

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
MEETING**

TUESDAY, SEPTEMBER 3, 2013

7:00 P.M.

**NEWARK MUNICIPAL BUILDING
220 SOUTH MAIN STREET**

COUNCIL CHAMBER

AGENDA

1. The minutes of the July 2, 2013 Planning Commission meeting.
2. Review and consideration of the rezoning, major subdivision and site plan approval of the .708 acre property at 178 S. Chapel Street. The applicants are requesting rezoning from the current MI (general industrial) to RA (multi-family dwellings – high rise apartments), subdivision and site plan approval to build ten townhouse style apartments on the property.
3. Review and consideration of a subdivision amendment regarding street and subdivision name changes.
4. A Comprehensive Development Plan update discussion.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, August 20, 2013

NOT PUBLISHED - ALL RIGHTS RESERVED

Drawing and specification as instruments of service and shall remain the property of the Architect and Engineer. The Architect and Engineer shall not be responsible for the project or any portion thereof unless such change has been approved by the Architect and Engineer in writing.

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

This drawing does not include necessary components for construction unless it is specifically noted as such. The Contractor shall be responsible for obtaining all necessary permits and licenses. All construction must be done in accordance with the applicable codes and regulations of the City of Newark, Delaware.

The Architect and Engineer shall not be responsible for the construction of the project or any portion thereof unless such change has been approved by the Architect and Engineer in writing. The Contractor shall be responsible for obtaining all necessary permits and licenses. All construction must be done in accordance with the applicable codes and regulations of the City of Newark, Delaware.

It is the intent of the grades shown on these plans to provide positive drainage to specific details and drainage structures. The Contractor, Owner or Surveyor must verify the location and depth of all existing underground utilities and facilities prior to any construction. The Contractor shall be responsible for obtaining all necessary permits and licenses. All construction must be done in accordance with the applicable codes and regulations of the City of Newark, Delaware.

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GENERAL NOTES

- PROPERTY BOUNDARY FROM SURVEY BY HILLCREST ASSOCIATES IN JUNE OF 2015.
- TOPOGRAPHY AND EXISTING FEATURES SURVEYED BY HILLCREST ASSOCIATES IN JUNE OF 2015. SITE BENCHMARK: SANITARY SEWER MANHOLE FOUND AT INTERSECTION OF SOUTH CHAPEL STREET AND COCHRAN WAY, ELEV. 104.64 DATUM: NAVD 83
- THE PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD ZONE PER THE FIRM #1002600198 (PANEL 140 OF 475) FOR NEW CASTLE COUNTY, DELAWARE REVISED JANUARY 11, 2021.
- THERE ARE NO CRITICAL NATURAL AREAS (CNA) ON THE PROPERTY PER THE NEW CASTLE COUNTY EPACREL 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 (WPA) SHOWN ON THE PROPERTY.
- ARCHITECTURE DESIGN FOR THE EAST VILLAGE AT SOUTH CHAPEL ST. TOWNHOMES BY HILLCREST ASSOCIATES INC. DATED 6-20-15, ARE THE REQUIRED FRONT FACADES FOR THESE UNITS. STORAGE AREAS, REFUSE BINS, MECHANICAL, AND ALL UTILITY HARDWARE SHALL BE SCREENED FROM VIEW FROM 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 WILL BE LESS THAN OR EQUAL TO 3:1.
- THE PROPOSED UNITS MAY, IN THE FUTURE, BE CONVERTED TO "FOR SALE" CONDOMINIUMS.
- A NEW UTILITY POLE WILL NEED TO BE INSTALLED ON THE PROPERTY, WITH AN AERIAL TRANSFORMER AND ASSOCIATED AERIAL LINES. THE DEVELOPER WILL PAY FOR POLE, TRANSFORMERS, WIRE AND METERS.
- NO TREES OVER 15 FEET AT MATURITY CAN BE PLANTED IN THE FRONT ALONG SOUTH CHAPEL ST.
- 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 AND DELDOT AT THE DEVELOPERS EXPENSE.
- ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT CITY OF NEWARK DETAIL STANDARDS, SPECIFICATIONS BUILDING CODE AND FIRE CODE AND DELDOT STANDARD CONSTRUCTION DETAILS. SPRINKLERS ARE REQUIRED IN ALL UNITS. ARCHITECTURAL PLANS WILL BE REVISED UNDER 2012 ICC CODE.

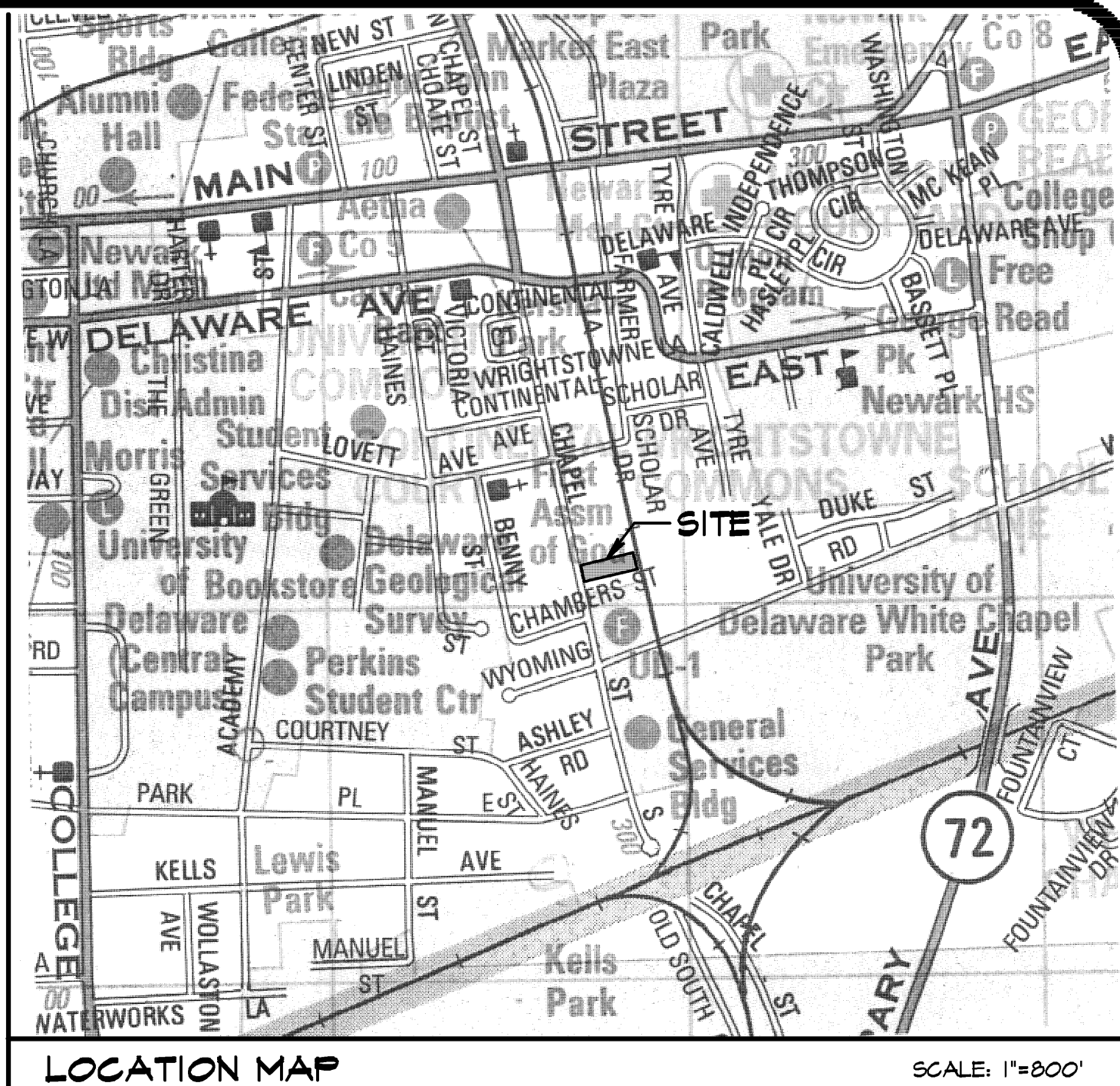
- EXTERIOR LIGHTING SHALL BE SHIELDED TO LIMIT THE VISUAL IMPACT ON ADJACENT PROPERTIES.
- A BLANKET UTILITY EASEMENT IS PROVIDED ACROSS THE ENTIRE SITE TO THE CITY OF NEWARK.
- A SEPARATE WATER METER AT THE APPLICANTS EXPENSE IS REQUIRED FOR EACH UNIT. 5TP FEE IS REQUIRED AT THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. EXISTING WATER LATERALS TO BE REMOVED MUST BE TERMINATED AT THE MAIN.
- ELECTRIC TRUNKS 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. IF THE DEVELOPMENT INTERFERES WITH NEWARK CITY'S SMART METER SYSTEM, THE DEVELOPER WILL PAY ALL COSTS ASSOCIATED WITH MITIGATING THE PROBLEM INTERFERENCE.
- TRASH COLLECTION WILL BE PRIVATE. TRASH WILL BE MANAGED VIA CANS ISSUED TO EACH INDIVIDUAL APARTMENT.
- SEWAGE TREATMENT PLANT FEE FOR EACH BUILDING WILL BE DUE AT THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THAT BUILDING.
- DELDOT STANDARD CONSTRUCTION DETAILS SHALL BE USED WITHIN THE STATE MAINTAINED R.O.W.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE OF THE RIGHT OF WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- COMPLIANCE WITH LEED REQUIREMENTS AS ADOPTED BY THE CITY OF NEWARK.
- THE EXISTING WATER SERVICE SHALL BE TERMINATED AT THE MAIN.
- THE EXISTING SEWER SERVICE SHALL BE CAPPED AT THE PROPERTY LINE.

PROPERTY OWNERS WITHIN 200'

TAX PARCEL #	PROPERTY LOCATION	OWNER / ADDRESS
TP #1802100028	SCHOLAR DR NEWARK, DE 19711	CHF-DELAWARE LLC 481 JONAS HWY SUITE B PARKPOLE AL 56552
TP #1802600198	184, 181, 183 S CHAPEL ST NEWARK, DE 19711	STEPHEN L BOSE P O BOX 3849 NEWARK, DE 19711-0384
TP #1802600140	102 S CHAPEL ST NEWARK, DE 19711	DELTA ETA CORPORATION 25 WHITE OAK ROAD NEWARK, DE 19711-0384
TP #1802600148	155 S CHAPEL ST NEWARK, DE 19711	ALAN E SCHMEIDER JR & ROBIN R SCHMEIDER 25 WHITE OAK ROAD NEWARK, DE 19711-0384
TP #1802600145	162 S CHAPEL ST NEWARK, DE 19711	162 SOUTH CHAPEL STREET LLC C/O CHRIS COCHRAN P O BOX 384 NEWARK, DE 19711-0384
TP #1802600147	170 S CHAPEL ST NEWARK, DE 19711	CAROL K. ROLFES 301 TROY AVE HUNTINGTON, DE 19044
TP #1802600146	170 S CHAPEL ST NEWARK, DE 19711	BARTOLOZZI LLC 34 FERNCLEFF RD NEWARK, DE 19711
TP #1802600148	184, 182, 182, 222 S CHAPEL ST NEWARK, DE 19711	UNIVERSITY OF DELAWARE 222 HILLMAN HALL 541 CHAMBERS WAY LINCOLN UNIVERSITY, PA 19352
TP #1802600201	44, 46 CHAMBERS ST NEWARK, DE 19711	MATTHEW S & SUSAN K DUTT 541 CHAMBERS WAY LINCOLN UNIVERSITY, PA 19352
TP #1802600204	2, 4, 6, 8, 10 COCHRAN RD NEWARK, DE 19711	162 SOUTH CHAPEL STREET LLC C/O CHRIS COCHRAN P O BOX 384 NEWARK, DE 19711-0384
TP #1802600220	14, 16, 18, 20 COCHRAN RD NEWARK, DE 19711	162 SOUTH CHAPEL STREET LLC C/O CHRIS COCHRAN P O BOX 384 NEWARK, DE 19711-0384
TP #1802600221	7, 9, 11, 13, 15, 17 COCHRAN RD NEWARK, DE 19711	162 SOUTH CHAPEL STREET LLC C/O CHRIS COCHRAN P O BOX 384 NEWARK, DE 19711-0384
TP #1802600222	COCHRAN RD NEWARK, DE 19711	162 SOUTH CHAPEL STREET LLC C/O CHRIS COCHRAN P O BOX 384 NEWARK, DE 19711-0384
TP #180210001	300 TROY AVE 400 HUNTING RD NEWARK, DE 19711	CHRISTINA SCHOOL DISTRICT ATTY SENEY TAYLOR 600 NORTH LEXINGTON STREET HUNTINGTON, DE 19001
TP #1802100022	COCHRAN RD NEWARK, DE 19711	162 SOUTH CHAPEL STREET LLC C/O CHRIS COCHRAN P O BOX 384 NEWARK, DE 19711-0384

LEGEND

EXISTING PROPERTY BOUNDARY	---
BUILDING SETBACK LINE	---
EXISTING ROW	---
EXISTING SANITARY SEWER 4" MANHOLE	○
PROPOSED SANITARY SEWER 4" MANHOLE	○
PROP. SANITARY SEWER LATERAL WITH CLEANOUT	---
EXISTING UTILITY POLE	○
PROPOSED UNDERGROUND ROOF DRAIN	---
EXISTING WATER VALVE	---
EXISTING WATERLINE	---
PROPOSED WATERLINE	---
PROPOSED WATERLINE LATERAL	---
EXISTING GAS VALVE	---
EXISTING STORM INLET W/PIPE	---
PROPOSED STORM INLET W/PIPE	---
PROPOSED CONCRETE SIDEWALK	---
PROPOSED ASPHALT PAVING	---



DATA COLUMN

1. TAX PARCEL NUMBERS:	1802600198
2. OWNER:	BARTOLOZZI LLC 34 FERNCLEFF ROAD NEWARK, DE 19711
3. PROPERTY ADDRESS:	170 S CHAPEL ST NEWARK, DE 19711
4. TOTAL TRACT AREA:	0.708 ACRE (30840 SF)
5. CURRENT ZONING DISTRICT:	M1
6. PROPOSED ZONING DISTRICT:	RA
7. PROPOSED USE:	GARDEN APARTMENTS
8. NUMBER OF PROPOSED UNITS:	10
9. RA ZONING DISTRICT REQUIREMENTS	
MAXIMUM LOT COVER:	20%
MAXIMUM DENSITY:	16 UNITS/ACRE (GARDEN APARTMENTS)
MINIMUM OPEN AREA:	40%
MINIMUM LOT SIZE:	1 ACRE (GARDEN APARTMENTS)
MINIMUM STREET FRONTAGE:	50'
MAXIMUM BUILDING HEIGHT:	35' (GARDEN APARTMENTS)
MINIMUM FRONT SETBACK:	30'
MINIMUM SIDE & REAR YARDS:	25'
10. PARKING CALCULATION	
NUMBER OF PROPOSED UNITS:	10
NUMBER OF PARKING SPACES REQUIRED:	30 (3 PER UNIT FOR UNITS WITH MORE THAN THREE BEDROOMS)
NUMBER OF SPACES PROVIDED:	40 (INCLUDES 4 GARAGE SPACES PER UNIT)

SITE PLAN APPROVAL DATA

ZONING DISTRICT: RA (GARDEN APARTMENTS)	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE:	20% (6160 SF)	36% (11105 SF)
MAXIMUM DENSITY:	16 DU/ACRE	14 DU/ACRE
MINIMUM OPEN AREA:	40% (12336 SF)	37% (11363 SF)
MINIMUM LOT SIZE:	1 ACRE	0.708 ACRE
MINIMUM STREET FRONTAGE:	50'	100'
MAXIMUM BUILDING HEIGHT:	35'	46'
MINIMUM FRONT SETBACK:	30'	20'
MINIMUM SIDE AND REAR YARDS:	25'	21.3'

DRAWING INDEX:

DWG #	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

CITY OF NEWARK CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLOT PLAN HAS 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

CERTIFICATION OF PLAN ACCURACY

I, R. MATTHEW LONSO, 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 LONSO, P.E.

DATE

CERTIFICATION OF ACCURACY

I, R. MATTHEW LONSO, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE SITE PLAN THEREOF WAS MADE AT OUR DIRECTION AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR 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.

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

CERTIFICATION OF OWNERSHIP

WE, CHRISTOPHER COCHRAN & LISA BARTOLOZZI, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THE SITE PLAN THEREOF WAS MADE AT OUR DIRECTION AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR 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.

CHRISTOPHER COCHRAN
BARTOLOZZI INC.

DATE

LISA BARTOLOZZI
BARTOLOZZI INC.

DATE

BEFORE YOU DIG
ANYWHERE IN DELAWARE

CALL 1-800-282-8555
OUTSIDE DELAWARE CALL 1-800-441-8355

REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

MISS UTILITY OF DELMARVA

