

PLAN LEGEND

- EXISTING PARCEL BOUNDARY
EXISTING ADJOINING PARCEL
EXISTING RIGHT OF WAY
EXISTING CONTOUR (1' INTERVAL)
EXISTING INDEX CONTOUR (5' INTERVAL)
EXISTING SPOT ELEVATION
EXISTING OVERHEAD UTILITY WIRES
EXISTING SANITARY PIPE
EXISTING STORMWATER PIPE
EXISTING WATER LINE
EXISTING TREENLINE
EXISTING FENCE
EXISTING UTILITY POLE
EXISTING MANHOLE
EXISTING WATER VALVE
BUILDING SETBACK LINE
PROPOSED CONTOUR (1' INTERVAL)
PROPOSED SPOT ELEVATION
PROPOSED FLOW PATH
PROPOSED LIMIT OF DISTURBANCE
PROPOSED UNDERGROUND ELECTRIC SERVICE
PROPOSED GAS SERVICE
PROPOSED SANITARY LATERAL
PROPOSED WATER SERVICE
PROPOSED STORMWATER PIPE
PROPOSED ROOF DRAIN PIPE
PROPOSED TRASH DUMPSTER
PROPOSED RECYCLE DUMPSTER
PROPOSED BIKE RACK

PROTECTED RESOURCES TABLE

Table with 3 columns: NATURAL RESOURCE, EXISTING, PROTECTED. Rows include FLOODPLAIN and WETLAND.

PARKING DATA TABLE

One off-street parking space per two employees on the shift of greatest employment, plus one off-street parking space per 200 square feet of floor area devoted to on or off premises sales, serving and consumption of alcoholic beverages on premises.

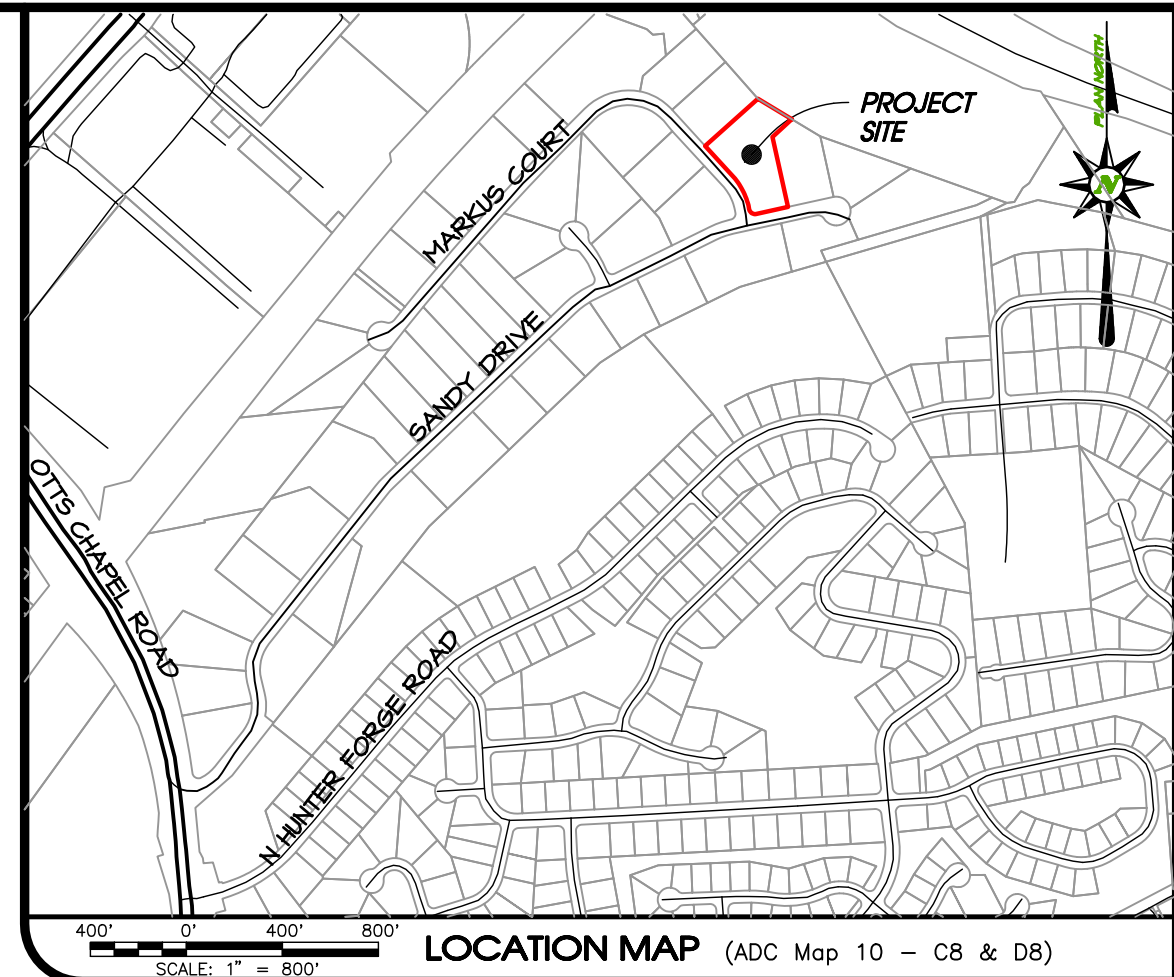
- 60 employees / 2 = 30 spaces
- 4,400 sf public area / 200 sf = 22 spaces
- Parking Spaces Required = 52 spaces
- Parking Spaces Provided = 52 Spaces
- Accessible Spaces Required = 52/25 = 3 spaces
- Accessible Spaces Provided = 3 spaces

BICYCLE PARKING DATA TABLE

One bicycle parking space per every five required off-street employee parking stalls.
- Spaces Required = 8 spaces
- Spaces Provided = 6 spaces

SITE DATA and ZONING SCHEDULE

TAX PARCEL NO.: 18-038.00-018
ZONING DISTRICT: MI - GENERAL INDUSTRIAL
WATERSHED: CHRISTINA RIVER
SOURCE OF TITLE: 20190404 0024033
SITE GROSS AREA: 2.179 Acres
SITE NET AREA: 2.179 Acres
EXISTING SITE USE: OPEN
PROPOSED SITE USE: INDUSTRIAL
DISTURBED AREA: 1.56 Acres
BUILDING GFA: 18,750 SF
INVESTMENT LEVEL AREA: 2
CODE ITEM: REQUIREMENT:
MINIMUM LOT AREA: 5,000 SF
MAXIMUM LOT COVERAGE: 100%
HEIGHT OF BUILDINGS: 4 Stories or 55 Ft.
MINIMUM SETBACKS: BUILDING: 0 Ft., STREET: 0 Ft., SIDE: 0 Ft., REAR: 0 Ft.
PAVING: STREET: 10 Ft., OTHER: 6 Ft.
UTILITIES: REFUSE COLLECTION: PRIVATE, SEWER: CITY OF NEWARK, WATER: SUEZ WATER DELAWARE



REVISIONS

GENERAL NOTES

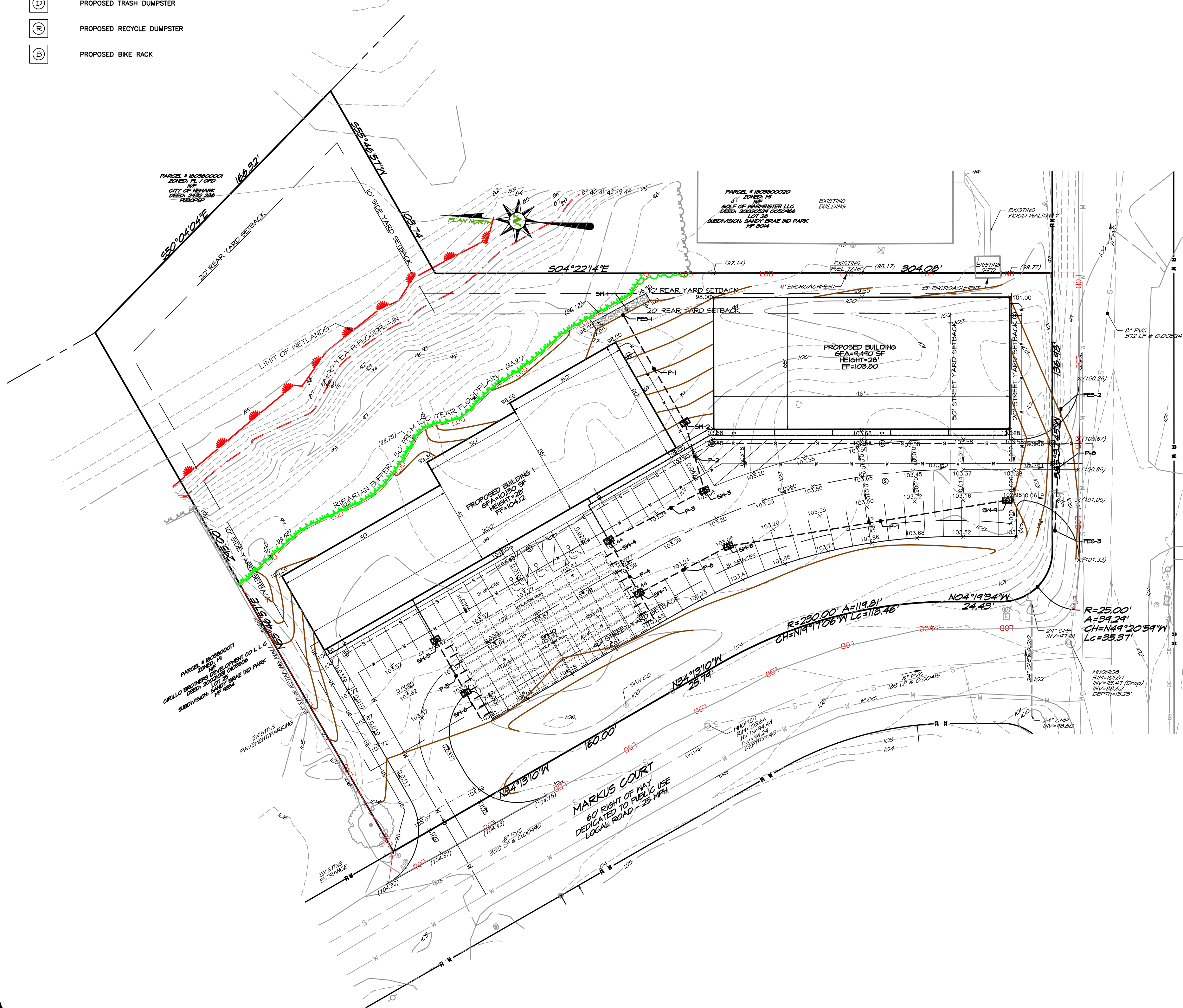
- 1. PURPOSE OF PLAN: THE PURPOSE OF THIS PLAN IS TO DEVELOP PARCEL 18-038.00-018 WITH TWO (2) FLEX BUILDINGS, UPON THE APPROVAL OF THE CITY OF NEWARK.
2. SITE LOCATION: THE PROJECT SITE IS KNOWN AS 302 MARKUS COURT (PARCEL NO. 18-038.00-018) AND IS LOCATED ON THE NORTHEASTLY CORNER OF SANDY DRIVE & MARKUS COURT IN SANDY BRAE INDUSTRIAL PARK IN THE CITY OF NEWARK.
3. SURVEY: AN OUTBOUND AND TOPOGRAPHIC SURVEY HAS BEEN PERFORMED FOR THIS SITE IN MARCH 2021 BY THE KERCHER GROUP, INC. THE DATUMS ARE NAVD 88 AND DELAWARE STATE PLANE. THE PROJECT BENCHMARK IS THE SANITARY MH01907 (EL=103.64) LOCATED IN MARKUS COURT ON THE WEST SIDE OF THE SITE.
4. EXISTING UTILITIES: EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY & ALLOW FOR THEIR LOCATIONS.
5. WATER SUPPLY: WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.
6. SANITARY SEWER: SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.
7. FLOODPLAIN: A PORTION OF THIS SITE IS LOCATED IN THE 100 YEAR FLOODPLAIN ACCORDING TO MAP PANEL 1000501200K OF THE FEMA CURRENT FLOOD INSURANCE RATE MAPS, DATED JANUARY 22, 2020.
8. WATER RESOURCE PROTECTION AREA: THIS SITE IS NOT LOCATED IN A WATER RESOURCE PROTECTION AREA PER WATER RESOURCE PROTECTION AREAS MAP 1 OF 3, REVISED DECEMBER 2016.
9. WETLANDS: THIS SITE DOES CONTAIN WETLANDS PER THE WETLANDS INVESTIGATION CONDUCTED BY LANDMARK SCIENCE & ENGINEERING IN FEBRUARY 2021. U.S. ARMY CORPS OF ENGINEERS, 2010. "REGIONAL SUPPLEMENT TO THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL, ATLANTIC AND GULF COASTAL PLAIN REGION (VERSION 2.0)". U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER. ERD/EL TR-10-20.
10. CRITICAL NATURAL AREA: THIS SITE DOES NOT INCLUDE ANY CRITICAL NATURAL AREA (CNA) PER THE STATE INVENTORY OF NATURAL AREAS.
11. DEBRIS DISPOSAL: NO DEBRIS IS TO BE BURIED ON SITE.
12. ALL FIRE LINES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS (PART V, CHAPTER 5), LATEST EDITION.
13. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE CITY OF NEWARK DRAINAGE CODE.
14. UTILITY, TRASH & RELATED FACILITIES SHALL BE APPROPRIATELY SCREENED FROM ADJOINING PROPERTIES & ROADWAYS.
15. ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.
16. THIS PLAN ACCURATELY REFLECTS SITE CONDITIONS AND THE PROPOSED DEVELOPMENT AND IS IN COMPLIANCE WITH THE LATEST DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE CITY OF NEWARK DRAINAGE CODE.
17. THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 1.70 ACRES.

SITE COVERAGE TABLE

Table with 2 columns: BUILDING, OPEN SPACE. Rows include Building (0.45 Ac, 20.6%), Pavement (0.56 Ac, 25.7%), Open Space (1.17 Ac, 53.7%), and Total (2.18 Ac, 100.0%).

SANITARY SEWER FLOW

SERVICE USE: 12.5 GPD/ EMPLOYEE * 60 EMPLOYEES = 750 GPD
TOTAL DAILY SANITARY SEWER FLOW = 750 GPD
TOTAL PEAK SANITARY SEWER FLOW = 3,000 GPD



SHEET INDEX

- LG1 LINES & GRADES PLAN
U1 UTILITY PLAN
CD1 CONSTRUCTION DETAILS

CERTIFICATION OF OWNERSHIP
WE, 302 MARKUS, LLC, CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION.

MICHAEL BOULDEN DATE

CERTIFICATION OF PLAN ACCURACY
I, JEFFREY C WILLIAMS, CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE WITH A BACKGROUND IN CIVIL ENGINEERING. TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES. THE PROPOSED CONSTRUCTION AS SHOWN ON THIS PLAN COMPLIES WITH APPLICABLE LAWS AND REGULATIONS, AND THIS PLAN INCLUDES ALL INFORMATION REQUIRED BY THE LATEST REVISION OF THE CITY OF NEWARK LINES AND GRADES CHECKLIST.

JEFFREY C WILLIAMS (DE P.E. 13928) DATE

CERTIFICATION OF PLAN APPROVAL
IT IS HEREBY CERTIFIED THAT THIS PLAN IS ELIGIBLE FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS FOR NEW CASTLE COUNTY, DELAWARE.

CITY SECRETARY DATE

Scale bar (1" = 40'), North arrow, and project information including owner and applicant details.

Owner and Applicant information: 302 MARKUS, LLC, 107 SANDY DRIVE, NEWARK, DE 19713. Phone: 302.686.0897.

Parcel information: PARCEL NO.: 18-038.00-018, GROSS AREA: 2.179 Acres, NET AREA: 2.179 Acres.

Job and plan information: JOB No: 21-0203, PLAN DATE: Feb 9, 2021, SHEET No.: LG1.