

GENERAL NOTES

- PROPOSED SANITARY SEWER: CITY OF NEWARK (NEW CASTLE COUNTY) SANITARY SEWER IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT. ESTIMATED AVERAGE DAILY DEMAND: 250 GPD/BDU = 21,500 GPD.
- PROPOSED WATER SUPPLY: CITY OF NEWARK WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
- ALL FIRE LINES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC., SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 2000 STATE FIRE PREVENTION REGULATIONS, (DEPR PART V, CHAPTER 5), DATED AND AS AMENDED.
- 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.
- NO DEBRIS SHALL BE BURIED ON THIS SITE. ALL SEDIMENT AND DEBRIS FROM THE MAINTENANCE OF STORMWATER FACILITIES WILL BE DISPOSED OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
- UTILITY, TRASH, AND RELATED FACILITIES SHALL BE APPROPRIATELY SCREENED FROM ADJOINING PROPERTIES AND ROADWAYS.
- TOPOGRAPHIC INFORMATION IS BASED ON "CASINO CROSSING, EXISTING CONDITIONS PLAN" PREPARED BY MORRIS & RICHIE ASSOCIATES, INC. DATED MAY 24, 2006. DATUM: NAVD 88 PROJECT BENCHMARK:
- DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS, DISTURBED BY CONSTRUCTION ACTIVITIES, IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.
- ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF NEWARK STANDARDS OR DELDOT STANDARDS AS APPLICABLE.
- SITE SOILS SHOWN ON THIS PLAN ARE MAPPED IN ACCORDANCE WITH FEMA PANEL 120 OF 150 - MAP NO. 1000302101, DATED JANUARY 17, 2007 AND FIELD VERIFICATION OF ELEVATIONS.
- WETLANDS ARE SHOWN IN ACCORDANCE WITH THE WETLANDS LIMITS SHOWN ON "CASINO CROSSING, EXISTING CONDITIONS PLAN" PREPARED BY MORRIS & RICHIE ASSOCIATES, INC. DATED MAY 24, 2006. NO WETLANDS DISTURBANCE IS PROPOSED BY THIS PLAN.
- 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.
- THE OWNER AGREES TO PROVIDE AN OPEN EASEMENT THROUGH THE PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM.
- ALL BUILDINGS SHALL BE FULLY PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- 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.
- PROPOSED GRADING SHOWN IS CONCEPTUAL, AND IS INTENDED TO DENOTE PROPOSED GENERAL DRAINAGE CONDITIONS. FINAL GRADING WILL BE DEPICTED ON THE CONSTRUCTION IMPROVEMENT PLANS.
- FIELD SURVEY INDICATED 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. SEE LANDSCAPE PLAN FOR LOCATIONS.
- THE CITY OF NEWARK PARKS AND RECREATION AND PUBLIC WORKS DEPARTMENTS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS THROUGH AND OVER THE PAVED ACCESSWAYS OF THIS COMMUNITY FOR STREAM MAINTENANCE OF THE LANDS WITHIN THE OPEN FLOODWAY DISTRICT. THE CITY SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL FLOODPLAIN AND WETLAND REGULATIONS.
- ALL ROADS, STORM DRAINAGE SYSTEMS, STORMWATER QUALITY AND QUANTITY MANAGEMENT FACILITIES, AND ALL UTILITIES ARE PRIVATE, UNLESS OTHERWISE NOTED, AND WILL BE MAINTAINED BY THE PRIVATE COMMUNITY MAINTENANCE CORPORATION.

SUMMARY OF ADJACENT PROPERTY OWNERS WITHIN 200 FEET

TAX PARCEL #	OWNER	ZONING
18-024.00-103	CITY OF NEWARK	RD
18-024.00-376	LINDA SEQUERA	RR
18-024.00-395	CHERRY HILL MANOR MAINTENANCE CORP.	RR
09-020.00-009	SCHWAB IV A, LLC	NCAP (UDC)
18-030.00-004	DAVID L. AND SUSAN H. JAMES	RD
18-030.00-006	CATHY D. WATSON	RD
18-030.00-016	DAVID R. AND JANE A. WILSON	RD
18-030.00-030	RICHARD AND BARBARA STEWART	RD
18-030.00-031	ANNE L. RUOHONEN, TRUSTEE	RD
18-030.00-032	DAVID L. AND SUSAN H. JAMES	RD
18-030.00-033	LINA F., WILLIAM A., AND PATRICK A. MCKAY	RD
18-030.00-034	ANNE L. RUOHONEN TRUSTEE	RD
18-030.00-035	ANNE L. RUOHONEN TRUSTEE	RD
18-030.00-036	ANNE L. RUOHONEN TRUSTEE	RD
18-030.00-020	KEITH H. SMITH	RD
18-030.00-025	SEANAMOR M. SMITH, TRUSTEE	RD
18-030.00-041	MARGARET E. BELLIS	RD
18-030.00-040	DENNIS M. BURBRIDGE	RD
18-030.00-039	ROBERT R. LOCKE	RD
18-030.00-126	PRODUCE MARKETING ASSOCIATES, LLC	BLR
18-030.00-129	PRODUCE MARKETING ASSOCIATES, LLC	BLR
18-030.00-127	LIBORIO, LP	OFD
18-030.00-128	LIBORIO, LP	OFD
18-030.00-130	MAGAZINE CHRISTINA MILL, LP	RM
18-030.00-131	CITY OF NEWARK	OFD
18-030.00-132	PAULINE A. KAYE, INC.	MOR
06-020.00-001	DUPONT OENOMOURS & CO., LLC	(UDC)
18-023.00-034	CITY OF NEWARK	OFD
18-024.00-104	B & O RR COMPANY	RS

SOILS SUMMARY

SOIL TYPE	HYDROLOGIC SOIL GROUP	SYMBOL	PROPOSED USE	LIMITATIONS
Codorus	C	Cu	Existing undisturbed meadow and wooded areas	—
Cornus	B	Cu	Existing undisturbed meadow and wooded areas	—
Holborn	D	Ha	Existing undisturbed meadow and wooded areas	—
Keport silt loam	C	KeA, KeB2	Home sites, streets, parking, lawns	moderate impeded drainage

CERTIFICATE OF ACCURACY

I, _____, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, AND THAT THIS PLAN, CONSISTING OF TWO (2) SHEETS 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 ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECT.

DATE _____ SIGNATURE _____

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 THE STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

DATE _____ SIGNATURE _____

CERTIFICATION OF PLAN APPROVAL

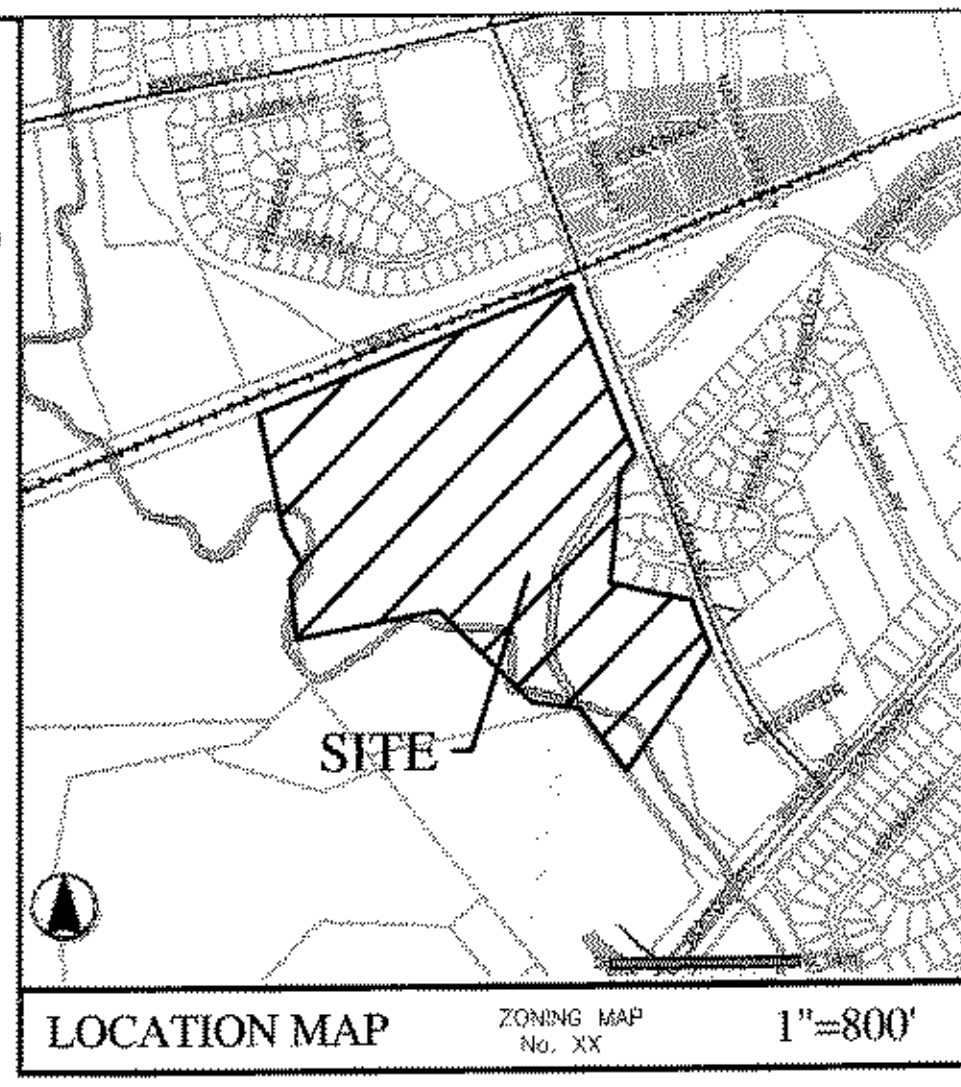
IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLAN WAS GRANTED APPROVAL BY THE COUNCIL OF THE CITY OF NEWARK, DELAWARE, ON _____ AND ACCORDINGLY, IS ELIGIBLE FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS FOR NEW CASTLE COUNTY, DELAWARE.

APPROVED: _____ BY: _____
PLANNING DIRECTOR

APPROVED: _____ BY: _____
CITY SECRETARY

DATA COLUMN

1. TAX PARCEL NUMBERS: 09-026.00-002	
2. SITE AREA: 39.10± ACRES	
3. EXISTING ZONING: 'SR'-SUBURBAN RESERVE (NEW CASTLE COUNTY)	
4. PROPOSED ZONING: 13.69± ACS 'AC' (ADULT COMMUNITY) 22.72± ACS 'OFD' (OPEN FLOODWAY DISTRICT) 2.69± ACS 'RD' (OTHER LANDS DEDICATED TO CITY OF NEWARK)	
5. SOURCE OF TITLE: 3809-121	
6. LAND USE: BREAKDOWN	2.64± ACRES 6.8%
BUILDING: 2.64± ACRES 6.7%	
PARKING AND ACCESSWAYS: 33.59± ACRES 86.2%	
OPEN AREA: 6.14± ACRES 0.3%	
LAND DEDICATED TO THE CITY OF NEWARK: 39.10± ACRES 100%	
TOTALS	
7. VERTICAL DATUM: NAVD 88	
8. BULK AREA RESTRICTIONS:	
AREA REQUIREMENTS ('AC' ZONING)	
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 SETBACK:	
1) 10' FROM PERIMETER STREET	
2) 25' FROM INTERIOR PUBLIC STREET	
3) 25' FROM EXTERIOR LOT LINES	
SIDE YARD SETBACKS:	
1) 7' MIN. (15' AGG.)	
2) 25' FOR APTS.	
REAR YARD SETBACKS:	
1) 15' MIN.	
2) 35' FOR APTS.	
PARKING/LOADING: 10' MIN. FROM PERIMETER STREETS AND PROPERTY LINES	
BUILDING HEIGHT: 35' (3 STORIES)	



LEGEND

- EXISTING SPOT ELEVATION
- LIMIT OF WETLANDS
- EXISTING CONTOURS
- UTILITY POLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING STORM DRAINAGE & CATCH BASIN
- EXISTING CURB
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED STORM DRAINAGE & CATCH BASIN
- EXISTING GAS MAIN & GAS VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER MAIN & WATER VALVE
- PROPOSED PARKING COUNT
- PROPOSED DRAINAGE FLOW PATH
- PROPOSED CURB
- HANDICAP RAMP
- SOIL DELINEATION LINE
- EXISTING TREELINE
- PROPOSED CLEARING LIMIT
- PROPOSED IRON PIPE TO BE SET (00)
- PROPOSED "NO PARKING/FIRE LANE" SIGN
- PROPOSED BUILDING DESIGNATION
- EXISTING IRON PIPE FOUND
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR (PTD)

THE PURPOSE OF THIS PLAN IS TO ANNEX TAX PARCEL NO. 09-026.00-002 FROM NEW CASTLE COUNTY INTO THE CITY OF NEWARK, ESTABLISH ZONING ON THE 39.1± ACRE PARCEL FROM NEW CASTLE COUNTY ZONING CLASSIFICATION 'SR' TO CITY OF NEWARK ZONING CLASSIFICATIONS AS 13.69± ACRES 'AC', 2.69± ACRES 'RD' AND 22.72± ACRES 'OFD', AND TO APPROVE A MAJOR SUBDIVISION PLAN ALLOWING THE CONSTRUCTION OF AN 86 CONDOMINIUM UNIT, AGE-RESTRICTED COMMUNITY.

ANNEXATION, ZONING, SPECIAL USE PERMIT, AND RECORD MAJOR SUBDIVISION PLAN FOR SAW MILL PLACE CITY OF NEWARK - NEW CASTLE COUNTY DELAWARE

OWNER
ESTATE OF ETHEL H. WILSON
1275/1285 CASHO MILL ROAD
NEWARK, DE 19711

EQUITABLE OWNER/DEVELOPER
LANG DEVELOPMENT GROUP, LLC
6000 WOOLEN WAY
NEWARK, DE 19711
(302) 731-1340
(302) 731-2881



REVISIONS

CHECKED BY

LANDMARK ENGINEERING

CIVIL AND SITE ENGINEERING SPECIALISTS

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SCALE: 1" = 100'

DRAWN BY: AML

DESIGNED BY: JGC

CHECKED BY: JGC

DRAWING NAME: REC.DWG

DATE: 1-11-07

COMM. NO.: C1882

FILE NO.: 003

SHEET NO.: CR-01 of 02

CR-01

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