPERTY OWNER	ZONING CLASS	TAX MAP #	PROPERTY OWNER	ZONING CLASS
1801400259	SLAP PROPERTIES DELAWARE LLC	18BC	1801400219	DELMARVA POWER AND LIGHT CO.	18RM
1801400258	SLAP PROPERTIES DELAWARE LLC	18BC	1801400218	WALLACE BARRY A AND LOIS A	18RM
1801400257	SLAP PROPERTIES DELAWARE LLC	18BC	1801400215	PURNELL GERALD P AND DORIS M	18RM
1801400256	BURNS PHILIP & N WILLIAMSON	18BC	1801400213	HALL THOMAS E AND PATRICIA G	18BL
1801400280	289 EAST CLEVELAND AVENUE PARTN	18BC	1802000225	ROSS STEPHEN L	18BL
1801500118	289 EAST CLEVELAND AVENUE PARTN	18BC	1802000226	SMITH JOHN D	18RM
1801500117	289 EAST CLEVELAND AVENUE PARTN	18BC	1802000227	PRETTYMAN HAROLD B	18RM
1801500007	289 EAST CLEVELAND AVENUE PARTN	18BC	1802000228	PRETTYMAN HAROLD B	18RM
1801500116	289 EAST CLEVELAND AVENUE PARTN	18BC	1802000229	PRETTYMAN HAROLD B	18RM
1801500107	289 EAST CLEVELAND AVENUE PARTN	18BC	1802000230	SCHMALHOFFER GLENN D	18RM
1801500008	RCP PROPERTIES LLC	18BC	1802000231	SMITH JOHN D	18RM
1801500009	RCP PROPERTIES LLC	18BC	1802000232	SLIJEPCVIC NIKOLA	18RM
1801500010	RCP PROPERTIES LLC	18BC	1802000233	DETURK CHARLES P	18RM
1801500011	RCP PROPERTIES LLC	18BC	1802000235	SLIJEPCVIC NIKOLA	18RM
1802100014	CITY OF NEWARK - WATER CO	18RD	1802000237	SCHLOSSER PAUL L	18RM
1802100206	NEWARK UNITED CHURCH	18RD	1802000238	NGC LLC	18RM
1802100018	NEWARK DEVELOPMENT GROUP LLC	18BC	1802000239	NGC LLC	18RM
1802100022	NTINAS LLC	18BC	1802000240	STEPHENSON ENTERPRISES INC	18RM
1802100023	NTINAS LLC	18BC	1802000243	212 EAST DEVELOPMENT CORP	18BC
1802100024	PRIYA REALTY CORP	18BC	1802000246	MAIN STREET COURT LLC	18BC
1802100020	CITY OF NEWARK	18BC	1802000248	BELA PLACE	18BB
1802100025	CHEUNG YEE	18BC	1802100015	CITY OF NEWARK	18BB
1802100027	FRENG ENTERPRISES	18BC	1801400207	NEWARK METHODIST EPIS CHURCH	18BC
1802100028	MALEY WILLIAM L & MARGERET L	18BC	1802100008	MAIN TOWERS ASSOCIATES LP	18BB
1802100029	MALEY WILLIAM L & MARGERET L	18BC	1802100012	KELWAY PLAZA SERVICE CORP	18BB
1802100030	O'REILLY JOHN J & ELEANOR M	18BC	1801500114	VAKILI ENTERPRISES	18BB
1802100126	257 EAST MAIN ASSOCIATES LLC	18BB	1801500113	ANNYA INVESTMENTS LLC	18BB
1802100032	THOMAS BAKERY SHOP LLC	18BB	1801500112	ANNYA INVESTMENTS LLC	18BB
1802000252	FAIR HILL L P	18BLR	1801500111	JOSHI DILIPKUMAR J	18BB
1802000253	FARMER DAVID F TRUSTEE	18BC	1801500110	PHOON WAI WOR	18BB
1802000244	AGWAY PROPERTY ASSOCIATES LLC	18BB	1801500109	THOMAS D JEFFREY & DEBORAH C	18BB
1802000263	STATE OF DELAWARE	18OFD	1802100193	DEFOE DANIEL G	18BB
1802100190	LABCORP DELAWARE INC	18BB	1802100192	NILAK ENTERPRISES LLC	18BB
1802100189	BELFORD BARBARA	18BB	1802100191	NILAK ENTERPRISES LLC	18BB

OWNER
NEWARK SHOPPING CENTER OWNER, LLC. ATLANTIC REALTY COMPANIES, INC.
C/O ANGELO, GORDON & CO., L.P.
245 PARK AVENUE, 26TH FLOOR
NEW YORK, NEW YORK 10167

APPLICANT
8150 LEESBURG PIKE, SUITE 1100
VIENNA, VIRGINIA 22182



VICINITY MAP SCALE : 1"= 800'

SITE DATA:

1. TAX PARCEL NUMBER: 18-020.00-245
2. POSTAL ADDRESS: 230 EAST MAIN STREET, NEWARK DE
3. SITE AREA: 16.4479 ACRES

PROPOSED SUBDIVISION: LOT 1A: 11.8448 ACRES
LOT 1B: 4.6031 ACRES
TOTAL = 16.4479 ACRES

4. EXISTING ZONING: BC (GENERAL BUSINESS)
5. PROPOSED ZONING: BB (CENTRAL BUSINESS)
6. SOURCE OF TITLE: INST. #20080605-0039003
7. BUILDING GROSS FLOOR AREA: (AFTER DEMO OF EXISTING STRUCTURE)

LOT 1A:	BUILDING A: 3,039 SQ. FT.
	BUILDING B: 55,668 SQ. FT. (INCLUDES 10,063 SQ. FT. THEATRE)
	BUILDING C: 60,640 SQ. FT. (INCLUDES 15,000 SQ. FT. USABLE BASEMENT)
	BUILDING D: 12,848 SQ. FT. (INCLUDES 1,488 SQ. FT. SECOND STORY)
	BUILDING E: 4,200 SQ. FT.
SUBTOTAL: 152,338 SQ. FT.	
LOT 1B:	BUILDING H ACCESSORY: 18,189 SQ. FT. (GROUND FLOOR)
	BUILDING H RESIDENTIAL: 248,152 SQ. FT. (FLOORS 2-6)
	SUBTOTAL: 266,341 SQ. FT.
LOT 1B:	BUILDING H PARKING GARAGE: 70,825 SQ. FT. (GROUND FLOOR)
	BUILDING H PARKING GARAGE: 97,800 SQ. FT. (32,600 SQ. FT FLOORS 2-4)
	SUBTOTAL: 168,625 SQ. FT.

LAND USE BREAKDOWN:	EXISTING	PROPOSED LOT 1A	PROPOSED LOT 1B
BUILDINGS:	3.81 ACRES	3.09 ACRES	2.04 ACRES
PARKING AND ACCESSWAYS:	10.21 ACRES	7.66 ACRES	0.64 ACRES
GREEN AREA:	2.43 ACRES	1.10 ACRES	1.92 ACRES
TOTAL:	16.45 ACRES	16.45 ACRES	

9. BB DISTRICT (CENTRAL BUSSINESS DISTRICT)
BANK - (SPECIAL USE PERMIT REQUIRED); REQUESTED WITH THIS APPLICATION
APARTMENTS - (SPECIAL USE PERMIT REQUIRED); REQUESTED WITH THIS APPLICATION
MAX DWELLING UNITS / AC = 50 UNITS / AC
220 UNITS = 48 UNITS /AC

AREA REGULATION		
1. MIN. LOT AREA PROVIDED:	LOT 1A: 515,959 SF	LOT 1B: 200,511 SF
2. MAX LOT COVERAGE PROVIDED:	LOT 1A: 3.09 AC	LOT 1B: 2.04 AC
3. MIN LOT WIDTH PROVIDED:	LOT 1A: 315 FT	LOT 1B: 0 FT
4. MAX HEIGHT OF BUILDINGS PROVIDED:	LOT 1A & LOT 1B: (SEE SHEETS #3-5)	
5. MIN. BUILDING SETBACK PROVIDED (FROM MAIN STREET)		
A. BLDG HEIGHT < 35 FT	LOT 1A: 11 FT (EXISTING BUILDING)	
B. BLDG HEIGHT > 35 FT	LOT 1B: 600 FT (RESIDENTIAL BUILDING)	
6. MIN. REAR YARD PROVIDED:	35 FT	
7. MIN. SIDE YARD PROVIDED:		
A. BLDG HEIGHT < 35 F	LOT 1A: 2 FT	
B. BLDG HEIGHT > 35 FT	LOT 1B: 11 FT	

10. PARKING & LOADING SPACE REQUIREMENTS:
A. PROPOSED PARKING TABULATIONS:
LOT 1A:
SHOPPING CENTER: 142,775 SF * (4/1000 SF) = 570 SPACES 534 SPACES **
* [152,338 SF - 10,063 SF (THEATRE, IE PLACE OF ASSEMBLY) = 142,805 SF]; PER SEC. 32-47
LOT 1B:
DWELLING APARTMENTS : 220 UNITS x (2 SPACES) = 440 SPACES 455 SPACES
** WAIVER OF THE PARKING REQUIREMENTS PER SECTION 32-45(B) OF NEWARK MUNICIPAL CODE FOR 36 PARKING SPACES HAS BEEN APPLIED FOR AND APPROVED BY THE CITY OF NEWARK PLANNING COMMISSION AT ITS _____ MEETING.

B. PROPOSED HANDICAP TABULATIONS:	REQUIRED SPACES		PROPOSED SPACES
	LOT 1A:	LOT 1B:	
SHOPPING CENTER: 534 PARKING SPACES x 2% =	11 HC SPACES	12 HC SPACES	
LOT 1B:			
RESIDENTIAL: 455 PARKING SPACES	9 HC SPACES	11 HC SPACES	
C. PROPOSED LOADING TABULATIONS:	REQUIRED SPACES		PROPOSED SPACES
	LOT 1A:	LOT 1B:	
SHOPPING CENTER: 2 BERTHS TO 20,000 SF	4 SPACES	4 SPACES	
1 ADDITIONAL UP TO 60,000 SF			
LOT 1B:			
DWELLING APARTMENTS : HIGH-RISE BUILDING =	1 SPACE	1 SPACE ***	
*** THE REQUIRED LOADING SPACE PURSUANT TO SEC. 32-46 OF THE CITY OF NEWARK ZONING ORDINANCE HAS BEEN PROVIDED WITHIN THE PROPOSED BOUNDARY OF LOT 1A.			

PLAN DATE: 01-16-12, 01-31-12, 02-12-13
REVISIONS: [Table with 3 columns: No., DATE, DESCRIPTION]
urban
4204-D Technology Court
Charlottesville, Virginia 20151
Tel: 703.642.2306
www.urban-llc.com
Planner Engineers Landscape Architects Land Surveyors
Eric S. Siegel
Professional Engineer
No. 14548
02/12/13
NEWARK SHOPPING CENTER
CITY OF NEWARK
NEW CASTLE COUNTY, DELAWARE
COVER SHEET
SCALE: AS SHOWN
CI.: N/A
DATE: SEPT. 2012
SHEET 1 OF 11
SP-2068

REZONING AND RECORD MAJOR SUBDIVISION PLAN
FOR
COTTAGES AT THE PLAZA
CITY OF NEWARK - NEW CASTLE COUNTY
DELAWARE

DATA COLUMN			
1. TAX PARCEL NUMBERS:	18-030.00-136 18-034.00-055	(PARCEL B-1-A 10.99± ACS.) (PARCEL B-3 13.40± ACS.)	
2. TOTAL SITE AREA:	24.39±	ACRES	
3. EXISTING ZONING:	10.99± ACS 13.40± ACS.	'MI' (GENERAL INDUSTRIAL) 'BC' (GENERAL BUSINESS)	
	24.39±	ACRS. TOTAL	
PROPOSED ZONING:	19.69± ACS 4.70± ACS.	'RM' (GARDEN APARTMENTS) 'BC' (GENERAL BUSINESS)	
	24.39±	ACRS. TOTAL	
4. SOURCE OF TITLE:	DEED BOOK 0-70	PAGE 103	
5. LAND USE BREAKDOWN			
BUILDING FOOTPRINTS:	2.60± ACRES	10.7%	
PARKING AND ACCESSWAYS:	8.00± ACRES	32.8%	
OPEN AREA:	13.79± ACRES	56.5%	
TOTALS	24.39±	ACRES	100%

7. BULK AREA RESTRICTIONS	RM ZONING	WITH SITE PLAN APPROVAL
MAX. NO. DWELLINGS/GROUP:	12 UNITS/BLDG.	MAX. 33 UNITS/BLDG.
MAX. DENSITY:	16 D.U./ACRE	9.74 DU/AC (NORTH) 7.01 DU/AC (SOUTH)
MAX. LOT COVERAGE (BUILDING):	20% OF TOTAL AREA DEVELOPED	12.7% (NORTH) 13.8% (SOUTH)
DISTANCE BETWEEN BLDG. GROUPS:	25' SIDE TO SIDE 50' FRONT TO REAR	20' SIDE TO SIDE (COTTAGES) 20' BACK TO BACK (COTTAGES)
MIN. AREA TO BE DEVELOPED:	1 ACRE	10.99 AC (NORTH) 8.7 AC (SOUTH)
MIN. OPEN AREA:	40% OF LOT AREA	58.5% (NORTH) 32.8% (SOUTH)
MIN. LOT AREA:	1 ACRE W/ 2,725 SF/FAMILY	4,475 SF/FAMILY (NORTH) 6,213 SF/FAMILY (SOUTH)
MIN. LOT WIDTH:	50'	>50'
MAX. BUILDING HEIGHT:	35' (3 STORIES)	3 STORIES
MIN. BUILDING SETBACKS:	30' FRONT YARD 20' SIDE YARD 25' REAR YARD	N/A (PRIVATE ACCESSWAYS) 20' 25'

8. PARKING REQUIREMENTS:

REQUIRED: 2 SPACES PER UNIT (UP TO 3 BEDROOMS)
PLUS ONE ADDITIONAL SPACE FOR EACH UNIT WITH MORE THAN 3 BEDROOMS

NORTH SITE:

23 PROPOSED UNITS (1 & 2 BEDROOM) x 2 SPACES = 46 SPACES
84 PROPOSED UNITS (4 BEDROOM) x 3 SPACES = 252 SPACES

REQUIRED: 298 SPACES
PROVIDED: 298 SPACES

SOUTH SITE:

12 PROPOSED UNITS (1 & 2 BEDROOM) x 2 SPACES = 24 SPACES
49 PROPOSED UNITS (4 & 5 BEDROOM) x 3 SPACES = 147 SPACES

REQUIRED: 171 SPACES
PROVIDED: 183 SPACES

9. PROPOSED HOUSING TYPES: 129 APARTMENT UNITS & 39 COTTAGE STYLE UNITS

10. PROPOSED SITE DENSITY:

18 -030.00-135 (PARCEL B-1-A) 10.7 DU./10.99± ACRES = 9.74 DU'S/ACRE (NORTH)
18 -034.00-056 (PARCEL B-3-A) 61 DU./8.70± ACRES = 7.01 DU'S/ACRE (SOUTH)

GENERAL NOTES

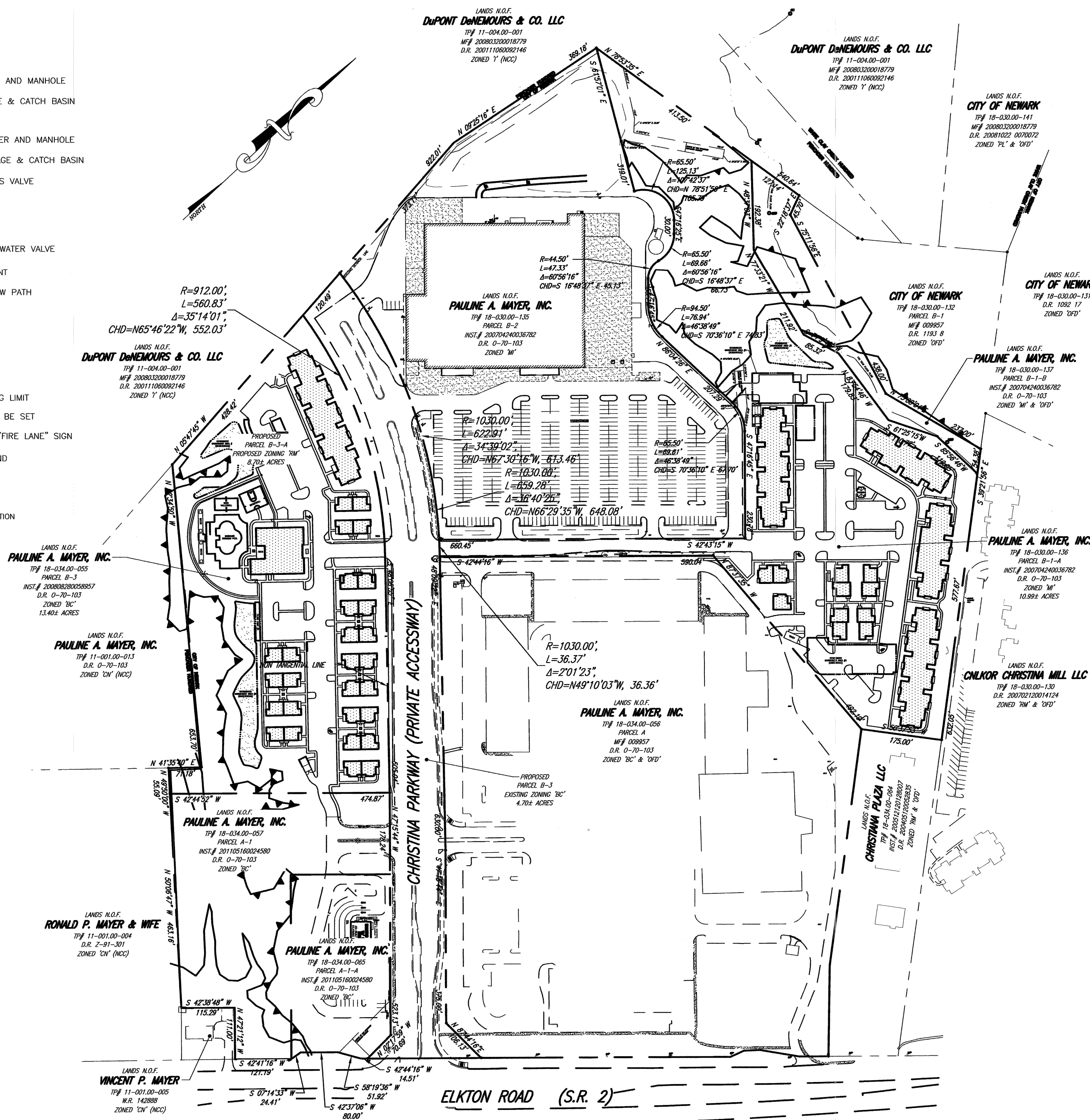
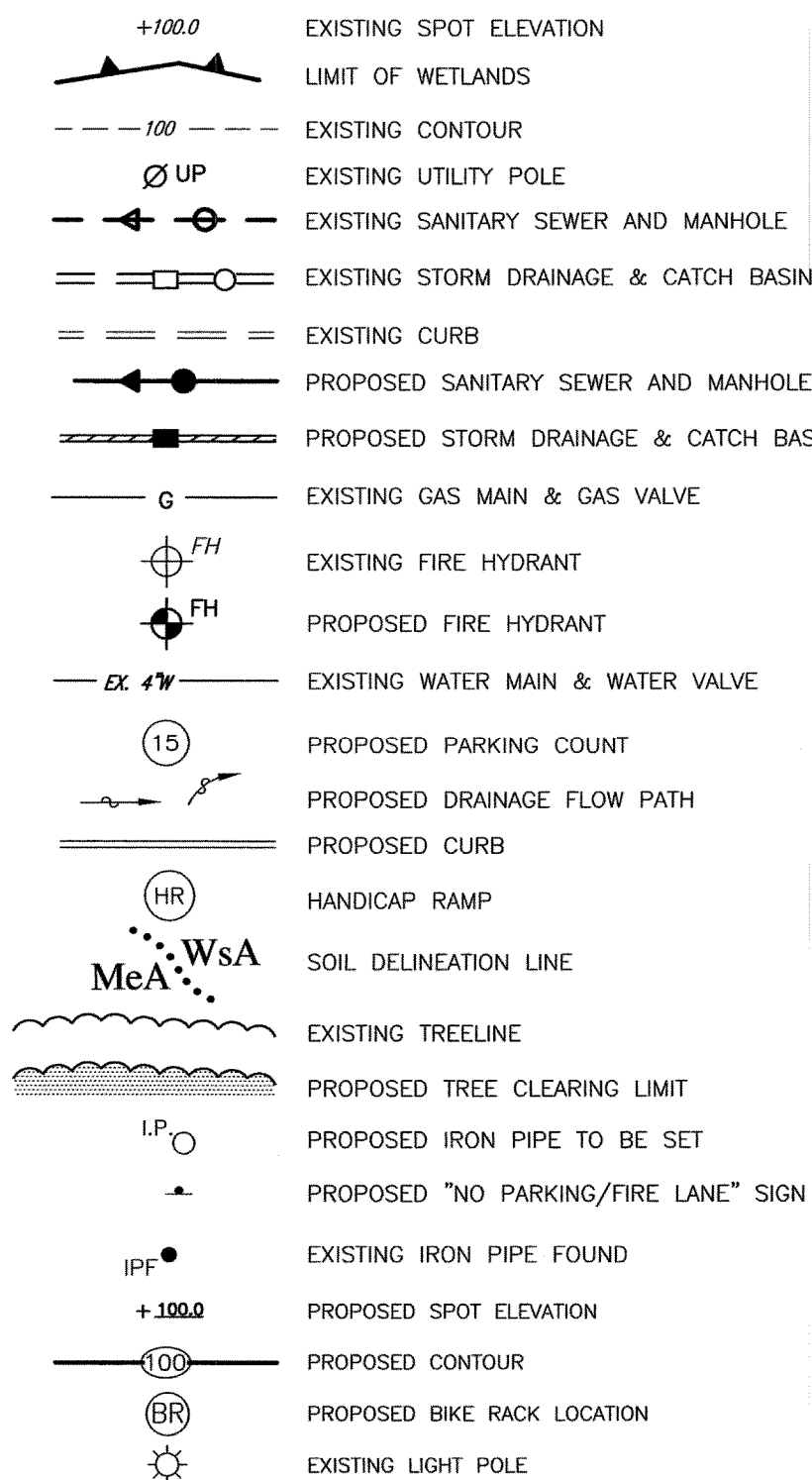
1. PROPOSED SANITARY SEWER: CITY OF NEWARK SANITARY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
ESTIMATED AVERAGE DAILY DEMAND: 250 GPD x 168 D.U. = 42,000 GPD. PEAK = 0.168 MGD.
2. PROPOSED WATER SUPPLY: CITY OF NEWARK WATER SUPPLY IS SUBJECT TO THE APPROVAL 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, (DPSFR 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.
5. NO DEBRIS SHALL BE BURIED ON THIS SITE.
6. 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.
7. TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY LANDMARK ENGINEERING, INC. DATED FEBRUARY 2005 AND SUPPLEMENTAL SURVEY BY LANDMARK/JCM DATED NOVEMBER 2012.

PROJECT BENCHMARK: DRILL HOLE IN ISLAND AT INTERSECTION OF ELKTON ROAD AND CHRISTINA PARKWAY (SEE PLAN FOR LOCATION)

ELEVATION: 106.02

DATUM: NAVD 88
8. DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.
9. ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF NEWARK STANDARDS OR DELDOT STANDARDS, AS APPLICABLE.
10. SITE SOILS CONSIST OF HATBORO-CODORUS (Hw), MATTAPEX-URBAN LAND COMPLEX (MuB), MATTAPEX SILT LOAM (Mw), OTHELLO SILT LOAM (Oa), AND UDORHTHENS (UzC) MAPPED IN ACCORDANCE WITH THE SOIL MAP FOR NEW CASTLE COUNTY, DELAWARE FROM THE NATURAL RESOURCES CONSERVATION SERVICE. (WEB SOIL SURVEY)
11. THERE ARE FEMA MAPPED FLOODPLAINS ON THIS SITE. (PANEL 120 OF 475 MAP NO. 10003C0120 J, DATED JANUARY 17, 2007).
12. WETLANDS ARE SHOWN IN ACCORDANCE WITH THE "WETLANDS INVESTIGATION FOR HOME DEPOT", PREPARED BY JAMES C. MCCULLLEY, IV ENVIRONMENTAL CONSULTANTS, INC., THE JUNE 2010 "WETLANDS INVESTIGATION FOR SUBURBAN PLAZA II", PREPARED BY LANDMARK ENGINEERING/JCM ENVIRONMENTAL AND THE NOVEMBER 2012 "WETLANDS INVESTIGATION FOR SUBURBAN PLAZA PARCEL B-3", PREPARED BY LANDMARK/JCM.
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 THROUGHOUT THE PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM.
15. ALL BUILDINGS SHALL BE FULLY PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEMS.
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 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 RECURRENTCE OF NATURAL VEGETATION.
17. NO TREES OVER 18' IN HEIGHT WILL BE PLANTED UNDER EXISTING OR PROPOSED OVERHEAD UTILITY LINES.
19. 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.
20. ALL INTERNAL ROADWAYS, STORM DRAINAGE SYSTEMS, STORMWATER MANAGEMENT FACILITIES AND ALL UTILITIES ARE PRIVATE, UNLESS OTHERWISE NOTED, AND WILL BE MAINTAINED BY THE PROPERTY OWNER.
21. PROPOSED GRADING SHOWN IS CONCEPTUAL AND IS INTENDED TO DENOTE PROPOSED GENERAL DRAINAGE CONDITIONS. FINAL GRADING WILL BE DEPICTED ON THE CONSTRUCTION IMPROVEMENT PLANS.
22. THE PROPERTY OWNER (PAULINE A. MAYER, INC.) SHALL REMAIN THE OWNER OF THE ROAD (CHRISTINA PARKWAY EXTENDED) FOR WHICH A TAX PARCEL IS BEING CREATED BY THIS PLAN AND MAINTAIN THIS ROAD PER AN AGREEMENT BETWEEN THE DEVELOPER AND THE CITY OF NEWARK.

LEGEND



SUMMARY OF ADJACENT PROPERTY OWNERS WITHIN 200 FEET

TAX PARCEL #	OWNER	ZONING
11-0001-00-004	RONALD P. MAYER & WF	CN (NCC)
11-001-00-009	RONALD P. MAYER & WF	CN (NCC)
11-001-00-013	PAULINE A. MAYER, INC.	CN (NCC)
11-004-00-001	DUPONT DENOMOURS & CO LLC	I (NCC)
18-030-00-130	CLNKOR CHRISTINA MILL LLC	RM & OFD
18-030-00-132	CITY OF NEWARK	OFD
18-030-00-135	PAULINE A. MAYER, INC.	MI
18-030-00-137	PAULINE A. MAYER, INC.	MI & OFD
18-034-00-056	PAULINE A. MAYER, INC.	OBC & OFD
18-034-00-057	PAULINE A. MAYER, INC.	BC
18-034-00-059	CITY OF NEWARK	PL & OFD
18-034-00-064	CHRISTIANA PLAZA LLC	RM & OFD
18-034-00-065	PAULINE A. MAYER, INC.	BC

CERTIFICATION OF ACCURACY (INTERIOR)

I, JOSEPH G. CHARMA, P.E., 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.

SIGNATURE _____ DATE _____

CERTIFICATION OF ACCURACY (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 _____ (??) SHEETS, 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 EXISTING MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN.

SIGNATURE _____ DATE _____

CERTIFICATION OF OWNERSHIP

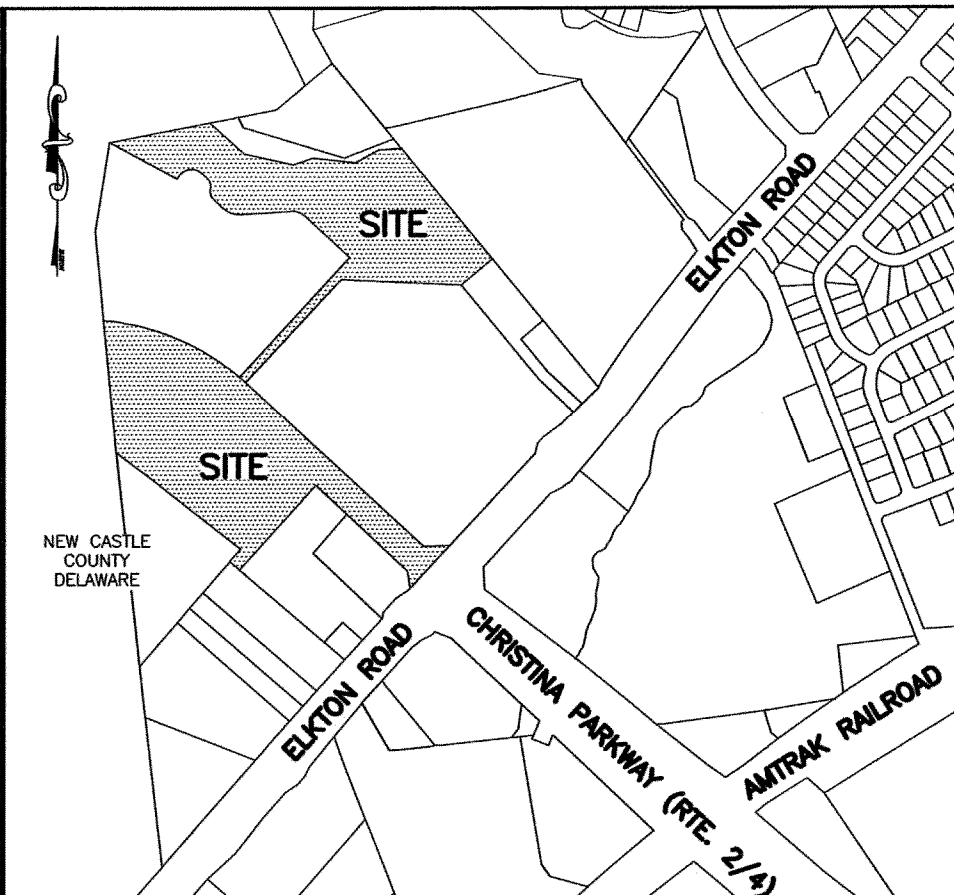
I, _____, HEREBY CERTIFY THAT PAULINE A. MAYER, INC. IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT OUR DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND REGULATIONS OF THE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

CERTIFICATION OF PLAN APPROVAL

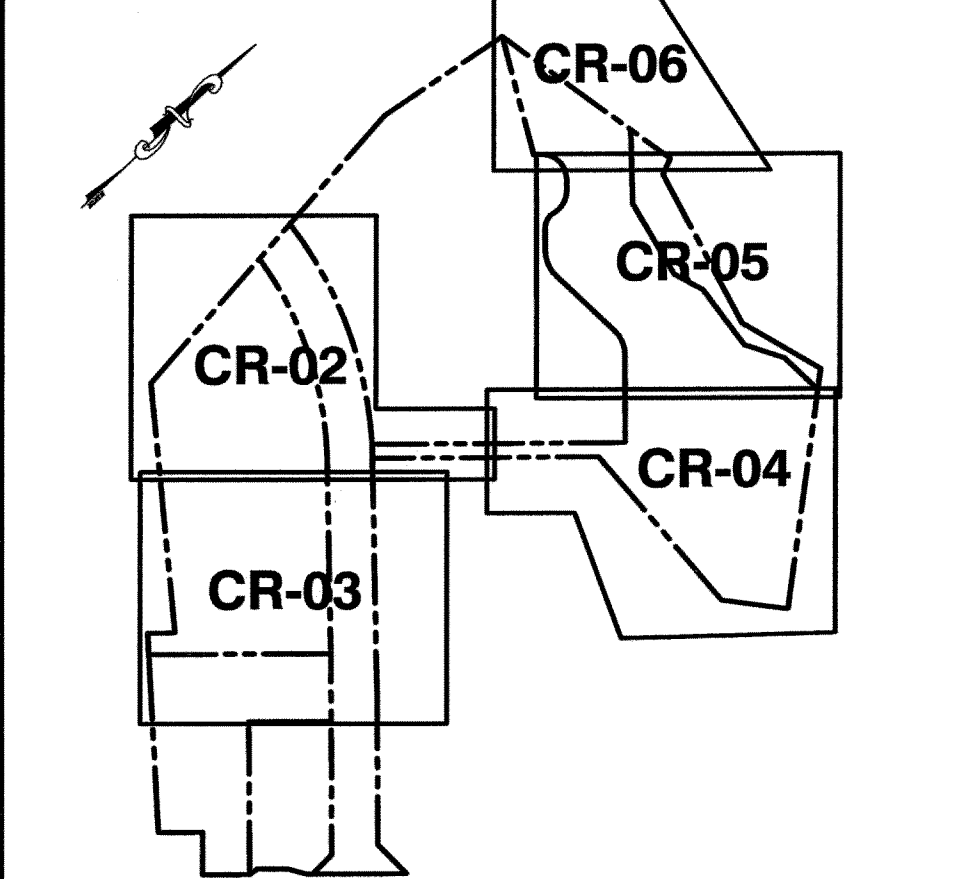
IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLOT PLAN WAS GRANTED 'APPROVAL' BY THE COUNCIL OF THE CITY OF NEWARK, DELAWARE ON _____ AND ACCORDINGLY, IS ELIGIBLE FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS FOR NEW CASTLE COUNTY, DELAWARE.

APPROVED: _____ BY: _____
PLANNING DIRECTOR

APPROVED: _____ BY: _____
CITY SECRETARY



LOCATION MAP **1"=800'**



KEY MAP **1"=500**

[illegible]

REZONING AND RECORD MAJOR SUBDIVISION PLAN
FOR
COTTAGES AT THE PLAZA
CITY OF NEWARK - NEW CASTLE COUNTY, DELAWARE

NEW CASTLE, DE
(302) 323-9377

DOVER, DE
(302) 734-9597

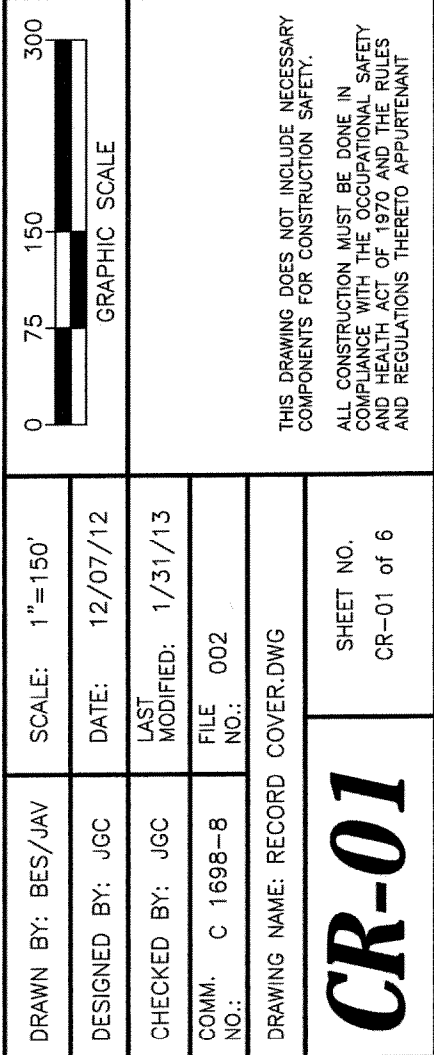
GEORGETOWN, DE
(302) 854-9138

LAVRE DE GRACE, MD
(410) 939-2144



Landmark UCM
Science and Engineering

PHONE - (302) 323-9377 • FAX - (302) 323-9461
INFO @ LANDMARKJCM.COM • WWW.LANDMARKJCM.COM



PROPERTY OWNERS WITHIN 200'

TAX PARCEL #	PROPERTY LOCATION	OWNER / ADDRESS
1801800053	63 CORBIT ST NEWARK, DE 19711	MARCIA F BOOTH TRUSTEE 54 CORBIT ST NEWARK, DE 19711
1801800054	61 CORBIT ST NEWARK, DE 19711	MYRIAM L & MARVA O BOND 61 CORBIT ST NEWARK, DE 19711
1801800055	2 TERRY LA NEWARK, DE 19711	ST JAMES LUM P D MURCH 11 NEW LONDON RD NEWARK, DE 19711
1801800056	60 KENNARD DR NEWARK, DE 19711	RICHARD J BERNSTEIN HINSON 252 N ROXBOROUGH CT WICHTA, KS 67220
1801800057	62 KENNARD DR NEWARK, DE 19711	CHILLIC 34 TALLY HO CT MONTA, KS 67220
1801800058	62 KENNARD DR NEWARK, DE 19711	CHILLIC 34 TALLY HO CT ELSTON, ME 20101
1801800075	64 KENNARD DR NEWARK, DE 19711	SANDRA E HARRON & LESLIE Y PATRICK & H HARRIS JR & TROY 45 BRADLEY DR NEWARK, DE 19702
1801800076	45 CORBIT ST NEWARK, DE 19711	ANTHONY P SCARABELLO II TP# 18-01800-042
1801800077	47 CORBIT ST NEWARK, DE 19711	DIANE C & GLENN D DEL 460 FOND BECK RD EARLEVILLE, MD 21841
1801800078	3 TERRY LA NEWARK, DE 19711	TERRY LANE LLC 125 ELMA DR NEWARK, DE 19711
1801800079	3 TERRY LA NEWARK, DE 19711	TERRY LANE LLC 125 ELMA DR NEWARK, DE 19711
1801800085	40 NELSON ST NEWARK, DE 19711	KEITH R & KEVIN M & LORRAINE H MAYHEM 125 ELMA DR NEWARK, DE 19711
1801800086	30 NELSON ST NEWARK, DE 19711	TERRY LANE LLC 125 ELMA DR NEWARK, DE 19711
1801800087	34 & 36 CORBIT ST NEWARK, DE 19711	ETHELIN B CHAMBERS ETAL 101 WARD DR NEWARK, DE 19702
1801800088	36 CORBIT ST NEWARK, DE 19711	CRYSTAL H SHIMS 101 BLAIR ST NEWARK, DE 19711
1801800094	42 CORBIT ST NEWARK, DE 19711	GLENN D & DIANE C PEEL 460 FOND BECK RD EARLEVILLE, MD 21841
1801800095	133 NEW LONDON RD NEWARK, DE 19711	STATE OF DELAWARE 24 KINGS HWY, P O BOX 1401 DOVER, DE 19903
1801800096	131 NEW LONDON RD NEWARK, DE 19711	SARAH H TUCKER 22A TERRACE DR NEWARK, DE 19711
1801800097	121 NEW LONDON RD NEWARK, DE 19711	TERRY LANE LLC 125 ELMA DR NEWARK, DE 19711
1801800098	123 NEW LONDON RD NEWARK, DE 19711	TERRY LANE LLC 125 ELMA DR NEWARK, DE 19711
1801800099	125 NEW LONDON RD NEWARK, DE 19711	TERRY LANE LLC 125 ELMA DR NEWARK, DE 19711
1801800100	117 NEW LONDON RD NEWARK, DE 19711	TERRY LANE LLC 125 ELMA DR NEWARK, DE 19711
1801800101	115 NEW LONDON RD NEWARK, DE 19711	TERRY LANE LLC 125 ELMA DR NEWARK, DE 19711
1801800102	107 NEW LONDON RD NEWARK, DE 19711	TERRY LANE LLC 125 ELMA DR NEWARK, DE 19711
1801800106	105 NEW LONDON RD NEWARK, DE 19711	JONATHAN R & PATRICIA F BECK 2 MARCO LANE NEWARK, VALLEY, NY 19011
1801800107	103 NEW LONDON RD NEWARK, DE 19711	HATTEN S & SUSAN H DUTT 54 KINGS HWY, PA 19352
1801800108	101 NEW LONDON RD NEWARK, DE 19711	NEWARK HOUSING AUTHORITY 303 DELAWARE CIRCLE NEWARK, DE 19711
1801800109	91 NEW LONDON RD NEWARK, DE 19711	HATTEN S & SUSAN H DUTT 54 KINGS HWY, PA 19352
1801800110	75 NEW LONDON RD NEWARK, DE 19711	ZORAN VIDANOVIC & ASSOCIATES 5 ALBERT CT BEAR, DE 19101
1801800114	Q NEW LONDON RD NEWARK, DE 19711	CITY OF NEWARK PO BOX 241 NEWARK, DE 19711
1801800115	130 NEW LONDON RD NEWARK, DE 19711	M & R INVESTORS LLC 105 PARKSIDE WAY LANCERSBURG, PA 19350
1801800116	136 NEW LONDON RD NEWARK, DE 19711	M & R INVESTORS LLC 105 PARKSIDE WAY LANCERSBURG, PA 19350
1801800117	136 NEW LONDON RD NEWARK, DE 19711	M & R INVESTORS LLC 105 PARKSIDE WAY LANCERSBURG, PA 19350
1801800118	134-1/2 NEW LONDON RD NEWARK, DE 19711	REBECCO & LILLIAN GREGGOTTI 15 HAYS KIM LANCERSBURG, PA 19350
1801800119	134 NEW LONDON RD NEWARK, DE 19711	DELOROS SMITH PO BOX 4629 NEWARK, DE 19715
1801800122	71 RAY ST NEWARK, DE 19711	JEFFREY & COLLEEN SAUDER 236 N STAR RD NEWARK, DE 19711
1801800123	126 NEW LONDON RD NEWARK, DE 19711	NEW LONDON AVENUE ASSOCIATES LLC 125 SANDY DRIVE WOO NEWARK, DE 19715
1801800124	118 & 124 NEW LONDON RD NEWARK, DE 19715	NEW LONDON AVENUE ASSOCIATES LLC 125 SANDY DRIVE WOO NEWARK, DE 19715
1801800125	100 NEW LONDON RD NEWARK, DE 19711	MT ZION UNION AMERICAN METHODIST EPISCOPAL CHURCH 100 NEW LONDON RD NEWARK, DE 19711
1801800161	36 NELSON ST NEWARK, DE 19711	TERRY LANE LLC 125 ELMA DR NEWARK, DE 19711
1801800162	11 RENEE CT NEWARK, DE 19711	SHENDOLYN M KNOTTS 11 RENEE CT NEWARK, DE 19711
1801800163	4 RENEE CT NEWARK, DE 19711	DAVID M & LYNN E MCNEEL 4 RENEE CT NEWARK, DE 19711
1801800164	5 RENEE CT NEWARK, DE 19711	DAVID HART 5 RENEE CT NEWARK, DE 19711
1801800165	3 RENEE CT NEWARK, DE 19711	BAT & MYN BAO NGAN T PHAM NEWARK, DE 19711
1801800166	41 NEW LONDON RD NEWARK, DE 19711	ZORAN VIDANOVIC & ASSOCIATES 5 ALBERT CT BEAR, DE 19101
1801800167	130 NEW LONDON RD NEWARK, DE 19711	NEW LONDON AVENUE ASSOCIATES LLC 125 SANDY DRIVE WOO NEWARK, DE 19715
1801800168	42 NELSON ST NEWARK, DE 19711	TERRY LANE LLC 125 ELMA DR NEWARK, DE 19711

NOT PUBLISHED - ALL RIGHTS RESERVED

Drawing and specification as instruments of service are not to be used by the client or others on other projects or extensions to the project except by agreement in writing.

Any change or deviation from these plans by the Owner, Contractor, or Builder shall release the Architect and/or Engineer from any and all liability relating thereto unless such change has been approved by the Architect and/or Engineer in writing.

This drawing does not include necessary components for construction safety in stage construction showing or temporary bracing. All construction must be done in accordance with the Occupational Safety and Health Act of 1970 and all rules and regulations thereof.

The Architect and/or Engineer can not be responsible for existing conditions of the accurate measurements of lots. 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 inform Hillcrest Associates, Inc. prior to the commencement of such work. A delineated grade would create a requirement of a delineated grade 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 omissions 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.

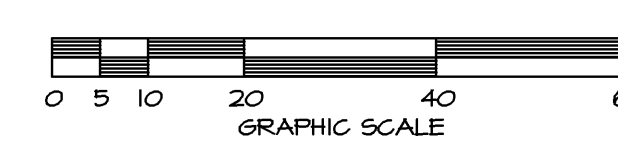
BEFORE YOU DIG ANYWHERE IN DELAWARE

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



LEGEND	
EXISTING PROPERTY BOUNDARY	---
EXISTING LOTLINE TO BE ELIMINATED	---
BUILDING SETBACK LINE	---
EXISTING ROW	---
BEARINGS & DISTANCE FOR PROPERTY BOUNDARY	N18°37'40"E 9.85'
CONCRETE MONUMENT FOUND	□ (0)
IRON PINPIPE FOUND	○ (5)
CONCRETE MONUMENT TO BE SET	■ (6)
IRON PINP.K. NAIL TO BE SET	● (0)
BENCHMARK	+

CERTIFICATION OF OWNERSHIP

I, KEVIN M. MAYHEM, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS SUBDIVISION AND THAT THE SUBDIVISION THEREOF HAS BEEN MADE AT MY DIRECTION AND THAT I ACKNOWLEDGE THE SAME TO 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 DEVELOPMENT REGULATIONS OF THE CITY OF NEWARK.

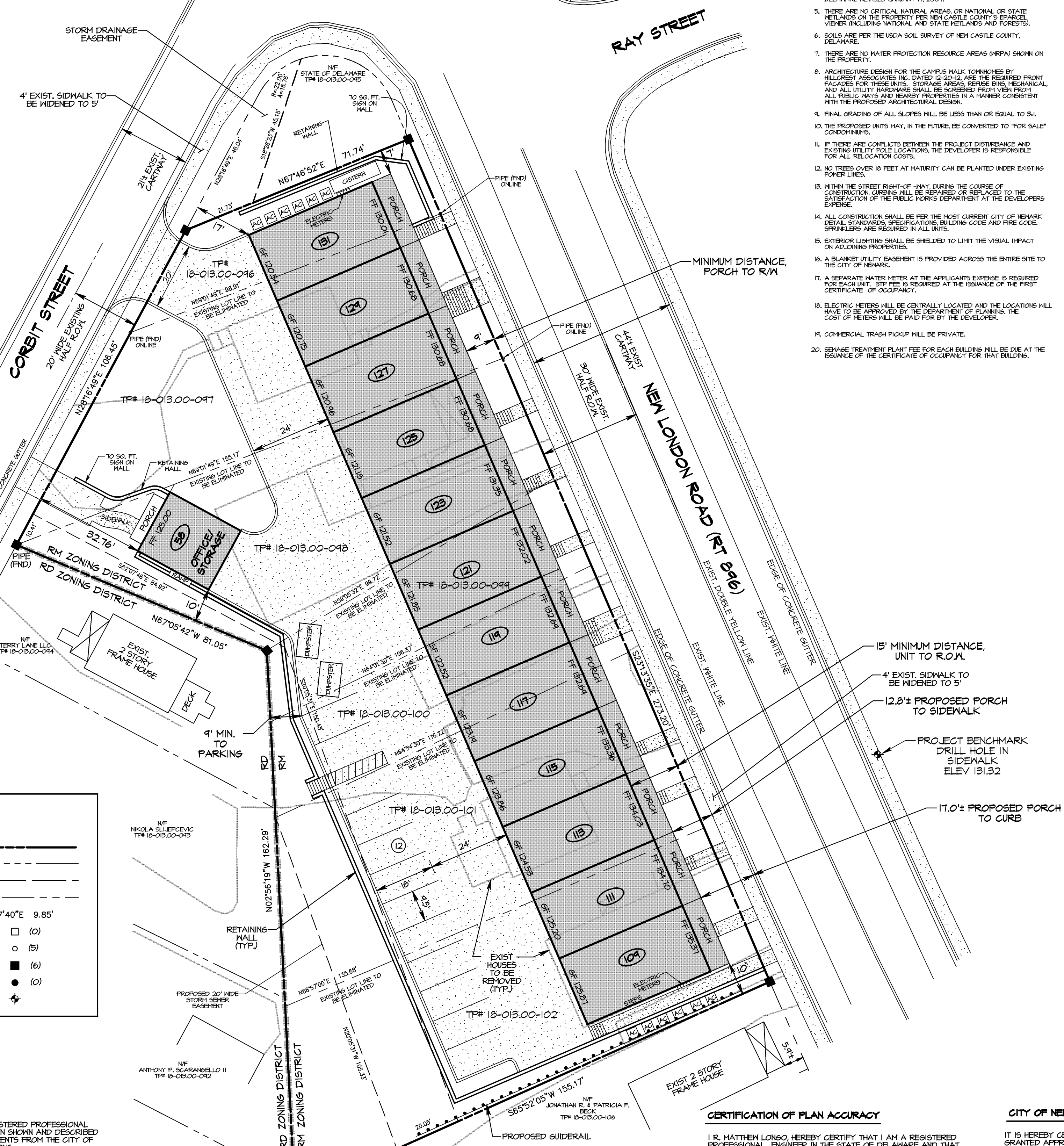
KEVIN M. MAYHEM
TERRY LANE LLC

CERTIFICATION OF ACCURACY

I, R. MATTHEW LONGO, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE PLAN SHOWN AND DESCRIBED HEREON MEETS ALL STORMWATER MANAGEMENT REQUIREMENTS FROM THE CITY OF NEWARK SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

R. MATTHEW LONGO, P.E.
PROFESSIONAL ENGINEER WITH A
BACKGROUND IN CIVIL ENGINEERING

"CAMPUS WALK"



GENERAL NOTES

- PROPERTY BOUNDARY SURVEYED BY HILLCREST ASSOCIATES, INC. MARCH 2010 AND SEPTEMBER 2012.
- SITE BENCHMARK DRILLHOLE IN SIDEWALK EAST SIDE OF ROUTE 846, ELEVATION 131.32.
- TOPOGRAPHY AND EXISTING FEATURES SURVEYED BY HILLCREST ASSOCIATES, INC. MARCH 2010 AND SEPTEMBER 2012.
- THE PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD ZONE PER THE FIRST FLOOD SCENARIO (FIRM 120-018-000) FOR NEW CASTLE COUNTY, DELAWARE REVISED JANUARY 11, 2007.
- THERE ARE NO CRITICAL NATURAL AREAS, OR NATIONAL OR STATE WETLANDS ON THE PROPERTY PER NEW CASTLE COUNTY'S SPARCER VIEWER (INCLUDING NATIONAL AND STATE WETLANDS AND FORESTS).
- SOILS ARE PER THE USDA SOIL SURVEY OF NEW CASTLE COUNTY, DELAWARE.
- THERE ARE NO WATER PROTECTION RESOURCE AREAS (WRPA) SHOWN ON THE PROPERTY.
- ARCHITECTURE DESIGN FOR THE CAMPUS WALK TOWNHOMES BY HILLCREST ASSOCIATES, INC. DATED 12-20-12, ARE THE REQUIRED FRONT FACADES FOR THESE UNITS. STORAGE AREAS, REUSE PHS, MECHANICAL AND ALL UTILITY HARDWARE SHALL BE SCREENED FROM VIEW FROM ALL PUBLIC WAYS AND NEARBY PROPERTIES IN A MANNER CONSISTENT WITH THE PROPOSED ARCHITECTURAL DESIGN.
- FINAL GRADING OF ALL SLOPES SHALL BE LESS THAN OR EQUAL TO 3%.
- THE PROPOSED UNITS MAY, IN THE FUTURE, BE CONVERTED TO "FOR SALE" CONDOMINIUMS.
- IF THERE ARE CONFLICTS BETWEEN THE PROJECT DISTURBANCE AND EXISTING UTILITY POLE LOCATIONS, THE DEVELOPER IS RESPONSIBLE FOR ALL RELOCATION COSTS.
- NO TREES OVER 10 FEET AT MATURITY CAN BE PLANTED UNDER EXISTING POWER LINES.
- WITHIN THE STREET RIGHT-OF-WAY, DURING THE COURSE OF CONSTRUCTION, GRADING SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT AT THE DEVELOPER'S EXPENSE.
- ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT CITY OF NEWARK DETAIL STANDARDS SPECIFICATIONS, BUILDING CODE AND FIRE CODE. SPRINKLERS ARE REQUIRED IN ALL UNITS.
- EXTERIOR LIGHTING SHALL BE SHIELDED TO LIMIT THE VISUAL IMPACT ON ADJACENT PROPERTIES.
- A BLANKET UTILITY EASEMENT IS PROVIDED ACROSS THE ENTIRE SITE TO THE CITY OF NEWARK.
- A SEPARATE WATER METER AT THE APPLICANTS EXPENSE IS REQUIRED FOR EACH UNIT. UTILITY IS REQUIRED AT THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- ELECTRIC METERS WILL BE CENTRALLY LOCATED AND THE LOCATIONS WILL HAVE TO BE APPROVED BY THE DEPARTMENT OF PLANNING. THE COST OF METERS WILL BE PAID FOR BY THE DEVELOPER.
- COMMERCIAL TRASH PICKUP WILL BE PRIVATE.
- SEWAGE TREATMENT PLANT FEE FOR EACH BUILDING WILL BE DUE AT THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THAT BUILDING.

DATA COLUMN

- TAX PARCEL NUMBERS:
 - 18-01800-046
 - 18-01800-047
 - 18-01800-048
 - 18-01800-049
 - 18-01800-100
 - 18-01800-101
 - 18-01800-102
- OWNER:
 - TERRY LANE LLC
 - 105 ELMA DRIVE
 - NEWARK, DE 19711
- TOTAL TRACT AREA:
 - 0.781 ACRES
- ZONING DISTRICT:
 - RM
- PROPOSED USE:
 - APARTMENTS
- NUMBER OF PROPOSED UNITS:
 - 12
- Z.O. SECTION 32-116(K)(1) RM DISTRICT REQUIREMENTS
 - (a) MAXIMUM NUMBER OF DWELLING UNITS PER GROSS ACRE:
 - 16
 - NUMBER OF UNITS PER GROSS ACRE PROPOSED:
 - 16*
 - * A UNITS PER ACRE CALCULATION WOULD YIELD 12 AT THE PROPOSED DENSITY. THE ACTUAL NUMBER OF UNITS PROPOSED ON THE 0.814 ACRE SITE IS 12.
 - (b) MAXIMUM LOT COVERAGE PERMITTED, TOTAL SITE AREA (BUILDINGS ONLY):
 - 20%
 - LOT COVERAGE PROPOSED:
 - 35.6% *VARIANCE GRANTED
 - MAXIMUM NUMBER OF DWELLING UNITS PER BUILDING:
 - 12
 - UNITS PER BUILDING PROPOSED:
 - 2
 - (c) MINIMUM DISTANCE BETWEEN BUILDING GROUPS:
 - 25' SIDE TO SIDE
 - 50' FRONT TO REAR
 - DISTANCE BETWEEN BUILDING GROUPS PROPOSED:
 - N/A
 - (d) MINIMUM SIZE OF AREA TO BE DEVELOPED FOR APARTMENTS:
 - 1.0 ACRE
 - AREA PROPOSED TO BE DEVELOPED:
 - 0.781 *VARIANCE GRANTED
 - (e) MINIMUM OPEN AREA REQUIRED ON SITE:
 - 40%
 - OPEN AREA PROPOSED:
 - 28.7% *VARIANCE GRANTED
 - (f) PARKING SETBACK FROM STREETS & PROPERTY LINES:
 - 10'
 - PARKING SETBACK PROPOSED:
 - 4' *VARIANCE GRANTED
 - (g) MAXIMUM BUILDING HEIGHT:
 - 3 STORIES OR 35'
 - MAXIMUM BUILDING HEIGHT PROPOSED:
 - 3 STORIES OR 41'
 - (h) MINIMUM BUILDING SETBACK LINE FROM PERIMETER STREETS:
 - 30' OR SAME AS HOMES WITHIN 200'
 - MINIMUM BUILDING SETBACK LINE PROPOSED:
 - 15' TO BUILDINGS
 - 4' TO PORCHES
 - (i) MINIMUM SETBACK FROM EXTERIOR LOT LINES:
 - 25'
 - MINIMUM SETBACK PROPOSED:
 - 1' *VARIANCE GRANTED
- PARKING CALCULATION
 - NUMBER OF PROPOSED UNITS:
 - 12
 - NUMBER OF PARKING SPACES REQUIRED:
 - 36 (3 PER UNIT FOR UNITS WITH MORE THAN THREE BEDROOMS)
 - NUMBER OF SPACES PROVIDED:
 - 40 (INCLUDES 3 GARAGE SPACES PER UNIT)

DWS #	PLAN
1	COVER SHEET / RECORD MINOR SUBDIVISION PLAN
2	EXISTING CONDITIONS PLAN
3	GENERAL DEVELOPMENT PLAN
4	GENERAL DEVELOPMENT PLAN DETAILS
5	LANDSCAPE PLAN

CITY OF NEWARK APPROVALS

CITY MANAGER	DATE
CITY SECRETARY	DATE
DIRECTOR OF PLANNING AND DEVELOPMENT	DATE

CERTIFICATION OF PLAN ACCURACY

I, R. MATTHEW LONGO, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER 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 AND BY THE CITY OF NEWARK SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

R. MATTHEW LONGO, P.E.

CITY OF NEWARK CERTIFICATION

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

CITY SECRETARY

COVER SHEET / RECORD MAJOR SUBDIVISION PLAN

CAMPUS WALK

CITY OF NEWARK
NEW CASTLE COUNTY, DELAWARE

DATE	REVISION	REVISION
12-20-12	1	REVISED PER PLANNING LTR DATED 11-4-13
DRAWN BY: KLR	CHECKED BY: A-JH/BGS	PROJ. NO.: 2184
SCALE: 1"=20'	CAD FILE NAME: 2184BDD PRO	DWG. NO.