



### PROPERTY & AREA OVERVIEW

Conveniently located off of River Road (Rt 9) and minutes from the Rt 141/Rt13 & I-95 Interchange. Also close to Route 40 (Pulaski Highway) and Route 1.

708 Grantham Lane, New Castle DE is an industrial lot with New Castle County Land Use approvals (Grading Plan & Parking Plan) to construct a free standing 2,533 sf warehouse building with available public & water services and a six (6) vehicle parking lot. Buyer to secure, finalize and pay for all sealed architectural plans for building structure.

### FOR MORE INFORMATION, CONTACT:

Tony Medori

tony@medoricommercialrealty.com

302-633-0099 (office)

302-218-2053 (cell)

### PROPERTY DETAILS

- **Approved Proposed Building Size:** 2,533 sf
- **Land Area:** 0.25 acres
- **Lot Area:** 75 ft x 150 ft
- **Zoning:** (I) Industrial
- **Parking Spaces:** 6 spaces
- **Parcel #:** 1003500017
- **Price:** \$225,000

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED TO BE RELIABLE, BUT NO WARRANTY IS MADE AS TO ITS ACCURACY AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS PRIOR SALE OR LEASE OR WITHDRAWAL WITHOUT NOTICE.

**Medori Commercial Realty, LLC**

601 Kirkwood Highway

Wilmington, DE 19805

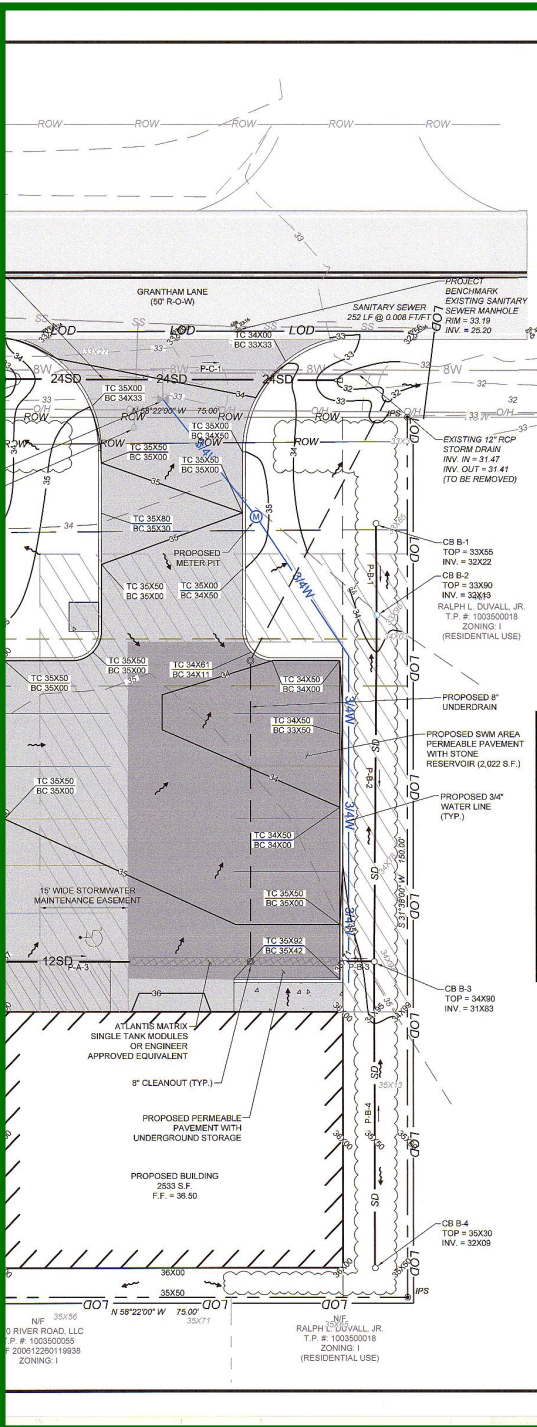
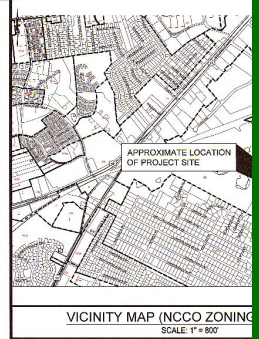
www.medoricommercialrealty.com

# RECORD PLAN

## GRADING PLAN FOR 708 GRANTHAM LANE APPLICATION NUMBER: 20190803

NEW CASTLE HUNDRED  
TAX PARCEL #: 1003500017  
NEW CASTLE COUNTY, DELAWARE

THE TOTAL LAND DISTURBANCE PROPOSED BY  
THIS PLAN IS 12,912 S.F. (0.29 AC.).



STRUCTURE TABLE

CATCH BASIN	TOPRM ELEV	INVERT IN	INVERT OUT
A-1	33.90	-	32.34
A-2	34.75	-	32.25
A-3	35.10	31.95	31.95
A-4	35.20	-	32.21
B-1	33.95	-	32.22
B-2	33.90	-	32.13
B-3	34.90	31.83	31.83
B-4	35.50	-	32.09

PIPE SCHEDULE

PIPE	INVERT IN	INVERT OUT	LENGTH (LF)	SIZE (IN)	SLOPE (FT/FT)
P-A-1	32.34	32.25	17	8	0.0053
P-A-2	32.25	31.95	59	8	0.0051
P-A-3	31.95	31.83	25	12	0.0048
P-A-4	32.21	31.95	52	8	0.0050
P-B-1	32.22	32.13	17	8	0.0052
P-B-2	32.13	31.83	59	8	0.0051
P-B-3	31.83	31.80	9	12	0.0051
P-B-4	32.09	31.83	52	8	0.0050
P-C-1	31.85	31.50	70	15	0.0053

- GRANTED VARIANCES:**
- STREET YARD PAVING SETBACK FROM THE REQUIRED 40 FEET TO 32 FEET.
  - SIDE YARD PAVING SETBACK (ALONG TAX PARCEL 1003500016) FROM THE REQUIRED 10 FEET TO 6 FEET.
  - SIDE YARD BUILDING SETBACK (ALONG TAX PARCEL 1003500016) FROM THE REQUIRED 20 FEET TO 6 FEET.
  - SIDE YARD BUILDING SETBACK (ALONG TAX PARCEL 1003500018) FROM THE REQUIRED 20 FEET TO 11 FEET.
  - REAR YARD BUILDING SETBACK (ALONG TAX PARCEL 1003500018) FROM THE REQUIRED 50 FEET TO 5 FEET.
  - BUFFERYARD OPACITY FROM 0.5 TO 0.3 ALONG FRONT PROPERTY (STREET) LINE.
  - BUFFERYARD OPACITY FROM 0.6 TO 0.0 (ALONG TAX PARCEL 1003500016).
  - BUFFERYARD OPACITY FROM 0.6 TO 0.1 (ALONG TAX PARCEL 1003500018).
  - TO MAINTAIN A LOT WITH AN 11,250.00 S.F. (0.26 AC.) AREA FROM THE REQUIRED LOT AREA OF 1 AC.
  - TO MAINTAIN A LOT WITH A WIDTH IF 75 FEET FROM THE REQUIRED LOT WIDTH OF 100 FEET.
- BOA APPLICATION NUMBER: 2020-0105-A  
DATE OF HEARING: APRIL 23, 2020  
DATE OF DECISION: APRIL 23, 2020  
DATE OF DECISION FILED: MAY, 16, 2020

**LEGEND**

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING ROW LINE
- PROPOSED ROW LINE
- BUILDING SETBACK
- PAVING SETBACK
- PROPOSED CURBING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED BUILDING
- EXISTING SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- PROPOSED UNDERDRAIN
- PROPOSED LANDSCAPED AREA
- LIMIT OF DISTURBANCE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED STORM TANK AREA
- STORMWATER MAINTENANCE EASEMENT
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- EXISTING WATER VALVE
- PROPOSED WATER METER
- PROPOSED YARD BASIN

**PURPOSE:**  
THE PURPOSE OF THIS PLAN IS TO PROVIDE GRADING FOR CONSTRUCTION ON TAX PARCEL 1003500017.

**SITE DATA:**

- OWNER: MARTY MELLINGER  
P.O. BOX 289  
YORKLYN DE 19736
- ENGINEER: CIVIL ENGINEERING ASSOCIATES  
55 WEST MAIN STREET  
MIDDLETOWN, DE 19709  
P:302.375-8553
- TAX PARCEL #: 1003500017
- DEED REFERENCE: INST # 20131230079864
- TOTAL AREA: EXISTING AREAS:  
INFEROUS AREA: 7  
OPEN AREA: 4  
SITE GROSS AREA: 11  
NET AREA: 1  
PROPOSED AREA:  
BUILDING COVER: 2  
IMPERVIOUS AREA: 2  
SWM AREA: 2  
ROW DEDICATION: 1  
MIN. LSR: 1  
SITE GROSS AREA: 10  
NET AREA: 9
- ZONING: I - INDUSTRIAL
- SETBACKS:  
MINIMUM LOT AREA: 7  
MINIMUM LOT WIDTH: 3  
BUILDING STREET YARD: 2  
BUILDING SIDE YARD: 2  
BUILDING REAR YARD: 3  
PAVING STREET/YOYER YARD: 4  
MAXIMUM BUILDING HEIGHT: 1  
MINIMUM 20 FOOT SIDE YARD ADJ. OR DISTRICTS: 1  
MINIMUM 50 FOOT REAR YARD ADJ. OR DISTRICTS: 1
- PARKING REQUIREMENTS: REQUIRED:  
4 SPACES PER 1,000 S.F. OF GROUND AREA PER SERVICE BAY (WHICHEVER)  
(1 SPACE X 2533 S.F.) = 2.5 + 3  
(4 SPACES X 1 SERVICE BAY) = 3  
PROVIDED:  
12 SPACES (INCLUDING 1 HANDICAPPED)
- SURVEY REFERENCE: HORIZONTAL DATUM - NAD83  
VERTICAL DATUM - NAVD 88

**CERTIFICATION OF OWNERSHIP:**

I, MARTY MELLINGER, HEREBY CERTIFY THAT I AM THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION. THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

*Marty Mellinger*  
SIGNATURE

**CERTIFICATION OF PLAN ACCURACY:**

I, RONALD H. SUTTON, JR. HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER WITH A BACKGROUND IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION TRUE AND CORRECT TO THE ACCURACY REQUIRED BY STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

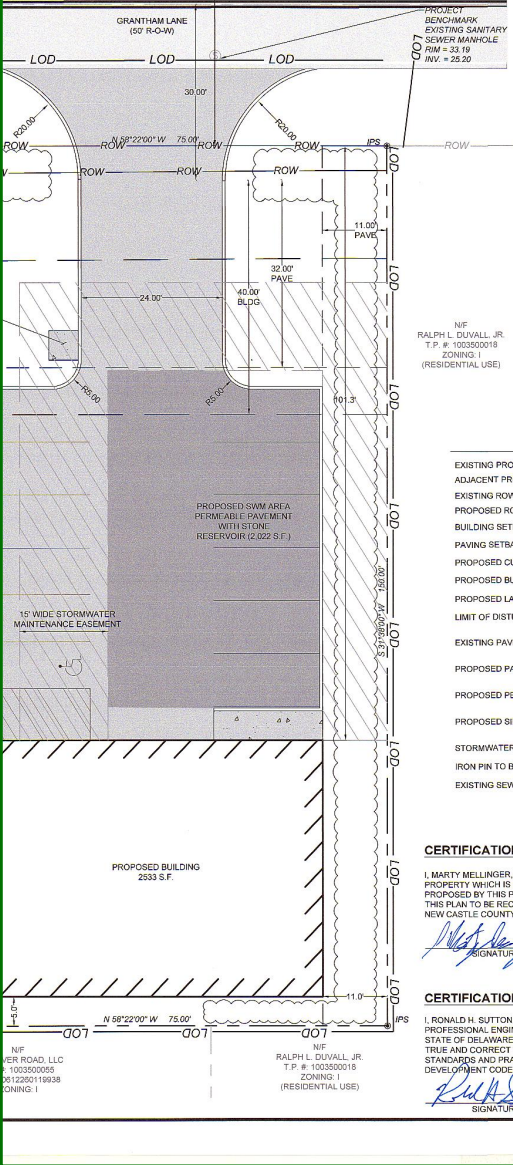
*Ronald H. Sutton, Jr.*  
SIGNATURE

FOR MORE INFORMATION, CONTACT:  
Tony Medori  
tony@medoricommercialrealty.com  
302-633-0099 (office)  
302-218-2053 (cell)

**Medori Commercial Realty, LLC**  
601 Kirkwood Highway  
Wilmington, DE 19805  
www.medoricommercialrealty.com

# PARKING PLAN

## PARKING PLAN FOR 708 GRANTHAM LANE APPLICATION NUMBER: 20190803 NEW CASTLE HUNDRED TAX PARCEL #: 1003500017 NEW CASTLE COUNTY, DELAWARE



**SITE DATA:**

- OWNER: MARTY MELLINGER  
P.O. BOX 289  
YORKLYN, DE 19738
- ENGINEER: CIVIL ENGINEERING ASSOCIATES  
65 WEST MAIN STREET  
MIDDLETOWN, DE 19709  
P(302) 376-8533
- TAX PARCEL #: 1003500017
- DEED REFERENCE: INST. #: 201313300079684
- TOTAL AREA: EXISTING AREAS: 7,240.50 S.F. ± (0.17 AC ±)  
IMPERVIOUS AREA: 4,009.50 S.F. ± (0.09 AC ±)  
SITE GROSS AREA: 11,250.00 S.F. ± (0.25 AC ±)  
NET AREA: 11,250.00 S.F. ± (0.25 AC ±)

**PROPOSED AREA:**

BUILDING COVER:	2,533.00 S.F. ± (0.08 AC ±)
IMPERVIOUS AREA:	2,360.49 S.F. ± (0.05 AC ±)
SWM AREA:	2,022.00 S.F. ± (0.05 AC ±)
ROW DEDICATION:	435.86 S.F. ± (0.01 AC ±)
OPEN AREA:	3,868.92 S.F. ± (0.09 AC ±)
MIN. LSR:	1,698.84 S.F. ± (0.04 AC ±)
SITE GROSS AREA:	10,814.14 S.F. ± (0.25 AC ±)
NET AREA:	8,115.30 S.F. ± (0.21 AC ±)

**8. ZONING:** I - INDUSTRIAL

**7. SETBACKS:**

	REQUIRED	APPROVED VIA BOA
MINIMUM LOT AREA:	1 AC	0.28 AC
MINIMUM LOT WIDTH:	100 FEET	75 FEET
BUILDING STREET YARD:	40 FEET	32 FEET
BUILDING SIDE YARD:	0' FEET	611 FEET
BUILDING REAR YARD:	0' FEET	5 FEET
PAVING STREET/OTHER YARD:	40' FEET	306 FEET
MAXIMUM BUILDING HEIGHT:	60 FEET	60 FEET

\*MINIMUM 20 FOOT SIDE YARD ADJACENT TO RESIDENTIAL USES OR DISTRICTS  
\*MINIMUM 60 FOOT REAR YARD ADJACENT TO RESIDENTIAL USES OR DISTRICTS

**8. PARKING REQUIREMENTS REQUIRED:**

COMMERCIAL USES: HEAVY RETAIL/SERVICE - VEHICLE REPAIR/SERVICE  
1 SPACE PER 1,000 S.F. OF GROSS FLOOR AREA OR 4 PER SERVICE BAY (WHICHEVER IS GREATER)

(1 SPACE X 2533 S.F.) = 2.5 = 3 SPACES REQUIRED  
(4 SPACES X 1 SERVICE BAY) = 4 SPACES REQUIRED

**PROVIDED:**

12 SPACES (INCLUDING 1 HANDICAPPED SPACE)  
REQUIRED BICYCLE PARKING: 12 SPACES/10 SPACES = 1.2 = 2 BICYCLE SPACES  
PROVIDED BICYCLE PARKING: 2 BICYCLE SPACES

**9. CRITICAL NATURAL AREA:** NO CRITICAL NATURAL AREAS EXIST ON THE SITE ACCORDING TO THE STATE INVENTORY OF NATURAL AREAS.

**10. WRPA:** THIS SITE IS NOT AFFECTED BY A WATER RESOURCE PROTECTION AREA PER INSPECTION OF THE WATER RESOURCE AGENCY MAP 1 OF 3, LAST REVISED MARCH 2017.

**11. WETLANDS:** A WETLANDS EVALUATION WAS PERFORMED BY LANCHESTER SOIL CONSULTANTS, INC. ON SEPTEMBER 23, 2020, LETTER DATED SEPTEMBER 28, 2020, AND IT WAS DETERMINED THAT NO WETLANDS EXIST ON THE PROPERTY.

**12. FLOODPLAIN:** PER F.E.M.A. FIRM MAP 10003C0163L, REVISED JANUARY 22, 2020, THE PARCEL IS NOT AFFECTED BY THE 100 YEAR FLOODPLAIN.

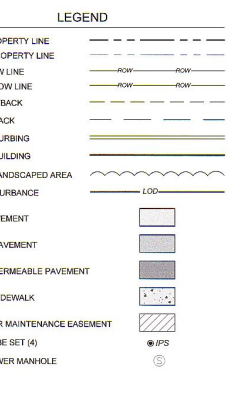
**13. SURVEY REFERENCE:** HORIZONTAL DATUM - NAD83  
VERTICAL DATUM - NAVD 83

**14. SANITARY SEWER:** 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.

**15. DESIGN FLOW RATE:** (0.1 GPD PER S.F.) X (2,533 S.F.) = 253.3 GPD

**16. WATER SERVICE:** 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 (WATER SUPPLIER - ARTESIAN WATER COMPANY)

**17. DNR/FEE-IN-LIEU:** BASED ON GEOTECHNICAL TESTING, QUALITY MANAGEMENT IS NOT FEASIBLE FOR THIS PROJECT. THEREFORE, OWNED HAS PROVIDED A FEE-IN-LIEU OF \$2,860.00 FOR QUALITY MANAGEMENT.



**CERTIFICATION OF OWNERSHIP**

I, MARTY MELLINGER, 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.

*Marty Mellinger*  
SIGNATURE

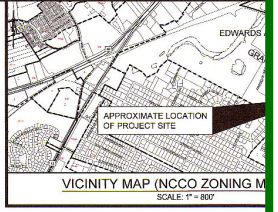
7/16/21  
DATE

**CERTIFICATION OF PLAN ACCURACY:**

I, RONALD H. SUTTON, JR., 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.

*Ronald H. Sutton, Jr.*  
SIGNATURE

7-16-21  
DATE



**PURPOSE:**  
THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 2,533 S.F. IN-BUILDING WITH PARKING ON TAX PARCEL 1003500017.

**GRANTED VARIANCES:**

- STREET YARD PAVING SETBACK FROM THE REQUIRED 40 FEET.
- SIDE YARD PAVING SETBACK ALONG TAX PARCEL 10035 FROM THE REQUIRED 10 FEET TO 6 FEET.
- SIDE YARD BUILDING SETBACK ALONG TAX PARCEL 10035 FROM THE REQUIRED 20 FEET TO 6 FEET.
- SIDE YARD BUILDING SETBACK ALONG TAX PARCEL 10035 FROM THE REQUIRED 20 FEET TO 11 FEET.
- REAR YARD BUILDING SETBACK ALONG TAX PARCEL 10035 FROM THE REQUIRED 20 FEET TO 6 FEET.
- BUFFER YARD OPACITY FROM 0.5 TO 0.3 ALONG FRONT (81 FEET) LINE.
- BUFFER YARD OPACITY FROM 0.6 TO 0.0 (ALONG TAX PARCEL 1003500018).
- BUFFER YARD OPACITY FROM 0.8 TO 0.1 (ALONG TAX PARCEL 1003500018).
- TO MAINTAIN A LOT WITH AN 11,250.00 S.F. (0.26 AC) AREA REQUIRED LOT AREA OF 1 AC.
- TO MAINTAIN A LOT WITH A WIDTH OF 75 FEET FROM THE LOT WIDTH OF 100 FEET.

BOA APPLICATION NUMBER: 2020-0105-A  
DATE OF HEARING: APRIL 23, 2020  
DATE OF DECISION: APRIL 23, 2020  
DATE OF DECISION FILED: MAY 18, 2020

**GENERAL NOTES:**

- NO DEBRIS WILL BE BURIED ON THE SITE.
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN PER NEW CASTLE COUNTY ZONING REGULATIONS AND THE PERFORMANCE GUARANTEE INCORPORATED IN RECORDS IN THE OFFICE OF THE RECORDER OF DEEDS, NEW CASTLE COUNTY ON \_\_\_\_\_ AT INSTRUMENT NO. \_\_\_\_\_.
- DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY CODE.
- COMPLIANCE WITH THE DELAWARE SEDIMENT AND STORAGE DEMONSTRATED, PRIOR TO BUILDING PERMIT ISSUANCE, OF A LOT.
- THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT (LDI) AND THE PERFORMANCE GUARANTEE INCORPORATED IN RECORDS IN THE OFFICE OF THE RECORDER OF DEEDS, NEW CASTLE COUNTY ON \_\_\_\_\_ AT INSTRUMENT NO. \_\_\_\_\_.
- THE DEVELOPER MAY HAVE ACCESS TO THE SITE FOR A YEAR AFTER A LOT IS SOLD FOR PURPOSES OF COMPLETE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.
- THIS SITE LIES ENTIRELY OR PARTIALLY WITHIN DELAWARE MANUFACTURING OR HEAVY INDUSTRIAL USE IS REGULATORY ZONE AND SHALL REQUIRE A DECISION BY THE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT TO COMMENCING OPERATION.
- A LANDSCAPE PLAN, PREPARED BY DESIGN, ETC. LAST 2019 OR AS AMENDED AND APPROVED IN WRITING BY THE USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN. BASED ON THE GEOTECHNICAL REPORT PREPARED BY LA CONSULTANTS, INC. AND DATED NOVEMBER 25, 2017, THE TABLE (SHWT) IS LOCATED 8 INCHES BELOW THE EXISTING DOES NOT REQUIRE FURTHER EVALUATION, AS IT PERTAINS PROPOSED FLOOR ELEVATION PRIOR TO THE ISSUANCE OF (BUILDING IS TO BE SLAS ON GRADE).
- THERE ARE NO CONSTRUCTION LIMITATIONS BASED ON THE EVALUATION OF THE SEASONAL HIGH WATER TABLE ELEVATION STRUCTURES PROPOSED WITH THE LOWEST FLOOR WITH ESTIMATED SEASONAL HIGH WATER TABLE SHALL BE WAT 840.22 (130). NO LOWEST FLOOR SHALL BE CONSTRUCTED ESTIMATED SEASONAL HIGH WATER TABLE (LDC #45-22-22).
- THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY STORMWATER MANAGEMENT AND INSPECTION FUND SECTION 402.240 OF THE COUNTY CODE. THE FUNDS SHOWN COSTS ASSOCIATED WITH INSPECTIONS. AN AMOUNT OF FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF HAS BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.
- A STORMWATER MANAGEMENT ACCESS EASEMENT IN FA COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED AND SHALL BE 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.

FOR MORE INFORMATION, CONTACT:

Tony Medori  
tony@medoricommercialrealty.com  
302-633-0099 (office)  
302-218-2053 (cell)

**Medori Commercial Realty, LLC**  
601 Kirkwood Highway  
Wilmington, DE 19805  
www.medoricommercialrealty.com

708 Grantham Lane  
New Castle, DE 19720

## AVAILABLE LOT



FOR MORE INFORMATION, CONTACT:

Tony Medori

tony@medoricommercialrealty.com

302-633-0099 (office)

302-218-2053 (cell)

**Medori Commercial Realty, LLC**

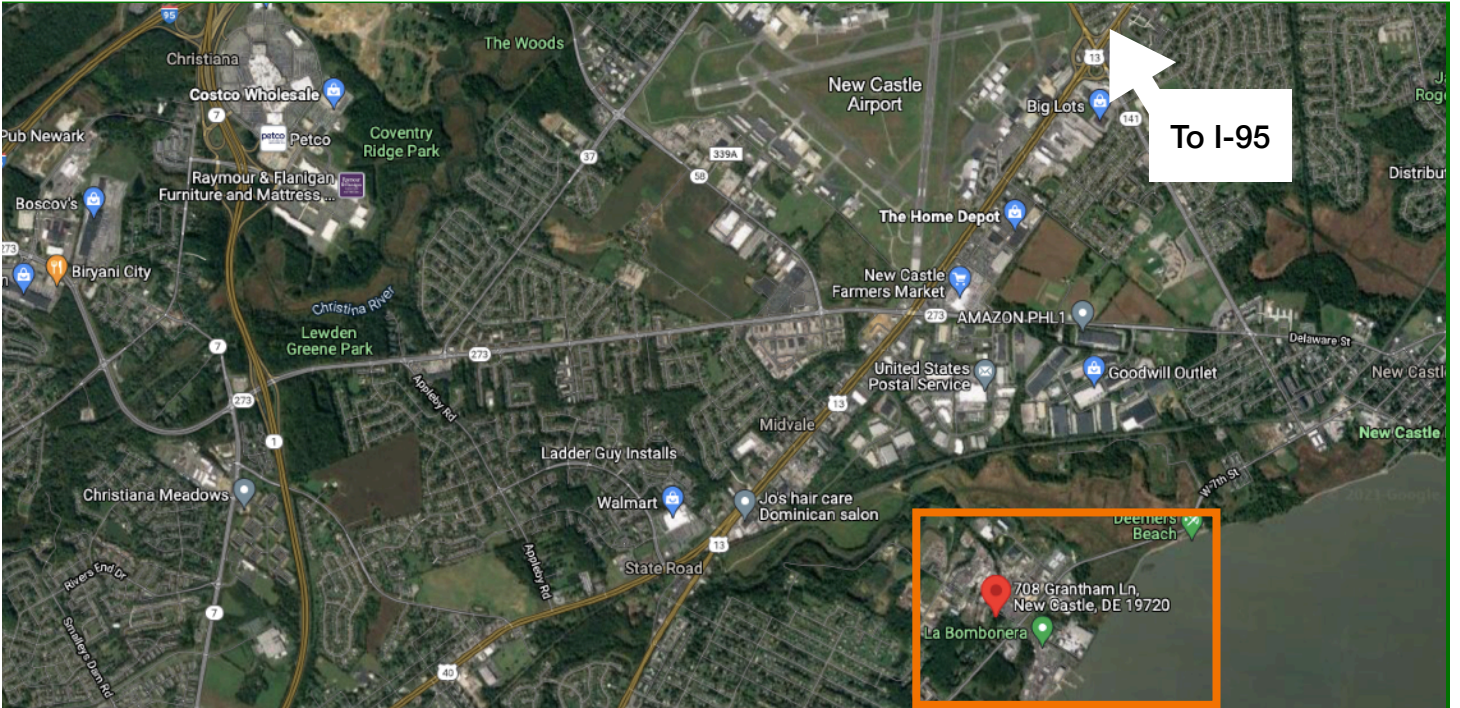
601 Kirkwood Highway

Wilmington, DE 19805

www.medoricommercialrealty.com

708 Grantham Lane  
New Castle, DE 19720

## LOCATION MAP



FOR MORE INFORMATION, CONTACT:

Tony Medori

[tony@medoricommercialrealty.com](mailto:tony@medoricommercialrealty.com)

302-633-0099 (office)

302-218-2053 (cell)

**Medori Commercial Realty, LLC**

601 Kirkwood Highway

Wilmington, DE 19805

[www.medoricommercialrealty.com](http://www.medoricommercialrealty.com)