

SITE DATA

- PURPOSE OF THIS PLAN:** TO DOCUMENT THE EXISTING CONDITIONS OF THE SITE.
- OWNER ADDRESS:** EAST MAIN PARTNERS LLC
1 SOUTH CLEVELAND AVENUE
WILMINGTON, DE 19805
- PROPERTY ADDRESS:** 92 E. MAIN STREET
NEWARK, DE 19711
- TAX PARCEL NUMBERS:** 18-020.00-033
- AREA OF PARCEL:** 0.41± ACRES
- ZONING:** BB - CENTRAL BUSINESS

A R E A R E G U L A T I O N S T A B L E

	MIN. LOT AREA	MAX. LOT COVERAGE	MIN. LOT WIDTH	MIN. STREET YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. BUILDING HEIGHT
REQUIRED	3,000 SF	100%	20'	20'	N/A**	15'	35'/3 STORES***
PROVIDED	17,860± SF	###	54'	14.3'	8'	149.8'	53/4 STORES

- * NO SETBACK IS REQUIRED FOR ALL STRUCTURES THREE STORIES OR 35 FEET IN HEIGHT OR LESS. A 20 FOOT SETBACK SHALL BE REQUIRED FOR ALL BUILDINGS ABOVE THREE STORIES OR 35 FEET IN HEIGHT, SUBJECT TO THE PROVISIONS OF ARTICLE XXV
- ** NO SIDE YARDS ARE REQUIRED FOR BUILDINGS UP TO 35 FEET IN HEIGHT. FOR BUILDINGS WITH FLOORS ABOVE 35 FEET IN HEIGHT, A MINIMUM SIDE YARD OF EIGHT FEET IS REQUIRED WHEN THE PROPERTY IS CONTIGUOUS TO ANOTHER LOT IN THE SAME ZONING DISTRICT. WHEN A SIDE LOT FORMS THE BOUNDARY LINE WITH ANY RESIDENTIAL DISTRICT, A SIDE YARD SHALL BE REQUIRED EQUAL TO THE MINIMUM SIDE YARD REQUIRED FOR THAT RESIDENCE DISTRICT, SUBJECT TO THE PROVISIONS OF ARTICLE XXV
- *** WITHIN THE MINIMUM REQUIRED SETBACK UP TO THREE ADDITIONAL FLOORS MAY BE ADDED, PROVIDED THAT THE HEIGHT OF SUCH A BUILDING HEREAFTER ERRECTED OR ALTERED SHALL NOT EXCEED 15 FEET PER FLOOR AND A MAXIMUM TOTAL OF 78 FEET, AND FURTHER PROVIDED THAT EXCEPT FOR THE GROUND FLOOR, TO QUALIFY FOR ADDITIONAL FLOORS AS SPECIFIED HEREIN, SUCH BUILDINGS SHALL CONSIST OF MORE THAN ONE-HALF OF THEIR APARTMENT DWELLING UNITS WITH A MAXIMUM OF TWO BEDROOMS AND OCCUPANCY BY ONE FAMILY OR UP TO FOUR UNRELATED TENANTS EACH.

MAXIMUM ALLOWABLE DENSITY:

3 BEDROOM:	8 UNITS = [(20 D.U./1 ACRE) x 0.41 ACRE]
2 BEDROOM:	21 UNITS = [(50 D.U./1 ACRE) x 0.41 ACRE]
	29 UNITS

PROVIDED DENSITY:

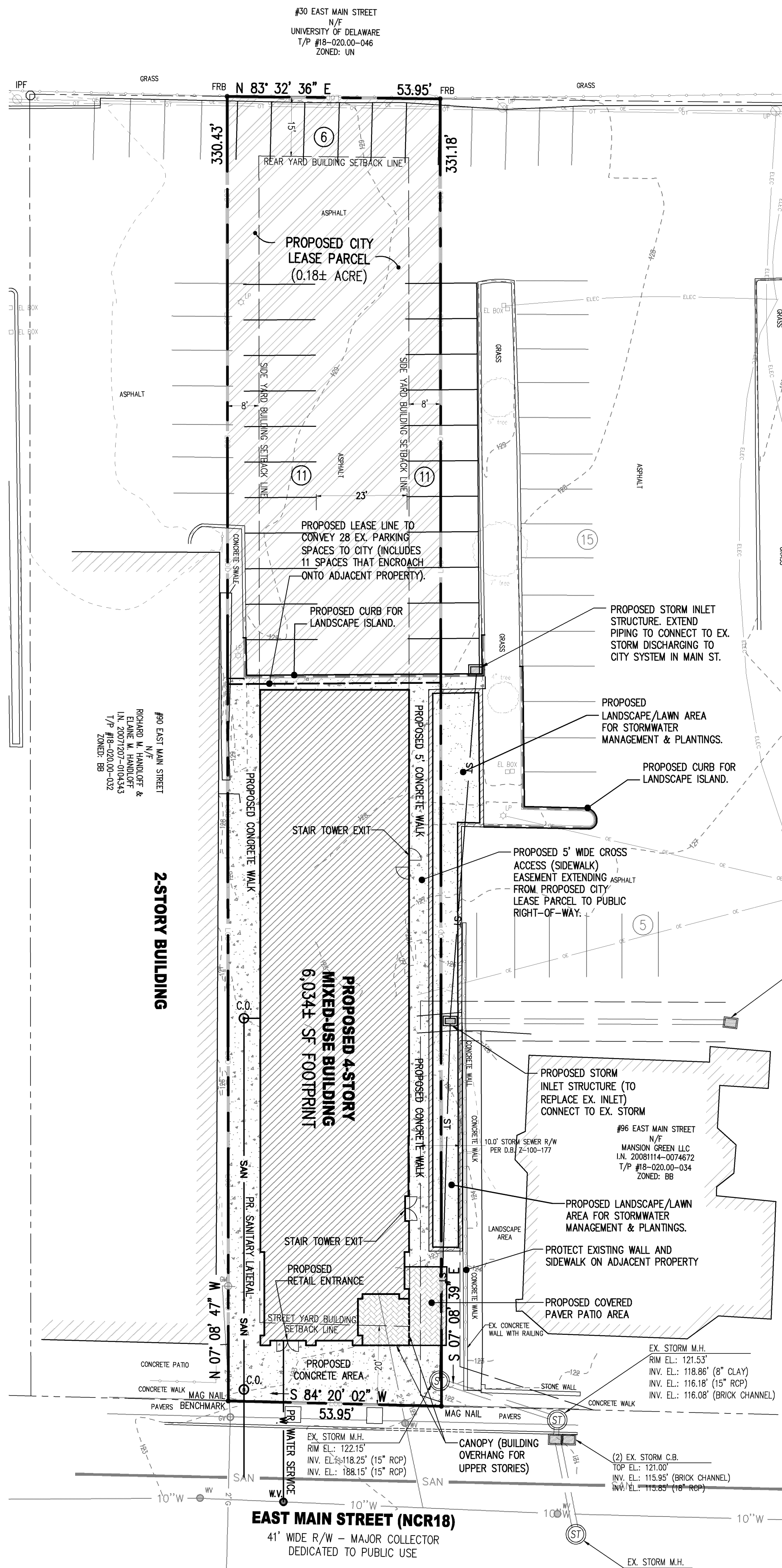
3 BEDROOM:	6 UNITS
2 BEDROOM:	9 UNITS
	15 UNITS (TOTAL)

- GROSS FLOOR AREA:** 24,707± SF (4-STORIES)
6,055± SF FOOTPRINT
- PARKING:** APARTMENTS: 30 SPACES = (2 P.S./D.U.) x 15 D.U.
RETAIL: + 19 SPACES = [(1 P.S./200 SF x 3,000 SF) + [(1 P.S./EMPLOYEE) x 4 EMPLOYEES]]
REQUIRED: 49 SPACES (TOTAL)
PROVIDED: 28 SPACES**
**28 SPACES PROVIDED ON PROPOSED CITY LEASE PARCEL: (17) ON-LOT + (11) PARTIAL ON-LOT
- BICYCLE PARKING:** REQUIRED: 10 = (1 SPACE/5 P.S.) x 49 SPACES
PROVIDED: 10

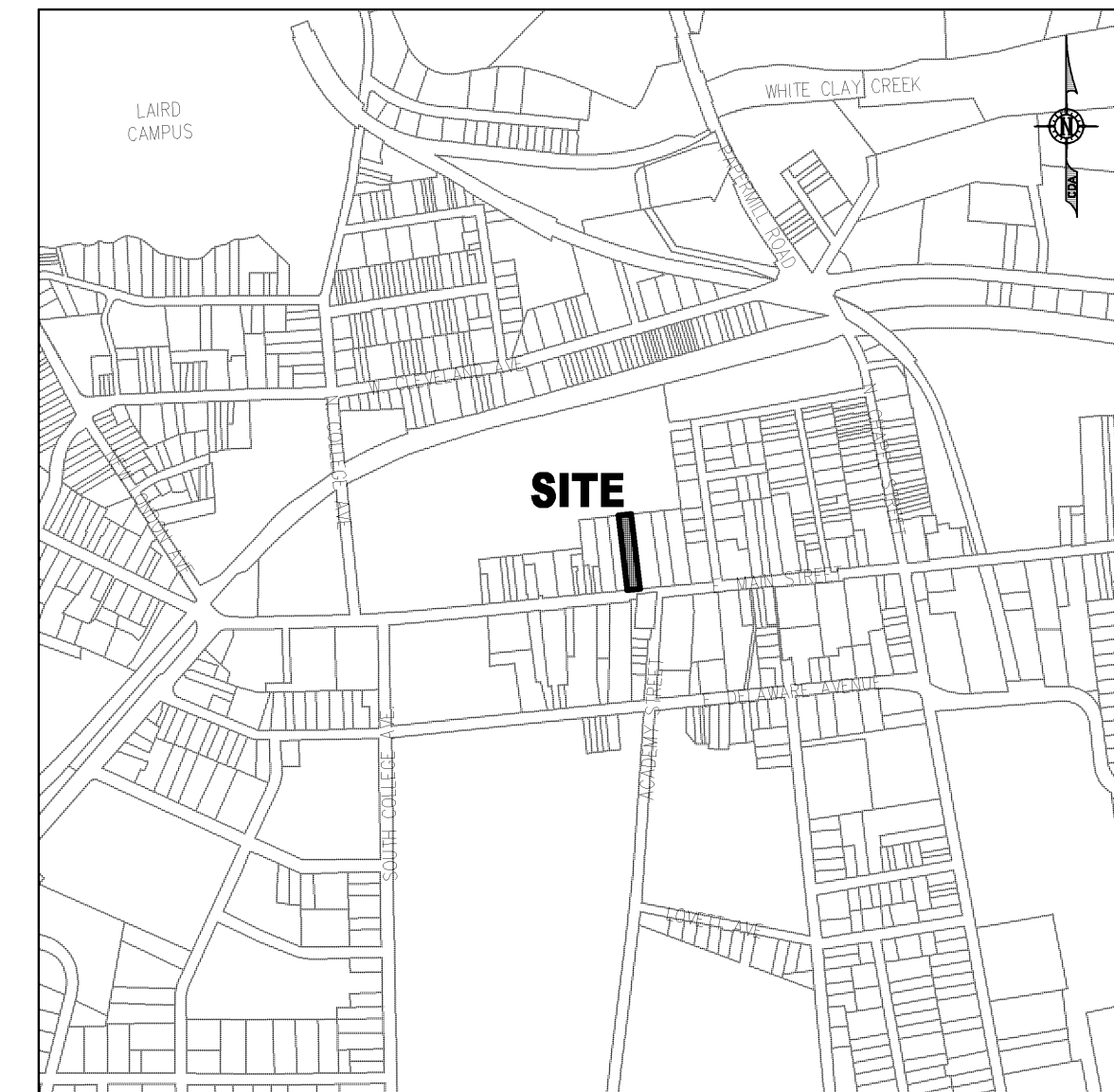
- DEED REFERENCE:** INSTRUMENT NUMBER 20170601-0027395
BOUNDARY SHOWN PER "BOUNDARY SURVEY PLAN" DATED MARCH 15, 2015
PERFORMED BY MERESTONE CONSULTANTS, INC., PLAN NUMBER 22511-327007.
- DATE OF SURVEY:** TOPOGRAPHIC SURVEY PERFORMED BY CDA ENGINEERING, INC. IN MARCH 2017
- DATUM:** VERTICAL - NAVD 88
HORIZONTAL - COORDINATE SYSTEM AND BASIS OF BEARINGS:
DELAWARE STATE PLANE NAD 83/91
- BENCHMARK:** FOUND MAG NAIL IN SEAM
POINT NO.: 297
E.L.: 123.07'
N: 613,274.1966'
E: 562,400.1430
- SOILS:** Up - URBAN LAND
- DRAINAGE:** DRAINAGE AND EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS.
- LIMIT OF DISTURBANCE:** 0.4± ACRE
- WETLANDS:** THIS IS A DEVELOPED SITE WITH NO DISTURBANCE OUTSIDE THE EXISTING PAVING, BUILDING, OR MANURED LANDSCAPE AREAS. NO WETLANDS WERE FOUND TO EXIST PER SITE VISIT BY CDA ENGINEERING, INC. IN MARCH 2017.
- FLOODPLAIN:** THIS SITE IS OUTSIDE A 100-YEAR MAPPED FLOODPLAIN ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1000300140L, PANEL 140 OF 475, EFFECTIVE DATE JANUARY 17, 2007.
- SEWER FLOW:** PROPOSED:
300 GPD (RETAIL) = 3,000 SF RETAIL x 0.1 GPD
+ 3,000 GPD (APTS) = 15 APARTMENTS x 200 GPD
3,300 GPD PROPOSED SEWER FLOW
13,200 GPD (PEAK)

LEGEND

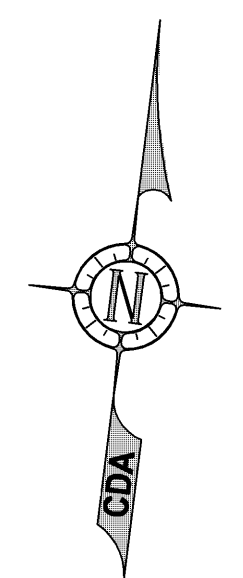
EXISTING	ITEM	PROPOSED
---	PROPERTY LINE (SUBJECT PARCEL)	---
---	PROPERTY LINE (ADJOINING PARCEL)	---
---	BUILDING SETBACK LINE	---
---	PARKING LEASE AREA	---
IPF	IRON PIPE	---
FRB	MAG NAIL	---
CO	REBAR	---
---	CLEANOUT	---
---	SANITARY	---
---	STORM MANHOLE	---
---	STORM CATCH-BASIN	---
---	STORM	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	WATER	---
---	GAS (AND VALVE)	---
---	POWER POLE	---
---	CURB	---
---	DEPRESSED CURB	---
---	CONCRETE	---
---	BRICK PAVERS	---
---	BUILDING FOOTPRINT	---
---	LIMITS OF DISTURBANCE	---



UNDERGROUND STORM AND SANITARY SEWER PIPES, WATER, GAS, COMMUNICATIONS, AND ELECTRIC SERVICES ARE SHOWN GRAPHICALLY BASED ON PUBLICLY AVAILABLE UTILITY INFORMATION PROVIDED THROUGH MISS UTILITY DESIGN TICKET #170600070. THEIR LOCATION ON THIS SURVEY SHOULD BE CONSIDERED APPROXIMATE.



LOCATION MAP SCALE: 1"=800'



CITY OF NEWARK APPROVAL

APPROVED _____ BY _____
DATE _____ PLANNING DIRECTOR FOR CITY OF NEWARK

APPROVED _____ BY _____
DATE _____ CITY SECRETARY FOR CITY OF NEWARK

APPROVED _____ BY _____
DATE _____ CITY MANAGER FOR CITY OF NEWARK

CERTIFICATION OF 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.

CITY SECRETARY _____ DATE _____

CERTIFICATION OF OWNERSHIP

I, _____ AUTHORIZED REPRESENTATIVE OF EAST MAIN PARTNERS LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH REGULATIONS OF THE CITY OF NEWARK SUBDIVISION REGULATIONS.

DATE _____

CERTIFICATION OF PLAN ACCURACY

I, COLMILLE DE ASCANIS, 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.

COLMILLE DE ASCANIS REGISTRATION #13049 DATE _____

ISSUE/REVISION	DATE
MAJOR SUBDIVISION/SPECIAL USE PERMIT: CITY SUBMISSION	9/6/17



CIVIL/SITE ENGINEERING AND LAND PLANNING
6 LARCH AVENUE Tel: 302 998 9202
SUITE 401 Fax: 302 691 1314
WILMINGTON, DE 19804 cdaengineering.com

DRAWN BY: _____ ZK

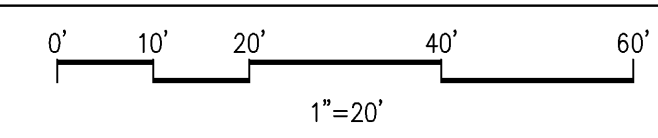
CHECKED BY: _____ CD

PROJECT No.: _____ 17.114.00

SCALE: _____ 1" = 20'

DATE: _____ SEPTEMBER 6, 2017

CAD FILE: _____ 17.114.00/RECORD MAJOR.DWG



SPECIAL USE PERMIT MAJOR SUBDIVISION PLAN

92 E MAIN STREET

EAST MAIN STREET PARTNERS LLC

CITY OF NEWARK NEW CASTLE COUNTY DELAWARE

DRAWING TITLE: **RECORD MAJOR SUBDIVISION PLAN**

DRAWING NUMBER: _____



92 EAST MAIN STREET
NEWARK, DELAWARE

PROPOSED BUILDING DESIGN

