

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
MEETING**

TUESDAY, OCTOBER 7, 2014

7:00 P.M.

**NEWARK MUNICIPAL BUILDING
220 SOUTH MAIN STREET**

COUNCIL CHAMBER

AGENDA

1. Election of Officers.
2. The minutes of the September 2, 2014 Planning Commission meeting.
3. Review and consideration of an amendment to the Zoning Code regarding “no impact” home based businesses.
4. Review and consideration of a Comprehensive Development Plan amendment, a rezoning, major subdivision and a special use permit for the .846 acre property located on the west side of Center Street from 21 – 49 (odd addresses). Applicants are requesting approval to rezone the parcels from RS (single family detached residential) and NCV (New Center Village) to BB (central business district) and major subdivision approval to demolish the existing single-family dwellings at the site and build a four story, mixed use building with 3,000 square feet of office space and parking on the first floor and 30 apartments above.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, September 23, 2014

GENERAL NOTES:

- ALL SOILS ON SITE ARE UP (URBAN LAND, 0% TO 8% SLOPES, HSG D) AS DISTURBED BY PRIOR DEVELOPMENT.
- AN OPEN UTILITY EASEMENT IS RESERVED ON THE PROPERTY FOR ALL CITY OF NEWARK UTILITIES.
- ALL EXISTING BUILDINGS, STRUCTURES, SIDEWALK, CONCRETE, DRIVEWAYS, TREES AND SHRUBS ON SITE ARE TO BE REMOVED.
- FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 2006 STATE FIRE PREVENTION REGULATIONS, (DSFPR PART V, CHAPTER 5) AND AS AMENDED.
- ALL TRASH AND RECYCLABLE PICK UP WILL BE BY A PRIVATE HAULER.
- 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.
- NO TREES OVER 18" IN HEIGHT SHALL BE PLANTED UNDER EXIST. OR PROP. OVERHEAD WIRES.
- INDIVIDUAL WATER METERS WILL BE PROVIDED, AT THE DEVELOPER'S EXPENSE, FOR EACH UNIT.

22. 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 900-282-5555). 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 | DELAWARE STATE HWY DEPT |
| CITY OF NEWARK-WATER | NCI TELECOMMUNICATIONS |
| DELMARVA POWER-GAS | ABOVENET COMMUNICATIONS |
| COMCAST | UNIVERSITY OF DELAWARE |
| VERIZON | |



LOCATION MAP

SCALE: 1" = 500'

PLAN DATA:

- PARCEL INFO:

TAX PARCEL	ADDRESS	SOURCE OF TITLE	AREA
18-020.00-040	21 CENTER ST.	20130520-0032223	0.106 AC.
18-020.00-041	27 CENTER ST.	20130520-0032224	0.254 AC.
18-020.00-042	39 CENTER ST.	20130520-0032226	0.148 AC.
18-020.00-043	45 CENTER ST.	20130520-0032227	0.116 AC.
18-020.00-044	45 CENTER ST.	20130520-0032227	0.116 AC.
18-020.00-045	49 CENTER ST.	20130520-0032228	0.106 AC.
TOTAL:			0.846 AC.
- EXISTING ZONING: RS AND NCV
- PROPOSED ZONING: BB
- DATUM: VERTICAL: NAVD88
HORIZONTAL: STATE PLANE NAD 83
- 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 FEBRUARY 2006.
- NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0140J PANEL 120 OF 475 DATED JANUARY 17, 2007.
- TOPOGRAPHY NOTE: TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY KARINS AND ASSOCIATES DATED MARCH 6, 2013. PROJECT BENCHMARK IS A FOUND DRILL HOLE IN GRANITE MONUMENT ON PROPERTY LINE BETWEEN T.P.# 08-020.00-041 & T.P.# 08-020.00-042, ELEV.: 121.64.
- WETLANDS: NO WETLAND AREAS EXIST ON THE PARCELS SUBJECT TO THIS PLAN.
- AREA REGULATIONS:

	3,000 S.F.
A. MINIMUM LOT AREA:	20' (ABOVE 3 STORIES)
B. STREET YARD SETBACK:	15'
D. REAR YARD:	0'
E. SIDE YARD:	100%
F. MAXIMUM LOT COVER:	64" (4 STORIES) PER SEC. 32-18 (d)(4)(c)
G. MAXIMUM BUILDING HEIGHT:	
- LAND DEVELOPMENT DATA:

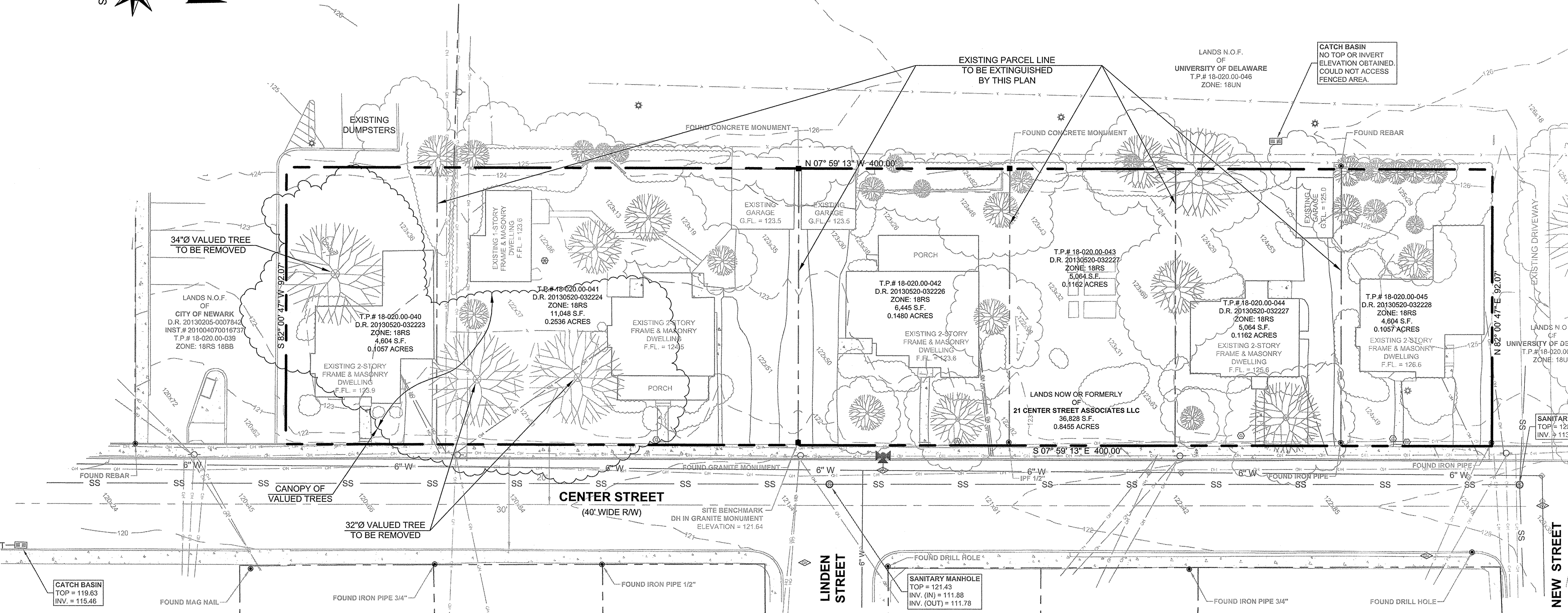
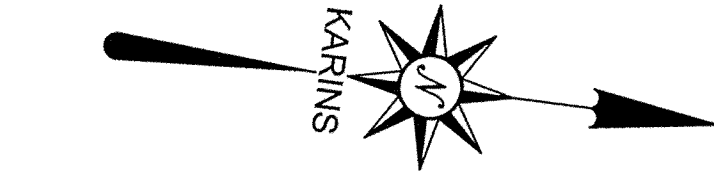
	EXISTING	PROPOSED
BUILDING AREA:	0.205± AC. (24%)	0.319± AC. (38%)
PAVED AREA:	0.085± AC. (10%)	0.492± AC. (54%)
LANDSCAPE SURFACE AREA:	0.559± AC. (66%)	0.055± AC. (6%)
TOTAL	0.846± AC. (100%)	0.846± AC. (100%)

PROPOSED USE
- 4 STORY MIXED USE BUILDING
- 30 (2 AND 3 BEDROOM) RESIDENTIAL APARTMENT UNITS
- 3,000 S.F. USEABLE OFFICE
- HEIGHT: 60'

RESIDENTIAL APARTMENTS:
TYPE: 30 APARTMENT UNITS (16 - 2 BEDROOM UNITS AND 14 - 3 BEDROOM UNITS)
ALLOWABLE DENSITY: (16 X 50 + 14 X 20) / 30 X 0.846 = 30 UNITS
- PARKING:

REQUIRED: a) 16 - 2 BEDROOM APT. UNITS X 2 SPACES / APT. = 32 SPACES
b) 14 - 3 BEDROOM APT. UNITS X 2 SPACES / APT. = 28 SPACES
c) 3,000 S.F. USEABLE OFFICE X 1 SP/300 S.F. = 10 SPACES
TOTAL = 70 SPACES

PROVIDED: a) 35 SPACES (GARAGES)
b) 35 SPACES (ON-SITE SURFACE) INCLUDES 2 HC SPACES
TOTAL = 70 PARKING SPACES



LEGEND

CONTOUR	124
SPOT GRADE	134X76
PROPERTY CORNER MONUMENT	6" W
WATER MAIN	SS
FIRE HYDRANT	SS
SANITARY SEWER	SS
SANITARY SEWER MANHOLE	SS
STORM SEWER	SS
CATCH BASIN	SS
FENCE	X
UTILITY POLE	OH
OVERHEAD WIRE	OH
P.C.C. SIDEWALK	
P.C.C. CURB (TYPE 1-6)	

EXISTING CONDITIONS

SCALE: 1" = 20'

#	PARCEL NUMBER	OWNER
1	18.014.00-207	NEWARK METHODIST EPISCOPAL CHURCH
2	18.020.00-034	MANSON GREEN LLC
3	18.020.00-035	102 EAST MAIN ASSOCIATES LLC
4	18.020.00-036	104 EAST MAIN ASSOCIATES LLC
5	18.020.00-037	U.S. OF AMERICA
6	18.020.00-038	JAMES P. III & JAMES P. JR. LISA
7	18.020.00-039	CITY OF NEWARK
8	18.020.00-046	UNIVERSITY OF DELAWARE
9	18.020.00-111	ARISTEDES YIOURNAS
10	18.020.00-114	CHRISTIANA INVESTORS LLC
11	18.020.00-115	CONNELL HOLDINGS LLC
12	18.020.00-116	JLP PROPERTIES LLC
13	18.020.00-117	DIANE L. K. BLYTHE
14	18.020.00-120	PAUL L. SCHLOSSER TRUSTEE
15	18.020.00-121	DANIEL P. BURKE
16	18.020.00-122	JEROME D. & TONYA N. GRAVATT
17	18.020.00-124	CITY OF NEWARK
18	18.020.00-125	CENTER STREET ASSOCIATES LLC
19	18.020.00-126	DANNEMANN & DANNEMANN LLC
20	18.020.00-260	JEROME D. & TONYA N. GRAVATT
21	18.020.00-265	CITY OF NEWARK

CITY OF NEWARK APPROVALS REQUIRED FOR THIS PLAN INCLUDE THE FOLLOWING:
1. MAJOR SUBDIVISION (FOR MULTI-FAMILY RESIDENTIAL)
2. REZONING (FROM RS AND NCV TO BB)
3. SPECIAL USE PERMIT (FOR RESIDENTIAL APARTMENTS IN THE BB ZONING DISTRICT)

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO DEMOLISH 8,930± S.F. OF EXISTING BUILDINGS AND REZONE THE SUBJECT PARCEL FROM RS AND NCV TO THE BB ZONING DISTRICT TO PROVIDE FOR THE REDEVELOPMENT OF THE SITE BY APPROVAL OF A COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT, REZONING, SPECIAL USE PERMIT, AND MAJOR SUBDIVISION PLAN AND CONSTRUCT THE FOLLOWING:

- A FOUR STORY BUILDING WITH:
 - FIRST FLOOR: USEABLE OFFICE AND PARKING GARAGE
 - 2ND, 3RD, AND 4TH FLOORS: RESIDENTIAL APARTMENTS
- ASSOCIATED SITE IMPROVEMENTS.

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

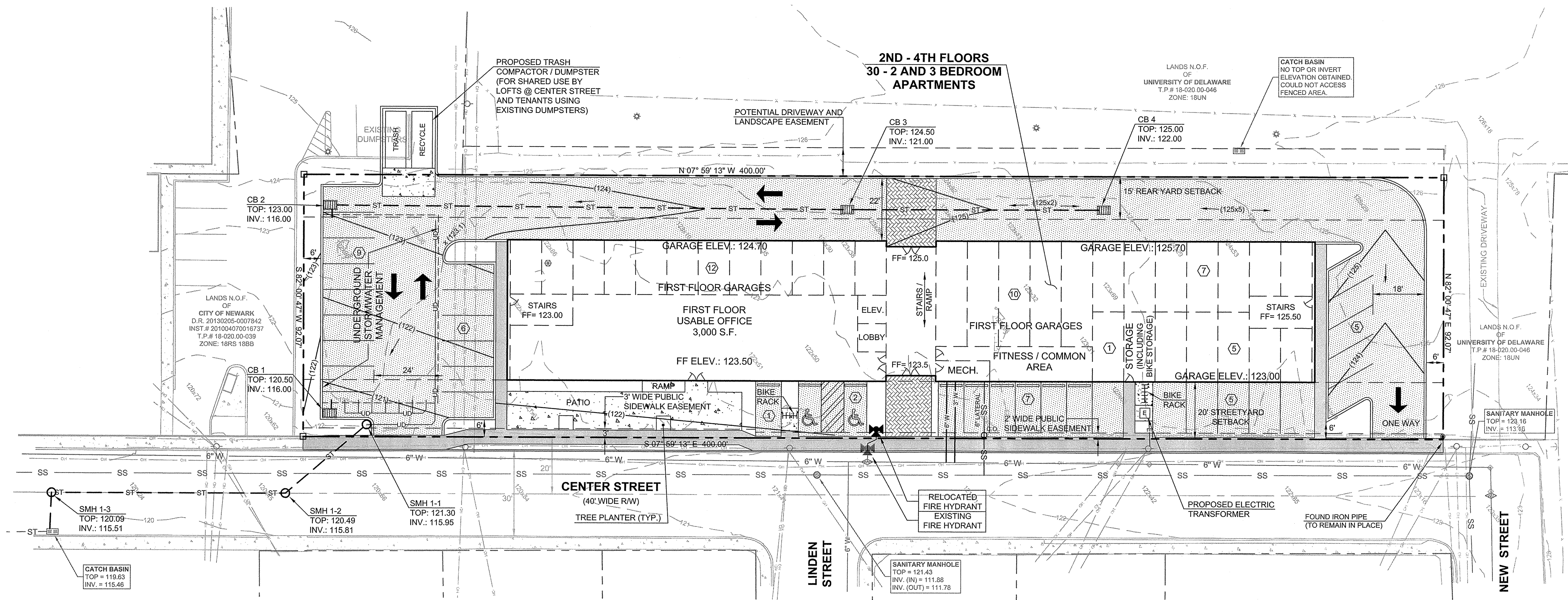
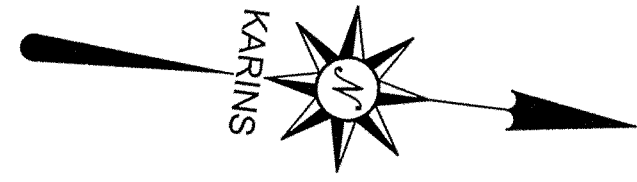
APPROVED _____ DATE _____ BY _____ CITY SECRETARY
CITY OF NEWARK

RECORDED _____ IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, AT INSTRUMENT NO. _____

PLANNING AND DEVELOPMENT #14-05-01
COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT,
REZONING, SPECIAL USE PERMIT, AND
MAJOR SUBDIVISION PLAN
FOR
LOFTS AT CENTER STREET

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

8-23-14	8-1-14	date	Karins and Associates ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE & GEORGETOWN, DE www.karinsengineering.com
TWA	TWA	checked	17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975
PER CITY OF NEWARK COMMENTS	revisions	OWNER:	21 CENTER STREET ASSOCIATES LLC 680 WOOLEN WAY NEWARK DE 19711 PHONE: (302)
PER CITY OF NEWARK COMMENTS	revisions	SURVEY BY:	KARINS & ASSOCIATES
		DESIGNED BY:	TMA
		DRAWN BY:	WRB
		CHECKED BY:	TMA
		SCALE: 1" = 20'	0 20 40
		DATE: 5-5-14	SHEET 1 OF 2
		DWG.: 2636-A01	



PROPOSED CONDITIONS
SCALE: 1" = 20'

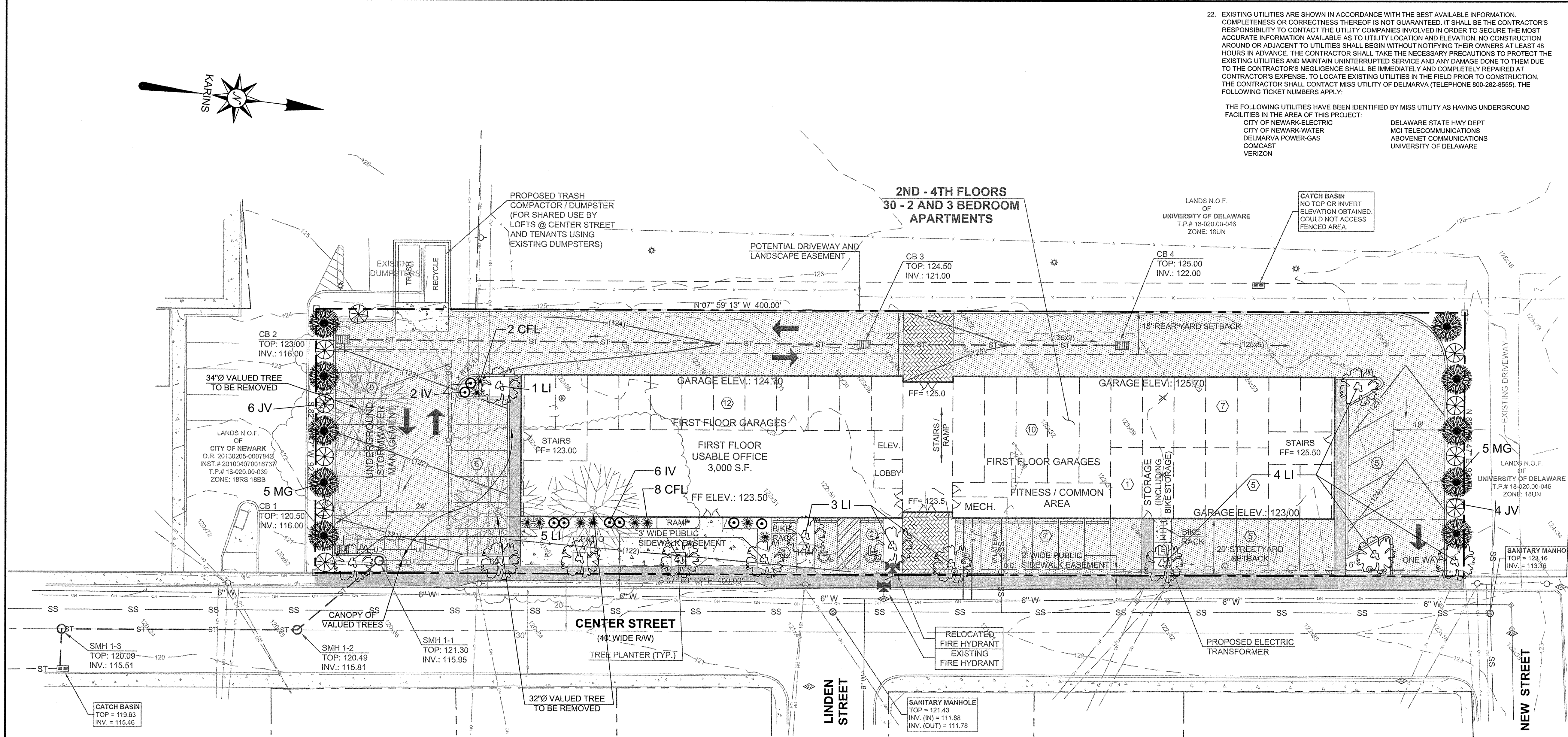
LEGEND

EXISTING		PROPOSED
124	CONTOUR	(124)
134X76	SPOT GRADE	(124x5)
W	PROPERTY CORNER MONUMENT	6" W
W	WATER MAIN	SS
W	FIRE HYDRANT	ST
SS	SANITARY SEWER	UD
S	SANITARY SEWER MANHOLE	
ST	STORM SEWER	
ST	CATCH BASIN	
UD	UNDER DRAIN	
X	FENCE	
OH	UTILITY POLE	
OH	OVERHEAD WIRE	
	ASPHALT	
	BRICK PAVEMENT	
	P.C.C. SIDEWALK	
	P.C.C. CURB (TYPE 1-6)	
	UNDERGROUND ELECTRIC	
	PARKING SPACES	

PLANNING AND DEVELOPMENT #14-05-01
**COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT,
REZONING, SPECIAL USE PERMIT, AND
MAJOR SUBDIVISION PLAN
FOR
LOFTS AT CENTER STREET**

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

		8-29-14	8-1-14	date				
		TMA	TMA	checked				
PER CITY OF NEWARK COMMENTS	PER CITY OF NEWARK COMMENTS	revisions				OWNER: 21 CENTER STREET ASSOCIATES LLC 6000 WOOLEN WAY NEWARK DE 19711 PHONE: (302)		
						SURVEY BY: KARINS & ASSOCIATES		
						DESIGNED BY: TMA		
						DRAWN BY: WRB		
						CHECKED BY: TMA		
						SCALE: 1" = 20' 		
						DATE: 5-5-14		SHEET 2 OF 2
						DWG.: 2636-A02		



LOCATION MAP SCALE: 1" = 500'

PLAN DATA:

1. PARCEL INFO:	TAX PARCEL	ADDRESS	SOURCE OF TITLE	AREA
	18-020-00-040	21 CENTER ST.	20130520-0032223	0.106 AC.
	18-020-00-041	27 CENTER ST.	20130520-0032224	0.254 AC.
	18-020-00-042	39 CENTER ST.	20130520-0032226	0.146 AC.
	18-020-00-043	45 CENTER ST.	20130520-0032227	0.116 AC.
	18-020-00-044	45 CENTER ST.	20130520-0032227	0.116 AC.
	18-020-00-045	49 CENTER ST.	20130520-0032228	0.106 AC.
			TOTAL:	0.846 AC.
2. EXISTING ZONING:	RS AND NCV			
3. PROPOSED ZONING:	BB			
4. DATUM:	VERTICAL: NAVD88 HORIZONTAL: STATE PLANE NAD 83			
5. WATER SUPPLY:	CITY OF NEWARK			
6. SANITARY SEWER:	CITY OF NEWARK			
7. ELECTRIC:	CITY OF NEWARK			
8. GAS:	DELMARVA POWER			
9. DEBRIS DISPOSAL:	NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.			
10. 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 FEBRUARY 2007.			
11. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 100030140J PANEL 120 OF 475 DATED JANUARY 17, 2007.				
12. TOPOGRAPHY NOTE: TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY KARINS AND ASSOCIATES DATED MARCH 5, 2013. PROJECT BENCHMARK IS A FOUND DRILL HOLE IN GRANITE MONUMENT ON PROPERTY LINE BETWEEN T.P.# 08-020-00-041 & T.P.# 08-020-00-042, ELEV.: 121.64.				
13. WETLANDS: NO WETLAND AREAS EXIST ON THE PARCELS SUBJECT TO THIS PLAN.				
14. AREA REGULATIONS:	3,000 S.F.			
A. MINIMUM LOT AREA:	20' (ABOVE 3 STORIES)			
B. STREET YARD SETBACK:	15'			
C. REAR YARD:	0'			
D. SIDE YARD:	100%			
E. MAXIMUM LOT COVER:	64' - (4 STORIES) PER SEC. 32-18 (d)(4)(c)			
F. MAXIMUM BUILDING HEIGHT:				
15. LAND DEVELOPMENT DATA:				
BUILDING AREA:	EXISTING	PROPOSED		
	0.2054 AC. (24%)	0.3191 AC. (38%)		
PAVED AREA:	0.0851 AC. (10%)	0.4233 AC. (50%)		
LANDSCAPE SURFACE AREA:	0.5555 AC. (66%)	0.1044 AC. (12%)		
TOTAL	0.8462 AC. (100%)	0.8462 AC. (100%)		

PROPOSED USE
- 4 STORY MIXED USE BUILDING
- 30 (2 AND 3 BEDROOM) RESIDENTIAL APARTMENT UNITS
- 3,000 S.F. USABLE OFFICE
- HEIGHT: 60'

RESIDENTIAL APARTMENTS:
TYPE: 30 APARTMENT UNITS (16 - 2 BEDROOM UNITS AND 14 - 3 BEDROOM UNITS)
ALLOWABLE DENSITY: (16 X 50 + 14 X 20) / 30 X 0.846 = 30 UNITS

18. PARKING:
REQUIRED: a) 16 - 2 BEDROOM APT. UNITS X 2 SPACES / APT. = 32 SPACES
b) 14 - 3 BEDROOM APT. UNITS X 2 SPACES / APT. = 28 SPACES
c) 3,000 S.F. USABLE OFFICE X 1 SP/300 S.F. = 10 SPACES
TOTAL = 70 SPACES

PROVIDED: a) 35 SPACES (GARAGES)
b) 32 SPACES (ON-SITE SURFACE) INCLUDES 2 HC SPACES
TOTAL: 67 PARKING SPACES

A PARKING WAIVER IS REQUIRED FOR 3 SPACES (70 SPACES REQUIRED - 67 SPACES PROVIDED).

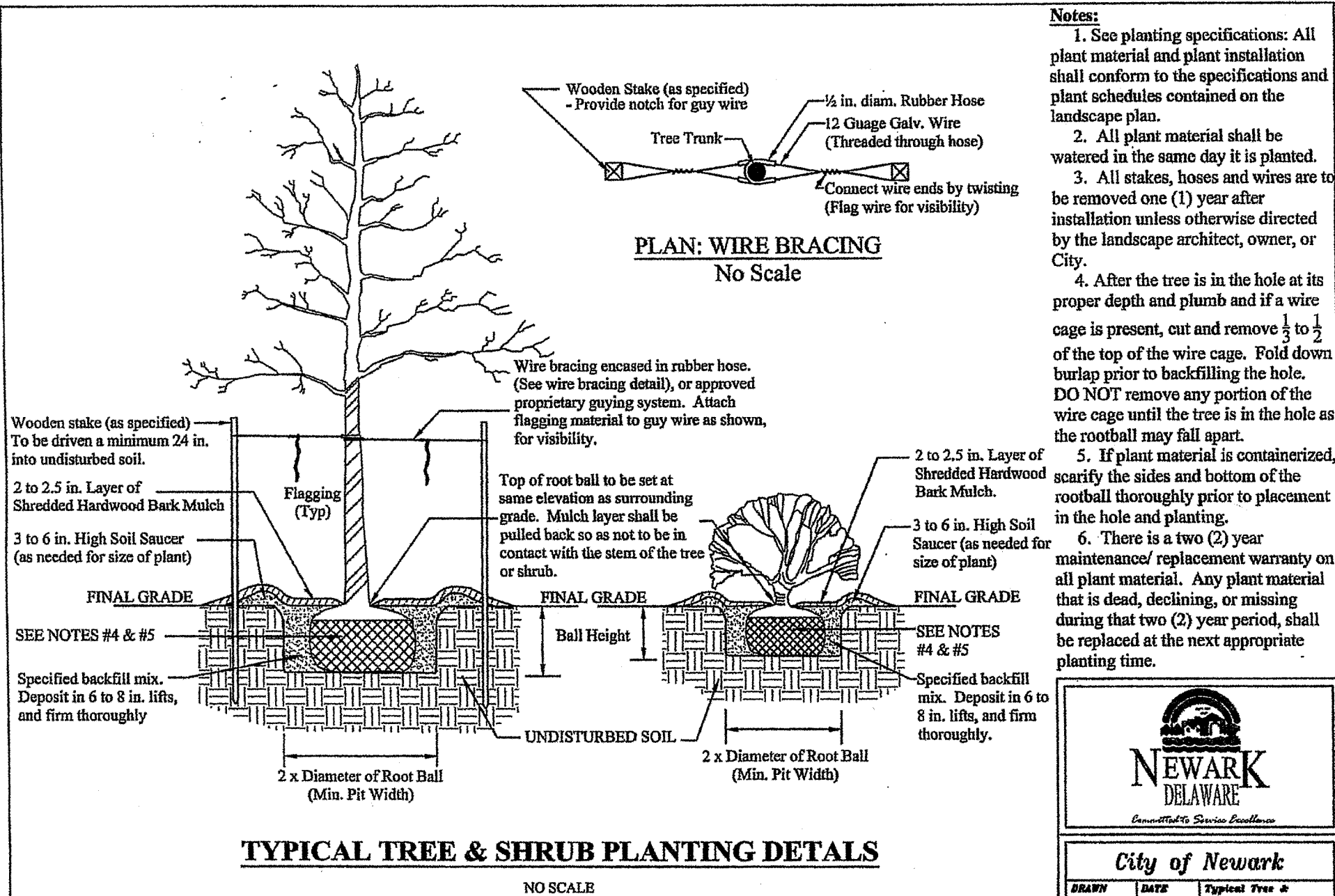
PLANNING AND DEVELOPMENT #14-05-01

LANDSCAPE PLAN
FOR
LOFTS AT CENTER STREET
SITUATED IN: CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE

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 TONE 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. MULCH WITH SHREDDED HARDWOOD BARK MULCH TO A DEPTH NO GREATER THAN 3" - SO NOT COVER THE PLANT ROOT CROWN OR TRUNK WITH MULCH
5. FIELD LOCATE PLANTINGS TO AVOID UTILITIES OR OBSTRUCTIONS.

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.



Notes:
1. See planting specifications: All plant material and plant installation shall conform to the specifications and plant schedules contained on the landscape plan.
2. All plant material shall be watered in the same day it is planted.
3. All stakes, hoses and wires are to be removed one (1) year after installation unless otherwise directed by the landscape architect, owner, or City.
4. After the tree is in the hole at its proper depth and plumb and if a wire cage is present, cut and remove 1/2 to 3/4 of the top of the wire cage. Fold down burlap prior to backfilling the hole. DO NOT remove any portion of the wire cage until the tree is in the hole as the rootball may fall apart.
5. If plant material is containerized, scarify the sides and bottom of the rootball thoroughly prior to placement in the hole and planting.
6. There is a two (2) year maintenance/ replacement warranty on all plant material. Any plant material that is dead, declining, or missing during that two (2) year period, shall be replaced at the next appropriate planting time.

PLAN: WIRE BRACING
No Scale

WOODEN STAKES (AS SPECIFIED) PROVIDE NOTCH FOR GUY WIRE

1/2 IN. DIAM. RUBBER HOSE

12 GAUGE GALV. WIRE (THREADED THROUGH HOSE)

CONNECT WIRE ENDS BY TWISTING (FLAG WIRE FOR VISIBILITY)

TOP OF ROOT BALL TO BE SET AT SAME ELEVATION AS SURROUNDING GRADE. MULCH LAYER SHALL BE PULLED BACK SO AS NOT TO BE IN CONTACT WITH THE STEM OF THE TREE OR SHRUB.

2 TO 2.5 IN. LAYER OF SHREDDED HARDWOOD BARK MULCH.

3 TO 6 IN. HIGH SOIL SAUSER (AS NEEDED FOR SIZE OF PLANT)

SEE NOTES #4 & #5

SPECIFIED BACKFILL MIX. DEPOSIT IN 6 TO 8 IN. LIFTS, AND FIRM THOROUGHLY.

2 X DIAMETER OF ROOT BALL (MIN. PIT WIDTH)

2 X DIAMETER OF ROOT BALL (MIN. PIT WIDTH)

NO SCALE

NEWARK DELAWARE

City of Newark

PLANNING AND DEVELOPMENT #14-05-01

DATE: 05/22/11

SCALE: AS SHOWN

PLANTING SCHEDULE

KEY	TYPE	QUANTITY	BOTANICAL - COMMON NAME	MINIMUM SIZE
O	MG *	10	MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA	6'-8" BB - 2" CAL.
O	JV *	10	JUNIPERUS VIRGINIANA - EMERALD SENTINEL	4'-6" BB
ST/O	LI + *	13	LAGERSTROEMIA INDICA WHIT VELOUR III - CREPE MYRTLE	8'-10" - 1.5" CAL. BB
S	CFL	10	CORNUS FLAVIRAMEA - YELLOW TWIG DOGWOOD	18" - 36" CONT.
S	IV	8	ILEX VERTICILLATA WINTER RED - WINTER BERRY	18" - 36" CONT.

+ DENOTES TREE UNDER OVERHEAD UTILITY WIRES

KEY - ST= STREET TREE, O= ORNAMENTAL / UNDERSTORY TREE, S= SHRUB

SOD - ALL DISTURBED AREAS NOT PLANTED WITH SHRUBS OR GROUND COVER SHALL BE SODDED WITH BLEND OF TURF TYPE TALL FESCUE SOD.

LOCATE OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO PLANTING. FIELD ADJUST PLANT LOCATIONS AS NEEDED TO AVOID CONFLICT WITH SWALES, PIPES, DRAINAGE STRUCTURES, WIRES, UTILITY BOXES, TRANSFORMERS, EXISTING VEGETATION THAT REMAINS, ETC. STOP PLANTING AND CONTACT THE LANDSCAPE ARCHITECT AND OWNER IF SOIL CONDITIONS ARE ENCOUNTERED THAT ARE UNSUITABLE FOR PROPER PLANT GROWTH. PLANT QUANTITIES ON THE PLAN DRAWING SHALL SUPERSEDE THE SCHEDULE WHERE NEEDED TO MEET MINIMUM CODE REQUIREMENTS.

VALUED TREE REMOVAL / REPLACEMENT SCHEDULE

EXISTING VALUED TREES (TO BE REMOVED):

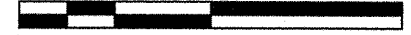
- 1. 32" TREE
- 2. 32" TREE
- 3. 34" TREE
- 98" TOTAL

REPLACEMENT TREES:

REQUIRED: 98" / 6" X 2 = 33 TREES

PROVIDED: 23 TREES ON SITE INDICATED BY * IN PLANTING SCHEDULE

10 TREES (WITHIN LANDSCAPE EASEMENT WITHIN ADJOINING PROPERTY)

8-25-14	8-1-14	date			17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975		126 WEST MARKET STREET GEORGETOWN, DELAWARE 19947 PHONE: (302) 858-4331 FAX: (302) 628-2175	
PER CITY OF NEWARK COMMENTS	TMA	checked						
PER CITY OF NEWARK COMMENTS	TMA	checked						
		revisions						
			OWNER: 21 CENTER STREET ASSOCIATES LLC 6000 WOOLLEN WAY NEWARK DE 19711 PHONE: (302)					
			SURVEY BY: KARINS & ASSOCIATES		SCALE: 1" = 20'			
			DESIGNED BY: TMA					
			DRAWN BY: WRB		DATE: 5-5-14		SHEET 1 OF 1	
			CHECKED BY: TMA		DWG.: 2636-H01			