

GENERAL DATA:

1.	APPLICATION NUMBER:	20170576
2.	PROPERTY OWNER NAME AND ADDRESS:	
	AVER HOLDINGS, LLC C/O MICHAEL PARASKEWICH, JR. MANAGING MEMBER 3102 STONEY BATTER ROAD WILMINGTON, DELAWARE 19808	
3.	DATUM:	NAVOD88
4.	BENCHMARK:	TOP OF CAPPED PIN SOUTHEAST CORNER OF SITE
	ELEVATION:	81.37
5.	SOURCE OF TITLE:	INSTRUMENT 20091007-0065300
	THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT	
6.	TAX PARCEL NO.:	11-026-00-007
7.	PROPERTY ADDRESS:	2821 PULASKI HIGHWAY
8.	MONUMENTED CORNERS:	
	CORNERS FOUND:	4
	PROPOSED CAPPED PINS SET:	0
9.	LOTS:	
	EXISTING:	1
	PROPOSED:	0 NEW
10.	ZONING:	NEW CASTLE COUNTY
	ZONED:	CR-COMMERCIAL REGIONAL
	MINIMUM LOT AREA:	1 ACRES
	MINIMUM LOT WIDTH:	100'
	MAXIMUM BUILDING HEIGHT:	50'/140**
	STREET YARD SETBACK:	15'
	SIDE YARD SETBACK:	20'
	REAR YARD SETBACK:	20'
	PARKING SETBACKS:	
	STREET:	25'
	OTHER:	5'
	MAXIMUM EXTERIOR STORAGE:	5%
11.	GROSS LOT AREA:	0.353
12.	NET LOT AREA:	0.353

14. PARKING:	
PARKING FOR PROPOSED IMPROVEMENTS BASED ON CURRENT NEW CASTLE COUNTY UDC. PROPOSED USE - GENERAL OFFICE	
OFFICE SPACE 3.5 PS/1000SF OF GROSS FLOOR AREA (3,998 SF / 1,000 SF) * 3.5 PS = 14 PARKING SPACES REQUIRED	
TOTAL REQUIRED SPACES:	14
TOTAL EXISTING SPACES:	0
TOTAL PROPOSED SPACES: (1 OF WHICH IS HANDICAP)	14
15. GROSS FLOOR AREA:	
EXISTING:	0 SF
TOTAL PROPOSED OFFICE BUILDING GFA:	3,998 SF
16. WATER:	ARTESIAN 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.	
17. SEWER:	PRIVATE
SEPTIC SYSTEM FEASIBILITY HAS BEEN SATISFACTORILY ESTABLISHED FOR THIS LOT. THE FEASIBILITY INDICATES ONLY THAT, AT THE TIME OF TESTING, THERE WAS AT LEAST ONE AREA ON THE LOT THAT COULD MEET THE STANDARDS FOR AN ON-SITE SEWAGE SYSTEM. FEASIBILITY IS NOT A DESIGN APPROVAL AND DOES NOT IMPLY A GUARANTEE THAT SUCH APPROVAL CAN BE OBTAINED. SUCH FACTORS AS BUILDING SIZE AND USE, PLACEMENT ON THE LOT, AND LOCATION OF WATER WELLS (IF APPLICABLE) WILL INFLUENCE THE FINAL DESIGN. NO BUILDING PERMITS WILL BE ISSUED WITHOUT APPROVAL OF THE DETAILED DESIGN FOR EACH LOT.	
18. DEBRIS DISPOSAL:	NO DEBRIS WILL BE BURIED ON THIS SITE
19. THE PROPERTY IS LOCATED IN FLOOD ZONE X AND HAS BEEN DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN PER FIRM MAP NO. 10003C0225L, PANEL 225 OF 475, DATED JANUARY 20, 2020.	
20. WATER RESOURCE PROTECTION AREAS:	
ACCORDING TO THE WATER RESOURCE PROTECTION AREA MAP 2, DATED MARCH 22, 2017, THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF A WATER RESOURCE PROTECTION AREA DISTRICT.	
21. THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, REFER TO WETLANDS INVESTIGATION, PREPARED BY JAMES C. MCCULLEY OF JCM&C, DATED 12/08/88. NO WETLANDS WERE IDENTIFIED OR FOUND ON THIS SITE.	
22. CRITICAL NATURAL AREAS: THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA AS PER THE STATE INVENTORY OF NATURAL AREAS.	
23. DEED RESTRICTIONS: NONE	
24. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.	
25. THE ENTRANCE OF THIS SITE SHALL CONFORM TO THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.	
26. ALL COMMON FACILITIES, INCLUDING, BUT NOT LIMITED TO LANDSCAPING, OPEN SPACE, STORMWATER MANAGEMENT AREAS AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.	
27. A LANDSCAPE PLAN, PREPARED BY DESIGNS ETC., LAST DATED 7/10/2020 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.	
28. 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 FOR THE DWELLING OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.	
29. THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 45, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.	

30. THE LOCATIONS OF UNDERGROUND AND OVERHEAD UTILITY AND THEIR ASSOCIATED EASEMENTS TO BE VERIFIED BY THE CONTRACTORS. MISS UTILITY TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY WORK. UNDERGROUND UTILITIES EXIST WITHIN PROPOSED SITE LOD. FIELD VERIFICATION AND LOCATION SHALL BE PERFORMED AT TIME OF CONSTRUCTION BY CONTRACTOR.	
31. THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING ACCESS WAYS, RECREATIONAL FACILITIES, DRAINAGE FACILITIES AND UTILITIES AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH IS A PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION OF UTILITY RIGHT OF WAYS AND EASEMENTS. ANY DISTURBED AREA SHALL BE PLACED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.	
32. A 10' FOOT WIDE EASEMENT ON EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS EASEMENTED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.	
33. SOURCE OF THE TOPOGRAPHY:	
FIELD GENERATED BY THE PELSACOMpany ON NOVEMBER 2007	
34. CROSS ACCESS TO ADJOINING PROPERTY TO BE GRANTED AND NEGOTIATED AS NEEDED FOR FUTURE DEVELOPMENT.	

35. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON MARCH 2, 2021, AT INSTRUMENT NO. 20210302-0024688.
36. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND PURSUANT TO UDC §40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, AN AMOUNT OF \$4,800 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 SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.
37. 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, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 15' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING 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 TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO 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.
38. A PARKING LOT DESIGN WAIVER FOR "DEAD-END PARKING" WAS APPROVED FOR THIS SITE DUE TO THE WIDTH OF THE SITES BUILDABLE AREA NOT LENDING ITSELF TO SPACE FOR ADDED DRIVE ANGLES THAT WOULD FACILITATE NON-DEAD-END PARKING.

DIMENSIONAL VARIANCES

VARIANCES GRANTED BY THE BOARD OF ADJUSTMENT ON 2/11/2021 BY APPLICATION NO. 2020-0387-A FOR:

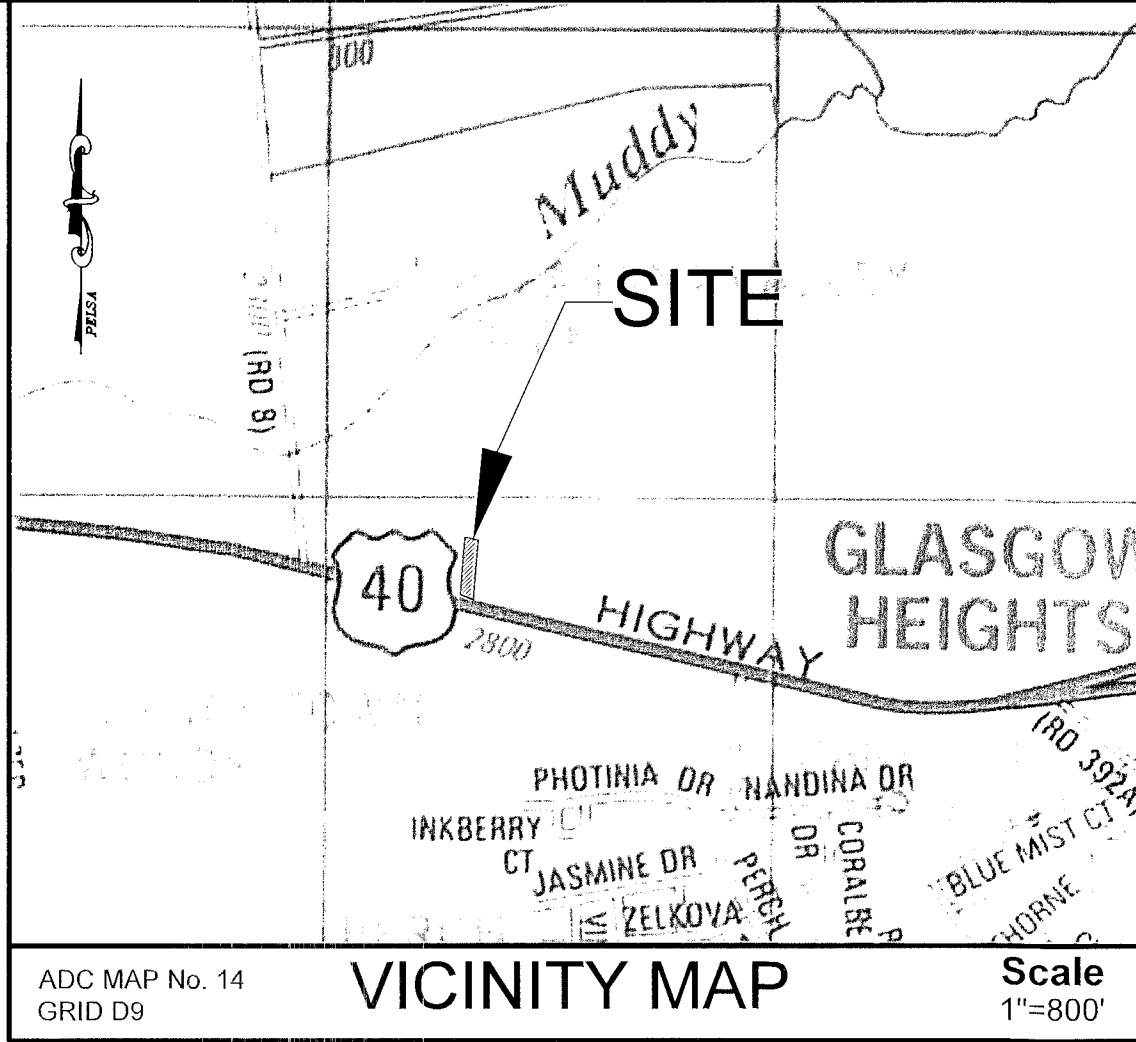
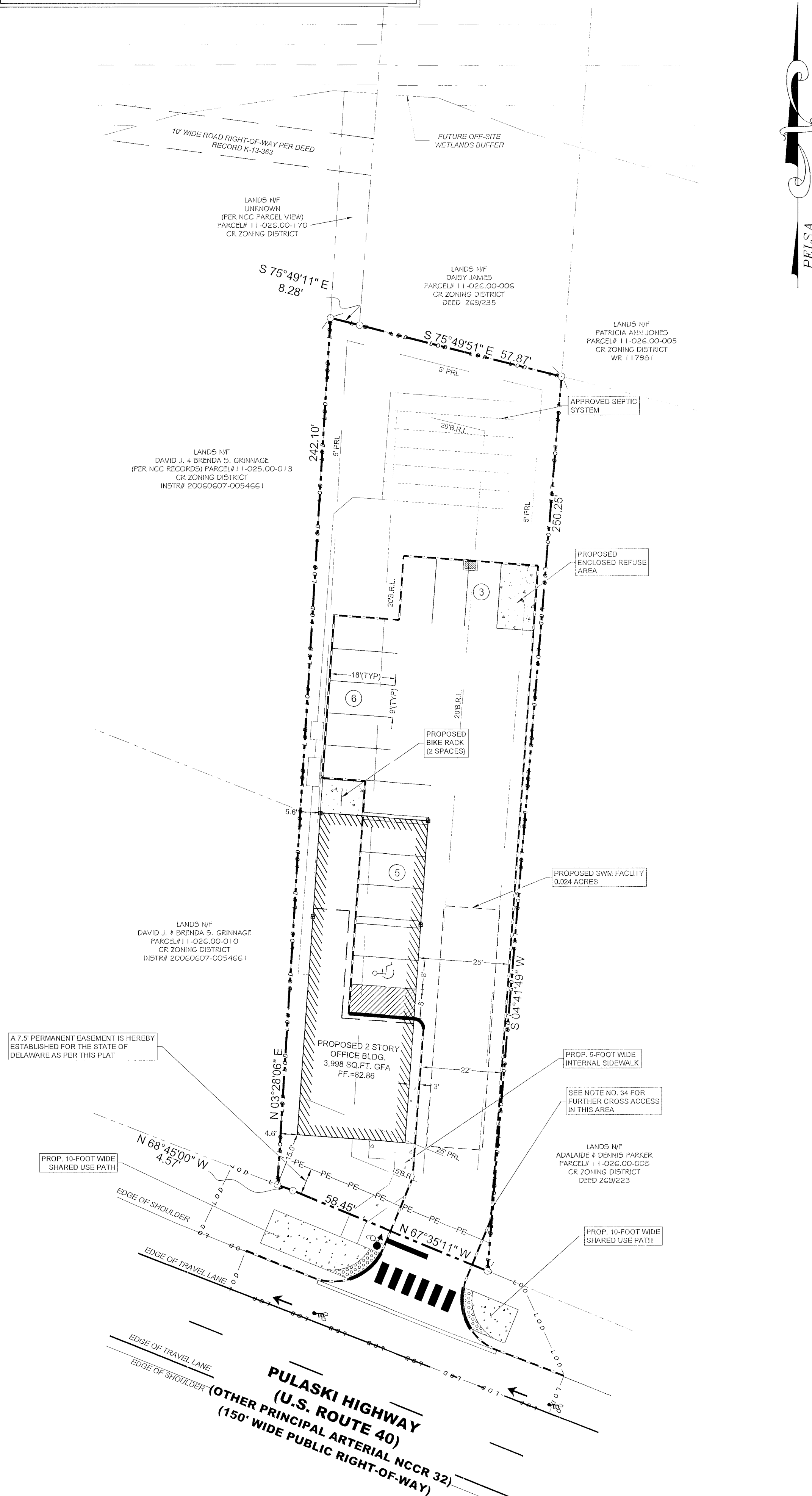
TABLE 40.04.110.B

- VARIANCE FROM CHAPTER 40, TABLE 40.04.110.B, TO MAINTAIN 0.353 AC LOT ACRE (1.0 AC MIN.).
- VARIANCE FROM CHAPTER 40, TABLE 40.04.110.B, TO MAINTAIN A 63.5 FT LOT WIDTH (100 FT MIN.).
- VARIANCE FROM CHAPTER 40, TABLE 40.04.110.B, TO ALLOW PROPOSED COMMERCIAL STRUCTURE 4 FT FROM THE WESTERN PROPERTY LINE (20 FT MIN.).
- VARIANCE FROM CHAPTER 40, TABLE 40.04.110.B, TO ALLOW PROPOSED PAVING 0 FT FROM THE EASTERN PROPERTY LINE (5 FT MIN.).

TABLE 40.04.111.A

- VARIANCE FROM CHAPTER 40, SECTION 40.04.111.A, TO PROVIDE 0.1 OPAQITY ALONG PULASKI HIGHWAY (0.4 MIN.).

PURPOSE OF PLAN:
THE PURPOSE OF THIS PLAN IS TO CREATE A TWO STORY COMMERCIAL STRUCTURE FOR OFFICE USE (OR EQUIVALENT ALLOWABLE USE BASED ON PARKING & SEPTIC DEMANDS) & ASSOCIATED SITE IMPROVEMENTS.



ADC MAP No. 14
GRID D9

VICINITY MAP

Scale
1"=800'

LEGEND

EXISTING

PROPOSED

PROPERTY LINE

ADJOINING PROPERTY LINE

6" CURB

LOD

BUILDING RESTRICTION LINE

PERMANENT EASEMENT

PARKING COUNT

CPF (TYP.)

20210517-0058089

P. 1 of 1 F385.00 5/17/2021 8:22:33 AM
Michael E. Kopykowski T20210032829
New Castle Recorder MINOR SUB

CERTIFICATION OF PLAN APPROVAL:

APPROVED: 5/17/21 BY: Michael R. Paraskevich, Jr., PhD, PE, GENERAL MANAGER

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED: 5/17/21 BY: Michael R. Paraskevich, Jr., PhD, PE, GENERAL MANAGER

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

CERTIFICATE OF OWNERSHIP:

WE, AVER HOLDINGS, LLC, HEREBY CERTIFY THAT, WE 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.

5/16/2021

DATE

5/16/2021

DATE

CERTIFICATE OF ACCURACY:

I, MICHAEL R. PARASKEWICH, 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.

5/16/2021

DATE

5/16/2021

DATE

5/16/2021

DATE

5/16/2021

DATE

NO.	DATE	DESCRIPTION	BY
1	1/21/2021	REVISED PER NCCCU COMMENTS DATED 04/05/2021	JAP
2	2/17/2021	REVISED PER NCCCU COMMENTS DATED 2/16/2021	JAP
3	4/12/2021	REVISED PER NCCCU COMMENTS RECEIVED 4/12/2021	JAP

OWNER/ADDRESSES:
AVER HOLDINGS, LLC
C/O MICHAEL R. PARASKEWICH, JR.
MANAGING MEMBER
610 PEOPLES PLAZA, NEWARK, DE 19702
WILMINGTON, DELAWARE 19808
(302) 740-0461

THE PELSACOMpany
ENGINEERING, SURVEYING, ENVIRONMENTAL SCIENCES
610 PEOPLES PLAZA, NEWARK, DE 19702
PHONE: (302)834-3771 FAX: (302)834-2228
EMAIL: PELSACOFFICE@THEPELSACOMpany.COM

RECORD MINOR LAND DEVELOPMENT PLAN
AVER OFFICE BUILDING
PREPARED FOR
AVER HOLDINGS, LLC,
C/O MICHAEL R. PARASKEWICH, JR.,
610 PEOPLES PLAZA, NEWARK, DE 19702
PENCADER HUNDRED - NEW CASTLE COUNTY - STATE OF DELAWARE

5/16/2021

DATE