RECORD MINOR RESUBDIVISION PLAN

VERIZON

MILL CREEK HUNDRED - NEW CASTLE COUNTY

DELAWARE

PLAN DATA

1. TAX PARCEL NUMBER: 08-038.40-449
2. SOURCE OF TITLE: D.R. S-56-517
3. EXISTING ZONING: CR (COMMERCIAL REGIONAL)

BULK AREA RESTRICTIONS	OFFICE	LIGHT AUTO SERVICE
STREET YARD SETBACK:	15'	40'
SIDE YARD:	20'	20'
REAR YARD:	20'	20'
LOT AREA:	1 ACRE	1 ACRE
BUILDING HEIGHT:	50'	50'
PARKING SETBACK (STREET/OTHER):	25/5	25/5

4. DATUM: NGVD 29
5. GROSS AREA: 2.576+/- ACRES
6. 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 DIVISION OF PUBLIC HEALTH.

7. SANITARY SEWER: GRAVITY/NEW CASTLE COUNTY

   SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL 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 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. ESTIMATED SEWAGE FLOW GENERATION FOR THIS PROJECT, BASED ON 0.1 GPD/SF : EXISTING 7,680 SF x 0.1=768 GPD PROPOSED 4,326 SF x 0.1=433 GPD. TOTAL GPD 1,201

8. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
9. WATER RESOURCE PROTECTION: NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 1 OF 3, DATED 1993. REVISED 2001.
10. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0135 G PANEL 135 OF 450, DATED OCTOBER 6, 2000.
11. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
12. TOPOGRAPHY NOTE: TOPOGRAPHIC INFORMATION WAS FIELD SURVEYED BY LANDMARK ENGINEERING, INC., IN JULY 2002
    SITE BENCHMARK IS AN EXISTING CONCRETE MONUMENT FOUND ALONG OLD CAPITAL TRAIL. SEE PLAN, ELEVATION 85.48
13. 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 JURISDICTIONAL WETLANDS, AND NO WETLANDS EXIST ON THE SITE SEE WETLAND REPORT "VERIZON PROPERTY" PREPARED BY JAMES C. MCCULLEY, ENVIROMENTAL CONSULTANTS INC. DATED, DEC. 3, 2001.
14. LAND DEVELOPMENT DATA: PHASE I

EXISTING BUILDING COVERAGE: (7,680 SF)	0.176± AC.	6.8%
EXISTING PAVED AREA:	1.850± ACS.	71.8%
PROPOSED LANDSCAPE SURFACE AREA:	0.550± AC.	21.4%
TOTAL:	2.576± ACS.	100%

15. PARKING DATA (PER SECTION 4003.522, UDC)
    TYPICAL PARKING SPACES SHALL MEASURE 9' X 18'.
    PROPOSED USE: PHASE I

    OFFICE - GENERAL (3,959 GSF)
    3.5 SPACES/1000 GSF = 3.5 x 4.0 = 14 SPACES

    LIGHT AUTO SERVICE - GENERAL (3,721 GSF)
    1.5 SPACES/ 1000 GSF = 1.5 x 3.7 = 6 SPACES

    PARKING SPACES REQUIRED: 20 SPACES

    EXISTING SPACES: 32 SPACES
    PROPOSED SPACES: 99 SPACES

    TOTAL SPACES PROVIDED 131 SPACES
    (INCLUDING 5 HANDICAP SPACES)

16. LAND DEVELOPMENT DATA: PHASE II

EXISTING BUILDING COVERAGE: (7,680 SF)	0.176± ACS.	6.8%
EXISTING PAVED AREA:	1.591± ACS.	61.7%
PROPOSED BULIDING COVERAGE (4,326)	0.099± ACS.	3.9%
PROPOSED LANDSCAPE SURFACE AREA	0.71± ACS.	27.6%
TOTAL =	2.576± ACS.	100%

17. PARKING DATA (PER SECTION 4003.522, UDC)
    TYPICAL PARKING SPACES SHALL MEASURE 9'x 18'.
    PROPOSED USE: PHASE II

    OFFICE - GENERAL (8,285 GSF)
    3.5 SPACES/1000 GSF = 3.5 x 8.3 = 29 SPACES

    LIGHT AUTO SERVICE - GENERAL (3,721 GSF)
    1.5 SPACES/ 1000 GSF = 1.5 x 3.7 = 6 SPACES

    PARKING SPACES REQUIRED: 35 SPACES

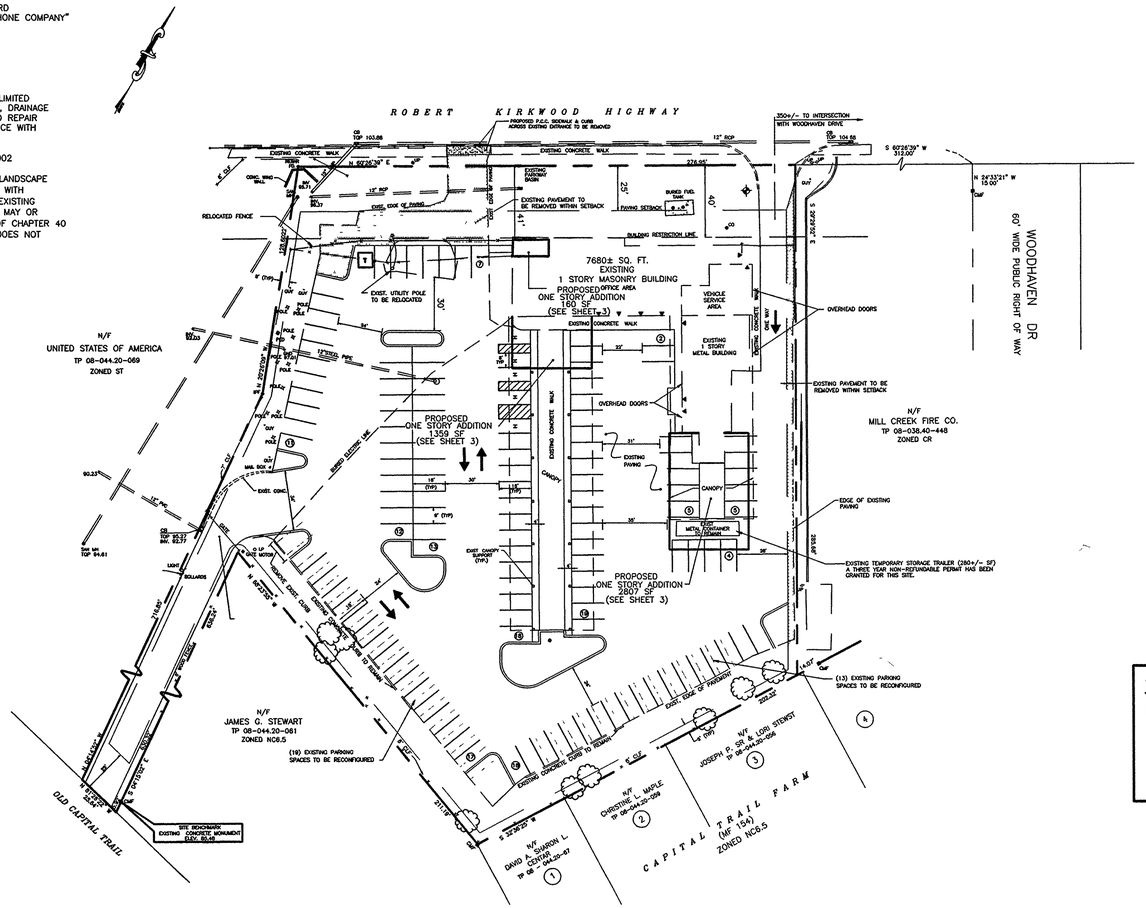
    TOTAL SPACES PROVIDED 104 SPACES
    (INCLUDING 5 HANDICAP SPACES)

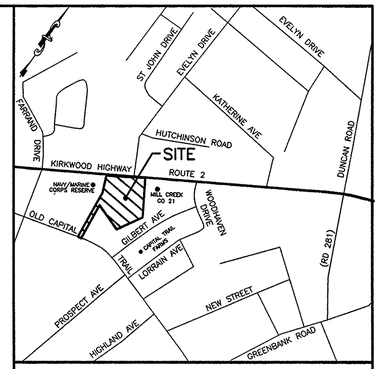
18. TOTAL BUILDING AREA = PHASE 1 - 7,680 GFA (EXISTING)
    PHASE 2 - 12,006 GFA (EXISTING AND PROPOSED)
    4,326 GSF PREVIOUSLY APPROVED ON MICROFILM NO. 5104
19. FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE REGULATIONS. SEE THE FIRE MARSHALL RECORD-TYPE PLAN FOR THE SPECIFIC FIRE PROTECTION REQUIREMENTS ON THIS SITE.
    FIRE HYDRANTS
    F.H. (0) EXISTING
    F.H. (1) PROPOSED
20. ENTRANCE/EXIT FACILITIES SHALL CONFORM TO STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN AN ENTRANCE PERMIT FROM THE DELDOT NORTH DISTRICT PERMIT OFFICE.
21. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THERETO APPURTENANT

22. A LANDSCAPE PLAN PREPARED BY DESIGNS, ETC. LAST DATED DECEMBER 27, 2002, OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
23. 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 RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
24. IMPACT FEES: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISION OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY N.C.C COUNCIL.
25. MONUMENTS:
    ■ EXISTING (2)
    □ PROPOSED (0)
26. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS SHALL BE FIVE (5) FEET MINIMUM IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
27. SUPERSEDURE NOTE: THIS PLAN SUPERSEDES, IN PART, THE RECORD MAJOR LAND DEVELOPMENT PLAN FOR "THE DIAMOND STATE TELEPHONE COMPANY" DATED AUGUST 28, 1978 AND RECORDED MARCH 21, 1979 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON MICROFILM NO. 5104
28. POSTAL ADDRESS: 3910 KIRKWOOD HIGHWAY
29. 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.
30. REVISED EXPLORATORY SKETCH PLAN APPROVAL: NOVEMBER 20, 2002
31. THE LOCATION OF THE EXISTING BUILDING, PAVING SETBACKS AND LANDSCAPE SURFACE AREA RATIO IDENTIFIED ON THIS PLAN DOES NOT COMPLY WITH DIMENSIONAL REGULATIONS IN AFFECT AT THE TIME OF APPROVAL. EXISTING BUILDING, PAVING SETBACKS AND LANDSCAPE SURFACE AREA RATIO MAY OR MAY NOT HAVE NONCONFORMING STATUS UNDER THE PROVISIONS OF CHAPTER 40 OF THE NEW CASTLE COUNTY CODE. RECORDATION OF THIS PLAN DOES NOT CONSTITUTE VERIFICATION OF NONCONFORMING STATUS.
32. PERFORMANCE SURETY: 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. _____.





LOCATION MAP 1"=800'

LEGEND

—x—x—x—	EXISTING FENCE
H	PROPOSED HANDICAP PARKING
(20)	EXISTING PARKING COUNT
(20)	PROPOSED PARKING COUNT
	EXISTING CONCRETE CURB
	PROPOSED CONCRETE CURB
T	PROPOSED DUMPSTER LOCATION
	EXISTING PAVEMENT TO BE REMOVED
	PROPOSED P.C.C. SIDEWALK
—LOD—	LIMIT OF DISTURBANCE
◄	DOOR LOCATION
F.H.	PROPOSED FIRE HYDRANT

THE PURPOSE OF THIS PLAN AS PART OF PHASE ONE IS TO RE-STRIPE THE EXISTING LOT, RECONFIGURE 32 EXISTING STALLS & ADD 99 NEW STALLS, CONSTRUCT PARKING ISLANDS & REMOVE EXISTING PAVEMENT WITHIN SETBACKS.

PHASE TWO SHALL CONSIST OF RECONFIGURING THE 4,326 GSF OF BUILDING ADDITION PREVIOUSLY RECORDED ON MICROFILM #5104 AND TO CREATE A CIRCULATING PARKING ISLE TO ELIMINATE THE DEAD END PARKING SHOWN AS EXISTING IN PHASE ONE.

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Michael E. Karzikowski
New Castle Recorder MINOR

APPLICATION NO. 2002-0155

RECORD MINOR RESUBDIVISION PLAN

FOR

VERIZON

MILL CREEK HUNDRED - NEW CASTLE COUNTY

DELAWARE

OWNER
VERIZON DELAWARE
901 TATNAL STREET
WILMINGTON, DE. 19801
1-800-479-1919

CERTIFICATION OF PERIMETER ACCURACY (PERIMETER ONLY)

THE ACCURACY OF THE PERIMETER WAS CERTIFIED BY CALVIN J. LOWE, JR. P.L.S. ON THE RECORD MAJOR LAND DEVELOPMENT PLAN OF LANDS OF "DIAMOND STATE TELEPHONE CO." RECORDED MARCH 21, 1979 ON MICROFILM NO. 5104
THERE IS NO CHANGE IN THIS PLAN RELATIVE TO THAT PERIMETER.

CERTIFICATION OF PLAN ACCURACY (INTERIOR ONLY)

I, BURCE J. TEASE, 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 OTHER THAN THE PERIMETER BOUNDARY, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING — DATE 2/11/03

CERTIFICATION OF OWNERSHIP

I, HEREBY CERTIFY THAT VERIZON DELAWARE IS THE OWNER OF THE PROPERTY WHICH IS 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.

DATE 2/3/03

CERTIFICATION OF PLAN APPROVAL

APPROVED: _____ DATE 9/9/03 BY: _____ GENERAL MANAGER

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED: _____ DATE 9/9/03 BY: _____ GENERAL MANAGER

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

INSTRUMENT NUMBER _____

REVISIONS	CHECKED BY

LANDMARK ENGINEERING
CIVIL AND SITE ENGINEERING SPECIALISTS
ONE CORPORATE COMMONS ○ SUITE 301 ○ NEW CASTLE, DELAWARE
PHONE - (302) 323-9377 ○ FAX - (302) 323-9461

0 20 40 80
GRAPHIC SCALE

SCALE: 1" = 40'		DRAWN BY: DJ	
DESIGNED BY: MKB	CHECKED BY: RLS	DRAWING NAME: REC_COVER.DWG	
DATE: 12-31-02	COMM. NO. C 1238	FILE NO. 016	SHEET NO. 1 of 3

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ROBERT KIRKWOOD HIGHWAY

TO NEWARK

TO WILMINGTON

350+/- TO INTERSECTION WITH WOODHAVEN DRIVE

PROPOSED P.C.C. SIDEWALK & CURB ACROSS EXISTING ENTRANCE TO BE REMOVED

EXISTING CONCRETE WALK

N 60°26'39" E

276.95'

S 60°26'39" W 312.00'

N 24°33'21" W 15.00'

WOODHAVEN DR
60' WIDE PUBLIC RIGHT OF WAY

N/F
UNITED STATES OF AMERICA
TP 08-044.20-069
ZONED ST

EXISTING PARKWAY BASIN

EXISTING PAVEMENT TO BE REMOVED WITHIN SETBACK

BURIED FUEL TANK

PAVING SETBACK

BUILDING RESTRICTION LINE

RELOCATED FENCE

EXIST. EDGE OF PAVING

EXIST. UTILITY POLE TO BE RELOCATED

PROPOSED TRASH ENCLOSURE

7680± SQ. FT.
EXISTING
1 STORY MASONRY BUILDING
OFFICE AREA

VEHICLE SERVICE AREA

EXISTING 1 STORY METAL BUILDING

OVERHEAD DOORS

EXISTING PAVEMENT TO BE REMOVED WITHIN SETBACK

N/F
MILL CREEK FIRE CO.
TP 08-038.40-448
ZONED CR

EXISTING CONCRETE WALK

EXISTING CONCRETE WALK ONE WAY

EXISTING PAVING

EXISTING CONC. CANOPY

EXIST. METAL CONTAINER TO REMAIN

EDGE OF EXISTING PAVING

EXISTING TEMPORARY STORAGE TRAILER (280+/- SF). A THREE YEAR NON-REFUNDABLE PERMIT HAS BEEN GRANTED FOR THIS SITE.

EXIST. CANOPY SUPPORT (TYP.)

CANOPY

BURIED ELECTRIC LINE

EXIST. CONC. GUTTER

12" PVC

CB
TOP 95.27
INV. 92.77

SAN MH
TOP 94.61

ELECTRONIC GATE LOCK

LIGHT

BOLLARDS

GATE

LP GATE MOTOR

REMOVE EXIST. CURB

GATE TRIPPING SENSORS LOCATED BELOW PAVEMENT SURFACE

EXISTING CONCRETE CURB TO REMAIN

PAVING SETBACK

8' WOOD FENCE

N/F
JAMES G. STEWART
TP 08-044.20-061
ZONED NC6.5

(19) EXISTING PARKING SPACES TO BE RECONFIGURED

(13) EXISTING PARKING SPACES TO BE RECONFIGURED

EXIST. EDGE OF PAVEMENT

EXISTING 6' CLF

N/F
JOSEPH P. SR & LORI STEWST
TP 08-044.20-056

N/F
CHRISTINE L. MAPLE
TP 08-044.20-059

N/F
DAVID A. SHARON L. CENTAR
TP 08 - 044.20-67

CAPITAL TRAIL FARM
(MF 154)
ZONED NC6.5

OLD CAPITAL TRAIL

N 04°14'52" W

N 81°36'22" W 25.64'

S 04°15'02" E

SITE BENCHMARK
EXISTING CONCRETE MONUMENT
ELEV. 85.48

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THERETO APPURTENANT

APPLICATION NO. 2002-0155
PHASE I
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GRAPHIC SCALE

SCALE: 1" = 20'		DRAWN BY: DJ	
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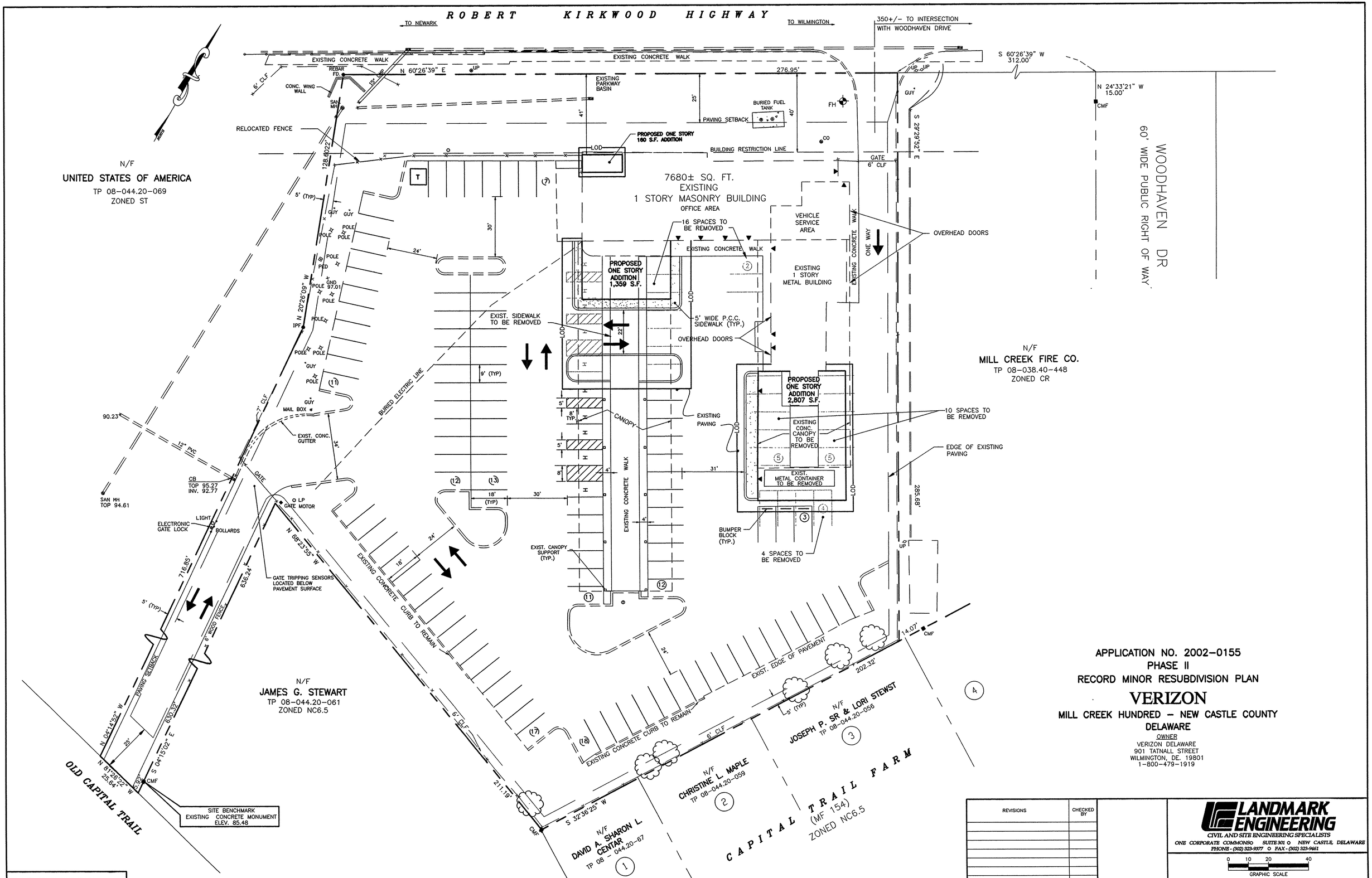

APPLICATION NO. 2002-0155
PHASE II
RECORD MINOR RESUBDIVISION PLAN

VERIZON

MILL CREEK HUNDRED – NEW CASTLE COUNTY
DELAWARE

OWNER
VERIZON DELAWARE
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