10/16 BENNY STREET

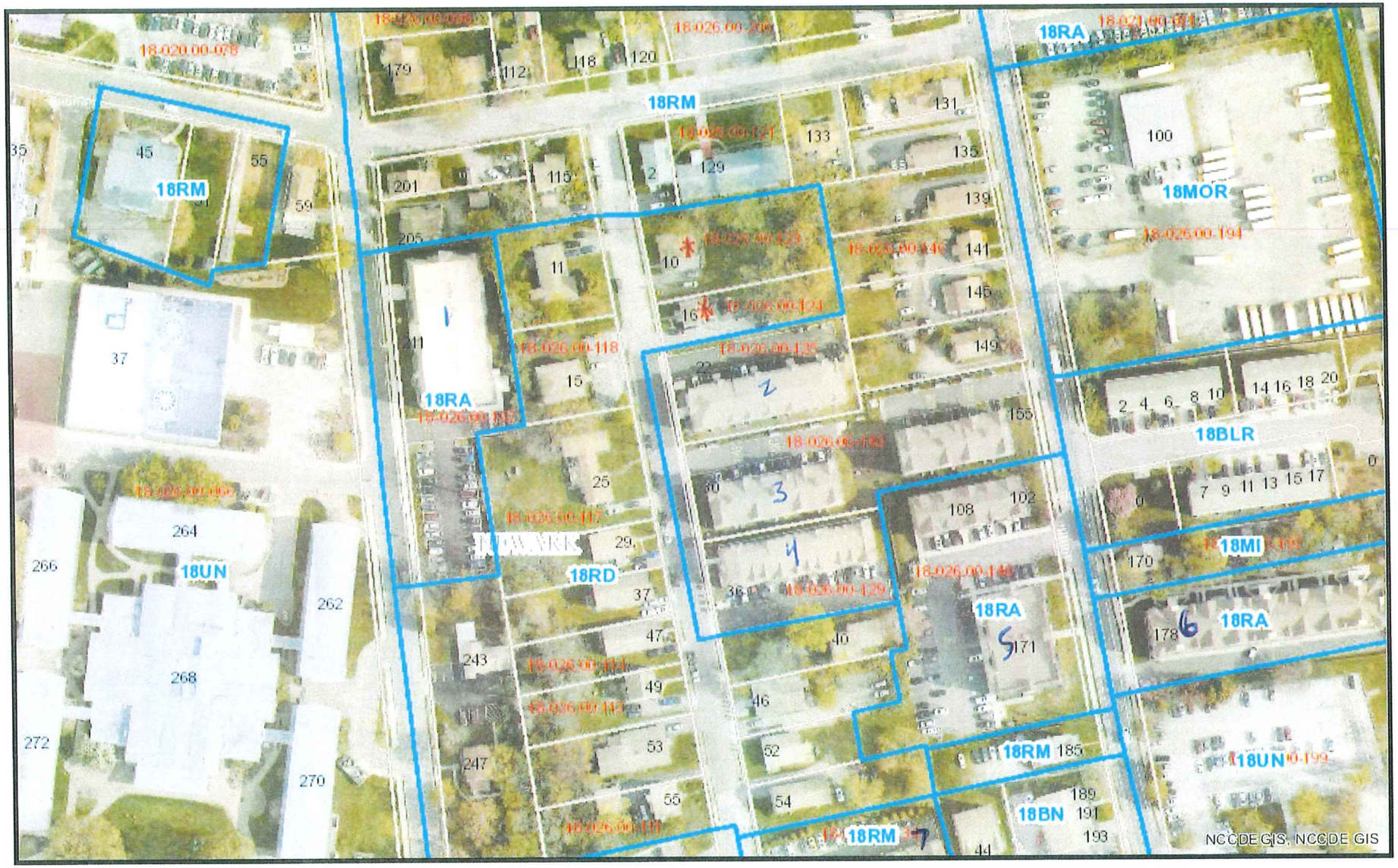
CITY COUNCIL PUBLIC HEARING

JUNE 27, 2022 – 7:00 PM

10/16 Benny Street
Write a description for your map.
Legend
10 Benny St
Google Earth
4.61 ft

10/16 Benny Street

Write a description for your map.



Parcel Map

Author:

Date: 4/22/2022

New Castle County Delaware GIS: https://gis.nccde.org

Disclaimer: For informational purposes only - not to be used as official documentation.

REZONING AND COMPREHENSIVE PLAN AMENDMENTS

Project	Zoning Change	Comprehensive Plan Change
1. Haines Street	RD to RA	Low Density to High Density
2. 20/22 Benny Street	RD to RM	Low Density to High Density
3. 30 Benny St./155 S. Chapel St.	RD to RM	Low Density to High Density
4. 36 Benny Street	RD to RM	Low Density to High Density
5. Heights on S. Chapel	RM to RA	Low Density to High Density
6. East Village on S. Chapel	MI to RA	Gen. Ind. to High Density
7. Rupp Farm	RD to RM	Low Density to High Density

GENERAL NOTES

1.) A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO COMMENCING WITH CONSTRUCTION UNLESS WAIVED BY THE CITY OF NEWARK. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED PLANS.

2.) IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO INSPECT AND PERFORM MAINTENANCE OF THE STORMWATER MANAGEMENT PRACTICES.

3.) IT IS THE RESPONSIBILITY OF THE SITE DEVELOPER TO REPAIR AND STABILIZE EROSION AND SEDIMENT CONTROLS AND STORMWATER MANAGEMENT PRACTICES DURING CONSTRUCTION.

4.) THE CITY OF NEWARK PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.

5.) REVIEW AND OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.

6.) IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE CITY OF NEWARK.

7.) FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 14 CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER SEDIMENT CONTROLS, DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

8.) APPROVAL OF SEDIMENT AND STORMWATER PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ECT. NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.

9.) THE CONCRETE WASHOUT AND STAGING AREA LOCATION WILL BE IDENTIFIED AT THE PRE-CONSTRUCTION MEETING.

10.) A THIRD PARTY CCR WILL BE REQUIRED FOR THIS PROJECT WITH WEEKLY REPORTS FURNISHED TO THE CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.

11.) DRIVEWAY LONGITUDINAL AND CROSS SLOPES TO BE PER CURRENT ADA REQUIREMENTS.

12.) ALL CONSTRUCTION WILL BE PER THE MOST CURRENT CITY OF NEWARK DETAIL STANDARDS AND SPECIFICATIONS AT THE TIME OF CONSTRUCTION.

13.) ANY DAMAGE TO ANY PUBLIC IMPROVEMENTS WITHIN THE STREET RIGHT OF WAYS CAUSED DURING THE COURSE OF CONSTRUCTION WILL BE REQUIRED TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY AT THE DEVELOPER'S EXPENSE. AS PART OF THIS DEVELOPMENT THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL PATCHING AND MILL AND OVERLAY OF BENNY STREET FROM CURB TO CURB.

14.) THERE CAN BE NO PADS, PATIOS, ETC. CONSTRUCTED ON THE REAR OF THE APARTMENTS THAT WOULD EITHER BLOCK THE FLOW OF RUNOFF IN THE SWALE OR CAUSE POOR AND UNSUSTAINABLE GERMINATION OF VEGETATION IN THE SWALE.

15.) ANY DISRUPTION OF AUTOMATED METER READING TECHNOLOGY CAUSED BY CONSTRUCTION SHALL BE REMEDIED AT THE EXPENSE OF THE DEVELOPER. THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL TRANSMISSION EQUIPMENT SHOULD THE PROPOSED BUILDING NEGATIVELY AFFECT THE PERFORMANCE OF THE CITY'S WIRELESS METER READING SYSTEM.

16.) INDIVIDUAL METERS WILL BE PROVIDED FOR EACH DWELLING. THE DEVELOPER WILL BE RESPONSIBLE FOR THE COST OF THE METERS AND THE METER PITS. THE CITY WILL DETERMINE THE SIZE OF THE METERS IN COORDINATION WITH THE DEVELOPER. METER PITS SHALL BE MUELLER THERMAL-COIL METER PITS IN ACCORDANCE WITH THE LATEST CITY OF NEWARK WATER AND WASTEWATER STANDARDS AND SPECIFICATIONS.

17.) METER PITS FOR WATER METERS 1" AND UNDER SHALL BE MUELLER THERMAL-COIL, 42" DEPTH, WITH INTEGRAL DUAL CHECK VALVE, AND 4" INSULATION PAD. THE LIDS FOR ALL METER PITS SHALL BE H20 RATED UNLESS OTHERWISE APPROVED.

18.) DEVELOPER SHALL PROVIDE A SET OF WATER SYSTEM DRAWINGS IN ACCORDANCE WITH THE STATE DEPARTMENT OF HEALTH DRINKING WATER STANDARDS FOR THEIR REVIEW AND APPROVAL". A COPY OF THE APPROVAL LETTER (APPROVAL TO CONSTRUCT) SHALL BE PROVIDED TO THE CITY PRIOR TO DIP APPROVAL. A COPY OF THE "APPROVAL TO OPERATE" FROM THE DEPARTMENT OF PUBLIC HEALTH SHALL BE PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

19.) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REHABILITATION OR REPLACEMENT OF THE EXISTING MANHOLE DOWNSTREAM OF THE PROJECT AS DIRECTED BY THE PUBLIC WORK AND WATER RESOURCES DEPARTMENT.

20.) THE DEVELOPER SHALL PAY FEES ASSOCIATED WITH THE NEW WATER METERS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

21.) DEMOLITION PERMITS REQUIRED. PROPER ABATEMENT AND DISPOSAL OF ANY HAZARDOUS MATERIALS BY REGISTERED CONTRACTOR.

22.) THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS AND CONDITIONS OF THE STATE WASTEWATER PERMIT INCLUDING SUBMISSION OF WASTEWATER SYSTEM AS-BUILTS TO DNREC WITHIN 30 DAYS OF CONSTRUCTION COMPLETION.

23.) ANY DAMAGE TO THE CITY STORM SEWER, WATER, OR SANITARY SEWER INFRASTRUCTURE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS OR WATER RESOURCES DIRECTOR OR THEIR DESIGNEE.

24.) ALL ON-SITE STORM SEWER AND SANITARY SEWER IS PRIVATE. ON-SITE MANHOLES SHALL NOT HAVE "NEWARK" ANYWHERE ON THE LID.

25.) A BLANKET EASEMENT OVER THE ENTIRE PROPERTY IS PROPOSED FOR ALL UTILITY SERVICE PROVIDERS TO PROVIDE SERVICE TO THIS PROPERTY.

26.) ELECTRIC METERS WILL BE LOCATED AS NOTED ON THIS PLAN. THE LOCATION WILL HAVE TO BE APPROVED BY THE NEWARK CITY ELECTRIC DEPARTMENT. THE COST OF THE METERS WILL BE PAID FOR BY THE DEVELOPER. THE DEVELOPER AGREES TO PAY UP TO $1,000.00 TO REMEDY THE PROBLEM INTERFERENCE IF THE DEVELOPMENT IS FOUND TO INTERFERE WITH THE CITY'S SMART METER SYSTEM FOR ELECTRIC AND/OR WATER METER WHEN COMPLETED. WITH SAID AMOUNT TO BE PAID DETERMINED BY THE ELECTRIC DIRECTOR AND/OR THE PUBLIC WORKS AND WATER RESOURCES DIRECTOR.

27.) THE DEVELOPER IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND INSTALLING 2-4" CONDUITS FOR ALL UNDERGROUND HIGH VOLTAGE CABLES PER CITY STANDARDS.

28.) THE DEVELOPER IS TO SUPPLY AND INSTALL ALL UNDERGROUND SECONDARY CABLES AND CONDUITS FROM PAD MOUNT TRANSFORMERS TO THE METER BOX.

29.) THE DEVELOPER MUST PAY FOR TRANSFORMERS, METERS, UNDERGROUND CABLES, AND LABOR NEEDED TO SUPPLY ELECTRIC SERVICE TO THE SITE. COST TO BE DETERMINED AFTER FINAL LOAD CALCULATIONS ARE RECEIVED. ANOTHE PRICE IS SUBJECT TO A YEARLY CPI INCREASE.

30.) THE DEVELOPER AGREES TO PAY $700 PER UNIT FOR A TOTAL OF $4,900 FOR CASH IN LIEU OF LAND AS PER CHAPTER 27, APPENDIX VI OF THE CODE OF THE CITY OF NEWARK, DELAWARE PRIOR TO FINAL APPROVAL OF THE CONSTRUCTION IMPROVEMENT PLAN.

31.) THE DEVELOPER AGREES TO PURCHASE AND INSTALL A ONE PAN / TILT / ZOOM SECURITY CAMERA ON CITY OF NEWARK UTILITY POLE # 25F25. THE CAMERA WILL BE PART OF THE CITY OF NEWARK SYSTEM AND PROPERTY OF THE CITY OF NEWARK.

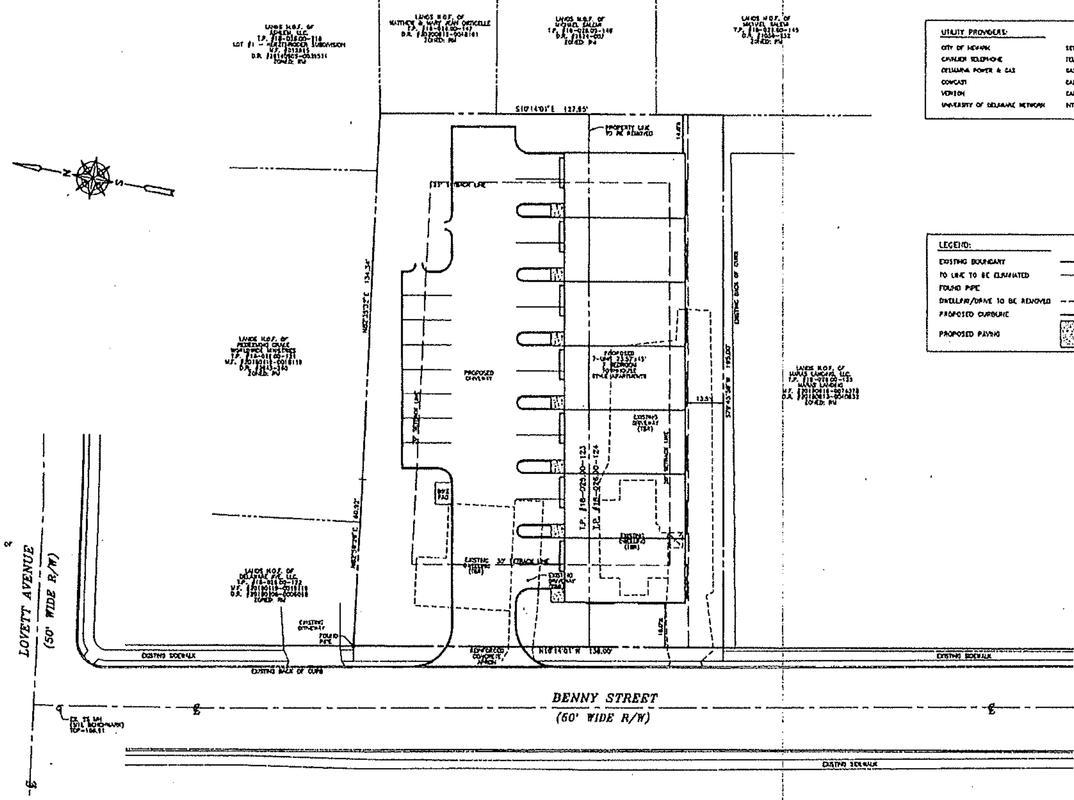
32.) THE DEVELOPER AGREES TO REPLACE SEWER LINE AND EXISTING LATERALS FROM PROPOSED DOGHOUSE TO EXISTING DOWNSTREAM MANHOLE AT THE INTERSECTION OF BENNY STREET AND LOVETT AVENUE.

SUMMARY OF ADJACENT PROPERTY OWNERS WITHIN 200 FEET

TAX PARCEL NO.	OWNERS	ZONING
18-018.00-122	DELAWARE AVE, LLC	RM
18-018.00-121	REDEEMING GRACE WORLDWIDE MINISTRIES	RM
18-018.00-118	ASHLEY, LLC	RM
18-018.00-099	DELAWARE AVE, LLC	RM
18-018.00-100	ROBERT B. BENT TRUSTEE	RM
18-018.00-200	REDEEMING GRACE WORLDWIDE MINISTRIES	RM
18-018.00-181	MATTHEW & MARY JEAN ORTICELLE	RM
18-021.00-149	PAUL L. SCHLUSSER TRUST C/O DENNIS STEVEN	RM
18-021.00-148	JOHN HEITZENRODER, JR.	RM
18-018.00-147	MATTHEW & MARY JEAN ORTICELLE	RM
18-021.00-146	MICHAEL SALEM	RM
18-021.00-145	MICHAEL SALEM	RM
18-021.00-144	FRANK A. SMITH	RM
18-021.00-143	DELAWARE AVE, LLC	RM
18-021.00-133	LUKAS LANDING, LLC	RM
18-021.00-123	DELAWARE AVE, LLC	RM
18-024.00-117	SALVATORE J. & SHARON A. SEETA	RD
18-024.00-118	WESLEY F. STAFFORD	RD
18-024.00-119	GLENN O. SCHWALHOFER	RD
18-024.00-120	HEATHER ALEXIS PETIT & WILLARD FAIRCHILD HUND	RM

10 & 16 BENNY STREET SITE PLAN DATA FOR PROPOSED RM ZONING:

CODE SECTION	REQUIRED	PROVIDED	DEVIATION
SEC. 32-11(e)(1)d – LOT COVERAGE	20% MAX	28.8%	8.8%
SEC. 32-11(e)(1)f – OPEN AREA	40% MIN	38.1%	1.9%
SEC. 32-11(c)(1) – LOT AREA	1-ACRE MIN	0.5848 ACRES	0.4054 ACRES
SEC. 32-11(c)(5)a – STREET SETBACK	30' MIN	16'	14 ft
SEC. 32-11(c)(5)e – LOT LINE SETBACK	25' MIN	13.5'	11.5 ft
SEC. 32-11(c)(6) – REAR YARD SETBACK	25' MIN	14'	11 ft
SEC. 32-11(c)(7)b – SIDE YARD	20' MIN	13.5'	6.5 ft



CERTIFICATION OF OWNERSHIP

I, NICK BALDINI JR. (PARTNER) HEREBY CERTIFY THAT DELAWARE AVE, LLC. IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND REGULATIONS OF THE CITY OF NEWARK.

NICK BALDINI — 4/11/22 — DATE

CERTIFICATION OF PLAN ACCURACY

I, MATTHEW R. BRICKLEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, AND THAT THE PLAN CONSISTING OF 1 SHEET, REPRESENTS A SURVEY MADE BY CLIFTON L. BAKHSH, JR., INC. 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 SHOWN.

MATTHEW R. BRICKLEY — 4/11/2022 — DATE

CERTIFICATION OF OF PLAN APPROVAL

APPROVED ______ BY ______ NEWARK CITY MANAGER (DATE)

APPROVED ______ BY ______ NEWARK CITY SECRETARY (DATE)

APPROVED ______ BY ______ NEWARK CITY PLANNING DIRECTOR (DATE)

RECORDED ______ IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, DELAWARE, INSTRUMENT NUMBER ______

SITE DATA CONTINUED:

30.) SIDEWALKS
DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.

31.) WETLANDS
THE EXISTING SITE WAS EXAMINED BY WATERSHED-ECO ON OCTOBER 8, 2021 AND NO WETLANDS WERE FOUND TO EXIST. (SEE REPORT DATED 10-8-2021).

32.) IMPROVEMENTS
ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.

33.) EXISTING UTILITIES
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.

34.) THE DEVELOPER WILL PAY THE SEWER TREATMENT PLANT (STP) CHARGES PRIOR TO ISSUANCE OF A BUILDING PERMIT.

35.) IT SHALL BE THE OWNER'S RESPONSIBILITY TO ARRANGE FOR A PRIVATE TRASH HAULER. TRASH AND RECYCLABLE MATERIALS SHALL BE PLACED IN SEPARATE DUMPSTERS OR BINS IN ACCORDANCE WITH THE STATE OF DELAWARE SOLID WASTE DISPOSAL REGULATIONS. BINS SHALL BE STORED IN GARAGE AREA OF TOWNHOUSE.

36.) ALL BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CURRENT IBC AND ALSO MEET THE IFC AND DELAWARE STATE FIRE PREVENTION REGULATIONS.

37.) THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL TRANSMISSION EQUIPMENT SHOULD THE PROPOSED BUILDING NEGATIVELY AFFECT THE PERFORMANCE OF THE CITY'S WIRELESS METER READING SYSTEM.

38.) ANY WATER SERVICE OR SEWER LATERALS THAT ARE NOT TO BE REUSED SHALL BE TERMINATED AT THE MAIN.

SITE DATA CONTINUED:

21.) PARKING REQUIREMENTS (PER PARCEL)
REQUIRED 2 SPACES PER UNIT (UP TO 3 BEDROOMS)
PLUS 1 ADDITIONAL SPACE FOR EACH UNIT WITH MORE THAN 3 BEDROOMS
TOTAL NUMBER OF UNITS WITH MORE THAN 3 BEDROOMS =
7 UNITS x 3 SPACES PER UNIT = 21 SPACES
TOTAL SPACES PROVIDED = 36 SPACES
OFFSTREET PARKING = 22 SPACES
GARAGE SPACES = 14 SPACES

BIKE PARKING
1 SPACE PER 5 OFFSTREET PARKING SPACES
22 SPACES / 5 = 5 BIKE SPACES REQUIRED
BIKE PARKING WILL BE PROVIDED IN THE GARAGE OF EACH UNIT AND BIKE PAD

22.) NUMBER OF BEDROOMS — 7 BEDROOMS PER UNIT (DEED RESTRICTED TO ONE PERSON TO BEDROOM)

23.) LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE TO BE FENCED PRIOR TO ANY LAND DISTURBING ACTIVITIES. (L.O.D. AREA = 0.80± ACRES)

24.) BUILDING HEIGHT – 35' (3 STORY)

25.) THE REQUIRED FIRE FLOW FOR TOWNHOUSE STYLE APARTMENTS IS 32 GPM @ 57 PSI.

26.) ALL BUILDINGS SHALL BE FULLY PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. ALL BUILDINGS WITH FIRE ALARM SYSTEMS SHALL HAVE A KNOX BOX INSTALLED ON THE FRONT OF THE BUILDING.

27.) FIRE NOTE
ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATION.

28.) DRAINAGE
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 DRAINAGE CODE.

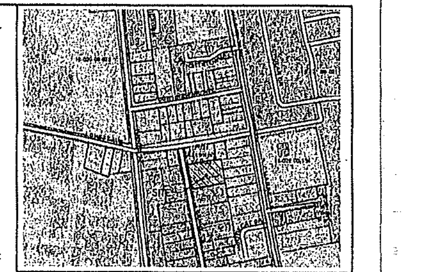
29.) WATERSHED
THIS PROJECT IS LOCATED WITHIN THE WHITE CLAY CREEK WATERSHED.

UTILITY PROVIDERS:

CITY OF NEWARK	SEWER, WATER & ELECTRIC
CAVALIER TELEPHONE	TELEPHONE
DELMARVA POWER & GAS	GAS
COMCAST	CABLE
VERIZON	CABLE
UNIVERSITY OF DELAWARE NETWORK	INTERNET

LEGEND:

EXISTING BOUNDARY	——— - - ———
TO LINE TO BE ELIMINATED	——— - - - ———
FOUND PIPE	o
DWELLING/DRIVE TO BE REMOVED	- - - - - - -
PROPOSED CURBLINE	———
PROPOSED PAVING	(stippled)



LOCATION MAP SCALE: 1"=300'

SITE DATA:

1.) TAX PARCEL NUMBER — 18-025.00-123, 18-025.00-124

2.) ZONING — RM

3.) DATUM — NAVD 88

4.) BENCHMARK — EX. SS MH (BENNY/LOVETT STREET), TOP=106.81

5.) SOURCE OF TITLE
THE TITLE TO THE LAND SHOWN HEREON IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, FILED UNDER DEED RECORD NUMBER 20180517-0023?? AND 20181006-0060??.

6.) TOPOGRAPHY SOURCE
FIELD GENERATED BY CLIFTON L. BAKHSH JR., INC. LAST UPDATED ON JULY 29, 2020.

7.) SITE AREAS

10 BENNY STREET	16,132 SQ.FT. (0.37 AC±)
16 BENNY STREET	9,750 SQ.FT. (0.224 AC±)
COMBINED TOTAL	25,878 SQ.FT. (0.595 AC±)

8.) AREA REGULATIONS

	REQUIRED	PROVIDED
MIN. LOT SIZE	1.0 ACRE	0.585 ACRES±
FRONT BUILDING SETBACK	30'	16'±
SIDE YARD SETBACK	20'	13.5'±
REAR YARD SETBACK	25'	14'±
MIN. LOT WIDTH	50'	138'
MAX. BUILDING HEIGHT	35'	35'
OPEN SPACE	40%	38.1%±
MAXIMUM LOT COVERAGE	20%	28.8%±
PARKING SETBACK FROM STREETS AND PROPERTY LINES	10'	16'

9.) WATER – CITY OF NEWARK
PUBLIC WATER – WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

10.) SEWER – CITY OF NEWARK
PUBLIC SEWER – SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK DEPARTMENT OF PUBLIC WORKS AND WATER RESOURCES.

11.) OWNER/APPLICANT
ENGLISH CREEK, LLC.
C/O NICK BALDINI
501 BAKER AVENUE
WILMINGTON, DE 19833

12.) SITE ADDRESS — 10 & 16 BENNY STREET, NEWARK, DE 19711 — NEW PROPOSED ADDRESS 16 BENNY STREET NEWARK, DE 19711

13.) PURPOSE OF PLAN
THE PURPOSE OF THIS PLAN IS TO:
1.) COMBINE TAX PARCEL 18-025.00-123 AND 18-025.00-124
2.) REZONE PROPERTY ON BENNY STREET TO RM
3.) REMOVE ALL BUILDINGS AND DRIVEWAYS ON BOTH PARCELS
4.) PROPOSE A 7 UNIT TOWNHOUSE STYLE APARTMENTS

14.) NUMBER OF LOTS
EXISTING — 2
PROPOSED — 1

15.) FLOOD PLAIN
ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 10003C0140J, DATED 01-17-07, THE EXISTING PARCEL IS LOCATED OUTSIDE THE FLOOD PLAIN.

16.) WATER RESOURCE PROTECTION AREA
ACCORDING TO THE WATER RESOURCE PROTECTION AREA MAP, LAST DATED MARCH 2017, MAP 1 OF 3, THIS EXISTING SITE DOES NOT LIE WITHIN THE LIMITS OF A WATER RESOURCE PROTECTION AREA DISTRICT.

17.) DEBRIS DISPOSAL
NO DEBRIS SHALL BE BURIED ON THE SITE.

18.) DENSITY
MAXIMUM D.U. ACRE = 16
REQUIRED = 0.59 ACRES = 9.44 D.U. PROVIDED = 7.00 D.U.

19.) SANITARY SEWER FLOW DATA
EXISTING
10 BENNY STREET = 300 G.P.D.*
16 BENNY STREET = 300 G.P.D.*
*TO BE ELIMINATED

PROPOSED
16 BENNY STREET 250 G.P.D. x 7 TOWNHOUSE STYLE APARTMENTS UNITS = 1,750 G.P.D.
PEAK FLOW = 1,750 G.P.D. x 4 = 7,000 G.P.D.

20.) LAND USE BREAKDOWN

		PROVIDED	REQUIRED
PROPOSED BUILDINGS	7,471 SQ.FT.	28.8%	20% MAX.
PROPOSED SIDEWALK/PAVING	8,091 SQ.FT.		
OPEN AREA	9,862 SQ.FT.	38.1%	40% MIN.
TOTAL AREA	25,878 SQ.FT.		

SHEET INDEX:

1.) COVERSHEET AND GENERAL NOTES
2.) EXISTING CONDITIONS PLAN
3.) PROPOSED DEVELOPMENT PLAN (PLANNING)
4.) PROPOSED DEVELOPMENT PLAN (ENGINEERING)
5.) LANDSCAPING PLAN

MAJOR SUBDIVISION, REZONING, SITE PLAN APPROVAL & COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT
PR #21-02-02
FOR LANDS KNOWN AS
10 & 16 BENNY STREET
COVER SHEET
CITY OF NEWARK
NEW CASTLE COUNTY DELAWARE

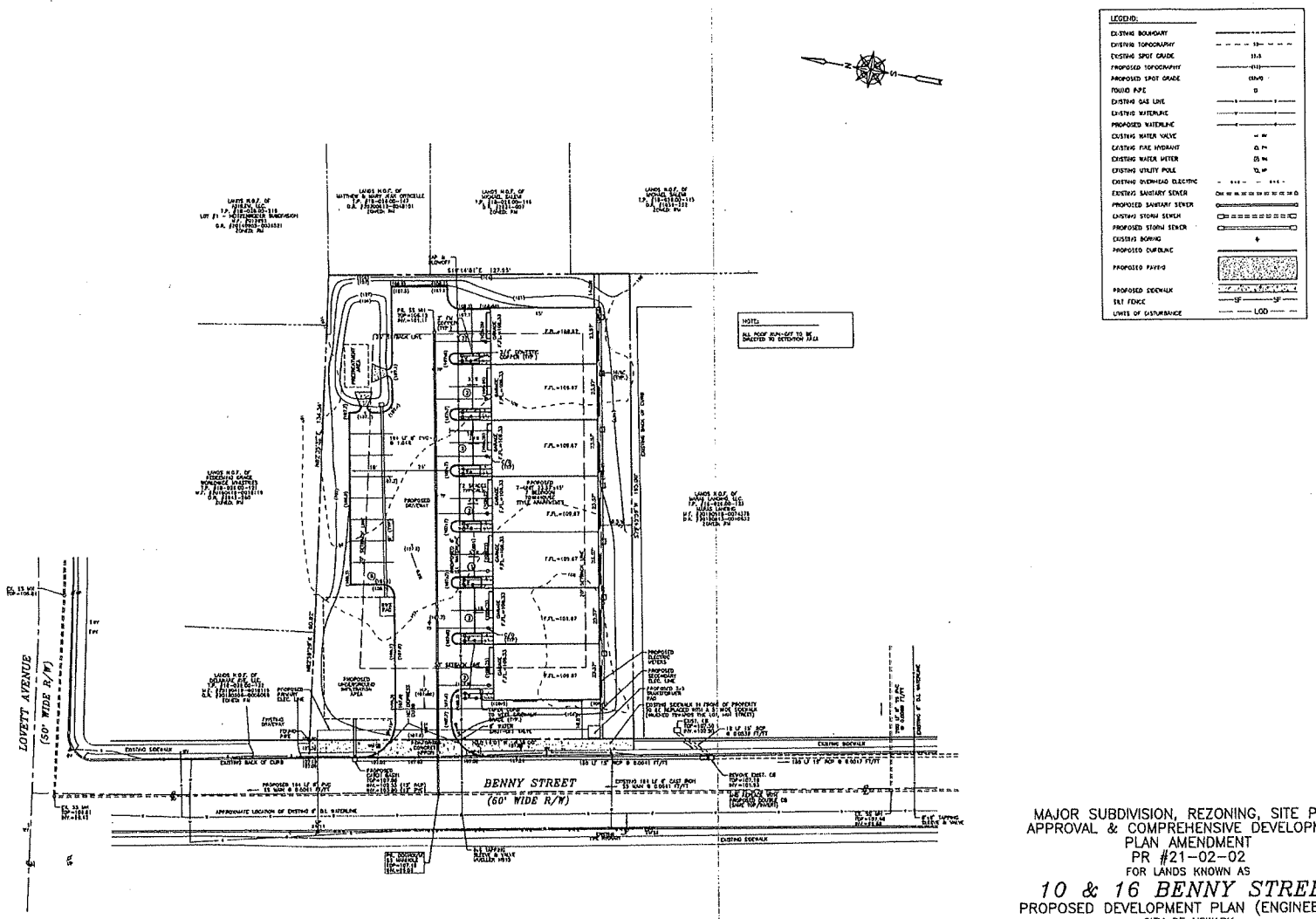
Revision	Date
1.) REVISED PER COMMENTS	03/04/2022
2.) REVISED PER COMMENTS	04/04/2022

Clifton L. Bakhsh, Jr., Inc.
Land Surveyors & Planners
4150 Summit Bridge Road, Middletown, DE 19709 (302) 378-8000

Date: September 27, 2021 — Drawn By: F.M.Pirmo
Scale: 1"=20' — Checked By: ______
Job No.: M – 23137

GRAPHIC SCALE 1" = 20' (20' 10' 0 20' 40)

Sheet No. 1 of 5



MAJOR SUBDIVISION, REZONING, SITE PLAN
APPROVAL & COMPREHENSIVE DEVELOPMENT
PLAN AMENDMENT
PR #21-02-02
FOR LANDS KNOWN AS

10 & 16 BENNY STREET

PROPOSED DEVELOPMENT PLAN (ENGINEERING)
CITY OF NEWARK
NEW CASTLE COUNTY DELAWARE

Revision	Date
1) REVISED PER COMMENTS	02/08/2022
2) REVISED PER COMMENTS	04/08/2022

Clifton L. Bakhsh, Jr., Inc.
Land Surveyors & Planners
4450 Summit Bridge Road, Middletown, DE 19709 (302) 378-8009

Date : September 27, 2021 Drawn By : F.R.Farmer
Scale : 1"=20' Checked By :
Job No. : MJ - 13127

GRAPHIC SCALE 1" = 20'
20' 10' 0 20' 40'

Sheet No. 4 of 5

LEGEND:

EXISTING BOUNDARY	
FOUND PIPE	o
EXISTING GAS LINE	
EXISTING WATERLINE	
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING WATER METER	
EXISTING UTILITY POLE	
EXISTING OVERHEAD ELECTRIC	
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING EDGING	
PROPOSED CURBLINE	
PROPOSED PAVING	
PROPOSED SIDEWALK	

MAJOR SUBDIVISION, REZONING, SITE PLAN
APPROVAL & COMPREHENSIVE DEVELOPMENT
PLAN AMENDMENT
PR #21-02-02
FOR LANDS KNOWN AS

10 & 16 BENNY STREET

LANDSCAPE PLAN
CITY OF NEWARK
NEW CASTLE COUNTY DELAWARE

Revision	Date

Clifton L. Bakhsh, Jr., Inc.
Land Surveyors & Planners
1450 Summit Bridge Road, Middletown, DE 19709 (302) 378-8300

Date : September 27, 2021 Drawn By : F.B.Perry
Scale : 1"=20' Checked By :
Job No. : 141 - 23427

GRAPHIC SCALE 1" = 20'
20' 10' 0 20' 40'

Sheet No. 5 of 5

10/16 Benny Street

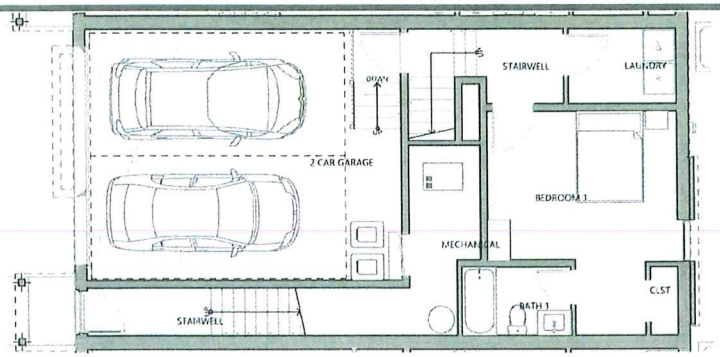
Code Requirement	Required	Provided	Deviation
Street Setback	30 feet	16 feet	14 feet
Side Yard Setback	20 feet	13.5 feet	6.5 feet
Rear Setback	25 feet	14 feet	11 feet
Building Setback	25 feet	13.5 feet	11.5 feet
Lot Area	1 Acre	0.5946 acres	0.4054 acres
Open Space	40%	38.1%	1.9%
Lot Coverage	20%	28.6%	8.6%

20/22 Benny Street

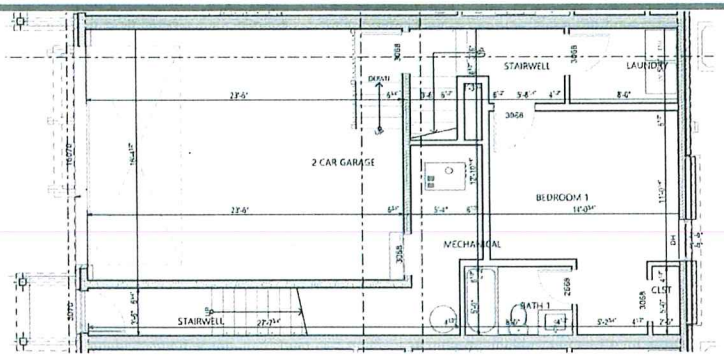
Code Requirement	Required	Provided	Deviation
Street Setback	30 feet	16 feet	14 feet
Side Yard Setback	20 feet	13 feet	7 feet
Rear Setback	25 feet	19 feet	6 feet
Building Setback	25 feet	13 feet	12 feet
Lot Area	1 Acre	0.448 acres	0.552 acres
Open Space	40%	33.6%	6.4%
Lot Coverage	20%	32.8%	12.8%
D/U's Per Acre	**18**	**21**	**3**
Height	**3 Stories/ 35 feet**	**4 Stories/ 44.5 feet**	**1 Story/ 9.5 feet**

EXHIBIT F - DEVELOPMENT DENSITY DATA COMPARISON

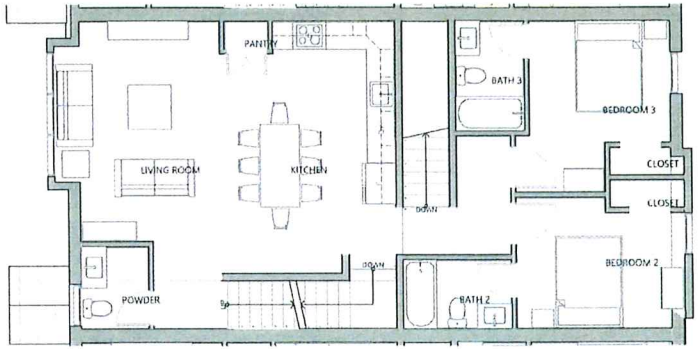
	10/16 Benny Street	20/22 Benny Street	209-225 Haines Street	30 Benny Street	36 Benny Street	47 West Cleveland Avenue	Cleveland Station	The Heights on South Chapel
Date Approved		22-Apr-19	14-Jan-19	23-Apr-18	12-Nov-17	28-Mar-16	23-Nov-15	14-Sep-15
Zoning	RM	RM	RA	RM	RM	RM	RM	RA
Lot Size (acre)	0.595	0.448	0.819	0.85	0.448	0.31	1.02	1.21
Lot Coverage (Bldg)	28.6%	32.8%	30.5%	26.9%	33.0%	27.8%	31.6%	19.3%
Building footprint (sq. ft.)	7,972	6,400	10,850	9,750	6,450	3,750	14,025	10,200
Residential Units	7	9	24	11	7	4	17	21
Density (units/acre)	11.8	20.1	29.3	12.9	15.6	12.9	16.7	17.4
Bedrooms								
7-bedroom units	7 x 7 = 49	0 x 7 = 0	0 x 7 = 0	0 x 7 = 0	0 x 7 = 0	0 x 7 = 0	0 x 7 = 0	0 x 7 = 0
6-bedroom units	0 x 6 = 0	2 x 6 = 12	0 x 6 = 0	11 x 6 = 66	7 x 6 = 42	4 x 6 = 24	0 x 6 = 0	5 x 6 = 30
5-bedroom units	0 x 5 = 0	0 x 5 = 0	0 x 5 = 0	0 x 5 = 0	0 x 5 = 0	0 x 5 = 0	1 x 5 = 5	0 x 5 = 0
4-bedroom units	0 x 4 = 0	7 x 4 = 28	0 x 4 = 0	0 x 4 = 0	0 x 4 = 0	0 x 4 = 0	16 x 4 = 64	13 x 4 = 52
3-bedroom units	0 x 3 = 0	0 x 3 = 0	12 x 3 = 36	0 x 3 = 0	0 x 3 = 0	0 x 3 = 0	0 x 3 = 0	2 x 3 = 6
2-bedroom units	0 x 2 = 0	0 x 2 = 0	12 x 2 = 24	0 x 2 = 0	0 x 2 = 0	0 x 2 = 0	0 x 2 = 0	1 x 2 = 2
1-bedroom units	0 x 1 = 0	0 x 1 = 0	0 x 1 = 0	0 x 1 = 0	0 x 1 = 0	0 x 1 = 0	0 x 1 = 0	0 x 1 = 0
Total Bedrooms	49	40	60	66	42	24	69	90
(bedrooms/acre)	82.4	89.3	73.3	77.6	93.8	77.4	67.6	74.4
Occupancy	not specified	not specified	not specified	not specified	not specified	24	85	96
(occupants/acre)						77.4	83.3	79.3
Parking Required	21	27	48	33	21	12	51	60
Parking Provided	36	31	49	44	28	16	56	67
Building Height	3 stories <35 feet	4 stories 44 ft - 6 in	4 stories 46 feet	3 stories <35 feet	3 1/2 stories <35 feet	3 stories <35 feet	3 stories <35 feet	4 stories
Deed Restrictions	No residential parking permits or guest passes available	No residential parking permits or guest passes available	No residential parking permits or guest passes available	No residential parking permits or guest passes available	No residential parking permits or guest passes available	1 tenant per bedroom	Maximum 85 total residents	Maximum 96 total residents



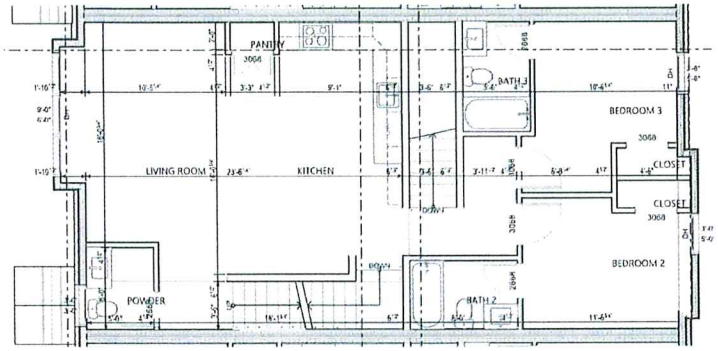
1 A.102 GROUND FLOOR SPACE PLAN
SCALE: 1/4" = 1'-0"



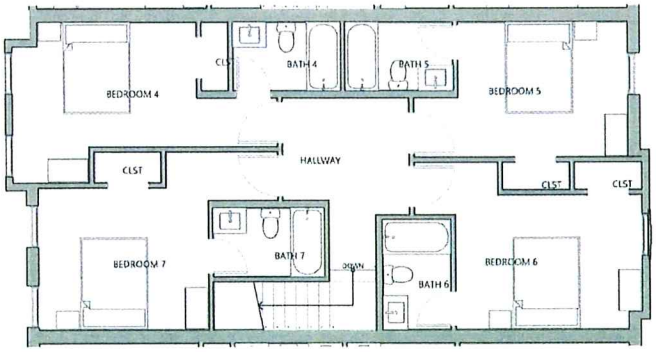
4 A.102 GROUND FLOOR ARCHITECTURAL PLAN
SCALE: 1/4" = 1'-0"



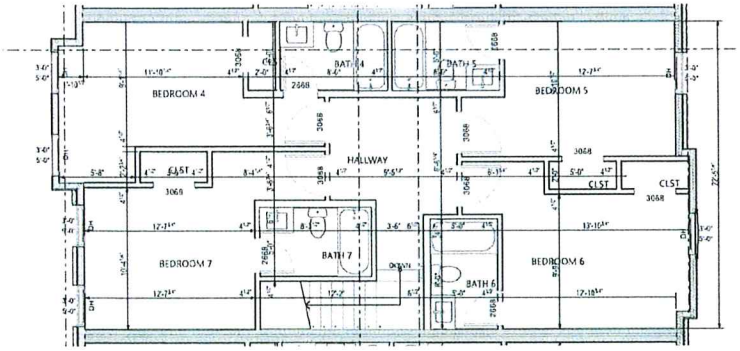
2 A.102 SECOND FLOOR SPACE PLAN
SCALE: 1/4" = 1'-0"



5 A.102 SECOND FLOOR ARCHITECTURAL PLAN
SCALE: 1/4" = 1'-0"



3 A.102 THIRD FLOOR SPACE PLAN
SCALE: 1/4" = 1'-0"



6 A.102 THIRD FLOOR ARCHITECTURAL PLAN
SCALE: 1/4" = 1'-0"

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NEW CONSTRUCTION

16 BENNY STREET TOWNHOMES

16 BENNY STREET NEWARK, DELAWARE

	DATE	DESCRIPTION

PLANS ENLARGED FLOOR PLANS

A.102 01

1 A.202 EAST PERSPECTIVE
SCALE: 1:4.00

2 A.202 SOUTHERN PERSPECTIVE
SCALE: 1:2.33

3 A.202 WEST PERSPECTIVE
SCALE: 1:2.22

4 A.202 NORTHERN PERSPECTIVE
SCALE: 1:2.33

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16 BENNY STREET TOWNHOMES

NO.	DATE	DESCRIPTION

A.202 01

1 A.203 NORTH EAST PERSEPCTIVE

2 A.203 SOUTHERN PERSPECTIVE

3 A.203 NORTHERN PERSEPCTIVE

4 A.203 SOUTH EAST PERPECTIVE
SCALE: 1:286

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16 BENNY STREET TOWNHOMES

	DATE	DESCRIPTION

A.203 01

CONTEXT RENDERING A

CONTECT RENDERING B

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16 BENNY
STREET
TOWNHOMES

A.204