



Application Form
Submitted By: Anonymous user
Submitted Time:
August 30, 2022 5:24 PM

PLUS ID: 2022-09-10

State Strategy Level: 1 & 4

PLUS Application Type - Site Plan Review

Title: The Battery

County: New Castle County

Municipality: New Castle

Description of PLUS project/plan:

The proposed development includes a 152-unit apartment building with proposed space for retail and amenities on the ground floor and associated parking.

Section I: Project Location

How many parcels are involved in this project?

One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 21-014.00-400

Project Location: 427 W. 7th Street

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

JAKSN LLC

1013 Powell Ct.

Bear, DE 19701

Phone: (302) 494-0075

Email: amrish1230@gmail.com

Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? **Yes**

Battery Fee Owner LLC

1007 N. Orange Street, 4th Floor

Wilmington, DE 19801
Phone: (610) 389-2851
Email: sweathers@9SDC.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherMidAtlantic Engineering Partners
William Wendling
Phone: (610) 565-0020
Email: WWendling@MidAtlanticEng.com
Fax: (999) 999-9999

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **4.2626**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Residential, Commercial**

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **DG - Downtown Gateway**
Proposed Zoning for this project: **DG - Downtown Gateway**

Land Use Information

Present Use for this project area: **Retail and Services**
Proposed Use for this project: **Mixed Use**

Residential Development Information

Type of Residential: **Multi-Family *5+ units/bldg**
If mixed residential, what types of residential?

Residential Target Market: **Rental**

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units: **Affordable *Includes Govt funds, deed and/or income eligibility restrictions**
Total number Rental Units: **152**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		1	

Commercial Development Information

Type of Commercial: **Retail Shopping Center**

Type of Industrial:

Institution Type:

Total Square footage: **2,928**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No

If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?

Yes

If yes, please describe/elaborate

Nationwide Federal General Permit (GP) for wetlands disturbance. Financing is anticipated through a HUD construction loan.

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:

Steve Weathers, 610-389-2851

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**

Who is the Water Service Provider: **Municipal**

Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**

Who is the Wastewater Service Provider: **Municipal**

Will a new public wastewater system be located at this site?

No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?

Yes

Tidal Wetlands

Are there Tidal Wetlands? **Yes**

If yes, estimated Acres of Tidal Wetlands: **1.004**

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**

If yes, estimated Acres of Non-Tidal Wetlands: **1.28**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

No

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**

If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

No

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?

No

Stormwater Management Details

List the proposed stormwater management practices for this site:
Multiple surface and subsurface basins are proposed

Open Space Details

Is there Open Space proposed for this project? **No**

Estimated acres of Open Space proposed:

What kind of Open Space?

Please list the "other" type of Open Space:

Will any land from this project be dedicated for community use (e.g. police, fire, school)?

No

Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **No**

Please provide estimated vehicle trips this project will generate on an average weekday.

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

< 10%

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.

None

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?

Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?

No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?

Yes

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	Yes	No	No
Type existing	Within Right-of-Way		
Proposed to add?	Yes	No	
Type proposed	Internal		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner

A handwritten signature in black ink that reads "T. Tucker". The signature is written in a cursive style with a large, stylized "T" and a long, sweeping underline.

As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge



Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: The Battery

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Am Patel

Signature of Property Owner

8/30/22

Date

Amrisha Patel

Property Owner (Please Print)

A. Amin

Signature of Additional Owner (if applicable)

Aug 30th 2022

Date

NILESH C AMIN

Additional Owner (Please Print)



Published January 2022

File Name: G:\4th Street Development Company\JOBS\95D-2101 - W.7th St - New Castle - DE\DWG\Site Plan.dwg
Plot time: Aug 30, 2022 - 8:26am

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'	45'

*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.

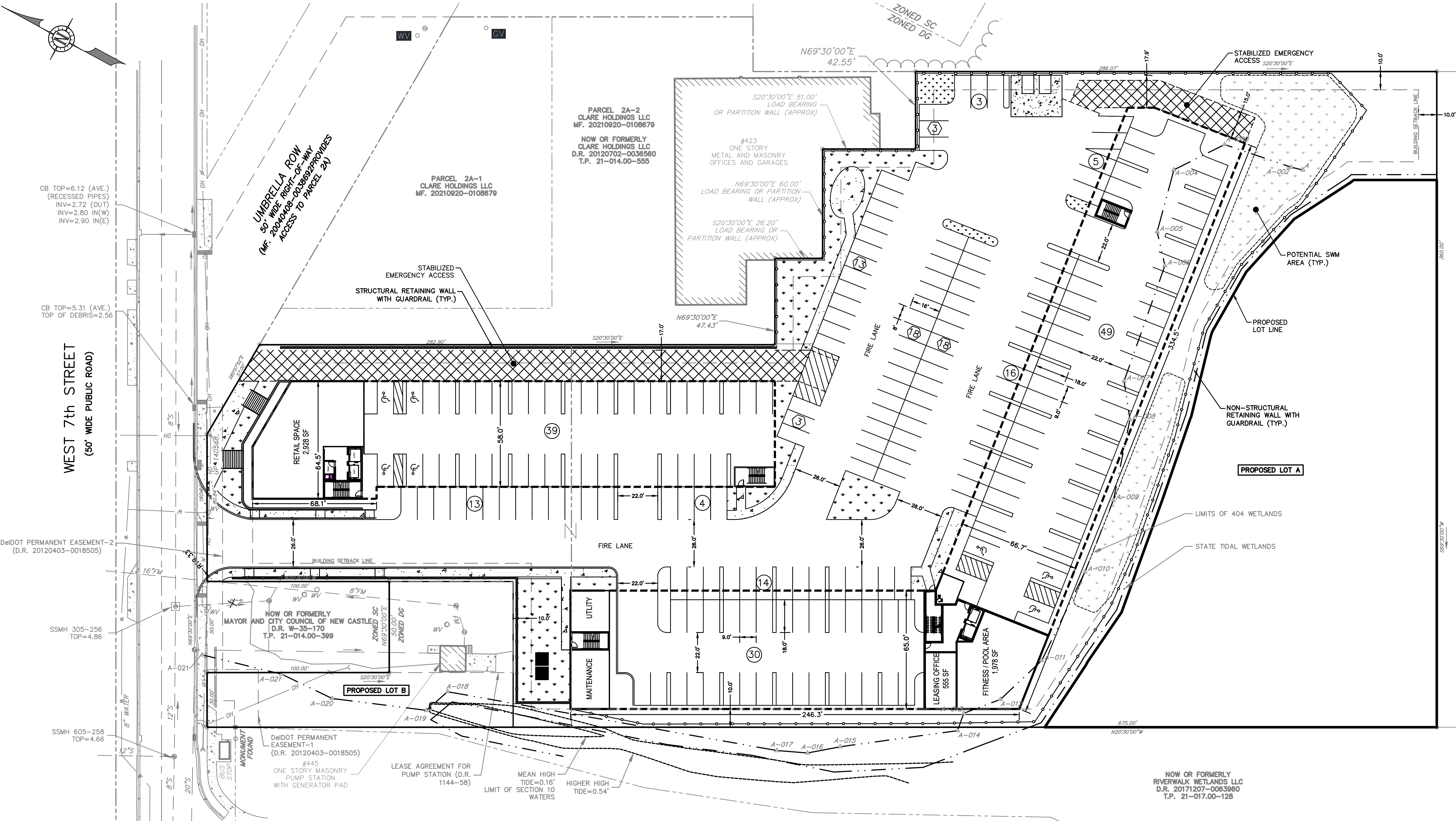
PROJECT NAME: The Battery 427 West 7 th Street				ZONE: DG - Downtown Gateway	
Permitted Uses				Multi-Family Dwelling	
	Required	Existing	TP#21-014.00-400	Lot A	Lot B
Min. Lot Area	3,000 SF	185,660 SF	134,707 SF	42,513 SF	8,440 SF
Min. Lot Width	25 FT	210.0 FT	210.0 FT	360.0 FT	63.5 FT
Max. Street Yard	25 FT	34 FT	25 Ft	N/A	25 FT
Setback:					
Side Yard	10 FT	N/A	10.0 Ft	N/A	N/A
Rear Yard	10 FT	N/A	10.0 Ft	N/A	N/A
Max. Impervious Coverage	80%	46.5%	75.2%	0%	37.5%
Max. Building Height	45 FT	N/A	< 45 Ft	N/A	< 45 Ft

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



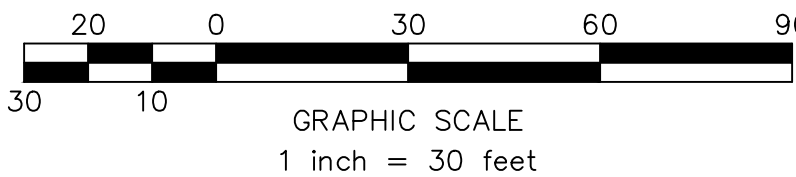
LOCATION MAP

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

MidAtlantic
Engineering Partners, Inc.

321 W. State Street
Media, PA 19063
610-565-0020

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

PUBLIC PRE CHECK Results for State Parcel(s): 2101400400

Wetlands: Issue Found

SIRB Project Areas: Issues Found

DE FIRM: Issues Found

Soils - New Castle County: Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

Delaware Ecological Network: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

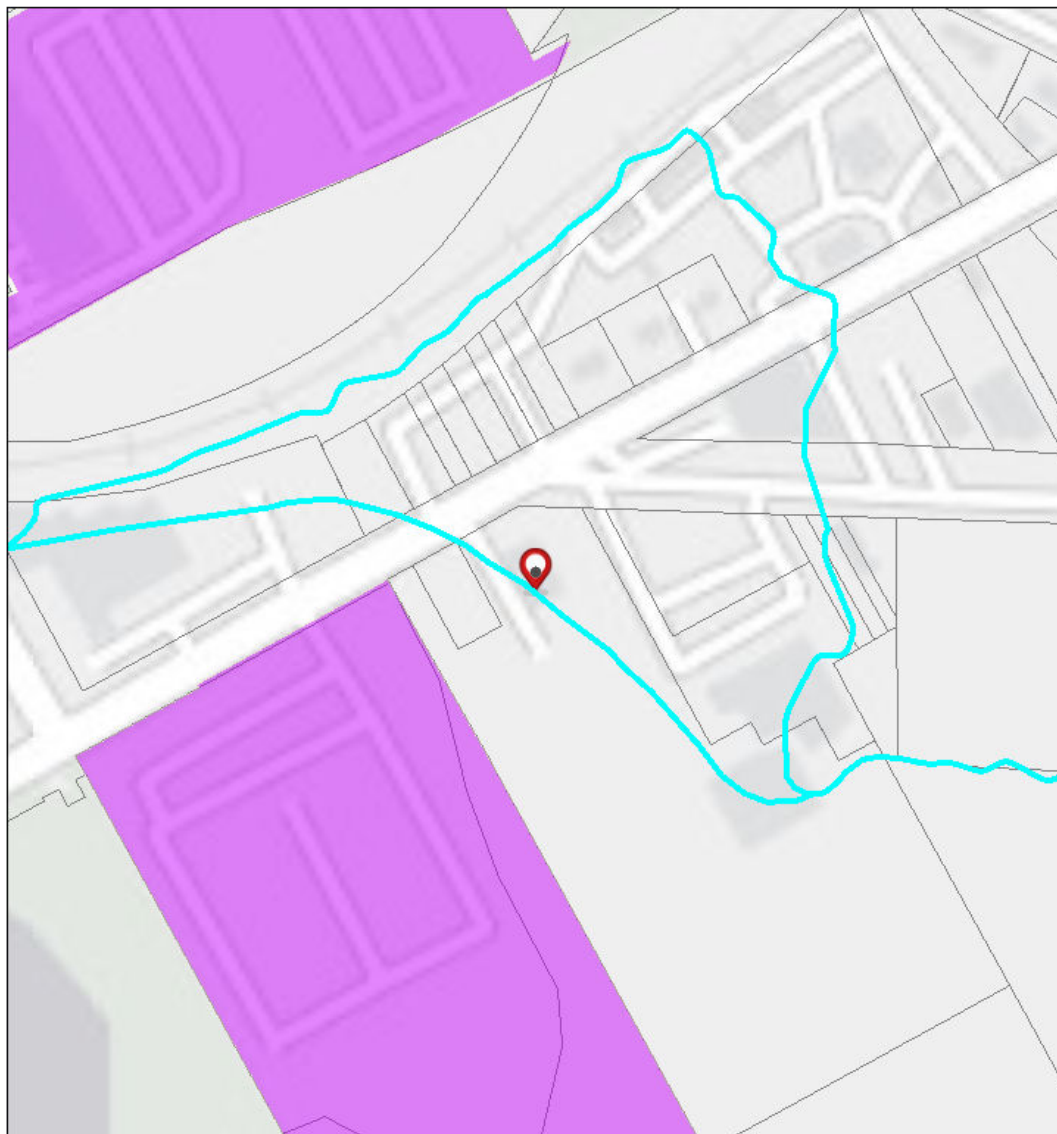
Land and Water Conservation Fund: No Issues Found



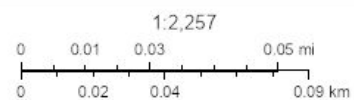
Screening Report - 427 W. 7th Street

Area of Interest (AOI) Information

Aug 30 2022 9:04:22 Eastern Daylight Time



 DE PLUS Project Areas
 DE_StateParcels - State Parcels



New Castle County, Delaware - FirstMap, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft ²)	Length(ft)
DE PLUS Project Areas	0	N/A	N/A
DE_StateParcels - State Parcels	1	N/A	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	N/A	N/A
SIRB Project Areas	2	N/A	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	N/A	N/A
Land and Water Conservation Fund	0	N/A	N/A
Bay Area No Build Line	0	N/A	N/A
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	N/A	N/A
Soils New Castle County	1	N/A	N/A
Soils Sussex County	0	N/A	N/A
Tax Ditch Maximum ROWs	0	N/A	N/A
Tax Ditch Segments	0	N/A	N/A
Well Head Protection Areas	0	N/A	N/A
2017 High Water Mark (not regulatory)	0	N/A	N/A
2017 High Marsh (not regulatory)	0	N/A	N/A
2017 Low Marsh (not regulatory)	0	N/A	N/A
2017 Wetlands (not regulatory)	0	N/A	N/A
Recharge Areas	0	N/A	N/A
Class A Wellhead 150ft Radius	0	N/A	N/A
Class A Wellhead	0	N/A	N/A
Class A Wellhead Transient, Non-Community Wells	0	N/A	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	N/A	N/A
WRPA Class B Wellhead	0	N/A	N/A
WRPA Class C Wellhead	0	N/A	N/A
Cockeysville	0	N/A	N/A
Cockeysville Drainage Basin	0	N/A	N/A
Erosion Prone Soils	0	N/A	N/A
WRPA Floodplains	0	N/A	N/A
Base Flood Elevation	0	N/A	N/A
Transect	0	N/A	N/A
Cross Sections	0	N/A	N/A
Stream Centerline Segments	0	N/A	N/A
FEMA Flood Maps	2	N/A	N/A
Preliminary FEMA Flood Maps	0	N/A	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	2101400400	4.19	N/A

SIRB Project Areas

#	Site_ID	Area(ft²)
1	DE-1574	N/A
2	DE-1713	N/A

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Urban land	N/A

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	N/A

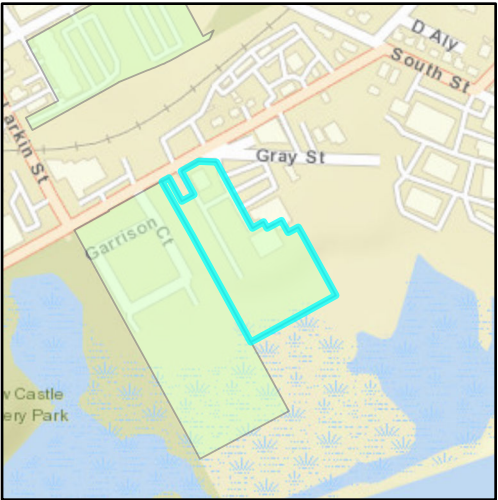
Preliminary Land Use Service (PLUS)

2022-09-10 The Battery



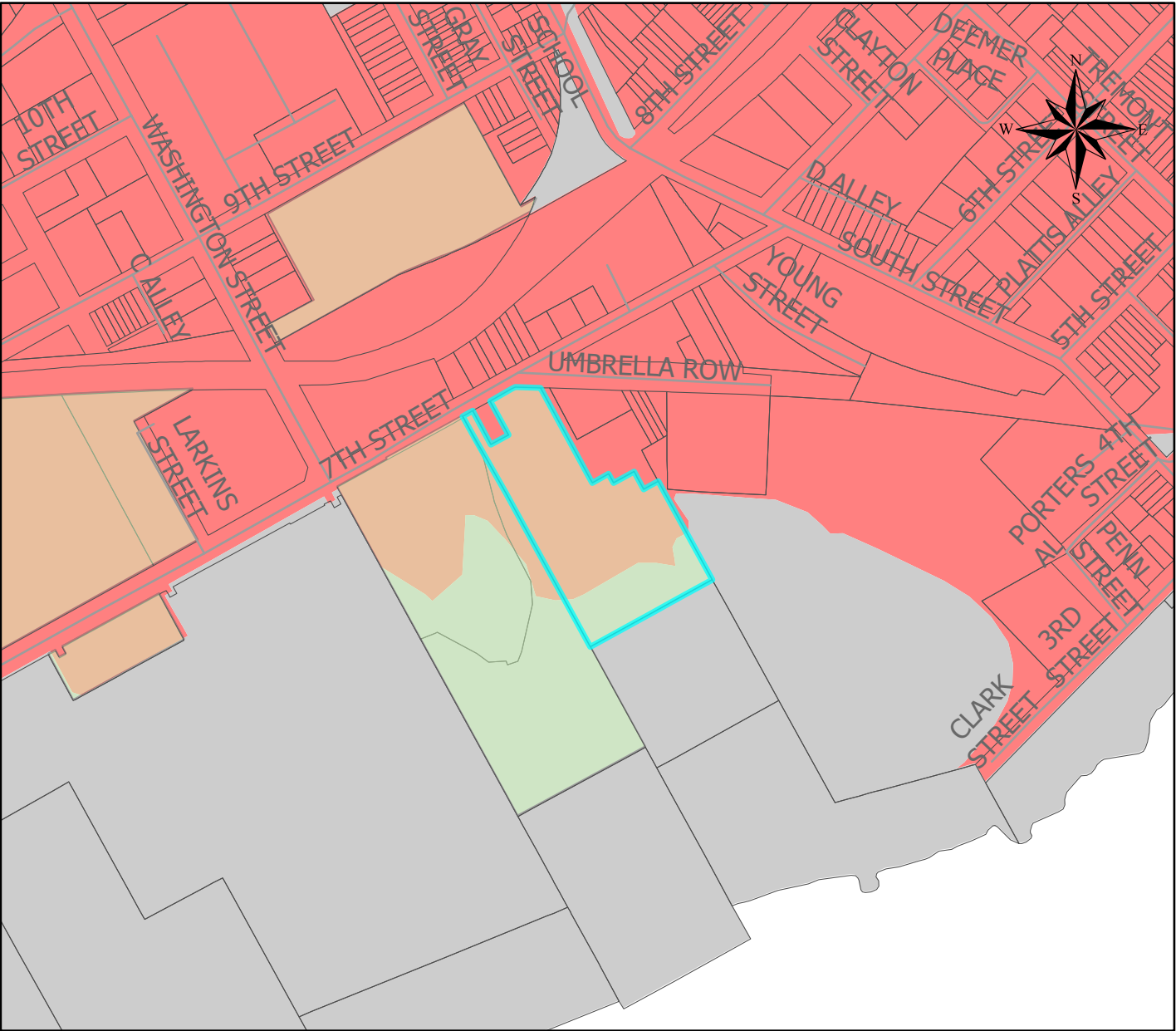
Legend

 PLUS Project Areas



Preliminary Land Use Service (PLUS)

2022-09-10 The Battery



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

CENTER LINE

