

PURPOSE NOTE:

TO RE-ZONE A PORTION OF THE EXISTING IOP ZONED PROPERTY; TO RECONFIGURE EXISTING PARCEL LINES; AND TO DEVELOP A MIXED-USE DEVELOPMENT CONSISTING OF 451 UNITS WITH RETAIL AND COMMUNITY CLUBHOUSE WITH RESTAURANT.

PROPOSED PARCEL #1: TO BE ZONED R-3 (PD) AND GC TO SUPPORT THE PROPOSED 451-UNIT RESIDENTIAL + RETAIL/RESTAURANT DEVELOPMENT. R-3 (PD) ZONED PORTION TO CONSIST OF 46 SINGLE FAMILY UNITS, 26 THINS UNITS, AND 107 TOWNHOUSE UNITS. GC ZONED PORTION TO CONSIST OF (2) MIXED-USE APARTMENT BUILDINGS WITH TOTAL OF 112 APARTMENT UNITS + 12,000 SF OF RETAIL (GROUND FLOOR), (9) APARTMENT BUILDINGS WITH TOTAL OF 160 APARTMENT UNITS, AND COMMUNITY CLUBHOUSE WITH RESTAURANT.

PROPOSED PARCEL #2: TO REMAIN ZONED IOP

SITE DATA

- OWNER ADDRESS: PARKWAY GRAVEL INC. 4048 NEW CASTLE AVENUE NEW CASTLE, DE 19720
- PROPERTY ADDRESS: 130 LUKENS DRIVE 150 LUKENS DRIVE NEW CASTLE, DE 19720 NEW CASTLE, DE 19720
- TAX PARCEL NUMBER: 21-022.00-001 AND 21-022.00-002
- AREA OF PARCEL: 5.44± ACRES 21-022.00-001 163.32± ACRES 21-022.00-002 168.76± ACRES TOTAL ACREAGE 80.76 ACRES WETLANDS INCLUDED
- LOTS: 2 EXISTING LOTS, 2 PROPOSED LOTS PROPOSED LOT 1: 163.04± AC (REZONED R3 PD AND GC) PROPOSED LOT 2: 5.72± AC (ZONED IOP)
- ZONING: EXISTING: IOP - INDUSTRIAL OFFICE PARK PROPOSED: IOP - INDUSTRIAL OFFICE PARK (5.72± AC.) R3 PD - RESIDENTIAL R3 PLANNED DEVELOPMENT (149.08± AC.) GC - RETAIL COMMERCIAL (13.96± AC.)

REQUIRED:

LOT	MINIMUM LOT SIZE	MAXIMUM BUILDING BULK	MINIMUM YARDS										
AREA	WIDTH	DEPTH	FAMILY	STORIES	FEET	HEIGHT	PERCENT	LENGTH	FRONT	ONE	BOTH	REAR	
R3 PD	NA	NA	NA	4,000	3	45'	30	4%	HEIGHT	NA	NA	NA	NA
GC	NA	NA	NA	NA	NA	NA	(1)	85	NA	15'	(d)	NA	(1)

PROVIDED:

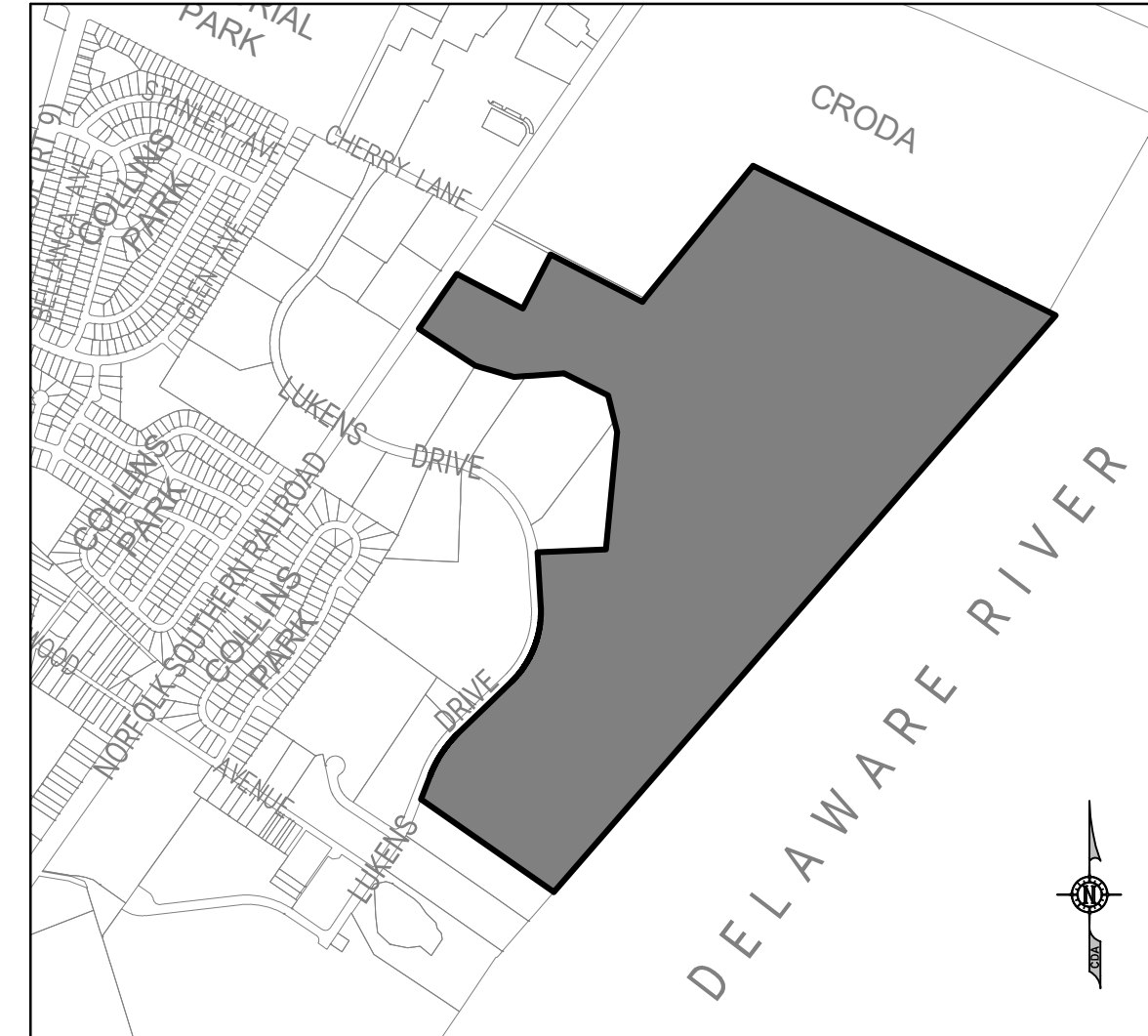
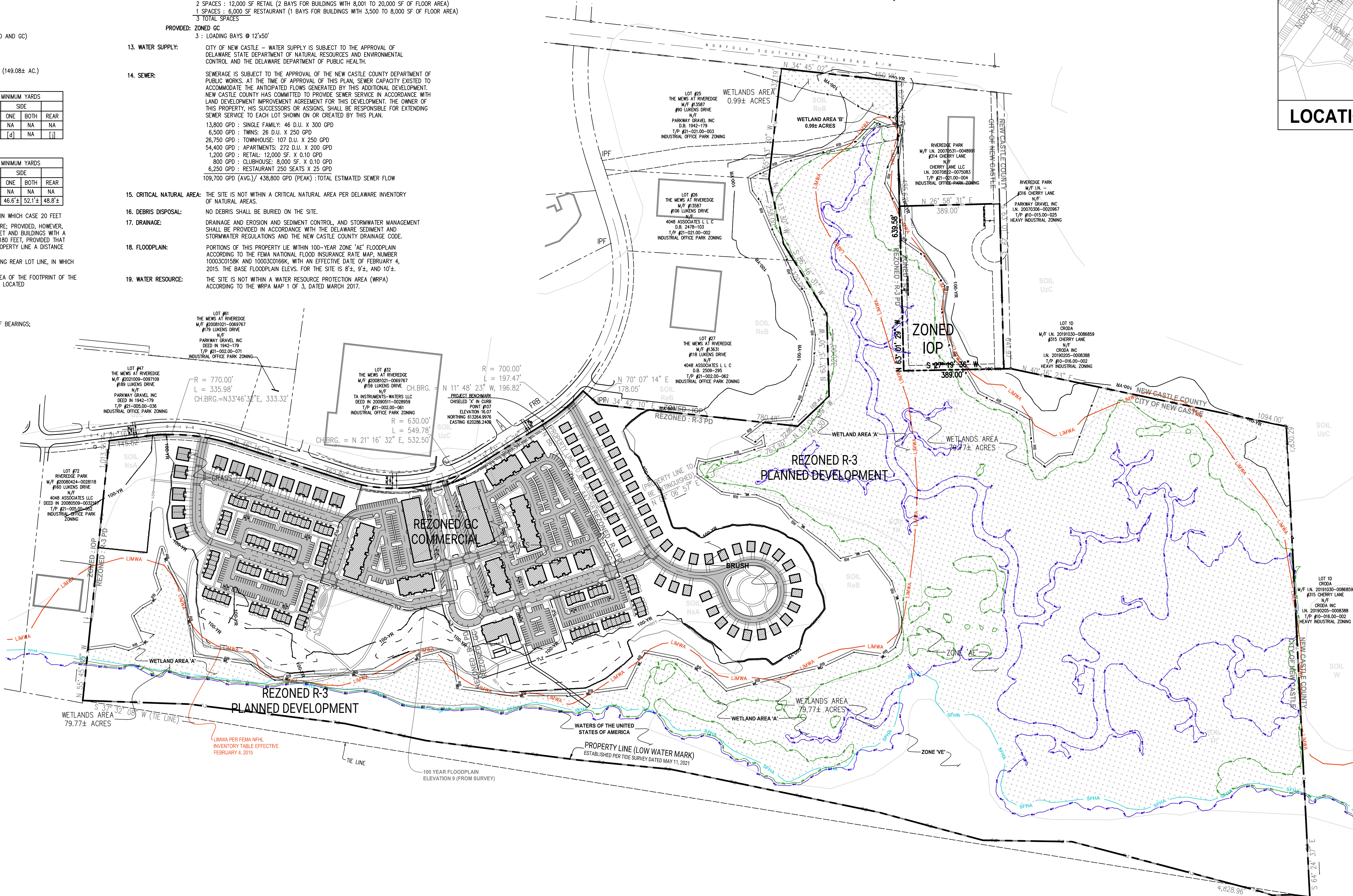
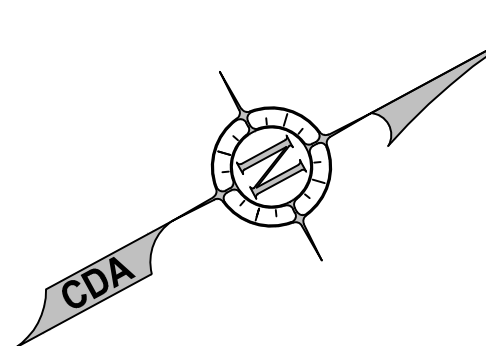
LOT	MINIMUM LOT SIZE	MAXIMUM BUILDING BULK	MINIMUM YARDS										
AREA	WIDTH	DEPTH	FAMILY	STORIES	FEET	HEIGHT	PERCENT	LENGTH	FRONT	ONE	BOTH	REAR	
R3 PD	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GC	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

(d) NONE UNLESS ADJOINING RESIDENTIAL DISTRICT ALONG SIDE LOT LINE, IN WHICH CASE 20 FEET
 (1) HEIGHT RESTRICTIONS SHALL BE 60 FEET EXCLUSIVE OF ROOF STRUCTURE; PROVIDED, HOWEVER, THAT OFFICE BUILDINGS AND COMMERCIAL LODGING MAY BE UP TO 140 FEET AND BUILDINGS WITH A COMBINATION OF RESIDENTIAL AND NONRESIDENTIAL USES MAY BE UP TO 180 FEET, PROVIDED THAT THE STRUCTURE IS SET BACK FROM AN ADJ. AV. R. OR HR. DISTRICT PROPERTY LINE A DISTANCE EQUAL TO THE HEIGHT OF THE STRUCTURE.
 (1) NONE UNLESS ADJOINING A RESIDENCE OR AGRICULTURAL DISTRICT ALONG REAR LOT LINE, IN WHICH CASE 20 FEET.
 (4) PERCENT (UNDER MAXIMUM BUILDING BULK) REFERS TO THE FLOOR AREA OF THE FOOTPRINT OF THE BUILDING DIVIDED BY THE AREA OF THE LOT UPON WHICH THE BUILDING IS LOCATED

- SOURCE OF TITLE: DEED BOOK 1942, PAGE 179
- DATE OF SURVEY: FEBRUARY 2021 BY CDA ENGINEERING, INC.
 DATUM: VERTICAL - NAVD 88 HORIZONTAL - COORDINATE SYSTEM AND BASIS OF BEARINGS: DELAWARE STATE PLANE NAD 83/91
 BENCHMARK: CHISELED "X" IN CURB (SEE PLAN FOR LOCATION) POINT #107 ELEVATION 16.07 NORTHING 613364.9976 EASTING 620286.2400
- DWELLING UNITS: R3-PD: 46 SINGLE FAMILY DETACHED DWELLING UNITS 26 THINS ATTACHED DWELLING UNITS 107 TOWNHOUSE ATTACHED DWELLINGS UNITS 179 SUBTOTAL DWELLING UNITS GC: 272 APARTMENT DWELLING UNITS 451 TOTAL DWELLING UNITS
- LOT COVERAGE: EXISTING IMPERVIOUS SURFACES 0.44± ACS OPEN SPACE 87.56± ACS WETLANDS 80.76± ACS TOTAL 168.76± ACS PROPOSED LOT 1 (163.04± AC) IMPERVIOUS SURFACES 13.81± ACS BUILDING COVERAGE 5.96± ACS OPEN SPACE 143.27± ACS TOTAL 163.04± ACS PROPOSED LOT 2 (5.72± AC) IMPERVIOUS SURFACES 0.00± ACS BUILDING COVERAGE 0.00± ACS OPEN SPACE 5.72± ACS TOTAL 5.72± ACS PASSIVE OPEN SPACES 3.98± ACS R3 PLANNED DEVELOPMENT 1.11± ACS GC 5.09± ACS TOTAL

- PARKING: REQUIRED: ZONED R-3 PD 92 SPACES: SINGLE FAMILY DETACHED DWELLING (46 UNITS x 2 PARKING SPACES) 52 SPACES: THINS ATTACHED DWELLING (26 UNITS x 2 PARKING SPACES) 214 SPACES: TOWNHOUSE ATTACHED DWELLINGS (107 UNITS x 2 PARKING SPACES) 358 TOTAL SPACES PROVIDED: ZONED R-3 PD 361 PARKING SPACES W ADA SPACES (217 PARKING SPACES + 72 DRIVEWAY SPACES + 72 GARAGE SPACES) REQUIRED: ZONED GC 544 SPACES: APARTMENTS MULTIPLE DWELLINGS (272 UNITS x 2 PARKING SPACES) 48 SPACES: RETAIL (12,000 SF / 250 SF) 40 SPACES: CLUBHOUSE (8,000 SF / 200 SF) 55 SPACES: RESTAURANT (6,000 SF / 110 SF) 4 SPACES: CLUB POOL (1,500 SF / 400 SF) 7 SPACES: PASSIVE OPEN SPACE (5 SPACES MINIMUM PLUS 1 SPACE PER ACRE FOR AREAS LESS THAN 50 AC) 698 TOTAL SPACES PROVIDED: ZONED GC 544 PARKING SPACES W ADA SPACES + (449 PARKING SPACES + 95 SPACES UNDERDECK PARKING) * VARIANCE REQUIRED TO PROVIDE 544 PARKING SPACES (22% REDUCTION)
- LOADING: REQUIRED: ZONED GC 2 SPACES: 12,000 SF RETAIL (2 BAYS FOR BUILDINGS WITH 8,001 TO 20,000 SF OF FLOOR AREA) 1 SPACES: 6,000 SF RESTAURANT (1 BAYS FOR BUILDINGS WITH 3,500 TO 8,000 SF OF FLOOR AREA) 3 TOTAL SPACES PROVIDED: ZONED GC 3: LOADING BAYS @ 12'x50'
- WATER SUPPLY: CITY OF NEW CASTLE - WATER SUPPLY IS SUBJECT TO THE APPROVAL OF DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- SEWER: SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
 13,800 GPD: SINGLE FAMILY: 46 D.U. X 300 GPD
 6,500 GPD: THINS: 26 D.U. X 250 GPD
 26,750 GPD: TOWNHOUSE: 107 D.U. X 250 GPD
 54,400 GPD: APARTMENTS: 272 D.U. X 200 GPD
 1,200 GPD: RETAIL: 12,000 SF. X 0.10 GPD
 800 GPD: CLUBHOUSE: 8,000 SF. X 0.10 GPD
 6,250 GPD: RESTAURANT: 250 SEATS X 25 GPD
 109,700 GPD (AVG.) / 438,800 GPD (PEAK) - TOTAL ESTIMATED SEWER FLOW
- CRITICAL NATURAL AREA: THE SITE IS NOT WITHIN A CRITICAL NATURAL AREA PER DELAWARE INVENTORY OF NATURAL AREAS.
- DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.
- DRAINAGE: DRAINAGE AND EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
- FLOODPLAIN: PORTIONS OF THIS PROPERTY LIE WITHIN 100-YEAR ZONE "AE" FLOODPLAIN ACCORDING TO THE FEMA NATIONAL FLOOD INSURANCE RATE MAP, NUMBER 100030158K AND 100030166K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015. THE BASE FLOODPLAIN ELEV. FOR THE SITE IS 8'±, 9'±, AND 10'±.
- WATER RESOURCE: THE SITE IS NOT WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) ACCORDING TO THE WRPA MAP 1 OF 3, DATED MARCH 2017.

- 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 WETLANDS WERE FOUND TO EXIST ON THE SITE. SEE WETLAND REPORT PREPARED BY WATERSHED ECO, LLC COMPLETED APRIL 6, 2021.
- LIMIT OF DISTURBANCE: 46.4± ACRES
- POSTAL MAILBOXES: POSTAL MAILBOXES WILL BE CENTRALLY LOCATED INSIDE THE BUILDINGS FOR THE RESIDENTS
- LANDSCAPE AREA: REQUIRED: ZONED R-3 PD AND GC 39,466 SF = (394,653 SF PARKING AREA * 10%) PROVIDED: 41,111+ SF



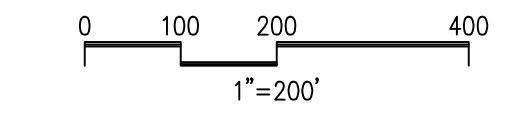
LOCATION MAP SCALE: 1" = 1200'

REVISION

CITY OF NEW CASTLE CONCEPT PLAN SUBMISSION	4/29/2022
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CDA ENGINEERING INC.
 CIVIL/SITE ENGINEERING AND LAND PLANNING
 6 LARCH AVENUE SUITE 401 WILMINGTON, DE 19804
 Tel: 302.998.9202 Fax: 302.691.1314 cdaengineering.com

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CHECKED BY:	CD
PROJECT No.:	20.155.00
SCALE:	1"=200'
DATE:	APRIL 26, 2022
CAD FILE:	.../DWG/20.155.00 CONCEPT PLAN



CONCEPT PLAN
 THE FLATS AT RIVEREDGE

CITY OF NEW CASTLE NEW CASTLE COUNTY DELAWARE

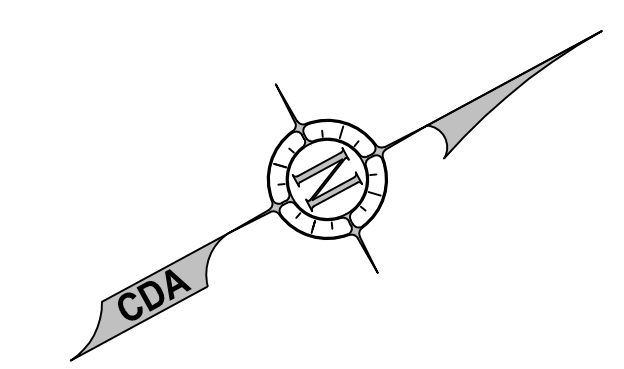
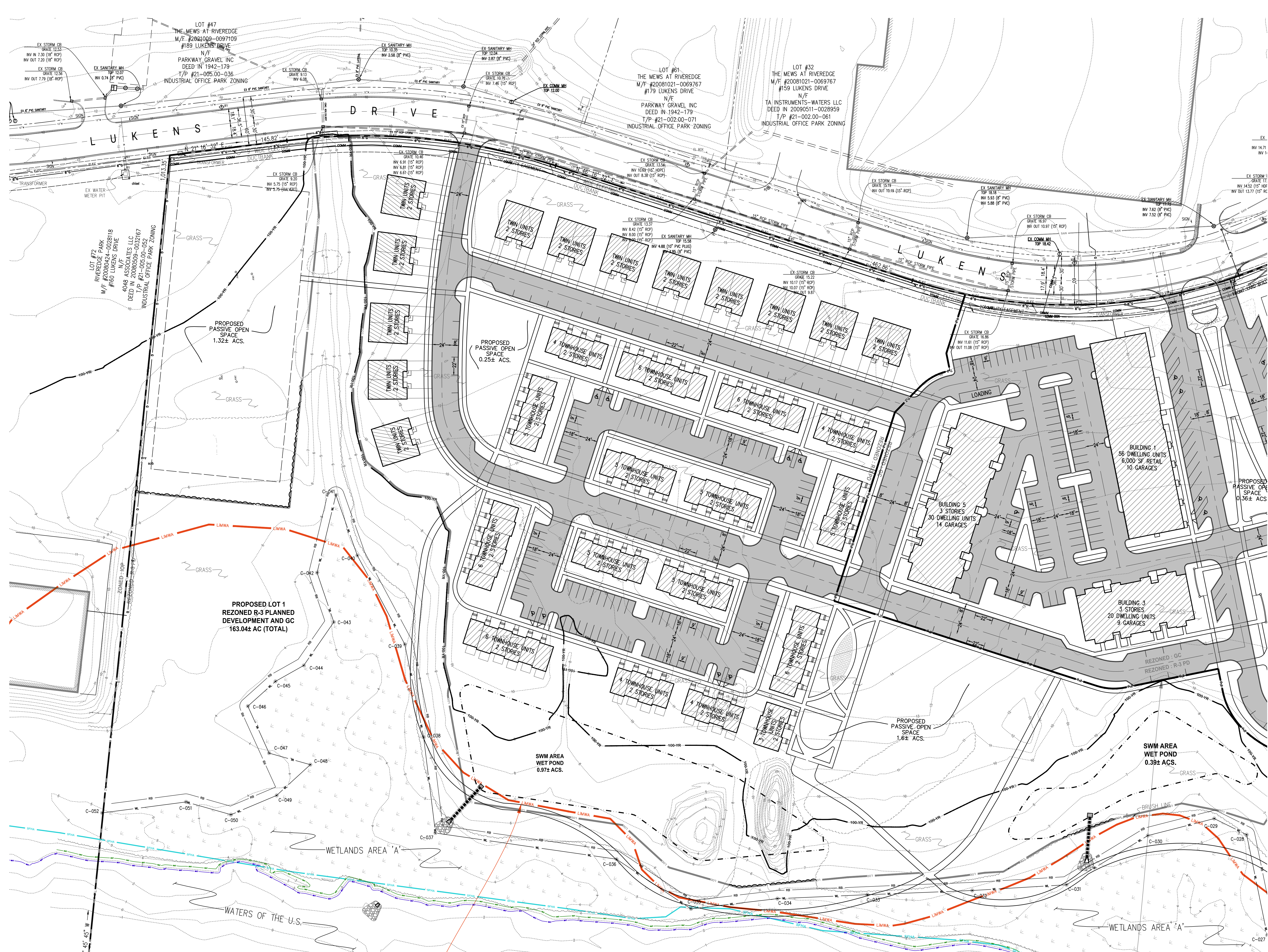
COVER SHEET
 CONCEPT PLAN

DRAWING NUMBER: **CP-01**

CERTIFICATION OF PLAN ACCURACY

I, COLMCILLE DEASCANS, 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.

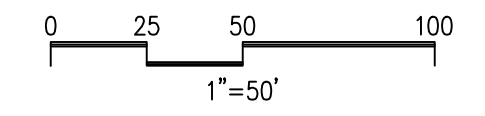
COLMCILLE DEASCANS REGISTRATION #13049 DATE



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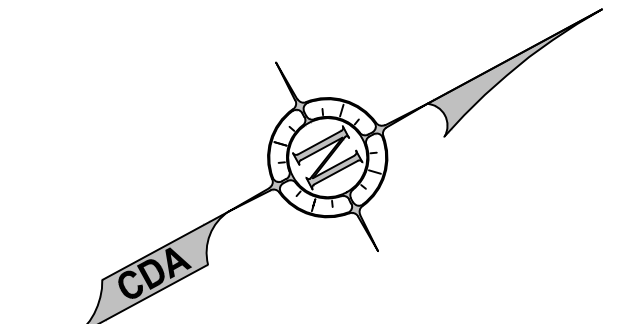
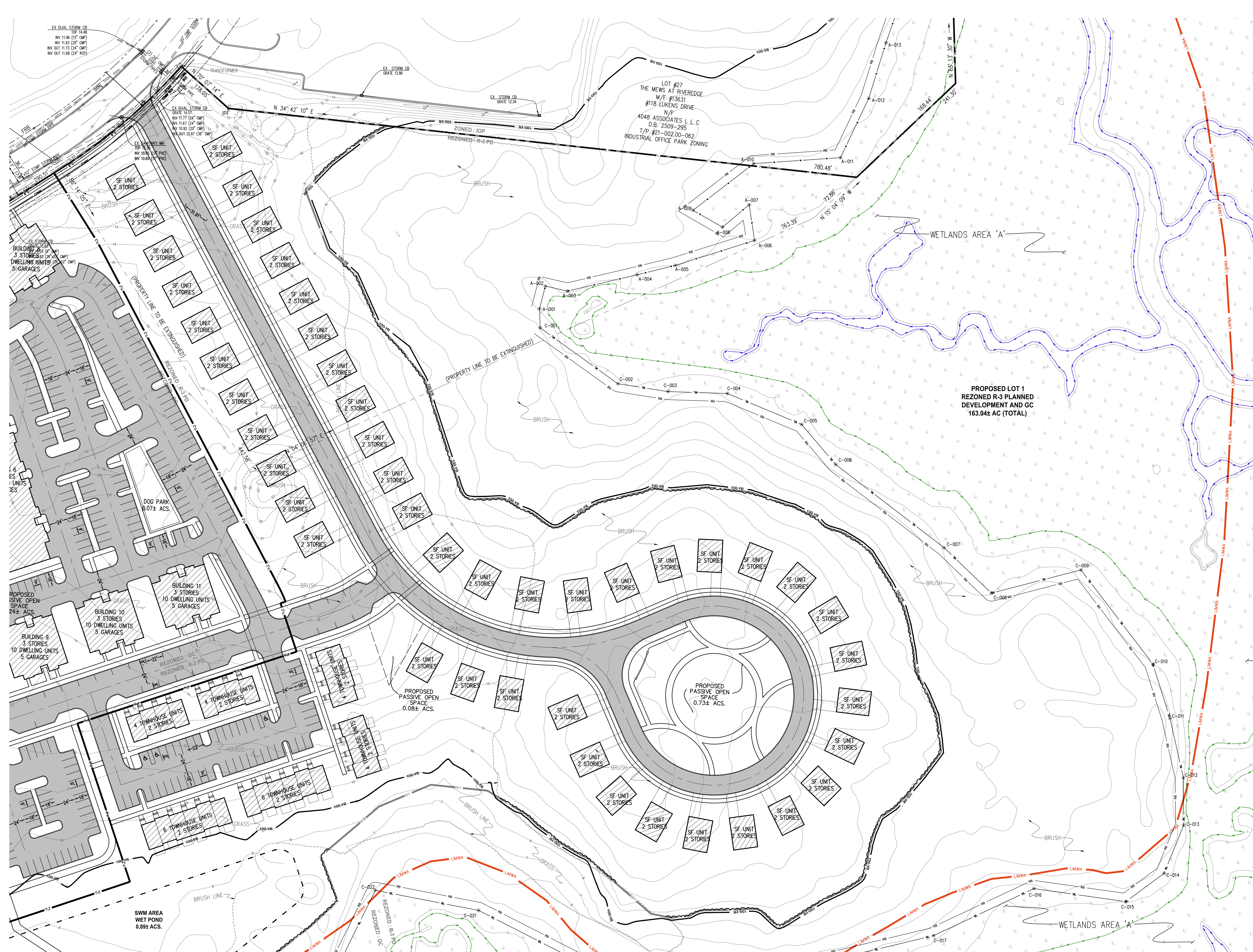


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THE FLATS AT RIVEREDGE

CITY OF NEW CASTLE NEW CASTLE COUNTY DELAWARE

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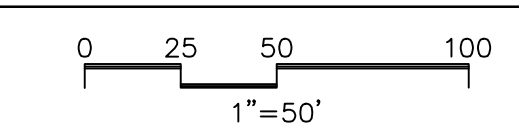
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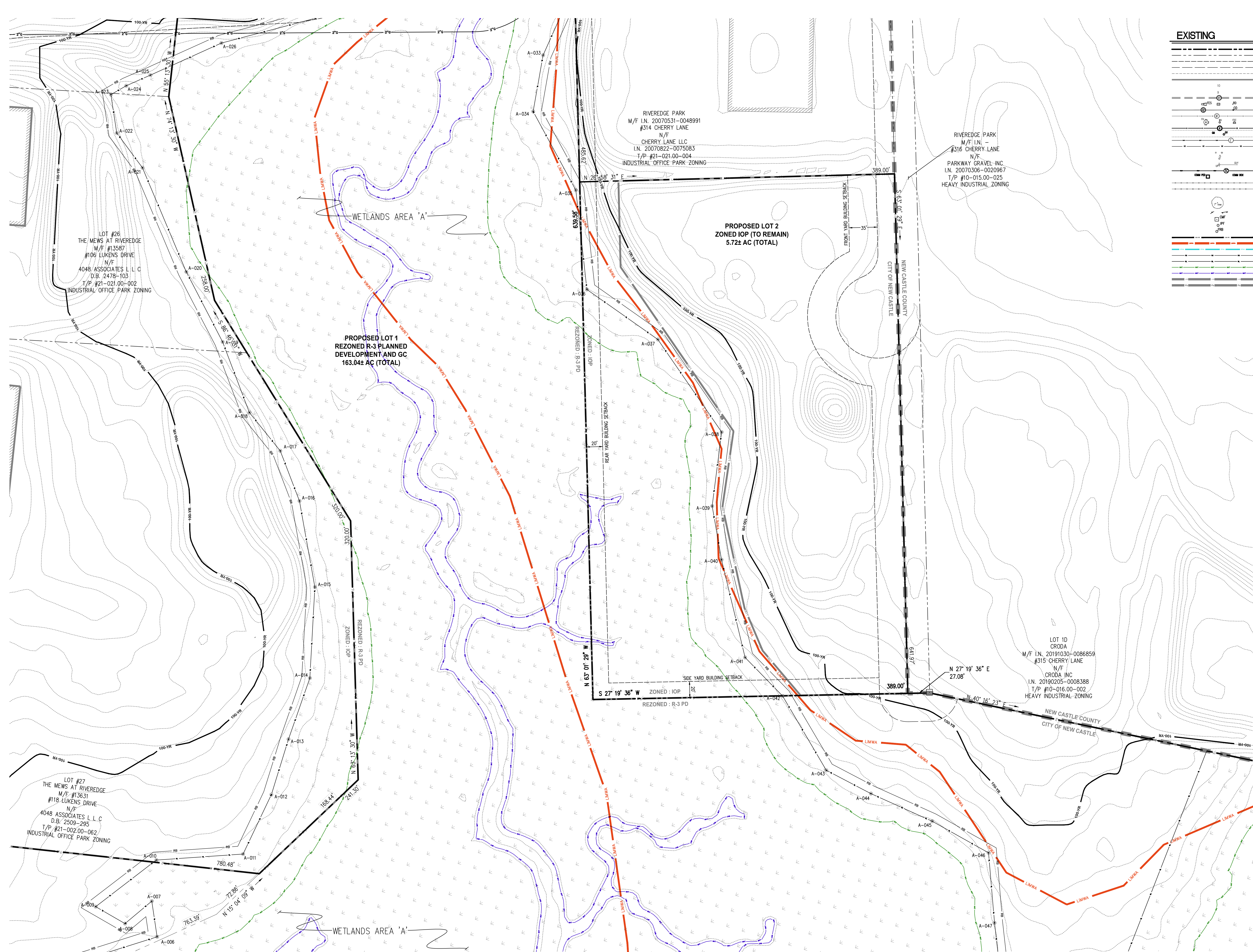
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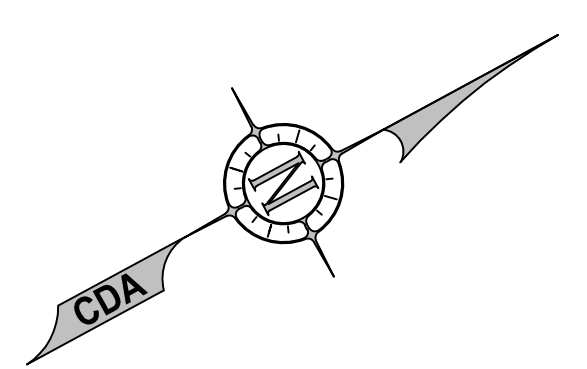
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CONCEPT PLAN
THE FLATS AT RIVEREDGE
 CITY OF NEW CASTLE NEW CASTLE COUNTY DELAWARE
 DRAWING TITLE: **CONCEPT PLAN**
 DRAWING NUMBER: **CP-04**



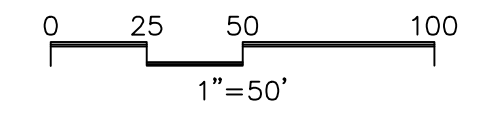
EXISTING	LEGEND	PROPOSED
	SUBJECT PROPERTY/RIGHT OF WAY LINE	
	ADJOINING PROPERTY/RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	PAVING SETBACK LINE	
	CURBING	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	STORM PIPE & MANHOLE	
	FLARED-END SECTION, CATCH BASIN & ROOF DRAIN	
	SANITARY SEWER PIPE, MANHOLE, & CLEANOUT	
	WATER LINE	
	HYDRANT, VALVE, & FIRE DEPARTMENT CONNECTION	
	GAS LINE & MANHOLE	
	GAS METER AND VALVE	
	ELECTRIC SERVICE & MANHOLE	
	OVERHEAD ELECTRIC SERVICE	
	ELECTRIC BOX & METER	
	LIGHT POLE	
	UTILITY POLE & GUY ANCHOR	
	COMMUNICATIONS SERVICE & MANHOLE	
	COMMUNICATIONS PEDESTAL & PULL BOX	
	METAL FENCE	
	WOODEN FENCE	
	TREE WITH DIAMETER	
	SUI	
	CONCRETE MONUMENT FOUND	
	IRON PIPE FOUND	
	FOUND REBAR	
	100-YR FLOOD	
	LIMIT OF MODERATE WAVE ACTION	
	SPECIAL FLOOD HAZARD AREA	
	RIPIARIAN BUFFER	
	WETLANDS LINE	
	HIGHER HIGH TIDE LINE	
	MEAN HIGH TIDE LINE	
	LIMIT OF DISTURBANCE	
	ZONING LINE	
	BUILDING	



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