

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
MEETING**

TUESDAY, NOVEMBER 5, 2013

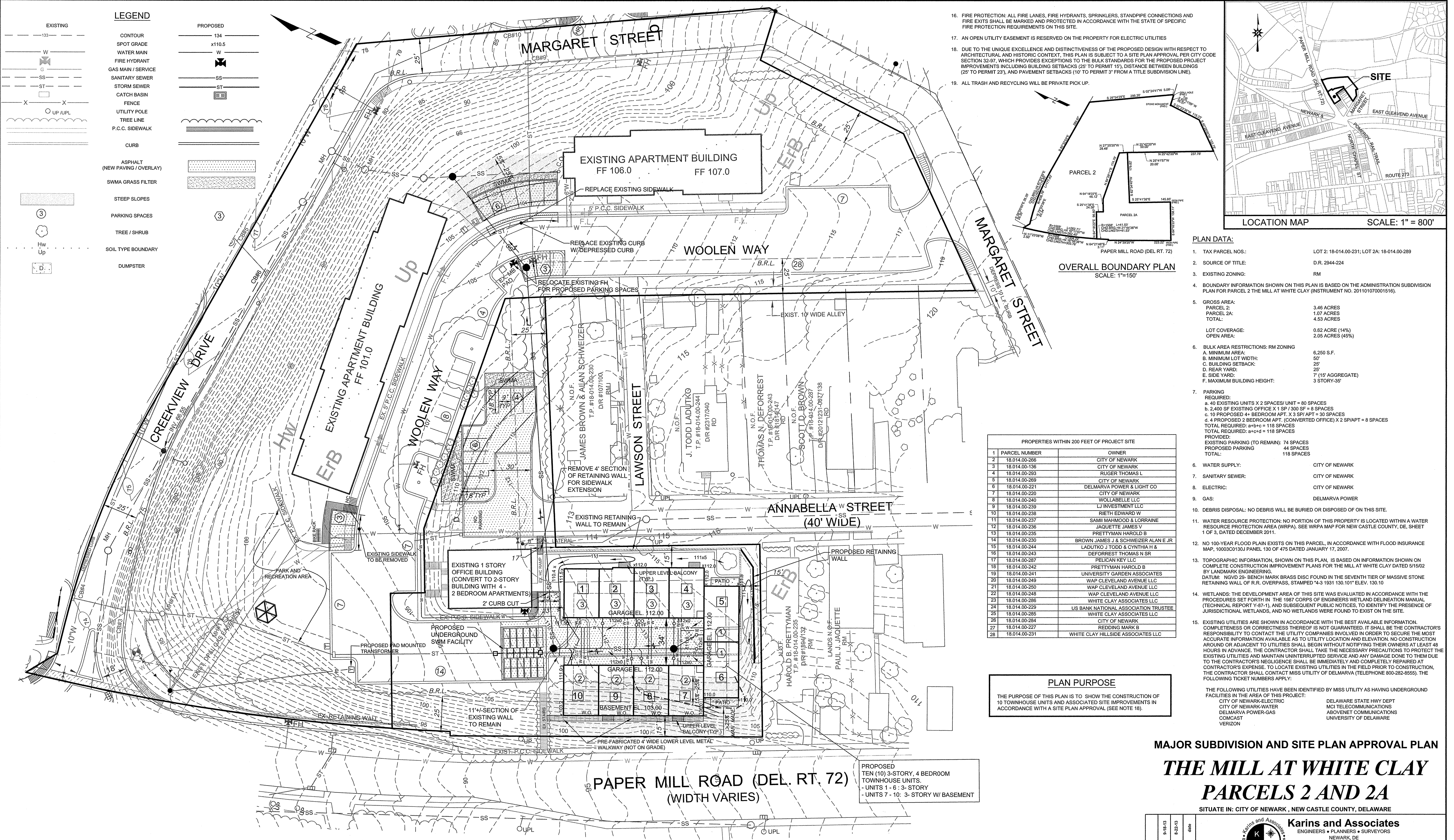
7:00 P.M.

**NEWARK MUNICIPAL BUILDING
220 SOUTH MAIN STREET**

COUNCIL CHAMBER

AGENDA

1. The minutes of the October 1, 2013 Planning Commission meeting.
 2. Review and consideration of a major resubdivision and site plan approval for the 4.53 acres located off of Paper Mill Road bordering Dean Drive, Margaret and Annabelle Streets in order to convert the existing pump house building into four two-bedroom apartments and to construct ten new four-bedroom townhouse style apartments at the Mill at White Clay.
 3. Review and consideration of a Comprehensive Development Plan amendment, the rezoning of .26 acres of land located at 49 S. Chapel Street from BC (general business) to RA (multi-family dwelling – high-rise apartments), and major subdivision to construct six new townhouse style apartments to add to the existing Continental Court subdivision at 65 S. Chapel Street.
 4. Review and consideration of a major subdivision, parking waiver and special use permit for the property located at 58 E. Main Street (formerly Delaware Book Exchange) in order to demolish the 26,720 gross square feet of existing buildings at the site to construct a new mixed use, four story building consisting of 24 upper floor apartments and 6,800 sq. ft. first floor commercial space.
- Item #4 has been removed from the agenda by the developer and will not be reviewed.**
5. Review and consideration of a rezoning of a portion of 52 Benny Street from RD to RM, and the major subdivision of 1.21 acres located at 163, 171, 175 and 179 S. Chapel Street, to construct a 12 unit apartment building.
 6. The Planning Commission may modify the above agenda items.



CERTIFICATION OF ACCURACY

I, TIM ANDERSON, 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 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 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. _____

PLAN DATA:

- TAX PARCEL NOS.: LOT 2: 18-014.00-231; LOT 2A: 18-014.00-289
- SOURCE OF TITLE: D.R. 2844-224
- EXISTING ZONING: RM
- BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON THE ADMINISTRATION SUBDIVISION PLAN FOR PARCEL 2 THE MILL AT WHITE CLAY (INSTRUMENT NO. 201101070001516).
- GROSS AREA: 3.46 ACRES
PARCEL 2: 1.07 ACRES
PARCEL 2A: 4.53 ACRES
TOTAL: 5.60 ACRES
LOT COVERAGE: 0.62 ACRE (14%)
OPEN AREA: 2.05 ACRES (45%)
- BULK AREA RESTRICTIONS: RM ZONING
A. MINIMUM AREA: 6,250 S.F.
B. MINIMUM LOT WIDTH: 50'
C. BUILDING SETBACK: 25'
D. REAR YARD: 25'
E. SIDE YARD: 7' (15' AGGREGATE)
F. MAXIMUM BUILDING HEIGHT: 3 STORY-35'
- PARKING REQUIRED:
a. 40 EXISTING UNITS X 2 SPACES/UNIT = 80 SPACES
b. 2,400 SF EXISTING OFFICE X 1 SP/300 SF = 8 SPACES
c. 10 PROPOSED 4+ BEDROOM APT. X 3 SP/APT = 30 SPACES
d. 4 PROPOSED 2 BEDROOM APT. (CONVERTED OFFICE) X 2 SP/APT = 8 SPACES
TOTAL REQUIRED: a+b+c = 118 SPACES
TOTAL PROVIDED: a+c+d = 118 SPACES
EXISTING PARKING (TO REMAIN): 74 SPACES
PROPOSED PARKING: 44 SPACES
TOTAL: 118 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 MAP, 10003C0130J PANEL 130 OF 475 DATED JANUARY 17, 2007.
- TOPOGRAPHIC INFORMATION, SHOWN ON THIS PLAN, IS BASED ON INFORMATION SHOWN ON COMPLETE CONSTRUCTION IMPROVEMENT PLANS FOR THE MILL AT WHITE CLAY DATED 5/15/02 BY LANDMARK ENGINEERING.
DATUM: NGVD 29- BENCH MARK BRASS DISC FOUND IN THE SEVENTH TIER OF MASSIVE STONE RETAINING WALL OF R.R. OVERPASS, STAMPED "4-3 1931 130.10" ELEV. 130.10
- WETLANDS: THE DEVELOPMENT AREA OF THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEEDINGS SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS, AND NO WETLANDS WERE FOUND TO EXIST ON THE SITE.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (TELEPHONE 800-282-8555). THE FOLLOWING TICKET NUMBERS APPLY:

THE FOLLOWING UTILITIES HAVE BEEN IDENTIFIED BY MISS UTILITY AS HAVING UNDERGROUND FACILITIES IN THE AREA OF THIS PROJECT:
CITY OF NEWARK-ELECTRIC
CITY OF NEWARK-WATER
DELMARVA POWER-GAS
COMCAST
VERIZON
DELAWARE STATE HWY DEPT
MCI TELECOMMUNICATIONS
ABOVENET COMMUNICATIONS
UNIVERSITY OF DELAWARE

MAJOR SUBDIVISION AND SITE PLAN APPROVAL PLAN

THE MILL AT WHITE CLAY
PARCELS 2 AND 2A

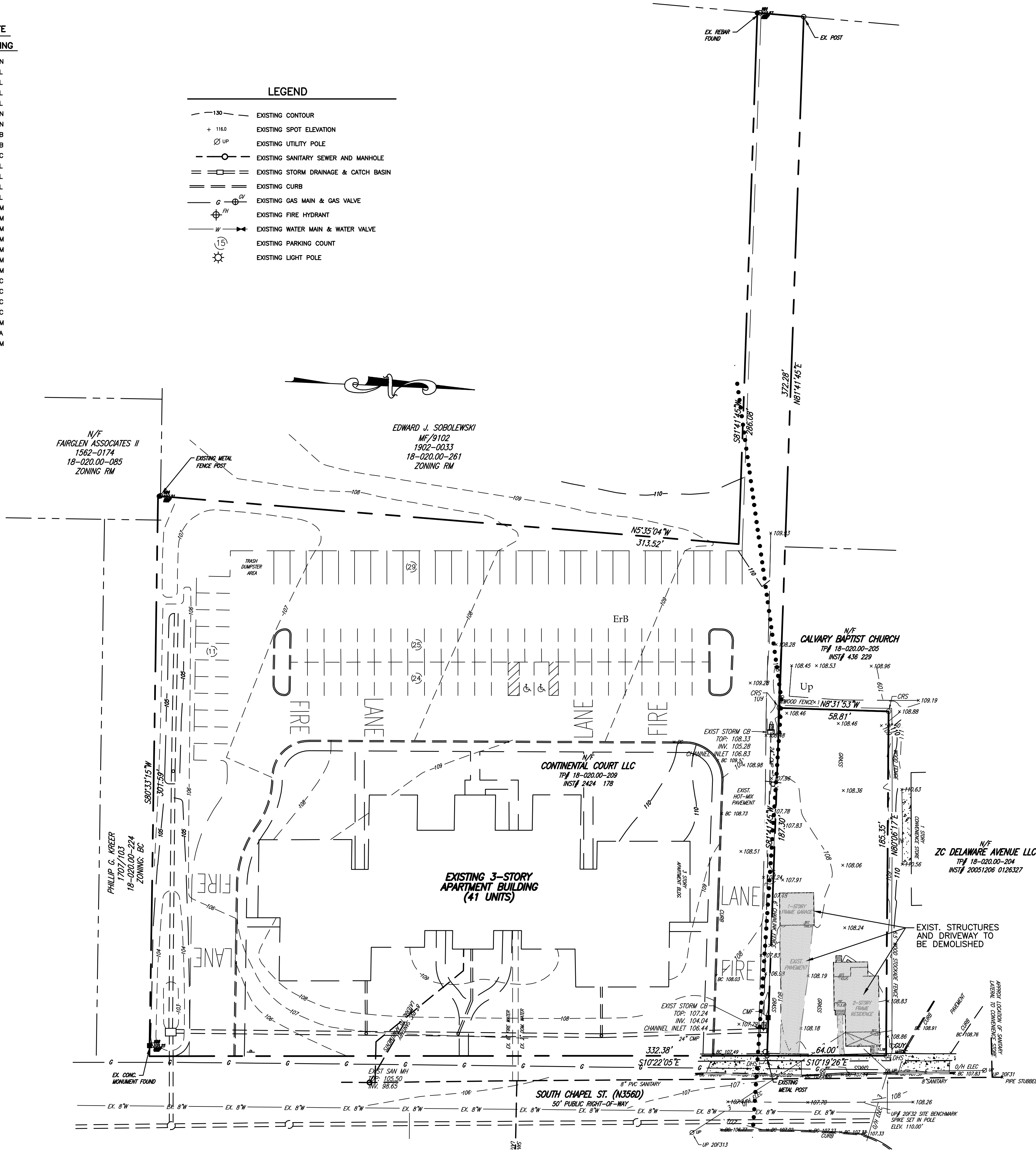
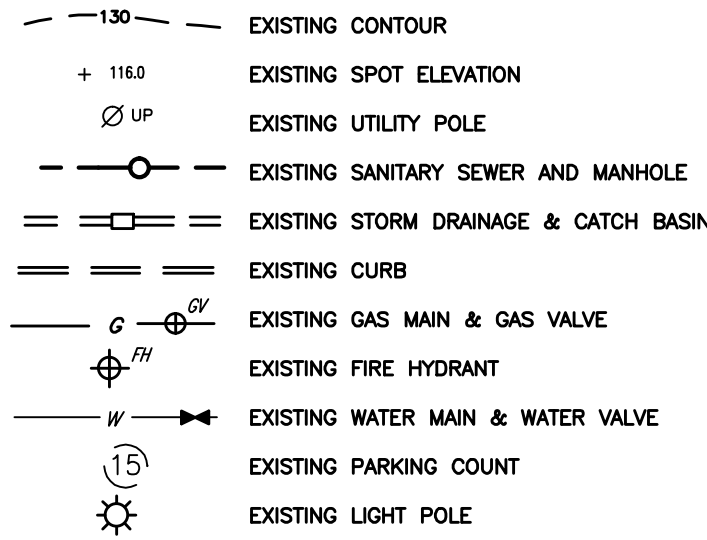
SITUATE IN: CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE

9-18-13	8-22-13	date		Karins and Associates ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2875
TMA	TMA	checked		
PER CITY OF NEWARK COMMENTS	revisions	OWNER: WHITE CLAY HILLSIDE ASSOCIATES LLC 6800 WOOLEN WAY NEWARK, DE 19711		
SURVEY BY:		SCALE: 1" = 30'		
DESIGNED BY: G.C., T.A.				
DRAWN BY: G.C.		DATE: 7/11/13 SHEET: 1 OF 1		
CHECKED BY: T.A.		DRAWING NO.: 2595-A01		

SUMMARY OF ADJACENT PROPERTIES WITHIN 200' OF SITE

TAX PARCEL NO.	OWNER	ZONING
18-020.00-078	UNIVERSITY OF DELAWARE	UN
18-020.00-079	124 HAINES LLC	BL
18-020.00-080	HAINES 1024 LLC	BL
18-020.00-081	HAINES 1024 LLC	BL
18-020.00-082	F. ANDREAS HOESCHEL & JOHN S. YASIK	BL
18-020.00-083	UNIVERSITY OF DELAWARE	UN
18-020.00-084	UNIVERSITY OF DELAWARE	UN
18-020.00-195	CAMPUSEDGE LLC	BB
18-020.00-196	TD BANK NA	BB
18-020.00-204	ZC DELAWARE AVENUE LLC	BC
18-020.00-205	CALVARY BAPTIST CHURCH	BL
18-020.00-206	CALVARY BAPTIST CHURCH	BL
18-020.00-207	NEWARK MASONIC CORP	BL
18-020.00-208	NEWARK NEW CEN CLUB	BL
18-020.00-210	ANNE L. RUOHONEN TRUSTEE	RM
18-020.00-211	JOHN D. SMITH	RM
18-020.00-213	HAINES COMMONS	RM
18-020.00-214	FROGTOWN LLC	RM
18-020.00-215	MATTHEW S. & SUSAN W. DUTT	RM
18-020.00-216	GARY H. & MARY H. STOKES	RM
18-020.00-217	ANTHONY J. RADECKI	RM
18-020.00-220	STEPHEN L. ROSS	BC
18-020.00-221	MATTHEW & SUSAN DUTT	BC
18-020.00-222	FROGTOWN LLC	BC
18-020.00-250	D-M DEL INC.	BC
18-020.00-261	UNIVERSITY COMMONS LLC	RM
18-021.00-031	CHF-DELAWARE LLC	RA
18-026.00-086	HOMEWARD BOUND INC.	RM

LEGEND



EXISTING CONDITIONS VIEW

LOCATION MAP

1"= 800'

CERTIFICATION OF 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 TWO (2) 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 MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN.

TROY W. REES, PLS DATE

CERTIFICATION OF OWNERSHIP

I, HEREBY CERTIFY THAT CONTINENTAL COURT LLC IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT MY DIRECTION, AND 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.

SIGNATURE (MANAGING MEMBER) DATE

CERTIFICATION OF ACCURACY AND SUBDIVISION PLAN APPROVAL

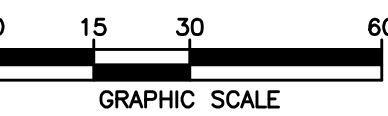
IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLOT PLAN WAS GRANTED 'APPROVAL' BY THE COUNCIL OF THE CITY OF NEWARK, DELAWARE ON ACCORDINGLY, IS ELIGIBLE FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS FOR NEW CASTLE COUNTY, DELAWARE.

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

REZONING AND RECORD MAJOR SUBDIVISION PLAN
FOR
CONTINENTAL COURT TOWNHOMES

CITY OF NEWARK - NEW CASTLE COUNTY
DELAWARE

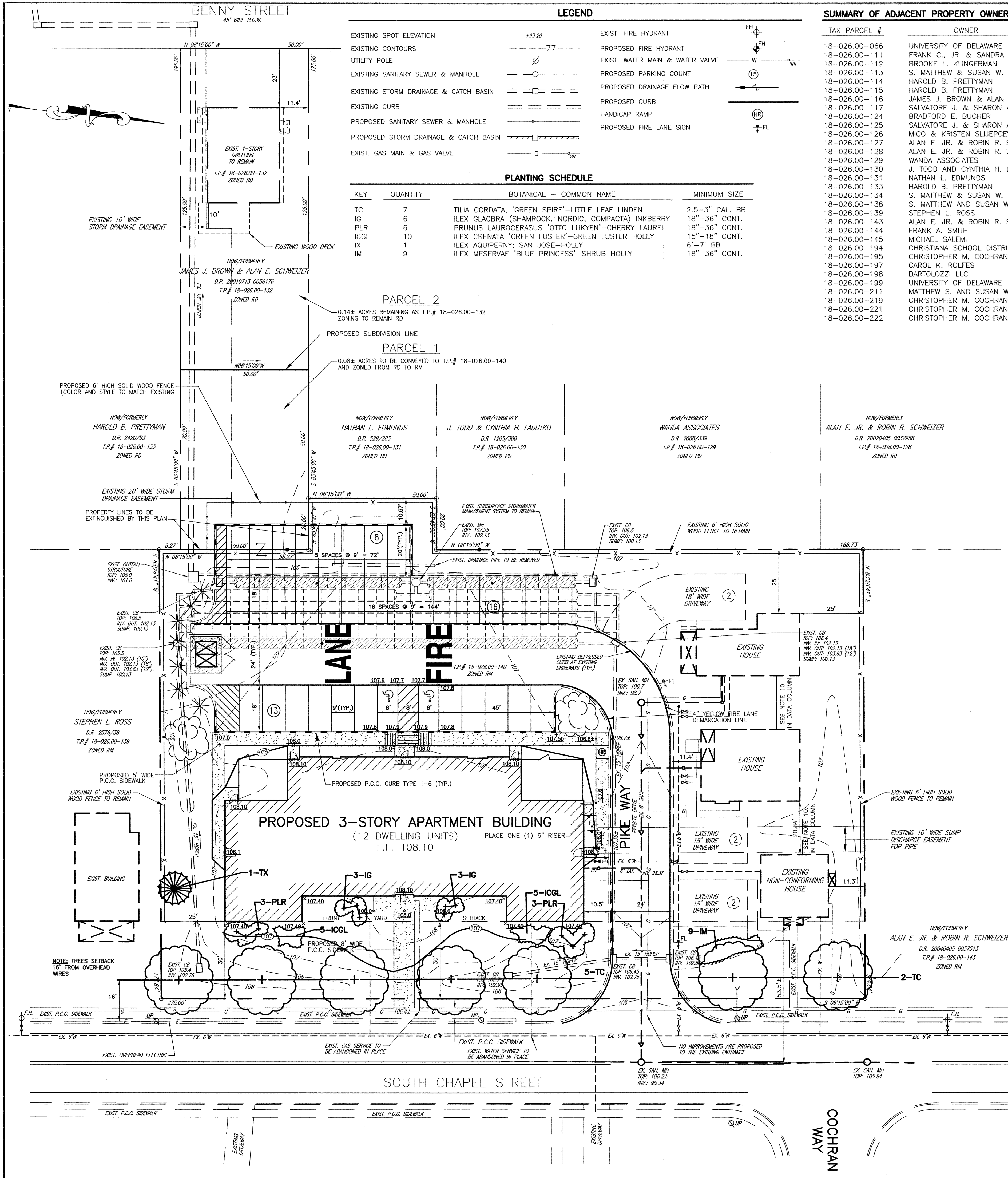
OWNER/DEVELOPER
CONTINENTAL COURT LLC
65 SOUTH CHAPEL ST.
NEWARK, DE 19711



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THEREIN APPROPRIATE

REVISIONS	CHECKED BY	NEW CASTLE, DE (302) 323-9377 DOVER, DE (302) 734-9597 GEORGETOWN, DE (302) 854-9138 HAYNE DE GRACE, MD (410) 939-2144
		Landmark Science and Engineering 100 WEST COMMONS BOULEVARD, SUITE 301 NEW CASTLE, DELAWARE 19720 PHONE - (302) 323-9377 • FAX - (302) 323-9461 INFO @ LANDMARKSJM.COM • WWW.LANDMARKSJM.COM
		SCALE: 1"= 30' DRAWN BY: BES, JRB
		DESIGNED BY: JGC, JRB CHECKED BY: JGC DRAWING NAME: RECORD.DWG
		DATE: 8-22-13 COMM. NO. C 2540 FILE NO. 001 SHEET CR-01 OF 2

CR-01



SUMMARY OF ADJACENT PROPERTY OWNERS WITHIN 200 FEET

TAX PARCEL #	OWNER	ZONING
18-026.00-066	UNIVERSITY OF DELAWARE	UN
18-026.00-111	FRANK C., JR. & SANDRA A. KROHE	RD
18-026.00-112	BROOKE L. KLINGERMAN	RD
18-026.00-113	S. MATTHEW & SUSAN W. DUTT	RD
18-026.00-114	HAROLD B. PRETTYMAN	RD
18-026.00-115	HAROLD B. PRETTYMAN	RD
18-026.00-116	JAMES J. BROWN & ALAN E. SCHWEIZER JR.	RD
18-026.00-117	SALVATORE J. & SHARON A. SEDITA	RD
18-026.00-124	BRADFORD E. BUGHER	RD
18-026.00-125	SALVATORE J. & SHARON A. SEDITA	RD
18-026.00-126	MICO & KRISTEN SLJEPCEVIC	RD
18-026.00-127	ALAN E. JR. & ROBIN R. SCHWEIZER	RD
18-026.00-128	ALAN E. JR. & ROBIN R. SCHWEIZER	RD
18-026.00-129	WANDA ASSOCIATES	RD
18-026.00-130	J. TODD AND CYNTHIA H. LADUTKO	RD
18-026.00-131	NATHAN L. EDMUNDS	RD
18-026.00-133	HAROLD B. PRETTYMAN	RD
18-026.00-134	S. MATTHEW & SUSAN W. DUTT	RD
18-026.00-138	S. MATTHEW AND SUSAN W. DUTT	BN
18-026.00-139	STEPHEN L. ROSS	RM
18-026.00-143	ALAN E. JR. & ROBIN R. SCHWEIZER	RM
18-026.00-144	FRANK A. SMITH	RM
18-026.00-145	MICHAEL SALEMI	RM
18-026.00-194	CHRISTIANA SCHOOL DISTRICT	MOR
18-026.00-195	CHRISTOPHER M. COCHRAN, Etal	BLR
18-026.00-197	CAROL K. ROLFES	MI
18-026.00-198	BARTOLOZZI LLC	MI
18-026.00-199	UNIVERSITY OF DELAWARE	UN
18-026.00-211	MATTHEW S. AND SUSAN W. DUTT	BN
18-026.00-219	CHRISTOPHER M. COCHRAN, Etal	BLR
18-026.00-221	CHRISTOPHER M. COCHRAN, Etal	BLR
18-026.00-222	CHRISTOPHER M. COCHRAN, Etal	BLR

DATA COLUMN

- TAX PARCEL NUMBERS: 18-026.00-140 & 132
- SITE AREA: 1.13± ACRES (TP# 18-026.00-140)
0.08± ACRES (PORTION OF TP# 18-026.00-132)
1.21± ACRES TOTAL
- EXISTING ZONING: RM (TP# 18-026.00-140)
RD (TP# 18-026.00-132)
- SOURCE OF TITLE: 20020516 0046411 (TP# 18-026.00-140)
20010713 0056176 (TP# 18-026.00-132)
- LAND USE BREAKDOWN:
BUILDINGS: 0.25± ACRES 20.66%
PARKING AND ACCESSWAYS: 0.43± ACRES 35.54%
OPEN AREA (GREEN AREA): 0.53± ACRES 43.80%
TOTAL: 1.21± ACRES 100%
- VERTICAL DATUM: CITY OF NEWARK
- BULK AREA RESTRICTIONS:
RM ZONING (GARDEN APARTMENTS)
MIN. LOT AREA: 1 ACRE
MIN. LOT WIDTH: 50'
MIN. FRONT YARD SETBACK: 30'
MIN. REAR YARD SETBACK: 25'
MIN. SIDE YARD SETBACK: 25'
MAX. BUILDING HEIGHT: 3 STORIES (35')
- PARKING REQUIREMENTS:
REQUIRED: 2 SPACES PER UNIT (UP TO 3 BEDROOMS)
PLUS 1 ADDITIONAL SPACE FOR EACH UNIT WITH MORE THAN 3 BEDROOMS
3 EXISTING SINGLE FAMILY 3 BEDROOM DWELLINGS x 2 SPACES/DU = 6 SPACES
9 PROPOSED 4 BEDROOM APARTMENT UNITS x 3 SPACES/UNIT = 27 SPACES
1 PROPOSED 6 BEDROOM APARTMENT UNIT x 3 SPACES/UNIT = 3 SPACES
2 PROPOSED 7 BEDROOM APARTMENT UNITS x 3 SPACES/UNIT = 6 SPACES
TOTAL SPACES REQUIRED = 42 SPACES
TOTAL SPACES PROVIDED (INCLUDES 2 REQUIRED HANDICAP SPACES) = 43 SPACES
- DENSITY:
MAXIMUM DENSITY = 16 D.U./ACRE
PROPOSED DENSITY = 15 D.U./1.21± ACRE = 12.4 D.U./ACRE
• PROPOSED DENSITY BASED ON NEW SITE AREA WITH ACQUIRED LAND FROM TP# 18-026.00-132
- THIS PLAN SUPERSEDES, IN PART, THE FOLLOWING PLANS:
A. THE PIKE PARK RECORD MAJOR SUBDIVISION PLAN DATED JANUARY 16, 2002 AND RECORDED MAY 17, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON INSTRUMENT NO. 20050517-0046363.
B. THE PIKE PARK CIP COVER SHEET, LAYOUT PLAN AND OFF-SITE DRAINAGE PLANS DATED MARCH 30, 2005 AND RECORDED AUGUST 2, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON INSTRUMENT NO. 20050802-0075711.
- A VARIANCE TO REDUCE THE BUILDING SIDE SEPARATION DISTANCE BETWEEN THE RELOCATED EXISTING HOUSES TO LESS THAN THE REQUIRED 25 FEET WAS GRANTED BY THE BOARD OF ADJUSTMENT ON FEBRUARY 21, 2002.

GENERAL NOTES

- EXISTING SANITARY SEWER: CITY OF NEWARK
SANITARY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
- EXISTING WATER SUPPLY: CITY OF NEWARK
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
- ALL FIRE LANES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC., SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 2012 STATE FIRE PREVENTION REGULATIONS.
- 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. THIS PROJECT WILL UTILIZE A SUBSURFACE PIPE STORAGE STORMWATER MANAGEMENT SYSTEM. ALL MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM WILL BE THE OWNER'S RESPONSIBILITY.
- NO DEBRIS SHALL BE BURIED ON THIS SITE.
- UTILITY, TRASH, AND RELATED FACILITIES SHALL BE APPROPRIATELY SCREENED FROM ADJOINING PROPERTIES AND ROADWAYS.
- TOPOGRAPHIC INFORMATION IS BASED ON SURVEY BY RAYMOND F. CHRISTIAN & ASSOCIATES, DATED OCTOBER 30, 2001.
DATUM: CITY OF NEWARK
PROJECT BENCHMARK: RM OF SANITARY SEWER MANHOLE IN THE CENTERLINE OF SOUTH CHAPEL STREET APPROXIMATELY 85' SOUTH OF THE CENTERLINE OF LOVETT AVENUE. RM ELEV. 104.93
- DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.
- ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF NEWARK STANDARDS OR DELDOT STANDARDS, AS APPLICABLE.
- SITE SOILS ARE ALDINO-KEYPORT-MATTAPEX URBAN LAND COMPLEX (AM) MAPPED IN ACCORDANCE WITH THE NEW CASTLE COUNTY SOIL CONSERVATION SERVICE (MAP NO. 18)
- THERE ARE NO FEMA MAPPED FLOODPLAINS ON THIS SITE IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP 10003C0140J PANEL 140 OF 475 DATED JANUARY 17, 2007.
- THERE ARE NO WETLAND AREAS ON THE EXISTING DEVELOPED LOTS SHOWN ON THIS PLAN.
- 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.
- THE OWNER AGREES TO PROVIDE AN OPEN EASEMENT THROUGHOUT THE PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM.
- ALL ROOF DRAINS FROM THE PROPOSED BUILDING SHALL BE CONNECTED DIRECTLY TO THE STORM DRAINAGE SYSTEM.
- ALL BUILDINGS SHALL BE FULLY PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- MONUMENTS: ○ PROPOSED IRON PIPE (8)
● EXISTING IRON PIPE (2)
- LANDSCAPE IMPROVEMENTS SHOWN IN ACCORDANCE WITH THE APPROVED "LANDSCAPE PLAN FOR PIKE PARK", DATED JANUARY 28, 2002, LAST REVISED JUNE 21, 2005, PREPARED BY DESIGNS, ETC.

THE PURPOSES OF THIS PLAN ARE:

- TO SUBDIVIDE T.P.# 18-026.00-132; REZONE 0.08± ACS. FROM RD TO RM AND ADD THE EASTERN PORTION OF THE SUBDIVIDED PARCEL, PARCEL 1, TO T.P.# 18-026.00-140
- TO PROVIDE FOR THE CONSTRUCTION OF A 3-STORY, 12 UNIT APARTMENT BUILDING ON T.P.# 18-026.00-140.

CERTIFICATION OF PERIMETER ACCURACY FOR T.P. 18-026.00-140

THE ACCURACY OF THE PERIMETER METES AND BOUNDS OF T.P. 18-026.00-140 SHOWN ON THIS PLAN WAS PREVIOUSLY CERTIFIED BY RAYMOND F. CHRISTIAN ASSOCIATES. THERE IS NO CHANGE IN THAT PERIMETER INFORMATION.

SIGNATURE _____ DATE _____

CERTIFICATION OF PERIMETER ACCURACY FOR T.P. 18-026.00-132

I, TROY W. REES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, AND THAT THIS PLAN, CONSISTING OF ONE (1) SHEET, REPRESENTS A SURVEY MADE BY LANDMARK SCIENCE & ENGINEERING, AND IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN.

SIGNATURE _____ DATE _____

CERTIFICATION OF OWNERSHIP FOR T.P. 18-026.00-140

I, HAROLD B. PRETTYMAN, HEREBY CERTIFY THAT WOODEN APPLE, LLC IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT WE 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.

SIGNATURE _____ DATE _____

CERTIFICATION OF OWNERSHIP FOR T.P. 18-026.00-132

I, ALAN E. SCHWEIZER, JR., HEREBY CERTIFY THAT I REPRESENT THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT OUR DIRECTION, THAT WE 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.

SIGNATURE _____ DATE _____

CERTIFICATE OF PLAN APPROVAL

APPROVED: _____ BY: _____
NEWARK CITY MANAGER

APPROVED: _____ BY: _____
NEWARK CITY SECRETARY

APPROVED: _____ BY: _____
NEWARK CITY PLANNING DIRECTOR

RECORDED _____, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, DELAWARE, INSTRUMENT NUMBER _____

REZONING AND RECORD MAJOR RESUBDIVISION PLAN FOR PIKE PARK

CITY OF NEWARK - NEW CASTLE COUNTY, DELAWARE

163 SOUTH MAIN STREET, SUITE A-11
NEWARK, DE 19702
(302) 229-7000

Landmark Science & Engineering

200 WEST COMMONS BOULEVARD, SUITE 301
NEW CASTLE, DELAWARE 19720
PHONE: (302) 323-9377 • FAX: (302) 323-9461
INFO@LANDMARK-SE.COM • WWW.LANDMARK-SE.COM

DRAWN BY: JAV SCALE: 1"=20'

DESIGNED: BGC/JAV DATE: 8/15/13

CHECKED BY: JCC LAST MODIFIED: 9/9/13

COMM. NO. C2548 FILE NO. 001

DRAWING NAME: RECORD DWG

SHEET NO. CR-01 OF 1

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