

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
MEETING**

TUESDAY, MARCH 4, 2014

7:00 P.M.

**NEWARK MUNICIPAL BUILDING
220 SOUTH MAIN STREET**

COUNCIL CHAMBER

AGENDA

1. The minutes of the February 4, 2014 Planning Commission meeting.
2. Review and consideration of a Subdivision Amendment for Chapter 27, Appendix III, Section VIII, Wetlands, to give the Public Works and Water Resources Director authority, in certain instances, to modify the site design and construction requirements concerning wetlands.
3. Review and consideration of a minor subdivision of the .3542 acre property at 75 Ray Street and 0 Rose Street in order to demolish the existing vacant single family dwelling at the site, and replace it with two one-family dwellings in semi-detached (duplex) layout.
4. A Comprehensive Development Plan update discussion.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, February 18, 2014

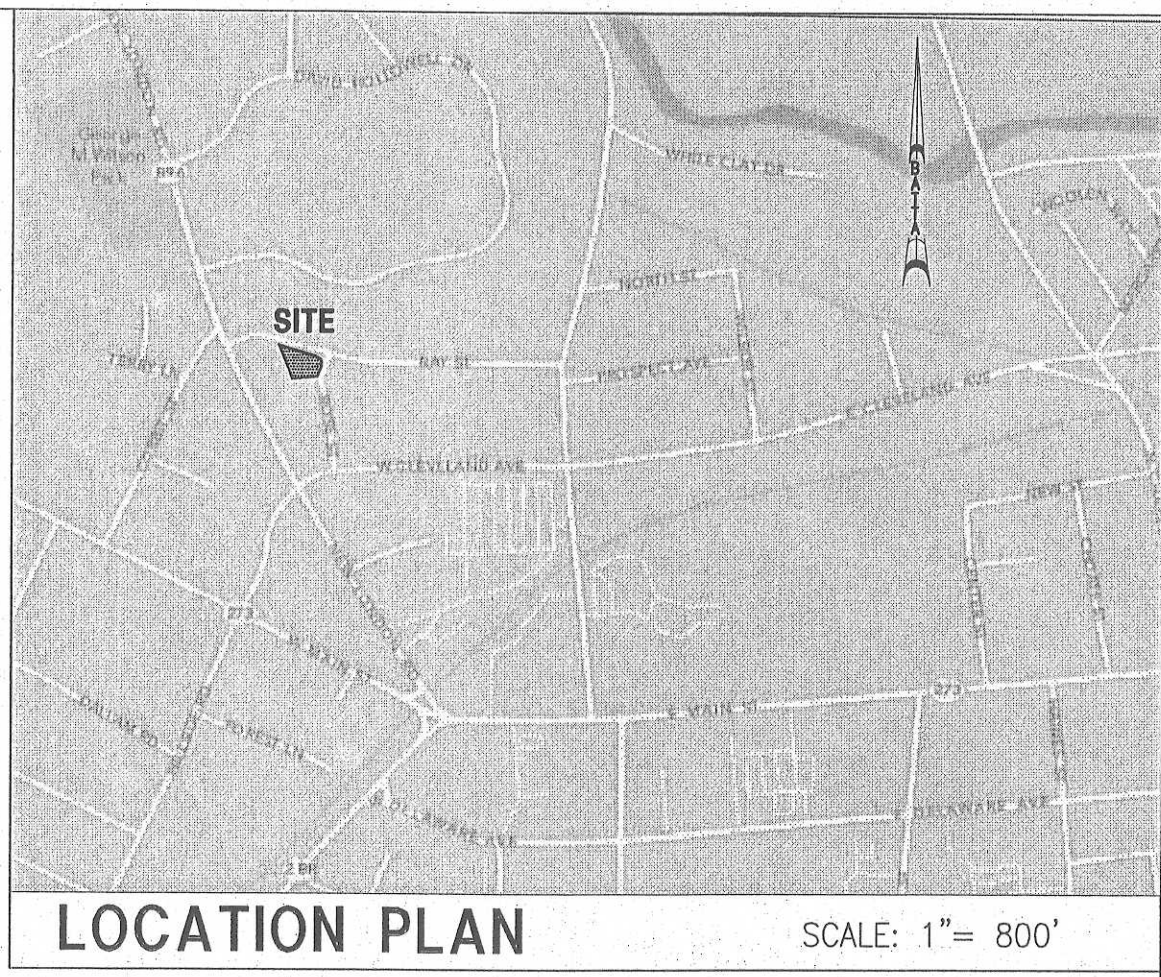
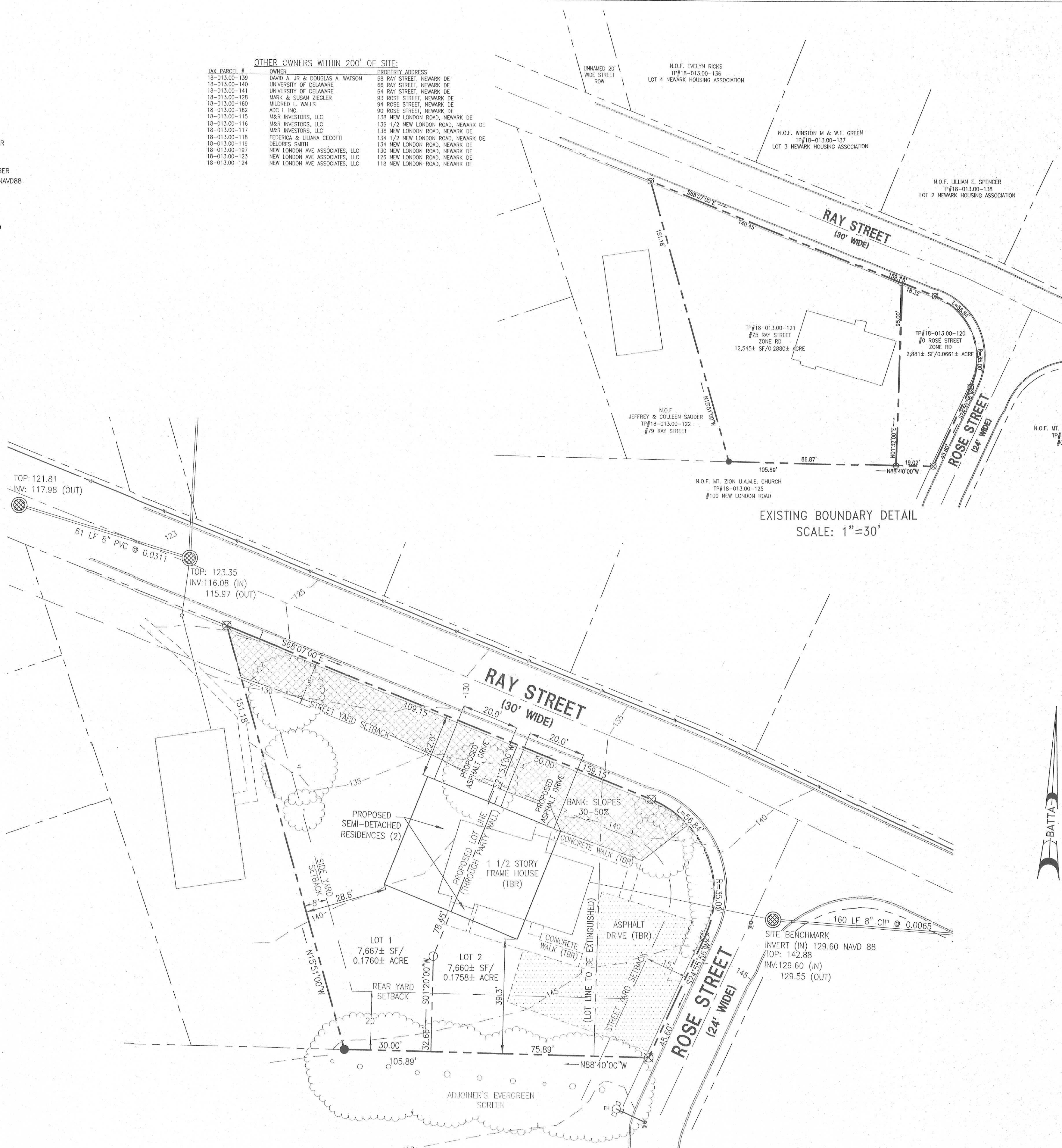
PURPOSE

THE PURPOSE OF THIS PLAN IS TO RELOCATE THE PROPERTY BOUNDARY SEPARATING TAX PARCELS 18-013.00-120 AND 18-013.00-121 WITH THE INTENTION OF REMOVING THE EXISTING DWELLING THEREON AND CONSTRUCTING TWO SEMI-DETACHED RESIDENCES.

GENERAL NOTES

1. THE BOUNDARY SURVEY AND INFORMATION SHOWN HEREON WAS PERFORMED BY RAMESH C. BATT A ASSOCIATES, P.A. IN DECEMBER 2013.
2. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY RAMESH C. BATT A ASSOCIATES, P.A. IN DECEMBER 2013. THE SITE BENCH MARK USED IS THE INVERT (IN) OF THE MANHOLE LOCATED IN ROSE STREET - ELEVATION: 129.60 IN NAVD83 DATUM.
3. NO WETLANDS EXIST ON-SITE.
4. THIS PROPERTY DOES NOT LIE WITHIN ANY FLOODPLAIN AREAS PER FEMA FLOOD INSURANCE RATE MAP NO. 10003C0120J, DATED JANUARY 17, 2007.
5. THIS PROPERTY DOES NOT LIE WITHIN ANY WRPA AREAS PER WRPA MAP 1 OF 3 DATED DECEMBER, 2011.
6. THIS PROPERTY DOES NOT LIE WITH ANY CRITICAL NATURAL AREAS PER THE STATE INVENTORY OF NATURAL AREAS MAPS.

OTHER OWNERS WITHIN 200' OF SITE:		
TAX PARCEL #	OWNER	PROPERTY ADDRESS
18-013.00-130	DAVID A. JR. & DOUGLAS A. WATSON	68 RAY STREET, NEWARK DE
18-013.00-140	UNIVERSITY OF DELAWARE	66 RAY STREET, NEWARK DE
18-013.00-141	UNIVERSITY OF DELAWARE	64 RAY STREET, NEWARK DE
18-013.00-123	MARK & SUSAN ZECOLER	83 ROSE STREET, NEWARK DE
18-013.00-160	MILDRED L. WALLS	84 ROSE STREET, NEWARK DE
18-013.00-162	ADC I, INC.	80 ROSE STREET, NEWARK DE
18-013.00-115	MARY INVESTORS, LLC	138 NEW LONDON ROAD, NEWARK DE
18-013.00-116	MARY INVESTORS, LLC	136 1/2 NEW LONDON ROAD, NEWARK DE
18-013.00-117	MARY INVESTORS, LLC	134 1/2 NEW LONDON ROAD, NEWARK DE
18-013.00-118	FEDERICA & LILIANA CECOTI	136 NEW LONDON ROAD, NEWARK DE
18-013.00-119	DELORIS SMITH	134 NEW LONDON ROAD, NEWARK DE
18-013.00-197	NEW LONDON AVE ASSOCIATES, LLC	130 NEW LONDON ROAD, NEWARK DE
18-013.00-123	NEW LONDON AVE ASSOCIATES, LLC	126 NEW LONDON ROAD, NEWARK DE
18-013.00-124	NEW LONDON AVE ASSOCIATES, LLC	118 NEW LONDON ROAD, NEWARK DE



GENERAL SITE DATA	
TAX PARCEL NO:	18-013.00-120 & -121
PROPERTY ADDRESS:	0 ROSE STREET & 75 RAY STREET NEWARK, DE
MICROFILM:	N/A
DATUM:	NAVD83
TOTAL SITE AREA:	0.3542± ACRES
CURRENT ZONING:	RD (ONE FAMILY SEMI-DETACHED RESIDENTIAL)
WATER SUPPLY:	CITY OF NEWARK
SANITARY SEWER:	ALL PURPOSE LLC - 75 RAY STREET SERIES
APPLICANT:	408 VANIER DRIVE NEWARK, DE 19711

AREA AND BULK REQUIREMENTS	
(RD - ONE FAMILY SEMI-DETACHED RESIDENTIAL)	
LOT AREA (MIN.)	REQUIRED 6,250SF/0.1435AC
LOT WIDTH (MIN.)	50 FT
STREET YARD (MIN.)	15 FT
SIDE YARD (MIN.)	8 FT
REAR YARD (MIN.)	20 FT
LOT COVERAGE (MAX.)	25% BUILDING/50% IMPERVIOUS
BUILDING HEIGHT (MAX.)	35 FT/ 3 STORIES

DEVELOPMENT DATA	
TOTAL SITE AREA:	15,427 S.F./0.3542 AC
TOTAL NUMBER OF LOTS:	EXISTING 2 PROPOSED 2
BUILDING COVERAGE:	1,290 SF (8.36%) 2,000 SF (12.96%)
IMPERVIOUS COVERAGE:	3,296 SF (21.37%) 2,837 SF (18.39%)
PARKING: 3 OFF-STREET PARKING SPACES/UNIT PROVIDED EACH UNIT IS TO HAVE FOUR (4) BEDROOMS	

LEGEND:	
---	CENTER LINE
---	PROPERTY LINE
---	BUILDING RESTRICTION LINE
●	CAPPED REBAR SET
⊗	DRILL HOLE SET
○	PROPERTY CORNER
---	TREELINE
⊗	SANITARY SEWER & MANHOLE
---	WATER LINE
---	CONTOUR LINE

MINOR SUBDIVISION PLAN
FOR THE PROPERTIES KNOWN AS
75 RAY STREET & 0 ROSE STREET
CITY OF NEWARK NEW CASTLE COUNTY DELAWARE
SCALE: 1" = 20'
DECEMBER 31, 2013

* THIS PLAN DOES NOT INCLUDE NECESSARY PRECAUTIONS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE OCCUPATION, SAFETY AND HEALTH ACT OF 1970, AND ALL RULES AND REGULATIONS APPURTENANT THERETO.

* THE CONTRACTOR MUST CONTACT MISS UTILITY AT 1-800-282-8555 FOR EXISTING UTILITY LOCATION MARKOUT A MINIMUM OF 72 HOURS (3 BUSINESS DAYS) PRIOR TO COMMENCEMENT OF ANY EXCAVATION. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY REPAIR OF DAMAGE TO EXISTING UTILITIES DUE TO CONSTRUCTION ACTIVITIES OR NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED PROMPTLY AT THE EXPENSE OF THE CONTRACTOR.

* EXISTING UTILITIES SHOWN ARE IN ACCORDANCE WITH THE INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND LOCATE ALL UTILITIES, INCLUDING THE ONES FOUND IN THE FIELD DURING CONSTRUCTION, IF ANY, AND TO ALLOW FOR SUCH UTILITIES, DESIGN ADJUSTMENT, IF REQUIRED, DUE TO THE EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE REPORTED TO THE ENGINEER FOR NECESSARY PLAN REVISIONS.

* PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

* THE CONTRACTOR MUST BE FAMILIAR WITH ALL PLANS PREPARED FOR THIS PROJECT TO DETERMINE THE FULL EXTENT OF THE SCOPE OF DEVELOPMENT AND CONSTRUCTION.

CERTIFICATION OF PROFESSIONAL ACCURACY

I, RAMESH C. BATT A, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR 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 AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

2/3/2014 RAMESH C. BATT A, P.L.S.
DATE EXAMINE LICENSE NO. 308

CERTIFICATION OF OWNERSHIP

WE, ALAN PANCORNE & JEFFREY SAUNDER, AS OWNERS OF ALL PURPOSE LLC-75 RAY STREET SERIES, HEREBY CERTIFY THAT ALL PURPOSE LLC-75 RAY STREET SERIES IS THE OWNER OF THE PROPERTIES WHICH ARE THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION, THAT WE ACKNOWLEDGE THE SAME TO BE REQUIRED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF THE CITY OF NEWARK.

ALAN PANCORNE 2/3/14
JEFFREY SAUNDER 2/3/2014

NO.	DATE	REVISION (COMMENT)	BY
1	02/03/14	REVISE SITE & DEVELOPMENT DATA	LME

RAMESH C. BATT A ASSOCIATES, P.A. IS NOT RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN AND/OR ELECTRONIC FILE WITHOUT WRITTEN AUTHORIZATION.

BATT A

RAMESH C. BATT A ASSOCIATES, P.A.

CONSULTING ENGINEERS	4600 NEW LINDEN HILL ROAD
PLANNERS	SUITE 103
LAND SURVEYORS	BROWNSTONE PLAZA
LANDSCAPE ARCHITECTS	WILMINGTON, DELAWARE 19808
	PHONE: (302) 998-9463 FAX: (302) 998-2926

APPROVED BY PROJECT NUMBER 91277 PLAN NUMBER C-18991 SHEET 1 OF 1