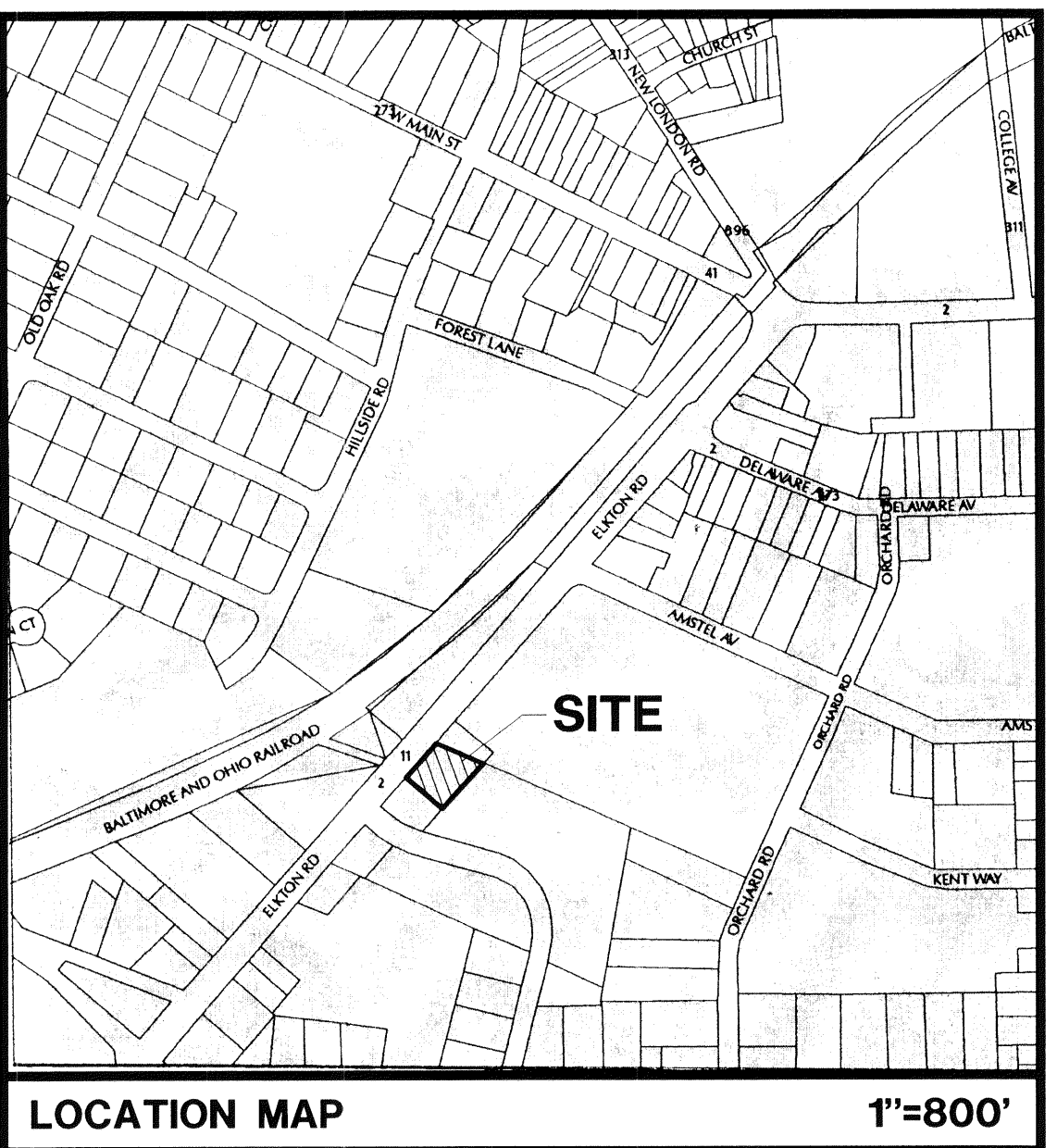
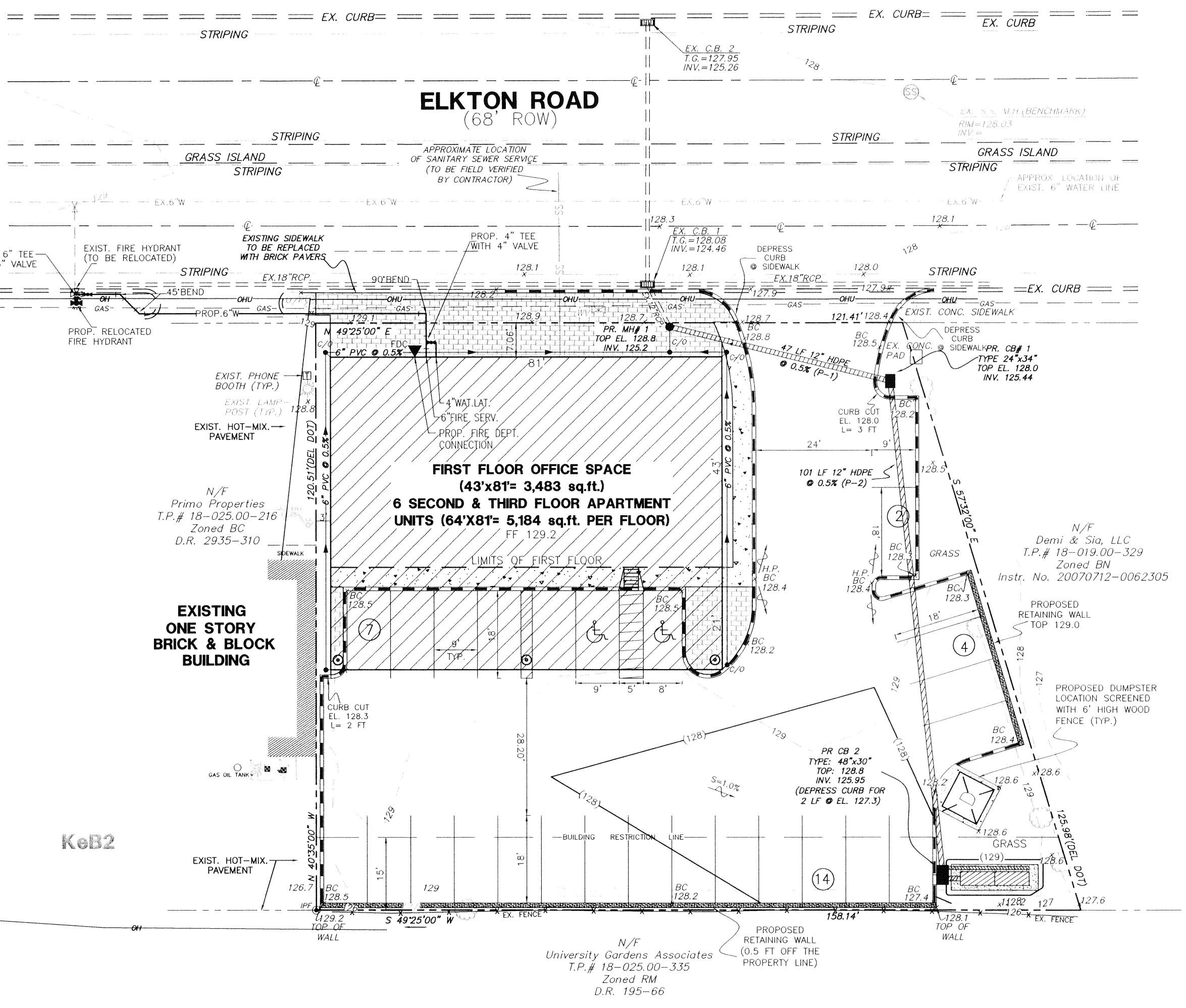
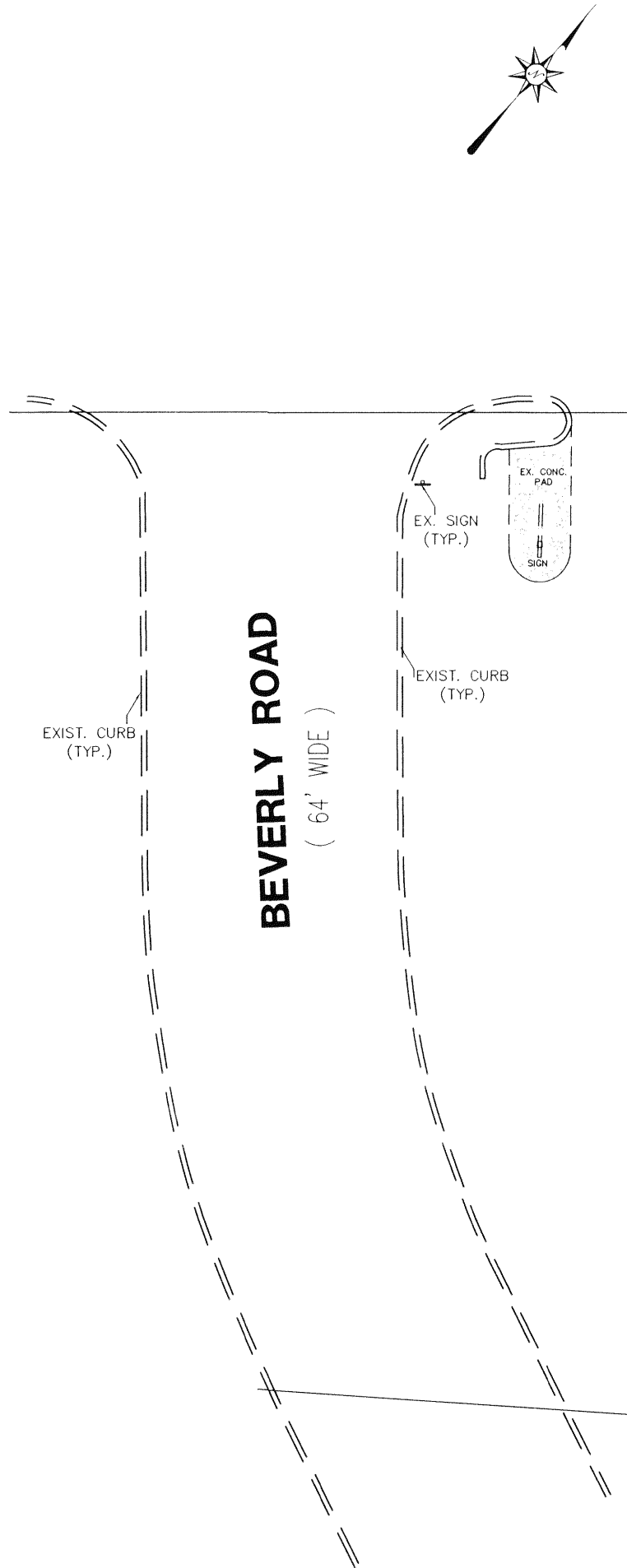


PLAN DATA

1. TAX PARCEL NUMBER: 18-025.00-215
2. SOURCE OF TITLE: INST. NO. 20030401-00397620
3. EXISTING ZONING: BN (NEIGHBORHOOD SHOPPING)
PROPOSED ZONING: BB (CENTRAL BUSINESS DISTRICT)
- BULK AREA RESTRICTIONS (BB ZONING)
- STREET YARD SETBACK: 0'
SIDE YARD: 0'
REAR YARD: 15'
LOT AREA: 3,000 SF.
BUILDING HEIGHT: 35'/3 STORIES
4. DATUM: N.A.V.D.(1988)
5. GROSS AREA: 0.3867± ACRES
6. WATER SUPPLY: CITY OF NEWARK
7. SANITARY SEWER: CITY OF NEWARK
8. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
9. WATER RESOURCE PROTECTION: NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 1 OF 3, DATED 1993, REVISED MAY 2001.
10. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0120J, PANEL 120 OF 450, DATED JANUARY 17, 2007.
11. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
12. TOPOGRAPHY NOTE: TOPOGRAPHIC INFORMATION WAS FIELD SURVEYED BY MCBRIDE AND ZIEGLER, INC., ON SEPTEMBER 18, 2007. SITE BENCHMARK IS THE TOP OF AN EXISTING SANITARY SEWER MANHOLE FOUND AT THE CENTER OF THE WESTBOUND LANES OF ELKTON ROAD, APPROXIMATELY 47.6'± NORTHWEST OF THE NORTHWEST CORNER OF THE SITE. ELEV. = 128.03.
13. WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS, AND NO WETLANDS FOUND TO EXIST ON THE SITE.
14. LAND DEVELOPMENT DATA:
- | | | |
|----------------------------------|------------|--------|
| BUILDING AREA: | 0.0800 AC. | 20.69% |
| PAVED & SIDEWALK AREAS: | 0.2580 AC. | 66.72% |
| BRICK PAVERS: | 0.0188 AC. | 4.86% |
| PROPOSED LANDSCAPE SURFACE AREA: | 0.0299 AC. | 7.73% |
| TOTAL: | 0.3867 AC. | 100% |
16. FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE REGULATIONS. SEE THE FIRE MARSHALL RECORD-TYPE PLAN FOR THE SPECIFIC FIRE PROTECTION REQUIREMENTS ON THIS SITE.
- FIRE HYDRANTS
17. ENTRANCE/EXIT FACILITIES SHALL CONFORM TO STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN AN ENTRANCE PERMIT FROM THE DELDOT NORTH DISTRICT PERMIT OFFICE.
18. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
19. A LANDSCAPE PLAN PREPARED BY BURCHAM AND ASSOCIATES, LAST DATED DECEMBER 04.2007, OR AS LATER AMENDED AND APPROVED IN WRITING BY THE CITY OF NEWARK IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.



- LEGEND
- 128 EXISTING 1 FOOT CONTOUR
 - (128) PROPOSED CONTOUR LINE
 - 6S EXISTING SANITARY SEWER AND MANHOLE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - PROPOSED PAVERS
 - EXISTING STORM DRAINAGE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING FENCE LINE
 - PROPOSED HANDICAP RAMP
 - EXISTING P.C.C. SIDEWALK
 - PROPOSED P.C.C. SIDEWALK
 - EXISTING UTILITY POLE
 - LIMITS OF DISTURBANCE
 - EXISTING CURB
 - EXISTING PAVEMENT
 - PROPOSED CURB
 - EXISTING WATER LINE
 - EXISTING PARKING COUNIT
 - PROPOSED PARKING COUNIT
 - PROPOSED HANDICAP PARKING

PARKING CALCULATIONS (THIS PLAN):

APARTMENT	3 OFF STREET PARKING SPACES PER APT.
OFFICE SPACE	3,483 SF. x 81% x 1 SPACE/300SF (19% COMPRISED OF COMMON AREA)
APARTMENT	
NUMBER OF STALLS REQUIRED:	3 STALLS x 6 DWELLINGS = 18 STALLS
OFFICE SPACE	
2,821 SF. x 1 STALL/300 SF. = 9 STALLS	
TOTAL NUMBER OF STALLS REQUIRED:	27 STALLS (TWO HANDICAP PARKING STALLS)
NUMBER OF STALLS PROVIDED:	27 STALLS (TWO HANDICAP PARKING STALLS)

SOILS:

KeB2: KEYPORT SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED.

CERTIFICATION OF OWNERSHIP

I, UNDERSIGNED, PARTNER OF ELKTON RD, LLC., HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THE SUBDIVISION PLAN THEREOF WAS MADE AT OUR DIRECTION, THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF THE CITY OF NEWARK.

DATE: KEVIN HEITZENRODER MANAGING PARTNER SIGNATURE

CERTIFICATION OF ACCURACY

I, MARK ZIEGLER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL 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 SUBDIVISION AND ZONING CODE.

DATE: MARK ZIEGLER, P.E., REG. #7502

CERTIFICATION OF PLAN APPROVAL

APPROVED DATE BY: NEWARK CITY MANAGER

APPROVED DATE BY: NEWARK CITY PLANNING DIRECTOR

APPROVED DATE BY: NEWARK CITY SECRETARY

IT IS HERE BY CERTIFIED THAT THIS SUBDIVISION PLOT PLAN WAS GRANTED "APPROVAL" BY THE COUNCIL OF THE CITY OF NEWARK, DELAWARE ON 20 BY RESOLUTION NO. AND ACCORDINGLY, IS ELIGIBLE FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, DELAWARE.

APPROVED DATE BY: NEWARK CITY SECRETARY

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE AT INSTRUMENT NO.

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A THREE STORY BUILDING WITH A 3,483 SF. FIRST FLOOR CONTAINING OFFICE SPACE AND THE 2nd & 3rd STORIES CONTAINING A TOTAL OF 6 APARTMENTS ALONG WITH ITS PARKING AND ACCESSWAYS.

REZONING AND MAJOR SUBDIVISION PLAN OF 119 ELKTON ROAD

CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE

OWNER
ELKTON RD., LLC
103 SANDY DRIVE, SUITE 100
NEWARK, DELAWARE 19713
PHONE: (302)455-9892

10 0 10 20 40

McBRIDE & ZIEGLER, INC.
LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY: PROFESSIONAL ENGINEER / LAND SURVEYOR

SURVEY BY: M&Z	CHECKED BY: M.Z.
DESIGN BY: TWF, GSM	SCALE: 1" = 20'
DRAWN BY: BLM, TWF, GSM	DATE: 11-21-2007
DWG. NO.: 20074337-8384	SHEET 1 of 1

REV. NO.	DATE	REVISION
1.	1-10-08	REV. PER CITY OF NEWARK COMMENT

M & Z