

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
MEETING**

TUESDAY, AUGUST 4, 2009

7:00 P.M.

**NEWARK MUNICIPAL BUILDING
220 ELKTON ROAD**

COUNCIL CHAMBER

AGENDA

1. The minutes of the July 7, 2009 Planning Commission meeting.
2. Review and consideration of the major subdivision and special use permit of the 6.03 acre 1119 S. College Avenue property for a six story 101 room Candlewood Suites hotel.
3. Review and consideration of amendments to the Zoning Code and the Subdivision and Development Regulations updating Newark's environmental and aesthetic standards, including wetlands and riparian protections and buffers; steep slope protections; landscaping and mature tree protection; and establishing a downtown above ground utility impact fee.

The Planning Commission may modify the above agenda items.

Advertised on Tuesday, July 21, 2009

DATA COLUMN

1. TAX PARCEL NUMBERS: 18-046.00-026, 18-046.00-108
2. SITE AREA: 18-046.00-026 = 5.02± ACRES
18-046.00-108 = 1.01± ACRES
TOTAL = 6.03± ACRES
3. EXISTING ZONING: 18-046.00-026, 18-046.00-108: "BC" (BUSINESS DISTRICT)
4. PROPOSED ZONING: 18-046.00-126, 18-046.00-108: "BC" (BUSINESS DISTRICT)
*SPECIAL USE PERMIT REQUIRED FOR PROPOSED HOTEL IN BC ZONING.
5. SOURCE OF TITLE: ALTA/ACSM LAND TITLE SURVEY REFERENCED IN GENERAL NOTE #7
6. LAND USE BREAKDOWN:
TP# 18-046.00-026 (EXISTING HOWARD JOHNSON MOTEL & PROPOSED CANDLEWOOD HOTEL):
- | | EXISTING | PROPOSED |
|---------------------------|----------------------|----------------------|
| PROPOSED DEDICATED R.O.W. | 0.0000± ACRES 0.00% | 0.1942± ACRES 3.87% |
| BUILDING | 0.9929± ACRES 19.72% | 1.2323± ACRES 24.53% |
| PARKING AND ACCESSWAYS | 2.5228± ACRES 50.23% | 2.4468± ACRES 48.72% |
| LANDSCAPED SURFACE | 1.5069± ACRES 30.03% | 1.1615± ACRES 22.88% |
| | 5.0226± ACRES 100% | 5.0226± ACRES 100% |

- TP #18-046.00-108 (EXISTING RESTAURANT):
- | | EXISTING | PROPOSED |
|------------------------|----------------------|----------------------|
| BUILDING | 0.1236± ACRES 12.24% | 0.1236± ACRES 12.24% |
| PARKING AND ACCESSWAYS | 0.7218± ACRES 71.47% | 0.6210± ACRES 61.48% |
| LANDSCAPED SURFACE | 0.1645± ACRES 16.29% | 0.2663± ACRES 26.27% |
| | 1.0099± ACRES 100% | 1.0099± ACRES 100% |

7. VERTICAL DATUM: NAVD 1988
8. BULK AREA RESTRICTIONS:

	BC ZONING-REQUIRED	BC ZONING-PROPOSED
MIN. LOT AREA:	5,000 SF	5.02± ACRES
MIN. LOT WIDTH:	50'	>50'
FRONT LOT TO BE 70% REQ. WIDTH	35'	>35'
BUILDING SETBACK	0'	>0'
BUILDING/BUFFER SETBACK (STREET ROW)	12'	12'
MAX. BUILDING HEIGHT:	7 STORIES/80'	<7 STORIES/80'
MAX. LOT COVERAGE (BUILDING):	100% MAX	<100%
PARKING SETBACK (ROW)	20'	20'

*AN EXISTING PARKING SETBACK NON-COMFORMITY EXISTS IN THE NORTH CORNER OF THE PROPERTY. THE EXISTING SITE HAS 1371± S.F. OF PAVING ENCRANCHING THE PARKING SETBACK. THE PROPOSED DESIGN HAS 874± S.F. OF PAVING ENCRANCHING THE PARKING SETBACK. THE PROPOSED SITE DESIGN IMPROVES THE EXISTING NON-COMFORMITY BY ELIMINATING 497± S.F. OF PAVING ENCRANCHING THE PARKING SETBACK.

9. PARKING REQUIREMENTS:

*REQUIRED AND PROVIDED PARKING REQUIREMENTS ARE A RESULT OF A CROSS EASEMENT AND PARKING AGREEMENT BETWEEN TP#18-046.00-026 AND TP#18-046.00-108

REQUIRED:	1 SPACE/ROOM X 241 ROOMS (140 ROOM HOWARD JOHNSON, 101 ROOM CANDLEWOOD)	241 SPACES
	1 SPACE/3 SEATS (RESTAURANT: 120 SEATS)	40 SPACES
	1 SPACE/EMPLOYEE (RESTAURANT: 8, HOWARD JOHNSON: 9, CANDLEWOOD: 9)	+ 26 SPACES
TOTAL		307 SPACES

PROVIDED: STANDARD SPACES (9' X 18') = 299 SPACES
HANDICAP ACCESSIBLE (8' X 18') = + 8 SPACES
TOTAL 307 SPACES

10. POSTAL ADDRESS:
18-046.00-26: 1119 S COLLEGE AVENUE
18-046.00-108: 1115 S COLLEGE AVENUE

GENERAL NOTES

1. PROPOSED SANITARY SEWER: CITY OF NEWARK
SANITARY SEWAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
2. PROPOSED WATER SUPPLY: CITY OF NEWARK
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF CITY OF NEWARK.
3. ALL FIRE LINES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC., SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 1997 STATE FIRE PREVENTION REGULATIONS, (OSHPA PART 1, CHAPTER 5), DATED JULY 1, 1997, AND AS AMENDED.
4. 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.
5. NO DEBRIS SHALL BE BURIED ON THIS SITE.
6. UTILITY, TRASH, AND RELATED FACILITIES SHALL BE APPROPRIATELY SCREENED FROM ADJOINING PROPERTIES AND ROADWAYS.
7. TOPOGRAPHIC INFORMATION IS BASED ON ALTA/ACSM LAND TITLE SURVEY BY VARGO ASSOC. DATED 3/2/08
PROJECT BENCHMARK: A CONCRETE MONUMENT AT THE INTERSECTION OF WELSH TRACT CHURCH ROAD AND OLD COOCHS BRIDGE ROAD ON THE PROPERTY LINE OF TP#18-046.00-026
8. DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS, DISTURBED BY CONSTRUCTION ACTIVITIES, IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.
9. ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF NEWARK STANDARDS OR DELDOT STANDARDS AS APPLICABLE
10. SITE SOILS SHOWN ON THIS PLAN ARE MAPPED IN ACCORDANCE WITH THE NEW CASTLE COUNTY SOIL CONSERVATION SERVICE (MAP NO. 22)
11. 100-YEAR FLOOD PLAIN:
FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE, MAP NUMBER 10003C0140J, REVISED JANUARY 17, 2007 AND THE FLOOD PROFILE OF THE CHRISTIANA RIVER, SHEET 14P FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR NEW CASTLE COUNTY INDICATES THAT THE 100 YEAR FLOOD PLAIN EXISTS AT ELEVATION 67.00
12. 500-YEAR FLOOD PLAIN:
FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE, MAP NUMBER 10003C0140J, REVISED JANUARY 17, 2007 INDICATES THAT THE 500 YEAR FLOOD PLAIN EXISTS ON THIS SITE. REFERENCE THE PLAN FOR THE LOCATION OF THE 500 YEAR FLOOD PLAIN.
13. NO WETLANDS WERE FOUND TO EXIST ON THE SITE. JCM ENVIRONMENT PERFORMED A WETLAND STUDY ON JULY 31, 2008 AND FOUND THAT NO WETLANDS EXIST ON THE SITE.
14. 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.
15. ALL ROOF DRAINS FROM THE PROPOSED BUILDINGS SHALL BE CONNECTED DIRECTLY TO THE STORM DRAINAGE SYSTEM WHERE PRACTICABLE.
16. BUILDING SHALL BE FULLY PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
17. DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING ACCESSWAYS, ROADWAYS, RECREATIONAL FACILITIES AND UTILITIES, AND FOR SELECTIVE THINNING OF EXISTING TREES. SPECIFIC SPECIES OF PLANT MATERIALS AS DESIGNED ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHT OF WAYS AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATION.
18. PROPOSED GRADING SHOWN IS CONCEPTUAL AND IS INTENDED TO DENOTE PROPOSED GENERAL DRAINAGE CONDITIONS. FINAL GRADING WILL BE DEPICTED ON THE CONSTRUCTION IMPROVEMENT PLANS.
19. A DECLARATION AND INDENTURE OF NO LINES CROSS EASEMENT AND PARKING AGREEMENT DATED _____ WAS SIGNED BY THE OWNERS OF THE TP# 18-046.00-026 AND TP# 18-046.00-108.
20. THIS PLAN SUPERCEDES IN PART THE "RECORD MAJOR SUBDIVISION PLAN, LANDS OF PRIME HOSPITALITY CORP." DATED 10/25/95.
21. FIRE HYDRANTS
EXISTING: 3
PROPOSED: 2
22. THE PROPOSED BUILDING CONSTRUCTION IS TYPE IB AND THE HEIGHT OF THE HIGHEST FLOOR (SIXTH FLOOR) IS 48'-0" ABOVE FINISHED FLOOR.

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 THEREOF APPROPRIATE.

DATE

EDWARD J. CONSTANTINE
DE. PLS. NO. 55-0000627

SIGNATURE

DATE

CERTIFICATION OF ACCURACY

I, EDWARD J. CONSTANTINE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, AND THAT THIS PLAN, CONSISTING OF THREE SHEETS, REPRESENTS A SURVEY MADE BY VARGO ASSOCIATES, 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

CERTIFICATION OF OWNERSHIP (TP#18-046.00-108)

I, HEREBY CERTIFY THAT R.R.C. RESTAURANTS INC. IS THE OWNER 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, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

SIGNATURE

DATE

CERTIFICATION OF OWNERSHIP (TP#18-046.00-026)

I, HEREBY CERTIFY THAT SHRI SWAMI NARAYAN, LLC, IS THE OWNER 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, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

SIGNATURE

DATE

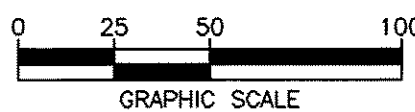
THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 101 ROOM HOTEL AND UPDATE THE EXISTING PARKING LOT AND ACCESSWAYS, AND DEDICATE RIGHT-OF-WAY.

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 _____ AND 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



REVISIONS	CHECKED BY	LANDMARK ENGINEERING CIVIL AND SITE ENGINEERING SPECIALISTS ONE CORPORATE COMMONS • SUITE 301 • NEW CASTLE, DELAWARE PHONE: (302) 323-8377 • FAX: (302) 323-8461 INFO@LANDMARKENGINEERING.COM • WWW.LANDMARKENGINEERING.COM	
SCALE: 1" = 50'	DRAWN BY: SCW/VNS	PROFESSIONAL ENGINEER BRUCE TEASE, PE DE#4817	
DESIGNED BY: MKB	CHECKED BY: BJT		CR-01
DATE: 4/22/09	COMM. NO. C 2013		
FILE NO. 001	SHEET CR-01 OF 03		

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LOCATION MAP

1"=800'

SUMMARY OF ADJACENT PROPERTY OWNERS WITHIN 200 FEET

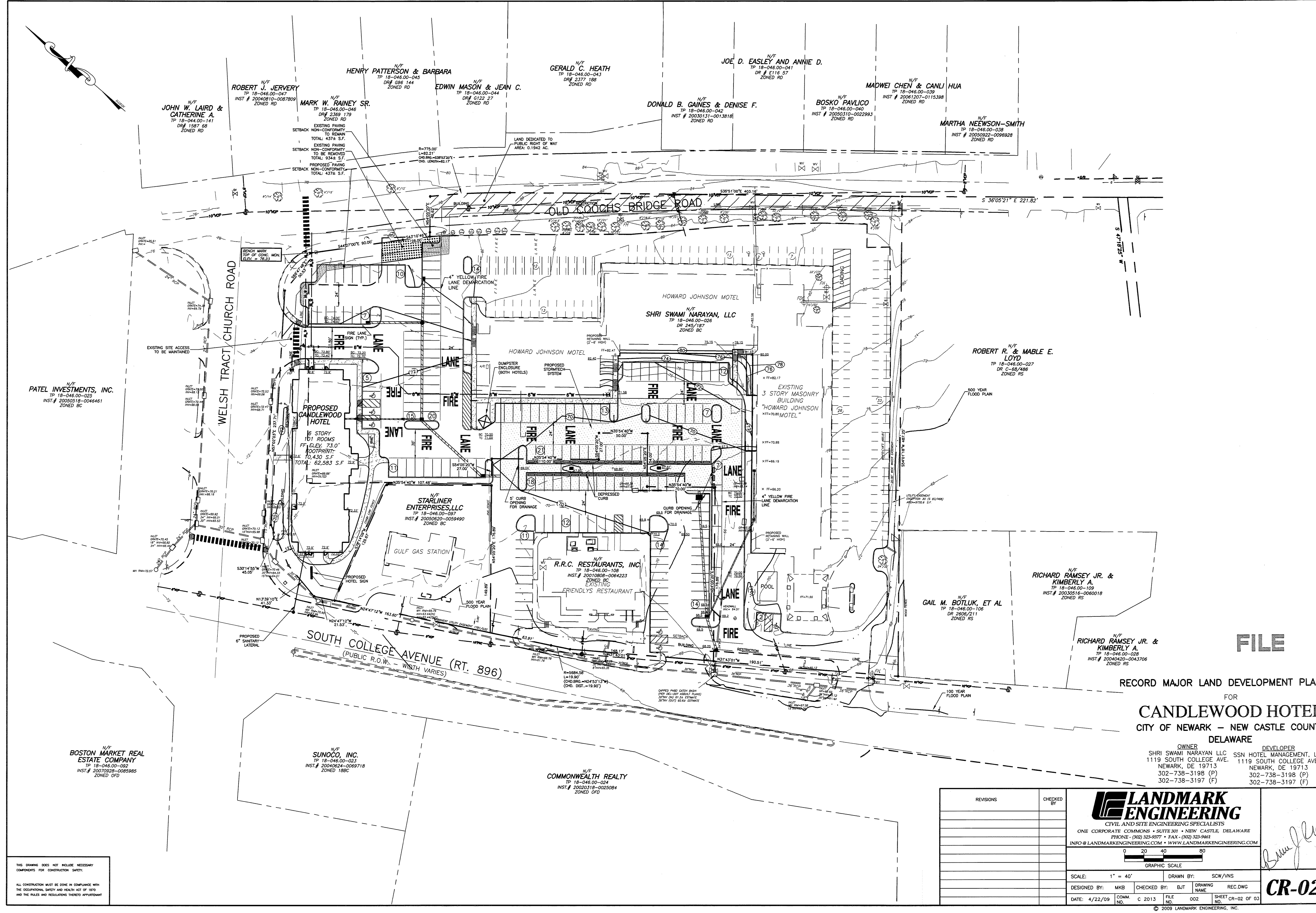
TAX PARCELS	OWNER	ZONING
18-046.00-106	BOTLUK GAIL M TRUST	RS
18-046.00-027	LOYD ROBERT R & MABEL E	RS
18-046.00-109	RAMSEY RICHARD JR. & KIMBERLY A	RS
18-046.00-024	885 TRUST LLC	OFD
18-046.00-023	SUNOCO, INC. (R&M)	BC
18-046.00-097	STARLINEK ENTERPRISE LLC	BC
18-046.00-025	PATEL INVESTMENTS, INC.	BC
18-046.00-141	LAIRD JOHN W & CATHERINE A	RD
18-046.00-047	JERVEY ROBERT J.	RD
18-046.00-046	RAINEY MARK W SR	RD
18-046.00-045	PATTERSON HENRY & BARBARA	RD
18-046.00-044	MASON EDWIN'S JEAN C	RD
18-046.00-041	HEATH GERALD C	RD
18-046.00-042	GAINES DONALD & DENISE F	RD
18-046.00-041	EASLEY JOE E & ANNIE D	RD
18-046.00-040	PAVLICA BOSKO	RD
18-046.00-038	CHEN MADWEI & HUA CANLI	RD
18-046.00-038	NEEWSON SMITH MARTHA	RD
18-046.00-028	BOSTON MARKET REAL ESTATE COMPANY	OFD
	RICHARD RAMSEY JR. & KIMBERLY A	RS

SEE SHEET CR-03 FOR LEGEND

FILE

RECORD MAJOR LAND DEVELOPMENT PLAN
FOR
CANDLEWOOD HOTEL
CITY OF NEWARK - NEW CASTLE COUNTY
DELAWARE

OWNER	DEVELOPER
SHRI SWAMI NARAYAN LLC	SSN HOTEL MANAGEMENT, LLC
1119 SOUTH COLLEGE AVE.	1119 SOUTH COLLEGE AVE.
NEWARK, DE 19713	NEWARK, DE 19713
302-738-3198 (P)	302-738-3198 (P)
302-738-3197 (F)	302-738-3197 (F)

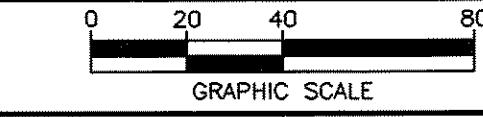


FILE

RECORD MAJOR LAND DEVELOPMENT PLAN
FOR
CANDLEWOOD HOTEL
CITY OF NEWARK - NEW CASTLE COUNTY
DELAWARE

OWNER: SHRI SWAMI NARAYAN LLC
DEVELOPER: SSN HOTEL MANAGEMENT, LLC
1119 SOUTH COLLEGE AVE. NEWARK, DE 19713
302-738-3198 (P) 302-738-3198 (F)
302-738-3197 (F)

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DESIGNED BY: MKB	CHECKED BY: BJT
DATE: 4/22/09	FILE NO. 002
COMM. NO. C 2013	SHEET CR-02 OF 03

CR-02

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 THEREOF APPROPRIATE.

N/F
BOSTON MARKET REAL ESTATE COMPANY
TP 18-046.00-092
INST. # 20070528-0085985
ZONED OFD

N/F
SUNOCO, INC.
TP 18-046.00-023
INST. # 20040624-0069718
ZONED 189C

N/F
COMMONWEALTH REALTY
TP 18-046.00-024
INST. # 20020318-0025084
ZONED OFD

N/F
PATEL INVESTMENTS, INC.
TP 18-046.00-023
INST. # 20050518-0046461
ZONED BC

N/F
JOHN W. LAIRD & CATHERINE A.
TP 18-044.00-141
DR # 1587 58
ZONED RD

N/F
ROBERT J. JERVENY
TP 18-046.00-047
INST. # 20040810-0087809
ZONED RD

N/F
MARK W. RAINEY SR.
TP 18-046.00-048
DR # 2369 179
ZONED RD

N/F
HENRY PATTERSON & BARBARA
TP 18-046.00-045
DR # 986 144
ZONED RD

N/F
EDWIN MASON & JEAN C.
TP 18-046.00-044
DR # C122 27
ZONED RD

N/F
GERALD C. HEATH
TP 18-046.00-043
DR # 2377 188
ZONED RD

N/F
JOE D. EASLEY AND ANNIE D.
TP 18-046.00-041
DR # E116 57
ZONED RD

N/F
MADWEI CHEN & CANLI HUA
TP 18-046.00-039
INST. # 20061207-0115398
ZONED RD

N/F
BOSKO PAVLICO
TP 18-046.00-040
INST. # 20050310-0022993
ZONED RD

N/F
MARTHA NEWSON-SMITH
TP 18-046.00-038
INST. # 20050922-0096928
ZONED RD

N/F
DONALD B. GAINES & DENISE F.
TP 18-046.00-042
INST. # 20030131-0013818
ZONED RD

N/F
ROBERT R. & MABLE E. LOYD
TP 18-046.00-027
DR. C-68/486
ZONED RS

N/F
RICHARD RAMSEY JR. & KIMBERLY A.
TP 18-046.00-109
INST. # 20030514-0060018
ZONED RS

N/F
RICHARD RAMSEY JR. & KIMBERLY A.
TP 18-046.00-028
INST. # 20040420-0043706
ZONED RS

N/F
GAIL M. BOTLUK, ET AL
TP 18-046.00-106
DR. 2606/211
ZONED RS

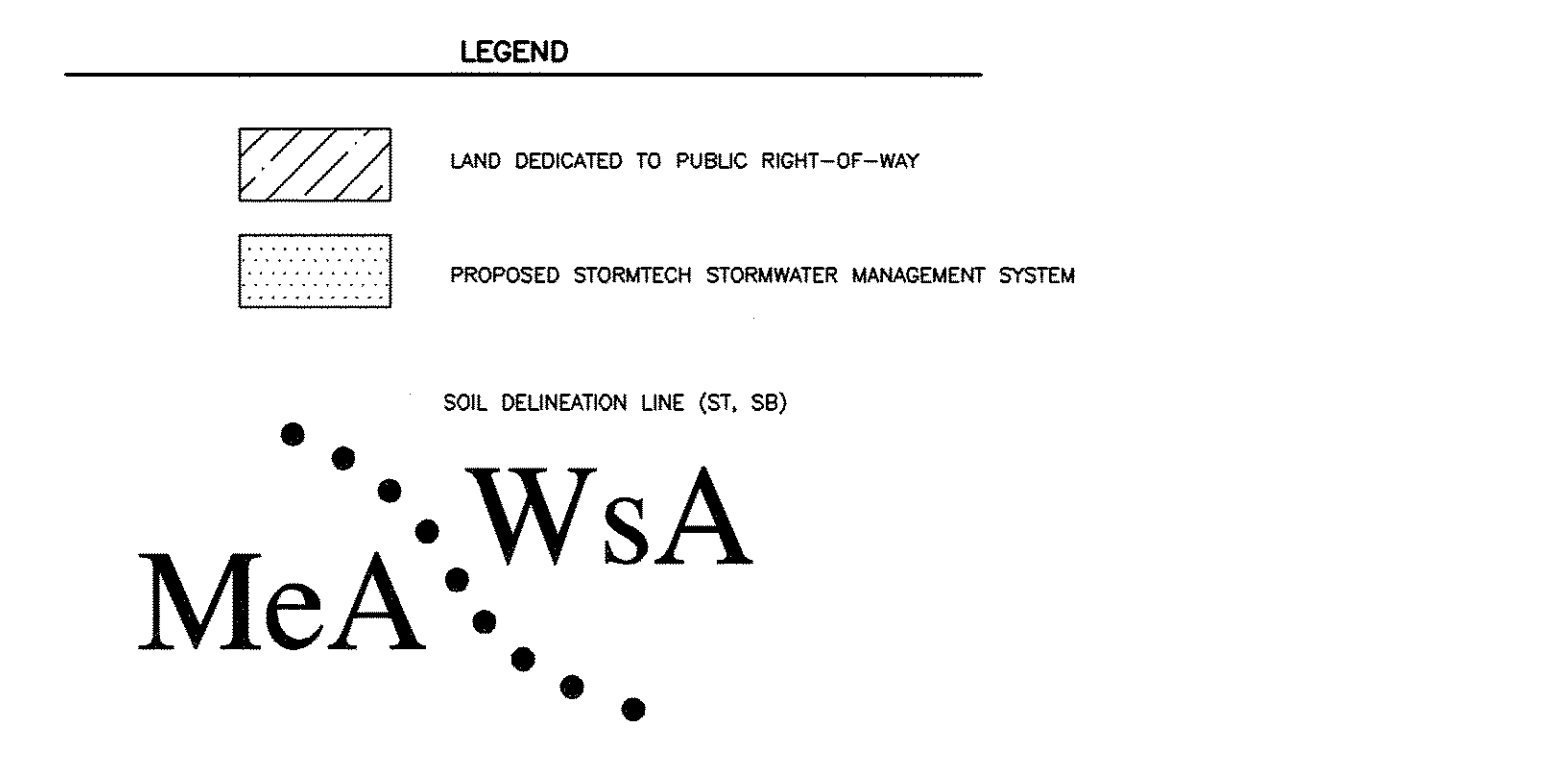
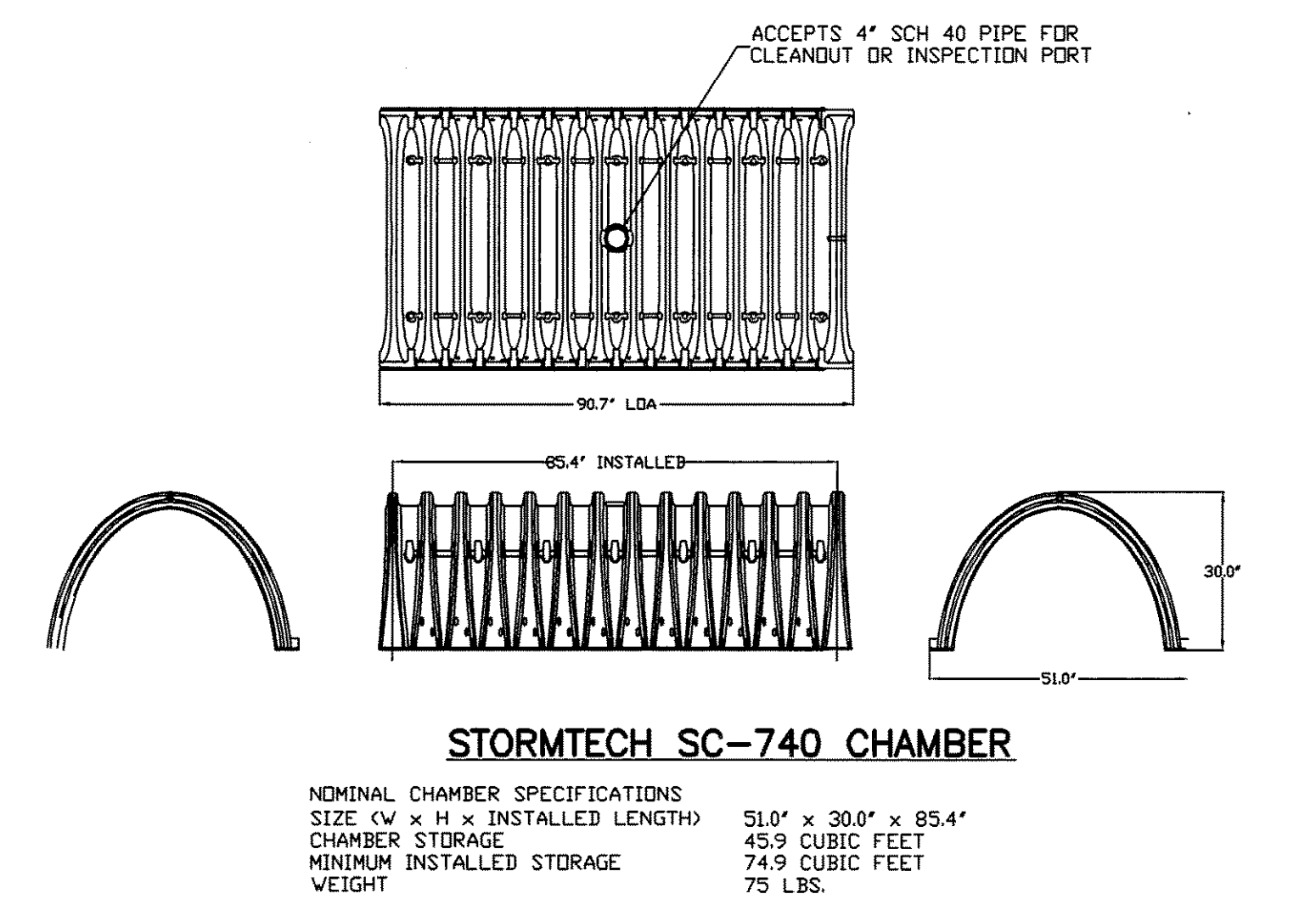
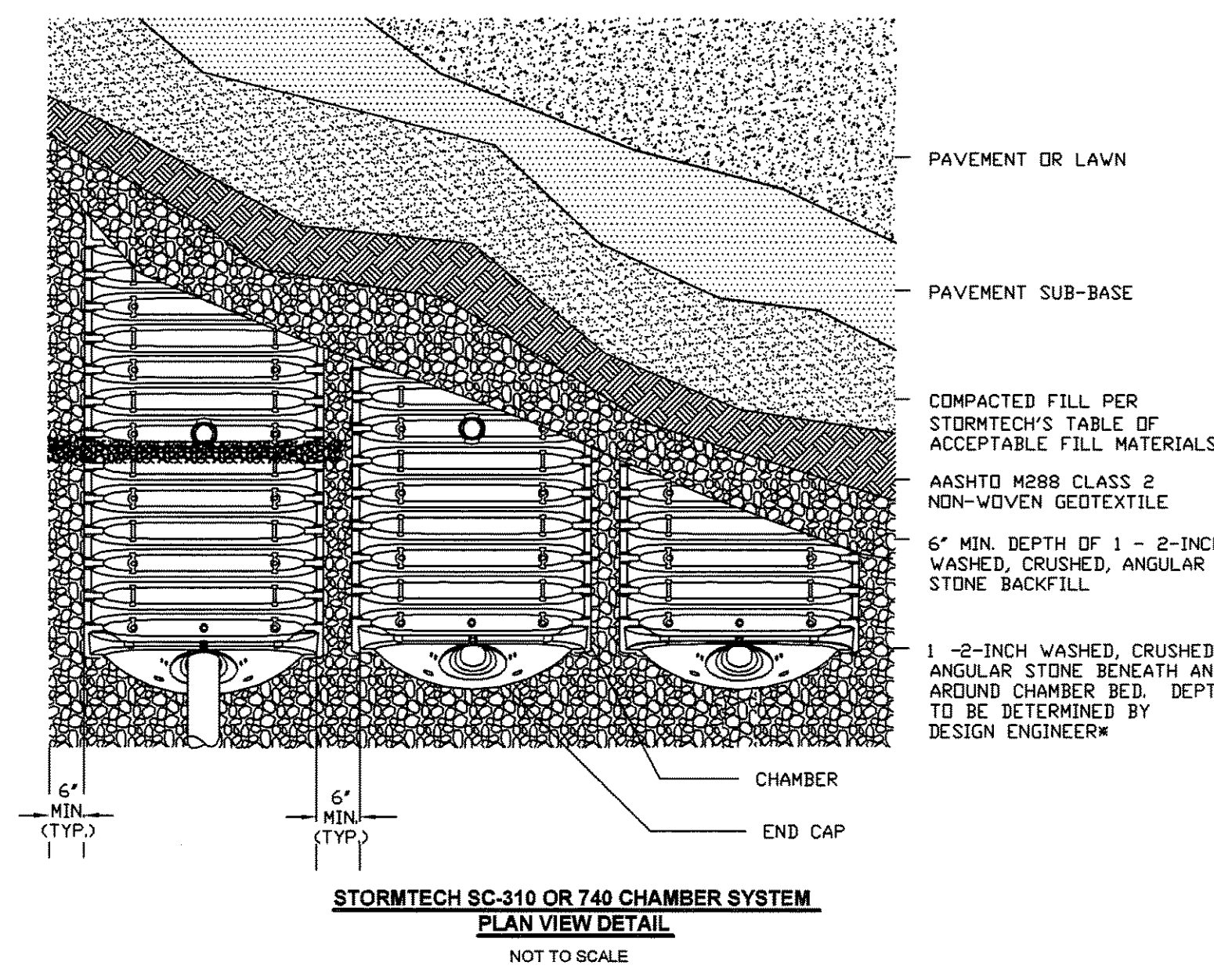
N/F
STARLINER ENTERPRISES, LLC
TP 18-046.00-087
INST. # 20050609-0059490
ZONED BC

N/F
R.R.C. RESTAURANTS, INC.
TP 18-046.00-108
INST. # 20010808-0064223
ZONED BC
EXISTING
ERENDLYS RESTAURANT

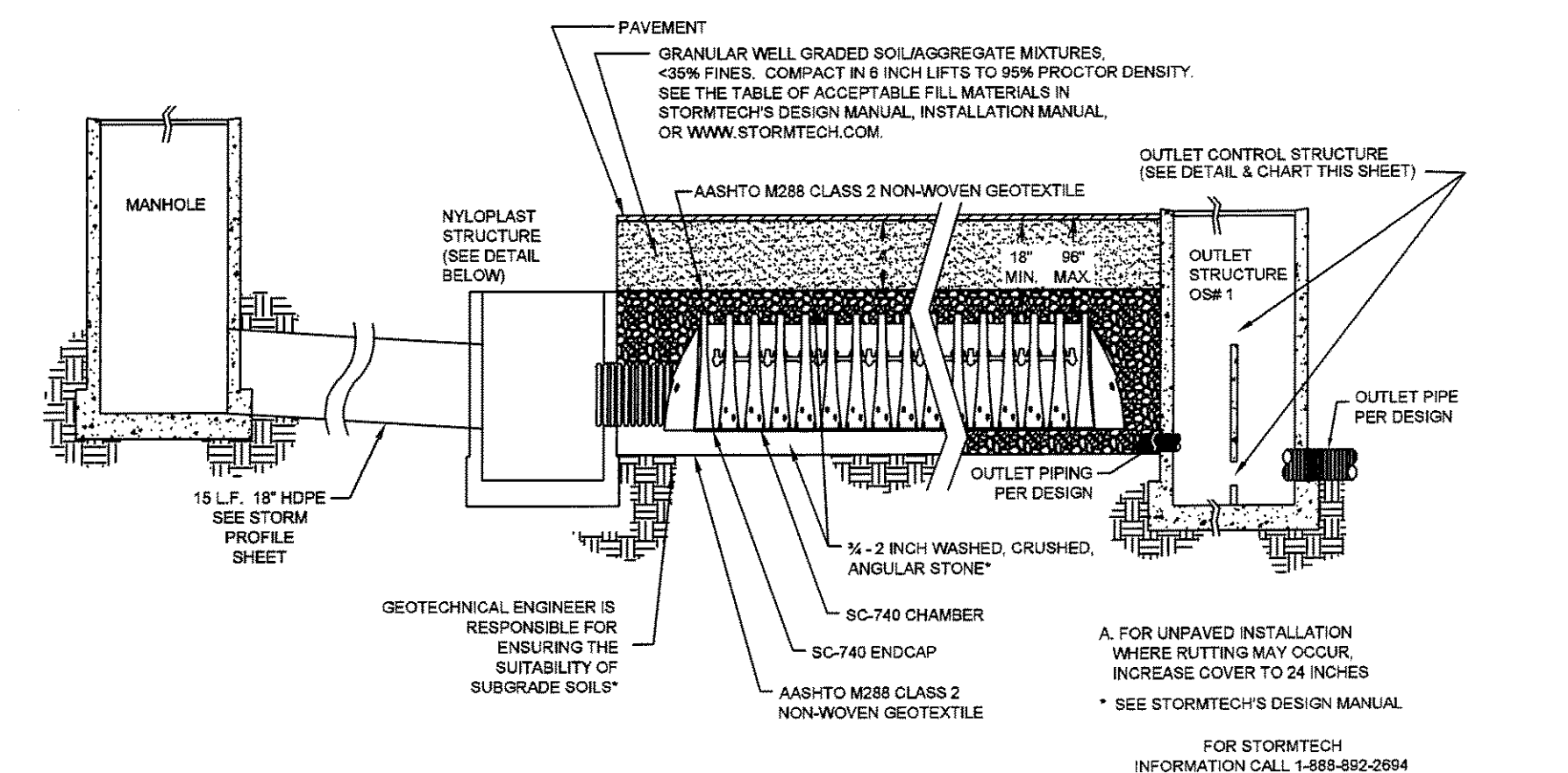
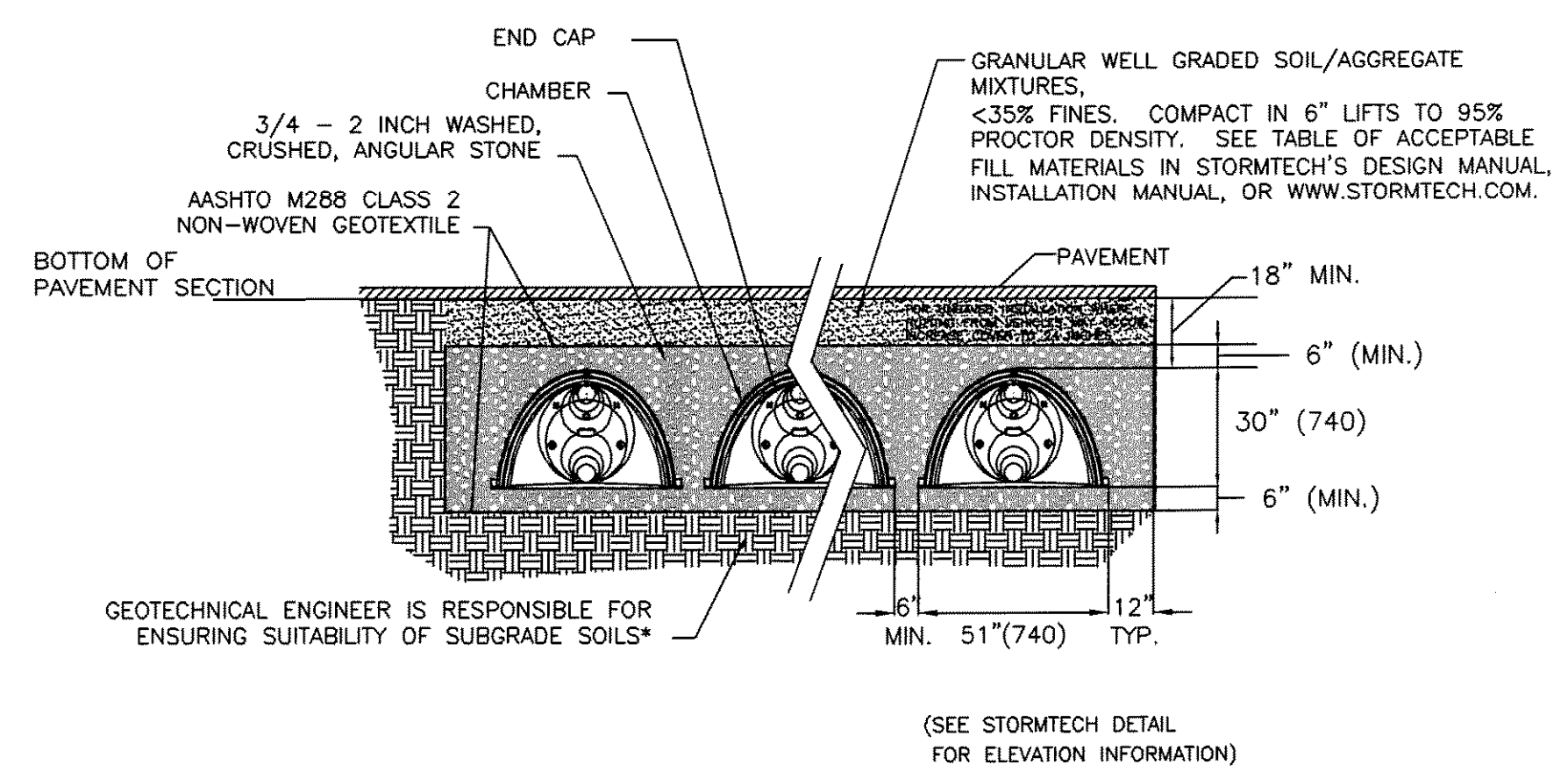
N/F
SHRI SWAMI NARAYAN, LLC
TP 18-046.00-026
DR. 245/187
ZONED BC

LEGEND		
EXISTING		PROPOSED
	CONTOUR	
	SPOT ELEVATION	
	TOP OF CURB ELEVATION	
	BOTTOM OF CURB ELEVATION	
	FINISHED FLOOR ELEVATION	
	GARAGE ELEVATION	
	TREELINE	
	TRASH ENCLOSURE	
	CURB AND GUTTER	
	CURB CLASSIFICATION 1	
	CURB CLASSIFICATION 2	
	CURB TO BE PAINTED YELLOW IN FIRELANE AREAS	
	HANDICAP RAMP	
	CROSSWALK	
	P.C.C. SIDEWALK	
	BITUMINOUS WALK	
	BRICK WALK	
	FIRE DEPARTMENT CONNECTIONS	
	CONCRETE MONUMENT	
	IRON PIPE	
	LOT NUMBER	
	DOOR	
	STAIRS	
	COLUMN	
	GUARD RAIL	
	FENCE LINE	
	STEEL BOLLARD	
	WOOD POST	
	WALL	
	ROADWAY SIGN	
	ENTRANCE ROADWAY SIGN	
	HIGHWAY/DEVELOPMENT SIGN	
	GUY WIRE	
	UTILITY POLE	
	LIGHT POLE	
	PARKING METER	
	P-DRIVEWAY	
	POSTAL ADDRESS	
	BIKE PAD	
	YELLOW DEMARCATION LINE	
	TYPE III BARRICADE	
	BIKE ROUTE MARKER	
	PARKING COUNT	
	COMPACT PARKING COUNT	
	BUMPER BLOCK	
	PARKING STALLS	
	HANDICAP PARKING	
	SANITARY SEWER AND MANHOLE	
	SANITARY SEWER LATERAL	
	FORCE MAIN	
	GREASE TRAP	
	STORM DRAINAGE	
	ROOF DRAIN SYSTEM	
	ROOF DRAIN STRUCTURE/FITTING	
	TRENCH DRAIN	
	STORM FLARED END SECTION	
	RIPRAP	
	FLOW ARROWS	
	WATER MAIN	
	WATER VALVE/SURVEY VALVE	
	FIRE HYDRANT	

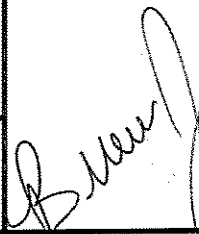
LEGEND		
EXISTING		PROPOSED
	METER PIT	
	WATER LATERAL	
	WATER METER	
	WATER METER READER	
	SURVEY WATER VALVE	
	TELEPHONE PEDISTAL	
	TELEPHONE LINE	
	TELEPHONE MANHOLES	
	TELEPHONE BOOTH	
	TELE-COMMUNICATIONS	
	EXISTING FIBER OPTIC	
	UTILITY BOXES	
	UTILITY MANHOLES	
	UTILITY HANDHOLES	
	LIGHT BOX	
	ELECTRIC MANHOLES	
	TRAFFIC SIGNAL	
	CABLE MARKER	
	TRAFFIC BOX	
	SURVEY GAS VALVE	
	GAS LINE	
	GAS TANK	
	GAS ISLAND	
	GAS MANHOLES	
	GAS METER	
	ELECTRIC METER	
	OVERHEAD ELECTRIC	
	ELECTRIC TRANSFORMER	
	MAILBOX	
	SPIKE SET	
	MONITORING WELL	
	RAILROAD SIGNAL	
	RAILROAD	
	WELL	
	TEST PIT	
	TEST BORING	
	RIPARIAN BUFFER	
	WETLANDS DELINEATION LINE	
	WETLANDS AREA TO BE FILLED	
	WETLANDS BORING POINT	
	WETLANDS SEGMENT NUMBER	
	WETLANDS FLAG NUMBER	
	PRECAUTIONARY SLOPES	
	PROHIBITIVE SLOPES	
	TIME OF CONCENTRATION	
	CRITICAL NATURAL AREA	
	100 YEAR FLOOD PLAIN	
	500 YEAR FLOOD PLAIN	
	CENTERLINE OF STREAM/WATER	
	PERIMETER DIKE/SWALE	
	WRPA LINE	
	STORMWATER MANAGEMENT AREA	
	YOUNG FOREST	
	MATURE FOREST	
	NON-FOREST	



STORMTECH STORMWATER MANAGEMENT DETAILS



LEGEND AND DETAIL SHEET FOR CANDLEWOOD HOTEL CITY OF NEWARK - NEW CASTLE COUNTY DELAWARE

		OWNER		DEVELOPER	
		SHRI SWAMI NARAYAN LLC		SSN HOTEL MANAGEMENT, LLC	
		1119 SOUTH COLLEGE AVE.		1119 SOUTH COLLEGE AVE.	
		NEWARK, DE 19713		NEWARK, DE 19713	
		302-738-3198 (P)		302-738-3198 (P)	
		302-738-3197 (F)		302-738-3197 (F)	
REVISIONS		CHECKED BY	 LANDMARK ENGINEERING CIVIL AND SITE ENGINEERING SPECIALISTS ONE CORPORATE COMMONS • SUITE 301 • NEW CASTLE, DELAWARE PHONE - (302) 323-9377 • FAX - (302) 323-9461 INFO @ LANDMARKENGINEERING.COM • WWW.LANDMARKENGINEERING.COM  CR-03		
SCALE: N.T.S.		DRAWN BY: BES			
DESIGNED BY: VNS		CHECKED BY: BJT		DRAWING NAME	REC.DWG
DATE: 4/22/09		COMM. NO. C2013	FILE NO. 003	SHEET NO.	CR-03 of 03

811

Know what's below.
Call before you dig.

MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF, GIVE THREE
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 THEREOF APPROPRIATE