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 THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
3. ALL FIRE LANES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC., SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 2000 STATE FIRE PREVENTION REGULATIONS, (DSFPR PART V, CHAPTER 5), DATED 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 SURVEY BY LANDMARK ENGINEERING, INC. DATED MAY AND JUNE 2006.
   DATUM: NAVD 1988
   PROJECT BENCHMARK: TOP FLANGE BOLT OF FIRE HYDRANT AT SOUTHWEST CORNER OF SOUTH COLLEGE AVENUE AND WEST PARK PLACE. ELEVATION: 112.88
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
10. ENTIRE SITE CONSISTS OF MATAPEAKE-SASSFRAS URBAN LAND COMPLEX (MxB) MAPPED IN ACCORDANCE WITH THE NEW CASTLE COUNTY SOIL CONSERVATION SERVICE (MAP NO. 18).
11. THE 100 YEAR FLOOD PLAIN IS SHOWN IN ACCORDANCE WITH FEMA PANEL 120 OF 450 - MAP NO. 10003C0120 J, DATED JANUARY 17, 2007 AND FIELD VERIFICATION OF ELEVATIONS.
12. THERE ARE NO WETLAND AREAS ON THE EXISTING DEVELOPED PARCELS SHOWN ON THIS PLAN.
13. 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.
14. THE OWNER AGREES TO PROVIDE AN OPEN EASEMENT THROUGH THE PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM. NO TREES OVER 18 FEET HIGH, AT MATURITY, WILL BE PERMITTED TO BE PLANTED UNDER THE POWER LINES ON WEST PARK PLACE. THE DEVELOPER WILL INSTALL ELECTRICAL CONDUITS AS REQUIRED, FOR UNDERGROUND HIGH VOLTAGE CABLES AND WILL PROVIDE A SUITABLE LOCATION FOR A PADMOUNT TRANSFORMER PER THE ELECTRIC DEPARTMENT.
15. ALL PROPOSED BUILDINGS SHALL BE FULLY PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
16. 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.
17. PROPOSED GRADING SHOWN IS CONCEPTUAL AND IS INTENDED TO DENOTE PROPOSED GENERAL DRAINAGE CONDITIONS. FINAL GRADING WILL BE DEPICTED ON THE CONSTRUCTION IMPROVEMENT PLANS.
18. FIELD SURVEYS DURING MAY AND JUNE, 2006 DID INDICATE THE PRESENCE OF TREES GREATER THAN OR EQUAL TO 24-INCH DBH IN THE AREAS OF PROPOSED CONSTRUCTION. PROVISIONS WILL BE MADE, TO PRESERVE OR REMOVE SUCH TREES AS APPROVED BY THE PARKS AND RECREATION DEPARTMENT.

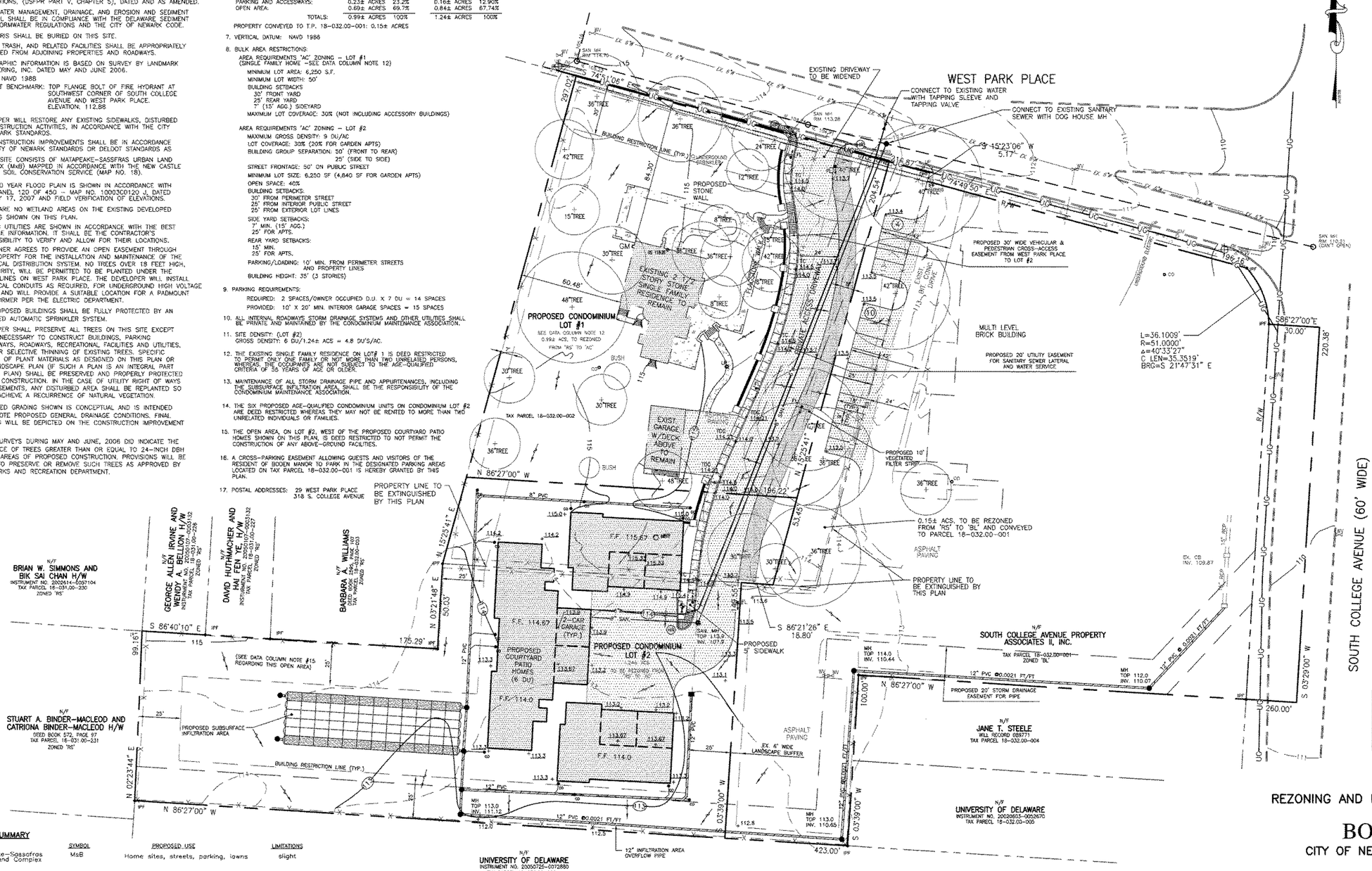
DATA COLUMN

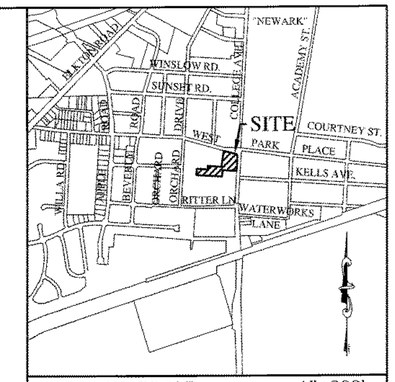
1. TAX PARCEL NUMBERS: 18-032.00-001 AND 18-032.00-002
2. SITE AREA: 2.38± ACRES
3. EXISTING ZONING: 'RS'-SINGLE FAMILY RESIDENTIAL
4. PROPOSED ZONING: 1.24± ACS LOT #2 'AC' (ADULT COMMUNITY)
   0.99± ACS LOT #1 'AC' (ADULT COMMUNITY)
   0.15± ACS LANDS CONVEYED TO TP#18-032.00-001 (BUSINESS LIMITED)
5. SOURCE OF TITLE: 20060908-0086199 AND 20050810-0079715
6. LAND USE:

	LOT #1		LOT #2	
BUILDING:	0.07± ACRES	7.1%	0.24± ACRES	19.36%
PARKING AND ACCESSWAYS:	0.23± ACRES	23.2%	0.16± ACRES	12.90%
OPEN AREA:	0.69± ACRES	69.7%	0.84± ACRES	67.74%
TOTALS:	0.99± ACRES	100%	1.24± ACRES	100%

   PROPERTY CONVEYED TO T.P. 18-032.00-001: 0.15± ACRES
7. VERTICAL DATUM: NAVD 1988
8. BULK AREA RESTRICTIONS:
   AREA REQUIREMENTS 'AC' ZONING - LOT #1
   (SINGLE FAMILY HOME -SEE DATA COLUMN NOTE 12)
   MINIMUM LOT AREA: 6,250 S.F.
   MINIMUM LOT WIDTH: 50'
   BUILDING SETBACKS
   30' FRONT YARD
   25' REAR YARD
   7' (15' AGG.) SIDEYARD
   MAXIMUM LOT COVERAGE: 30% (NOT INCLUDING ACCESSORY BUILDINGS)

   AREA REQUIREMENTS 'AC' ZONING - LOT #2
   MAXIMUM GROSS DENSITY: 9 DU/AC
   LOT COVERAGE: 30% (20% FOR GARDEN APTS)
   BUILDING GROUP SEPARATION: 50' (FRONT TO REAR)
   25' (SIDE TO SIDE)
   STREET FRONTAGE: 50' ON PUBLIC STREET
   MINIMUM LOT SIZE: 6,250 SF (4,840 SF FOR GARDEN APTS)
   OPEN SPACE: 40%
   BUILDING SETBACKS:
   30' FROM PERIMETER STREET
   25' FROM INTERIOR PUBLIC STREET
   25' FROM EXTERIOR LOT LINES
   SIDE YARD SETBACKS:
   7' MIN. (15' AGG.)
   25' FOR APTS.
   REAR YARD SETBACKS:
   15' MIN.
   25' FOR APTS.
   PARKING/LOADING: 10' MIN. FROM PERIMETER STREETS AND PROPERTY LINES
   BUILDING HEIGHT: 35' (3 STORIES)
9. PARKING REQUIREMENTS:
   REQUIRED: 2 SPACES/OWNER OCCUPIED D.U. X 7 DU = 14 SPACES
   PROVIDED: 10' X 20' MIN. INTERIOR GARAGE SPACES = 15 SPACES
10. ALL INTERNAL ROADWAYS, STORM DRAINAGE SYSTEMS AND OTHER UTILITIES SHALL BE PRIVATE AND MAINTAINED BY THE CONDOMINIUM MAINTENANCE ASSOCIATION.
11. SITE DENSITY: (LOT #2)
    GROSS DENSITY: 6 DU/1.24± ACS = 4.8 DU'S/AC.
12. THE EXISTING SINGLE FAMILY RESIDENCE ON LOT# 1 IS DEED RESTRICTED TO PERMIT ONLY ONE FAMILY OR NOT MORE THAN TWO UNRELATED PERSONS, WHEREAS, THE OCCUPANTS ARE NOT SUBJECT TO THE AGE-QUALIFIED CRITERIA OF 55 YEARS OF AGE OR OLDER.
13. MAINTENANCE OF ALL STORM DRAINAGE PIPE AND APPURTENANCES, INCLUDING THE SUBSURFACE INFILTRATION AREA, SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM MAINTENANCE ASSOCIATION.
14. THE SIX PROPOSED AGE-QUALIFIED CONDOMINIUM UNITS ON CONDOMINIUM LOT #2 ARE DEED RESTRICTED WHEREAS THEY MAY NOT BE RENTED TO MORE THAN TWO UNRELATED INDIVIDUALS OR FAMILIES.
15. THE OPEN AREA, ON LOT #2, WEST OF THE PROPOSED COURTYARD PATIO HOMES SHOWN ON THIS PLAN, IS DEED RESTRICTED TO NOT PERMIT THE CONSTRUCTION OF ANY ABOVE-GROUND FACILITIES.
16. A CROSS-PARKING EASEMENT ALLOWING GUESTS AND VISITORS OF THE RESIDENT OF BODEN MANOR TO PARK IN THE DESIGNATED PARKING AREAS LOCATED ON TAX PARCEL 18-032.00-001 IS HEREBY GRANTED BY THIS PLAN.
17. POSTAL ADDRESSES: 29 WEST PARK PLACE
    318 S. COLLEGE AVENUE





LOCATION MAP 1"=800'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED STORM
- EXISTING SANITARY SEWER
- EXISTING PAVEMENT
- EXISTING CURB
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING WATER MAIN
- EXISTING WATER VALVE/SURVEY VALVE
- EXISTING SURVEY GAS VALVE
- EXISTING UNDERGROUND GAS
- EXISTING GAS
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCE LINE
- EXISTING WALL
- EXISTING UTILITY POLE
- EXISTING TREELINE
- EXISTING TREE
- PROPOSED "NO PARKING/FIRE LANE" SIGN
- PROPOSED HANDICAP RAMP

THE PURPOSE OF THIS PLAN IS TO REZONE 0.15± ACRES OF LAND FROM 'RS' TO 'BL' IN ORDER TO CONVEY THE LAND FROM TAX PARCEL 18-032.002 TO TAX PARCEL 18-032.00-001; TO CREATE CONDOMINIUM LOT #1 AND LOT #2 AND TO REZONE LOT#1 AND LOT#2 FROM 'RS' TO 'AC' ZONING CLASSIFICATION; AND TO APPROVE A MAJOR SUBDIVISION PLAN ALLOWING THE CONSTRUCTION OF 6 CONDOMINIUM UNIT, AGE-RESTRICTED COMMUNITY ON LOT #2.

SOILS SUMMARY

SOIL TYPE	SYMBOL	PROPOSED USE	LIMITATIONS
Matapeake-Sassafras Urban Land Complex	MsB	Home sites, streets, parking, lawns	slight

SUMMARY OF ADJACENT PROPERTY OWNERS WITHIN 200 FEET

TAX PARCEL #	OWNER	ZONING
18-026.00-037	FIRST CHURCH OF CHRIST SCIENTEST	RS
18-026.00-047	LELAND D. CREST TRUSTEE	RS
18-031.00-226	DAVID J. HUTHMACHER & HAI FEN YE	RS
18-031.00-227	GEORGE A. IRVINE & WENDY A. BELLION	RS
18-031.00-228	RICHARD D. GROO & WIFE	RS
18-031.00-229	A. TIMOTHY SPAULDING & MIRANDA WILSON	RS
18-031.00-230	A. TIMOTHY SPAULDING & MIRANDA WILSON	RS
18-031.00-231	STUART A. & CATRIONA BINDER-MacLEOD	RS
18-031.00-232	WILLIAM HOLT & MARGARET ROWE	RS
18-031.00-233	TIMOTHY J. DUDEK	RS
18-031.00-234	KATHERINE C. VINSON	RS
18-032.00-004	JANET T. STEELE	RS
18-032.00-005	UNIVERSITY OF DELAWARE	RS
18-032.00-006	UNIVERSITY OF DELAWARE	RS
18-032.00-007	UNIVERSITY OF DELAWARE	RS
18-032.00-008	KATHRINE A. SHEEDY	RS

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 THERELO APPURTENANT

CERTIFICATE OF ACCURACY

I, ARVIL E. COTTRELL, III, HEREBY CERTIFY THAT I AM A REGISTRED LAND SURVEYOR IN THE STATE OF DELAWARE, AND THAT THIS PLAN, CONSISTING OF ONE (1) SHEET REPRESENTS A SURVEY MADE BY LANDMARK ENGINEERING, INC. AND IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALY EXIST AND THAT THEIR POSITIONS ARE CORRECT.

DATE

ARVIL E. COTTRELL, III
DE PLS NO. 568

CERTIFICATION OF OWNERSHIP

WE, _____, HEREBY CERTIFY THAT WE ARE THE EQUITABLE OWNERS 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 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

REZONING AND RECORD MAJOR SUBDIVISION PLAN
FOR
BODEN MANOR
CITY OF NEWARK – NEW CASTLE COUNTY
DELAWARE

OWNER/DEVELOPER
SOUTH COLLEGE PROPERTY ASSOCIATES II, LLC.
6000 WOOLEN WAY
NEWARK, DE 19711
(302) 731-1340

REVISIONS	CHECKED BY
1. REVISED PER SAC COMMENTS DATED 4-20-07	JGC 4-26-07

LANDMARK ENGINEERING
CIVIL AND SITE ENGINEERING SPECIALISTS
ONE CORPORATE COMMONS ○ SUITE 301 ○ NEW CASTLE, DELAWARE
PHONE - (302) 323-9377 ○ FAX - (302) 323-9461

0 15 30 60
GRAPHIC SCALE

SCALE: 1" = 30'		DRAWN BY: AML	
DESIGNED BY: JGC	CHECKED BY: JGC	DRAWING NAME: REC.DWG	
DATE: 1-15-07	COMM. NO. C 1724-1	FILE NO. 001	SHEET NO. 1 of 1

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