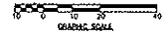


SITE PLAN
OF
A PORTION OF SAINT PETERS CHURCH
PREPARED FOR
TRIANGLE AT ST. PETER'S, LLC
CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE

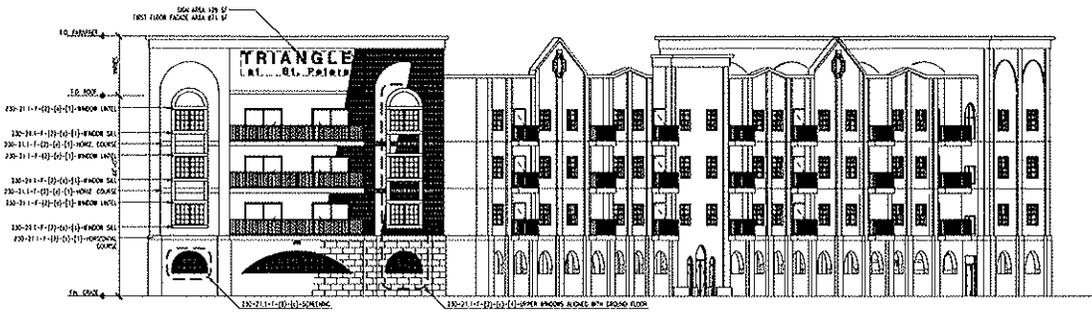


REV. NO.	DATE	REVISION
1	6-16-15	REV PER UPS COMMENTS DATED 6-9-15



MORRIS & ZIEGLER, INC.
LAND SURVEYORS • PLANNERS • ENGINEERS
240 EASTLICK CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-8120 • FAX (302) 737-2810

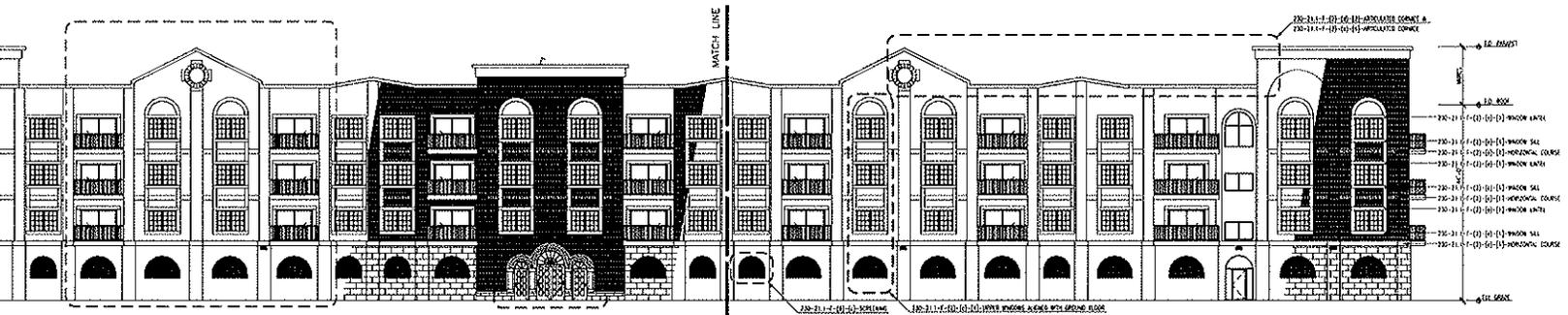
APPROVED BY:	PROFESSIONAL LICENSE NUMBER:
SURVEY BY: M.E.	CHECKED BY: C.E.
DESIGN BY: J.A.M.	SCALE: 1" = 30'
DRAWN BY: J.A.M.	DATE: MAY 20, 2015
DWG. NO. 1 2014467-	SHEET 2 OF 2



1 NORTH ELEVATION SEE FLOOR ELEV. 0101.00 SOUTH
10/17/14



2 NORTHWEST ELEVATION SEE FLOOR ELEV. 0101.00
10/17/14



3 NORTH ELEVATION SEE FLOOR ELEV. 0101.00
10/17/14

Revisions

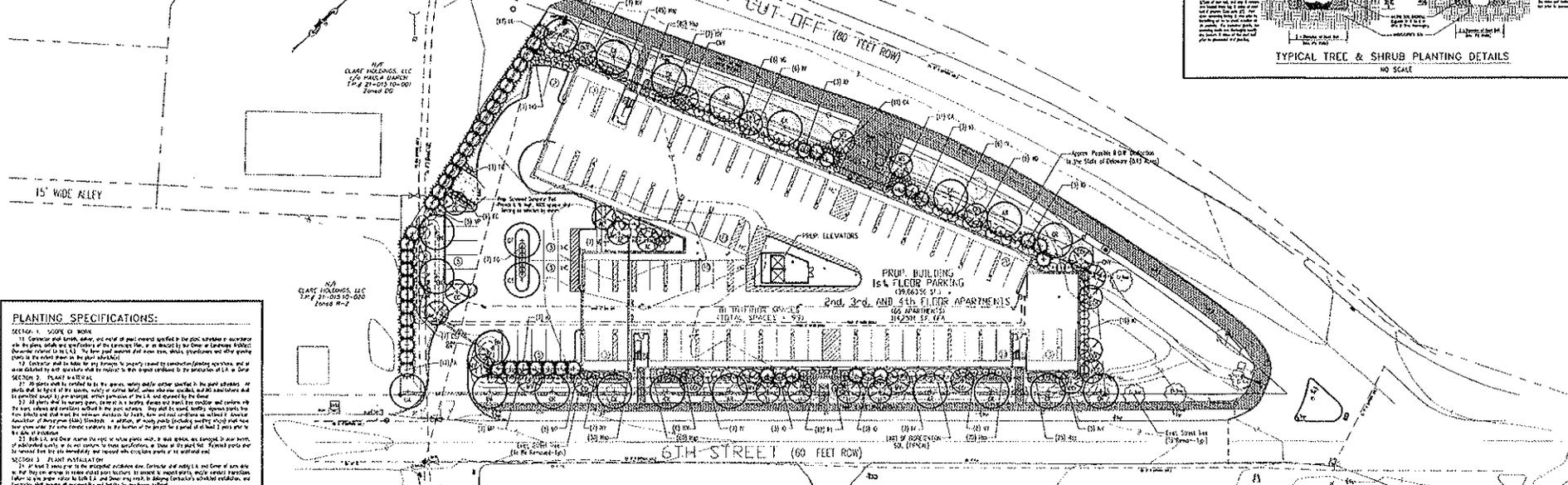
TRIANGLE AT ST. PETERS
 SIXTH AND HARMONY STREETS
 NEW CASTLE, DELAWARE 19720
 ST. PETERS TRIANGLE, LLC
 92 READS WAY, SUITE 104
 NEW CASTLE, DELAWARE 19720

RAO
 RALPH A. OLIVER AIA
 ARCHITECTS & TOWN PLANNERS
 2300 CHICHESTERVILLE ROAD
 LANESBORO, PA 16850
 810-674-8100
 RAO@OLIVERAIA.COM

Project Number:	Drawn by:
1301	-
Date:	Scale:
1/10	-

NORTH & NORTHWEST
 ELEVATIONS
 RAO
 A-2.01
 Sheet - Of -

LEGEND



PLANTING SPECIFICATIONS:

SECTION 1 - SOON TO BE WORK

1.1. Existing and proposed trees shall be maintained until the date of completion of the work. The contractor shall be responsible for the maintenance of the trees during the construction period. The contractor shall be responsible for the maintenance of the trees during the construction period. The contractor shall be responsible for the maintenance of the trees during the construction period.

SECTION 2 - PLANT MATERIALS

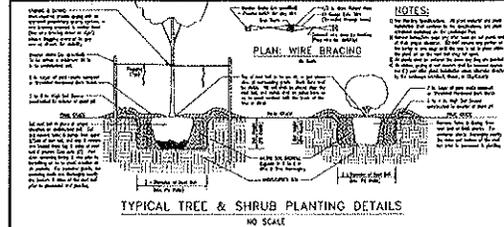
2.1. All plants shall be delivered to the site in good condition and shall be planted within 14 days of delivery. The contractor shall be responsible for the maintenance of the trees during the construction period. The contractor shall be responsible for the maintenance of the trees during the construction period. The contractor shall be responsible for the maintenance of the trees during the construction period.

SECTION 3 - PLANT INSTALLATION

3.1. All plants shall be installed in accordance with the specifications. The contractor shall be responsible for the maintenance of the trees during the construction period. The contractor shall be responsible for the maintenance of the trees during the construction period. The contractor shall be responsible for the maintenance of the trees during the construction period.

NOTES

1. All proposed plant material shall be delivered to the site in good condition and shall be planted within 14 days of delivery. The contractor shall be responsible for the maintenance of the trees during the construction period. The contractor shall be responsible for the maintenance of the trees during the construction period. The contractor shall be responsible for the maintenance of the trees during the construction period.



LIST OF PROPOSED PLANTS:

NO.	ESTIMATED NAME	COMMON NAME	NO.	SIZE	CALIBER	HEIGHT	REMARKS
1	Red Oak	Quercus rubra	1	12-18"	1.5"	10'	Planting in back yard, 10' from house.
2	White Oak	Quercus alba	2	12-18"	1.5"	10'	Planting in back yard, 10' from house.
3	Red Maple	Acer rubrum	3	12-18"	1.5"	10'	Planting in back yard, 10' from house.
4	White Maple	Acer spicatum	4	12-18"	1.5"	10'	Planting in back yard, 10' from house.
5	Red Maple	Acer rubrum	5	12-18"	1.5"	10'	Planting in back yard, 10' from house.
6	White Maple	Acer spicatum	6	12-18"	1.5"	10'	Planting in back yard, 10' from house.
7	Red Maple	Acer rubrum	7	12-18"	1.5"	10'	Planting in back yard, 10' from house.
8	White Maple	Acer spicatum	8	12-18"	1.5"	10'	Planting in back yard, 10' from house.
9	Red Maple	Acer rubrum	9	12-18"	1.5"	10'	Planting in back yard, 10' from house.
10	White Maple	Acer spicatum	10	12-18"	1.5"	10'	Planting in back yard, 10' from house.
11	Red Maple	Acer rubrum	11	12-18"	1.5"	10'	Planting in back yard, 10' from house.
12	White Maple	Acer spicatum	12	12-18"	1.5"	10'	Planting in back yard, 10' from house.
13	Red Maple	Acer rubrum	13	12-18"	1.5"	10'	Planting in back yard, 10' from house.
14	White Maple	Acer spicatum	14	12-18"	1.5"	10'	Planting in back yard, 10' from house.
15	Red Maple	Acer rubrum	15	12-18"	1.5"	10'	Planting in back yard, 10' from house.
16	White Maple	Acer spicatum	16	12-18"	1.5"	10'	Planting in back yard, 10' from house.
17	Red Maple	Acer rubrum	17	12-18"	1.5"	10'	Planting in back yard, 10' from house.
18	White Maple	Acer spicatum	18	12-18"	1.5"	10'	Planting in back yard, 10' from house.
19	Red Maple	Acer rubrum	19	12-18"	1.5"	10'	Planting in back yard, 10' from house.
20	White Maple	Acer spicatum	20	12-18"	1.5"	10'	Planting in back yard, 10' from house.
21	Red Maple	Acer rubrum	21	12-18"	1.5"	10'	Planting in back yard, 10' from house.
22	White Maple	Acer spicatum	22	12-18"	1.5"	10'	Planting in back yard, 10' from house.
23	Red Maple	Acer rubrum	23	12-18"	1.5"	10'	Planting in back yard, 10' from house.
24	White Maple	Acer spicatum	24	12-18"	1.5"	10'	Planting in back yard, 10' from house.
25	Red Maple	Acer rubrum	25	12-18"	1.5"	10'	Planting in back yard, 10' from house.
26	White Maple	Acer spicatum	26	12-18"	1.5"	10'	Planting in back yard, 10' from house.
27	Red Maple	Acer rubrum	27	12-18"	1.5"	10'	Planting in back yard, 10' from house.
28	White Maple	Acer spicatum	28	12-18"	1.5"	10'	Planting in back yard, 10' from house.
29	Red Maple	Acer rubrum	29	12-18"	1.5"	10'	Planting in back yard, 10' from house.
30	White Maple	Acer spicatum	30	12-18"	1.5"	10'	Planting in back yard, 10' from house.
31	Red Maple	Acer rubrum	31	12-18"	1.5"	10'	Planting in back yard, 10' from house.
32	White Maple	Acer spicatum	32	12-18"	1.5"	10'	Planting in back yard, 10' from house.
33	Red Maple	Acer rubrum	33	12-18"	1.5"	10'	Planting in back yard, 10' from house.
34	White Maple	Acer spicatum	34	12-18"	1.5"	10'	Planting in back yard, 10' from house.
35	Red Maple	Acer rubrum	35	12-18"	1.5"	10'	Planting in back yard, 10' from house.
36	White Maple	Acer spicatum	36	12-18"	1.5"	10'	Planting in back yard, 10' from house.
37	Red Maple	Acer rubrum	37	12-18"	1.5"	10'	Planting in back yard, 10' from house.
38	White Maple	Acer spicatum	38	12-18"	1.5"	10'	Planting in back yard, 10' from house.
39	Red Maple	Acer rubrum	39	12-18"	1.5"	10'	Planting in back yard, 10' from house.
40	White Maple	Acer spicatum	40	12-18"	1.5"	10'	Planting in back yard, 10' from house.
41	Red Maple	Acer rubrum	41	12-18"	1.5"	10'	Planting in back yard, 10' from house.
42	White Maple	Acer spicatum	42	12-18"	1.5"	10'	Planting in back yard, 10' from house.
43	Red Maple	Acer rubrum	43	12-18"	1.5"	10'	Planting in back yard, 10' from house.
44	White Maple	Acer spicatum	44	12-18"	1.5"	10'	Planting in back yard, 10' from house.
45	Red Maple	Acer rubrum	45	12-18"	1.5"	10'	Planting in back yard, 10' from house.
46	White Maple	Acer spicatum	46	12-18"	1.5"	10'	Planting in back yard, 10' from house.
47	Red Maple	Acer rubrum	47	12-18"	1.5"	10'	Planting in back yard, 10' from house.
48	White Maple	Acer spicatum	48	12-18"	1.5"	10'	Planting in back yard, 10' from house.
49	Red Maple	Acer rubrum	49	12-18"	1.5"	10'	Planting in back yard, 10' from house.
50	White Maple	Acer spicatum	50	12-18"	1.5"	10'	Planting in back yard, 10' from house.

CONSTRUCTION NOTES & CONDITIONS:

1. All proposed plant material shall be delivered to the site in good condition and shall be planted within 14 days of delivery. The contractor shall be responsible for the maintenance of the trees during the construction period. The contractor shall be responsible for the maintenance of the trees during the construction period. The contractor shall be responsible for the maintenance of the trees during the construction period.

HURCHAM & ASSOCIATES
 LANDSCAPE ARCHITECTS & PLANNERS
 211 South Ralston Road • Washington, DC 20008 • (202) 634-1227

DATE: _____
 REVISION: _____

LANDSCAPE PLAN
 PROPOSED PLANTING & SPECIFICATIONS FOR
 SITE PLAN OF
 A PORTION OF SAINT PETER'S CHURCH
 PARISH HOUSE
 TRIANGLE AT ST. PETER'S, LLC
 CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE

SCALE: 1" = 30'
 DATE: May 27, 2015
 SHEET NO. 1 OF 1



June 9, 2015

City of New Castle
Attn: Jeff Bergstrom
220 Delaware Street
New Castle, Delaware 19720

**RE: Site Plan Review Tax Parcel #21-015.00-061 (Portion)
Triangle at St. Peter's, LLC**

Dear Mr. Bergstrom:

AECOM has reviewed the site plan submission for Triangle at St. Peter's, LLC. The submission includes the following:

- *Site Plan of a Portion of Saint Peter's Church* prepared by prepared by McBride & Zeigler, Inc. and dated May 20, 2015.
- *Site Lighting Plan* prepared by McBride & Zeigler, Inc. and dated May 26, 2015.
- *Landscape Plan* prepared by Burcham and Associates, dated May 27, 2015.
- Building elevations prepared by Ralph A. Oliver, AIA, received by AECOM on May 29, 2015.

The purpose of the review herein is to ensure compliance with the City's Zoning Code including the standards specified for the Downtown Gateway District (DG).

General

The project site is approximately 1.64 acres located at the junction of the Ferry Cut-Off and 6th Street. The plan proposes a four story apartment building with a parking structure on the first floor. The project proposes one entrance on 6th Street. The proposed building footprint is 39,863 square feet, and the proposed gross floor area is 114,250 square feet. The plan proposes 66 apartments, equating to 40 dwelling units per acre.

Comprehensive Plan

The parcel is within the Comprehensive Plan's designated Ferry Cutoff Redevelopment Area, which adjoins the northern boundaries of the downtown. The Comprehensive Plan states that this area offers the opportunity to be redeveloped as a pedestrian-oriented neighborhood commercial district providing primarily local goods and services, and presenting a gateway worthy of the City. The Future Land Use Section specifically identifies this site for redevelopment potential and recommends it for mixed-use development with retail and residential uses. The Economic Development Section of the Plan states:

The Ferry Cut-off currently contains a number of retail and local commercial land uses and is located within easy walking distance of many of the City's neighborhoods. However, due to the present auto-oriented arrangement of land uses, and the almost total lack of pedestrian amenities, this portion of the City is not safe, convenient or attractive to pedestrians. Therefore, patrons who may live just blocks away are compelled to drive to businesses located in this area. Furthermore, as a principal entrance to the City, the Ferry Cut-off presents an unwelcoming and unattractive gateway. As the City's historic downtown continues to evolve into a tourist-based economy, the redesign of Ferry Cut-off offers the possibility of creating a neighborhood commercial district for New Castle.

Downtown Gateway District

The Downtown Gateway District regulations for the Ferry Cutoff set forth design standards that are intended to foster pedestrian-oriented development and streetscape improvements along the Ferry Cutoff corridor. For the Planning Commission’s consideration, we reiterate a few intent statements from Section 230-21.1 A. of the zoning code that are applicable to the review of the development proposal:

- Create a pedestrian-oriented neighborhood commercial district providing primarily local goods and services, and presenting a gateway worthy of the City of New Castle.
- Extend the built-form, character and scale of the historic district
- Encourage lively, human-scaled gathering places for the community through building design and orientation and by encouraging a mix of uses
- Minimize the aesthetic and safety impacts of parking structures and surface parking lots.
- Enhance the aesthetic appearance of the Downtown Gateway Districts.
- Improve the pedestrian environment along streets, parking lots and other pedestrian areas.

This site is in a strategic location in terms of providing the eastern gateway into New Castle and the proximity to the downtown. This site is just one important piece of the Ferry Cutoff redevelopment area, and it is important to review this development plan in the context of the City’s overall community, economic development and transportation improvement goals.

Procedural/Administrative

1. **Site Plan.** Section 230-46 identifies the requirements and procedures for site plan review and approval.
2. **Agency Approvals.** Prior to the approval of the Final Site Plan, the City should assure the following plans have been approved by the appropriate agencies:

Stormwater Management Plan -	New Castle County Conservation District
Sediment and Erosion Control Plan -	New Castle County Conservation District
Water and Sewer Service -	Municipal Services Commission
Entrance Permit -	Delaware Department of Transportation
Street Trees -	New Castle Tree Commission
Fire Prevention Regulations -	Jeff Bergstrom, City of New Castle
Floodplain Regulations -	Jeff Bergstrom, City of New Castle

Planning/Technical Review

1. The submittal proposes single-use residential development with a parking on the first floor / street level. It is recommended that the Planning Commission review the plan for consistency with the spirit, purpose, and intent of the Downtown Gateway District and the Comprehensive Plan.
2. It is noted that parking structures are permitted uses by special exception in the Downtown Gateway District and may be subject to the special exception procedures in Section 230-57 B. It has been interpreted for a recent development application for a multi-family residential complex with first floor parking that parking structures are incidental to the principle use and therefore do not require a special exception review. It is further noted that the previous application proposed a building along the street level and not parking. It is not clear if a parking structure along the street level frontage is considered an incidental use. We defer to the City’s attorney for review and determination.

3. The plan proposes a residential density of 40 units per acre. The DG District does not provide a maximum density requirement for single-use multi-family residential buildings. It is noted that the maximum density of upper floor apartments in a mixed-use building is 10 units per acre.
4. The proposed building setback of 30 feet exceeds the maximum allowed of 15 feet. At least 75% of the building frontage along Ferry Cut-Off and 6th Street must be constructed at the build-to line. Refer to 230-21.1.F.(3). The applicant has stated that the additional setback is provided to accommodate potential right-of-way dedication to DelDOT, as shown on Sheet 1 of 2.
5. Streetscape standards are set forth in 230-21.1.G.(5):
 - The proposed 5 foot sidewalk along 6th Street does not meet the minimum 10 feet.
 - The removal of existing street trees along 6th Street is subject to approval of the City Shade Tree Commission.
 - Pedestrian oriented lighting at 50 feet on-center is required along the Ferry Cutoff and 6th Street.
6. It appears that the plan complies with § 230-28 (2), which states a minimum of 10% of the parking area shall be landscaped area. However, it is recommended that the square footage of the surface parking area and percentage of the landscaped area be provided on the plans.
7. A wall sign is proposed on the north and southwest sides of the building, on the parapet above the roofline. Per § 230-21.1.G.(6)(a), all signs in the DG District shall be pedestrian-oriented. Street level signage may be more appropriate to meet this requirement.
8. If any other signs are being proposed, they should be shown on the plans and display compliance with § 230-21.1.G.(6) and § 230-37 Signs, including subsection K for the Downtown Gateway District.
9. The proposed project is located in the 100 Year Flood Plain with a base flood elevation of 9 feet, and subject to Chapter 130 of the New Castle Code.

If you have any questions concerning this review, please contact our office.

Sincerely,

URS Corporation



Debbie Pfeil
Manager / Principal Planner

cc: Mark Ziegler, P.E.-McBride & Ziegler, Inc.