

PLAN LEGEND

- EXISTING PARCEL BOUNDARY
EXISTING ADJOINING PARCEL
EXISTING RIGHT OF WAY
EXISTING CONTOUR (1' INTERVAL)
EXISTING INDEX CONTOUR (5' INTERVAL)
EXISTING SPOT ELEVATION
EXISTING OVERHEAD UTILITY WIRES
EXISTING SANITARY PIPE
EXISTING STORMWATER PIPE
EXISTING WATER LINE
EXISTING TREELINE
EXISTING FENCE
EXISTING UTILITY POLE
EXISTING MANHOLE
EXISTING WATER VALVE
BUILDING SETBACK LINE
PROPOSED CONTOUR (1' INTERVAL)
PROPOSED SPOT ELEVATION
PROPOSED LIMIT OF DISTURBANCE
PROPOSED UNDERGROUND ELECTRIC SERVICE
PROPOSED GAS SERVICE
PROPOSED SANITARY LATERAL
PROPOSED WATER SERVICE
PROPOSED STORMWATER PIPE
PROPOSED ROOF DRAIN PIPE

LOT COVERAGE table with columns: LOT NO, LOT AREA, DWELLING, ADD IMPERVIOUS, TOTAL IMPERVIOUS

LOT ADDRESSES table with columns: LOT NO, ADDRESS

SITE DATA and ZONING SCHEDULE

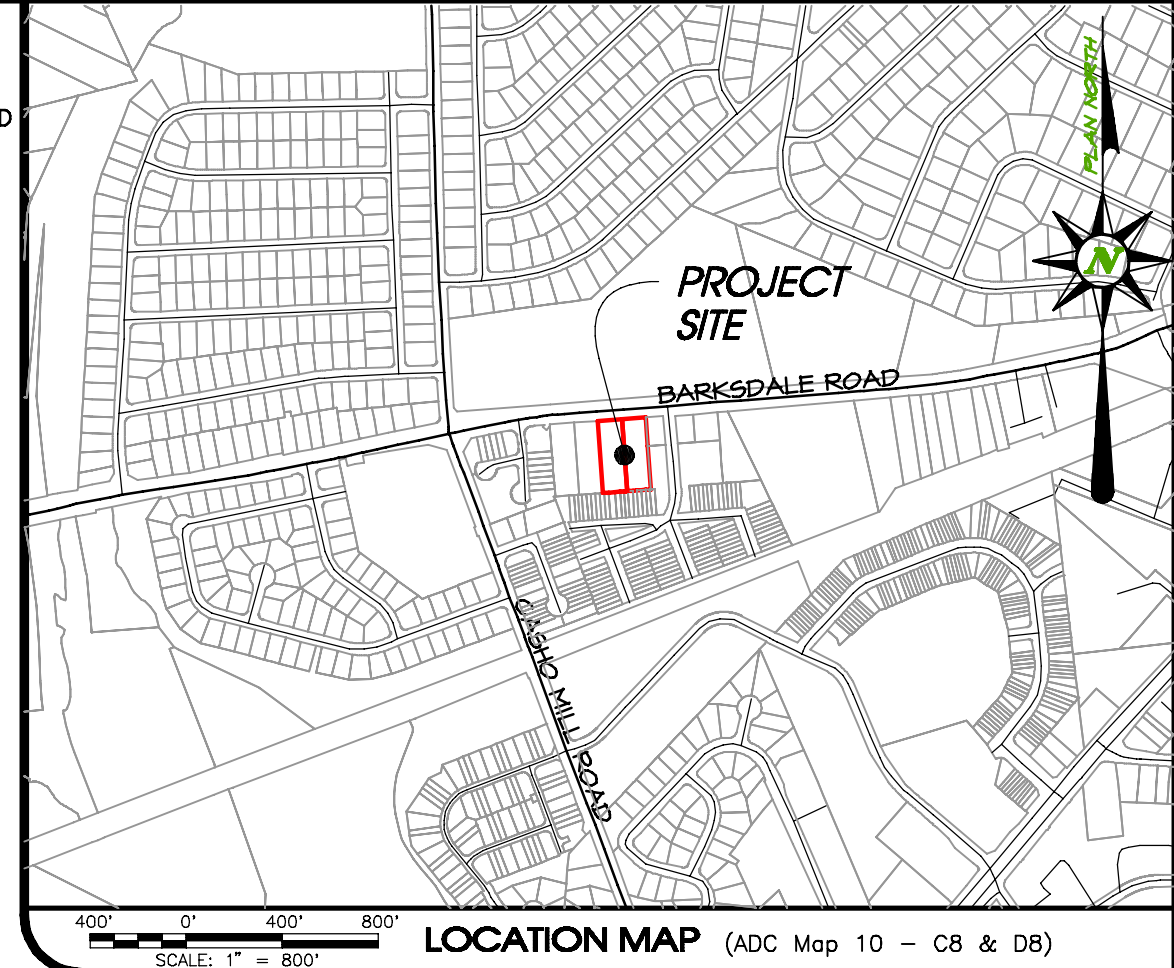
TAX PARCEL NOS.: 1802400165 & 1802400166
ZONING DISTRICT: RS - 9000 SQ FT ONE FAMILY DETACHED
WATERSHED: CHRISTINA RIVER
SOURCE OF TITLE: 20190826 0067174 (1802400165) 20201007 0087725 (1802400166)

SANITARY SEWER FLOW

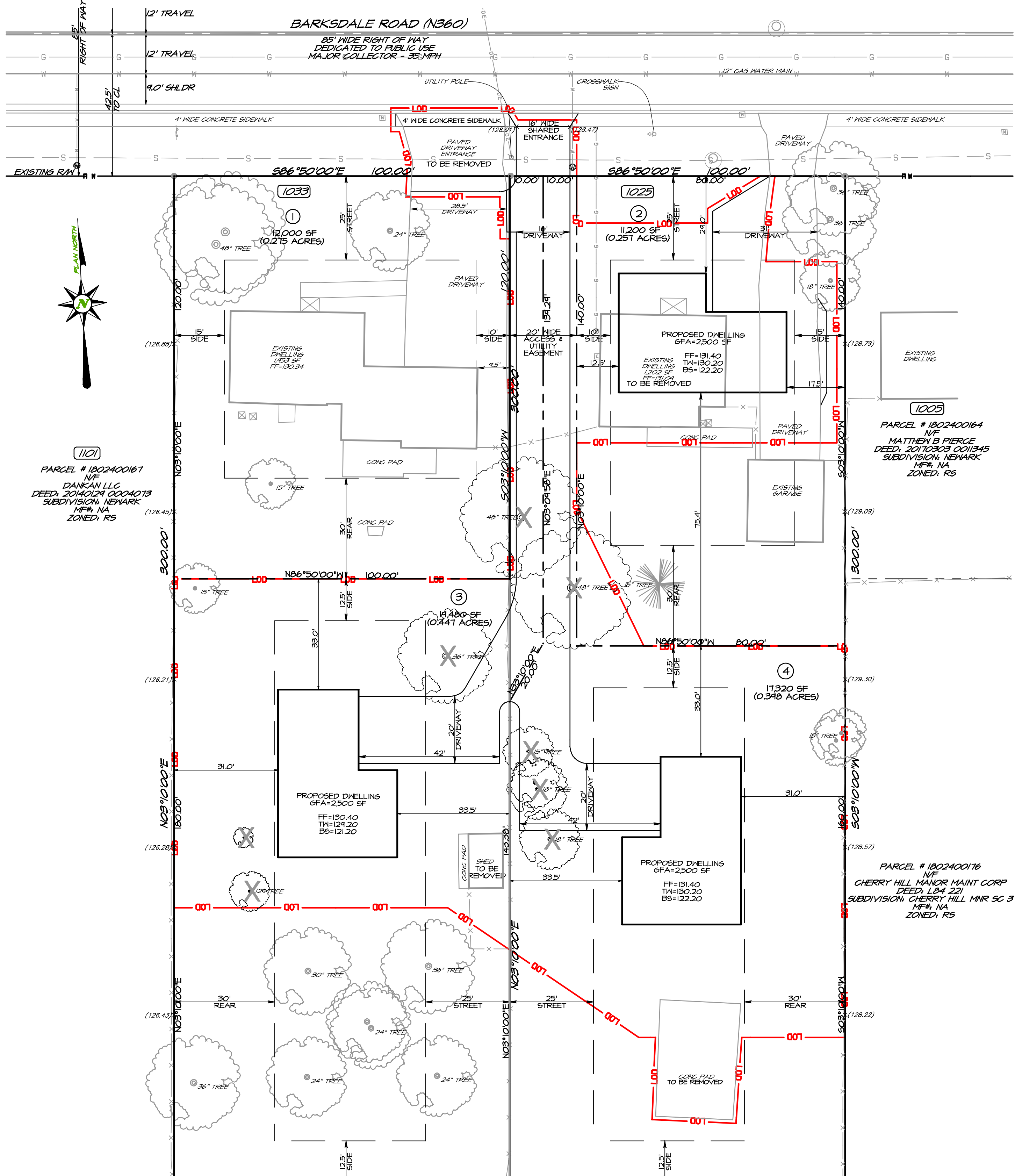
ONE FAMILY DETACHED
EXISTING - 300 GPD x 2 = 600 GPD
PROPOSED - 300 GPD x 2 = 600 GPD
TOTAL DAILY SANITARY SEWER FLOW = 1200 GPD
TOTAL PEAK SANITARY SEWER FLOW = 4800 GPD

SITE COVERAGE TABLE

Table with columns: BUILDING, PAVEMENT, OPEN SPACE, TOTAL



REVISIONS table with columns: NO., DATE, DESCRIPTION



PARCEL # 1802400167
DANKAN LLC
DEED, 20140201 0004013
SUBDIVISION: NEWARK
MFR, NA
ZONED: RS

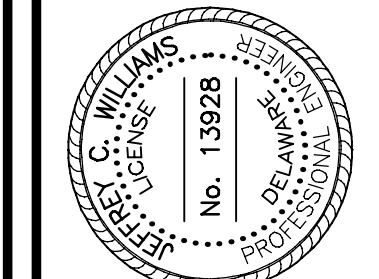
PARCEL # 1802400164
MATTHEW B PIERCE
DEED, 20100303 0018015
SUBDIVISION: NEWARK
MFR, NA
ZONED: RS

PARCEL # 1802400176
CHERRY HILL MANOR MAINT CORP
DEED, L04 221
SUBDIVISION: CHERRY HILL MNR SC 3
MFR, NA
ZONED: RS

PARCEL # 1802400283
VICTORIA RICHMOND HINLEY
DEED, 20100303 0018015
SUBDIVISION: CHERRY HILL MANOR SECTION 3
MFR, NA
ZONED: RR

GENERAL NOTES

- 1. PURPOSE OF PLAN: THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCELS 1802400165 & 1802400166 INTO FOUR (4) LOTS FOR ONE FAMILY DETACHED DWELLINGS.
2. SITE LOCATION: THE PROJECT SITE IS KNOWN AS 1025 & 1033 BARKSDALE ROAD AND IS LOCATED ON THE SOUTH SIDE OF BARKSDALE ROAD APPROXIMATELY 726 LF EAST OF CASHO MILL ROAD IN THE CITY OF NEWARK.
3. SURVEY: AN OUTBOUND AND TOPOGRAPHIC SURVEY HAS BEEN PERFORMED FOR THIS SITE IN NOVEMBER 2020 BY THE KERCHER GROUP, INC. THE DATUMS ARE NAVD 88 AND DELAWARE STATE PLANE. THE PROJECT BENCHMARK IS THE SANITARY MH (SL=147.16) LOCATED ACROSS BARKSDALE ROAD IN FRONT OF PARCEL 1802400159.
4. EXISTING UTILITIES: EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY & ALLOW FOR THEIR LOCATIONS.
5. WATER SUPPLY: WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.
6. SANITARY SEWER: SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.
7. FLOODPLAIN: THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN ACCORDING TO MAP PANEL1000300120K OF THE FEMA CURRENT FLOOD INSURANCE RATE MAPS, DATED 1/22/2020.
8. WATER RESOURCE PROTECTION AREA: THIS SITE IS NOT LOCATED IN A WATER RESOURCE PROTECTION AREA PER WATER RESOURCE PROTECTION AREAS MAP 1 OF 3, REVISED DECEMBER 2016.
9. WETLANDS: THIS SITE DOES NOT CONTAIN WETLAND PER THE WETLANDS INVESTIGATION CONDUCTED BY TEN BEARS ENVIRONMENTAL ASSOCIATES CO. IN OCTOBER 2017.
10. CRITICAL NATURAL AREA: THIS SITE DOES NOT INCLUDE ANY CRITICAL NATURAL AREA (CNA) PER THE STATE INVENTORY OF NATURAL AREAS.
11. SUPERCEDE: THIS PLAN DOES NOT SUPERCEDE ANY PREVIOUS PLANS.
12. DEBRIS DISPOSAL: NO DEBRIS IS TO BE BURIED ON SITE.
13. LANDSCAPE PLAN: A LANDSCAPE PLAN PREPARED BY BURCHAM & ASSOCIATES, LAST DATED \_\_\_\_\_ OR AS AMENDED AND APPROVED IN WRITING BY THE CITY OF NEWARK, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
14. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
15. ALL FIRE LINES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS (PART V, CHAPTER 5), LATEST EDITION.
16. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE CITY OF NEWARK CODE.
17. UTILITY, TRASH & RELATED FACILITIES SHALL BE APPROPRIATELY SCREENED FROM ADJOINING PROPERTIES & ROADWAYS.
18. THE DEVELOPER SHALL REPLACE ANY EXISTING DAMAGED SIDEWALKS IN ACCORDANCE WITH THE CITY OF NEWARK.
19. ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.



OWNER/APPLICANT: FROGTOWN, LLC
1101 W. MARKET STREET, SUITE 202
NEWARK, DE 19711
P: 302.568.5892

PARCEL INFORMATION:
PARCEL No.: 1802400165 & 1802400166
GROSS AREA: 1.377 Acres
ROW AREA: 0.000 Acres
NET AREA: 1.377 Acres

CERTIFICATION OF OWNERSHIP
WE, FROGTOWN, LLC, CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF NEWARK ZONING CODE.

CERTIFICATION OF PLAN ACCURACY
I, JEFFREY C. WILLIAMS, 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 CITY OF NEWARK ZONING CODE.

CERTIFICATION OF PLAN APPROVAL
IT IS HEREBY CERTIFIED THAT THIS PLAN IS ELIGIBLE FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS FOR NEW CASTLE COUNTY, DELAWARE.

THE KERCHER GROUP, INC. CONSULTING • SYSTEMS • ENGINEERING
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