



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

November 7, 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

AGENDA

A. Meeting Call to Order

B. Approval of Minutes

C. Review/Discussion of Resolution(s)

R23-__: PLAN OF FIRST STATE CROSSING PARCEL 1; BRANDYWINE HUNDRED; SOUTH SIDE OF NAAMANS ROAD, 1300' WEST OF HICKMAN ROAD; MAJOR REDEVELOPMENT PLAN THAT PROPOSES TO CONSTRUCT A 317,892 SF WAREHOUSE; I ZONING; [APPLICATION NO. 2023-0112](#); COUNCIL DISTRICT 8 Introduced by: Mr. Cartier

R23-__: PLAN OF DELAWARE STATE POLICE TROOP 6; CHRISTIANA HUNDRED; WEST SIDE OF ALBERTSON BOULEVARD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO DEMOLISH EXISTING BUILDINGS AND CONSTRUCT 57,628 SQUARE FEET OF NEW BUILDINGS AND ASSOCIATED IMPROVEMENTS; SR ZONING; [APPLICATION NO. 2022-0499-S](#); COUNCIL DISTRICT 9 Introduced by: Mr. Sheldon

D. Review/Discussion of Ordinance(s)

E. Presentations

F. Other

G. Public Comment

H. Adjournment

AGENDA POSTED: OCTOBER 31, 2023

*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. Cartier
Date of introduction: November 14, 2023

RESOLUTION NO. 23-

**PLAN OF FIRST STATE CROSSING PARCEL 1; BRANDYWINE HUNDRED;
SOUTH SIDE OF NAAMANS ROAD, 1300' WEST OF HICKMAN ROAD;
MAJOR REDEVELOPMENT PLAN THAT PROPOSES TO
CONSTRUCT A 317,892 SF WAREHOUSE; I ZONING;
APPLICATION NO. 2023-0112; COUNCIL DISTRICT 8**

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 First State Crossing Parcel 1 (Application No. 2023-0112), 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 FIRST STATE CROSSING PARCEL 1
Brandywine Hundred**

Adopted by County Council of
New Castle County on:

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. 2023-0112
First State Crossing Parcel 1
Record Major Land Development Plan

Date: October 17, 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.

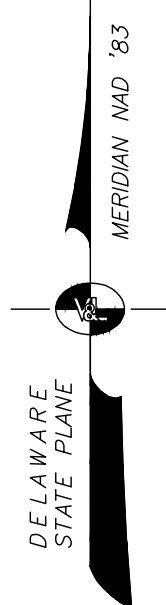
A suggested title, synopsis, and fiscal note are attached.

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

Plan of First State Crossing Parcel 1; Brandywine Hundred; South side of Naamans Road, 1300' west of Hickman Road; Major Redevelopment Plan that proposes to construct a 317,892 SF warehouse; I 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.



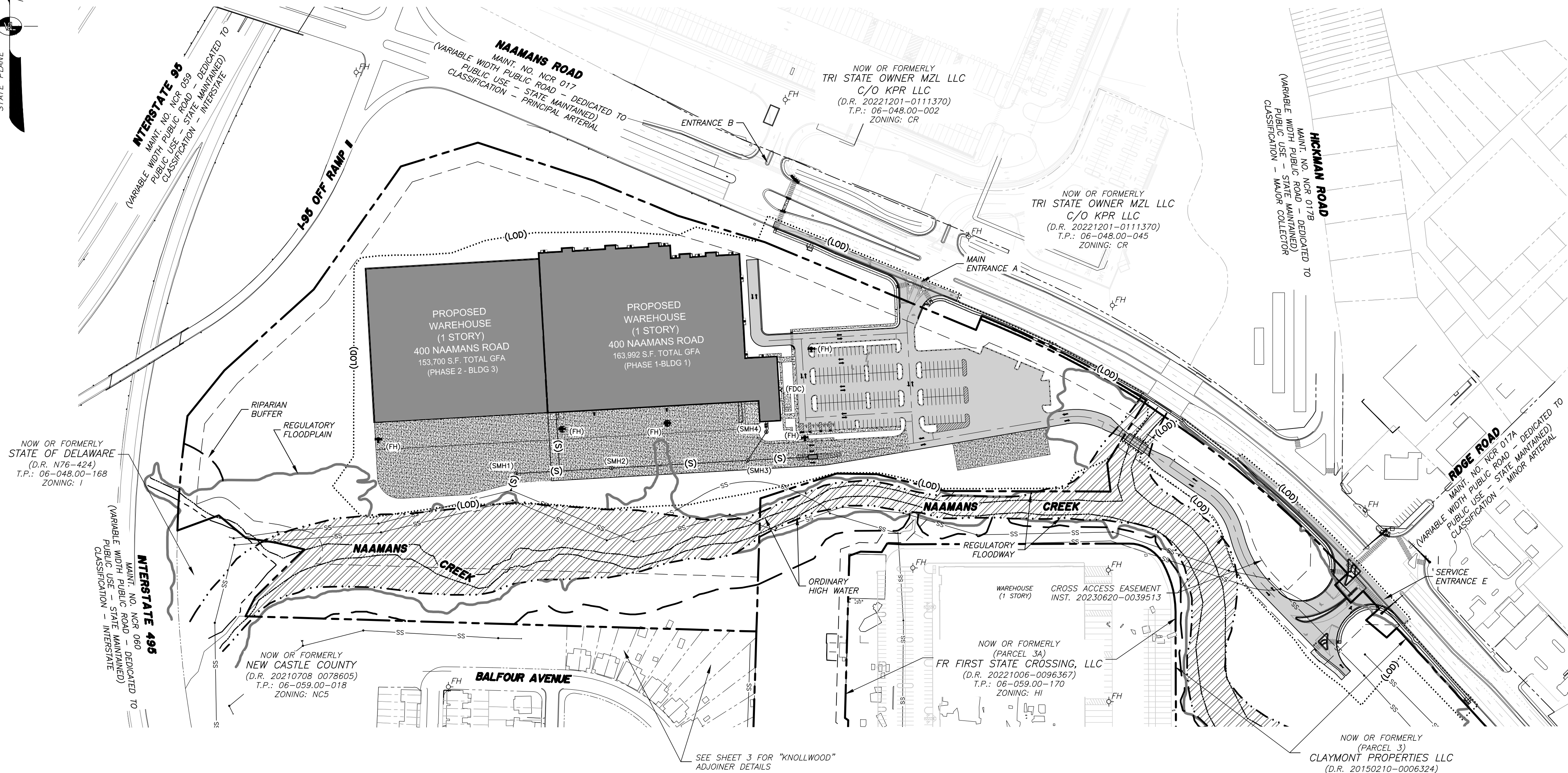
APPLICATION NO. 2023-0112

RECORD MAJOR REDEVELOPMENT PLAN

FOR

FIRST STATE CROSSING - PARCEL 1

400 NAAMANS ROAD
BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE



LEGEND	
EXISTING	PROPOSED
---	PROPERTY LINE
N/A	BUILDING RESTRICTION LINE
N/A	ACCESS EASEMENT
N/A	ASPHALT PAVEMENT
▨	BUILDING
N/A	CONCRETE
⚡	FIRE HYDRANT
---	REGULATORY FLOODPLAIN
---	REGULATORY FLOODWAY
---	RIPARIAN BUFFER
---	ORDINARY HIGH WATER
SS	SANITARY SEWER
N/A	LIMIT OF DISTURBANCE

PURPOSE NOTE:

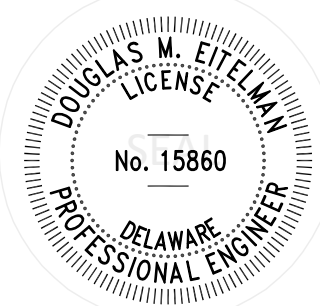
THE PURPOSE OF THIS PLAN IS TO:

- PROPOSE A MAJOR REDEVELOPMENT OF A BROWNFIELD SITE (DE-0046 OPERABLE UNITS #1&3) IN CONJUNCTION WITH SECTION 40.08.130 B6 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE, PROPOSE 317,892 S.F. OF GROSS FLOOR AREA AND ASSOCIATED PHASED SITE AND ACCESS IMPROVEMENTS.
- SHOW THE RECORDED CROSS ACCESS EASEMENT OVER PART OF PARCEL 06-048.00-001 (PARCEL 3) FOR THE BENEFIT OF TAX PARCEL 06-048.00-041. (INST. 20230620-0039513)
- DEDICATE (0.065±ACRES) OF RIGHT-OF-WAY.

CERTIFICATION OF PLAN ACCURACY

I, THE UNDERSIGNED, 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.

9.15.2023
SIGNATURE AND DATE
DOUGLAS M. EITELMAN, PE DE#15860
PRINTED NAME



CERTIFICATION OF OWNERSHIP

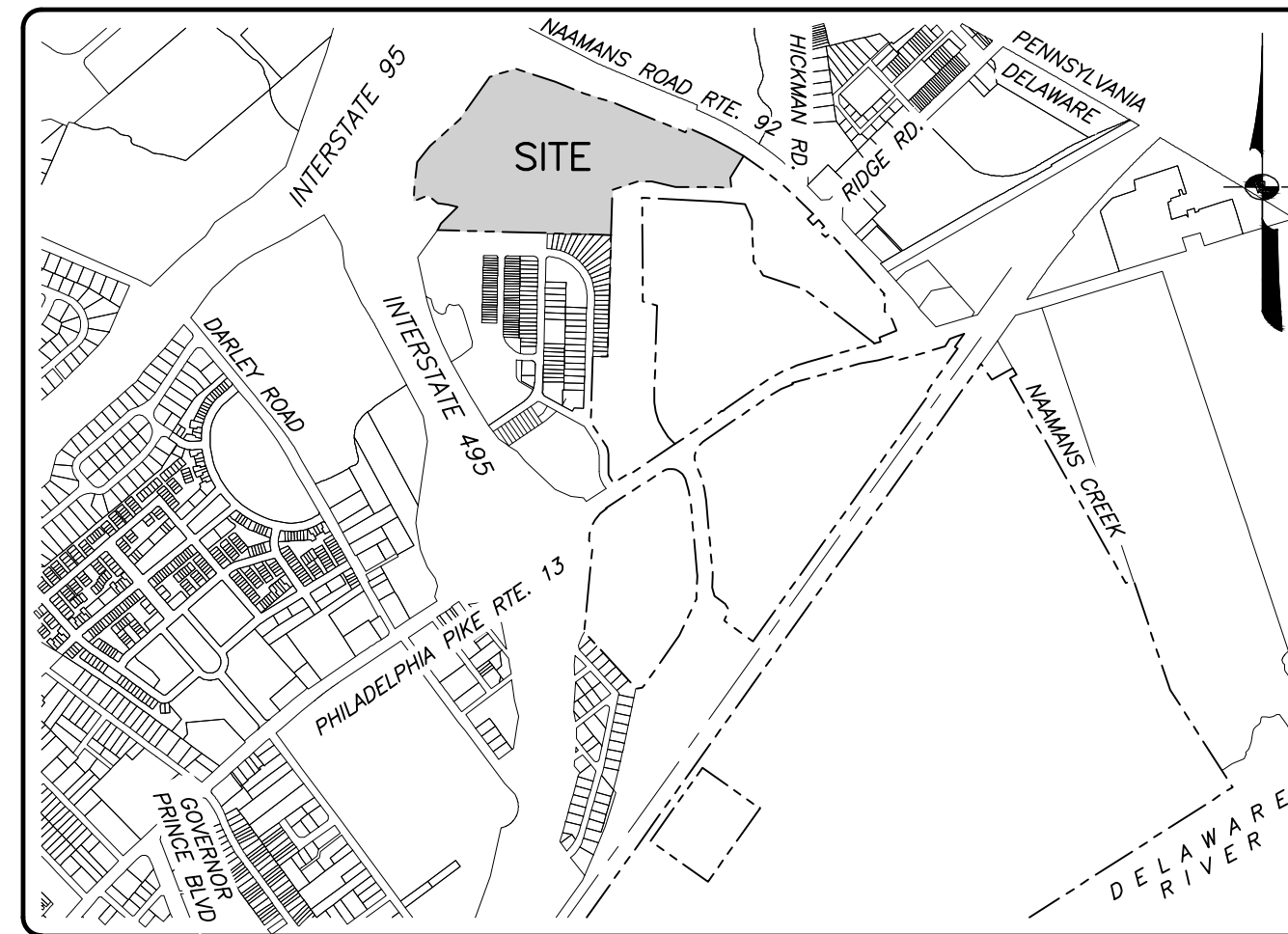
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT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

SIGNATURE
PRINTED NAME
DATE

SHEET	SHEET TITLE
1-2	COVER SHEET
2	NOTES & PHASING MATRIX
3	PROPERTY PLAN
4-8	RECORD PLAN

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.



ZONING MAP NOS. 10 & 11
LOCATION PLAN
SCALE: 1" = 1,200'

- GENERAL DATA:**
- OWNER: CLAYMONT PROPERTIES LLC
1515 DES PERES RD., SUITE 300
ST. LOUIS, MO 63131
PHONE: 314-835-2835
 - DEVELOPER: AGILE COLD CLAYMONT LLC
3117 ATHENS HIGHWAY
GAINESVILLE, GA 30507
PHONE: 616-304-3879
 - SITE ADDRESS: 400 NAAMANS ROAD
CLAYMONT, DE 19703
 - TAX PARCEL NUMBER: 06-048.00-041 (PARCEL 1)
 - SOURCE OF TITLE: DEED RECORD 20150210-0006324
 - SITE AREA: 31.613 ACRES (GROSS AREA)
0.065 ACRES (RIGHT OF WAY DEDICATION)
31.548 ACRES (NET AREA)
 - ZONING: I (INDUSTRIAL)
STREET SETBACK: 40 FEET (40 FEET TO PAVING)
SIDE SETBACK: 0/20+ FEET (10 FEET TO PAVING)
REAR SETBACK: 0/50+ FEET (10 FEET TO PAVING)
LOT WIDTH: 100 FEET
BUILDING HEIGHT: 60/140+ FEET
* ADJACENT TO RESIDENTIAL USE
** OVER 65 FEET MIN. SETBACK IS BUILDING HEIGHT ADJACENT TO RESIDENTIAL USE (LOT STANDARDS FROM TABLE 40.04.110: I INDUSTRIAL)
 - USE: EXISTING: INDUSTRIAL
PROPOSED: LIGHT INDUSTRY (WAREHOUSE)
 - MONUMENTS: EXISTING 1 [] PROPOSED 4 [] (SEE SHEET 3)
 - MODIFIED GRID: 130/374
 - COUNCILMANIC DISTRICT: 8
 - SOURCE OF SURVEY: PLANIMETRICS AND TOPOGRAPHY WERE OBTAINED FROM AN AERIAL SURVEY PREPARED BY QUANTUM SPATIAL COMPLETED ON MARCH 17, 2016 AND A FIELD SURVEY BY VANDEMARK & LYNCH, INC. FEB/MARCH 2023.
 - DATUM/BENCHMARK: HORIZONTAL: DELAWARE STATE PLANE MERIDIAN NAD 83'
VERTICAL: NORTH AMERICAN VERTICAL DATUM - 1988
 - WATER: VEDIA NORTH AMERICA 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.
 - SEWER: NEW CASTLE COUNTY 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 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.
 - PARKING RATIONALE:
PARKING SPACES REQUIRED: 5 SPACE MINIMUM + (0.5 P.S. / 1,000 S.F. OF G.F.A.) * (317,892 S.F. OF G.F.A.) = 164 PARKING SPACES
PARKING SPACES PROVIDED: 166 SPACES (INC. 6 HC ACCESSIBLE SPACES)
46± LOADING DOCK BAYS
20 BICYCLE PARKING SPACES
*50 FUTURE SPACES
*THE DEPARTMENT HAS DETERMINED THAT AT THE TIME OF RECORDATION OF THIS PLAN, 116 PARKING SPACES ARE ACCEPTABLE FOR THE PROPOSED USE. THE DEPARTMENT RESERVES THE RIGHT TO RE-EVALUATE PARKING NEEDS AND REQUIRE STRIPING OF THE FUTURE PARKING, PRIOR TO A CHANGE IN USE, ISSUANCE OF A BUILDING PERMIT FOR FUTURE PHASES OF DEVELOPMENT, AND/OR MATERIAL CHANGES TO SITUATIONS AND REPRESENTATION OUTLINED IN THE PARKING DEMAND AND NEEDS ANALYSIS, DATED AUGUST 17, 2023.
 - PROJECTED SANITARY SEWER FLOWS:
WAREHOUSE 166 EMPLOYEES X 12.5 GPD : 2,075 GPD (AVERAGE)
2,075 X 4 = 8,300 GPD (PEAK)
 - AREA OF DISTURBANCE: PHASE 1: 17.0± ACRES
PHASE 2: 7.0± ACRES
 - FIRE HYDRANTS: (B) EXISTING ⚡ (S) PROPOSED ⚡ (FH)
 - INVESTMENT LEVEL: DELDOT INVESTMENT LEVEL 1.
 - THE SITE IS NOT IN A TRAFFIC IMPROVEMENT DISTRICT (TID).
 - SEE SHEET 2 FOR ADDITIONAL GENERAL NOTES.



VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

**FIRST STATE CROSSING
PARCEL 1**

400 NAAMANS ROAD
WILMINGTON
New Castle County, DE

SEAL



SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

RECORD PLAN

MAJOR
REDEVELOPMENT
PLAN

COVER SHEET

SCALE: 1"=150'
0 150 300
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION
4	9.11.23	REVISED PER NCC COMMENTS
3	8.23.23	REVISED PER DELDOT COMMENTS
2	8.10.23	PER REGULATORY COMMENTS
1	6.09.23	REVISED PER DELDOT COMMENTS

PROJECT NUMBER: 24545.13

SURVEYED BY: --

DRAWN BY: CMG

PROJECT MANAGER: DME

MODGRID: 130/374

DATE: 4.24.23

FILE: 24545.13-RECORD-01

APPLICATION #: 2023-0112

DRAWING NUMBER

1

SHEET SIZE: 24x36

SHEET 1 OF 8

REV 4

GENERAL NOTES:

1. THE SUBJECT PROPERTY LIES PARTIALLY WITHIN A 100-YEAR FLOODPLAIN AS DELINEATED ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD RATE MAP, COMMUNITY PANEL NO. 10003C0087L, DATED JANUARY 22, 2020. FLOODPLAIN IMPACTS ASSOCIATED WITH RE-GRADING FOR ENVIRONMENTAL REMEDIATION, ESSENTIAL ACCESS, AND DRAINAGE IMPROVEMENTS ARE PROPOSED BY THIS PLAN AND AN A FLOODPLAIN PERMIT SHALL BE REQUIRED.
2. A WETLANDS INVESTIGATION WAS CONDUCTED BY TEN BEARS ENVIRONMENTAL ASSOCIATES CO. IN JUNE 2018 AND UPDATED FOR SITES 1&3 IN APRIL 2023. NO WETLANDS WERE LOCATED OUTSIDE OF THE ORDINARY HIGH WATER LINE DELINEATED ON THE SUBJECT PARCELS. NO IMPACTS TO WETLANDS OR WATERS ARE PROPOSED BY THIS PLAN.
3. A FOREST HABITAT VALUE ASSESSMENT WAS CONDUCTED BY TEN BEARS ENVIRONMENTAL ASSOCIATES CO. IN SEPTEMBER, 2022. THE RESULTS OF THE FIELD INVESTIGATION IDENTIFIED THE STUDY AREA AS A TIER 3 FOREST.
4. THIS SITE IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA PER THE MAP ENTITLED "WATER RESOURCE PROTECTION AREAS" FOR NEW CASTLE COUNTY DATED 1987 MAP 1 OF 3, LAST REVISED MARCH 2022.
5. THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST ON THIS SITE.
6. THE TOPOGRAPHY OF THIS SITE IS ENTIRELY MAN MADE PER CONTINUOUS DEVELOPMENT OF THE STEEL PLANT AND 1-95/495 LAST APPROVED PER MICROFILM NO. 10797, NCC PUBLIC WORKS APP. 4-90. AS SUCH SLOPES DO NOT MEET THE UDC DEFINITION WARRANTS OF PRECAUTIONARY OR PROHIBITIVE STEEP SLOPES.
7. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO 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.
8. PROTECTED RESOURCES:

PROTECTED RESOURCE	TOTAL AREA (ACRES)	PERMITTED DISTURBANCE LEVEL ACRES / (%)	PROPOSED DISTURBANCE LEVEL ACRES / (%)	PERMITTED IMPERVIOUS COVER ACRES / (%)	EXISTING IMPERVIOUS COVER ACRES / (%)	PROPOSED IMPERVIOUS COVER ACRES / (%)
NAAMANS CREEK OHW	0.713	0.00 / 0.0%	0.00 / 0.0%	N / A	N / A	N / A
FLOODWAY	3.765	*0.00 / 0.0%	*0.10 / 2.6%	0.00 / (0.0%)	0.07 / 1.9%	0.01 / 0.3%
FLOODPLAIN	5.845	*0.00 / 0.0%	*0.93 / 15.9%	0.00 / (0.0%)	1.31 / 22.4%	0.18 / 3.1%
FOREST - TIER 3	19.546	17.59 / 90%	9.94 / 50.8%	N / A	N / A	N / A
RIPARIAN BUFFER	7.521	*0.00 / 0.0%	*0.93 / 12.4%	0.00 / (0.0%)	1.31 / 0.2%	0.18 / 2.4%

PROTECTED RESOURCE	TOTAL AREA (ACRES)	PERMITTED DISTURBANCE LEVEL ACRES / (%)	PROPOSED DISTURBANCE LEVEL ACRES / (%)	PERMITTED IMPERVIOUS COVER ACRES / (%)	EXISTING IMPERVIOUS COVER ACRES / (%)	PROPOSED IMPERVIOUS COVER ACRES / (%)
NAAMANS CREEK OHW	2.657	0.00 / 0.0%	0.00 / 0.0%	N / A	N / A	N / A
FLOODWAY	4.597	*0.00 / 0.0%	*0.06 / 1.3%	0.00 / (0.0%)	0.06 / 1.3%	0.06 / 1.3%
FLOODPLAIN	10.895	*0.00 / 0.0%	*2.65 / 24.3%	0.00 / (0.0%)	0.353 / 3.2%	0.744 / 6.8%
FOREST - TIER 3	4.259	3.83 / 90%	1.43 / 33.5%	N / A	N / A	N / A
RIPARIAN BUFFER	13.300	*0.00 / 0.0%	*2.66 / 20.0%	0.00 / (0.0%)	0.353 / 2.7%	0.744 / 5.6%

*. DISTURBANCE ASSOCIATED WITH REMEDIAL ACTIVITIES AND ESSENTIAL ACCESS PERMITTED PER UDC TABLE 40.10.210 WITH ACCEPTANCE OF THE PARCEL 1 ENVIRONMENTAL IMPACT ASSESSMENT (EIA) AND FLOODPLAIN PERMIT (NCC APP NO. 2023-0264) AND THE PARCEL 3 EIA AND FLOODPLAIN PERMIT (NCC APP NO. 2023-0462) .

9. A LANDSCAPE PLAN, PREPARED BY VANDEMARK & LYNCH, INC., LAST DATED JANUARY 31, 2023 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THIS PLAN.
10. THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR SUBDIVISION PLAN, DATED DECEMBER 1, 1989 AND RECORDED ON MARCH 8, 1991 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NUMBER 10797.
11. THERE SHALL BE NO DEBRIS BURIED ON THIS SITE.
12. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
13. 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 IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____, AT INSTRUMENT NO. _____.
14. THIS SITE IS SUBJECT TO A "ACCESS EASEMENT AGREEMENT", DATED JUNE 16, 2023, AS AMENDED OR REVISED, BETWEEN CLAYMONT PROPERTIES LLC, CLAYMONT FREEZER LLC, AND AGILE COLD CLAYMONT LLC, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, DELAWARE IN INSTRUMENT NO. 20230620-0039513.
15. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THE PLAN.
16. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND NEW CASTLE COUNTY DRAINAGE CODE.
17. IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF WAY (ROW) WITHOUT A DELDOT PERMIT.
18. A TRAFFIC IMPACT STUDY (TIS) WAS COMPLETED IN SEPTEMBER 2022 AND DELDOT ISSUED A REVIEW LETTER DATED JUNE 20, 2023. SEE SHEET 8 FOR FINAL TIS RECOMMENDATIONS, AS AMENDED OR REVISED.
19. THE DEVELOPER IS AWARE THAT THE RELEASE OF BUILDING PERMITS FOR FIRST STATE CROSSING IS BEING PHASED. A LETTER AGREEMENT BETWEEN CLAYMONT PROPERTIES LLC, DEVELOPER, AND DELDOT IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON FEBRUARY 5, 2023, AT INSTRUMENT NO. 20230203-0007938. NO OFFSITE IMPROVEMENTS ARE CONTINGENT ON A RELEASE OF A BUILDING PERMIT FOR TAX PARCEL NO. 06-048.00-041 (PARCEL 1).

PARCEL NO. 1	EXISTING TOTAL	PROPOSED TOTAL
BUILDING FOOTPRINT	0.000 AC.	6.681 AC.
IMPERVIOUS	10.150 AC.	6.827 AC.
OPEN SPACE	21.398 AC.	18.040 AC.
STORMWATER MANAGEMENT	0.000 AC.	0.000 AC.
TOTAL*	31.548 AC.	31.548 AC.

*. EXCLUDES 0.085 ACRES OF RIGHT OF WAY DEDICATION

PARCEL NO. 3	EXISTING TOTAL	PROPOSED TOTAL
BUILDING FOOTPRINT	0.000 AC.	0.000 AC.
IMPERVIOUS	0.353 AC.	0.744 AC.
OPEN SPACE	25.110 AC.	24.719 AC.
STORMWATER MANAGEMENT	0.000 AC.	0.000 AC.
TOTAL	25.463 AC.	25.463 AC.

21. BUILDING AREAS:

TOTAL BUILDING GROSS FLOOR AREA						
		FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	USE	HEIGHT	NOTES
EXISTING						
NA	EXISTING	0	0	INDUSTRIAL	N/A	M.F. 10797 PARCEL 4-A
TOTAL		0	0			
PROPOSED						
1	PROPOSED	160,925	163,992	WAREHOUSE	72'-0"	PHASE 1 - COLD STORAGE WAREHOUSE W/ 3,067±SF 2ND FLOOR OFFICE
2	PROPOSED	200	200	ACCESSORY	15'-0"	PHASE 1 - GUARD HOUSE
3	PROPOSED	129,915	153,700	WAREHOUSE	120'-0"	PHASE 2 - COLD STORAGE WAREHOUSE W/ 23,785±SF MEZZANINE
TOTAL		291,040	317,892			

22. PROVISION FOR TRESPASSING BY THE DEVELOPER FOR A PERIOD OF AT LEAST ONE YEAR AFTER A LOT IS SOLD FOR PURPOSES OF COMPLETING OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.
23. A GEOTECHNICAL EVALUATION HAS BEEN PERFORMED TO APPROXIMATE THE SEASONAL HIGH WATER TABLE (SHWT) ELEVATION(S) AND NO LOTS REQUIRE FURTHER EVALUATION, AS IT PERTAINS TO THEIR LOWEST PROPOSED FLOOR ELEVATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
24. AFTER RECORDATION, 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.

DELDOT RECORD PLAN GENERAL NOTES (AS UPDATED MARCH 21, 2019):

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
7. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING, RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.

8. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
9. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
10. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO THIRTY (30) DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN THIRTY (30) CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
11. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
12. A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

13. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO THIRTY (30) DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN THIRTY (30) CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
14. THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG NAAMANS ROAD -- ROUTE 92, WHICH HAS A FUNCTIONAL CLASSIFICATION OF PRINCIPAL ARTERIAL AS DEFINED BY THE STATE OF DELAWARE'S DEPARTMENT OF TRANSPORTATION. PER SECTION 3.6.1 OF THE DELDOT DEVELOPMENT COORDINATION MANUAL (DCM), IT IS THE DEVELOPER'S RESPONSIBILITY TO EVALUATE NOISE LEVELS AND THEIR IMPACTS ON PROPOSED DEVELOPMENT, FOR PROJECTS ADJACENT TO EXISTING TRANSPORTATION FACILITIES WITH THIS FUNCTIONAL CLASSIFICATION, ROADWAYS WITH THIS CLASSIFICATION CAN BE EXPECTED TO GENERATE ELEVATED LEVELS OF ROAD AND TRAFFIC RELATED NOISE, SIMILAR TO WHAT CAN BE EXPECTED IN URBAN AREAS. A DETAILED NOISE ANALYSIS PER DCM 3.6 IS TYPICALLY RECOMMENDED TO HELP GAUGE THE ACTUAL IMPACTS THAT ROADWAY RELATED NOISE MAY HAVE ON VARIOUS POTENTIAL LAND-USES (SUCH AS THOSE DESCRIBED IN DCM FIGURE 3.6.3-A: NOISE ABATEMENT CRITERIA). WITH THE INCLUSION OF THIS NOTE, THE DEVELOPER IS ACKNOWLEDGING THAT THE PROPOSED SITE AND/OR BUILDING LOCATION CAN BE EXPECTED TO EXCEED THE SPECIFIC MAXIMUM NOISE LEVELS FOR CERTAIN COMMERCIAL AND NON-RESIDENTIAL USES AS SHOWN IN DCM FIGURE 3.6.3-A. THE DEVELOPER'S WAIVER OF THE NOISE ANALYSIS AND REVIEW OF POTENTIAL NOISE MITIGATION MEASURES ARE SUPPORTED BY THE INFEASIBILITY OF APPLYING NOISE MITIGATION MEASURES, BASED ON ENGINEERING CONSIDERATIONS AND FACTORS THAT WOULD LIMIT THE ABILITY TO ACHIEVE SUBSTANTIAL NOISE REDUCTION, RELATED TO THE COMMERCIAL USE OF THE SITE AND/OR BUILDINGS. THIS WAIVER ACKNOWLEDGES THAT THE DECIBEL LEVEL FOR THIS PARCEL MAY EXCEED THE APPLICABLE LIMITS FOR SOME CURRENT OR FUTURE PROPOSED USES. THE USE OF THIS NOTE SIGNIFIES THE SUBDIVISION ENGINEER'S CONCURRENCE WITH WAIVING THE DEVELOPER'S COMPLETION OF A DETAILED NOISE ANALYSIS AND SUBSEQUENT REVIEW OF RESULTING NOISE ABATEMENT FINDINGS OR MITIGATION MEASURES. ANY FUTURE COMPLAINTS RELATING TO EXISTING OR FUTURE NOISE LEVELS IMPACTING PROPOSED USES ON THIS SITE AND ALONG THIS EXISTING TRANSPORTATION FACILITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LAND OWNER OR BOTH.

PHASING MATRIX:

	ITEM OF WORK	BULK GRADING PERMIT	BUILDING PERMIT BUILDING 1&2	OCCUPANCY BUILDING 1&2	BUILDING PERMIT BUILDING 3	OCCUPANCY BUILDING 3
1	ENTRANCE A TEMP. ENTRANCE PERMIT	X				
2	ENTRANCE A ENTRANCE PERMIT		X			
3	ENTRANCE A ENTRANCE IMPROVEMENTS			X	X	
4	PHASE 1 FRONTAGE IMPROVEMENTS			X	X	
5	PHASE 1 SITE IMPROVEMENTS			X		
6	PHASE 1 LANDSCAPING			X		
7	ENTRANCE B SIGNAL AGREEMENT			X	X	
8	ENTRANCE B PEDESTRIAN CROSSING			X	X	
9	ENTRANCE E ENTRANCE PERMIT			X	X	
10	ENTRANCE E SIGNAL AGREEMENT			X	X	
11	ENTRANCE E TEMP SIGNAL IMPROVEMENTS				X	
12	ENTRANCE E ENTRANCE IMPROVEMENTS & SERVICE DRIVEWAY				X	X
13	PHASE 2 FRONTAGE IMPROVEMENTS					X
14	ENTRANCE E SIGNAL IMPROVEMENTS					X
15	PHASE 2 SITE IMPROVEMENTS					X
16	PHASE 2 LANDSCAPING & REFORESTATION					X

DELDOT PHASING NOTES:

THE DEVELOPER/CONTRACTOR SHOULD BE AWARE THAT THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY BY THE LAND USE AGENCY FOR THIS PROJECT IS BEING PHASED.

THE CONSTRUCTION OF PHASE 1, WHICH INCLUDES THE FOLLOWING CONSTRUCTION:

- A RIGHT-IN/RIGHT-OUT/LEFT-IN SITE ENTRANCE (SITE ENTRANCE A); AND
- A RIGHT-TURN LANE WITH WIDE BIKE LANE AT SITE ENTRANCE A; AND
- MODIFICATIONS TO THE EXISTING NORTHWEST BOUND LEFT-TURN LANE AT SITE ENTRANCE A WITH MEDIAN WORK AND RESTRIPING; AND
- A SIGNALIZED PEDESTRIAN CROSSING ON SR 92/NAAMANS RD (NCR 017) AT THE EXISTING SIGNAL WHICH SERVES PARCEL 06-48.00-045 (NOW OR FORMERLY TRI-STATE MALL); AND
- A SHARED-USE PATH ALONG SR 92/NAAMANS RD (NCR 017) STARTING FROM THE PROPOSED SIGNALIZED PEDESTRIAN CROSSING TO STA 282+00; AND
- PEDESTRIAN LANDINGS, PAVEMENT MODIFICATIONS, DRAINAGE AND UTILITY RELOCATIONS, SIGNAGE, STRIPING, AND ANY ASSOCIATED WORK OR INCIDENTALS NECESSARY FOR THE COMPLETED CONSTRUCTION AS DEPICTED IN THE DELDOT-APPROVED ENTRANCE AND SIGNAL PLANS.

SHALL BE COMPLETED, INCLUDING ACCEPTANCE BY DELDOT, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR BUILDINGS 1&2.

THE CONSTRUCTION OF PHASE 2, WHICH INCLUDES THE FOLLOWING CONSTRUCTION:

- A FULL MOVEMENT SITE ENTRANCE (SITE ENTRANCE E) TO CREATE A FOURTH LEG AT THE INTERSECTION OF SR 92/ NAAMANS RD (NCR 017) AND RIDGE RD (017A); AND
- SIGNALIZED PEDESTRIAN CROSSING(S) AT THE INTERSECTION OF SR 92/NAAMANS RD (NCR 017) AND RIDGE RD (017A), AND SITE ENTRANCE E; AND
- A SHARED-USE PATH ALONG SR 92/NAAMANS RD (NCR 017) FROM THE SHARED-USE-PATH CONSTRUCTED IN PHASE 1 TO THE PROPOSED BUS STOP APPROXIMATELY 320-FT SOUTHEAST OF SITE ENTRANCE E; AND
- PEDESTRIAN LANDINGS, PAVEMENT MODIFICATIONS, DRAINAGE AND UTILITY RELOCATIONS, SIGNAGE, STRIPING, AND ANY ASSOCIATED WORK OR INCIDENTALS NECESSARY FOR THE COMPLETED CONSTRUCTION AS DEPICTED IN THE DELDOT-APPROVED ENTRANCE AND SIGNAL PLANS.

SHALL BE COMPLETED, INCLUDING ACCEPTANCE BY DELDOT, PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR BUILDING 3.



VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS

4305 MILLER ROAD
WILMINGTON, DE 19802

(302) 764-7635
WWW.VDLENG.COM

PROJECT NAME

FIRST STATE
CROSSING
PARCEL 1

400 NAAMANS ROAD
WILMINGTON
New Castle County, DE

SEAL



SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

RECORD PLAN

MAJOR
REDEVELOPMENT

NOTES & PHASING
MATRIX

REVISIONS

4	9.XX.23	REVISED PER NCC COMMENTS
8	8.23.23	REVISED PER DELDOT COMMENTS
2	8.10.23	PER REGULATORY COMMENTS
1	6.09.23	PER DELDOT COMMENTS
NO.	DATE	REVISION

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CAD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

PROJECT NUMBER: 24545.13

SURVEYED BY: --

DRAWN BY: CMG

PROJECT MANAGER: DME

MODGRID: 130/374

DATE: 4.24.23

FILE: 24545.13-RECORD-01

APPLICATION #: 2023-0112

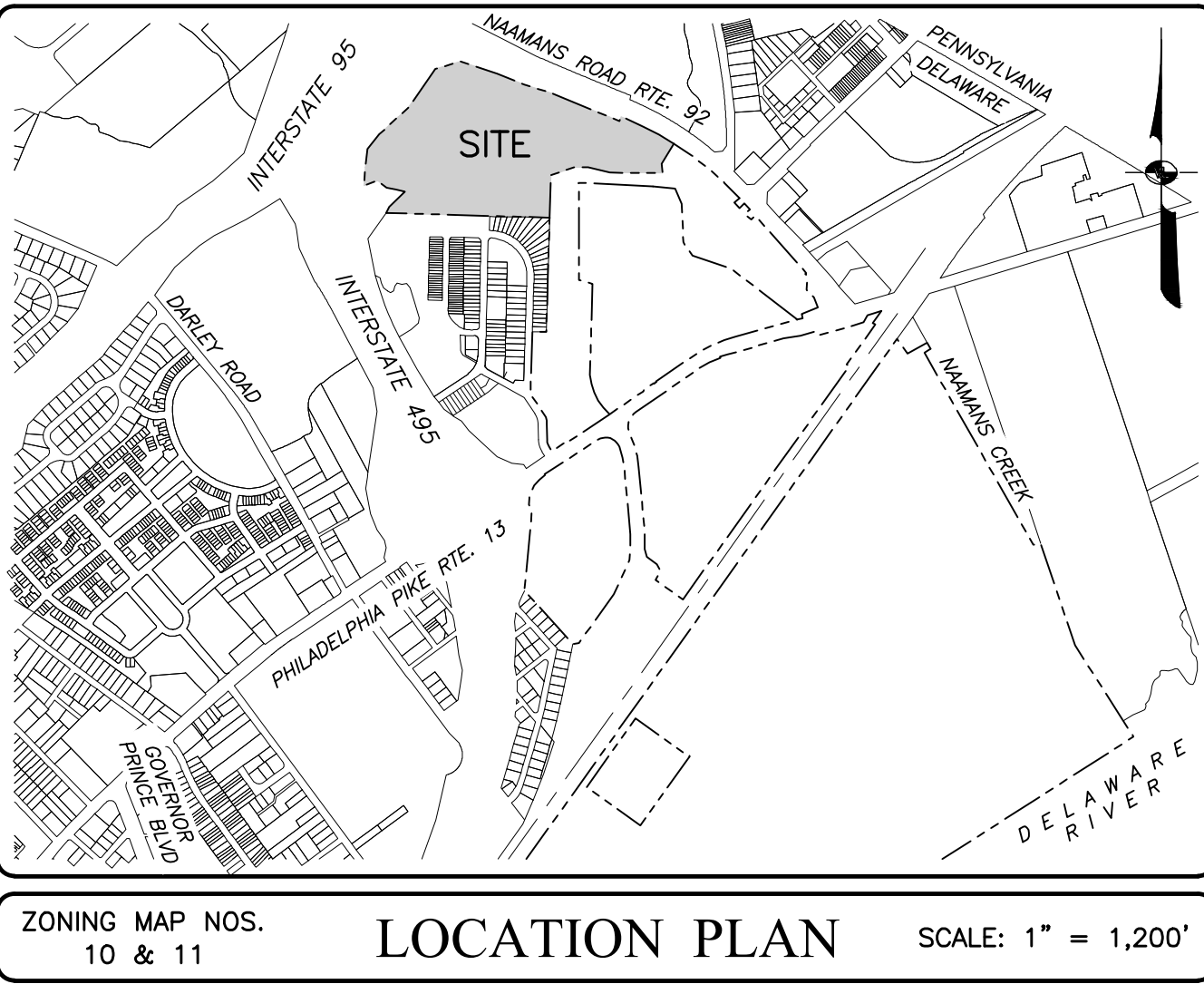
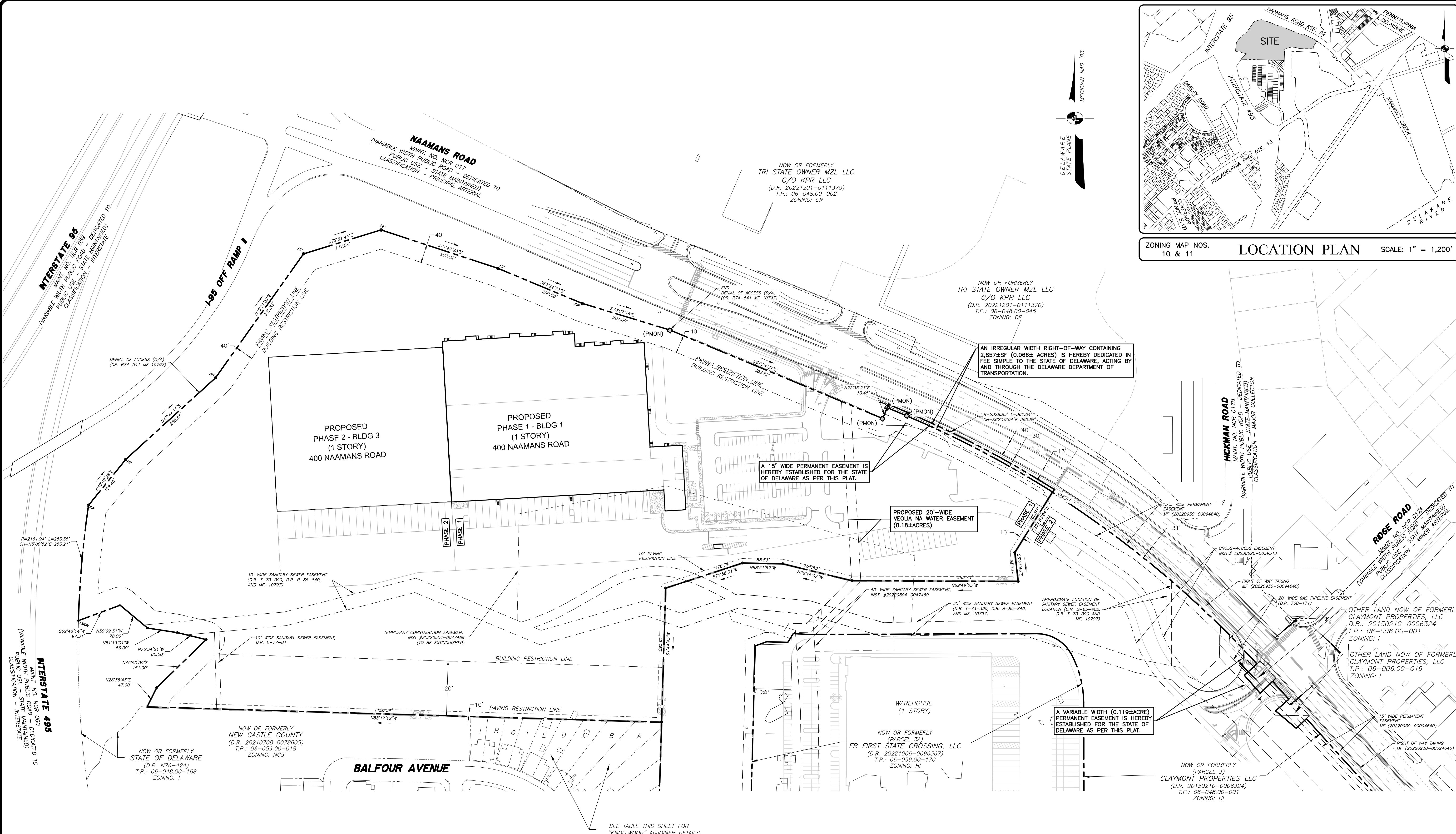
DRAWING NUMBER

2

SHEET SIZE: 24x36

SHEET 2 OF 8

REV 4





VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

FIRST STATE CROSSING PARCEL 1

400 NAAMANS ROAD
WILMINGTON
New Castle County, DE

SEAL

SEAL

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

RECORD PLAN

MAJOR REDEVELOPMENT PROPERTY PLAN

SCALE: 1"=100'

GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION
4	9.11.23	REVISED PER NCC COMMENTS
8	8.23.23	REVISED PER DELDOT COMMENTS
2	8.10.23	PER REGULATORY COMMENTS
1	6.09.23	PER DELDOT COMMENTS

PROJECT NUMBER: 24545.13
SURVEYED BY: --
DRAWN BY: CMG
PROJECT MANAGER: DME
MODGRID: 130/374
DATE: 4.24.23
FILE: 24545.13-RECORD-02
APPLICATION #: 2023-0112

DRAWING NUMBER

3

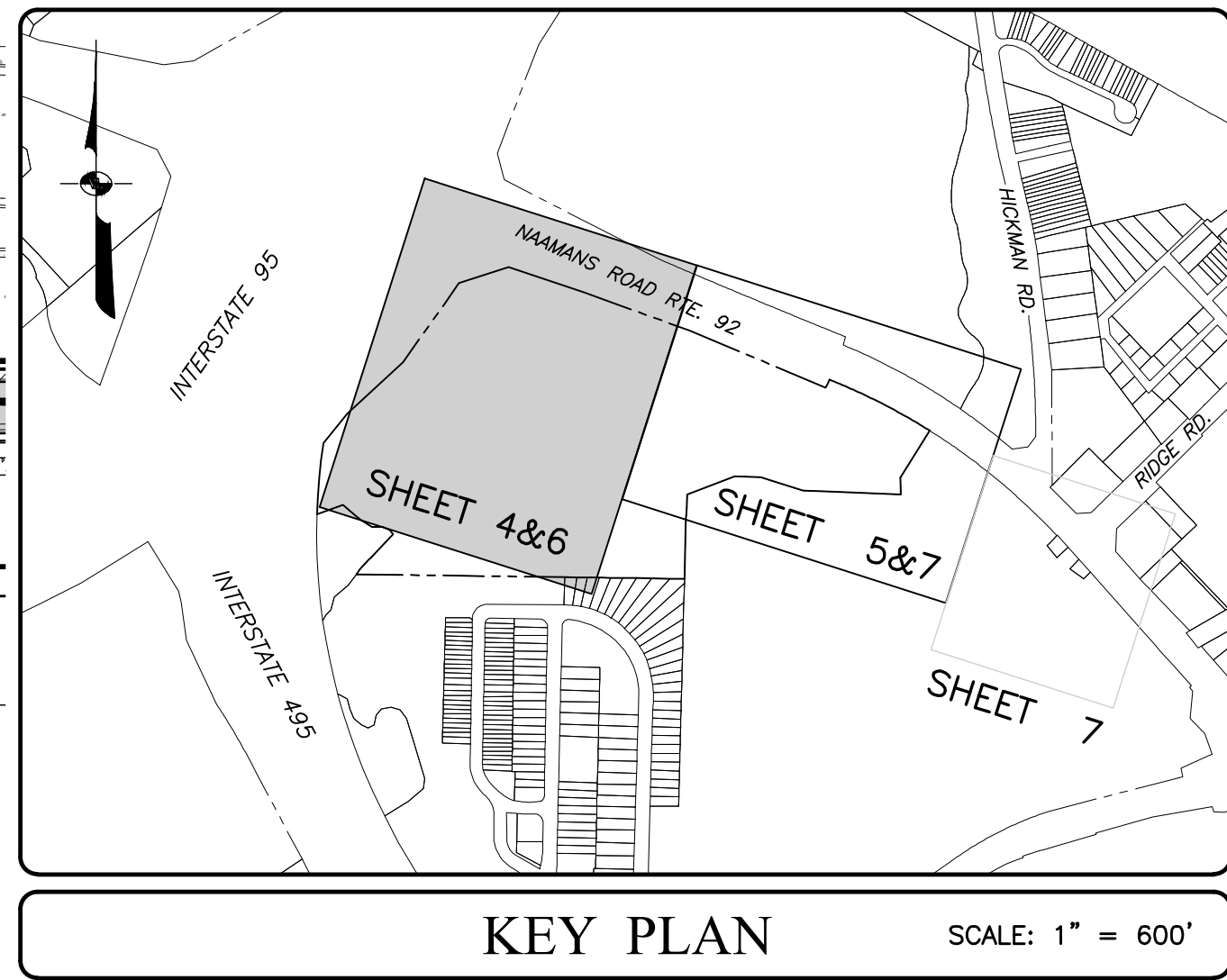
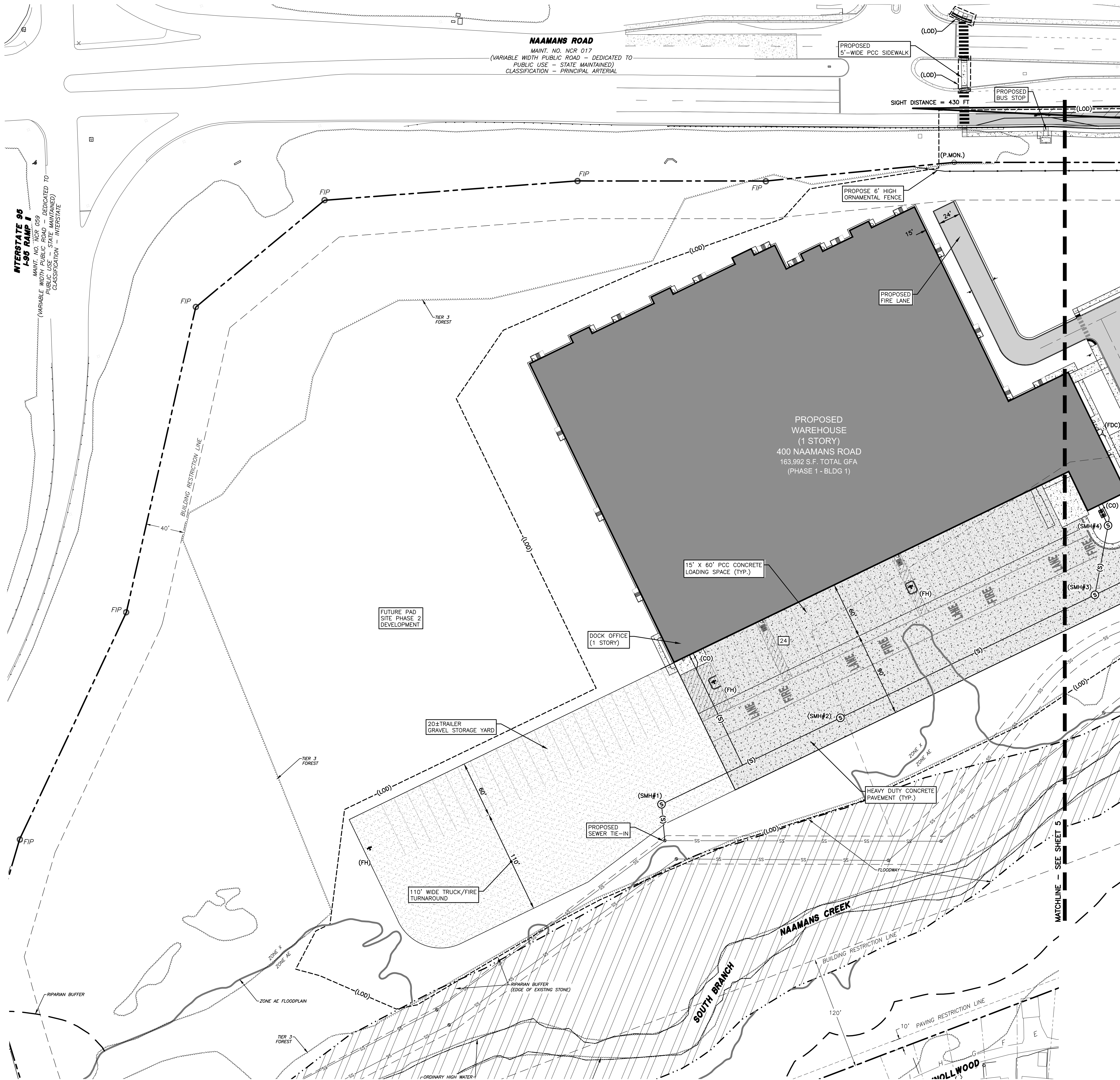
SHEET SIZE: 24x36

SHEET 3 OF 8

REV 4

ADJOINER'S INFORMATION					
#	OWNER	TAX PARCEL	ZONE	MF#	DEED RECORD
A	ENDERS MICHAEL P & TRACY B	06-059.00-143	NC5	000866	D.R. 20110111-0002340
B	OHLES SHELBA K	06-059.00-142	NC5	000866	D.R. 20101115-0061534
C	VINCENT ERNEST G & WF	06-059.00-141	NC5	000866	D.R. N/A
D	VINCENT KENNETH G	06-059.00-140	NC5	000866	D.R. 20020509-0043648
E	LEWIS GEORGE W JR	06-059.00-139	NC5	000866	D.R. 20220615-0062228
F	LIPARI AUDIE MERALDO PASTOR	06-059.00-138	NC5	000866	D.R. 20170625-0031657
G	BATTAN KIMBERLY A	06-059.00-137	NC5	000866	D.R. 20050118-0005759
H	MAY MARIE	06-059.00-136	NC5	000866	D.R. 20220615-0061847
I	MAY MARIE	06-059.00-135	NC5	000866	D.R. 20200817-0068872

SEE TABLE THIS SHEET FOR
"KNOLLWOOD" ADJOINER DETAILS



LEGEND		
EXISTING		PROPOSED
---	PROPERTY LINE	---
---	EASEMENT LINE	---
N/A	BUILDING RESTRICTION LINE	---
N/A	ASPHALT PAVEMENT	---
▨	BUILDING	▨
N/A	CONCRETE	▨
N/A	GRAVEL	▨
SS	SANITARY SEWER	(S)
⊙	SANITARY SEWER MANHOLE	⊙ (S)
⊙	FIRE HYDRANT	⊙ (FH)
N/A	FIRE DEPARTMENT CONNECTION	⊙ (FDC)
N/A	PARKING COUNT	(12)
---	CONCRETE CURB	---
▣	MONUMENT	▣
N/A	HANDICAP	▣
N/A	LIMIT OF DISTURBANCE	-(LOD)-
---	REGULATORY FLOODPLAIN	N/A
---	REGULATORY FLOODWAY	N/A
---	RIPARIAN BUFFER	N/A
---	ORDINARY HIGH WATER	N/A



VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

FIRST STATE CROSSING PARCEL 1

400 NAAMANS ROAD
WILMINGTON
New Castle County, DE

SEAL

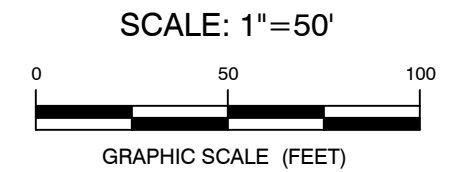


SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

RECORD PLAN

MAJOR REDEVELOPMENT
PHASE 1



REVISIONS

NO.	DATE	REVISION
4	9.11.23	NO REVISIONS THIS SHEET
3	8.23.23	REVISED PER DELDOT COMMENTS
2	8.10.23	PER REGULATORY COMMENTS
1	6.09.23	PER DELDOT COMMENTS

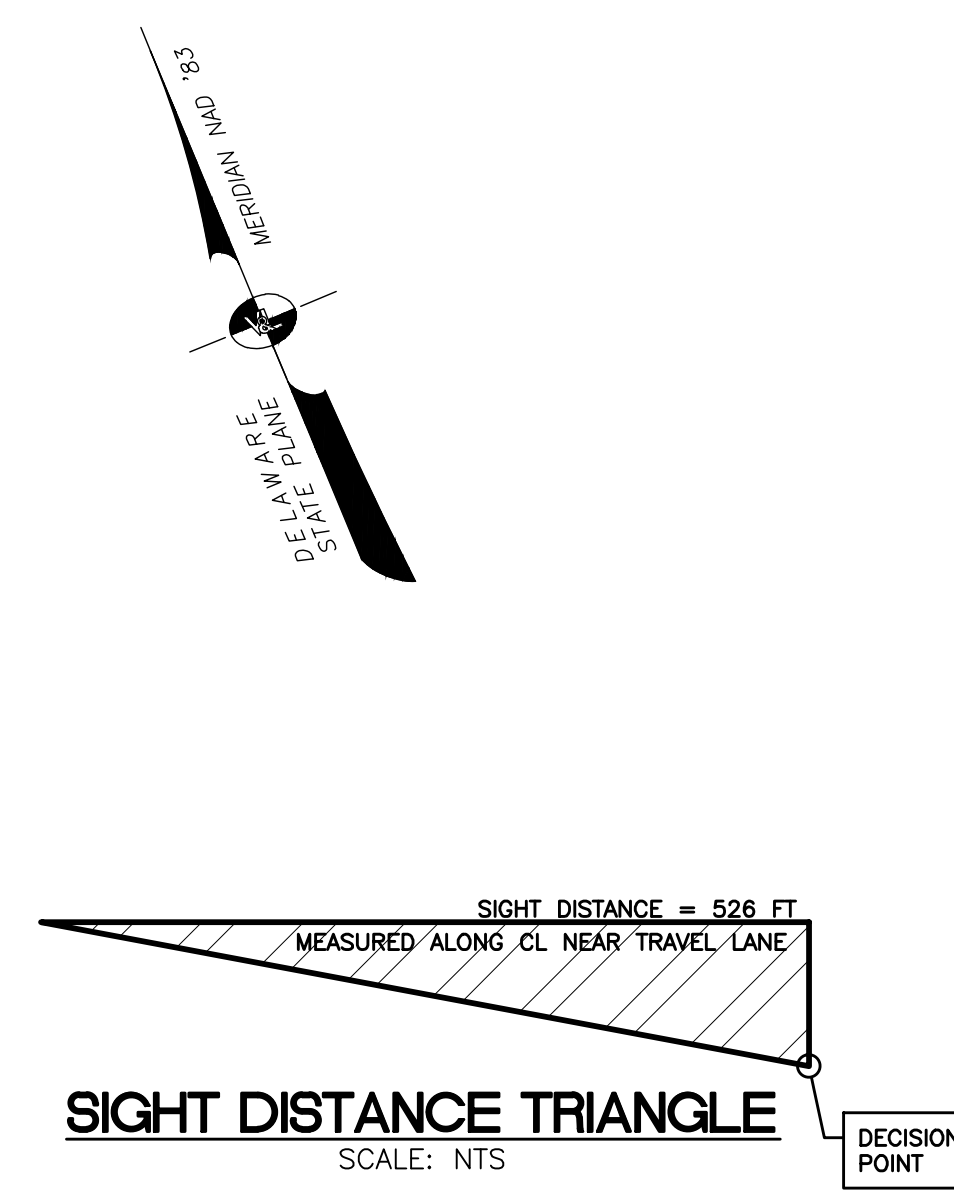
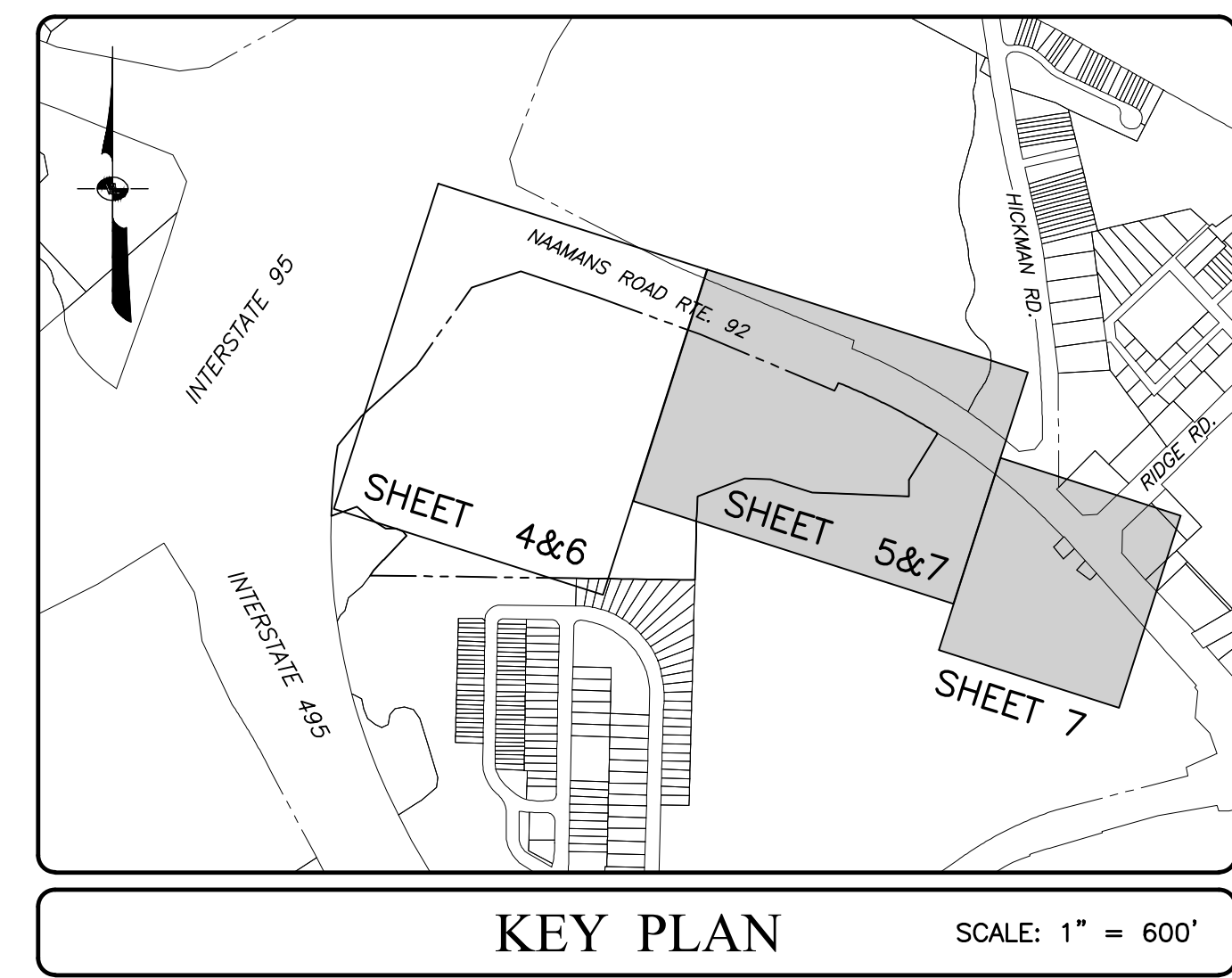
PROJECT NUMBER: 24545.13
SURVEYED BY: ---
DRAWN BY: CMG
PROJECT MANAGER: DME
MODGRID: 130/374
DATE: 4.24.23
FILE: 24545.13-RECORD-03
APPLICATION #: 2023-0112

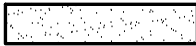
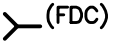
DRAWING NUMBER

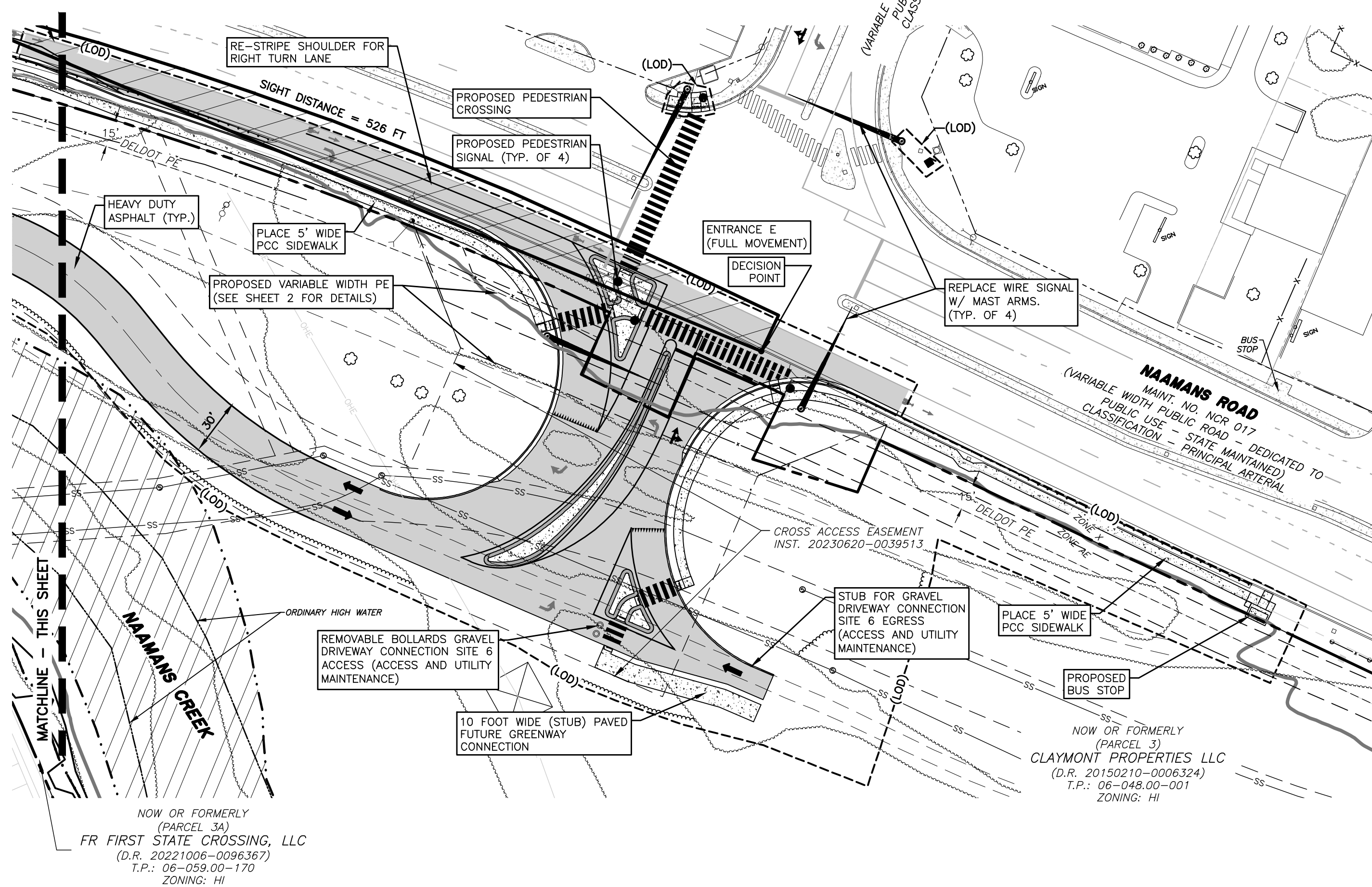
4

SHEET SIZE: 24x36

SHEET 4 OF 8 REV 4



LEGEND		
EXISTING		PROPOSED
—————	PROPERTY LINE	—————
- - - - -	EASEMENT LINE	—————
N/A	BUILDING RESTRICTION LINE	—————
	ASPHALT PAVEMENT	
	BUILDING	
N/A	CONCRETE	
N/A	GRAVEL	
—SS—	SANITARY SEWER	N/A
	SANITARY SEWER MANHOLE	N/A
	FIRE HYDRANT	
N/A	FIRE DEPARTMENT CONNECTION	
N/A	PARKING COUNTRY	
	CONCRETE CURB	—————
	MONUMENT	
N/A	HANDICAP	
N/A	LIMIT OF DISTURBANCE	— (LOD) —
N/A	RIPIARIAN BUFFER	
- - - - -	REGULATORY FLOODPLAIN	N/A
-	REGULATORY FLOODWAY	N/A
—————	RIPIARIAN BUFFER	N/A
—————	ORDINARY HIGH WATER	N/A



**FIRST STATE
CROSSING
PARCEL 1**

400 NAAMANS ROAD
WILMINGTON
New Castle County, DE

SEAL

REAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

RECORD PLAN

MAJOR REDEVELOPMENT PHASE 2

SCALE: 1"=50'

REVISIONS

4	9.11.23	REVISED PER NCC COMMENTS
3	8.23.23	REVISED PER DELDOT COMMENTS
2	8.10.23	PER REGULATORY COMMENTS
1	6.09.23	PER DELDOT COMMENTS
NO.	DATE	REVISION
VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHIN 90 DAYS OF THE DATE OF THE REVISION.		

PROJECT NUMBER: 24545.13

SURVEYED BY:

RAWN BY: CMG

PROJECT MANAGER: DMI

ODGRID: 130/37

ATE:4.24.23

LE: 24545.13-RECORD-04

APPLICATION #: 2023-0112

DRAWING NUMBER

DRAWING NUMBER:

100

7

/

SHEET SIZE: 24x36

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HEET 7 OF 8



7. The following items pertain to site accesses on Naamans Road and other improvements needed in conjunction with development of the proposed cold storage warehouse on Site Parcel 1:
- a. The developer should construct the limited-movement Site Access A on Naamans Road opposite Tri-State Mall East Entrance. Site Access A will be a fourth leg added to the existing three-leg intersection. Site Access A is proposed as unsignalized left-in/right-in/right-out (no lefts in). The proposed configuration is shown in the table below.

Approach	Existing Configuration	Proposed Configuration
Eastbound Naamans Road	One left-turn lane and two through lanes	One left-turn lane, two through lanes and one right-turn lane
Westbound Naamans Road	One u-turn lane, two through lanes and one right-turn lane	One u-turn/left-turn lane, two through lanes and one right-turn lane
Northbound Site Access A	Does not exist	One right-turn-only lane
Southbound Tri-State Mall East Entrance	One shared left/right-turn lane	One shared left/through/right-turn lane

At Site Access A, a concrete channelization island should be added to physically restrict the northbound left-turn and through movements. The length of the new eastbound right-turn lane on Naamans Road at Site Access A should be 125 feet plus a 50-foot taper. The developer should coordinate with DelDOT's Development Coordination Section to determine final turn-lane lengths and other design details during the site plan review.

- b. The developer should construct the full-movement Site Access E on Naamans Road opposite Ridge Road. Site Access E will be a fourth leg added to the existing three-leg signalized intersection. The proposed configuration is shown in the table below.

Approach	Existing Configuration	Proposed Configuration
Eastbound Naamans Road	One left-turn lane and two through lanes	One left-turn lane, two through lanes and one right-turn lane
Westbound Naamans Road	One u-turn lane, two through lanes and one right-turn lane	One u-turn/left-turn lane, two through lanes and one right-turn lane
Northbound Site Access E	Does not exist	One left-turn lane and one shared through/right-turn lane
Southbound Ridge Road	One left turn lane and one right-turn lane	One left turn lane and one shared through/right-turn lane

First State Crossing

June 20, 2023
Page 11



- The length of the new eastbound right-turn lane on Naamans Road at Site Access E should be 200 feet plus a 50-foot taper. The developer should coordinate with DelDOT's Development Coordination Section to determine final turn-lane lengths and other design details during the site plan review.
- c. The developer should enter into a traffic signal agreement with DelDOT for the intersection of Naamans Road and Ridge Road/Site Access E.
- d. Note that a full-movement access (formerly known as Site Access B) was previously planned to be located on Naamans Road across from Tri-State Mall West Entrance at the signalized intersection, but Site Access B is no longer proposed.
- e. Bicycle and pedestrian facilities pertaining to Site Parcel 1 development must be coordinated with DelDOT. Initial recommendations include a sidewalk should be constructed along the site frontage on the south side of Naamans Road, and the developer must coordinate with DelDOT regarding one or more pedestrian crossings across on Naamans Road. Additionally, adjacent to the proposed right-turn lanes at the site accesses on Naamans Road, a minimum of a five-foot bicycle lane should be dedicated and striped with appropriate markings for bicyclists through the turn lane in order to facilitate safe and unimpeded bicycle travel.

Improvements in this TIS may be considered "significant" under DelDOT's *Work Zone Safety and Mobility Procedures and Guidelines*. These guidelines are available on DelDOT's website at http://deldot.gov/Publications/manuals/de_muted/index.shtml.

Please note that this review generally focuses on capacity and level of service issues; additional safety and operational issues will be further addressed through DelDOT's site plan review process.

Additional details on our review of this TIS are attached. Please contact me at (610) 640-3500 or through e-mail at ajparker@mccormicktaylor.com if you have any questions concerning this review.

Sincerely,

McCormick Taylor, Inc.

Andrew J. Parker, PE, PTOE
Project Manager

Enclosure

First State Crossing

June 20, 2023
Page 12



**VANDEMARK
& LYNCH, INC.**
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

**FIRST STATE
CROSSING
PARCEL 1**

400 NAAMANS ROAD
WILMINGTON
New Castle County, DE

SEAL



PLAN TYPE

RECORD PLAN

MAJOR
REDEVELOPMENT

REVISIONS

4	9.11.23	NO REVISIONS THIS SHEET
3	8.23.23	REVISED PER DELDOT COMMENTS
2	8.10.23	PER REGULATORY COMMENTS
1	6.09.23	PER DELDOT COMMENTS

NO.	DATE	REVISION
VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CAD FILE WITHOUT ITS WRITTEN AUTHORIZATION.		

PROJECT NUMBER: 24545.13

SURVEYED BY: --

DRAWN BY: CMG

PROJECT MANAGER: DME

MODGRID: 130/374

DATE: 4.24.23

FILE: 24545.13-RECORD-05

APPLICATION #: 2023-0112

DRAWING NUMBER

8

SHEET SIZE: 24x36

SHEET 8 OF 8

REV 4

Introduced by: Mr. Sheldon
Date of introduction: November 14, 2023

RESOLUTION NO. 23-

**PLAN OF DELAWARE STATE POLICE TROOP 6; CHRISTIANA HUNDRED; WEST
SIDE OF ALBERTSON BOULEVARD; MAJOR LAND DEVELOPMENT PLAN THAT
PROPOSES TO DEMOLISH EXISTING BUILDINGS AND CONSTRUCT 57,628 SQUARE
FEET OF NEW BUILDINGS AND ASSOCIATED IMPROVEMENTS; SR ZONING;
APPLICATION NO. 2022-0499-S; COUNCIL DISTRICT 9**

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 Delaware State Police Troop 6 (Application No. 2022-0499-S), 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 DELAWARE STATE POLICE TROOP 6
Christiana Hundred**

Adopted by County Council of
New Castle County on:

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.



Department of Land Use

MEMORANDUM

TO: Council President
Members of County Council
Counsel to Council
Clerk of County Council

FROM: Charuni Patibanda

RE: Application Number 2022-0499-S
Delaware State Police Troop 6
Record Major Land Development Plan

DATE: October 24, 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 and synopsis are attached.

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

Plan of Delaware State Police Troop 6; Christiana Hundred; West side of Albertson Boulevard; Major Land Development Plan that proposes to demolish existing buildings and construct 57,628 square feet of new buildings and associated improvements; SR zoning; Council District 9.

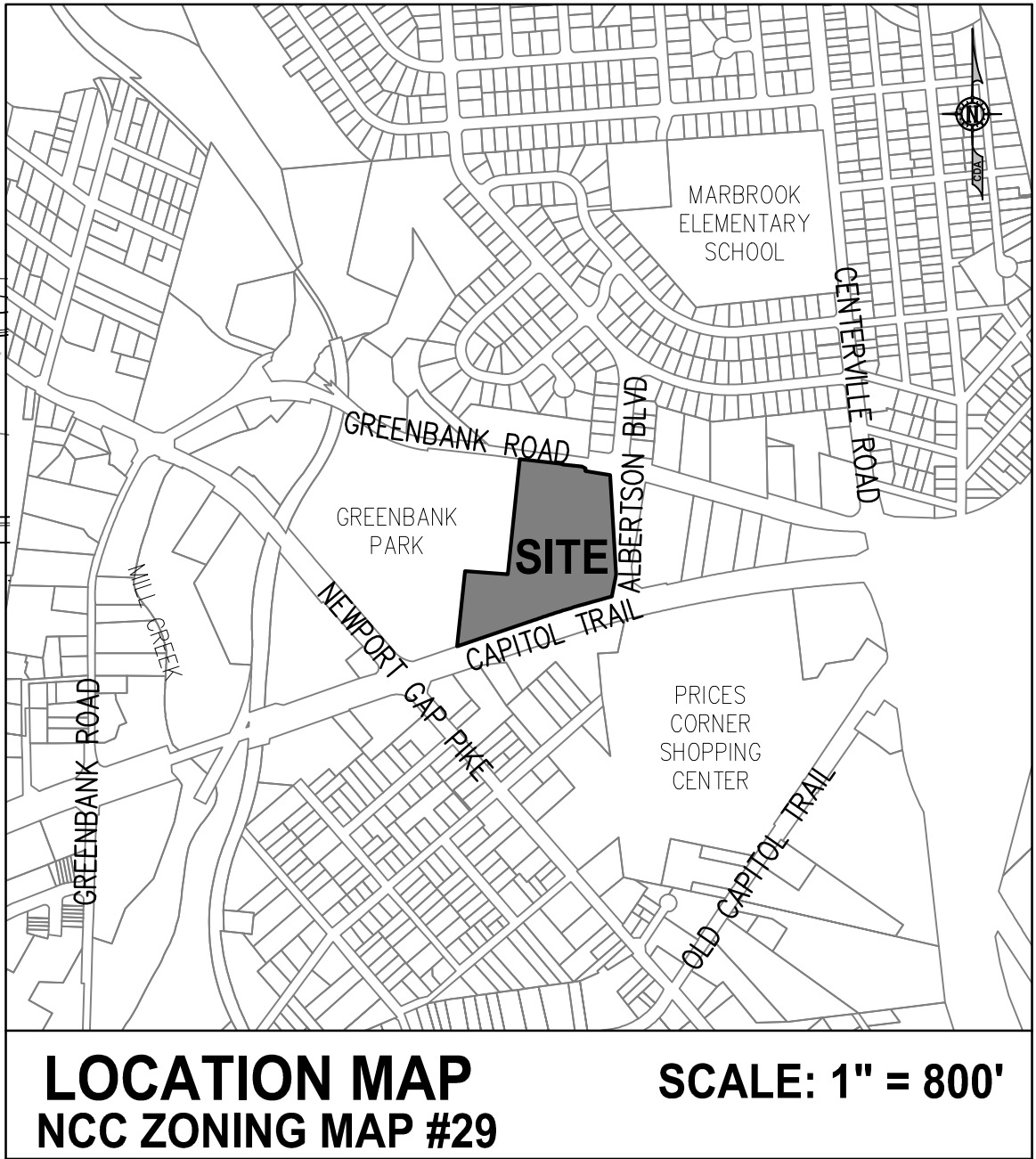
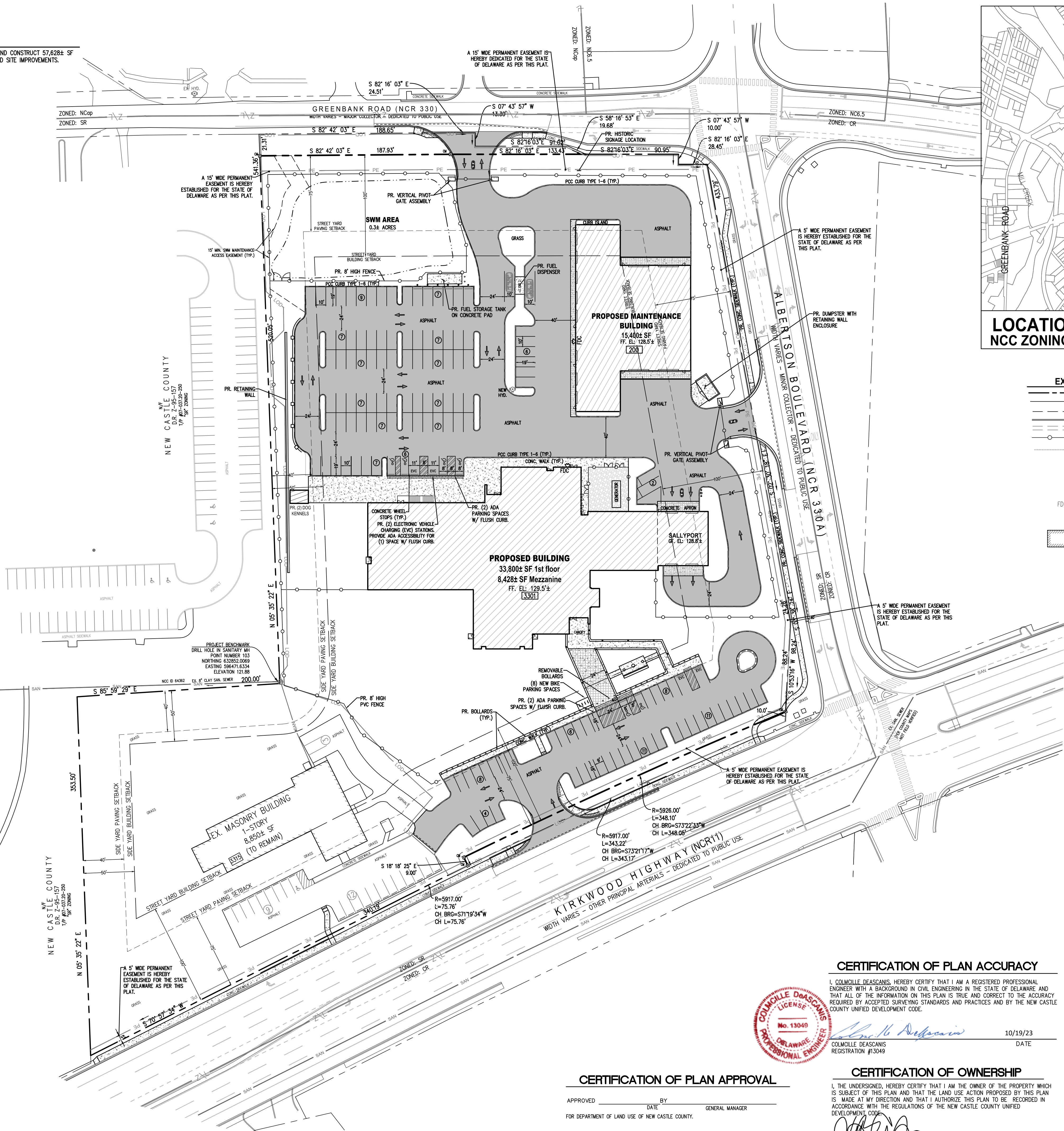
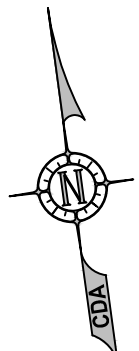
Synopsis: Same as title

SITE DATA

- OWNER ADDRESS: STATE OF DELAWARE
245 WKEE ROAD
DOVER, DE 19904
 - PROPERTY ADDRESS: 3301 KIRKWOOD HIGHWAY
WILMINGTON, DE 19808
 - TAX PARCEL NUMBER: 07-037.20-246
 - AREA OF PARCEL: 8.92± ACRES
0.19± ACRES (DELDOT ROW DEDICATION)
8.73± ACRES TOTAL
 - ZONING: SR - SUBURBAN RESERVE
PROPOSED USE: OTHER PERMITTED USES
INSTITUTIONAL - PUBLIC SERVICE
- | LOT AREA | LOT WIDTH | STREET YARD | SIDE YARD | REAR YARD | PAVING SETBACK
STREET / OTHER | BUILDING
HEIGHT |
|----------|-----------|-------------|-----------|-----------|----------------------------------|--------------------|
| 5 ACRES | 300' | 100' | 50' | 100' | 75' / 40' | 50' |
- SOURCE OF TITLE: DEED INSTRUMENT #2011117-0069637
 - SURVEY: DATUM: JANUARY 2022 BY CDA ENGINEERING, INC.
VERTICAL - NAVD 88
HORIZONTAL - COORDINATE SYSTEM AND BASIS OF BEARINGS:
DELAWARE STATE PLANE NAD 83/91
BENCHMARK: DRILL HOLE IN SANITARY MH / POINT NUMBER 103
NORTHING 632852.0069 / EASTING 596471.6334
ELEVATION 121.88
MONUMENTS: EXISTING: 14 FOUND
PROPOSED: 5
 - LOTS: EXISTING: 1
PROPOSED: 1
 - GROSS FLOOR AREA: TOTAL EXISTING: 38,135± SF
TO BE REMOVED: 29,265± SF
NET REMAINING: 8,850± SF
NEW BUILDINGS: 15,400± SF (MAINT. BLDG.)
33,800± SF (POLICE BLDG.)
8,428± SF (2ND FLOOR MEZZANINE)
57,628± SF (TOTAL NEW)
TOTAL PROPOSED GFA: 66,478± SF (57,628± NEW + 8,850± EX.)
(NET INCREASE GFA: 28,583± SF)
- | | EXISTING | PROPOSED |
|----------------------------|------------------|------------------|
| BUILDING COVERAGE: | 0.56± AC. (6%) | 1.34± AC. (16%) |
| OTHER IMPERVIOUS SURFACES: | 2.51± AC. (29%) | 3.12± AC. (36%) |
| SWM AREA: | 0.00± AC. (0%) | 0.30± AC. (3%) |
| OPEN SPACE: | 5.66± AC. (65%) | 3.97± AC. (45%) |
| TOTAL: | 8.73± AC. (100%) | 8.73± AC. (100%) |
- PARKING: REQUIRED: 16 SPACES (MAINT. BUILDING 15,400 SF/1,000 SF * 1 SPACES)
136 SPACES (POLICE BUILDING 33,800 SF/1,000 SF * 4 SPACES)
40 SPACES (MEDICAL BUILDING 8,850 SF/1,000 SF * 4.5 SPACES)
192 SPACES TOTAL REQUIRED
PROVIDED: 165 SPACES* INCLUDING 5 ADA SPACES WITH MIN. (3) VAN ACCESSIBLE SPACES
*SEE VARIANCE NOTE
 - BICYCLE PARKING: REQUIRED: 7 SPACES (70 SPACES EXCLUSIVE OF VEHICLE STORAGE & FLEET VEHICLES)
PROVIDED: 8 SPACES
 - 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.
 - SEWER: NEW CASTLE COUNTY - 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 SERVICE IN ACCORDANCE WITH 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.
SEWER FLOW: EXISTING: 3,814 GPD (38,135± SF * 0.1 GPD)
PROPOSED: 5,805 GPD (58,050± SF * 0.1 GPD)
NET INCREASE: 1,991 GPD (PEAK: 7,964 GPD)
 - FLOODPLAIN: THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE
RATE MAP #1000303135L, PANEL 135 OF 475, WITH AN EFFECTIVE DATE OF JANUARY 22, 2020. A
FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS APPLICATION.
 - WRPA: THE SITE DOES NOT LIE WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) ACCORDING TO THE WRPA
MAP PER MAP 1 OF 3, DELAWARE, DATED MARCH 2022.
 - WETLANDS: A WETLANDS INVESTIGATION WAS CONDUCTED BY WATERSHED ECO ON JANUARY 11, 2022 PER 1987 US
ARMY CORPS OF ENGINEERS WETLAND Delineation MANUAL (1-87-1) AND THE REGIONAL SUPPLEMENT TO
THE CORPS OF ENGINEERS WETLAND MANUAL. NO WETLANDS WERE FOUND TO EXIST ON THIS PARCEL.
 - CRITICAL NATURAL AREA: THE SITE DOES NOT INCLUDE A ONA PER THE STATE INVENTORY OF NATURAL AREAS.
 - DEED RESTRICTION: NONE
 - SUPERSEDES NOTE: THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR SUBDIVISION PLAN FOR DELAWARE STATE POLICE TROOP
6, DATED APRIL 9, 1970 AND SUBSEQUENT REVISIONS, AND RECORDED ON APRIL 15, 1970 IN THE OFFICE OF
THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, IN MICROFILM #1506.
 - DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.
 - DELDOT: ALL ENTRANCES SHALL CONFORM TO DELDOT'S CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL
BE SUBJECT TO ITS APPROVAL.
 - LIMIT OF DISTURBANCE: 6.8± ACRES
 - DRAINAGE: DRAINAGE AND EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE
WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
 - SEWER ACCESS: NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND
REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
 - SEWER EASEMENT: UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40'
WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A
SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED
PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED
WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED
AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN
LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A
RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
 - SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN
AND SHALL BE A MINIMUM FIVE (5) FEET IN WIDTH, SIX (6) FEET IN WIDTH WHEN NO BUFFER BETWEEN SIDEWALK AND
CURB IS PROVIDED, AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
 - SWM ACCESS EASEMENT: A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF DNREC, 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 15'
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 DNREC, 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 DNREC, ITS AGENTS OR ASSIGNS DETERMINES THAT
MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, DNREC 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 DNREC PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR
PROPERTY. IN THE EVENT DNREC 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.
 - LANDSCAPING: PUBLIC FACILITIES ARE EXEMPT FROM LANDSCAPING REQUIREMENTS PER SECTION 40.05.050.H OF THE NCCC.
 - ADDRESSES: ADDRESSES ARE AS ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES, AS FOLLOWS:
3315 KIRKWOOD HIGHWAY (EX. BUILDING TO REMAIN)
3301 KIRKWOOD HIGHWAY (NEW POLICE BUILDING)
200 GREENBANK ROAD (NEW MAINTENANCE BUILDING)
 - VARIANCES: THE NEW CASTLE COUNTY BOARD OF ADJUSTMENT GRANTED APPROVAL FOR APPLICATION #2022-0618-A ON DECEMBER 8, 2022 (DECISION
FILED JANUARY 26, 2023) FOR THE FOLLOWING VARIANCES:
1) TO CONSTRUCT A MAINTENANCE BUILDING 33- FEET FROM THE ALBERTSON BOULEVARD RIGHT-OF-WAY (100-FOOT STREET YARD SETBACK).
SEE UDC TABLE 40.04.110.B; 2) TO CONSTRUCT A MAINTENANCE BUILDING 69 FEET FROM THE GREENBANK ROAD RIGHT-OF-WAY (100-FOOT
STREET YARD SETBACK) SEE UDC TABLE 40.04.110.B; 3) TO CONSTRUCT A POLICE HEADQUARTERS BUILDING 45 FEET FROM THE ALBERTSON
BOULEVARD RIGHT-OF-WAY (100-FOOT STREET YARD SETBACK). SEE UDC TABLE 40.04.110.B; 4) TO MAINTAIN AN EXISTING BUILDING 66 FEET
FROM THE KIRKWOOD HIGHWAY RIGHT-OF-WAY (100-FOOT STREET YARD SETBACK). SEE UDC TABLE 40.04.110.B; 5) TO PERMIT PAVING 19 FEET
FROM THE GREENBANK ROAD RIGHT-OF-WAY (75-FOOT STREET YARD PAVING SETBACK). SEE UDC TABLE 40.04.110.B; 6) TO PERMIT PAVING 12
FEET FROM THE ALBERTSON BOULEVARD RIGHT-OF-WAY (75-FOOT STREET YARD PAVING SETBACK). SEE UDC TABLE 40.04.110.B; 7) TO PERMIT
PAVING 6 FEET FROM THE KIRKWOOD HIGHWAY RIGHT-OF-WAY (75-FOOT STREET YARD PAVING SETBACK). SEE UDC TABLE 40.04.110.B; 8) TO
PERMIT PAVING 18 FEET FROM THE WESTERLY SIDE LOT LINE (40-FOOT OTHER YARD PAVING SETBACK). SEE UDC TABLE 40.04.110.B; 9) TO
PERMIT A LANDSCAPE SURFACE RATIO (LSR) OF 0.46 (0.85 MINIMUM LSR REQUIRED). SEE UDC TABLE 40.04.110.A; AND 10) TO PERMIT 165
PARKING SPACES (192 PARKING SPACES REQUIRED). SEE UDC TABLE 40.03.522. CONDITIONS: 1) THE APPLICANT SHALL PROVIDE AND MAINTAIN
LANDSCAPING GENERALLY CONSISTENT WITH THE EXHIBITS ENTERED INTO EVIDENCE AT THE HEARING, AS MAY BE AMENDED IN CONSULTATION
WITH THE DEPARTMENT; 2) THE BUILDING ELEVATIONS SHALL BE GENERALLY CONSISTENT WITH THE ARCHITECTURAL RENDERINGS ENTERED INTO
EVIDENCE AT THE HEARING, AS MAY BE AMENDED IN CONSULTATION WITH THE DEPARTMENT.
 - RETAINING WALL: THE NEW CASTLE COUNTY BOARD OF ADJUSTMENT GRANTED APPROVAL FOR APPLICATION #2023-0130-A ON MARCH 30, 2023 (DECISION FILED
APRIL 21, 2023) FOR THE FOLLOWING VARIANCES: 1) TO PERMIT 27, 21-FOOT-HIGH PARKING LOT LIGHT POLES (15-FOOT MAXIMUM HEIGHT
PERMITTED). SEE UDC TABLE 40.03.111.C; 2) TO PERMIT 7.5 FOOTCANDLES (0.4 MAXIMUM FOOTCANDLES). SEE UDC TABLE 40.04.111.C; AND 3)
TO PROVIDE A 0.00 AFFORESTATION RATIO (MINIMUM 0.35 AFFORESTATION RATIO REQUIRED). SEE UDC SECTION 40.04.241.
CONDITIONS: 1) THE LIGHTING SHALL BE CONSISTENT WITH THE LIGHTING PLAN SUBMITTED INTO EVIDENCE; AND 2) THE STREET TREES SHALL
BE INSTALLED CONSISTENT WITH THE LANDSCAPE PLAN SUBMITTED INTO EVIDENCE.

PURPOSE:

PURPOSE OF THIS PLAN: TO DEMOLISH EXISTING BUILDINGS AND CONSTRUCT 57,628± SF
OF NEW BUILDINGS WITH ASSOCIATED SITE IMPROVEMENTS.



EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
ADJACENT LINE	ADJACENT LINE
SETBACK/EASEMENT	SETBACK/EASEMENT
SANITARY	SANITARY
CONCRETE CURB	CONCRETE CURB
FENCE	FENCE
CONTOUR	CONTOUR
SANITARY MANHOLE	SANITARY MANHOLE
UTILITY POLE	UTILITY POLE
FIRE HYDRANT	FIRE HYDRANT
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
ZONING LINE	ZONING LINE
BUILDING	BUILDING
POSTAL ADDRESS	POSTAL ADDRESS

ISSUE/REVISION	DATE
EXPLORATORY PLAN SUBMISSION	7.21.22
ISSUED FOR BOARD OF ADJUSTMENT	9.8.22
RECORD PLAN CHECK PRINT SUBMISSION	2.8.23
ISSUED FOR DELDOT INITIAL STAGE APPROVAL	4.18.23
RECORD PLAN CHECK PRINT SUBMISSION	8.25.23
RECORD PLAN SUBMISSION	9.22.23
REVISED PER COUNTY COMMENTS	10.10.23
ISSUED FOR RECORDATION	10.19.23

CDA ENGINEERING INC.

CIVIL/SITE ENGINEERING AND LAND PLANNING

6 LARCH AVENUE
SUITE 401
WILMINGTON, DE 19804

Tel: 302.998.9202
Fax: 302.691.1314
cdaengineering.com

DRAWN BY:	ZK
CHECKED BY:	CD
PROJECT No.:	22.106.00
SCALE:	1" = 50'
DATE:	JULY 21, 2022
CAD FILE:	

APPLICATION # 2022-0499

DELAWARE STATE POLICE
TROOP 6

RECORD MAJOR
LAND DEVELOPMENT PLAN

CHRISTIANA HUNDRED NEW CASTLE COUNTY DELAWARE

DRAWING TITLE: RECORD PLAN

DRAWING NUMBER: REC-1

CERTIFICATION OF PLAN ACCURACY

I, COLMCILLE DEASCANIS, 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.

COLMCILLE DEASCANIS
REGISTRATION #13049

10/19/23

DATE

CERTIFICATION OF PLAN APPROVAL

APPROVED BY: GENERAL MANAGER
DATE: 10/19/23
FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED BY: COUNCIL PRESIDENT
DATE: 10/19/23
FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

CERTIFICATION OF OWNERSHIP

I, THE UNDERSIGNED, 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.

STATE OF DELAWARE
DIVISION OF FACILITIES MANAGEMENT
C/O JENNIFER COVERDALE

10/19/23

DATE