

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
MEETING**

TUESDAY, JULY 1, 2014

7:00 P.M.

**NEWARK MUNICIPAL BUILDING
220 SOUTH MAIN STREET**

COUNCIL CHAMBER

AGENDA

1. The minutes of the June 3, 2014 Planning Commission meeting.
2. Review and consideration of the minor resubdivision of the 1.84 acre property at 218 East Main Street and Special Use Permit to add four apartments with first floor parking to the site.
3. Review and Public Hearing of the Newark Comprehensive Development Plan V.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, June 17, 2014

1. TAX PARCEL NUMBER:	18-020.00-244	
2. OWNER:	AGWAY PROPERTY ASSOCIATES LLC 125 E MAIN STREET NEWARK, DE 19711	
3. DEVELOPER:	AGWAY PROPERTY ASSOCIATES LLC 125 E MAIN ST. NEWARK, DE 19711	
4. PROPERTY ADDRESS:	218 E MAIN ST NEWARK, DE 19711	
5. AREA OF PARCEL:	1.84 ACRES	
6. DEED REFERENCE:	20030210--0018610	
7. ZONING:	EXISTING: BB (RESIDENTIAL)	
8. REQUIRED: (BB)	DENSITY	20 UNITS/ACRE
	LOT AREA	3,000 SF MIN. PER UNIT
	LOT COVERAGE	100%
	LOT WIDTH	20 FT.
	OPEN SPACE	0%
	BUILDING HEIGHT	35 FT. (3 STORIES)
	BUILDING SETBACK	0 FT.
	REAR YARD SETBACK	15 FT.
	SIDE YARD SETBACK	0 FT.
9. PROVIDED: (BB)	DENSITY	19 TOTAL UNITS (10.3 UNITS/ACRE)
	LOT AREA	80,168 SF MIN. LOT SIZE
	LOT COVERAGE	79%
	LOT WIDTH	64.25 FT.
	OPEN SPACE	21%
	BUILDING HEIGHT	35 FT. (3 STORIES)
	BUILDING SETBACK	171± FT.
	REAR YARD SETBACK	53± FT.
	SIDE YARD SETBACK	10± FT.
10. AREA BREAKDOWN:	BUILDING:	0.44 ACS. (24%)
	IMPERVIOUS:	0.96 ACS. (52%)
	OPEN SPACE:	0.44 ACS. (24%)
	TOTAL:	1.84 ACS. (100%)
11. EXISTING LOTS:	1 LOTS	
12. APARTMENT DWELLINGS:	EXISTING: 15 APARTMENTS PROPOSED : 4 APARTMENTS TOTAL: 19 APARTMENTS PROPOSED BUILDING COVERAGE: 3,560 S.F. (0.08 AC) 4%	

11. **PARKING:**

EXISTING
RETAIL (NOTE: SEE RETAIL GFA DOES NOT INCLUDE STAIRWAYS)
51 SPACES : 14,500 SF x 70% (DEVOTED TO SALES) x 1 SPACE/200 SF
6 SPACES : 6 EMPLOYEES x 1 SPACE/EMPLOYEE

APARTMENTS
30 SPACES : 15 APARTMENTS x 2 SPACES/APARTMENT

PROPOSED

RETAIL (NOTE: SEE RETAIL GFA DOES NOT INCLUDE STAIRWAYS)
35 SPACES : 10,000 SF x 70% (DEVOTED TO SALES) x 1 SPACE/200 SF
10 SPACES : 10 EMPLOYEES x 1 SPACE/EMPLOYEE

OFFICE
15 SPACES : 4,500 SF x 1 SPACE/300 SF

APARTMENTS
30 SPACES : 15 EXISTING APARTMENTS x 2 SPACES/APARTMENT
8 SPACES : 4 NEW APARTMENTS (3 BEDROOM) x 2 SPACES/APARTMENT

98 REQUIRED PARKING SPACES INCLUDING 4 ADA PARKING SPACES

100 PROVIDED PARKING SPACES INCLUDING 4 ADA PARKING SPACES
12. **SOILS:**

Up – URBAN LAND
13. **DEBRIS DISPOSAL:**

NO DEBRIS SHALL BE BURIED ON THE SITE.
14. **DRAINAGE:**

DRAINAGE AND EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE CITY OF NEWARK DRAINAGE CODE.
15. **LIMIT OF DISTURBANCE:**

6,870 SF
16. **WETLANDS:**

THIS IS A DEVELOPED SITE WITH NO DISTURBANCE OUTSIDE THE EXISTING PAVING, BUILDING, OR MANICURED LANDSCAPE AREAS. NO WETLANDS WERE FOUND TO EXIST PER SITE VISIT BY CDA ENGINEERING, INC. FEBRUARY 2014.
17. **FLOODPLAIN:**

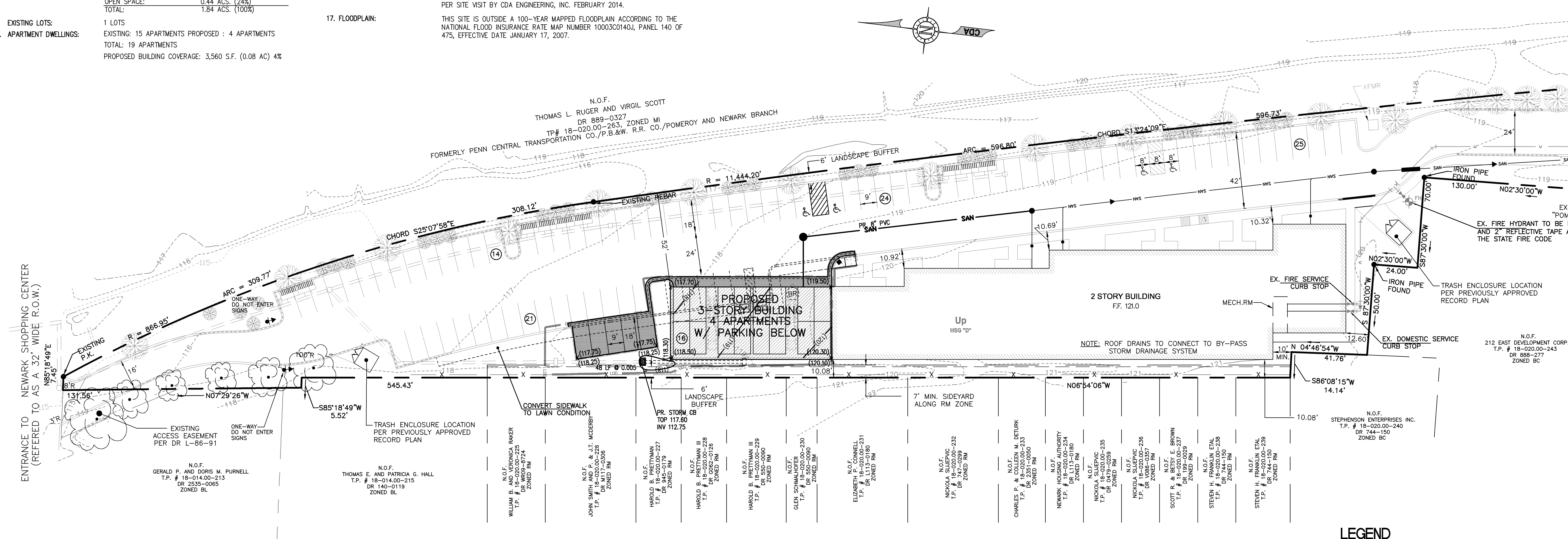
THIS SITE IS OUTSIDE A 100-YEAR MAPPED FLOODPLAIN ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 10003C01404, PANEL 140 OF 475, EFFECTIVE DATE JANUARY 17, 2007.

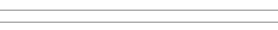
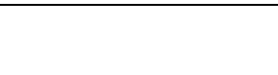
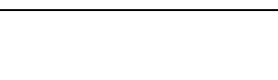
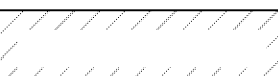
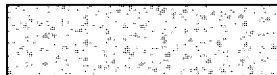
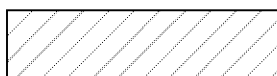
18. SEWER FLOW:

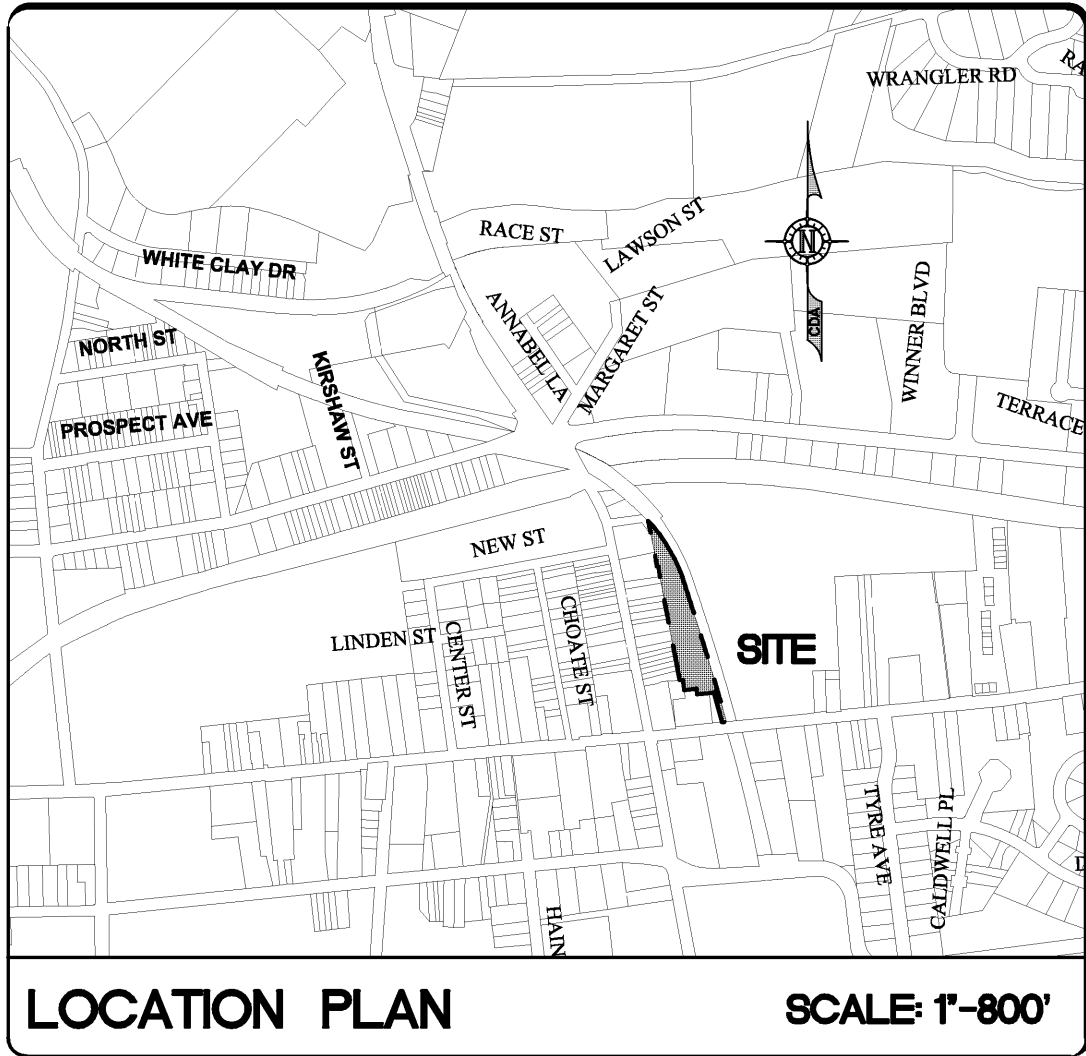
EXISTING:	3,000 GPD : 15 APARTMENTS x 200 GPD
	<u>1,450 GPD : 14,500 SF RETAIL/OFFICE x 0.10 GPD</u>
	4,450 GPD : TOTAL
	17,800 GPD : PEAK (4,450 GPD x 4)
PROPOSED:	3,800 GPD : 19 APARTMENTS x 200 GPD
	<u>1,450 GPD : 14,500 SF RETAIL/OFFICE x 0.10 GPD</u>
	5,250 GPD : TOTAL
	21,000 GPD : PEAK (5,250 GPD x 4)

19. CONSTRUCTION SAFETY: THE SITE AND PUBLIC WILL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION.

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LEGEND	ITEM	PROPOSED
       	IRON PIPE CONCRETE MONUMENT REBAR SANITARY MANHOLE SANITARY STORM CATCHBASIN CURB FIRE HYDRANT WATER VALVE POWER POLE	       
   	CURB DEPRESSED CURB CONCRETE ASPHALT BUILDING FOOTPRINT	   
57.31 100	SPOT ELEVATION SPOT ELEV. (CURB) COUNTORS	57.31 T: 57.31 BC: 56.64 (100)



ISSUE/REVISION	DATE
CITY OF NEWARK SUBMISSION	3-27-14
REVISED CITY OF NEWARK SUBMISSION	5-1-14
REVISED CITY OF NEWARK SUBMISSION	5-15-14

CDA ENGINEERING INC.

CIVIL/SITE ENGINEERING AND LAND PLANNING

**6 LARCH AVENUE
SUITE 401
WILMINGTON, DE 19804**

**Tel: 302 998 9202
Fax: 302 691 1314
cdaengineering.com**

DRAWN BY: **ZAK**

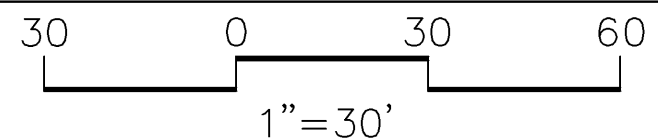
CHECKED BY: ET

PROJECT No.: **14.132.00**

SCALE: **1"=30'**

DATE: **MARCH 13, 2014**

CAD FILE: 1413100 Base.dwg



REFERENCE No. 14-04-01

MINOR SUBDIVISION PLAN

POMEROY STATION

218 EAST MAIN STREET

CITY OF NEWARK NEW CASTLE COUNTY DELAWARE

DRAWING TITLE: **MINOR SUBDIVISION PLAN**

DRAWING NUMBER: 1 of 1

1 of 1

I, COLMCILLE DEASCANIS, 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 AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

COLMCILLE DEASCANIS REGISTRATION #13049	DATE
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I, _____, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE