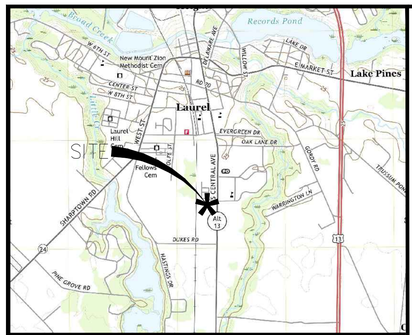
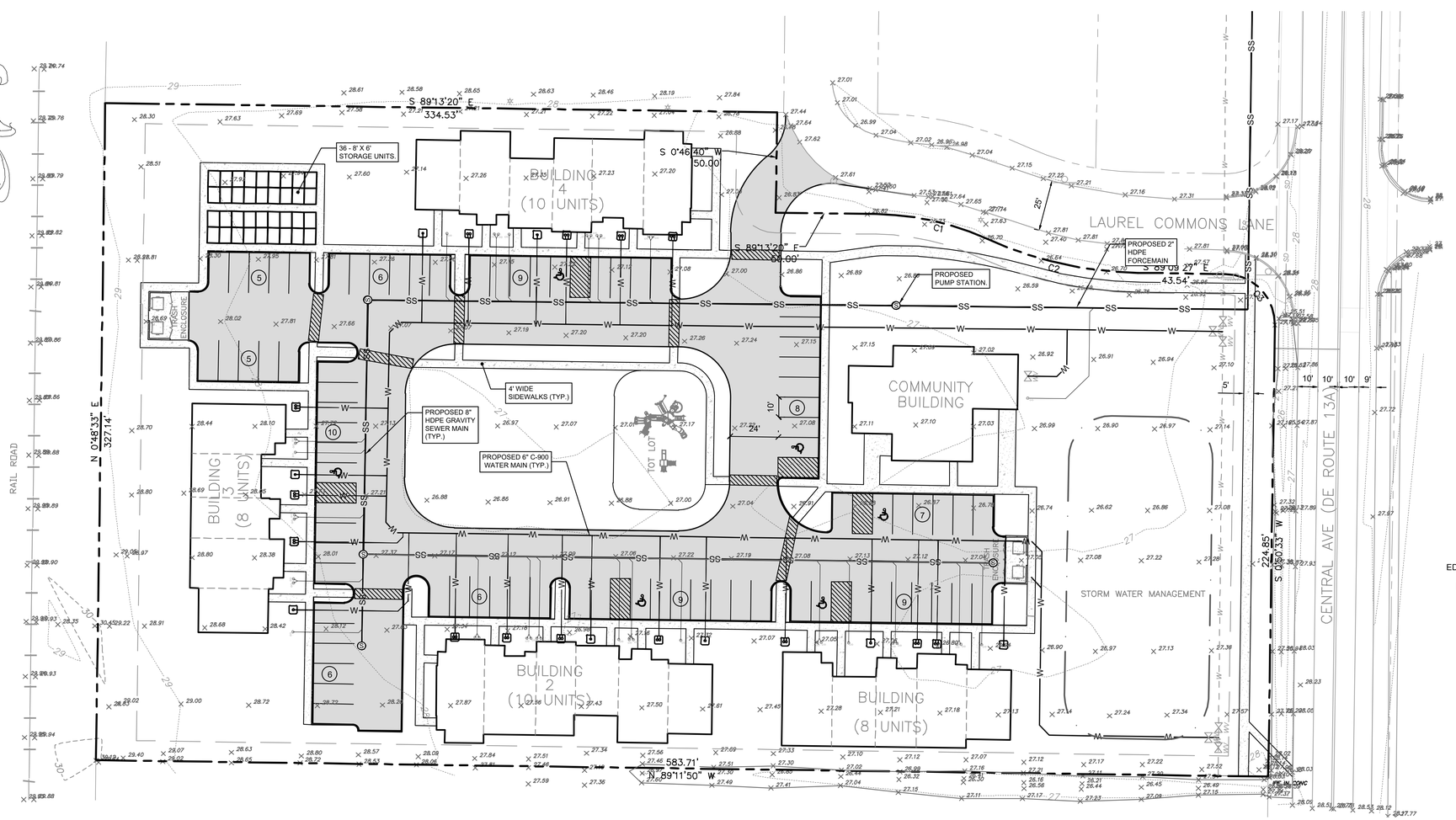
PRELIMINARY SITE PLAN
LAUREL GLEN APARTMENTS
SUSSEX COUNTY, LAUREL, DELAWARE



VICINITY MAP
SCALE: 1"=2000'±



SITE DATA:

OWNER/DEVELOPER:
NEIGHBORGOOD PARTNERS
363 SAULSBURY ROAD
DOVER, DE 19904
(302)-632-6120

ENGINEER/SURVEYOR
McCRONE
119 W NAYLOR MILL ROAD, SUITE 3
SALISBURY, MD 21801
PHONE: (410) 548-1492

ZONING INFORMATION:

TAX MAP:	332-1.00-3.02
DEED REF:	322/70
ZONING:	R-3 GENERAL AND MULTI-FAMILY RESIDENTIAL
LOT REQUIREMENTS:	
SETBACKS:	
FRONT: 20'	
SIDE: 10'	
REAR: 20'	
LOT AREA:	40,000 SF
LOT WIDTH:	200
MAX. BUILDING HEIGHT:	50'
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL

SITE INFORMATION

TOTAL SITE AREA:	±4.01 AC.
TOTAL UNITS:	8 - 1 BEDROOMS
	20 - 2 BEDROOMS
	8 - 3 BEDROOMS
	36 TOTAL UNITS

PARKING CALCULATIONS:
REQUIRED:
2.5 SPACES PER EVERY UNIT
36 UNITS X 2.5 = 90 SPACES
TOTAL 90 SPACES REQUIRED

WAVIER REQUEST TO REDUCE THE REQUIRED 2.5 PER UNIT TO 2.2 PER UNIT
2.2 SPACES PER EVERY UNIT

36 UNITS X 2.2 = 80 SPACES
TOTAL 80 SPACES REQUIRED

PER ADA CODE, TABLE 208.2, IF THE TOTAL NUMBER OF PARKING SPACES IS BETWEEN 76-100 THEN THE MINIMUM NUMBER OF REQUIRED ACCESSIBLE SPACES IS FOUR (4).

PROPOSED:
PROPOSED SPACES 74 SPACES (10' X 20')
PROPOSED ADA SPACES 6 SPACES
TOTAL 80 SPACES

FLOOD ZONE:
PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREA) - AREAS DETERMAINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FEMA FIRM MAP NUMBER 10005C0412L EFFECTIVE 6/20/2018.

DATUM:
NORTH AMERICAN VERTICAL DATUM IS BASED ON NAVD 88, HORIZONTAL DATUM MARYLAND STATE PLANE NAD 83.

SANITARY SEWER SERVICE:
SEWER PROVIDED BY THE TOWN OF LAUREL.

WATER:
WATER PROVIDED BY THE TOWN OF LAUREL.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
SETBACK LINE		
R.O.W. LINE		
EDGE OF TRAVEL LANE		
IRON PIPE FOUND	IPF	
EDGE OF SHOULDER		
BENCH MARK	ELEV: 100.00	
SPOT ELEV. LABEL	× 100.01	
MAJOR CONTOUR	25	
MINOR CONTOUR	24	
ROAD CENTERLINE		
EDGE OF PAVEMENT		
PAINT STRIPE		
PAVEMENT HATCH		
CONCRETE HATCH		
BUILDING OUTLINE		
SIDEWALK		
SIDEWALK HATCH		
CONCRETE		
EDGE OF POND		

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS

REV. #	DATE	DESCRIPTION

McCRONE
ENGINEERS ■ SURVEYORS ■ PLANNERS
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY ■ DELAWARE
119 NAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
(410) 548-1492
www.mccrone-engineering.com

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DATE:	01/03/2023
JOB NUMBER:	D2220161
SCALE:	1"=30'
DRAWN BY:	JB
DESIGNED BY:	RC
APPROVED BY:	RK
PHASE:	

CONCEPT PLAN
FOR
CENTRAL AVE APARTMENTS
SOUTH CENTRAL AVENUE
LAURAL, SUSSEX COUNTY, DELAWARE
Prepared For: NEIGHBORGOOD PARTNERS

SHEET NO.: 1