

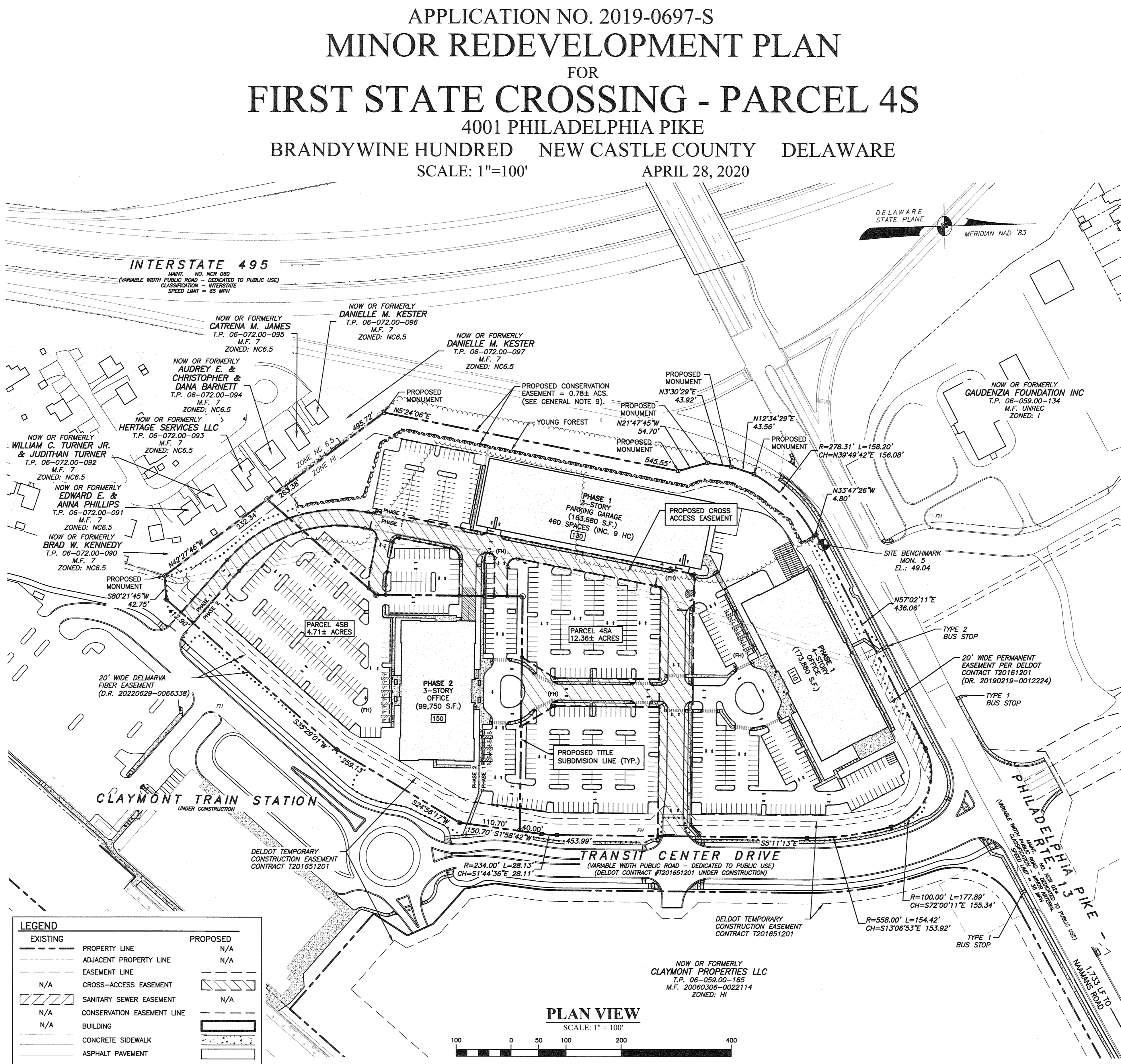
GENERAL NOTES:

- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN AS DELINEATED ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD RATE MAP, COMMUNITY PANEL NO. 100030087L, DATED JANUARY 22, 2020. NO IMPACTS TO FLOODPLAIN ARE PROPOSED BY THIS PLAN AND NO ADDITIONAL FLOOD STUDY IS REQUIRED.
- A WETLANDS INVESTIGATION WAS CONDUCTED BY TEN BEARS ENVIRONMENTAL ASSOCIATES CO. IN JUNE 2018. NO WETLANDS WERE LOCATED ON THE SUBJECT PARCEL.
- THIS SITE IS NOT LOCATED WITHIN A RECHARGE WRPA DISTRICT. RESOURCE PROTECTION AREA BOUNDARY INFORMATION WAS OBTAINED FROM A MAP ENTITLED "WATER RESOURCE PROTECTION AREAS" FOR NEW CASTLE COUNTY DATED 1987 MAP 1 OF 3, LAST REVISED MARCH 2022.
- THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST ON THIS SITE.
- THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR LAND DEVELOPMENT PLAN FOR CITISTEEL, DATED DECEMBER 28, 2006 AND RECORDED ON MARCH 5, 2008 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NUMBER 20060306-0022114.
- THERE SHALL BE NO DEBRIS BURIED ON THIS SITE.
- A LANDSCAPE PLAN, PREPARED BY VANDEMARK & LYNCH, INC., LAST DATED JUNE 2, 2020 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- THE SITE LIES ENTIRELY WITHIN DELAWARE'S COASTAL ZONE. ANY MANUFACTURING OR HEAVY INDUSTRIAL USE IS REGULATED BY THE COASTAL ZONE ACT AND SHALL REQUIRE A DECISION BY THE SECRETARY OF THE DEPARTMENT OF RESOURCES AND ENVIRONMENTAL CONTROL PRIOR TO COMMENCING OPERATION.
- 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.
- POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA), AND THE SANITARY SEWER AGREEMENT AND THE PERFORMANCE GUARANTEES INCORPORATED THEREIN. THE LDA AND THE SANITARY SEWER AGREEMENT WERE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON JULY 19, 2023, AT INSTRUMENT NO. 20230719-0047584.
- NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING PUBLIC SANITARY SEWER LINES CONTAINED WITHIN THE NEW CASTLE COUNTY SEWER EASEMENTS SHOWN ON THE PLAN.
- 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.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PUBLIC SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- THIS PLAN IS COMPLIANT WITH SECTION 40.31.713 OF THE NEW CASTLE COUNTY CODE. REFER TO INSTRUMENT NUMBER 20230926-0064392 FOR CROSS-ACCESS AND MAINTENANCE DECLARATION.
- PROTECTED RESOURCES:

PROTECTED RESOURCE	TOTAL AREA (ACRES)	PERMITTED DISTURBANCE LEVEL (ACRES / %)	PROPOSED DISTURBANCE LEVEL (ACRES / %)
YOUNG FOREST	2.8	2.24 / (80%)	1.7 / (60%)

BULK AREA COVERAGE:	EXISTING	(%)	PROPOSED	(%)
BUILDING FOOTPRINT	0.00	0.0%	3.02	17.7%
IMPERVIOUS	13.07	76.6%	8.80	51.6%
OPEN SPACE	4.00	23.4%	5.25	30.8%
STORMWATER MANAGEMENT	0.00	0.0%	0.00	0.0%
TOTAL	17.07	100%	17.07	100%

TOTAL BUILDING GROSS FLOOR AREA			
GROSS FLOOR AREA (SF)	USE	NOTES	
EXISTING			
NA EXISTING 629,617	INDUSTRIAL	M.F. 20080306-0022114	
NA DEMOLISHED (629,617)	INDUSTRIAL	DEMO PERMIT #201203563, #201505263, #201506559 TO #201506607	
TOTAL 0			
PROPOSED			
1 PHASE 1 173,880	OFFICE		
2 PHASE 1 163,880	GARAGE	NOT INCLUDED IN GFA TOTALS	
3 PHASE 2 99,750	OFFICE		
TOTAL 273,630			
EXISTING AND PROPOSED TOTAL 273,630			



LEGEND

EXISTING	PROPERTY LINE	PROPOSED	N/A
---	ADJACENT PROPERTY LINE	---	N/A
---	EASEMENT LINE	---	N/A
---	CROSS-ACCESS EASEMENT	---	N/A
---	SANITARY SEWER EASEMENT	---	N/A
---	CONSERVATION EASEMENT LINE	---	N/A
---	BUILDING	---	130
---	CONCRETE SIDEWALK	---	130
---	ASPHALT PAVEMENT	---	130
---	YOUNG FOREST	---	130
---	PHASE LINE	---	N/A
---	ZONING LINE	---	N/A
---	ADDRESS	---	130
---	CONCRETE MONUMENT	---	130

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.

10.11.2023
 SIGNATURE AND DATE
 DOUGLAS M. EITELMAN, PE DE#15860
 PRINTED NAME

PURPOSE NOTE:
 THE PURPOSE OF THIS PLAN IS TO:

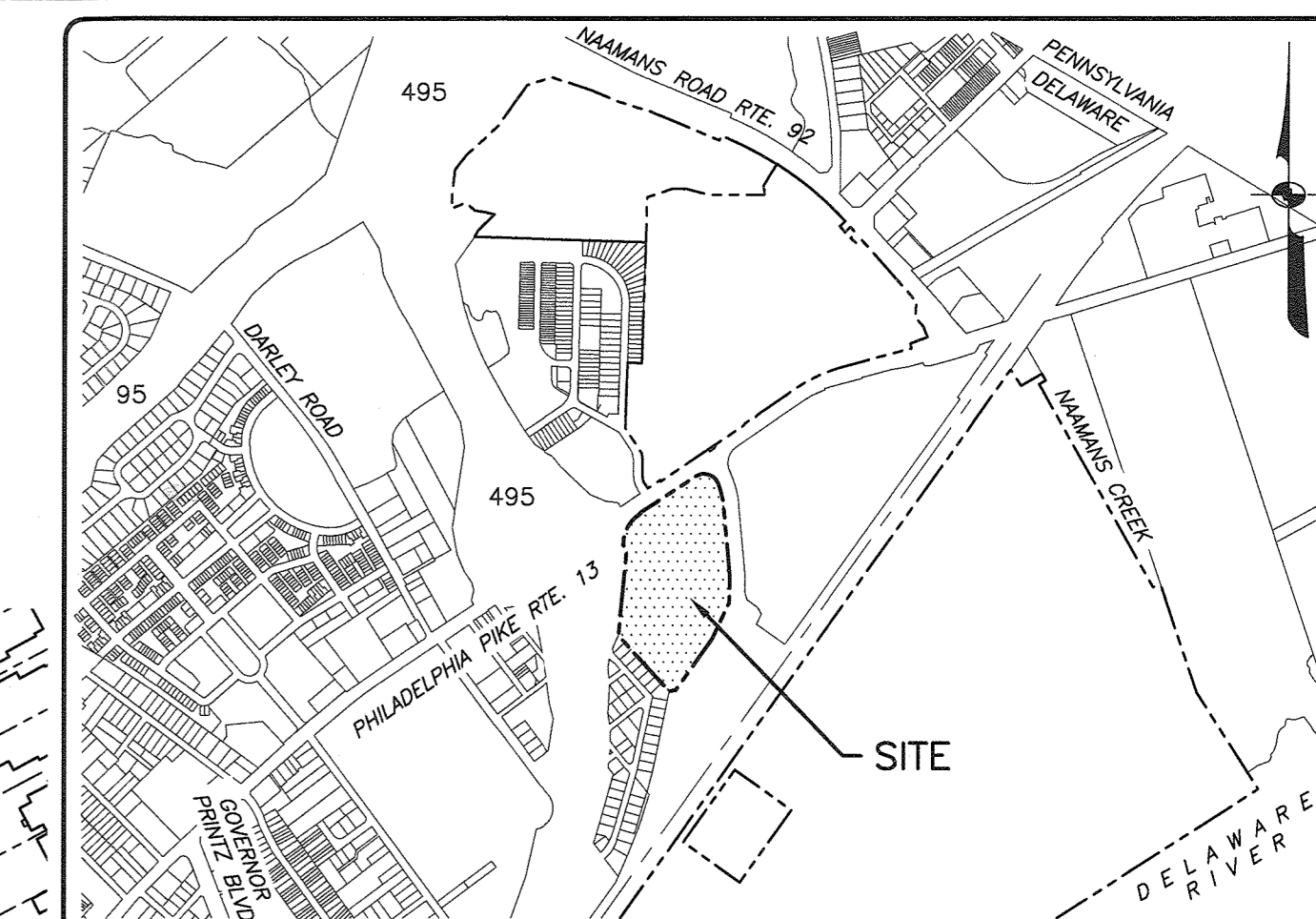
- DOCUMENT 629,617 S.F. OF DEMOLISHED GROSS FLOOR AREA.
- PROPOSE A MINOR REDEVELOPMENT OF A BROWNFIELD SITE (DE-0046 OPERABLE UNIT #5) IN CONJUNCTION WITH SECTION 40.08.130.B6 OF THE NEW CASTLE COUNTY CODE. PROPOSE TWO OFFICE BUILDINGS WITH A TOTAL GROSS FLOOR AREA OF 273,630 S.F., A 460-SPACE PARKING GARAGE, AND OTHER ASSOCIATED SITE IMPROVEMENTS TO BE DEVELOPED IN TWO PHASES.
- CREATE PARCELS 45A & 45B THROUGH A TITLE SUBDIVISION.

SHEET
 1
 2-3

SHEET TITLE
 TITLE SHEET
 RECORD PLAN

NO.	DATE	REVISION	BY	APPROVED
3	09/18/23	REVISED PER REGULATORY COMMENTS	MJC	DME
3	03/15/23	REVISED PER REGULATORY COMMENTS	MJC	DME
2	12/16/20	REVISED PER REGULATORY COMMENTS	JH	DME
1	11/04/20	ISSUED FOR DELDOT REVIEW	DSP	DME

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



ZONING MAP NOS.
 11 & 12

LOCATION PLAN
 SCALE: 1" = 1,200'

- NOTES:**
- OWNER: CLAYMONT PROPERTIES LLC
 1515 DES PERES RD, SUITE 300
 ST. LOUIS, MO 63131
 PHONE: 314-835-2835
 - TAX PARCEL NUMBER: 06-072-00-198
 - SOURCE OF TITLE: DEED RECORD 20190726 0057339
 - EXISTING SITE AREA: 17.07± ACRES (PARCEL 4S)
 - PROPOSED SITE AREA: THE PROPOSED TITLE SUBDIVISION WILL CREATE TWO PARCELS (A & B).
 PARCEL 45A: 12.36± ACRES
 PARCEL 45B: 4.71± ACRES
 - ZONING: HI (HEAVY INDUSTRIAL)
 - USE: EXISTING: HEAVY INDUSTRIAL
 PROPOSED: OFFICE
 - MONUMENTS: EXISTING CONCRETE MONUMENTS FOUND: 0
 PROPOSED CONCRETE MONUMENTS: 6
 CONCRETE MONUMENTS TO BE SET BY DELDOT: 9
 - MODIFIED GRID: 1320/3720
 - COUNCILMANIC DISTRICT: 8
 - 2020 STATE STRATEGIES: LEVEL 1
 - SOURCE OF TOPOGRAPHY: PLANIMETRICS AND TOPOGRAPHY SHOWN ON THIS PLAN WERE OBTAINED FROM AN AERIAL SURVEY OF THE PROPERTY BY QUANTUM SPATIAL COMPLETED ON MARCH 17, 2016.
 - DATUM/BENCHMARK: HORIZONTAL: DEED MERIDIAN NAD 83'
 VERTICAL: NORTH AMERICAN VERTICAL DATUM - 1988
 MONUMENT 5 - CONCRETE MONUMENT JUST SOUTH OF PHILADELPHIA PIKE (EL.: 49.04)
 - WATER: SUEZ WATER
 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:
 PHASE 1: (3.5 P.S. / 1,000 S.F. OF G.F.A.) * (173,880 S.F. OF G.F.A.) = 609 PARKING SPACES
 PHASE 2: (3.5 P.S. / 1,000 S.F. OF G.F.A.) * (99,750 S.F. OF G.F.A.) = 350 PARKING SPACES
 TOTAL 959 SPACES (INC. 21 HC SPACES)
 PARKING SPACES PROVIDED:
 PHASE 1: 313 SPACES
 PHASE 1 GARAGE: 460 SPACES
 PHASE 2: 456 SPACES
 TOTAL 1,229 SPACES (INC. 31 HC ACCESSIBLE SPACES)
 BICYCLE PARKING: 20 SPACES REQUIRED AND PROVIDED.
 - PROJECTED SANITARY SEWER FLOWS:
 OFFICE
 PHASE 1: 173,880 SQ. FT. X 0.1: 17,388 GPD (AVERAGE)
 17,388 X 4 = 69,552 GPD (PEAK)
 PHASE 2: 99,750 SQ. FT. X 0.1: 9,975 GPD (AVERAGE)
 9,975 X 4 = 39,900 GPD (PEAK)
 - AREA OF DISTURBANCE: 16.3± ACRES (LOD IS PROPERTY LINE EXCEPT WHERE NOTED)

VANDEMARK & LYNCH, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 4305 MILLER ROAD
 WILMINGTON, DE 19802 (302) 764-7835
 WWW.VDLINC.COM

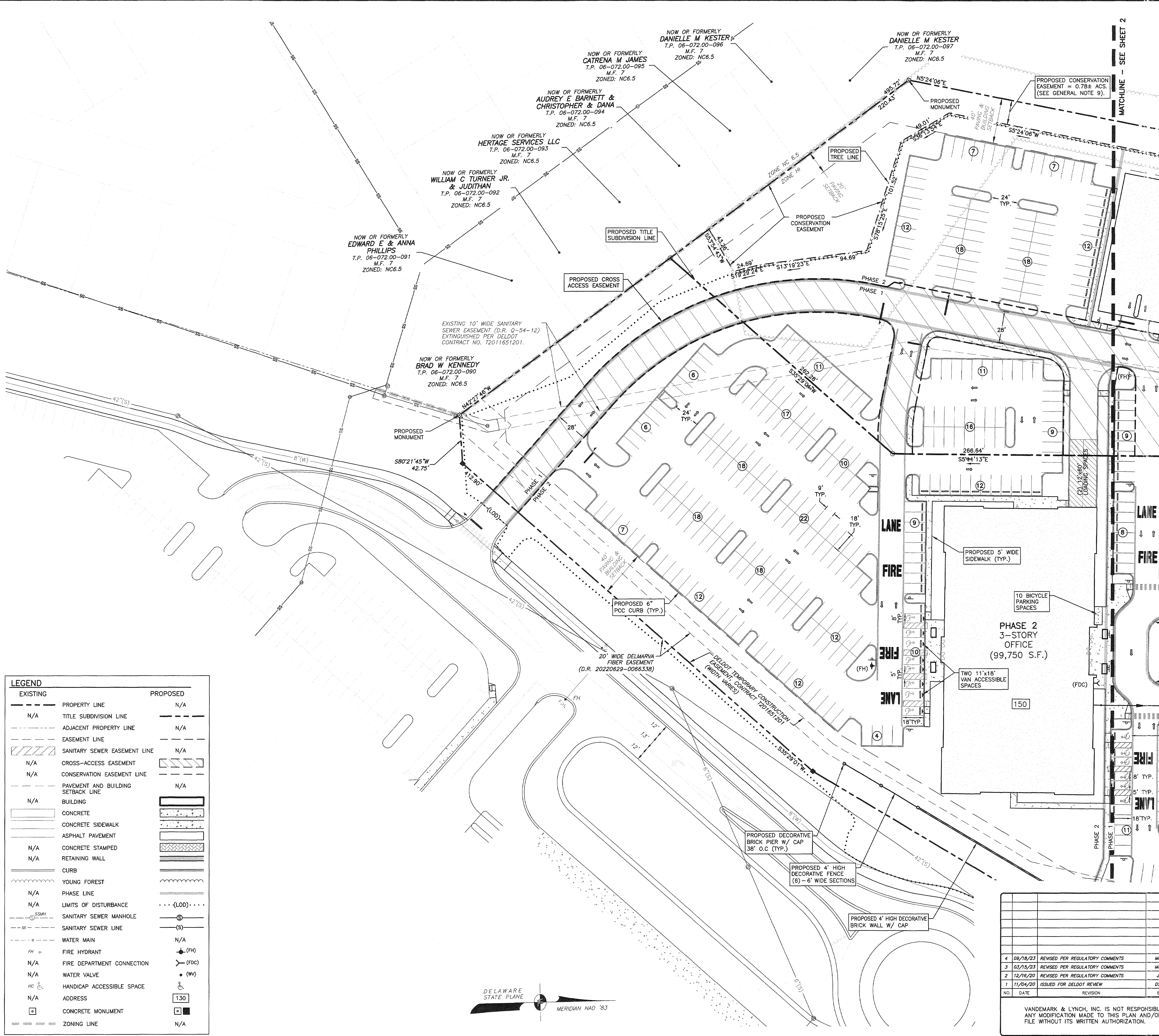
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 P. 1 of 1
 10/27/2023 12:17:48 PM
 Michael E. Kozlowski
 New Castle Recorder

SURVEYED BY: FILE NAME: 24545.06-RECORD-01 REVISION: 4 SHEET: 1 of 3

COMPUTED BY: PERMANENT FILE: 132/372 QA REVIEW: SIZE: L

PROJECT MANAGER: D. EITELMAN DRAWN BY: K. HINTON

APPROVED BY: SEAL IS NOT VALID UNLESS RED OR EMBOSSED



26. A TRAFFIC IMPACT STUDY (TIS) WAS COMPLETED IN SEPTEMBER 2022 AND DELDOT ISSUED A REVIEW LETTER DATED JUNE 20, 2023. THERE ARE NO OFFSITE IMPROVEMENTS ASSOCIATED WITH THIS PLAN.
27. 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 3, 2023, AS INSTRUMENT NO. 20230203-0007938. NO OFFSITE IMPROVEMENTS ARE CONTINGENT ON A RELEASE OF A BUILDING PERMIT FOR TAX PARCEL NO. 06-072.00-198 (PARCEL 4S).
- DELDOT RECORD PLAN GENERAL NOTES (AS REVISED MARCH 21 2019):**
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
 - NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
 - 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.
 - UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH 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.
 - PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THE SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
 - 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.
 - DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
 - 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.
 - THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
 - 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 AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
 - A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.
 - 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.
 - THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG INTERSTATE 495 (NCR 060), WHICH HAS A FUNCTIONAL CLASSIFICATION OF INTERSTATE 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 PROJECT 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 LEVEL OF ROADWAY RELATED NOISE THAT 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 DESIRED 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 STUDY 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 DEVELOPER OR LAND OWNER OR BOTH.
 - THE DEVELOPER HAS ENTERED INTO A TRAFFIC SIGNAL AGREEMENT WITH DELDOT FOR THE INTERSECTION OF PHILADELPHIA PIKE AND TRANSIT CENTER DRIVE. THE TRAFFIC SIGNAL AGREEMENT DATED JUNE 18, 2022, WAS RECORDED UNDER INSTRUMENT NO. 20221018-0099747.
 - NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED PRIOR TO TRANSIT CENTER DRIVE AND ITS ASSOCIATED PEDESTRIAN IMPROVEMENTS BEING CONSTRUCTED AND ACCEPTED BY DELDOT. IF THE BUS STOPS SHOWN ON THIS PLAN BETWEEN ALCOIT AVENUE AND TRANSIT CENTER DRIVE ARE NOT CONSTRUCTED BY DELDOT, THEY SHALL BE CONSTRUCTED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

LEGEND		EXISTING	PROPOSED
	PROPERTY LINE	N/A	N/A
	TITLE SUBDIVISION LINE	N/A	N/A
	ADJACENT PROPERTY LINE	N/A	N/A
	EASEMENT LINE	N/A	N/A
	SANITARY SEWER EASEMENT LINE	N/A	N/A
	CROSS-ACCESS EASEMENT	N/A	N/A
	CONSERVATION EASEMENT LINE	N/A	N/A
	PAVEMENT AND BUILDING SETBACK LINE	N/A	N/A
	BUILDING	N/A	N/A
	CONCRETE	N/A	N/A
	CONCRETE SIDEWALK	N/A	N/A
	ASPHALT PAVEMENT	N/A	N/A
	CONCRETE STAMPED	N/A	N/A
	RETAINING WALL	N/A	N/A
	CURB	N/A	N/A
	YOUNG FOREST	N/A	N/A
	PHASE LINE	N/A	N/A
	LIMITS OF DISTURBANCE	N/A	N/A
	SANITARY SEWER MANHOLE	N/A	N/A
	SANITARY SEWER LINE	N/A	N/A
	WATER MAIN	N/A	N/A
	FIRE HYDRANT	N/A	N/A
	FIRE DEPARTMENT CONNECTION	N/A	N/A
	WATER VALVE	N/A	N/A
	HANDICAP ACCESSIBLE SPACE	N/A	N/A
	ADDRESS	N/A	N/A
	CONCRETE MONUMENT	N/A	N/A
	ZONING LINE	N/A	N/A

APPLICATION NO. 2019-0697-S
 MINOR REDEVELOPMENT PLAN
FIRST STATE CROSSING - PARCEL 4S
 4001 PHILADELPHIA PIKE
 BRANDYWINE HUNDRED NEW CASTLE COUNTY
 DELAWARE
 SCALE: 1"=40' APRIL 28, 2020

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

SURVEYED BY: G. SIMS	FILE NAME 24545.06-RECORD-02	REVISION 4	SHEET 3 OF 3
COMPUTED BY: K. GOLDSTONE	PERMANENT FILE 132/372	QA REVIEW L	3
PROJECT MANAGER D. EITELMAN	APPROVED BY		
DRAWN BY: K. HINTON	SEAL IS NOT VALID UNLESS RED OR EMBOSSED		

NO.	DATE	REVISION	BY	APPROVED
4	09/18/23	REVISED PER REGULATORY COMMENTS	MJC	DME
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