

PROJECT NAME: The Battery 427 West 7th Street	ZONE: DG - Downtown Gateway
Permitted Uses	
Multi-Family Dwelling	
Lot Area Table	
Existing Lot Areas	Proposed Lot Areas
Existing T.P.#21-014.00-400 185,680 SF 4.263 Ac.	Proposed T.P.#21-014.00-400 2.675 Ac.
Proposed Parcel 1A - - -	Proposed Parcel 1B 125,221 SF 1.190 Ac.
Proposed Parcel 1B - - -	Proposed Parcel 1C 8,623 SF 0.198 Ac.
Total 185,680 SF	Total 185,680 SF 4.263 Ac.

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[1] Max. Impervious Coverage (Development acreage includes Parcels 1B and 1C, which are undevelopable parcels)

Required	Parcel 1C	Complies
3,000 SF	8,263 SF	Yes
Min. Lot Area	63.5 FT	Yes
Min. Lot Width	25 FT	Yes
Max. Street Yard	25 FT	Yes
Setback:		
Side Yard	10 FT	Yes
Rear Yard	10 FT	Yes
Max. Impervious Coverage	80%	62.1% ¹
Max. Building Height	45 FT	< 45 FT
Max Building Footprint	40,000 SF	9,200 SF
Max Residential Density	10 units per acre	36 units per acre*

Required	Parcel 1A	Complies
3,000 SF	125,221 SF	Yes
Min. Lot Area	130 FT	Yes
Min. Lot Width	25 FT	Yes
Max. Street Yard	25 FT	Yes
Setback:		
Side Yard	10 FT	Yes
Rear Yard	10 FT	Yes
Max. Impervious Coverage	80%	62.1% ¹
Max. Building Height	45 FT	< 45 FT
Max Building Footprint	40,000 SF	9,200 SF
Max Residential Density	10 units per acre	36 units per acre*

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

[2] DEED INSTRUMENT NO: 2014040-0013663

[3] EXISTING LOT, 3 PROPOSED LOTS

[4] DECEMBER 16-23, 2021 BY VANDERMARK & LYNCH, INC.

[5] VERTICAL - NAVD 88

HORIZONTAL - DEED BEARING SYSTEM

BENCHMARK - SQUARE CUT ON END OF CONCRETE GENERATOR PAD. ELEVATION = 35.82'

[6] THIS PROPERTY LIES WITHIN 100-YEAR ZONE 'AE' FLOODPLAIN ACCORDING TO THE FEMA NATIONAL FLOOD INSURANCE RATE MAP, NUMBER 100-3030162K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015. THE BASE FLOODPLAIN ELEVATION FOR THE SITE IS 10.0'.

[7] 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.

SITE DATA

1. PURPOSE OF THIS PLAN: TO PROPOSE A COMMUNITY COMPRISING OF 152 APARTMENT UNITS, 2,085 SF RETAIL, AND 5,121 SF SPACE FOR AMENITIES.

2. OWNER ADDRESS: JAKSN LLC
427 WEST 7TH STREET
NEW CASTLE, DE 19720

3. PROPERTY ADDRESS: 427 WEST 7TH STREET
39.658592, -75.572921
NEW CASTLE, DE 19720

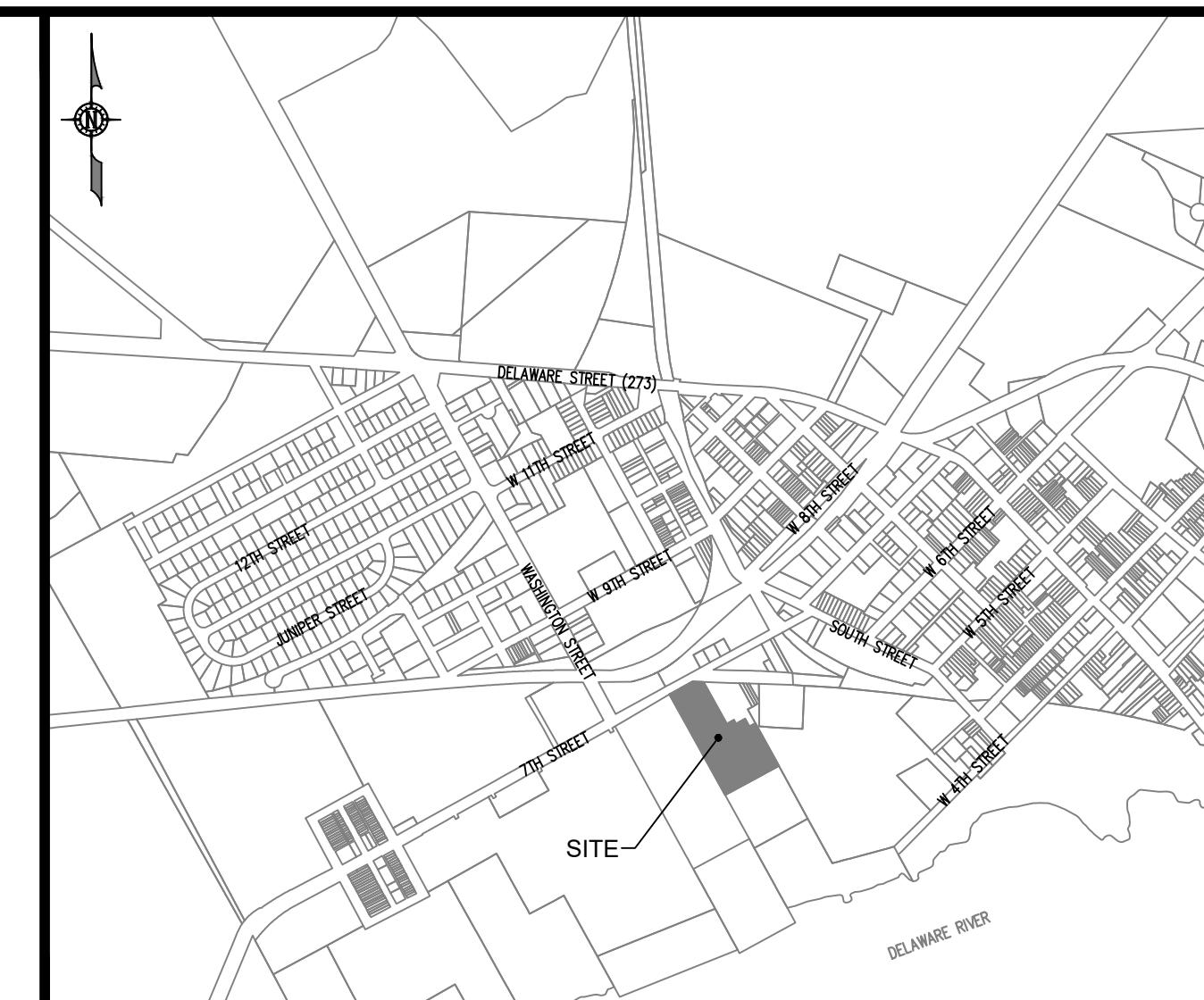
4. TAX PARCEL NUMBER: 21-014.00-400

5. AREA OF PARCEL: 4.2626 ± ACRES (PER VANDERMARK & 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	25 FT	25 FT MAX	10'	10'	45'

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



LOCATION MAP

SCALE: 1"=1000'

DRAWN BY:	CHECKED BY:	RELEASED BY:
JJK	WFW	
DATE: 04/16/24	HORIZONTAL SCALE: 1"=30	VERTICAL SCALE: N/A
PROJECT No.: 9SD-2101		
DRAWING NAME: 99 - Preliminary Subdivision Plat.dwg		

APPROVED FOR RECORDATION BY RESOLUTION NO.

CITY CLERK

DATE

RETURN TO: CITY OF NEW CASTLE
CITY ADMINISTRATION BUILDING
220 DELAWARE STREET
NEW CASTLE, DE 19720

RECORDED IN IN THE OFFICE OF THE RECORDER
OF DEEDS IN AND FOR NEW CASTLE COUNTY.

INSTRUMENT NUMBER:

CERTIFICATION OF PLAN ACCURACY

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IN REFERENCE TO THE PERIMETER BOUNDARY IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES.

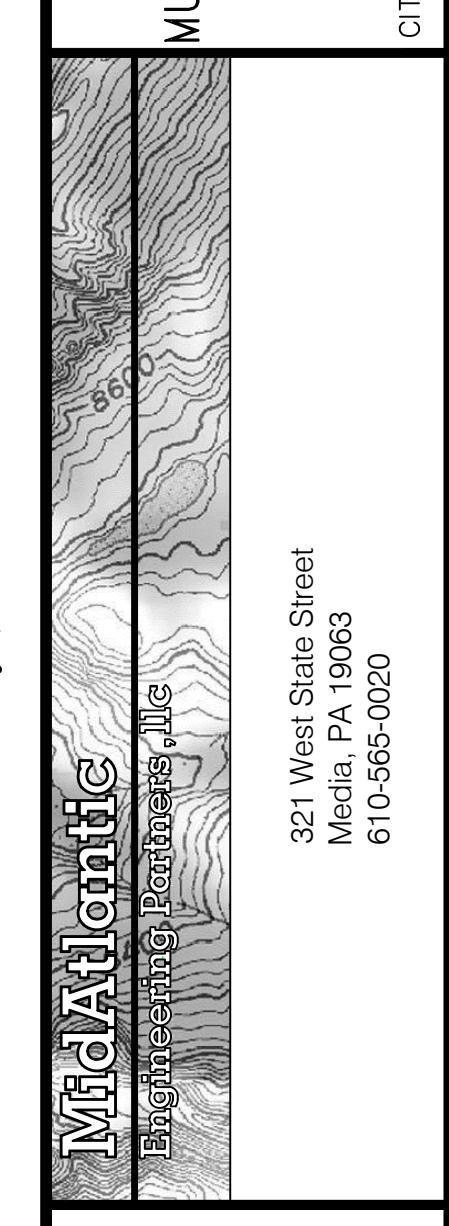
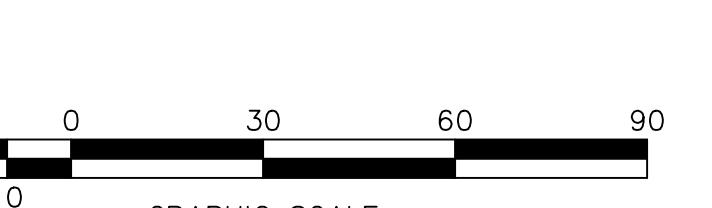
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED ENGINEERING STANDARDS AND PRACTICES.

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE CONDUCTED IN APPROVED PLANS AND THAT RESPONSIBLE PERSONNEL, I.E., BLUE CARD HOLDERS INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF PROJECT, AT A DNEC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DIRECT SUPERVISION AND STAFFING OF GENERAL CONTRACTORS AND DELEGATED AGENT THE RIGHT TO REVIEW AND SITE REVIEW, AND I UNDERSTAND MY RESPONSIBILITY UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVERSHEET.

LEGEND

PROJECT BOUNDARY	PROPOSED PROPERTY LINE
EXISTING EASEMENT LINE	
EXISTING WETLANDS LINE	
EXISTING BUILDING	
EXISTING SANITARY SEWER LINE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING FENCE LINE	
EXISTING LIGHT POLE	



Sheet Number

SP-01