

Preliminary Land Use Service (PLUS)
Comprehensive Plan Amendments and Municipal Ordinances

Delaware Office of State Planning Coordination
 122 Martin Luther King Jr. Blvd. South • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Name of Municipality: City of Newark DE	
Address: City of Newark 220 South Main Street Newark, DE 19711	Contact Person: Michael Fortner
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Date of Most Recently Certified Comprehensive Plan: January 5, 2017

Application Type:
Comprehensive Plan Amendment: Annexation
Ordinance: _____
Other: _____

Comprehensive Plan Amendment or Municipal Ordinance prepared by:	
Address: City of Newark 220 South Main Street Newark, DE 19711	Contact Person: Michael Fortner
	Phone Number: (302) 366-7000 ex 2041
	Fax Number: (302) 366-7160
	E-mail Address: Mfortner@newark.de.us

Maps Prepared by: Michael Fortner	
Address: Same as above	Contact Person:
	Phone Number:
	Fax Number:
	E-mail Address:

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Please describe the submission:

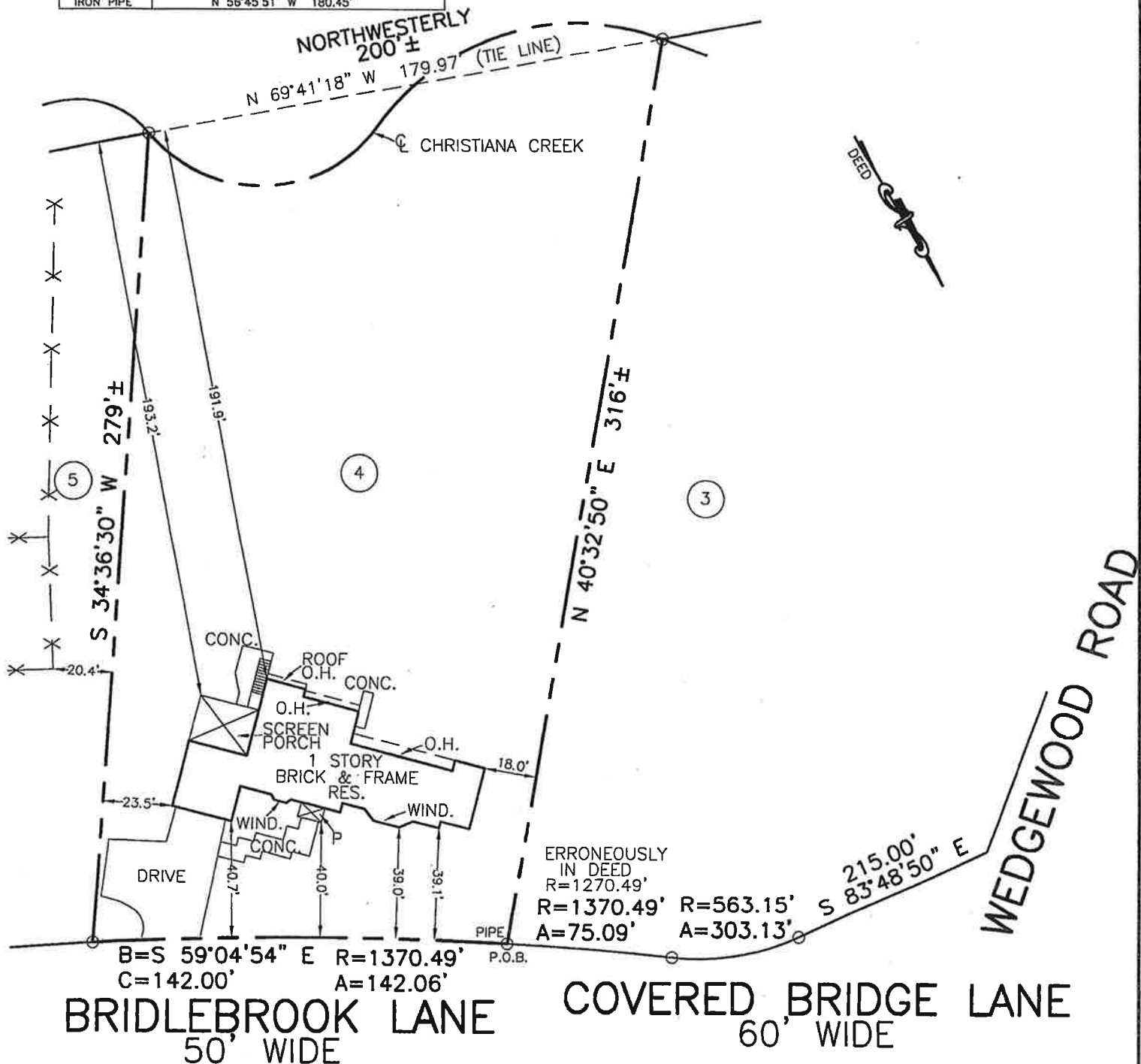
The City of Newark has received an annexation petition from the property owners of 3 Bridlebrook Lane (Tax Parcel # 09-007.30-033) in the subdivision known as Covered Bridge Farms

The property is adjacent to the City of Newark boundary via Christenstead (Hidden Valley Drive).


The property is zoned in New Castle County as NC21 - UDC -Single Family - 1/2 Acre. The proposed zoning for the City of Newark is RH - Single Family - 1/2 Acre. The property contains SFHA at the rear of the property. No part of the building structure is in the SFHA.

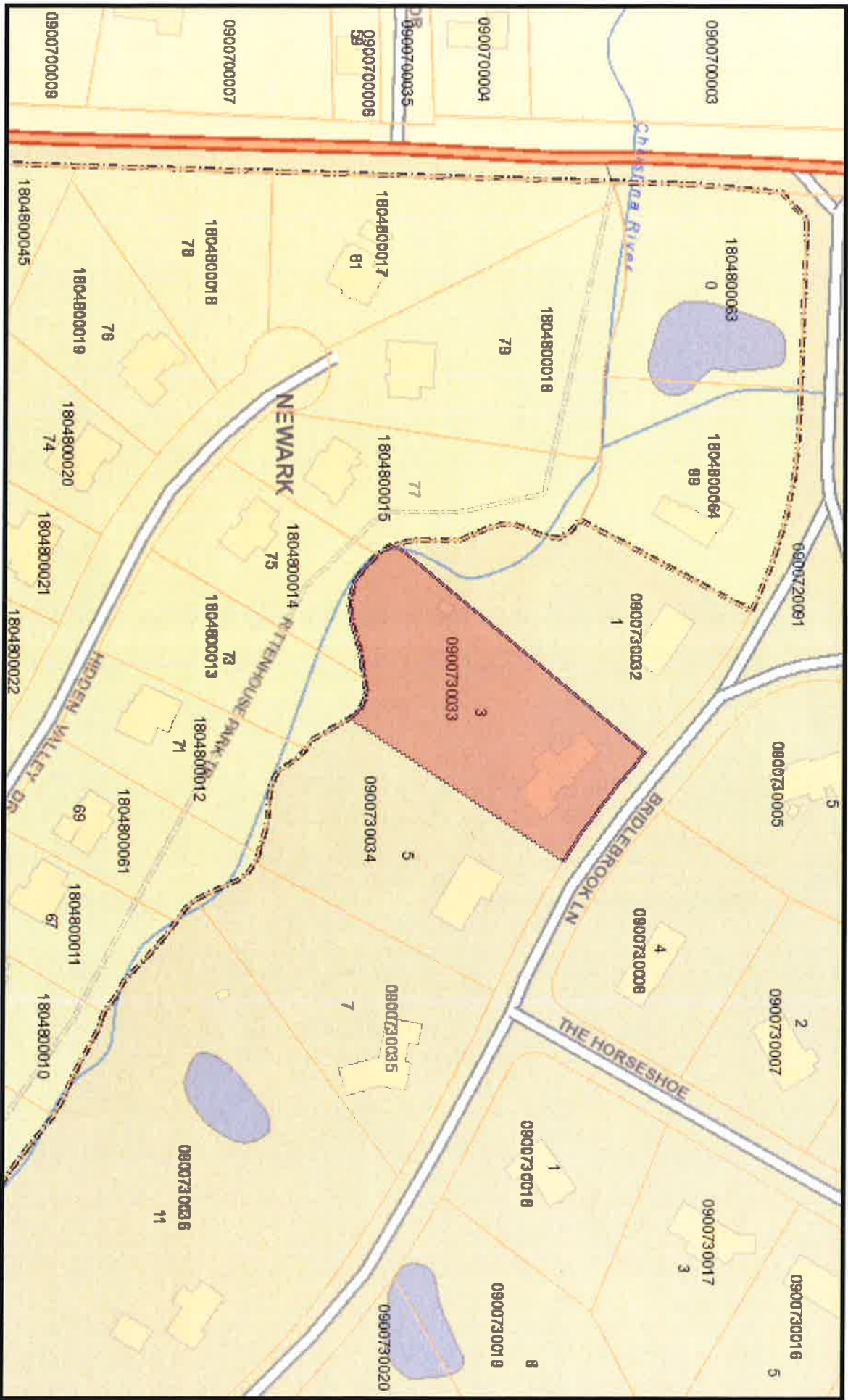
The property owners wish to annex into the City in order to receive sewer service.

DESCRIPTION	LOCATION OF CONTROL POINTS FROM P.O.B.
IRON PIPE	N 56°45'51" W 180.45'



I HEREBY DECLARE THAT THE IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED. THIS PLAN IS INTENDED FOR THE USE OF THE PARTIES INVOLVED WITH THIS LAND TRANSACTION AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE, INCLUDING FUTURE IMPROVEMENTS AND DETERMINING PROPERTY LINES. TREES, LANDSCAPING OR OTHER FEATURES HAVE NOT BEEN LOCATED UNLESS SHOWN HEREON. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD. THE ZONING CLASSIFICATION SHOWN HEREON REPRESENTS CURRENT ZONING AS OF THE DATE OF THIS PLAN. THE MINIMUM REQUIREMENTS ARE FROM THE ZONING CODE. ANY RESTRICTION LINES SHOWN ABOVE ARE FROM THE RECORD PLAN OR DEED RESTRICTIONS PROVIDED TO A.E.S. SURVEYORS. ANY VARIANCES, AGREEMENTS OR PRIOR ZONING ARE NOT KNOWN UNLESS SHOWN HEREON. IN ACCORDANCE TO THE DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS REGULATION 12.7; A WAIVER NOT TO SET CORNERS HAS BEEN OBTAINED. IF THIS DRAWING DOES NOT CONTAIN AN ORIGINAL RAISED IMPRESSION SEAL IT IS NOT IN COMPLIANCE WITH REGULATIONS AND CAN ONLY BE USED FOR REVIEW PURPOSES.

PROPERTY TO BE CONVEYED TO: TODD SCHAEFFER & LYNN SCHAEFFER		ZONED: NC21 SETBACKS: FRONT - 40' REAR - 40' SIDE - 10'	
MORTGAGE SURVEY PLAN 3 BRIDLEBROOK LANE LOT 4 - BLOCK B COVERED BRIDGE FARMS - SECTION ONE WHITE CLAY CREEK HUNDRED NEW CASTLE COUNTY - DELAWARE TAX PARCEL # 09 007.30 033		A.E.S. SURVEYORS 3913 OLD CAPITOL TRAIL WILMINGTON, DE. 19808 PHONE: 302-993-1059 FAX: 302-993-1067 EMAIL: OFFICE@AESSURVEYORS.COM	
DEED REF: 20040601-0059287	PLAT REF:	SCALE: 1"=50' DATE: 5/2/17	
		JOB # 20171074	CLASS S SURVEY

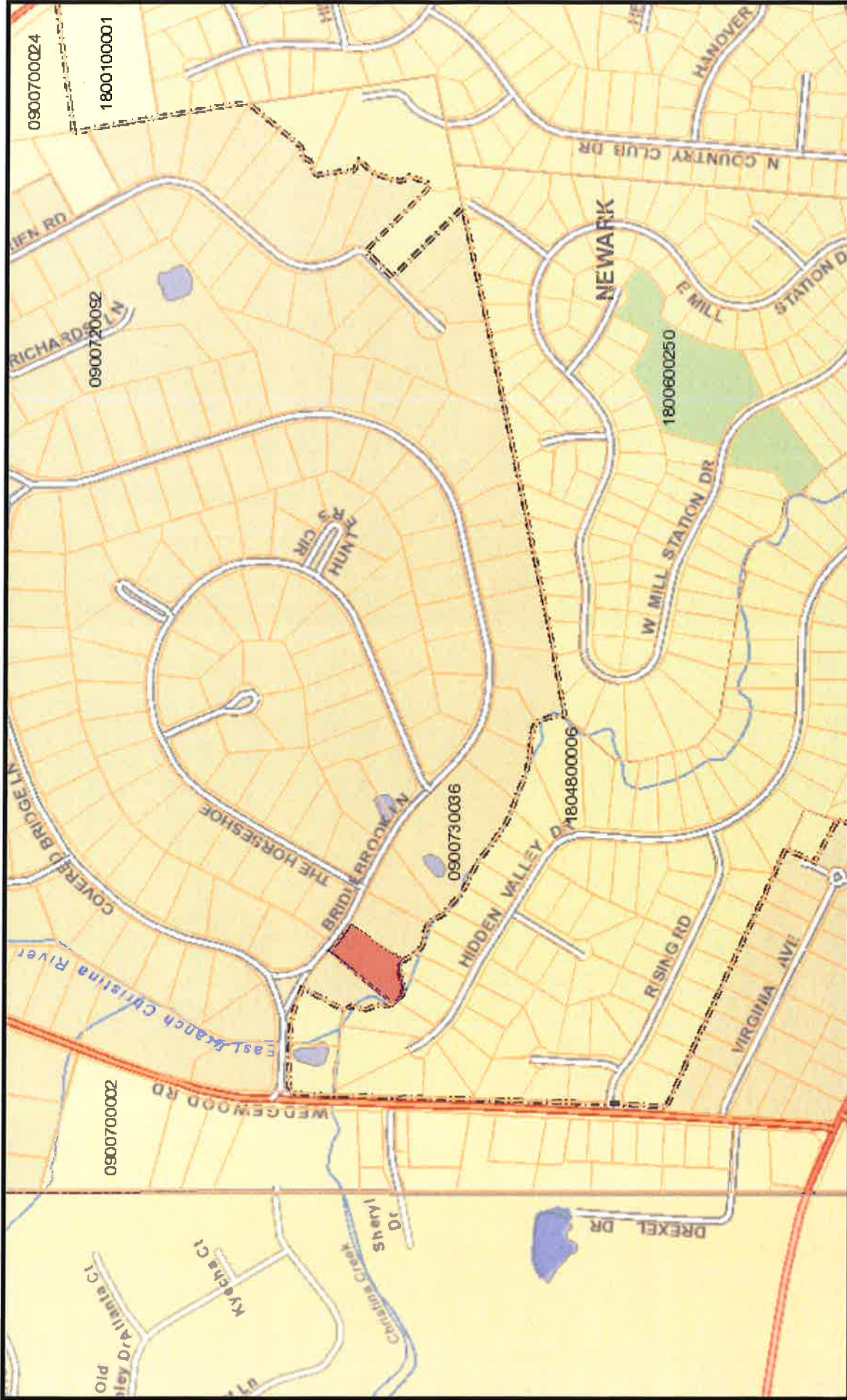


3 Bridlebrook Ln - Municipal Boundary

Author: Michael Fortner

Date: 1/24/2018





3 Bridlebrook Ln - Proposed Annexation

Author: Mike Fortner



Date: 1/25/2018



New Castle County Delaware GIS: <http://gis.nccde.org>

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