



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

Co-Chair: David Tackett, Eleventh District
Co-Chair: Janet Kilpatrick, Third District

July 18, 2023
3:00 PM

VIRTUAL ZOOM WEBINAR MEETING** &
LOUIS L. REDDING CITY/COUNTY BUILDING
1ST FLOOR COUNCIL CHAMBERS
800 N. FRENCH STREET, WILMINGTON, DE 19801

REVISED AGENDA

A. Meeting Call to Order

B. Approval of Minutes

C. Review/Discussion of Resolution(s)

R23-: PLAN OF I-495 LOGISTICS CENTER; NEW CASTLE HUNDRED; NORTHEAST CORNER OF ROUTE 13 AND ROGER'S ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO CONSTRUCT A 125,820 SQUARE FOOT WAREHOUSE WITH 7,800 SQUARE FEET OF OFFICE SPACE; CR/HI ZONING; [APPLICATION NO. 2022-0360](#); COUNCIL DISTRICT 10 Introduced by: Mr. Street

D. Review/Discussion of Ordinance(s)

E. Presentations

F. Other

G. Public Comment

H. Adjournment

REVISED AGENDA POSTED: JULY 12, 2023

AGENDA POSTED: July 11, 2023

Due to scheduling conflicts of those set to present on the ordinance, 23-094 is being pulled from the Land Use agenda and will instead be discussed at the 7/25/23 Finance Committee meeting.

*The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 *Del. C.* Section 10004(e)(2). The meeting may go into Executive Session to address issues that arise at the time of the meeting.

**Under Title 29, Section 10006A of *Delaware Code*, New Castle County Council is holding this meeting as a

telephone and video conference, utilizing  Webinar. In addition, this meeting is open to the public in Council Chambers (800 N. French Street, Wilmington, DE 19801). The link to join the meeting via computer, smart device, or smart phone is : <https://zoom.us/j/377322142> You may also call into the meeting (audio) using the following call in numbers: 1-312-626-6799 or +1-646-558-8656 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782 or +1-301-715-8592. Then enter the Webinar ID: 377 322 142. If you do not have a good connection with one, please try the others. Additional information regarding phone functionality during the meeting is available at: <https://support.zoom.us/hc/en-us/articles/360029527911-Live-Training-Webinars>

Meeting materials, including a meeting agenda, legislation to be addressed during the meeting, and other materials related to the meeting are electronically accessible at <https://www.nccde.org/2351/Agendas-and-Minutes> Members of the public joining the meeting may be provided an opportunity to make comments in real time. A comment period will be administered by a moderator to ensure everyone may have an opportunity to comment.

If permitted to comment, you will not be able to speak until called upon by the moderator. For those appearing virtually, there are functions in the program that allow you to do this. Please see the link in the previous paragraph.

Introduced by: Mr. Street
Date of introduction: July 25, 2023

RESOLUTION NO. 23-

**PLAN OF I-495 LOGISTICS CENTER; NEW CASTLE HUNDRED;
NORTHEAST CORNER OF ROUTE 13 AND ROGER'S ROAD; MAJOR LAND
DEVELOPMENT PLAN THAT PROPOSES TO CONSTRUCT A 125,820 SQUARE FOOT
WAREHOUSE WITH 7,800 SQUARE FEET OF OFFICE SPACE; CR/HI ZONING;
APPLICATION NO. 2022-0360; COUNCIL DISTRICT 10**

NOW, THEREFORE, BE IT RESOLVED, by and for the County Council of New Castle County that County Council hereby approves the following major land development plan, Plan of I-495 Logistics Center (Application No. 2022-0360), as heretofore approved by the Land Use Department, and the President of County Council is hereby authorized to endorse her approval upon the following plan.

**PLAN OF I-495 LOGISTICS CENTER
New Castle Hundred**

Adopted by County Council of
New Castle County on: 7/25/2023

President of County Council
of New Castle County

SYNOPSIS: Same as title

FISCAL IMPACT: This will have no immediately discernible fiscal impact on the county but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.

MEMORANDUM

To: Council President
Members of County Council
Council to Council
Clerk of County Council

From: Charuni Patibanda

Re: Application No. 2022-0360
I-495 Logistics Center
Record Major Land Development Plan

Date: July 5, 2023

Enclosed for Council's review and consideration of approval are paper prints of the above-referenced plan. The Department has determined that this proposal complies with all applicable requirements of the New Castle County Code.

A suggested title, synopsis, and fiscal note are attached.

cc: Matthew Meyer, County Executive
Vanessa Phillips, Chief Administrative Officer
Brian Boyle, Senior Policy Director

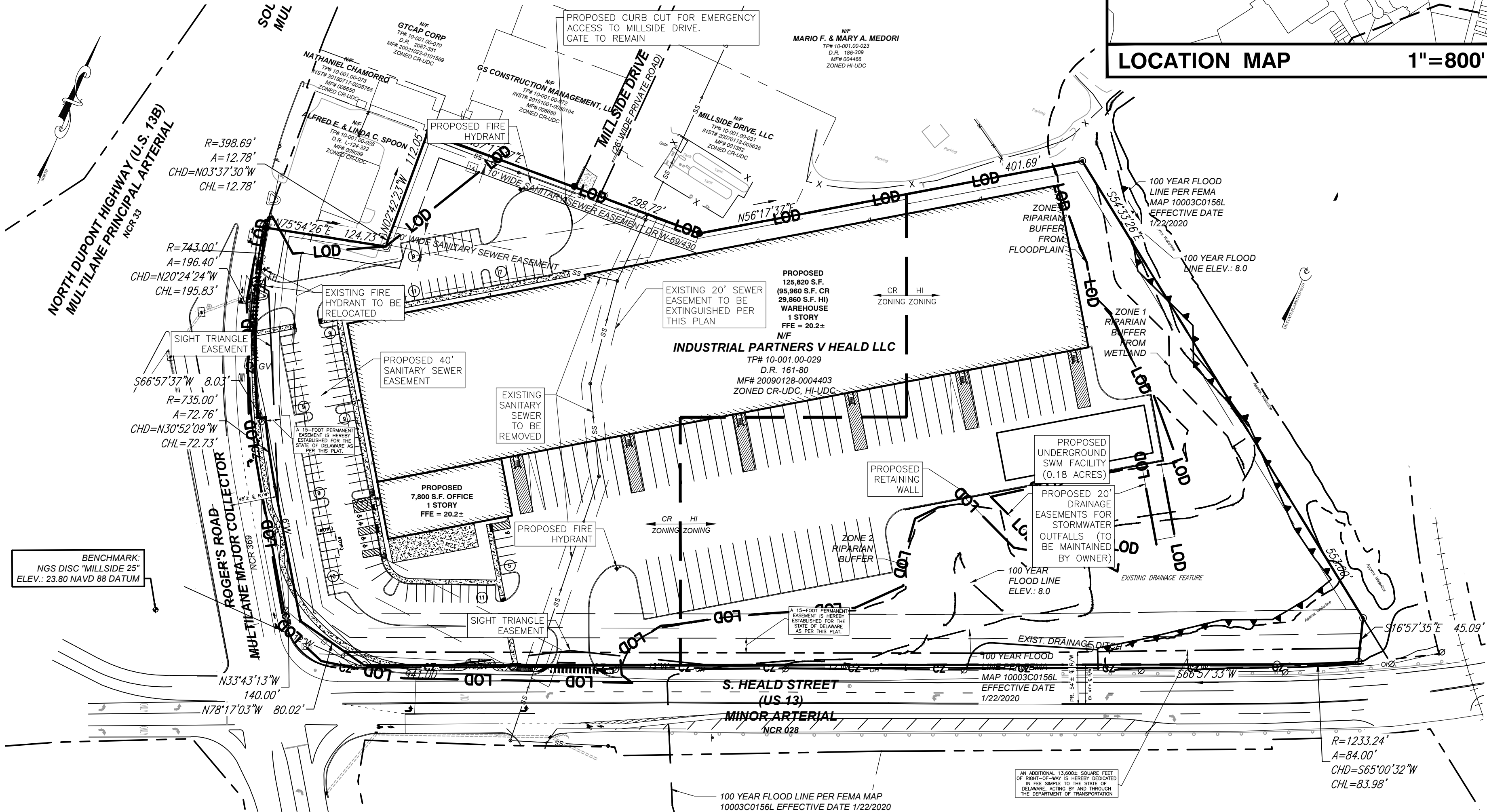
Plan of I-495 Logistics Center; New Castle Hundred; Northeast corner of Route 13 and Roger's Road; Major Land Development Plan that proposes to construct a 125,820 SF warehouse with 7,800 SF of office space; CR/HI zoning.

Synopsis: Same as title

Fiscal Note: This will have no immediately discernible fiscal impact on the county but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.

1. TAX PARCEL NUMBER: 10-001.00-029
2. SOURCE OF TITLE: 20220628 0065861
3. SITE ACREAGE:
GROSS AREA: 11.07 +/- ACRES
NET AREA: 10.75 +/- ACRES
4. EXISTING ZONING: CR - UDC (COMMERCIAL RETAIL) - OTHER PERMITTED
HI - UDC (HEAVY INDUSTRIAL) - OTHER INDUSTRIAL
PROPOSED ZONING: CR - UDC (COMMERCIAL RETAIL) - OTHER PERMITTED
HI - UDC (HEAVY INDUSTRIAL) - OTHER INDUSTRIAL
- BULK AREA RESTRICTIONS
- | | CR | HI |
|--------------------------------|--------|---------|
| STREET YARD SETBACK: | 40' | 40' |
| SIDE YARD: | 20' | 0' |
| REAR YARD: | 20' | 0' |
| LOT AREA: | 1 ACRE | 5 ACRES |
| BUILDING HEIGHT: | 50' | 70' |
| PAVING SETBACK (STREET/OTHER): | 25'/5' | 40'/10' |
5. TOPOGRAPHIC SURVEY:
- A. FIELD SURVEY BY LANDMARK ENGINEERING, INC. 04-09-2022 THROUGH 04-12-2022
- B. DATUM: NAVD 1988
- BENCHMARK: NGS DISC "MILLSIDE 25"
- ELEVATION: 23.80
- C. PERIMETER PROPERTY CORNER MARKERS:
- EXISTING (4)
□ PROPOSED (9)
6. WATER SUPPLY: ARTESIAN WATER COMPANY
- 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.
7. SANITARY SEWER: GRAVITY - NEW CASTLE COUNTY (PUBLIC)
- SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. 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 IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS PROJECT. THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. ESTIMATED SEWAGE FLOW GENERATION FOR THIS PROJECT, BASED ON 97 PARKING SPACES, IS 1,213 GPD.
8. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
9. WATER RESOURCE PROTECTION: NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 1 OF 3, DATED 1987, REVISED 1993, MAY 2001, FEB 2006, DECEMBER 2011, AND MARCH 2017.
10. A 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0156L PANEL 156 OF 475, DATED JANUARY 22, 2020.
11. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
12. WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS, AND THE WETLANDS FOUND TO EXIST ON THE SITE, TOTALING 00.33 ACRES, ARE SHOWN ON THIS PLAN. SEE WETLAND REPORT PREPARED BY LANDMARK SCIENCE AND ENGINEERING DATED APRIL 2022. NO WETLAND DISTURBANCE IS PROPOSED BY THIS PROJECT.
13. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN, OR THE LANDSCAPE PLAN, SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
14. CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
15. LAND DEVELOPMENT DATA:
- | | |
|--|----------------------|
| EXISTING BUILDING AREA: (1410 SF) | 00.03 ACRES = 00.29% |
| EXISTING PAVED AREA: | 05.69 ACRES = 51.37% |
| EXISTING STORMWATER MANAGEMENT (SWM) AREA: | 00.00 ACRES = 00.00% |
| PROPOSED BUILDING AREA: (133620 SF) | 03.07 ACRES = 28.56% |
| PROPOSED PAVED AREA: | 03.51 ACRES = 32.65% |
| PROPOSED SWM AREA: | 00.18 ACRES = N/A |
| PROPOSED OPEN AREA: | 04.01 ACRES = 37.30% |
| TOTAL WATERS AREA: | 00.16 ACRES = 01.49% |
| TOTAL | 10.75 ACRES = 100.0% |
16. PARKING DATA (PER UDC SECTION 40.03.522)
TYPICAL PARKING SPACES SHALL MEASURE 9' x 18'
- PARKING RATIONALE:
- WAREHOUSE:
5 SPACES + (0.5/1000 SF)*125,820 SF 68 SPACES
- OFFICE:
(3.5/1000 SF)*7,800 SF 28 SPACES
- PARKING SPACES REQUIRED: 96 SPACES
- PARKING SPACES PROVIDED:
(INCLUDING 05 HANDICAPPED PARKING SPACES) 96 SPACES
- REQUIRED BICYCLE PARKING:
PROVIDED: 10 SPACES 10 SPACES
- LOADING BAYS (12' x 60' MIN) REQUIRED 04 BAYS
LOADING BAYS PROVIDED 40 BAYS
17. FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS. A FIRE MARSHAL RECORD MAP PLAN, LAST DATED 02/27/2023, OR AS LATER AMENDED AND APPROVED IN WRITING BY THE STATE FIRE MARSHAL, IS HEREBY CONSIDERED PART OF THIS PLAN.
- FIRE HYDRANTS
FH (1) EXISTING (TO BE RELOCATED)
FH (2) PROPOSED (1) RELOCATED
18. ALL ENTRANCES SHALL CONFORM TO DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN AN ENTRANCE PERMIT FROM THE DELDOT NORTH DISTRICT PERMIT OFFICE.
19. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
20. A LANDSCAPE PLAN PREPARED BY DESIGNS ETC., LAST DATED 05-17-2023, OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
21. IMPACT FEES: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISION OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY N.C.C. COUNCIL.
22. PERFORMANCE SURETY: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA WAS RECORDED ON 05-24-2023, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AT INSTRUMENT NO. 20230524-0033234.

23. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING. SIDEWALKS SHALL BE FIVE (5) FEET MINIMUM IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
24. POSTAL ADDRESS: 1101 S. HEALD STREET, WILMINGTON, DE 19801
25. ADDRESSES ARE AS ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES.
26. COMMON FACILITIES: ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALK, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.
27. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
28. VARIANCES:
- NO VARIANCES ARE CONTEMPLATED AS A PART OF THIS PLAN.
29. SUPERSEDURE NOTE: THIS PLAN SUPERSEDES, IN PART, THE RECORD MAJOR LAND DEVELOPMENT PLAN HATZIS PROPERTY DATED 02/18/2008 AND RECORDED 01/28/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON INSTRUMENT NO. 20090126-0004403.
30. PRIOR PLAN APPROVALS:
- EXPLORATORY PLAN APPROVAL: 01-19-2023
31. OPEN SPACE REQUIREMENT:
PER SECTION 40.04.110
- | | CR | HI |
|--------------------|-------|-------|
| REQUIRED: | 25% | 10% |
| PROVIDED PER PLAN: | 28.0% | 56.5% |
32. FOREST DISTURBANCE: 0.00 ACRES
PER SECTION 40.10.110
33. ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE PROJECT'S OWNER.
34. A GEOTECHNICAL EVALUATION HAS BEEN PERFORMED TO APPROXIMATE THE SEASONAL HIGH WATER TABLE (SHWT) ELEVATION AND NO LOTS REQUIRE FURTHER EVALUATION, AS IT PERTAINS TO THEIR LOWEST PROPOSED FLOOR ELEVATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
35. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND PURSUANT TO UDC §40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS. AN AMOUNT OF \$4800 SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.
36. THE CONTRACTOR IS TO PROVIDE ANY REQUIRED DETAILS FOR RETAINING WALL PRIOR TO ISSUANCE OF A BUILDING PERMIT. ANY PROPOSED RETAINING WALL IN EXCESS OF 4- FEET OF EXPOSED HEIGHT MUST BE DESIGNED AND CERTIFIED BY A QUALIFIED PROFESSIONAL ENGINEER WITH ALL DETAILS AND COMPUTATIONS SUBMITTED TO THE DEPARTMENT BUILDING PLAN REVIEW SECTION FOR REVIEW AND PERMITTING.
37. THE DEVELOPER SHALL BE PERMITTED TO TRESPASS FOR A PERIOD OF ONE YEAR POST ISSUANCE OF A CERTIFICATE OF OCCUPANCY TO COMPLETE DRAINAGE OR LANDSCAPING REQUIREMENTS.



PROTECTED RESOURCE	TOTAL AREA	DISTURBED AREA	PROTECTED AREA	PROTECTION RATIO REQUIRED	PROTECTION RATIO PROVIDED*
FLOODPLAIN	1.14 ACRES	0.04 ACRES	1.10 ACRES	100%	96%
RIPIARIAN BUFFER AREA	2.38 ACRES	0.10 ACRES	1.30 ACRES	100%	96%
WETLANDS	0.24 ACRES	0.00 ACRES	0.24 ACRES	100%	100%

*DISTURBANCE PER FLOODPLAIN PERMIT #2023-0255 AND NCCC §40.10.115

PLAN VIEW
SCALE 1" = 80'

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 125,820 SF WAREHOUSE WITH A 7,800 SF OFFICE SPACE AND ASSOCIATED IMPROVEMENTS

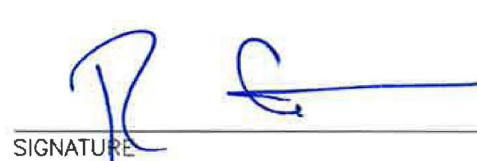
CERTIFICATION OF PLAN ACCURACY

I, CRAIG M. WILSON, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL 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.

SIGNATURE:  DATE: 5/23/2023

CERTIFICATION OF OWNERSHIP

I, ROBERT BUCCINI OF INDUSTRIAL PARTNERS V HEALD LLC, 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 DISCRETION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

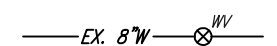
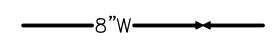
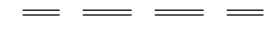
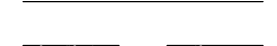
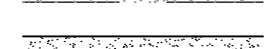
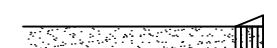
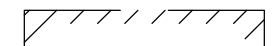
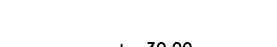
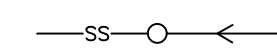
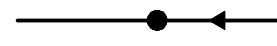
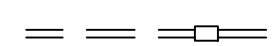
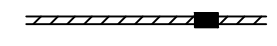
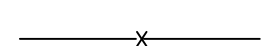
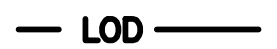
SIGNATURE:  DATE: 6-12-2023

CERTIFICATION OF PLAN APPROVAL

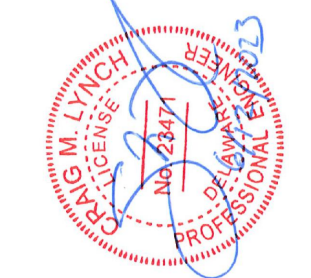
APPROVED: _____ BY: _____ GENERAL MANAGER
DATE

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

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

LEGEND	
	EXISTING WATER MAIN AND WATER VALVE
	PROPOSED WATER MAIN AND WATER VALVE
	EXISTING VERTICAL P.C.C. CURB
	PROPOSED P.C.C. CURB
	EXISTING P.C.C. SIDEWALK
	PROPOSED P.C.C. SIDEWALK
	PROPOSED HANDICAP RAMP
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER AND MANHOLE
	PROPOSED BUILDING SETBACK
	PROPOSED STORMWATER MANAGEMENT AREA
	PROPOSED RIPIARIAN BUFFER AREA
	EXISTING STORM DRAIN AND CATCH BASIN
	PROPOSED STORM DRAIN AND CATCH BASIN
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED LIMITS OF DISTURBANCE
	EXISTING WETLANDS

LOCATION MAP
1"=800'



REGISTERED PROFESSIONAL ENGINEER
STATE OF DELAWARE
NO. 23471
CRAIG M. WILSON

CHANGED
TOW

REVISIONS

PER NCC COMMENTS 5/15/2023

APPLICATION NO. 2022-0360(S)
RECORD MAJOR LAND DEVELOPMENT PLAN
FOR
I-495 LOGISTICS CENTER
NEW CASTLE HUNDRED - NEW CASTLE COUNTY, DELAWARE

INDUSTRIAL PARTNERS V HEALD LLC
1000 N WEST STREET, SUITE 900
WILMINGTON, DE 19801
(302) 691-2122

DEPARTMENT OF LAND USE
APPROVAL BLOCK

200 CONTINENTAL DRIVE
NEWARK, DE 19713
PHONE: (302) 333-4877
FAX: (302) 333-4877
WWW.LANDMARK-SE.COM
INFO@LANDMARK-SE.COM

210 BERKSHIRE BLVD.,
SUITE 100
ABERDEEN, MD 21001
(410) 261-4444
FAX: (410) 261-4444
INFO@LANDMARK-SE.COM

Landmark
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DRAWN BY: CML SCALE: 1"=80'
DESIGN BY: CML DATE: 5/18/2022
CHECK BY: TCW SHEET: CR-01 of 02
COMMISSION: C1835-1
FILE NAME: REC-SET.dwg
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