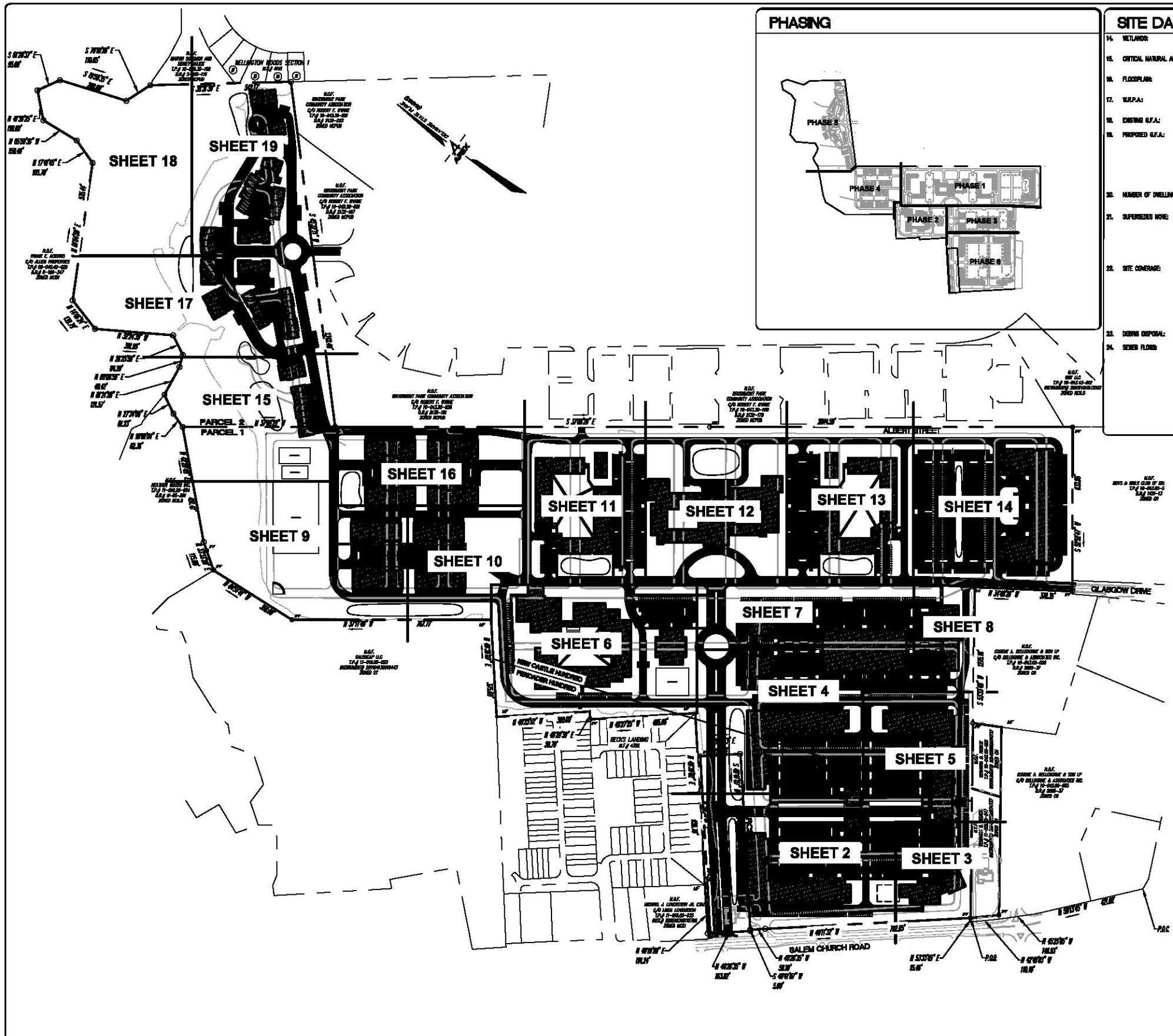


PHASING

SITE DATA

14. WETLANDS: A WETLANDS INVESTIGATION WAS DONE BY TEN BEARS ENVIRONMENTAL AND WETLANDS WERE FOUND TO EXIST ON PORTIONS OF THE SITE.

15. CRITICAL NATURAL AREA: A PORTION OF THE SITE IS WITHIN A CRITICAL NATURAL AREA ACCORDING TO THE STATE INVENTORY OF NATURAL AREAS.

16. FLOODPLAIN: A PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEMA FIRM MAPS# 10003C0114G DATED JANUARY 17, 2007 AND 10003C0220K DATED FEBRUARY 4, 2015.

17. W.U.P.A.: THE SITE IS NOT WITHIN A WPA ACCORDING TO THE WPA MAP FOR CITY OF NEWARK, CITY OF WILMINGTON AND NEW CASTLE COUNTY, DELAWARE, DATED DECEMBER, 2011.

18. EXISTING G.F.A.: 2,472 S.F.

19. PROPOSED G.F.A.:
198,750 S.F. (RETAIL)
144,000 S.F. (NURSING HOME)
160,300 S.F. (REHABILITATION CENTER)
11,500 S.F. (RESTAURANT)
80,250 S.F. (MEDICAL OFFICE)
90,650 S.F. (OFFICE)
655,650 S.F. (TOTAL)

20. NUMBER OF DWELLING UNITS: 778 (EXISTING)
1,001 (PROPOSED) (1,388,124 S.F.)

21. SUPERSEDES NOTE: THIS PLAN SUPERSEDES, IN PART, THE LAND DEVELOPMENT PLAN DATED 1/28/71 AND RECORDED ON 4/14/71 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 1737, THE MAJOR LAND DEVELOPMENT PLAN DATED 3/19/82 AND RECORDED ON 5/13/82, MICROFILM NO. 6364, THE RESUBDIVISION PLAN DATED 12/17/90 AND RECORDED ON 1/31/91, ON MICROFILM NO. 10781 AND THE MINOR LAND DEVELOPMENT PLAN DATED 6/22/90 AND RECORDED 6/20/91 ON MICROFILM NO. 10993.

22. SITE COVERAGE:

	EXISTING		PROPOSED	
BUILDINGS:	13.76 ACS.	(12.06)	17.11 ACS.	(14.99)
IMPERVIOUS COVER:	26.71 ACS.	(23.29)	45.04 ACS.	(39.29)
STORMWATER MANAGEMENT:	3.76 ACS.	(3.46)*	0.00 ACS.	(0.00)
OPEN SPACE:	74.49 ACS.	(62.48)	112.83 ACS.	(45.80)
TOTAL:	114.98 ACS.	(100.00)	114.98 ACS.	(100.00)

*AN ADDITIONAL 2.30 ACS. OF STORMWATER MANAGEMENT PROPOSED UNDER IMPERVIOUS SURFACES.

23. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.

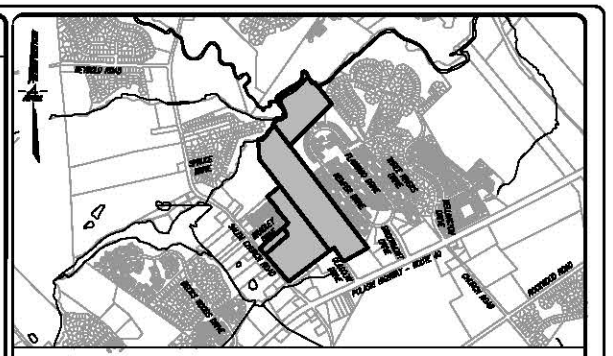
24. SEWER FLOWS:

EXISTING:
TRAILERS – 778 D.U. x 300 G.P.D./D.U. = 233,400.0 G.P.D.
OFFICE – 2,472 S.F. x 0.1 G.P.D./S.F. = 247.2 G.P.D.
233,647.2 G.P.D.

PROPOSED:
APARTMENTS – 803 D.U. x 200 G.P.D./D.U. = 160,600.0 G.P.D.
TOWNHOUSES – 198 D.U. x 250 G.P.D./D.U. = 49,500.0 G.P.D.
OFFICE – 141,100 S.F. x 0.1 G.P.D./S.F. = 14,110.0 G.P.D.
RESTAURANT – 100 SEATS x 25 G.P.D./SEAT = 2,500.0 G.P.D.
NURSING HOME/REHABILITATION – 220 BEDS x 100 G.P.D./BED = 27,000.0 G.P.D.
COMMERCIAL RETAIL – 198,750 S.F. x 0.1 G.P.D./S.F. = 19,875.0 G.P.D.
285,585.0 G.P.D.

LEGEND

EXISTING	ITEM	PROPOSED
50	CONTOUR	50
×50.00	SPOT ELEVATION	×(50.00)
FH	FIRE HYDRANT	N/A
WV	WATER VALVE	WV
WM	WATER METER	WM
W	WATER LINE W/SIZE	W 8" PVC
	TELEPHONE BOX	N/A
	TELEPHONE MANHOLE	N/A
IPF	IRON PIPE FOUND	N/A
CMF	CONCRETE MONUMENT FOUND	N/A
N/A	CONCRETE MONUMENT	
FDDH	FOUND DRILL HOLE	N/A
	SURVEY NAIL FOUND	N/A
MW	MONITORING WELL	N/A
CO	SANITARY CLEAN-OUT	CO
CMH	COMBINATION SEWER MANHOLE	N/A
SS	SANITARY SEWER	
	UTILITY POLE	
EB	ELECTRIC BOX	EB
EM	ELECTRIC METER	EM
	LIGHT POLE	
TS	TRAFFIC SIGNAL	TS
	ELECTRIC MANHOLE	
PB	PULL BOX	PB
	SIGN	
12" RCP	DRAINAGE PIPE W/ SIZE & TYPE	12" RCP
CB	CATCH BASIN	
	DRAINAGE MANHOLE	
DS	DOWNSPOUT	DS
GM	GAS METER	GM
GV	GAS VALVE	GV
VENT	GAS VENT	VENT
GAS	GAS LINE	
	GAS MANHOLE	
	PROPERTY LINE	N/A
	CENTERLINE	N/A
	FENCE	N/A
	EVERGREEN TREE	SEE LANDSCAPE PLAN & DETAILS
	DECIDUOUS TREE	SEE LANDSCAPE PLAN & SCHEDULE
	WOODS LINE	
	STREAM, DITCH, OR SWALE	N/A
	CURB & GUTTER	
	CONCRETE, SIDEWALK, SEAL PAVEMENT	
	IMPERVIOUS PAVEMENT (FULL-DEPTH OR-SUB)	
	STRUCTURE/BUILDING	
N/A	LIMIT OF DISTURBANCE	LOD



LOCATION MAP 1" = 2000'

SITE DATA

1. PURPOSE NOTE: THE PURPOSE OF THIS PLAN IS TO SHOW THE REDEVELOPMENT (1,388,124 S.F. RESIDENTIAL + 655,650 S.F. NON-RESIDENTIAL = 2,043,774 S.F. TOTAL G.F.A.) OF THE EXISTING MOBILE HOME PARK INTO A MIXED USE SITE CONSISTING OF RESIDENTIAL, COMMERCIAL AND OFFICE USES.

2. OWNER / ADDRESS: GCE LLC
368 CORNELL DRIVE
NEWARK, DE 19702

3. PARCEL INFORMATION: 10-042.00-001
0 PULASKI HIGHWAY
NEWARK, DE 19702
INSTRUMENT# 20050301001163O4

10-043.00-005
0 PULASKI HIGHWAY
NEWARK, DE 19702
INSTRUMENT# 20050301001163O4

11-019.00-037
850 SALEM CHURCH ROAD
NEWARK, DE 19702
INSTRUMENT# 20050301001163O4

11-019.00-043
1 TRUDY DRIVE
NEWARK, DE 19702
INSTRUMENT# 20050301001163O4

4. AREA OF PARCEL: 114.98± ACRES.

5. EXISTING ZONING: NCMH

BUILDING SETBACKS: NCMH (SINGLE WIDE)
STREET YARD 25' MIN.
SIDE YARD 5' MIN.
REAR YARD 10' MIN.
BUILDING HEIGHT 35' MAX.

6. PROPOSED ZONING: CR

BUILDING SETBACKS:
STREET YARD 40' MIN.
SIDE YARD 20' MIN.
REAR YARD 20' MIN.

PAVING SETBACKS:
STREET YARD 25' MIN.
OTHER YARDS 5' MIN.

BUILDING HEIGHT 50'/80'

7. PARKING REQUIRED: 2,878 P.S. (USING THE N.C.C. MIXED USE PARKING REDUCTION)

RETAIL – 4.5 P.S./1000 S.F. x 198,750 = 894.38 P.S. =	895 P.S.
RESIDENTIAL – 2.25 P.S./1 D.U. x 841 D.U. = 1,442.25 P.S. =	1443 P.S.
RESTAURANT – 9 P.S./1000 S.F. x 11,500 S.F. = 103.50 P.S. =	104 P.S.
MEDICAL OFFICE – 4.5 P.S./1000 S.F. x 50,250 S.F. = 226.13 P.S. =	227 P.S.
OFFICE – 3.5 P.S./1000 S.F. x 85,650 S.F. = 317.86 P.S. =	318 P.S.
NURSING HOME – 0.33 P.S./1 B.R. x 100 B.R. =	33 P.S.
COMMUNITY CENTER – 6 P.S./1000 S.F. x 41,400 S.F. = 248.40 P.S. =	249 P.S.
GROUP HOME – 0.75 P.S./1 B.R. x 480 B.R. =	360 P.S.
	3629 P.S.

8. PARKING PROVIDED: 3,078 P.S. (INCLUDING 72 HANDICAP P.S.)

9. DATUM: N.A.V.D. 88

10. BENCHMARK: ELEVATION 56.75', SURVEY NAIL SET IN SALEM CHURCH ROAD.

11. DATE OF SURVEY: FEBRUARY 11, 2015 BY APEX ENGINEERING INCORPORATED.

12. WATER: ARTESIAN WATER – WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

13. SEWAGE DISPOSAL: NEW CASTLE COUNTY – 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 THE 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.

APPLICATION NO. 2016-0418 S/Z
EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN
THE CROSSINGS AT SALEM

PENCADER AND NEW CASTLE HUNDREDS – NEW CASTLE COUNTY – DELAWARE

CERTIFICATION OF PLAN ACCURACY

I, STEPHEN G. DAVIES, 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 AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

STEPHEN G. DAVIES DATE
REGISTRATION #7690

CERTIFICATION OF OWNERSHIP

I, _____, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

_____ DATE

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____
DATE GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED _____ BY _____
DATE COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

NO.	DATE	COMMENT	CHECKED

APEX ENGINEERING INCORPORATED
BY W. MARKET STREET NEWPORT, DELAWARE 19804
(302) 994-1960 (302) 994-9069 FAX
sdavies@apexengineering.com

SCALE: 1"=200'	DATE: 5/26/2017	SHEET NO. 1 OF 19
SURVEYED BY: J.S./K.P.	DRAWN BY: F.D.S	
MICROFILM NO.	CHECKED BY: S.G.D	
PROJECT / FILE NUMBER: 14114000PBASE-C3D		REVISION: -

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