PLAN DATA

1. TAX PARCEL NUMBERS: 10-014.00-002 AND 10-014.00-003
2. SOURCE OF TITLE: TP 10-014.00-002 UR. 20170710-0034956; TP 10-014.00-003 UR. 20170710-0034956
3. PLAN NUMBER: 2017-10-06
4. GROSS AREA:
   TP 10-014.00-002 = 3.7323 Acres
   TP 10-014.00-003 = 4.91591 Acres
   TOTAL = 8.6891± Acres
5. EXISTING ZONING: I (INDUSTRIAL)
   STREET YARD SETBACK: 40'
   SIDE YARD: 0'*
   REAR YARD: 0'*
   LOT WIDTH: 100'
   LOT AREA: 1 ACRE
   PAVING SETBACK (STREET/OTHER): 40'/10'
   BUILDING HEIGHT: 35' MAX
   *MINIMUM 20 FOOT SIDE YARD ADJACENT TO RESIDENTIAL USES OR DISTRICTS
   *MINIMUM 50 FOOT REAR YARD ADJACENT TO RESIDENTIAL USES OR DISTRICTS
6. "TOPOGRAPHY NOTE: TOPOGRAPHY INFORMATION WAS FIELD SHOT BY MORRISE & DEGITZ, INC., MAY, 2017.
7. DATUM: NAVD 88.
   BENCH-MARK #1: SANITARY SEWER MANHOLE EOP LOCATED EAST PIC ENTRANCE ON THE NORTH SIDE OF THE EXISTING BUILDING AT ELEVATION 16.25. BASED ON BASE TOPOGRAPHIC, THIS SITE DOES NOT CONTAIN A STEEP SLOPE DISTRICT.
   BENCH MARK #2: NORTHEAST PROPERTY CORNER FOR TP. #10-013.00-063 LOCATED ON THE WESTERLY SIDE OF BELLECOR DRIVE NAD83 - LAT. 39.69327, LONG. -75.54472
8. WATERSHED: CHRISTINA RIVER
9. WATER SUPPLY: PUBLIC - 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.
10. SANITARY SEWER SERVICE - NEW CASTLE COUNTY
    SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SEWER SERVICES. 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 SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
11. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
12. WATER RESOURCE PROTECTION: THIS PROPERTY IS NOT LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP - NEWARK-NEWARK AREA, SHEET 1 OF 2, "WATER MAPS 2017".
13. A 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS, 10003C0158K, DATED FEBRUARY 1, 2013 AND 10003C0164J, DATED FEBRUARY 4, 2005.
14. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
15. WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF WETLANDS. AND WETLANDS WERE FOUND TO EXIST ON THE SITE. SEE WETLAND LINE TABLE AND DELINEATION REPORT, PREPARED BY WATERSHED ECO LLC, DATED JUNE 5, 2017.
16. POSTAL ADDRESS: 17 BELLECOR DRIVE, NEW CASTLE, DE 19720.
17. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
18. A LANDSCAPE PLAN PREPARED BY RINKHAM AND ASSOCIATES, LAST DATED AUGUST 21, 2018, OR AS LATER REVISED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
19. PROTECTED RESOURCES: (PROTECTED RESOURCES OVERLAP; ACREAGE IS FOR SPECIFIC RESOURCES LISTED INDEPENDENT OF EACH OTHER)

PROTECTED AREA	ACREAGE	REQUIRED PROTECTION	DISTURBED AREA	PROPOSED PROTECTION
WETLANDS	2.0984± AC.	100%=2.0984± AC.	0.0500± AC.	2.0484± AC.=100.0%
RIPARIAN BUFFER	1.0246± AC.	100%=1.0246± AC.	0.5300± AC.	0.4946± AC.=97.6%
YOUNG FOREST AREA	1.8174± AC.	20%=0.7270± AC.	0.2487± AC.	1.5687± AC.=97.6%
FLOODPLAIN AREA	3.3112± AC.	100%=3.3112± AC.	0.0000± AC.	3.3112± AC.=100.0%

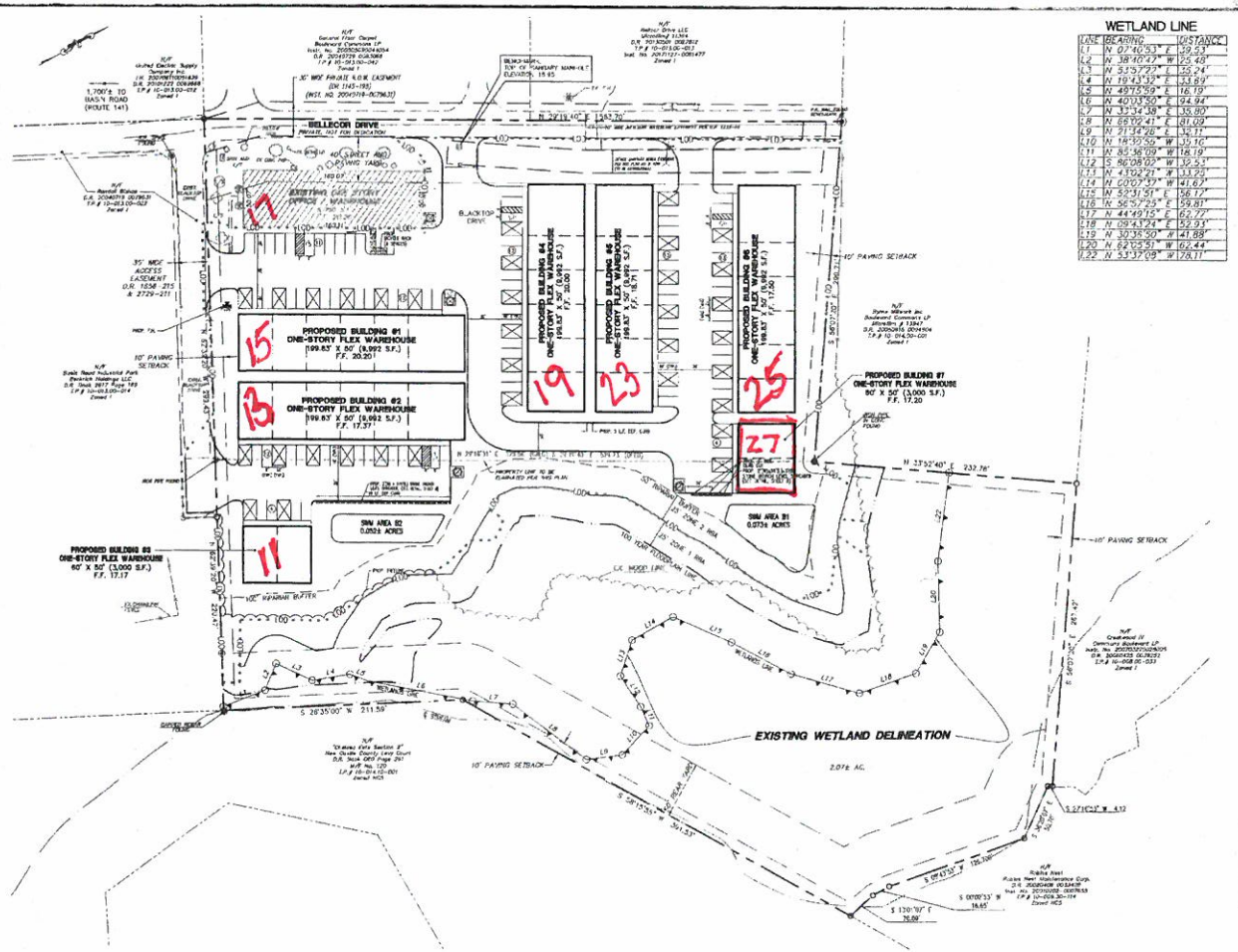
STORMWATER MANAGEMENT AREA AS PERMITTED BY TABLE 40.10.310.

20. LAND DEVELOPMENT DATA:

	EXISTING	PROPOSED ON THIS PLAN	TOTAL THIS PLAN
BUILDING AREA:	0.1849± AC. 02.13%	+1.2848± AC.	1.4697± AC. 16.91%
ROTE AREA:	0.4656± AC. 05.36%	+1.2718± AC.	1.7374± AC. 19.99%
STORMWATER MANAGEMENT AREA:	0.7306± AC. 08.40%	+0.1826± AC.	0.9132± AC. 10.50%
AUTO/OPEN SPACE:	6.5171± AC. 75.09%	-1.6474± AC.	4.8697± AC. 56.06%
TOTAL AREA:	8.6891± AC. 100.00%	0.0000± AC.	8.6891± AC. 100.00%

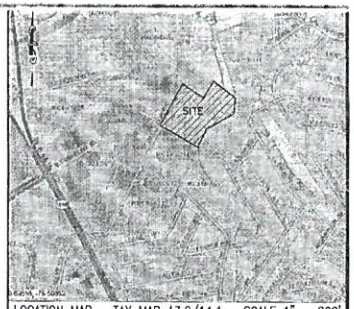
PROVIDED OPEN SPACE: TOTAL = 8.6891± AC. X 0.15 = 1.3034 AC.
PROPOSED OPEN SPACE (INCLUDING STORMWATER MANAGEMENT AREA): 5.5143± AC.

21. REQUIRED PARKING: WAREHOUSE - 1 SPACES + 0.5 SPACES PER 1,000 S.F.
    5 + (0.5 X 84,000 S.F. / 1,000 S.F.) = 5 + 21 = 26 SPACES
    PROVIDED 27 SPACES (INCLUDING 4 HANDICAP SPACES)
    TYPICAL PARKING SPACE 9' X 18'
22. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN, OR THE LANDSCAPE PLAN, SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY DEBRIS-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REGRADED SO AS TO ACHIEVE A RESURGENCE OF NATURAL VEGETATIVE COVER.
23. FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
24. FIRE HYDRANTS: EXISTING-1 PROPOSED-1
25. FIRE WATER: EXISTING-4 PROPOSED-0
26. COMMON FACILITIES: ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALK, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES, SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.
27. ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING OR LANDSCAPING AS REQUIRED BY THE APPROVED PLAN FOR A PERIOD OF ONE YEAR COMMENCING WITH THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
28. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING STORMWATER CONVEYANCE SYSTEMS, DAMS, AND ALL COMPONENTS THEREOF, LOCATED ON THE PLAN AND ALL WAREHOUSES FOR THE PURPOSE OF INSPECTING, LANDSCAPING, MAINTAINING, REPAIRING AND REPLACING THE STORMWATER MANAGEMENT FACILITIES. THE EASEMENT SHALL EXTEND 10' FROM THE SURVEYED TOP OF EACH SUCH STORMWATER MANAGEMENT FACILITY AND ALL WAREHOUSES. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN CONVEYING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED. IF THE PROPERTY OWNER OR RESPONSIBLE PARTY, AND NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY, IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
29. MAINTENANCE OF THE INTERNAL VEHICULAR ACCESS DRIVES AND ON-SITE INFRASTRUCTURE WILL BE THE RESPONSIBILITY OF THE DEVELOPER OR PROPERTY OWNER. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE INTERNAL VEHICULAR ACCESS DRIVES AND ON SITE INFRASTRUCTURE.
30. CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
31. THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY THE NEW CASTLE COUNTY COUNCIL.
32. SUBMISSION NOTE: THE BUILDING ON THIS SITE WAS BUILT IN 1988 AND NO PLAN OF RECORDATION COULD BE FOUND FOR THIS SITE.
33. LAND DEVELOPMENT IMPROVEMENT AGREEMENT: IF APPLICABLE, THE FOLLOWING NOTE: "ALL IMPROVEMENTS NOTED ON THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SURETIED TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED HEREIN BY REFERENCE, RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 3/1/19 AT INSTRUMENT NO. 20190301-0016761
34. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION PLAN PURSUANT TO UDC SECTION 40.07.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, AN AMOUNT OF $4,000.00 SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORILY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS.
35. THE LOCATION OF THE EXISTING ONE STORY 6,050 SF. OFFICE/WAREHOUSE IDENTIFIED ON THIS PLAN DOES NOT COMPLY WITH DIMENSIONAL REGULATIONS IN EFFECT AT THE TIME OF APPROVAL. THE EXISTING ONE STORY OFFICE/WAREHOUSE MAY BE USED AS IS BUT MAY NOT BE EXPANDED UNDER THE PROVISIONS OF CHAPTER 13 OF THE NEW CASTLE COUNTY CODE. RECORDATION OF THIS PLAN DOES NOT CONSTITUTE VERIFICATION OF NONCONFORMING STATUS.



WETLAND LINE

LINE	BEARING	DISTANCE
L1	N 07°40'53" E	39.51'
L2	N 38°40'47" W	25.48'
L3	N 53°57'27" E	35.24'
L4	N 19°43'24" E	33.89'
L5	N 49°15'59" E	16.19'
L6	N 40°13'50" E	94.94'
L7	N 33°34'48" E	35.80'
L8	N 66°02'41" E	81.09'
L9	N 71°44'26" E	32.11'
L10	N 18°30'50" W	33.16'
L11	N 85°48'09" W	18.19'
L12	S 86°08'03" W	39.53'
L13	N 43°02'51" W	33.25'
L14	N 00°07'37" W	41.62'
L15	N 52°31'51" E	56.17'
L16	N 56°07'55" E	59.81'
L17	N 44°49'15" E	62.77'
L18	N 09°43'24" E	52.93'
L19	N 30°35'50" W	41.88'
L20	N 62°05'51" W	60.44'
L21	N 53°17'09" W	78.11'



LOCATION MAP TAX MAP 13.2/14.1 SCALE 1" = 800'

LEGEND

PROPOSED LIMITS OF DISTURBANCE	EXISTING FIRE HYDRANT
PROPERTY LINE	PROPOSED FIRE HYDRANT
SETBACK LINE	EXISTING WATER METER
EXISTING BUILDING	PROPOSED CONC. PARKING BLOCKS
PROPOSED BUILDING	PROPOSED PARKING SIGNS
EXISTING P.C.C. SIDEWALK	PROPOSED HANDICAP PARKING
PROPOSED P.C.C. SIDEWALK	EXISTING GAS VALVE
PROPOSED CURB, TYPE 1-6	EXISTING GAS METER
PROPOSED DEPRESSED CURB	EXISTING TELEPHONE BOX
PROPOSED CURB INLET	EXISTING ELECTRICAL METER
EXISTING PAVEMENT	EXISTING TELEPHONE POLE
PROPOSED PAVING	EXISTING LIGHT POLE
PROPOSED PARKING STRIPE	EXISTING UTILITY POLE
EXISTING FENCE LINE	EXISTING CONCRETE MONUMENT

THE PURPOSE OF THIS PLAN IS TO
1. ELIMINATE THE EXISTING PROPERTY LINE BETWEEN PARCELS 10-014.00-002 AND 10-014.00-003 AND COMBINE THE TWO PARCELS INTO ONE 8.6881 +/- ACRE PARCEL.
2. CONSTRUCT FIVE 9,992 S.F. AND TWO 3,000 S.F. ONE-STORY FLEX WAREHOUSE BUILDINGS IN ADDITION TO THE EXISTING WAREHOUSE/OFFICE BUILDING TO REMAIN, TOGETHER WITH THEIR ASSOCIATED PARKING AND ACCESSWAYS AND STORMWATER MANAGEMENT AREAS.

20190328-0022017

APPLICATION NO. 2017-0545-S

RECORD MAJOR LAND DEVELOPMENT PLAN

FOR

17 BELLECOR DRIVE

PREPARED FOR

BLACK LAB PROPERTIES, LLC

NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DELAWARE

OWNER
BLACK LAB PROPERTIES, LLC
20 GERMAY DR.VE
WILMINGTON, DE 19804
(302) 420-7061

THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 188,645 S.F. (4.3± ACRES).

SANITARY SEWER DATA:

AVERAGE DAILY FLOW FOR WAREHOUSE (3.0 GPD/PER S.F.) PER THE DEPARTMENT OF SPECIAL SERVICES "SEWER USE DESIGN FLOWS"

EXISTING: 6,050 S.F. X 3.0 GPD/PER S.F. = 18.0 GPD

PROPOSED: 28,980 S.F. X 3.0 GPD/PER S.F. = 8,694 GPD

TOTAL 8,712 GPD

FEWER OF 8,694 GPD X 4 = 26,064 GPD

CERTIFICATION OF OWNERSHIP

I, MIKE CASSIDY, HEREBY CERTIFY THAT BLACK LAB PROPERTIES, LLC IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

MIKE CASSIDY, OWNER
BLACK LAB PROPERTIES, LLC
20 GERMAY DRIVE
WILMINGTON, DE 19804

DATE 2-26-19

CERTIFICATION OF ACCURACY

I, MICHAEL D. GRAHAM, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACHELOR OF SCIENCE DEGREE IN 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.

MICHAEL D. GRAHAM
DELAWARE REGISTERED SURVEYOR

DATE 2/26/19

CERTIFICATION OF PLAN APPROVAL

APPROVED: 3-18-19 DATE
FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

BY: GENERAL MANAGER

APPROVED: 3/26/19 DATE
FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

BY: COUNCIL PRESIDENT

REV. NO.	DATE	REVISION
5.	01-06-11	REVISED PER NEW CASTLE COUNTY COMMENTS DATED 02-01-19
4.	01-03-19	REVISED PER NEW CASTLE COUNTY COMMENTS DATED 01-02-19
3.	12-17-18	REVISED PER NEW CASTLE COUNTY COMMENTS DATED 12-13-18
2.	11-06-18	REVISED PER NEW CASTLE COUNTY COMMENTS DATED 10-18-18
1.	10-10-18	REVISED PER NEW CASTLE COUNTY COMMENTS DATED 10-5-18
2.	08-20-18	REVISED PER DE STATE FIRE MARSHAL COMMENTS
1.	06/13/18	REVISED PER NEW CASTLE COUNTY COMMENTS DATED 06/07/2018

M&Z

McBRIDE & ZUGLER, INC.
LAND SURVEYORS • PLANNERS • ENGINEERS
2507 EASTSIDE CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2810

APPROVED BY: _____ PROFESSIONAL LICENSE

SURVEY BY: M&Z	CHECKED BY: N.Z.
DESIGN BY: TWC (RECORD PLAN)	SCALE: 1" = 50'
DRAWN BY: TWC	DATE: AUGUST 28, 2018
DWG. NO.: 2017-807	SHEET 1 of 1