

**CITY OF NEWARK  
DELAWARE**

**PLANNING COMMISSION  
MEETING**

**TUESDAY, AUGUST 5, 2014**

**7:00 P.M.**

**NEWARK MUNICIPAL BUILDING  
220 SOUTH MAIN STREET**

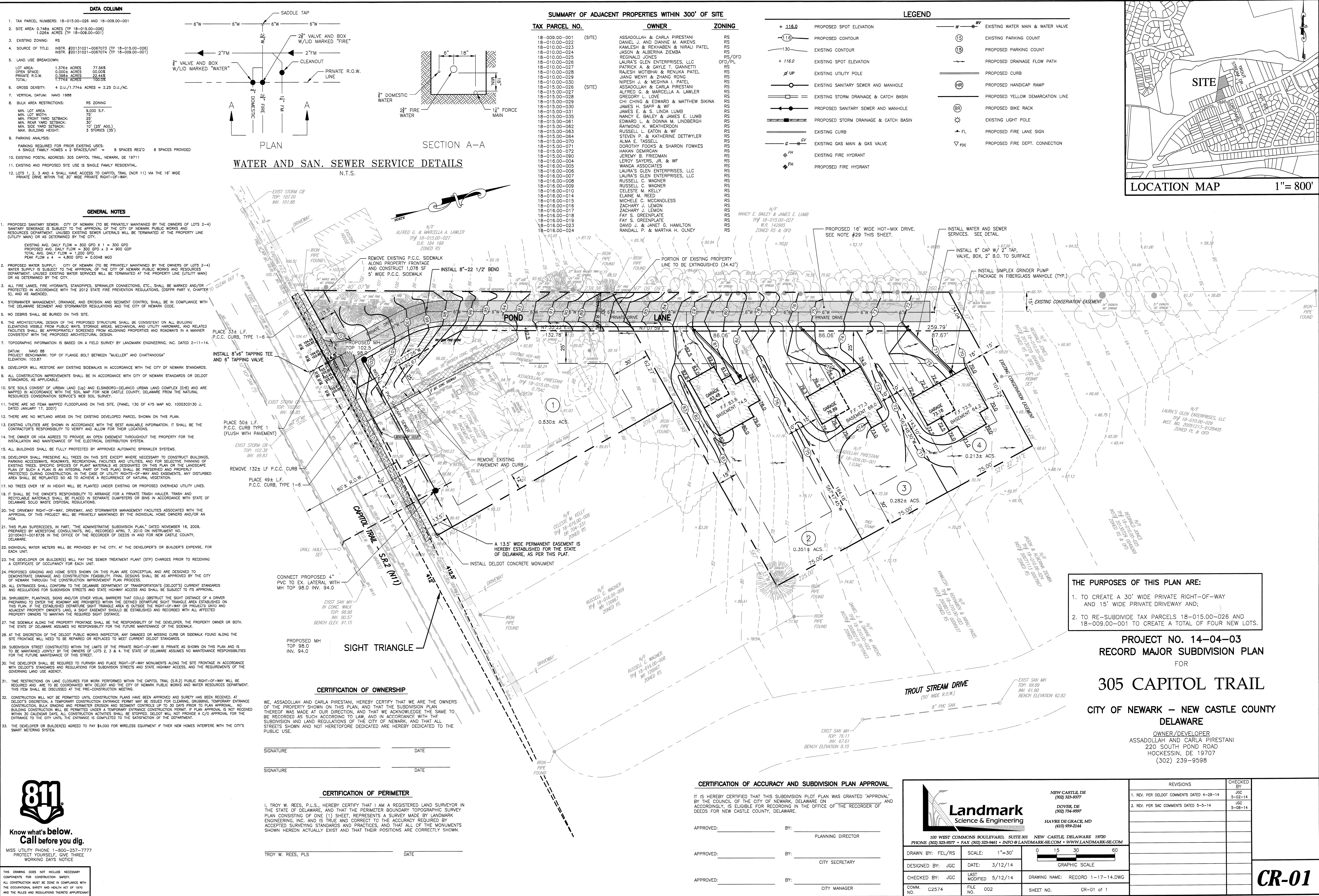
**COUNCIL CHAMBER**

**AGENDA**

1. The minutes of the July 1, 2014 Planning Commission meeting.
2. Review and consideration of the major subdivision of the property located at 305 Capitol Trail. Approval is requested in order to extinguish the lot line between two existing parcels at the site and then subdivide to create four (4) single family RS zoned lots, one of which will contain the existing home fronting on Capitol Trail.
3. Review and consideration of an amendment to the Zoning Code regarding “no impact” home based businesses.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, July 22, 2014

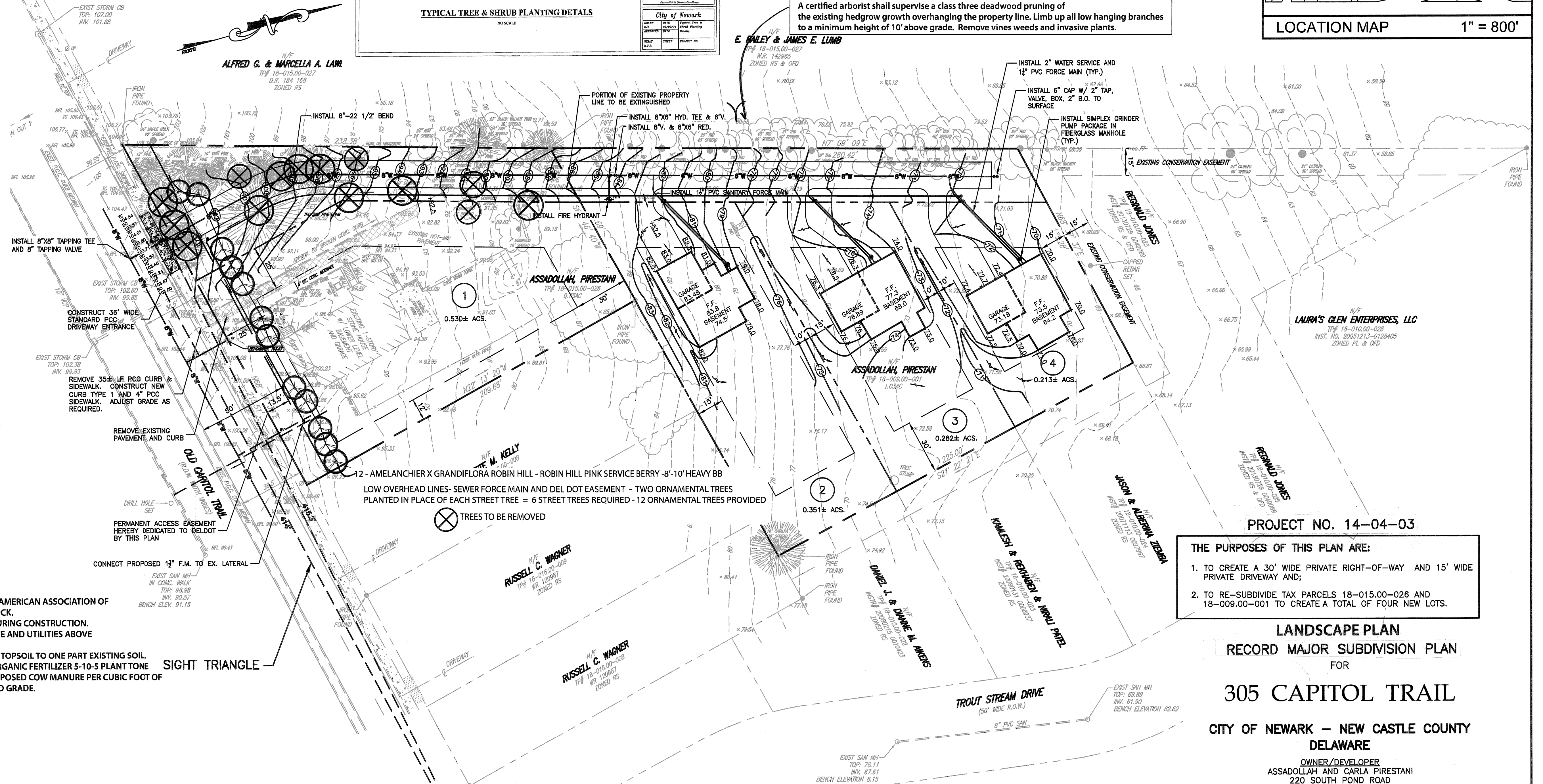
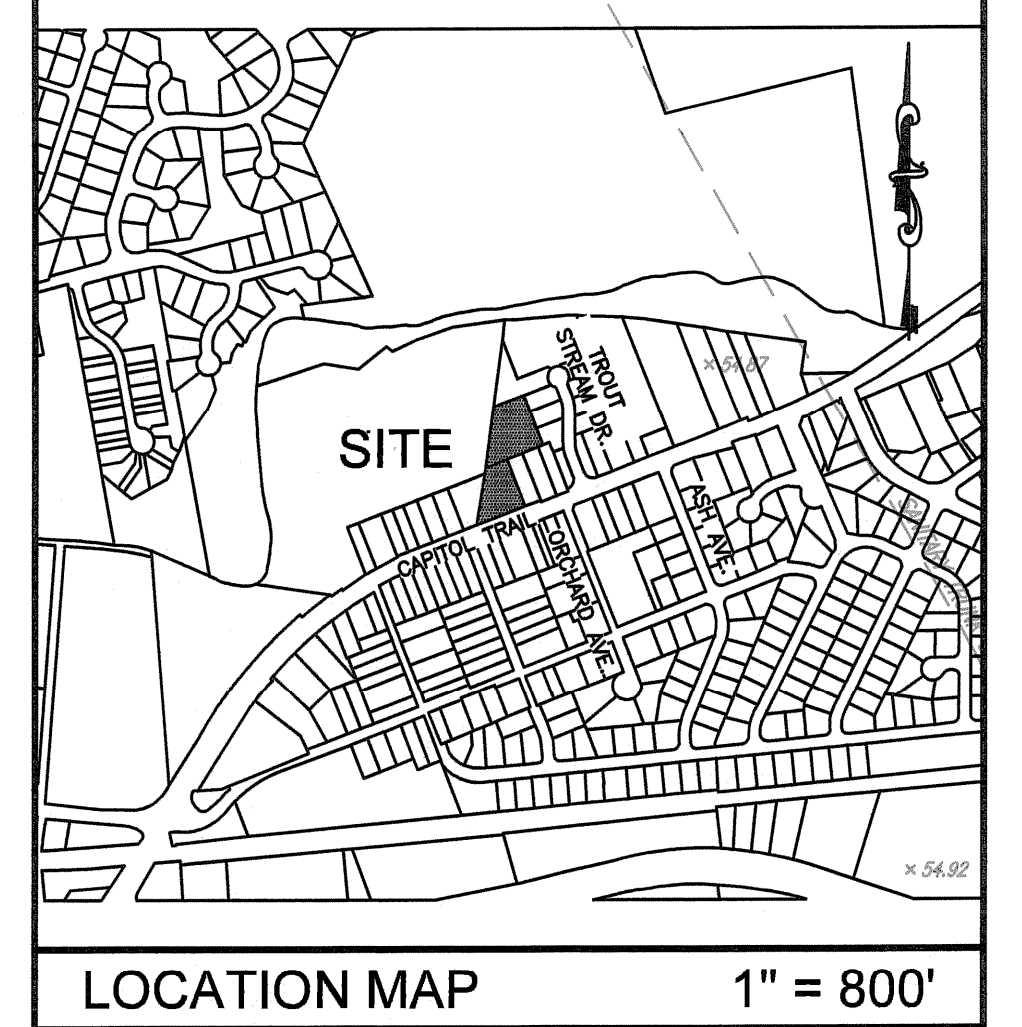
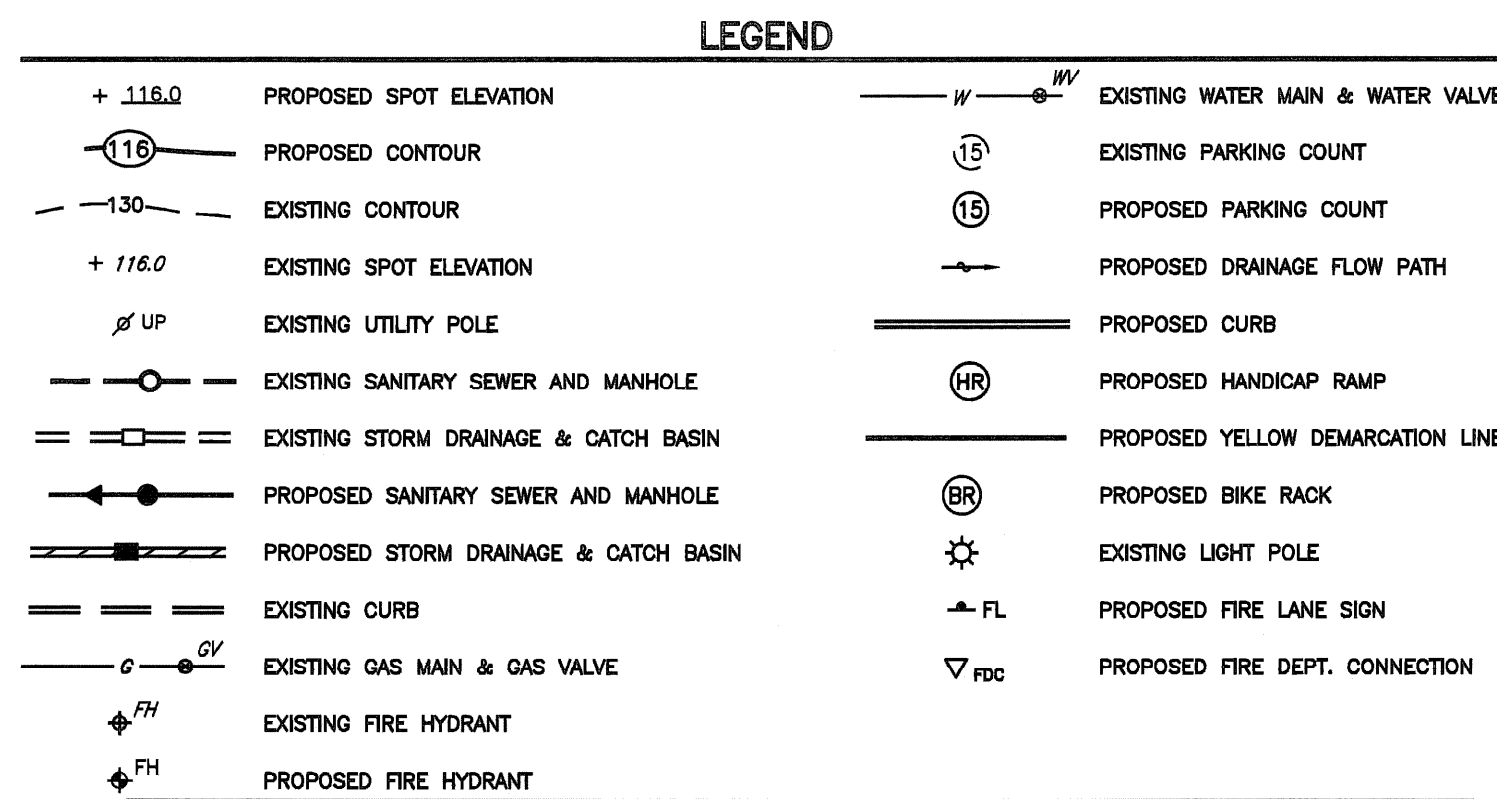


SUBMITTED TO CITY ON 5/12/14

1. TAX PARCEL NUMBER: 18-015-00-028 AND 18-009-00-001
2. SITE AREA: 0.784± ACRES (PT 18-015-00-028)  
1.028± ACRES (PT 18-009-00-001)
3. EXISTING ZONING: RS
4. SOURCE OF TITLE: INSTR. #20131021-0087073 PT 18-015-00-028  
INSTR. #20131021-0087074 PT 18-009-00-001
5. LAND USE BREAKDOWN:  

|                |             |        |
|----------------|-------------|--------|
| LOT AREA:      | 1.376± ACS. | 77.58% |
| OPEN SPACE:    | 0.009± ACS. | 0.000% |
| PRIVATE R.O.W. | 0.308± ACS. | 22.44% |
| TOTAL:         | 1.774± ACS. | 100.0% |
6. GROSS DENSITY: 4 D.U./1,774±ACS. = 2.25 D.U./AC.
7. VERTICAL DATUM: NAVD 1983
8. BULK AREA RESTRICTIONS: RS ZONING  

|                          |                 |
|--------------------------|-----------------|
| MIN. LOT AREA:           | 9,000 S.F.      |
| MIN. LOT WIDTH:          | 25'             |
| MIN. FRONT YARD SETBACK: | 25'             |
| MIN. REAR YARD SETBACK:  | 30'             |
| MIN. SIDE YARD SETBACK:  | 10' (25' AGG.)  |
| MIN. FRONT HEIGHT:       | 5 STOREYS (35') |
9. PARKING ANALYSIS:  
PARKING REQUIRED FOR PRIOR EXISTING USES:  
4 SINGLE FAMILY HOMES x 2 SPACES/UNIT = 8 SPACES REQ'D 8
10. POSTAL ADDRESS: 305 CAPITAL TRAIL, NEWARK, DE 19711



PLANTING NOTES:

- 1- PLANT IN ACCORDANCE WITH THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND THE AMERICAN STANDARD FOR NURSERY STOCK.
- 2- LOCATE ALL UTILITIES PRIOR TO DIGGING, PROTECT FROM DAMAGE DURING CONSTRUCTION.
- 3- FIELD LOCATION PLANTS TO AVOID CONFLICT WITH SWALES, DRAINAGE AND UTILITIES ABOVE AND BELOW GROUND, EXISTING VEGETATION ETC.
- 4- PLANTING BACKFILL MIX: ONE PART PEAT HUMUS, TO ONE PART TOPSOIL TO ONE PART EXISTING SOIL. AMENDMENTS : MIX INTO SOIL PRIOR TO BACKFILLING, 25 LBS ORGANIC FERTILIZER 5-10-5 PLANT ONE OR EQUAL, 75 LBS OF BONE MEAL, AND 1 LB OF ORGANIC DECOMPOSED COW MANURE PER CUBIC FOOT OF BACKFILL. SET BALL OR CONTAINER SOIL TOP EVEN WITH FINISHED GRADE.

**NOTE:**  
PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A SURETY GUARANTEE BOND OR OTHER SECURITY INSTRUMENT ACCEPTABLE TO AND APPROVED BY THE CITY SOLICITOR SHALL BE POSTED IN THE AMOUNT OF 120% OF THE COST OF REQUIRED LANDSCAPING TO INSURE PROPER MAINTENANCE OF THE LANDSCAPING FOR A PERIOD OF TWO YEARS FROM THE DATE OF INSPECTION. DURING THE TWO YEAR PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ALL PLANTS THAT DIE OR ARE DISEASED.

FOLLOWING THE TWO YEAR PERIOD AND AFTER INSPECTION OF THE LANDSCAPING BY THE CITY OF NEWARK PARKS DEPARTMENT, WITH THE ASSISTANCE OF THE PLANNING DEPARTMENT, THE CITY MANAGER SHALL AUTHORIZE THE RELEASE OF BONDS REQUIRED IN THE CODE. LESS ANY FUNDS NEEDED AND USED BY THE CITY TO REPLACE DYING OR DISEASED PLANTS.

Landscape Plan prepared by



*Designs etc*  
1901 Hickory Hill Road  
Chadds Ford PA 19317  
610-388-7758



NEW CASTLE, DE  
(302) 323-9377

DOVER, DE  
(302) 734-9597

HAVRE DE GRACE, MD  
(410) 939-2144

100 WEST COMMONS BOULEVARD, SUITE 301 NEW CASTLE, DELAWARE 19720

|                  |  |                       |  |                                                                                                        |  |
|------------------|--|-----------------------|--|--------------------------------------------------------------------------------------------------------|--|
| DRAWN BY: FEL/RS |  | SCALE: 1"=30'         |  | <br>GRAPHIC SCALE |  |
| DESIGNED BY: JGC |  | DATE: 3/12/14         |  |                                                                                                        |  |
| CHECKED BY: JGC  |  | LAST MODIFIED 3/31/14 |  | DRAWING NAME: RECORD 1-17-14.DWG                                                                       |  |
| COMM. NO. C2574  |  | FILE NO. 002          |  | SHEET NO. CR-01 of 1                                                                                   |  |

[illegible]

**CR-01**

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WORKING DAYS NOTICE

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 APPURTENANT.