

SITE DATA

PARCEL #1 - UNIVERSITY COMMONS TOWNHOME APARTMENTS

TAX PARCEL # 18-020.00-261
 PROPERTY ADDRESS 101 VICTORIA COURT
 NEWARK, DELAWARE 19711
 OWNER NAME UNIVERSITY COMMONS II LLC
 OWNER ADDRESS 201 E. DELAWARE AVENUE
 NEWARK, DELAWARE 19711
 LOT SIZE 2.07 ACRES
 MICROFILM # 9102
 DEED 20170721 0036695
 EXISTING ZONING RM - GARDEN APARTMENTS
 PROPOSED ZONING RA - HIGH RISE APARTMENTS

PARCEL #2 - CONTINENTAL COURT APARTMENTS

TAX PARCEL # 18-020.00-209
 PROPERTY ADDRESS 65 S. CHAPEL STREET
 NEWARK, DELAWARE 19711
 OWNER NAME CONTINENTAL COURT LLC
 OWNER ADDRESS 201 E. DELAWARE AVENUE
 NEWARK, DELAWARE 19711
 LOT SIZE 2.64 ACRES
 MICROFILM # 201405150020261
 DEED 2424 178
 EXISTING ZONING RA - HIGH RISE APARTMENTS
 PROPOSED ZONING UNCHANGED

PURPOSE NOTE

IT IS THE INTENT TO DEMOLISH THE EXISTING CONTINENTAL COURT APARTMENTS AND UNIVERSITY COMMONS TOWNHOME APARTMENTS, CONSOLIDATE THE TWO PARCELS INTO ONE, REZONE THE CONTINENTAL COURT PARCEL TO RA ZONING AND CONSTRUCT TWO NEW HIGH RISE (7 STORY) MULTI-FAMILY APARTMENT BUILDINGS AND ASSOCIATED PARKING, IN TWO SEPARATE PHASES.

POTENTIAL WAIVERS/VARIANCES

- TO ALLOW A FRONT YARD SETBACK REDUCTION FROM 30 FEET TO 20 FEET TO ALLOW HAINES AND CHAPEL STREETS TO SERVE AS FIRE LANES
- TO ALLOW A BUILDING COVERAGE OF 23% (EXCEEDS MAX. ALLOWED OF 20%)
- TO ALLOW REDUCTION IN REQUIRED PARKING QUANTITY TO PROVIDE A MAXIMUM OF 2 SPACES/UNIT
- TO ALLOW REDUCTION IN REQUIRED RECREATION AREA (LESS THAN 17% OF LOT AREA)

ZONING SUMMARY - RA ZONING

PERMITTED USE:	ALLOWABLE:	PROPOSED:
MINIMUM LOT SIZE	HIGH-RISE APARTMENTS	HIGH-RISE APARTMENTS W/ TOWNHOME APARTMENTS
MAXIMUM DWELLING UNITS PER ACRE	2 ACRES (1200 SF/DU)	4.71 ACRES (205,254 SF)
MINIMUM LOT (BLDG.) COVERAGE	36 (169 UNITS)	34.4 (162 UNITS (156 HIGH RISE & 6 TOWNHOME APARTMENTS))
MINIMUM BUILDING SEPARATION	20% (41,033 SF)	23% (47,318 SF)
MINIMUM STREET FRONTAGE	25 FEET / 80 FEET (FRONT TO REAR)	> 80 FEET
MINIMUM OPEN AREA	50 FEET	343.5 FEET
MAXIMUM BUILDING HEIGHT	40%	77%
MINIMUM STREET YARD (PERIMETER)	7 STORIES - 80 FEET (10 STRY/110 FT)	7 STORIES (< 80 FEET)
MINIMUM EXTERIOR LOT LINE YARD	30 FEET	20 FEET
MINIMUM REAR YARD	25 FEET	25 FEET
MINIMUM SIDE YARD	25 FEET (N/A ON THROUGH LOT)	N/A
	20 FEET OR 1/2 BLDG HEIGHT (> 3 STORIES)	25 FT

APARTMENT UNIT BREAKDOWN

BUILDING #1 - 6 LIVING FLOORS
TOTAL UNITS = 48

	PER FLOOR	TOTAL
2 BEDROOM UNITS	2	12
3 BEDROOM UNITS	2	12
4 BEDROOM UNITS	4	24
	8	48

BUILDING #2 - 6 LIVING FLOORS
TOTAL UNITS = 108

	PER FLOOR	TOTAL
2 BEDROOM UNITS	6	36
3 BEDROOM UNITS	6	36
4 BEDROOM UNITS	6	48
	18	108

PARKING CALCULATION

REQUIRED PARKING: HIGH RISE APARTMENTS
 2 BEDROOMS OR LESS: 3 SPACES PER UNIT
 3 BEDROOMS OR MORE: 3 SPACES PER UNIT
 TOTAL 2 BEDROOM UNITS = 36 * 2 = 72 SPACES
 TOTAL 3 & 4 BEDROOM UNITS = 120 * 3 = 360 SPACES
 TOWNHOME APARTMENTS (4 BEDROOM): 3 SPACES PER UNIT
 6 TOWNS * 3 = 18 SPACES

PROPOSED PARKING: HIGH RISE APARTMENTS: 324 SPACES (115 COVERED AND 209 SURFACE)
 TOWNHOME APARTMENTS: 12 GARAGE SPACES

PARKING TOTALS: REQUIRED: 450 SPACES (AVG OF 2.67 SPACES/UNIT) PROVIDED: 336 SPACES * (2 SPACES/UNIT)

BICYCLE PARKING CALCULATION

REQUIRED: 1 BICYCLE SPACE PER 5 AUTOMOBILE PARKING SPACES
 324 SPACES / 5 = 65 BICYCLE SPACES

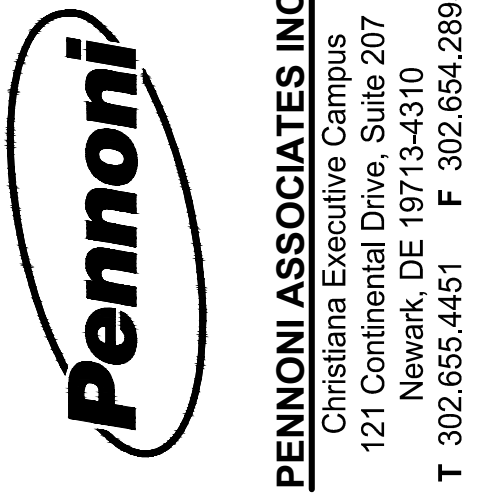
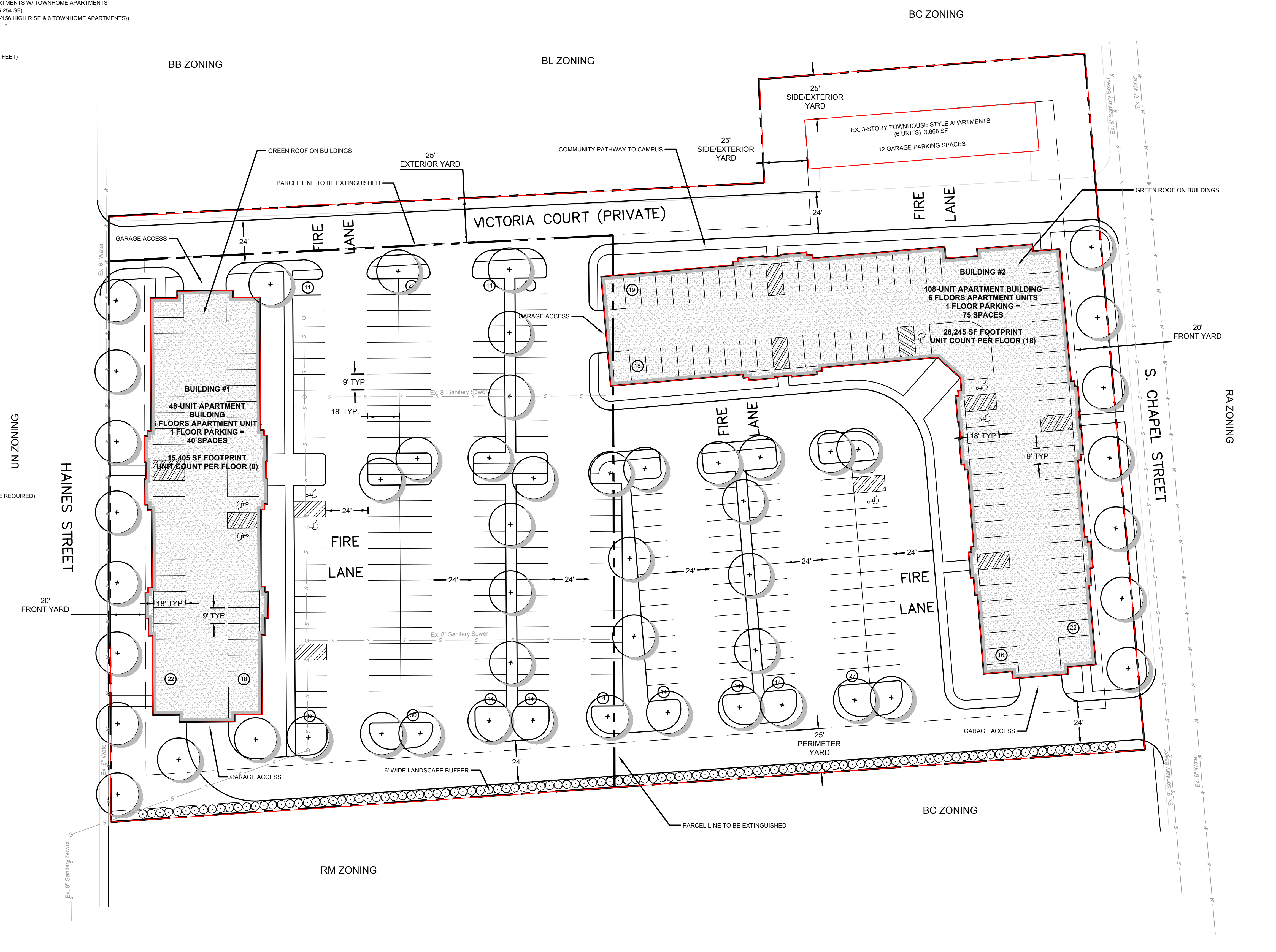
PROVIDED: BICYCLE PARKING WILL BE PROVIDED IN THE FORM OF BICYCLE RACKS OR STORAGE LOCKERS IN AREAS SEPARATED FROM THE PARKING AND VISIBLE FROM ADJACENT SIDEWALKS/STREETS.

RECREATION AREA CALCULATION

REQUIREMENT: DENSITY: > 15 DU/AC, REQUIRES 17% OF SITE AREA FOR REC. AREA

AREA REQUIRED: SITE AREA = 4.71 ACRES * 0.17 = 0.80 ACRES

AREA PROVIDED: TO BE DETERMINED. REC. AREA PARTIALLY PROVIDED WITHIN BUILDINGS (WAIVER MAY BE REQUIRED)



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

UNIVERSITY COMMONS APARTMENTS
 CITY OF NEWARK, NEW CASTLE COUNTY, DELAWARE

SKETCH PLAN

TSIONAS MANAGEMENT
 201 E. DELAWARE AVENUE
 NEWARK, DELAWARE 19711

NO.	DATE	REVISIONS	BY

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PROJECT **SIONX20006**
 DATE 2021-03-03
 DRAWING SCALE 1"=30'
 DRAWN BY GBR
 APPROVED BY

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