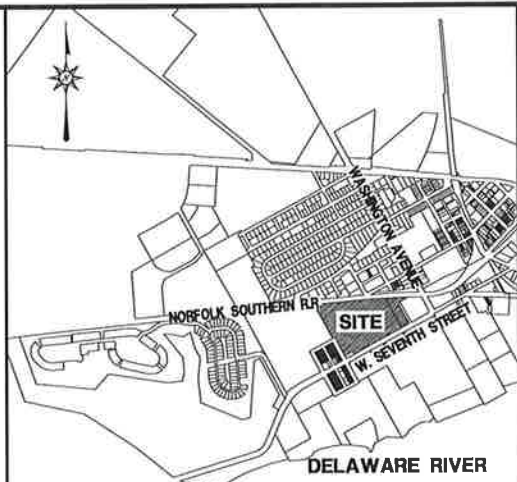


SOILS:
HKB: HAMBOURK-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES - HYDROLOGIC SOIL GROUP B
Up: URBAN LAND - NO HYDROLOGIC SOIL GROUP RATING
TP: TRANSQUAKING AND MISCELLANEOUS SOILS, VERY FREQUENTLY FLOODED, TIDAL MAP UNIT - HYDROLOGIC SOIL GROUP A/D

13. Parking Required: 194 Spaces
Parking Provided: 594 Spaces
Parking Ratio: 306 Units x 1.6 spaces = 594 Spaces
14. POSTED SPEED LIMIT: Seventh Street - 25mph
15. Functional Classification: Seventh Street - Minor Arterial
16. REQUIRED REGULATORY APPROVALS:
* CITY OF NEW CASTLE PLANNING BOARD
* PRELIMINARY LAND USE SERVICE (PLUS)
* DELAWARE DEPARTMENT OF TRANSPORTATION
* CITY OF NEW CASTLE, CITY COUNCIL
* FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
* ARMY CORPS OF ENGINEERS
20. THE FOLLOWING SPECIAL EXCEPTION WAS APPLIED FOR ON 01/22/2023 AND GRANTED BY THE CITY OF NEW CASTLE BOARD OF ADJUSTMENT BY A DECISION MADE ON 01/22/2023.
- A. SPECIAL EXCEPTION FOR PERMITTED USE PER SECTION 230.21 (1) (2), TABLE 1

LEGEND

EXISTING 2 FOOT CONTOUR	EXISTING WATER LINE
EXISTING 10 FOOT CONTOUR	PROPOSED WATER LINE
PROPOSED CONTOUR	EXISTING ROW LINE
EXISTING SANITARY SEWER & MANHOLE	PROPOSED BUILDING SETBACK LINE
PROPOSED SANITARY SEWER & MANHOLE	EXISTING PROPERTY LINE
PROPOSED BUILDING	EXISTING 10 YEAR FLOODPLAIN
EXISTING STORM DRAINAGE	EXISTING BRUSH LINE
EXISTING GAS LINE	EXISTING WATER METER
EXISTING FENCE LINE	PROPOSED PARKING COURT
EXISTING P.C.C. SIDEWALK	PROPOSED HANDICAP PARKING
PROPOSED STORM DRAINAGE	EXISTING GAS VALVE
EXISTING GRAVEL	EXISTING GAS METER
EXISTING CURB	EXISTING FIRE HYDRANT
PROPOSED CURB, TYPE 1 & 2	PROPOSED FIRE HYDRANT
PROPOSED DEPRESSED CURB	EXISTING LIGHT POLE
EXISTING DIRT ROAD	EXISTING UTILITY POLE
EXISTING PAVEMENT	EXISTING CONCRETE MONUMENT
PROPOSED HOT MIX PAVING	EXISTING SOLID DESIGNATION
	Up
	TP



LOCATION MAP

SCALE: 1" = 800'

PLAN DATA

- TAX PARCEL NUMBERS: 21-014-00-132 AND 21-017-00-127
- SOURCE OF TITLE: DIR 1855-332
- GROSS AREA:
T.P. 21-014-00-132: 15.150± Acres
T.P. 21-017-00-127: 1.492± Acres
Equal, Private R.O.W.: 0.241± Acres
F.L.O.W. Dedication: 0.128± Acres
Total: 16.281± Acres
- EXISTING ZONING: DG
Present Use - Outdoor storage
Proposed Use - 396 Apartment Units and 2,400 sq. ft. community building
- ZONING REQUIREMENTS: (DOWNTOWN GATEWAY)

	REQUIRED	PROVIDED
MINIMUM LOT AREA	3,000 SF.	16,52 AC.
MINIMUM LOT WIDTH	25'	917±
BUILD-TO-LINE	15' MAX.	9'
SIDE YARD SETBACK	10'	152'
REAR YARD SETBACK	10'	20'
IMPERVIOUS COVERAGE	80%	56%
MAXIMUM BUILDING HEIGHT	45' MAX.	45' MAX.
- DATUM: NAVD 1988
- A 100-YEAR FLOOD PLAIN exists on this parcel, in accordance with Flood Insurance Rate Map, Panel 162 of 476, dated February 4, 2015. Any work within the flood plain shall be completed in accordance with Chapter 130 of the New Castle Code. Flood limits subject to FEMA approval of a LOMR-F.
- SURVEY NOTES:
 - This site was field shot by McBride and Ziegler Inc. December 1, 2022.
 - This survey depicts all surface locations of structures and utilities. While every effort was made to locate all improvements with the utmost accuracy, do to site conditions McBride and Ziegler Inc. can make no guarantee as to any debris or structures that may be underground, under stock piles, or buried under debris.
 - UTILITY NOTE: Existing utilities are shown in accordance with the best available information including field locations and plans provided to McBride and Ziegler Inc. Our firm makes no guarantee as to the exact depth and location of said utilities.
 - SURVEY NOTE: No title search was prepared by or provided to McBride & Ziegler, Inc.
 - WATER RESOURCE PROTECTION: This site is not located within a Water Resource Protection Area (WRPA) in accordance with the WRPA map for Wilmington-Newark Area, Sheet 2 of 3, dated March, 2002.
 - If required, an underground stormwater management system will be installed for quantity control.
 - Site is a brownfield. The remediation measures implemented for this site satisfies the State of Delaware Quality Control Regulations.
 - WATER SUPPLY: City of New Castle
Water supply is subject to the approval of the Delaware State Department of Natural Resources and environmental control and the Delaware Division of Public Health.
 - SANITARY SEWER: New Castle County
Sewerage is subject to the approval of New Castle County Department of Special Services and the Delaware Department of Natural Resources and Environmental Control.
 - CRITICAL NATURAL AREAS: The State Inventory of Critical Natural Areas has been examined and none were found to exist on the site.
 - LAND DEVELOPMENT DATA:

Existing Buildings	0.211± Ac.	1.30%
Existing Pavement and Accessways	5.420± Ac.	33.29%
Existing Landscape Surface Area	10.650± Ac.	65.41%
Total	16.281± Ac.	100%
Proposed Buildings	2.380± Ac.	18.36%
Proposed Pavement and Accessways	6.025± Ac.	37.07%
Proposed Landscape Surface Area	7.727± Ac.	44.57%
TOTAL	16.281± Ac.	100%

CONCEPT MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN FOR RESIDENTIAL DWELLINGS

OF
610 WEST SEVENTH STREET

PREPARED FOR

FREEDOM DEVELOPMENT, LLC

CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE

GRAPHIC SCALE
0 25 50 100

M & Z

McBRIDE & ZIEGLER, INC.

LAND SURVEYORS • PLANNERS • ENGINEERS
2807 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9136 • FAX (302) 737-2810

APPROVED BY: _____
PROFESSIONAL ENGINEER/LAND SURVEYOR

SURVEY BY: M&Z CHECKED BY: M.Z.

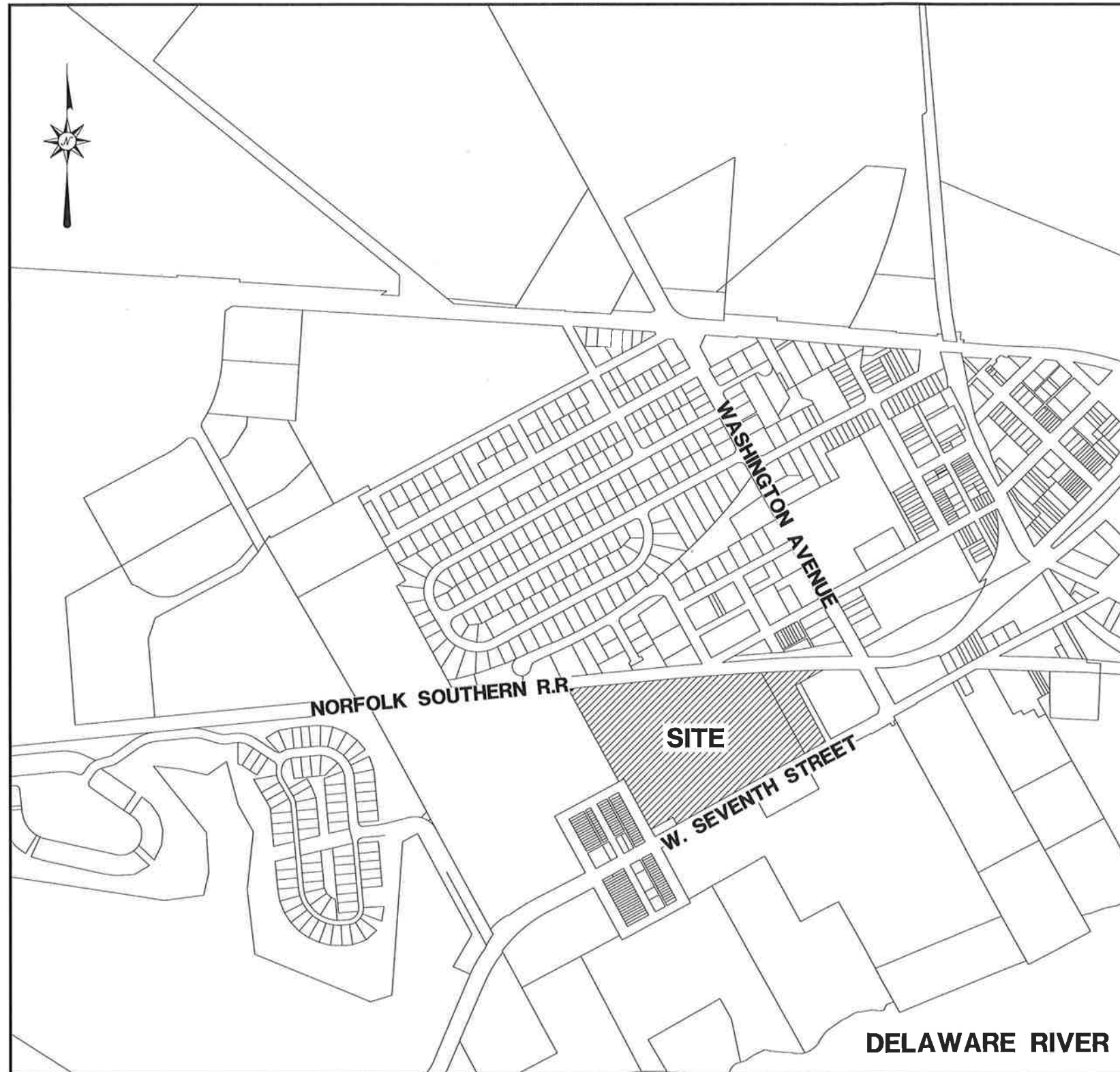
DESIGN BY: _____ SCALE: 1" = 50'

DRAWN BY: T.W., S.I.T. DATE: MAY, 22, 2023

DWG. NO.: 20184855 SHEET 1 OF 3

REV. NO. DATE REVISION

THE PURPOSE OF THIS PLAN IS TO:
1. COMBINE T.P. 21-014-00-132 AND T.P. 21-017-00-127
2. DEMOLISH EXISTING BUILDINGS ON T.P. 21-017-00-127
3. CONSTRUCT A 2,400 SF. CLOUDBHOUSE BUILDING, AND 10 APARTMENT BUILDINGS CONTAINING A TOTAL OF 396 APARTMENT UNITS ALONG WITH THEIR ASSOCIATED PARKING AND ACCESSWAYS



LOCATION MAP

CONCEPT MAJOR SUBDIVISION AND LAND DEVELOPMENT
PLAN FOR RESIDENTIAL DWELLINGS
OF
610 WEST SEVENTH STREET
PREPARED FOR
FREEDOM DEVELOPMENT, LLC
CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE



REV. NO.	DATE	REVISION

**M
&
Z**

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PHONE (302) 737-0138 • FAX (302) 737-2810

APPROVED BY: _____ PROFESSIONAL ENGINEER/LAND SURVEYOR	
SURVEY BY: M&Z	CHECKED BY: M.Z.
DESIGN BY: _____	SCALE: 1" = 200'
DRAWN BY: T.W., S.I.T.	DATE: MAY, 22 2023
DWG. NO.: 20184855-	SHEET 3 OF 3