

SITE DATA

1. PURPOSE OF THIS PLAN: TO PROPOSE A COMMUNITY COMPRISED OF 152 APARTMENT UNITS, 2,928 SF RETAIL, AND 1,978 SF SPACE FOR AMENITIES.
2. OWNER ADDRESS: JAKSN LLC
427 WEST 7TH STREET
NEW CASTLE, DE 19720
3. PROPERTY ADDRESS: 427 WEST 7TH STREET
NEW CASTLE, DE 19720 39.858592, -75.572921
NORTHWEST PROP. CORNER
4. TAX PARCEL NUMBER: 21-014.00-400
5. AREA OF PARCEL: 4.2626 ± ACRES (PER VANDEMARK & LYNCH, INC. ALTA/NSPS LAND TITLE SURVEY PLAN)
6. ZONING: DG - DOWNTOWN GATEWAY

LOT AREA	LOT WIDTH	STREET YARD	SIDE YARD	REAR YARD	BUILDING HEIGHT
3,000 SF	50'	25' MAX	10'	10'	445'

*BUILDING ELEVATION AND HEIGHT INFORMATION CAN BE FOUND IN THE ARCHITECTURAL PLANS

7. PARKING: REQUIRED: 228 SPACES + APARTMENTS (152 UNITS + 1.5 PARKING SPACES)
7 SPACES : COMMERCIAL (GROSS FLOOR AREA)REDUCED PER §230-28.A(15)(c)[3] TABLE 1
2 SPACES : COMMERCIAL (1 PER EMPLOYEE ON THE LARGEST SHIFT)
237 TOTAL SPACES

PROVIDED: 55 FULL SIZE EXTERIOR SPACES
118 FULL SIZE UNDERDECK SPACES (INCLUDES 7 ADA SPACES)
55 COMPACT SPACES
228 TOTAL SPACES

8. LOADING: REQUIRED: 1 PERMANENT SPACE NOT LESS THAN 12'x50' FOR EACH 10,000 SF OF LOT AREA OR FRACTION THEREOF, ABOVE 2,500 SF UPON WHICH THE BUILDING IS BEING BUILT
PROVIDED: 0

9. DEED REFERENCE: DEED INSTRUMENT NO.: 20140404-0013663

10. LOTS: 1 EXISTING LOT; 3 PROPOSED LOTS

EXISTING		
IMPERVIOUS SURFACES	1.978± ACS	
OPEN SPACE	0.915± ACS	
WETLANDS	1.370± ACS	
TOTAL	4.263± ACS	

PROPOSED		
IMPERVIOUS SURFACES	50,165± SF	1.15± ACS
BUILDING COVERAGE	52,057± SF	1.19± ACS
OPEN SPACE	83,438± SF	1.92± ACS
TOTAL	185,660± SF	4.26± ACS

12. DATE OF SURVEY: DECEMBER 16-23, 2021 BY VANDEMARK & LYNCH, INC.

13. DATUM: VERTICAL - NAVD 88
HORIZONTAL - DEED BEARING SYSTEM
BENCHMARK - SQUARE CUT ON END OF CONCRETE GENERATOR PAD. ELEVATION = 35.82'

14. 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.
15. SEWER: SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. 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.
16. SEWER FLOW: APARTMENTS: 152 D.U. X 200 GPD = 30,400 GPD
RETAIL: 2,928 SF X 0.10 GPD = 293 GPD
TOTAL ESTIMATED SEWER FLOW: 30,693 GPD (AVG.) / 122,172 GPD (PEAK)

17. FLOODPLAIN: THIS PROPERTY LIES WITHIN 100-YEAR ZONE "AE" FLOODPLAIN ACCORDING TO THE FEMA NATIONAL FLOOD INSURANCE RATE MAP, NUMBER 1000501062K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015. THE BASE FLOODPLAIN ELEVATION FOR THE SITE IS 10.0'.
18. WATER RESOURCE: THE SITE IS NOT WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) ACCORDING TO THE WRPA MAP 1 OF 3, DATED MARCH 2017.

19. WETLANDS: WETLANDS WERE FOUND TO EXIST ON THE SITE. THE LIMIT OF WETLAND LINES SHOWN ON THIS PLAN WERE ESTABLISHED BY WATERSHED ECO LLC IN FEBRUARY & MARCH OF 2022.
20. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.

21. 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.
22. LIMIT OF DISTURBANCE: 3.0 ± ACRES

23. LANDSCAPE AREA: REQUIRED: MINIMUM 10% OF PARKING AREA IS REQUIRED TO BE LANDSCAPED
PROVIDED: 4,602 SF = (46,023 SF OF PARKING AREA * 10%)
5,103 SF
24. SOILS: ON-SITE SOIL TYPES ARE BASED ON NRCS WEB SOIL SURVEY. SEE SOIL MAP FOR LOCATIONS
SOIL TYPE: TP-TRANSQUANING AND MISPIILLON SOILS, VERY FREQUENTLY FLOODED, TIDAL
UP-URBAN LAND
UwA-UDORTHENTS, WET SUBSTRATUM, 0 TO 2 PERCENT SLOPES

PROJECT NAME: The Battery 427 West 7 th Street		ZONE: DG - Downtown Gateway		
Permitted Uses		Multi-Family Dwelling		
Lot Area Table				
	Existing Lot Areas		Proposed Lot Areas	
Existing T.P. #21-014.00-399	185,660 SF	4.26 Ac.	134,707 SF	3.092 Ac.
Proposed Lot A			42,513 SF	0.976 Ac.
Proposed Lot B			8,440 SF	0.194 Ac.
Total	185,660 SF	4.262 Ac.	185,660 SF	4.262 Ac.

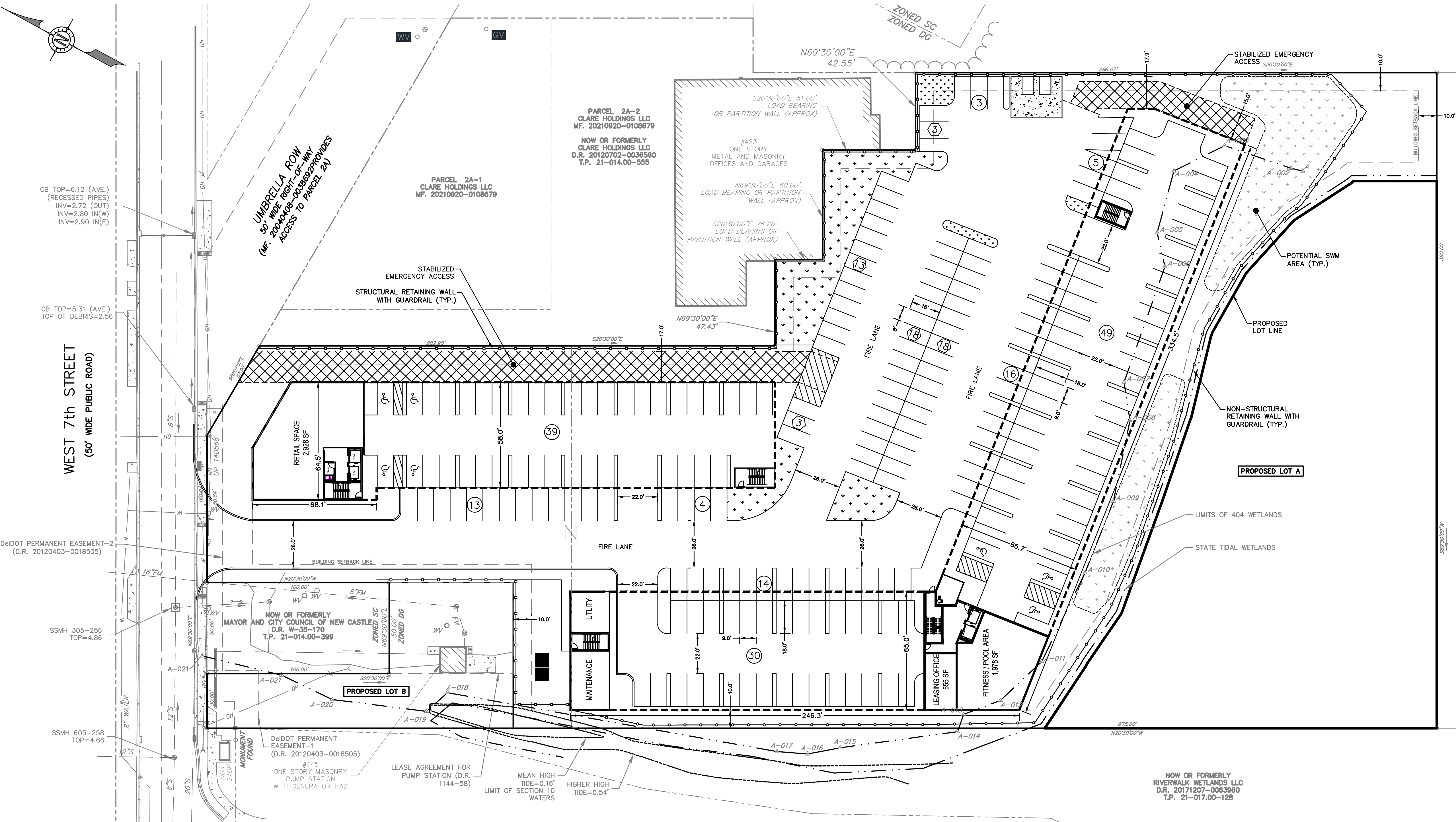
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Permitted Uses				Multi-Family Dwelling	
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Zoning Variances Anticipated:
§ 230-21.1.C(1)(a) - BUILDING FOOTPRINT SHALL NOT EXCEED 40,000 SQUARE FEET
§ 230-1 - MINIMUM AREA FOR PROPOSED PARKING SPACE
§ 230-28.A(15)(a) - PARKING REQUIREMENTS FOR SPECIFIC USES
§ 230-28.C - OFF-STREET LOADING SPACE



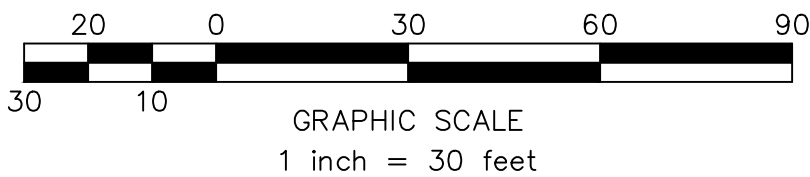
LOCATION MAP

SCALE: 1"=1000'

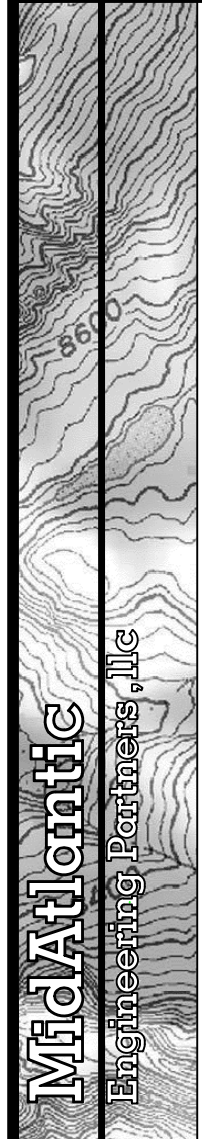


LEGEND

- EXISTING BOUNDARY
EXISTING INTERIOR BOUNDARY
EXISTING BUILDING
EXISTING BUILDING OVERHANG
EXISTING BUILDING INTERIOR
EXISTING WETLANDS
EXISTING CURB
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING INLET
EXISTING WATER VALVE
EXISTING SPRINKLER BOX
EXISTING WATER METER PIT
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING GAS VALVE
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT
EXISTING FENCELINE
EXISTING LIGHT POLE
EXISTING SIGNAGE
PROPOSED CURB
PROPOSED SIDEWALK
PROPOSED PAINT
PROPOSED BUILDING
PROPOSED BUILDING ABOVE
PROPOSED SIGN
PROPOSED TREE PIT
PROPOSED FENCELINE
EXISTING ZONING BOUNDARY
PROPOSED UNDERGROUND ELEC.
PROPOSED SANITARY
PROPOSED WATER
PROPOSED STRUCTURAL RETAINING WALL
PROPOSED NON-STRUCTURAL RETAINING WALL
STANDARD 18'x9' PARKING SPACE
COMPACT 16'x8' PARKING SPACE
PROPOSED LANDSCAPING



427 W. 7TH STREET
MULTI-FAMILY APARTMENT DEVELOPMENT
SITE PLAN
PARCEL NO. 21-014.00-400
SITUATED IN
CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE



Sheet Number
1 OF 1

DRAWN BY: TCW	CHECKED BY: WFW	RELEASED BY:	DATE: 02/15/22	PROJECT No.: 95D-2101	DRAWING NAME: Site Plan.dwg
			HORIZONTAL SCALE: 1"=40'		
			VERTICAL SCALE: N/A		
				REVISIONS	DRAWN BY: CHECKED BY: