EXHIBIT
tabbies
18-27 A

The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805
Phone (302) 998-2215 Fax (302) 998-9920

Application for Hearing

☐ **Board of Adjustment**
☑ **Planning Commission**

Petition # 18-27 Filing Fee: 300 Date Received 10/19, 10/29 Received by: CLP

Subject Property: 14 Hadco Road

Property is: ☐ Residential ☑ Commercial

Tax Parcel # 19-005.00-178 Zoning District: GI (General Industrial)

Applicant name: GFP Newport, LLC

Address: 101 South Mary Street Telephone # 302-998-7687

City: Newport State: DE Zip Code: 19804

Application for Zoning Variance Related to: Parking Setback

☐ Front yard setback	☐ Lot Coverage
☑ Rear yard setback	☐ Fencing
☐ Side yard setback	☑ Parking requirements
☐ Lot Area	☐ Signage

Application for Special Exception Use Permit for the following use: _____

_____

Application for Appeal of an Administrative decision: _____

By: _____ Date: _____

For the following reasons: _____

_____

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Application for relief other than above: See Attachment "A".

State reasons for this request: See Attachment "B".

Has a previous application for this property been filed with the Town? ☑ Yes ☐ No

If yes, Petition # 01-131

If the applicant is not the Legal Owner of the property:

Legal owner information:

Name: GFP Newport, LLC

Address: 101 Mary Street Telephone # 302-998-7687

City: Newport State: DE Zip Code: 19804

Please submit the following with this petition:

- A copy of a plot plan showing the following: location of the property; a diagram showing the layout, size, and location of existing structures on the property.
- A copy of any deed restrictions on the property.
  NOTE: THE BOARD OF ADJUSTMENT OR PLANNING COMMISSION CANNOT APPROVE ANY APPLICATION PROHIBITED BY DEED RESTRICTIONS.
- Filing fee, payable to the Town of Elsmere.

The undersigned hereby certifies that the legal owner of the subject property is aware of, and agrees to the filing of this application, that the information submitted herein is correct, and agrees to be bound by any decision of the Town of Elsmere Board of Adjustment with respect to the subject property.

NOTE: The legal owner and his/her authorized representative must sign this form.

Applicant's Signature: _____ Date: 10/29/2018

Legal Owner's Signature: _____ Date: 10/29/2018

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18-27C

Name of person representing applicant (if applicable):

Mark Ziegler, McBride & Ziegler

Address: 2607 Eastburn Center Telephone # 302-737-9138

City: Newark State: DE Zip Code: 19711

I, Dominic Papa, as owner of the property listed on this application, authorize the above named representative to act on my behalf during any proceedings pertaining to this application.

Legal Owner Signature

10/29/2018
Date

Subscribed and sworn to before me on the following date:

Notary Public Signature

BROOKE E. MULHERN
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires Dec. 16, 2018

10/29/2018
Date

In addition to the persons listed above please send copies of all correspondence to:

Name: _____

Address: _____ Telephone # _____

City: _____ State: _____ Zip Code: _____

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VARIANCE HARDSHIP WORKSHEET

Town of Elsmere Petition Number: 18-27

Property Owners Name: Dominic Papa

Person(s) Representing the Property Owner: Mark Ziegler, McBride & Ziegler

☐ Additional page(s) attached

Applicants, please be aware that the following are the prerequisites to the granting of a variance:

A variance may be granted when it will not be contrary to the public interest where, owing (due) to special conditions, a literal enforcement of the provisions of the Code of The Town of Elsmere will result in unnecessary and undue hardship.

The term "undue hardship" has a specific legal definition in this context and essentially means that without the requested variance, the applicant will have no reasonable use of the subject property under existing development regulations.

Personal medical reasons shall not be considered as grounds for establishing undue hardship sufficient to qualify an applicant for a variance.

Economic reasons may be considered only in instances where a landowner cannot yield a reasonable use and/or reasonable return under the existing land development regulations. You have the right to consult a private attorney for assistance.

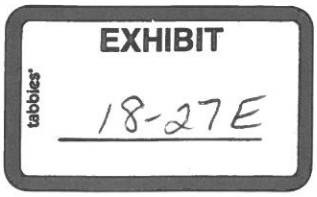
In order to recommend the approval of or authorize any variance from the terms of the code, the Planning Commission or Board of Adjustment must find all of the following factors to exist:

(1) That special conditions and circumstances exist which are not applicable to other lands, structures or buildings in the applicable zoning classification.

Please explain how this applies:
Existing street entrance to site is beyond the parking setback line.
See attachement "B".

(2) That the special conditions and circumstances do not result from the actions of the applicant.

Please explain how this applies:
Existing street entrance to site is beyond the parking setback line.
See attachement "B"



(3) That granting the variance requested will not confer on the applicant any special privilege that is denied by the provisions of the code to other lands, buildings or structures in the identical zoning classification.

Please explain how this applies:
See attachment "B".

(4) That literal enforcement of the provisions of the code would deprive the applicant of rights commonly enjoyed by other properties in the identical zoning classification under the provisions of the code and will constitute unnecessary and undue hardship on the applicant.

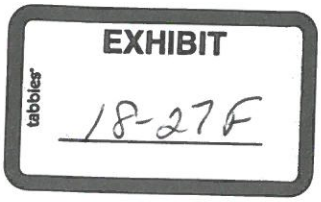
Please explain how this applies:
See attachment "B".

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

Please explain how this applies:
It allows no loss of parking spaces. See attachment "B".

(6) That the granting of the variance will be in harmony with the general intent and purpose of the code and that such use variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Please explain how this applies:
Variance along rear property line is adjacent to existing railroad and in line with the previous building setback variance granted in 2001. See attachment "B".



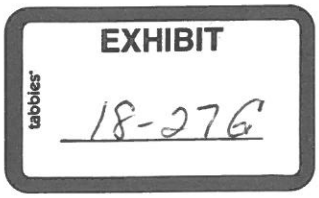
I understand that all of the above conditions apply to the consideration of a variance and that each of these conditions have been discussed with me by the below-signed Code Enforcement Department representative. I am fully aware that it is solely my responsibility to prove that my petition meets all of the aforementioned criteria.

Signature of applicant: _____

Date: 10/29/2018

Signature Code Department Representative: _____

Date: 10/29/18



14 Hadco Road, Wilmington, DE 19804
Tax Parcel #:19-005.00-178

Attachment A

1. To reduce the rear building setback of 20 feet for the storage bins/silo to a minimum of 3 feet.
2. To reduce the 15 feet paving setback from the rear property line to 4.5 feet.
3. To reduce the minimum setback of 50 feet from the stream bed to 25 feet.

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14 Hadco Road, Wilmington, DE 19804
Tax Parcel #:19-005.00-178

Attachment B

1. To allow parking in the rear yard of the property as required to maintain the proper amount of parking spaces for the site and create a separate entrance for office staff thereby keeping them safe from warehouse operations and delivery vehicles along with creating proper ADA parking adjacent to the building.
2. To stabilize existing embankment and improve existing conditions.
3. From an architectural standpoint proposed storage bin/silo is being constructed to match the building line established for the two story office in 2001. The two story office building had a variance of 0 (zero) feet granted. Our plan is proposing that the storage bin/silo be located a minimum of 3 feet from the rear property line. This will essentially match the building line established in 2001.

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Site Analysis
Petition 18-27

Property Owner: GFP Newport LLC
Zoning District: GI – General Industrial
Address: 14 Hadco Road, Elsmere, DE 19805
Primary Use: Industrial
Parcel No.: 19-00200-385

LOT COVERAGE CALCULATIONS

Lot Area in Sq. Ft.: 103,982 Sq. Ft.

Allowable Lot Coverage: 88,384 Sq. Ft. (or 85 %)

Total Coverage:

- Building = 15,231 Sq. Ft.
- Office = 9,990 Sq. Ft.
- Impervious Pave = 49,489 Sq. Ft.

Proposed Addition: 0 Sq. Ft.

Proposed Total: 74,710 Sq. Ft. (or 72 %)

Conclusion: There are no significant changes to the existing building coverage or impervious surfaces.

Required Setbacks: Front: 20' Rear: 20'
Side: 0' Both Sides: 0'

Existing Setbacks: Front: 120' +/- Rear: 1.7'
Side: 71' +/- Both Sides: 273' +/-

Proposed Setbacks: Front: 120' +/- Rear: 1.7'
Side: 71' +/- Both Sides: 273' +/-

Conclusion: There are no proposed changes to the existing building setbacks.

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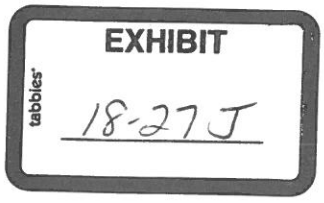

STATEMENT OF FACT

1. The existing building is legal non-conforming in regard to the rear setback. The Code of the Town of Elsmere requires a minimum rear setback of 20 feet. The existing rear setback is 1.7 feet.

REQUEST BY THE APPLICANT

1. To construct a concrete silo loading area within the 20-foot required rear yard setback.

2. To pave parking facilities within the required 15-foot paving setback. (4.5 feet is proposed.)

3. To reduce the required 50-foot setback from a stream bed to 15 feet.

ISSUE(S)

1. Section 225 Attachment 3 of the Code of the Town of Elsmere requires a minimum rear yard setback of 20 feet in the GI zoning district. The subject parcel is currently legal non-conforming as the existing office 1.7 feet from the rear property line. The applicant seeks to further reduce compliance by placing a concrete silo and loading area within three feet of the rear property line.

2. Section 225-10 of the Code of the Town of Elsmere requires a 15-foot minimum parking setback. The applicant seeks to provide parking along the western property line with a 4.5-foot setback.

3. Section 225-7 of the Code of the Town of Elsmere requires a 50-foot setback for construction adjacent to a stream bed. The applicant seeks to add paving within 15 feet of a stream bed.

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GRANTING OF THE PETITION

Should the Board of Adjustment of the Town of Elsmere grant Petition 18-27, the following must occur:

1. The Planning Commission of the Town of Elsmere shall determine that the proposed development meets the "harmonious development" intent of Section 225-9 of the Code of the Town of Elsmere.

2. The Board of Adjustment of the Town of Elsmere shall grant a variance from Section 225 Attachment 3 of the Code of the Town of Elsmere and allow for the construction of a concrete mixing silo three feet from the rear property line and within the required 20-foot rear yard setback.

3. The Board of Adjustment of the Town of Elsmere shall grant a variance from Section 225-10 of the Code of the Town of Elsmere and allow parking facilities to be located 4.5 feet from the western property line within the required 15-foot setback.

4. The Board of Adjustment of the Town of Elsmere shall grant a variance from Section 225-7 of the Code of the Town of Elsmere and allow for construction within 15 feet from a stream bed in lieu of the required 50-foot stream bed setback.

5. The applicant must secure approvals from the Town engineer, Delaware state fire marshal, and Town Code Office within one year of this approval to obtain permits prior to any construction.

KB:clp

DUFFIELD ASSOCIATES
Soil, Water & the Environment

EXHIBIT
tabbies
18-27L

Duffield Associates, Inc.
5400 Limestone Road
Wilmington, DE 19808
Phone: 302.239.6634
Fax: 302.239.8485
duffnet.com

October 29, 2018

Mr. Dominic J. Papa, President
GFP CEMENT CONTRACTORS LLC
101 S. Mary St.
Newport, De 19804

Re: Project No. 12072.EA (Duffield Associates)
14 Hadco Road Site Plans

Dear Mr. Papa,

After reviewing the plans titled "14 Hadco Road", prepared by McBride & Ziegler, Inc., dated September 20, 2018 and last revised 10/22/18, it is my professional opinion that no additional stormwater discharge permits are required. McBride & Ziegler received an approval letter for the Sediment & Stormwater Plans by New Castle Conservation District (NCCD), as a delegated review agency for DNREC, and as shown on the stamped approved plans (10/22/18 by Richard Fain, P.E.). NCCD also prepared an approval letter dated 10/22/18 (attached).

Furthermore, I had a telephone conversation with Mr. Richard Fain and Mr. Andy Bowman of NCCD on 10/29/18 and confirmed that the area of disturbance was less than one (1) acre, and that there was no net increase in impervious area since the existing asphalt pavement was being replaced by proposed concrete in the parking and access areas.

In order to obtain a General NPDES Stormwater Permit, persons will be required to file a Notice of Intent (NOI) with DNREC. As a matter of practice, the NOI must be submitted to DNREC prior to approval of the Sediment and Stormwater Plan (SSP) by the local plan approval agency (NCCD in this case). However, projects eligible for SSP approval through a Standard Plan, where the total limits of disturbance do not exceed one (1) acre, are not required to submit the NOI. This information is found in the attached "Guidance Document Dec. 2007", Section II, Paragraph 2.

Based on the information above, and our conversation with NCCD, we do not believe that any additional Stormwater Discharge Permits are required since the area of disturbance is less than one (1) acre.

If you have any questions, please do not hesitate to contact me.

Sincerely,

D. Dwight Walters

Dwight Walters, P.E.
Director, Civil Engineering

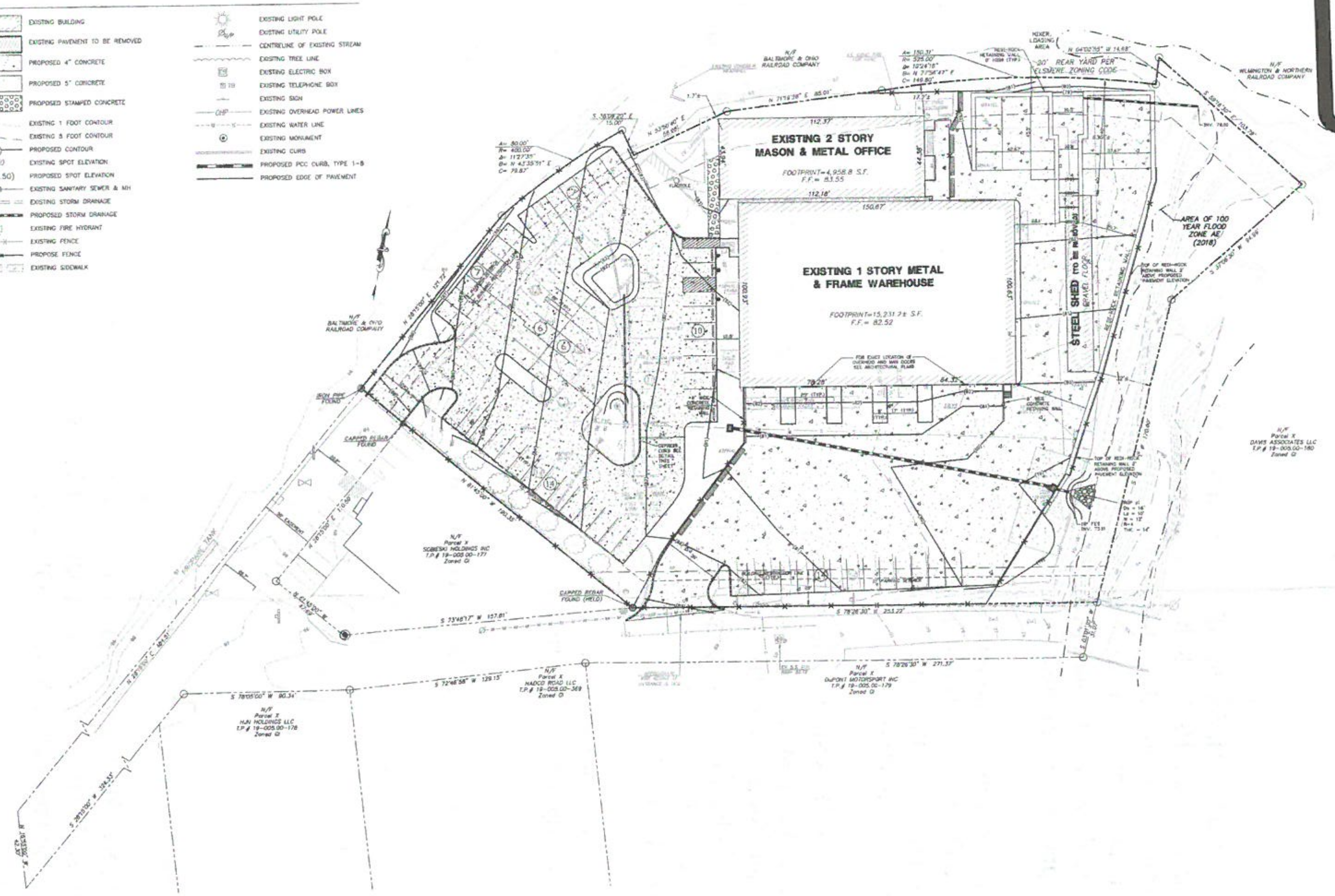
DDW:mes
12072EA.1018-Stormwater Permit.LTR

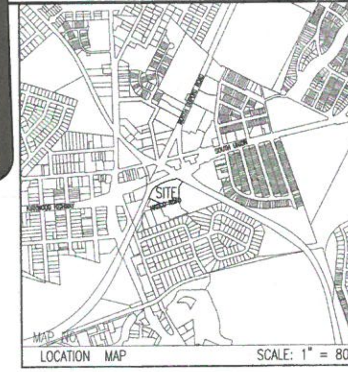
Enclosures: Approved SSW Plans by NCCD – 14 Hadco Road
SSW Approval Letter from NCCD, dated 10/22/18
Guidance Document Dec. 2007 – NOI Permit

EXHIBIT
tabbies
18-27M

LEGEND

EXISTING BUILDING	EXISTING LIGHT POLE
EXISTING PAVEMENT TO BE REMOVED	EXISTING UTILITY POLE
PROPOSED 4" CONCRETE	CENTRELINE OF EXISTING STREAM
PROPOSED 5" CONCRETE	EXISTING TREE LINE
PROPOSED STAMPED CONCRETE	EXISTING ELECTRIC BOX
EXISTING 1 FOOT CONTOUR	EXISTING TELEPHONE BOX
EXISTING 5 FOOT CONTOUR	EXISTING SIGN
PROPOSED CONTOUR	EXISTING OVERHEAD POWER LINES
EXISTING SPOT ELEVATION	EXISTING WATER LINE
PROPOSED SPOT ELEVATION	EXISTING MONUMENT
EXISTING SANITARY SEWER & MH	EXISTING CURB
EXISTING STORM DRAINAGE	PROPOSED PCC CURB, TYPE 1-8
PROPOSED STORM DRAINAGE	PROPOSED EDGE OF PAVEMENT
EXISTING FIRE HYDRANT	
EXISTING FENCE	
PROPOSE FENCE	
EXISTING SIDEWALK	





LOCATION MAP SCALE: 1" = 800'

PLAN DATA

1. TAX PARCEL: 19-005.00-178
2. SOURCE OF TITLE: INSTRUMENT NUMBER 20030808-0095043
3. SANITARY SEWER: 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 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. THERE WILL BE NO INCREASE IN SANITARY FLOWS AS NO ADDITIONAL BUILDING SQUARE FOOTAGE IS PROPOSED BY THIS PLAN.

4. WATER SUPPLY: 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.

5. GROSS AREA: 2.3871± ACRES
6. AREAS:
7. EXISTING ZONING: GI (GENERAL INDUSTRIAL)
8. WRPA: THIS PROPERTY IS NOT WITHIN A RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR WILMINGTON-NEWARK AREA, SHEET 1 OF 3 DATED MARCH, 2017.
9. TOPOGRAPHIC/PROPERTY SURVEY: TOPOGRAPHIC AND PROPERTY SURVEY INFORMATION WAS FIELD SHOT BY McBRIDE & ZIEGLER, INC, ENGINEERING INC., JULY 2018.
10. SURVEYOR NOTE: THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH BEING PROVIDED OR PERFORMED BY McBRIDE & ZIEGLER, INC.
11. MONUMENTS: EXISTING MONUMENTS = 3 PROPOSED MONUMENTS = 0

A 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL AS SHOWN ON THIS PLAN AND IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, #10003C0152K, DATED: FEBRUARY 4, 2015.

12. ZONING REQUIREMENTS:
    SETBACK REQUIREMENTS: FRONT = 20' SIDE = 0' REAR = 20'
    MINIMUM LOT AREA REQUIRED: 2 ACRES (87,120 SQUARE FEET)
    MINIMUM LOT WIDTH REQUIRED: 300 FEET
    MINIMUM LOT COVERAGE: 85%
    MAXIMUM BUILDING HEIGHT ALLOWED: 35 FEET
13. POSTAL ADDRESS: 14 HADCO ROAD WILMINGTON, DELAWARE 19804
14. PARKING: EXISTING SPACES 64 PROPOSED SPACES - 64 (INCLUDING 3 HANDICAP SPACES)
15. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
16. A LANDSCAPE PLAN PREPARED BY BURCHAM & ASSOCIATES, LAST DATED ______ 2018, OR AS LATER AMENDED AND APPROVED IN WRITING, IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
17. 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.
18. FIRE HYDRANTS: EXISTING-1 PROPOSED-0
19. OPEN SPACE AREA: EXISTING 0.6720± ACRES PROPOSED 0.6723± ACRES.

NEW CASTLE CONSERVATION DISTRICT
SEDIMENT & STORMWATER MANAGEMENT
PLAN APPROVAL

[signature] 10/22/18
APPROVED DATE

I, DOMINIC PAPA, HEREBY CERTIFY THAT ALL OF 14 HADCO ROAD LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE PURSUANT TO THE APPROVED PLAN AND RESPONSIBLE PERSONNEL (i.e. BLUE CARD HOLDERS) INVOLVED IN LAND DISTURBANCE WILL HAVE A CERTIFICATE OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM TO CONDUCT ON-SITE REVIEWS AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVER SHEET.

[signature] 10-10-18
DOMINIC PAPA - GFP NEWPORT LLC
101 SOUTH MARY STREET
NEWPORT, DE 19804
(302) 998-7887
DATE

CERTIFICATION OF OWNERSHIP

I, DOMINIC PAPA, HEREBY CERTIFY THAT GFP NEWPORT 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 APPROVED PURSUANT TO THE SITE PLAN, IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF ELSMERE.

[signature] 10-10-18
DOMINIC PAPA - GFP NEWPORT LLC
101 SOUTH MARY STREET
NEWPORT, DE 19804
(302) 998-7887
DATE

CERTIFICATION OF ACCURACY

I, MARK ZIEGLER, A PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE HEREBY CERTIFY THE ACCURACY OF THE TOPOGRAPHY AND COMPLIANCE WITH APPLICABLE CODES AND STANDARDS.

[signature] 10/11/18
MARK ZIEGLER DE # 7502
DATE

CERTIFICATION OF ACCURACY

I, MARK ZIEGLER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER 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 TOWN OF ELSMERE.

[signature] 10/11/18
MARK ZIEGLER DE # 7502
DATE

PLAN INDEX

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CONSTRUCTION AND EROSION & SEDIMENT CONTROL DETAILS	6 OF 7
EROSION & SEDIMENT CONTROL DETAILS	7 OF 7

INDEX PLAN
OF
14 HADCO ROAD
PREPARED FOR
GFP NEWPORT, LLC
TOWN OF ELSMERE, NEW CASTLE COUNTY, DELAWARE

REV. NO.	DATE	REVISION
2	10-22-18	REVISED LOD AREA
1	10-4-18	REVISED SILO/BIN AREA

M & Z

McBRIDE & ZIEGLER, INC.
LAND SURVEYORS · PLANNERS · ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 · FAX (302) 737-2610

APPROVED BY: ______ PROFESSIONAL ENGINEER

SURVEY BY: M&Z	CHECKED BY: M.Z.
DESIGN BY: LEH	SCALE: 1" = 30'
DRAWN BY: LEH	DATE: SEPTEMBER 20, 2018
DWG. NO.: 20184853 - 9408	SHEET 1 of 7

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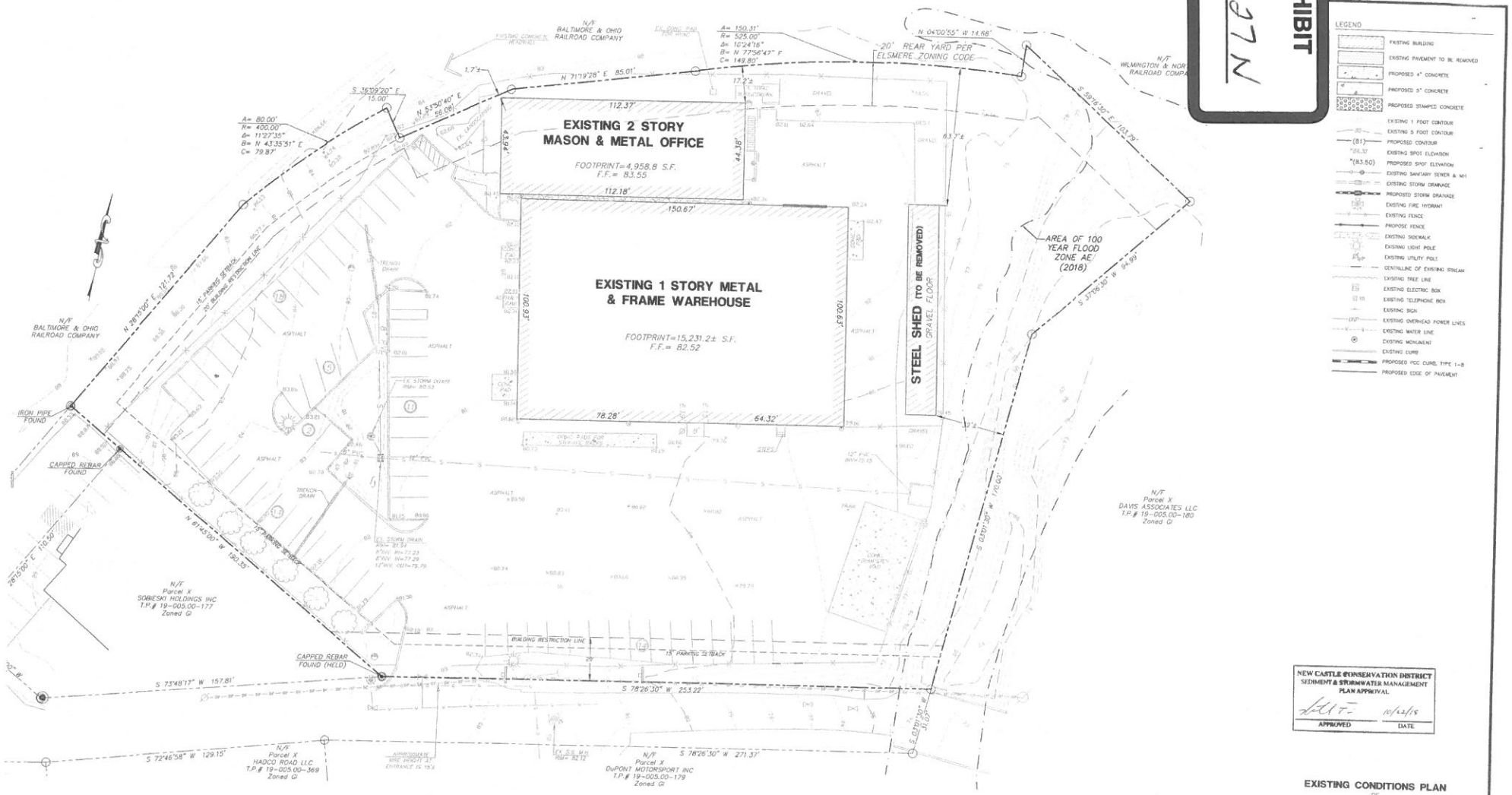
EXHIBIT

18-87N



NEW CASTLE CONSERVATION DISTRICT
SEDIMENT & STORMWATER MANAGEMENT
PLAN APPROVAL

APPROVED — DATE 10/22/18

EXISTING CONDITIONS PLAN
OF
14 HADCO ROAD
PREPARED FOR
GFP NEWPORT, LLC
TOWN OF ELSMERE, NEW CASTLE COUNTY, DELAWARE

REV. NO.	DATE	REVISION
1	10-4-18	REVISED SLD/BH AREA

M&Z

McBRIDE & ZIEGLER, INC.
LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9130 • FAX (302) 737-2810

APPROVED BY:

SURVEY BY: M&Z	CHECKED BY: M.Z.
DESIGN BY: LEH	SCALE: 1" = 20'
DRAWN BY: LEH	DATE: SEPTEMBER 20, 2018
DWG. NO.: 20184653 – 9406	SHEET 2 of 2

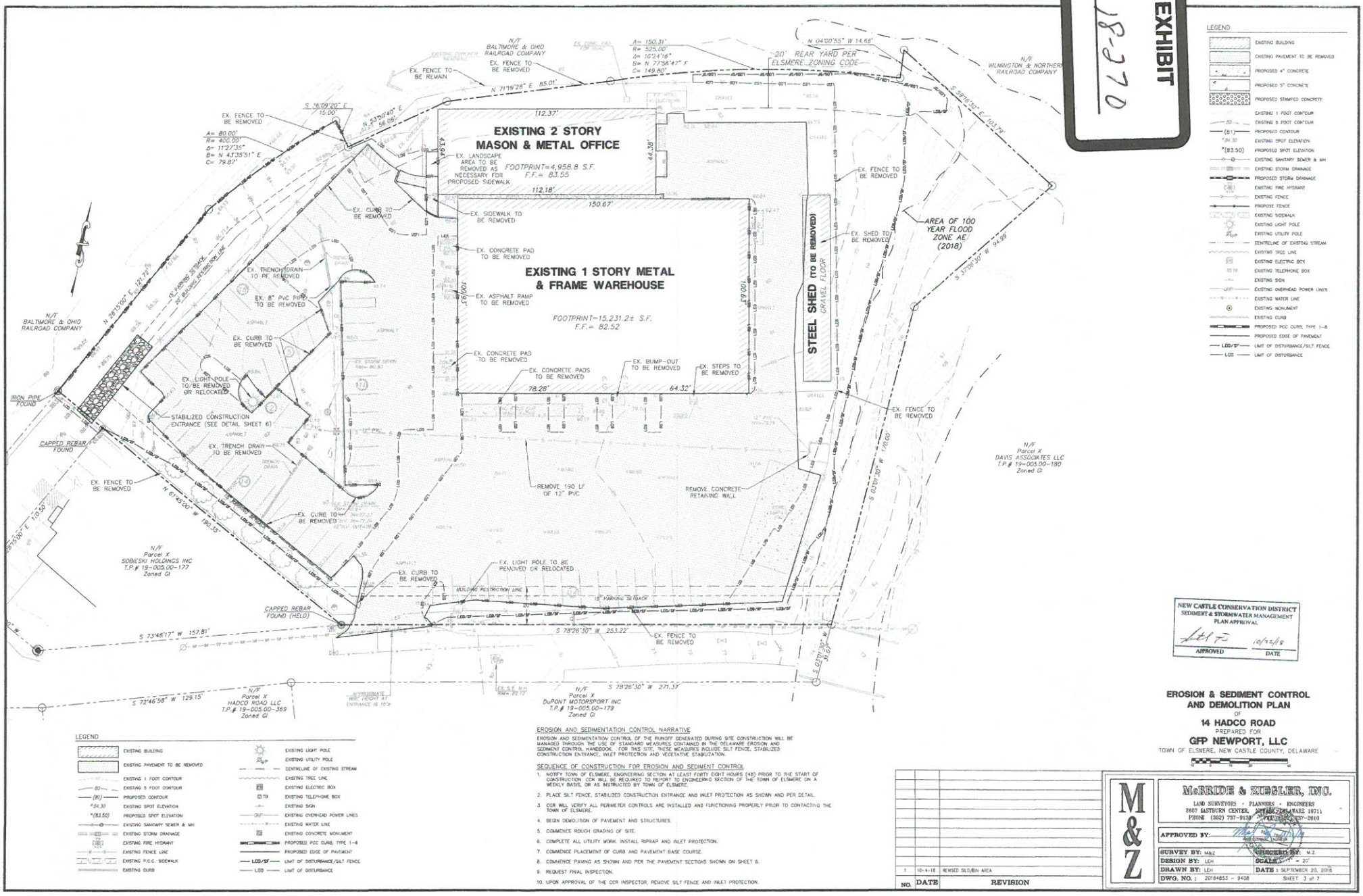


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EXHIBIT

18-270

LEGEND

EXISTING BUILDING
EXISTING PAVEMENT TO BE REMOVED
EXISTING 1 FOOT CONTOUR
EXISTING 5 FOOT CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING LIGHT POLE
EXISTING UTILITY POLE
CENTRELINE OF EXISTING STREAM
EXISTING TREE LINE
EXISTING ELECTRIC BOX
EXISTING TELEPHONE BOX
EXISTING SIGN
EXISTING OVERHEAD POWER LINES
EXISTING WATER LINE
EXISTING SANITARY SEWER & MH
EXISTING STORM DRAINAGE
EXISTING FIRE HYDRANT
EXISTING FENCE LINE
EXISTING P.C.C. SIDEWALK
EXISTING CURB
EXISTING CONCRETE MONUMENT
PROPOSED PCC CURB, TYPE 1-6
PROPOSED EDGE OF PAVEMENT
LIMIT OF DISTURBANCE/SILT FENCE
LIMIT OF DISTURBANCE

EROSION AND SEDIMENTATION CONTROL NARRATIVE

EROSION AND SEDIMENTATION CONTROL OF THE RUNOFF GENERATED DURING SITE CONSTRUCTION WILL BE MANAGED THROUGH THE USE OF STANDARD MEASURES CONTAINED IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK. FOR THIS SITE, THESE MEASURES INCLUDE SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, INLET PROTECTION AND VEGETATIVE STABILIZATION.

SEQUENCE OF CONSTRUCTION FOR EROSION AND SEDIMENT CONTROL

1. NOTIFY TOWN OF ELSMERE, ENGINEERING SECTION AT LEAST FORTY EIGHT HOURS (48) PRIOR TO THE START OF CONSTRUCTION. COR WILL BE REQUIRED TO REPORT TO ENGINEERING SECTION OF THE TOWN OF ELSMERE ON A WEEKLY BASIS, OR AS INSTRUCTED BY TOWN OF ELSMERE.
2. PLACE SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND INLET PROTECTION AS SHOWN AND PER DETAIL.
3. COR WILL VERIFY ALL PERIMETER CONTROLS ARE INSTALLED AND FUNCTIONING PROPERLY PRIOR TO CONTACTING THE TOWN OF ELSMERE.
4. BEGIN DEMOLITION OF PAVEMENT AND STRUCTURES.
5. COMMENCE ROUGH GRADING OF SITE.
6. COMPLETE ALL UTILITY WORK. INSTALL RIPRAP AND INLET PROTECTION.
7. COMMENCE PLACEMENT OF CURB AND PAVEMENT BASE COURSE.
8. COMMENCE PAVING AS SHOWN AND PER THE PAVEMENT SECTIONS SHOWN ON SHEET 6.
9. REQUEST FINAL INSPECTION.
10. UPON APPROVAL OF THE COR INSPECTOR, REMOVE SILT FENCE AND INLET PROTECTION.

NEW CASTLE CONSERVATION DISTRICT
SEDIMENT & STORMWATER MANAGEMENT
PLAN APPROVAL

APPROVED — DATE 10/22/18

EROSION & SEDIMENT CONTROL AND DEMOLITION PLAN

OF

14 HADCO ROAD

PREPARED FOR

GFP NEWPORT, LLC

TOWN OF ELSMERE, NEW CASTLE COUNTY, DELAWARE

NO.	DATE	REVISION
1	10-4-18	REVISED SILT/ERN AREA

M&Z

McBRIDE & ZIEGLER, INC.

LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, WILMINGTON, DELAWARE 19711
PHONE (302) 737-9130 FAX (302) 737-2810

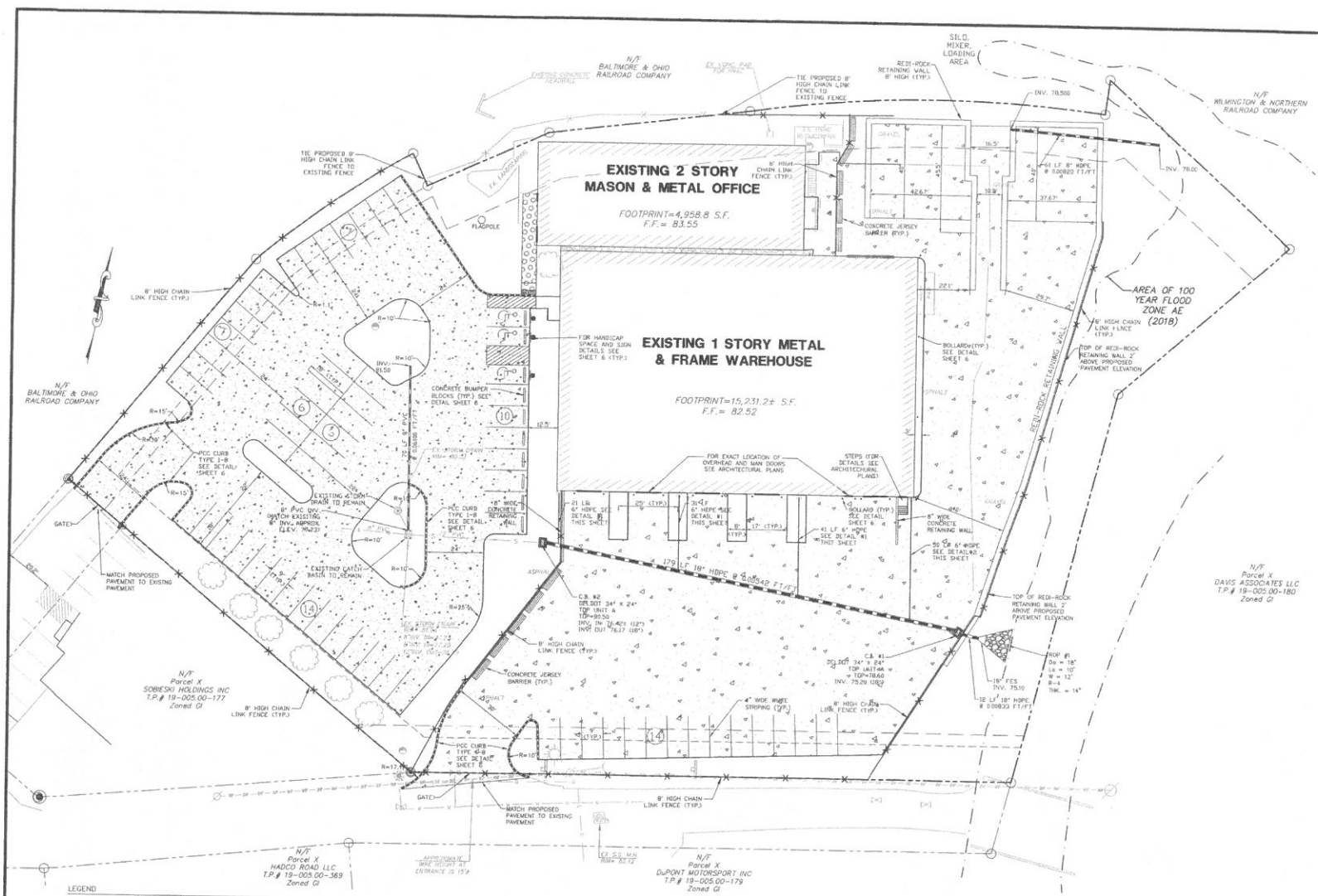
APPROVED BY:

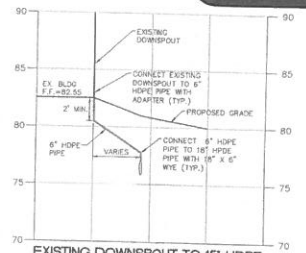
SURVEY BY: M&Z — DRAWN BY: M.Z.
DESIGN BY: LEH — SCALE: 1" = 20'
DRAWN BY: LEH — DATE: SEPTEMBER 20, 2018
DWG. NO.: 20184853 - 9408 — SHEET 3 of 7

tabbies

EXHIBIT

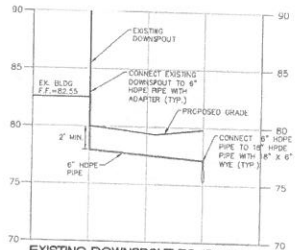
18-270





EXISTING DOWNSPOUT TO 15" HDPE
STORM PIPE CONNECTION DETAIL #1

SCALE: HORIZ. 1"=30' VERT. 1"=5'



EXISTING DOWNSPOUT TO 15" HDPE
STORM PIPE CONNECTION DETAIL #2

SCALE: HORIZ. 1"=30' VERT. 1"=5'

NEW CASTLE CONSERVATION DISTRICT
SEDIMENT & STORMWATER MANAGEMENT
PLAN APPROVAL

APPROVED — DATE 10/22/15

SITE & UTILITIES PLAN
OF
14 HADCO ROAD
PREPARED FOR
GFP NEWPORT, LLC
TOWN OF ELSMERE, NEW CASTLE COUNTY, DELAWARE

REV. NO.	DATE	REVISION
1	10-4-18	REVISED SLD/SIN AREA

M&Z

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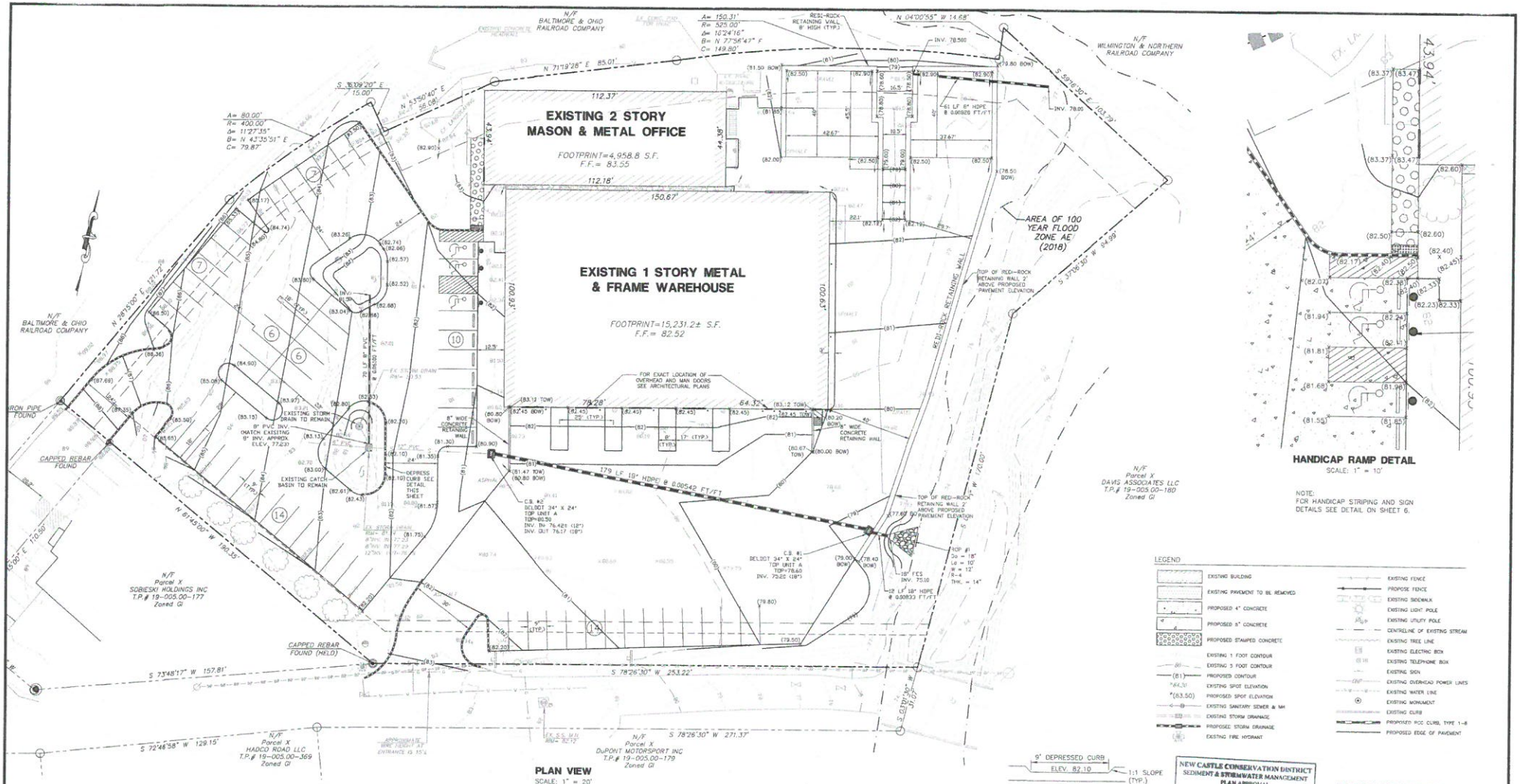
PHONE (302) 737-9138 FAX (302) 737-2810

APPROVED BY:

SURVEY BY: M&Z	CHECKED BY: M.Z.
DESIGN BY: LEH	SCALE: 1" = 25'
DRAWN BY: LEH	DATE: SEPTEMBER 20, 2018
DWG. NO.: 2084853-9408	SHEET 5 of 7



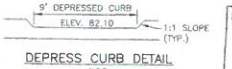
PLAN VIEW
SCALE: 1" = 20'

HANDICAP RAMP DETAIL
SCALE: 1" = 10'

NOTE:
FOR HANDICAP STRIPING AND SIGN DETAILS SEE DETAIL ON SHEET 6.

LEGEND

- EXISTING BUILDING
- EXISTING PAVEMENT TO BE REMOVED
- PROPOSED 4" CONCRETE
- PROPOSED 6" CONCRETE
- PROPOSED STAMPED CONCRETE
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- (81) PROPOSED CONTOUR
- *84.30 EXISTING SPOT ELEVATION
- *(83.50) PROPOSED SPOT ELEVATION
- EXISTING SANITARY SEWER & MH
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE
- EXISTING FIRE HYDRANT
- EXISTING FENCE
- PROPOSE FENCE
- EXISTING SIDEWALK
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- CENTERLINE OF EXISTING STREAM
- EXISTING TREE LINE
- EXISTING ELECTRIC BOX
- EXISTING TELEPHONE BOX
- EXISTING SIGN
- EXISTING OVERHEAD POWER LINES
- EXISTING WATER LINE
- EXISTING MONUMENT
- EXISTING CURB
- PROPOSED RCC CURB, TYPE 1-8
- PROPOSED EDGE OF PAVEMENT



DEPRESS CURB DETAIL
N.T.S.

NEW CASTLE CONSERVATION DISTRICT
SEDIMENT & STORMWATER MANAGEMENT PLAN APPROVAL
APPROVED 10/22/19
DATE

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF ELSMERE SPECIFICATIONS AND DETAILS.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK LATEST EDITION.
3. TOPSOIL STOCKPILED ON THE SITE SHALL BE STABILIZED WITH SEED AND MULCH WITHIN FIVE (5) CALENDAR DAYS OF PLACEMENT OF THE TOPSOIL.
4. ALL PERIMETER CONTROLS FOR EROSION AND SEDIMENT SHALL BE IN PLACE PRIOR TO ANY OTHER LAND DISTURBING ACTIVITIES.
5. ANY DISTURBED AREAS NOT ACTIVE FOR FOURTEEN (14) DAYS OR MORE SHALL BE STABILIZED WITH SEED AND MULCH.
6. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER SEDIMENT CONTROLS, TOPSOIL STOCKPILES AND ALL PERIMETER SEDIMENT CONTROLS. TOPSOIL STOCKPILES AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE SITE SUPERINTENDENT/GENERAL CONTRACTOR AFTER EACH RAIN AND REPLACED OR REPAIRED AS NECESSARY TO OBTAIN THE CONSTRUCTION STANDARD REQUIRED. ANY ERODED AREAS SHALL BE STABILIZED AND ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF ACCORDING TO PLAN. THE TOWN OF ELSMERE RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES.
8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES FOUND NECESSARY TO CONTROL EROSION AND SEDIMENTATION ON THE SITE, DUE TO UNFORESEEN SITUATIONS IN THE DESIGN STAGE, SHALL BE INSTALLED IN ACCORDANCE WITH THE DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK, AS DIRECTED BY THE TOWN OF ELSMERE INSPECTOR.
9. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROLS ARE IN PLACE, INSPECTED AND APPROVED BY THE TOWN OF ELSMERE. PRIOR TO THE SATISFACTORY INSPECTION OF THE PERIMETER EROSION AND SEDIMENT CONTROLS BY THE TOWN OF ELSMERE, THE SITE DISTURBANCE SHALL BE LIMITED TO THOSE AREAS NECESSARY TO ESTABLISH PERIMETER EROSION AND SEDIMENT CONTROLS.
10. SHOULD ADDITIONAL EROSION OR SEDIMENTATION OCCUR DURING CONSTRUCTION OR SHOULD QUESTIONS REGARDING THE MAINTENANCE OF CONTROL PRACTICES ARISE, CONTACT THE DESIGN ENGINEER OR TOWN OF ELSMERE IMMEDIATELY FOR TECHNICAL ASSISTANCE.
11. IF DUST BECOMES A PROBLEM, SPRINKLE WITH WATER EVERY HOUR.
12. REVIEW AND APPROVAL OF SEDIMENT AND STORMWATER MANAGEMENT PLANS SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS AND OMISSIONS ON THE APPROVED PLANS.
13. A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO COMMENCING WITH CONSTRUCTION UNLESS WAIVED IN WRITING BY THE TOWN OF ELSMERE. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLANS.
14. ACREAGE OF DISTURBED AREA: 0.53± ACRES.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR EROSION AND SEDIMENT CONTROLS AND STORMWATER MANAGEMENT PRACTICES DURING CONSTRUCTION.
16. PROPOSED PAVING ELEVATIONS SHALL MATCH EXISTING ELEVATIONS WHEREVER THEY ADJOIN.
17. PLAN LOCATIONS, ELEVATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
18. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THERE IS SUFFICIENT COVER ON ALL PIPING DURING CONSTRUCTION TO PREVENT FAILURE OF PIPES.
19. ALL SIGNING, TRAFFIC CONTROL AND SAFETY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN OF ELSMERE. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM DEVICES FOR STREETS AND HIGHWAYS OR AS APPROVED BY THE TOWN OF ELSMERE."
20. ALL NECESSARY PERMITS, LICENSES, BONDS, INSURANCE POLICIES, ETC. REQUIRED BY LOCAL STATE AND/OR FEDERAL LAWS SHALL BE PROVIDED BY THE CONTRACTOR AT HIS OWN EXPENSE.
21. IF THE PROPOSED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER MANAGEMENT PRACTICES MAY BE REQUIRED AS DEEMED NECESSARY BY THE TOWN OF ELSMERE.
22. MISS UTILITY OF DELAWARE SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.

REV. NO.	DATE	REVISION
2	10-23-19	REVISED LOD AREA
1	10-4-18	REVISED SLG/SW AREA

M&Z

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APPROVED BY: _____

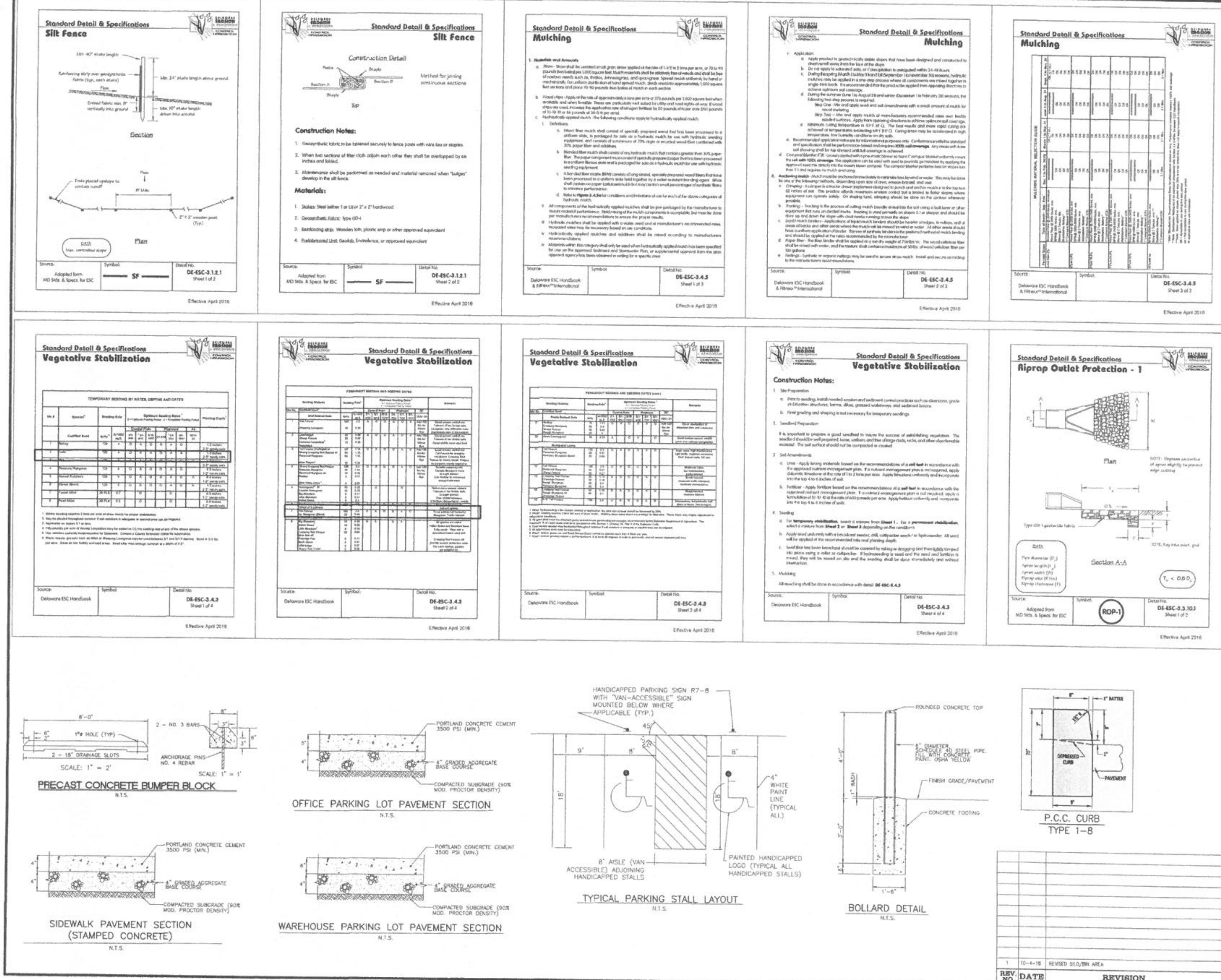
SURVEY BY: MBZ	CHECKED BY: M.Z.
DESIGN BY: LEH	SCALE: 1" = 20'
DRAWN BY: LEH	DATE: SEPTEMBER 20, 2018
DWG. NO.: 20184853-9408	SHEET 4 of 7

LINES & GRADES PLAN
OF
14 HADCO ROAD
PREPARED FOR
GFP NEWPORT, LLC
TOWN OF ELSMERE, NEW CASTLE COUNTY, DELAWARE

tabbies
EXHIBIT
7 LE-81

EXHIBIT

18-27 R



NEW CASTLE CONSERVATION DISTRICT
SEDIMENT & STORMWATER MANAGEMENT
PLAN APPROVAL

APPROVED — DATE 10/22/18

CONSTRUCTION AND EROSION & SEDIMENT CONTROL DETAILS
OF
14 HADCO ROAD
PREPARED FOR
GFP NEWPORT, LLC
TOWN OF ELSMERE, NEW CASTLE COUNTY, DELAWARE

REV. NO.	DATE	REVISION
1	10-4-18	REVISED SILO/BIN AREA

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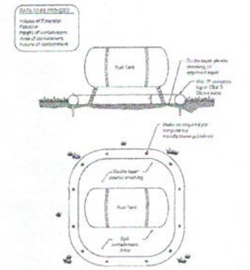
SURVEY BY: M&Z	CHECKED BY: M.Z.
DESIGN BY: LEH	SCALE: NONE
DRAWN BY: LEH	DATE: SEPTEMBER 20, 2018
DWG. NO.: 20184853 - 9408	SHEET 6 of 7

Standard Detail & Specifications
Construction Site Waste Mgt & Spill Control



Source:	Symbol:	Detail No.
Delaware ESC Handbook		DE-ESC-3.6.1 Sheet 1 of 5

Effective April 2016

Standard Detail & Specifications
Construction Site Waste Mgt & Spill Control

Pollution Prevention – Spill Prevention

1. Fueling should only take place in signed designated areas, away from downstream drainage facilities and watercourses.
2. Fueling must be with nozzles equipped with automatic shut-off to control drips. Do not top off.
3. Protect the areas where equipment or vehicles are being repaired, maintained, fueled or parked from storm water run-on and runoff.
4. Use barriers such as berms to prevent storm water run-on and runoff, and to contain spills.
5. Place a "Fueling Area" sign next to each fueling area.
6. Store hazardous materials such as fuel, solvents, oil and chemicals in secondary containment.
7. Inspect vehicles and equipment for leaks on each day of use. Repair fluid and oil leaks immediately.
8. Absorbent spill clean-up materials and spill kits must be available in fueling areas and on fuel trucks.
9. If fueling is to take place at night, make sure the fueling area is sufficiently illuminated.
10. Properly dispose of used oil, fluids, lubricants and spill clean-up materials.

CLEAN UP SPILLS

1. If it is safe to do so, immediately contain and clean up any chemical and/or hazardous material spills.
2. Properly dispose of used oil, fluids, lubricants and spill clean-up materials.
3. Do not bury spills or wash them down with water.

LEAKS AND DRIPS

1. Use drip pans or absorbent pads at all times. Place under and around leaky equipment.
2. Do not allow oil, grease, fuel or chemicals to drip onto the ground.
3. Have spill kits and clean up material on-site.
4. Repair leaky equipment promptly or remove problem vehicles and equipment from the site. Clean up contaminated soil immediately.
5. Store contaminated waste in sealed containers constructed of suitable material. Label these containers properly.
6. Clean up all spills and leaks. Promptly dispose of waste and spent clean up materials.

Source:	Symbol:	Detail No.
Delaware ESC Handbook		DE-ESC-3.6.1 Sheet 2 of 5

Effective April 2016

Standard Detail & Specifications
Construction Site Waste Mgt & Spill Control

Notes:

The Construction Site Pollution Prevention Plan should include the following elements:

1. **Material inventory**

   Document the storage and use of the following materials:
   a. Concrete
   b. Detergents
   c. Paints (enamel and latex)
   d. Cleaning solvents
   e. Pesticides
   f. Wood scraps
   g. Fertilizers
   h. Petroleum based products
2. **Good housekeeping practices**
   a. Store only enough product required to do the job.
   b. All materials shall be stored in a neat, orderly manner in their original labeled containers and covered.
   c. Substances shall not be mixed.
   d. When possible, all of a product shall be used up prior to disposal of the container.
   e. Manufacturers' instructions for disposal shall be strictly adhered to.
   f. The site foreman shall designate someone to inspect all BMPs daily.
3. **Waste management practices**
   a. All waste materials shall be collected and stored in securely lidded dumpsters in a location that does not drain to a waterbody.
   b. Waste materials shall be salvaged and/or recycled whenever possible.
   c. The dumpsters shall be emptied a minimum of twice per week, or more if necessary. The licensed trash hauler is responsible for cleaning out dumpsters.

Source:	Symbol:	Detail No.
Adapted from USEPA Pub. 840-B-92-002		DE-ESC-3.6.1 Sheet 3 of 5

Effective April 2016

Standard Detail & Specifications
Construction Site Waste Mgt & Spill Control

Notes (cont.)

d. Trash shall be disposed of in accordance with all applicable Delaware laws.
e. Trash cans shall be placed at all lunch spots and littering is strictly prohibited. Recycle bins shall be placed near the construction trailer.
f. If fertilizer bags cannot be stored in a weather-proof location, they shall be kept on a pallet and covered with plastic sheeting which is overlapped and anchored.

4. **Equipment maintenance practices**
   a. If possible, equipment should be taken to off-site commercial facilities for washing and maintenance.
   b. If performed on-site, vehicles shall be washed with high-pressure water spray without detergents in an area contained by an impervious berm.
   c. Drip pans shall be used for all equipment maintenance.
   d. Equipment shall be inspected for leaks on a daily basis.
   e. Washout from concrete trucks shall be disposed of in a temporary pit for hardening and proper disposal.
   f. Fuel nozzles shall be equipped with automatic shut-off valves.
   g. All used products such as oil, antifreeze, solvents and tires shall be disposed of in accordance with manufacturers' recommendations and local, state and federal laws and regulations.
5. **Spill prevention practices**
   a. Potential spill areas shall be identified and contained in covered areas with no connection to the storm drain system.
   b. Warning signs shall be posted in hazardous material storage areas.
   c. Preventive maintenance shall be performed on all tanks, valves, pumps, pipes and other equipment as necessary.
   d. Low or non-toxic substances shall be prioritized for use.

Source:	Symbol:	Detail No.
Adapted from USEPA Pub. 840-B-92-002		DE-ESC-3.6.1 Sheet 4 of 5

Effective April 2016

Standard Detail & Specifications
Construction Site Waste Mgt & Spill Control

Notes (cont.)

e. Contact information for reporting spills through the DNREC 24-Hour Toll Free Number shall be prominently posted.

6. **Education**
   a. Best management practices for construction site pollution control shall be a part of regular progress meetings.
   b. Information regarding waste management, equipment maintenance and spill prevention shall be prominently posted in the construction trailer.

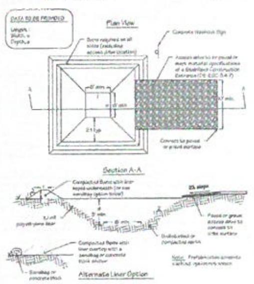
CONTACT INFORMATION

DNREC 24-Hour Toll Free Number	800-662-8802
DNREC Solid & Hazardous Waste Branch	302-739-9403

Source:	Symbol:	Detail No.
Adapted from USEPA Pub. 840-B-92-002		DE-ESC-3.6.1 Sheet 5 of 5

Effective April 2016

Standard Detail & Specifications
Concrete Washout



Source:	Symbol:	Detail No.
Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3	CW	DE-ESC-3.6.2 Sheet 1 of 2

Effective April 2016

Standard Detail & Specifications
Concrete Washout

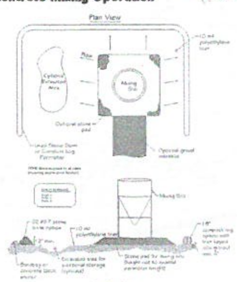
Construction Notes:

1. Locate washout area a minimum of 50 feet from open channels, storm drain inlets, wetlands or waterbodies.
2. Locate washout area so that it is accessible to concrete equipment (service with a minimum 10 foot wide gravel accessway), but so it is not in a highly active construction area causing accidental damage.
3. Minimum dimensions for prefabricated units are 4 feet by 4 feet by 1 foot deep with a minimum 4-mil polyethylene plastic liner. Minimum dimensions for constructed concrete washout areas are 6 feet by 6 feet by 3 feet deep, with a minimum 10-mil polyethylene liner; 2:1 side slopes, and a 1 foot high by 3 foot wide compacted fill berm.
4. The liner must be free of tears or holes and placed over smooth surfaces to prevent puncturing for excavated washouts, anchor the liner underneath the berm or overlap with sandbags or concrete blocks to hold in place.
5. Provide a sign designating the washout area, and for large construction sites, provide signs throughout directing traffic to its location.
6. Allow washed out concrete mixture to harden through evaporation of the wastewater. Once the facility has reached 75 percent of its capacity, remove the hardened concrete by reusing the broken aggregate onsite, recycling, or disposing of offsite. The hardened material can be buried on site with minimum of 1 foot of clean, compacted fill.
7. Apply a new liner before reusing the station for additional washouts after maintenance has occurred.

Source:	Symbol:	Detail No.
Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3	CW	DE-ESC-3.6.2 Sheet 2 of 2

Effective April 2016

Standard Detail & Specifications
Concrete Mixing Operation



Source:	Symbol:	Detail No.
Adapted from MN/DOT Concrete Manual, Chap. 4	CMO	DE-ESC-3.6.3 Sheet 1 of 2

Effective April 2016

Standard Detail & Specifications
Concrete Mixing Operation

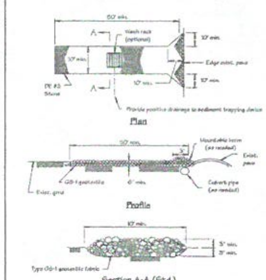
Construction Notes:

1. Locate concrete mixing and containment area a minimum of 50 feet from open channels, stormdrain inlets, wetlands or waterbodies.
2. Locate concrete mixing and containment area so that it is accessible to telescopic lifts (service with a minimum 10 foot wide gravel or paved accessway), but so it is not in a highly active construction area causing accidental damage.
3. Minimum volume for installed containment areas are 3.5 cubic feet per cubic foot of mixing capacity. The installed containment area must encompass the storage silo and mixing unit, and be surround on three sides minimum by a 12" high stone berm (DE #57) or 18" compost log.
4. The 10-mil poly liner must be free of tears or holes and placed over smooth surfaces to prevent puncturing. The liner shall cover the perimeter control and be secured on the backside using cement or sand bags, or keyed into the ground a minimum of 6".
5. Allow cementitious waste to harden through evaporation of the wastewater. Once the facility has reached 75 percent of its capacity, remove the hardened concrete by reusing the broken aggregate onsite, recycling, or disposing of offsite. The hardened material can be buried on site with minimum of 1 foot of clean, compacted fill.
6. Apply a new liner before reusing the station for additional mixing after maintenance has occurred.

Source:	Symbol:	Detail No.
Adapted from MN/DOT Concrete Manual, Chap. 4	CMO	DE-ESC-3.6.3 Sheet 2 of 2

Effective April 2016

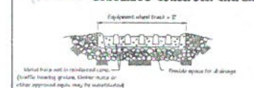
Standard Detail & Specifications
Stabilized Construct. Entrance



Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SCE	DE-ESC-3.4.7 Sheet 1 of 2

Effective April 2016

Standard Detail & Specifications
Stabilized Construct. Entrance



Section A-A (Opt.)

Construction Notes:

1. Stone size - Use DE #3 stone.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than eight (8) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Geotextile - Type GS-1 placed over the entire area prior to placing of stone.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Vehicle wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Inspection - Periodic inspection and needed maintenance shall be provided after each rain.

Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SCE	DE-ESC-3.4.7 Sheet 2 of 2

Effective April 2016

Standard Detail & Specifications
Topsoiling

Construction Notes:

1. **Site Preparation** (Where Topsoil is to be added)

   Note: When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, waterways and sediment basins.

   a. Grading - Grades on the areas to be topsoiled which have been previously established shall be maintained.

   b. Liming - Where the topsoil is either highly acid or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet). Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

   c. Tilling - After the areas to be topsoiled have been brought to grade, and immediately prior to dumping and spreading the topsoil, the subgrade shall be loosened by discing or by scarifying to a depth of at least 3 inches to permit bonding of the topsoil to the subsoil. Pack by passing a bulldozer up and down over the entire surface area of the slope to create horizontal erosion check slots to prevent topsoil from sliding down the slope.
2. **Topsoil Material and Application**

   Note: Topsoil salvaged from the existing site may often be used but it should meet the same standards as set forth in these specifications. The depth of topsoil to be salvaged shall be no more than the depth described as a representative profile for that particular soil type as described in the soil survey published by USDA-SCS in cooperation with Delaware Agricultural Experiment Station.

Source:	Symbol:	Detail No.
USDA - NRCS		DE-ESC-3.4.1 Sheet 1 of 2

Effective April 2016

Standard Detail & Specifications
Topsoiling

Construction Notes (cont.)

a. Materials - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand or other soil as approved by an agronomist or soil scientist. It shall not have a mixture of contrasting textured subsoil and contain no more than 5 percent by volume of cinders, stones, slag, coarse fragment, gravel, sticks, roots, trash or other extraneous materials larger than 1-1/2 inches in diameter. Topsoil must be free of plants or plant parts of bermudagrass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistles, or others as specified. All topsoil shall be tested by a reputable laboratory for organic matter content, pH and soluble salts. A pH of 6.0 to 7.5 and an organic content of not less than 1.5 percent by weight is required. If pH value is less than 6.0 lime shall be applied and incorporated with the topsoil to adjust the pH to 6.5 or higher. Topsoil containing soluble salts greater than 500 parts per million shall not be used.

Note: No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed to permit dissipation of toxic materials.

b. Grading - The topsoil shall be uniformly distributed and compacted to a minimum of four (4) inches. Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets. Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

Note: Topsoil substitutes or amendments as approved by a qualified agronomist or soil scientist, may be used in lieu of natural topsoil. Compost material used to improve the percentage of organic matter shall be provided by a certified supplier.

Compost amendments that are intended to meet specific post-construction stormwater management goals shall further meet the requirements of **Appendix 3.06.2 Post Construction Stormwater Management BMP Standards and Specifications, Section 14.0 Soil Amendments.**

Source:	Symbol:	Detail No.
USDA - NRCS		DE-ESC-3.4.1 Sheet 2 of 2

Effective April 2016

Standard Detail & Specifications
Stabilization Matting - Slope

Note: Use manufacturer's recommendations for stapling patterns for slope installations.

Perspective

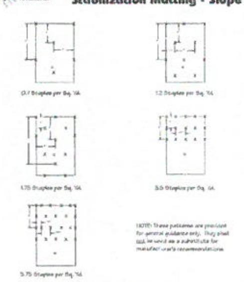
Construction Notes:

1. Prepare soil before installing matting, including application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the mat in a 6" deep X 6" wide trench. Backfill and compact trench after stapling.
3. Roll the mats (A) down or (B) horizontally across the slope.
4. The edges of parallel mats must be stapled with approx. 2" overlap.
5. When mats must be spliced down the slope, place mats end over end (shingle style) with approx. 4" overlap. Staple through overlapped area, approx. 12" apart.

Source:	Symbol:	Detail No.
Adapted from North American Green, Inc.	SM-S	DE-ESC-3.4.6.1 Sheet 1 of 2

Effective April 2016

Standard Detail & Specifications
Stabilization Matting - Slope



Stapling Patterns

Source:	Symbol:	Detail No.
Adapted from North American Green, Inc.	SM-S	DE-ESC-3.4.6.1 Sheet 2 of 2

Effective April 2016

NEW CASTLE CONSERVATION DISTRICT
SEDIMENT & STORMWATER MANAGEMENT
PLAN APPROVAL

APPROVED	DATE 10/22/18

EROSION & SEDIMENT CONTROL DETAILS
OF
GFP NEWPORT, LLC
PREPARED FOR
DOMINIC PAPA
TOWN OF ELSMERE, NEW CASTLE COUNTY, DELAWARE

REV. NO.	DATE	REVISION
1	10-4-18	REVISED SILO/BIN AREA

M & Z

McBRIDE & ZIEGLER, INC.
LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY:	
SURVEY BY: MKZ	CHECKED BY: M.Z.
DESIGN BY: LBH	SCALE: NONE
DRAWN BY: LBH	DATE: SEPTEMBER 20, 2018
DWG. NO.: 2184853 - 9408	SHEET 7 of 7

EXHIBIT
18-27S

New Castle Conservation District
2430 Old County Road - Newark, Delaware 19702 - Phone (302) 832-3100, Ext. 3 - Fax (302) 832-5060

October 22, 2018

Mark Ziegler, PE
McBride & Ziegler, Inc.
2607 Eastburn Center
Newark, DE 19711

Re: SSW Plan Approval – 14 Hadco Road

Dear Mr. Ziegler:

The proposed SSW Plan for the 14 Hadco Road project is hereby approved. Three NCCD signed and sealed copies of the approved SSW Plan are enclosed for your distribution. One copy must be kept on site. We will retain one copy for our files.

Approval of a Sediment and Stormwater Plan does not exclusively grant or imply a right to discharge stormwater runoff. This plan approval pertains only to compliance with the *Delaware Sediment and Stormwater Regulations,* effective January 1, 2014, and the current version of the "Delaware Erosion and Sediment Control Handbook". Please understand that the approval of this plan does not relieve the owner/developer from complying with any and all additional federal, state, county, or municipal laws and regulations.

If we may be of any assistance to you regarding implementation and maintenance of this SSW Plan, please call. A pre-construction meeting must be held prior to any activity occurring on site. Please call when appropriate to arrange this meeting.

Very truly yours,

Richard Fain, PE
Assistant Program Manager

cc: Jamie Rutherford, Program Manager II

DELAWARE
SEDIMENT & STORMWATER PROGRAM

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Guidance Document to Support:
The Regulations Governing Storm Water Discharges Associated with Industrial Activity
Part 2 – Special Conditions for Storm Water Discharges Associated with Construction Activities

I. Background

The EPA can authorize any state to operate the National Pollutant Discharge Elimination System (NPDES) program. Delaware received this authority in April, 1974. The 1987 amendments to the Clean Water Act require national regulations to be issued to address the control of pollutants entrained in storm water discharges.

Under the provisions of the Clean Water Act, as amended, (33 U.S.C. 1251 et.seq.; the Act), except as provided by Part I.B.3 of the permit, Federal law prohibits discharges of pollutants in storm water from construction activities without an NPDES Permit. A General Permit, as defined by federal law in 40 C.F.R. §122.28, authorizes the discharge of storm water associated with industrial activity from sources within a defined area or sources that share certain similarities.

In 1993, Section 9 (The General Permit Program) of the State of Delaware, Department of Natural Resources and Environmental Control (DNREC), Regulations Governing the Control of Water Pollution was issued. Subsection 1 of the General Permits Program contains The Regulations Governing Storm Water Discharges Associated with Industrial Activity and are referred to as the "General NPDES Storm Water Permit Program". In order to obtain coverage through the General NPDES Storm Water Permit Program, persons will be required to file a Notice of Intent (NOI) with DNREC. The NOI requirement is in accordance with 40 C.F.R. §122.28(b)(2) of the USEPA NPDES Program. The NOI is the equivalent of an NPDES permit application for General NPDES Storm Water Permit coverage.

II. Requirement to Obtain Permit Coverage

In Delaware, any land disturbing activity exceeding 5,000 square feet is required to obtain an approved Sediment and Stormwater Plan prior to the initiation of land disturbance, or construction activities. All projects requiring a detailed Sediment and Stormwater Plan must also submit the Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under a NPDES General Permit (FORM 1). Submittal of the NOI together with approval of the detailed Sediment and Stormwater Plan provide the site with permit coverage to be authorized to discharge storm water associated with construction activity.

As a matter of practice, the NOI must be submitted to DNREC prior to approval of the Sediment and Stormwater Plan by the local plan approval agency. Projects eligible for Sediment and Stormwater Plan approval through a Standard Plan, where the total limits of disturbance do not exceed one (1) acre, are not required to submit the NOI.

III. Who is Responsible?

Persons with "operational control" of the site activities manage and have control of the construction activity, construction plans and specifications, and have the ability to make modifications to the plans and specifications. Any modification to the plans and/or specifications will require an approval of the modification by the local plan approval agency. It is the person with operational control, or the operator, who must sign the certification on the NOI. By signing the certification, the signatory agrees to fully comply with the *Special Conditions for Storm Water Discharges Associated with Construction Activities.*

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Persons with operational control may include:

- owners,
- developers, and
- homebuilders in residential development projects.

A general and/or site contractor who is under contract with the owner, developer, and/or homebuilder is not considered to be an operator when they are acting at the direction of the owner, developer and/or homebuilder, when they do not have the authority to make modifications to the plans and specifications without the consent of the owner, developer and/or homebuilder. The land development plan consultant, engineer, surveyor, landscape architect, or architect is not considered to be an operator, and NOIs submitted under the signature of those individuals will be returned for a proper owner certification signature. The certification shall be signed as follows:

- For a corporation: by a responsible corporate officer which means: (I) president, secretary, treasurer, vice-president of the corporation in charge of a principal business function, or any person who performs similar policy or decision making function, or (ii) the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;

- For a partnership or sole proprietorship: by a general partner of the proprietor; or

- For a municipality, state, federal, or other public facility: by either a principal executive or ranking elected official.

For Delaware businesses, the form certification shall be signed as follows:

- For a Corporation: by an Authorized Officer (8 Del. C., Chapter 1),
- For a Limited Liability Company: by an Authorized Person (6 Del C., Chapter 18),
- For a Limited Partnership: by a General Partner (6 Del C., Chapter 17),
- For a General Partnership: by a Partner or Authorized Person (6 Del. C., Chapter 15),
- For a Limited Liability Partnership: by a Partner or Authorized Person (6 Del. C., Chapter 15), or
- For a Statutory Trust: by a Trustee (12 Del. C., Chapter 38).

Reference the Delaware Code as listed for definitions of the individuals who may sign for the various business entities.

Transfer of Authorization

There are two different conditions whereby authorization to discharge may be transferred to another permittee who agrees to comply with the requirements of Special Conditions for Storm Water Discharges Associated with Construction Activities:

A. Transfer of Control of Permitted Activities

If an owner who submitted the NOI prior to approval of the Sediment and Stormwater Plan does not intend to manage or control the permitted activities during construction, that owner may choose to transfer authorization to discharge to a duly authorized person by submitting a Transfer of Authorization form (FORM 3). By transferring control of permitted activities, the original permittee relinquishes their own responsibility under the permit. The duly authorized person accepts all responsibility for compliance with the permit conditions. A general and/or site

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contractor who is under contract with the owner, developer, and/or homebuilder and has the authority to make modifications to the plans and specifications without the consent of the owner, developer and/or homebuilder may be considered to have operational control and authorization to discharge may be transferred to that general and/or site contractor.

The Transfer of Authorization form (FORM 3) must be submitted to DNREC no less than ten (10) days prior to beginning construction activities. Transfer of Authorization, except in the case of an ownership change, may not take place once construction activities have commenced. After construction begins, if the original permittee wishes to share authorization to discharge with a duly authorized person, the original permittee and the duly authorized person may share operational control through submittal of the Co-Permittee Application [FORM 4, See C. Shared Operational Control (Co-Permittees)]. The Transfer Agreement on the Transfer of Authorization form must provide effective dates of the transfer and be signed by both the original permittee and the duly authorized person, or transferee. The Transfer of Authorization form includes the NOI Certification that must be signed by the transferee. By signing the certification, the transferee agrees to fully comply with the *Special Conditions for Storm Water Discharges Associated with Construction Activities*.

It is the responsibility of the original permittee, not the local plan approval agency, to provide the transferee with the current approved Sediment and Stormwater Plan.

B. New Owner

Should ownership of the project change after submittal of the NOI, either before or during the construction period, the original permittee must transfer authorization to discharge to the new owner by completing the Transfer of Authorization form (FORM 3). The Transfer Agreement on the Transfer of Authorization form must provide effective dates of the transfer and be signed by both the original permittee and the new owner. The Transfer of Authorization form includes the NOI Certification that must be signed by the new owner. By signing the certification, the new owner agrees to fully comply with the *Special Conditions for Storm Water Discharges Associated with Construction Activities*.

In addition to submitting the Transfer of Authorization form to DNREC, the new owner must submit required documentation of the ownership change to the local plan approval agency for the purpose of updating the agency's owner contact information. At a minimum, the Owner's Certification as required by the *Delaware Sediment and Stormwater Regulations* must bear the original signature of the new owner; this may be accomplished through submittal of a revised Sediment and Stormwater Plan. The new owner should contact the local plan approval agency to determine what additional documentation will be required.

It is the responsibility of the original owner, not the local plan approval agency, to provide the new owner with the current approved Sediment and Stormwater Plan.

Shared Operational Control (Co-Permittees)

A single project may have multiple persons with operational control. Examples of this condition include:

- A residential development project with an original developer who is responsible for construction of roads, utility infrastructure, open spaces, and stormwater management components, and one or more homebuilders responsible for home construction and having operational control on individual residential lots.

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- An office or business park complex having an original developer who is responsible for construction of roads, utility infrastructure, open spaces, and stormwater management components, while individual lots each have individual owners with operational control on those lots.

In these cases, each of those individual entities will be "co-permittees" under the original NOI for the site. Multiple NOIs are not required and will not be accepted for individual lots within the limits of a project already receiving permit coverage through submittal of an NOI. Should the original permittee sell one or more lots to another person or persons during the construction period, the original permittee must share operational control with each new owner by completing the Co-Permittee Application form (FORM 4). The Shared Operational Control Agreement on the Co-Permittee Application form must provide effective dates of shared operational control and be signed by both the original permittee and the new co-permittee. The Co-Permittee Application form includes the NOI Certification that must be signed by the new co-permittee. By signing the certification, the co-permittee agrees to fully comply with the *Special Conditions for Storm Water Discharges Associated with Construction Activities*. If more than one co-permittee is added for permit coverage under the same NOI, a separate Co-Permittee Application must be submitted for each additional co-permittee.

DNREC and/or its delegated agency will not be responsible for dictating when additional co-permittees must be added to the NOI to gain permit coverage for their construction activities. DNREC recommends that when individual lots are conveyed to new owners (homebuilders or pad site owners, for example), the new owner will at that time become a co-permittee for the overall site with the original permittee as a condition of the sale of property.

It is the responsibility of the original permittee, not the local plan approval agency, to provide the new co-permittee with the current approved Sediment and Stormwater Plan. The Sediment and Stormwater Plan should include a plan sheet that further defines the responsibilities of the co-permittee(s). That plan sheet, titled, "Individual Lot Erosion and Sediment Control Plan", shall include, at a minimum, the following information:

- For residential development projects, Standard Detail No. DE-ESC-3.7.1 titled ESC for Minor Development,
- A separate sequence of construction for individual lot construction if not included in the Standard Detail, and
- Notes defining who is responsible for cleanup of transported sediment and maintenance of sediment and stormwater best management practices (BMPs) during the lot construction phase

The Erosion and Sediment Controls Operations and Maintenance Responsibilities matrix attached to this Guidance Document as Appendix A should be used as a guide to define items that require maintenance throughout the construction phase. Construction, operation, or maintenance of each of these items must be assigned to one or more permittee for the site and defined in an agreement to accompany the co-permittee form when it is submitted to DNREC.

Adding a co-permittee on the original NOI does not relieve the original permittee from responsibility for compliance with the permit. If the original permittee makes changes to the Plan without notification to the co-permittees, that original permittee assumes full responsibility for implementation of the Plan. In enforcement action the original permittee, or overall owner/developer, will be held jointly responsible for any violations of the Plan or permit with any of the subsequent co-permittees. Individual co-permittees, such as individual lot developers, will be responsible in an enforcement action only for construction activities that have occurred on their lot(s), or for violations and/or damages that have occurred as a result of construction activities that have occurred on their lot(s).

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IV. Termination of Coverage

Individuals who submit for coverage under the permit must terminate coverage once construction activities have been completed. The original permittee or the transferee must submit the Notice of Termination (NOT) form (FORM 2) to DNREC; individual co-permittees need not submit individual NOTs (see below for termination of individual coverage for co-permittees). The NOT should not be submitted until the following conditions have been met, as determined by the local plan approval agency:

- All items and condition of the Plan have been satisfied in accordance with the Delaware Sediment and Stormwater Regulations,
- As-built documentation verifies that the permanent stormwater management measures have been constructed in accordance with the approved Plan and the Regulations, and
- Final stabilization of the site has been achieved in accordance with the definition in Section 9.1.02.0.

Following final inspection, the local plan approval agency will notify the permittee when they consider the project to be complete and recommend submittal of the NOT to DNREC. When DNREC receives the NOT form from the permittee, DNREC will await verification from the local plan approval agency that the project has indeed met all of the above conditions before terminating permit coverage. Individual delegated agencies will agree with DNREC on the best way to provide this verification (ie. final inspection report, closeout letter, etc.). It is noted that permit coverage in multi-lot projects, such as residential development projects, may not be terminated until construction of each individual lot has been completed.

When a co-permittee has met all of the termination of coverage conditions for their individual lots within the total project site, the co-permittee shall submit to DNREC a Notice of Termination of Shared Operational Control form (FORM 5). For example, a homebuilder owning a block of 25 lots within a residential development of greater than 25 lots may submit a Notice of Termination of Shared Operational Control to DNREC when each of those 25 lots has been built out, Certificates of Occupancy have been issued, and final stabilization has been achieved in accordance with the definition in Section 9.1.02.0. Once the NOT of Shared Operational Control form is submitted to and accepted by DNREC through verification with the local plan approval agency, the co-permittee is relieved of his responsibility under the permit and will no longer share operational control with the other co-permittees of the site.

V. Fees

Until permit coverage is terminated, the original permittee will be assessed an annual NOI permit fee of $195. The permittee will be notified to submit the fee to DNREC twice, after which a Notice of Violation will be issued and enforcement action will proceed.

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Clarifications:

During the public review period, comments were received requesting clarification of the term "larger common plan of development or sale" used in the definition of Construction Activity. EPA's Fact Sheet on NPDES General Permit for Storm Water Discharges from Construction Activities uses the term "common plan" as follows:

> *Any construction activity that will, or is part of a "common plan" of development or sale that will, disturb one or more acres and has the potential to have a discharge of storm water to a water of the United States must either have a permit OR have qualified for a waiver. These regulated discharges are broken into two categories: "Large" and "Small". A large construction activity is one that will disturb, or is part of a "common plan" that will cumulatively disturb, five or more acres. A small construction activity is one that will disturb, or is part of a "common plan" that will cumulatively disturb, one or more acres.*

In Delaware, land development projects such as residential subdivisions and business or industrial park complexes would include lots and construction activities that may be part of a larger "common plan". An individual residential lot that is less than one acre in size, but is part of a land development project such as a subdivision of one (1) acre or more, is not precluded from permit coverage because it is part of that larger "common plan". Individual residential or commercial lots that fall within a larger "common plan" that has already gained permit coverage through approval of the Sediment and Stormwater Plan and submittal of the NOI will also have permit coverage under that Plan and NOI. If the ownership or operator of the individual parcel is different than the ownership or operator of the larger "common plan", a Co-permittee Form must be filed to allow for Shared Operational Control of the parcel.

Definitions:

"Standard Plan" means a set of pre-defined standards and/or specification for minor land disturbing activities that may preclude the preparation of a detailed plan under specific conditions.

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18-27AA

Appendix A.

Erosion and Sediment Control
Operations and Maintenance Responsibilities

Prior To Bulk Grading	Bulk Grading And Infrastructure	Home Building Phase	Post Home Building Phase
Stabilized Construction Entrance	Maintenance of SCE Road Stabilization	Lot Silt Fence	Clean Sediment out of Pipes and Drainage
Dikes, Berms, Diversions	Swales, Berms, Diversions, Tracking	Lot Stabilized Driveway Entrance	Other Repairs to Stormwater Conveyance
Sediment Basins, Traps	Maintenance of Traps and Basins	Maintain Perimeter Controls/Traps/Basins	Remove other E&S Controls
Silt Fence	Maintenance of Silt Fence	Maintain Inlet Protection	Sediment Basin Conversion
	Temporary Stabilization of Bulk Fill Areas	Downspout Slope Drains	As-Builts
	Stone Check Dams	Permanent Lot Stabilization	
	Inlet Protection	Street Cleaning/Sweeping	
	Stabilization of the Lot Areas		

EXHIBIT
tabbies
18-27 AB

The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805
Phone (302) 998-2215 Fax (302) 998-9920

Mayor
Eric Thompson

1st District Councilwoman
Marianne Skipski

2nd District Councilman
Ted Pfirrmann

3rd District Councilman
Robert Kacperski

4th District
VACANT

5th District Councilwoman
President Pro-Tempore
Joann I. Personti

6th District Councilman
Secretary of Council
Brian Hurst

Town Treasurer
Paul Chalfant

City Solicitor
Edward McNally

April 3, 2018

John F. Sobieski, III
14 Hadco Road
Wilmington, DE 19804

Re: Request for Information

Dear Mr. Sobieski,

I have reviewed your Freedom of Information Act request which I received on March 26, 2018. Enclosed, please find copies showing the parking and setback variances requested for 14 Hadco Road, Wilmington, DE 19804. I believe in providing you with this information, your request has been fulfilled.

Should you have any questions or would like to request any additional information, I will gladly assist you, please contact me at (302) 998-2215 or by email at diana.reed@townofelsmere.com.

Respectfully,

Diana J. Reed
Administrative Assistant to the Town Manager

c: file

EXHIBIT
18-27 AC

Ellis Blomquist

TOWN OF ELSMERE
PLANNING COMMISSION / BOARD OF ADJUSTMENT
11 Poplar Ave
APPLICATION FOR HEARING

Petition #: 01-131 Filing Fee: $500.00

Subject Property: 14 Hadco Road

Tax Parcel #: 19-005.00-178 Zone: GI

John F. Sobieski, III	Sobieski Holdings, Inc.
Applicant Name	Legal Owner Name
14 Hadco Road	14 Hadco Road
Address	Address
Wilmington, DE 19804	Wilmington, DE 19804
(302) 993-0104 x12	(302) 993-0104 x12
Phone Number	Phone Number

[] Application for Plan Review to build:_____

[X] Application for a variance from zoning requirements related to:

__ Lot Area __ Front yard setback __ Fence

__ Side yard a) X Rear yard setback __ Sign

Other: b) Parking in front yard c) # parking spaces d) Parking space size

State size of variance requested: a) from 20' to 0' d) from 10' x 20' to 9' x 18' (See attached letter)

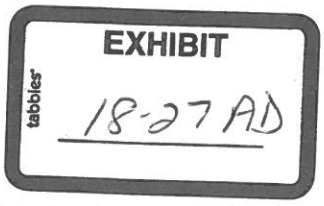
[] Application for Special Exception Use Permit for the following use:_____

_____

[] Application for relief other than above:_____

_____

[] Application for appeal from administrative decision:_____
dated_____, for the following reasons:_____



State Reasons for this Request: 1) To enable Owners to consolidate and expand office operations from light industrial and temporary trailer space into a new 2 story 9,990 s.f. office building and 2) to move inventory now stored outside into their existing light industrial building.

Has a previous application for this property been filed with the Board? No
If yes, Petition #_____

Please submit the following information with your application:

- A copy of a plot plan showing the following: location of the property; a diagram showing the layout of structures on the property and; a diagram showing the size and location of any proposed structures on the property.

- A copy of any Deed Restrictions on the property. NOTE: The Board of Adjustment / Planning Commission cannot grant any application if the proposal is prohibited by Deed Restrictions.

- Filing fee payable to the Town of Elsmere. $500.00

The undersigned hereby certifies that the legal owner of the subject property is aware of and agrees to the filing of this application and that the information obtained herein is correct. NOTE: **If the applicant is not legal owner of the property, the legal or his authorized representative must sign this form.**

Applicant's Signature _____ Date: October 10, 2001

John F. Sobieski, III, the legal owner of the subject property, hereby certifies that the information provided herein is correct and agrees to be bound by any decision of the Board of Adjustments with respect to the subject property.

Legal Owner's Signature _____ Date: October 10, 2001

In addition to persons listed above, please send copies of all correspondence to:

C.W. Hazel, P.E. (Name) 2807 Landon Drive, Wilm, DE 1981 (Address)

Mailing Address: Town of Elsmere, 11 Poplar Ave, Elsmere, DE 19805

OFFICE USE ONLY:
Date Rec'd:_____ Fee Req'd:_____ Paid to:_____

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18-27AE

Board of Adjustment Agenda

October 23, 2001
7:00 PM

The Board of Adjustment of the Town of Elsmere will hold a public meeting on Tuesday, October 23, 2001 at 7:00 PM at Town Hall, located at 11 Poplar Avenue, Elsmere.

The meeting will be held to discuss the following petitions:

- **Petition # 01-131**
  Tax I.D.# 19-005.00-178
  Zoning GI

  Mr. John Sobieski
  Sobieski Holdings, Inc.
  14 Hadco Road

  Applicant seeks variances from the following: **1)** The required 20' rear yard setback. **2)** To allow parking in the front yard of the property. **3)** To allow the required parking space size of 10'X20' to be reduced to 9'X18' **4)** To make Section 225-10-C-1-c of the Elsmere Zoning Code applicable in calculating the required number of parking spaces for this site. These variances are required to construct additional office space at rear of existing warehouse along with paved parking and landscaped improvements.

- **Petition # 01-132**
  Tax I.D.# 19-002.00-098
  Zoning R-1 (Non Conforming)

  Terry Smith
  Smith Bros. Communications
  202 North DuPont Road

  Applicant seeks approval to continue non-conforming use status to include a communications business, of a property formerly used as a pet grooming business.

Questions concerning petition should be directed to the Town of Elsmere Code Enforcement Office at 998-2215.

Dear Resident,

This letter is to advise you of a meeting that will be held to discuss the below listed property in your neighborhood. Residents are welcome and encouraged to attend this meeting. Residents will be permitted to address the Board of Adjustment with any concerns they may have in reference to this application.

The Board of Adjustment of the Town of Elsmere will hold a public meeting on Tuesday, October 23, 2001 at 7:00 PM at Town Hall, located at 11 Poplar Avenue, Elsmere.

The meeting will be held to discuss the following petition:

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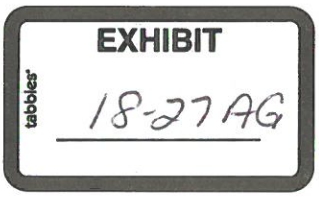
Questions concerning this petition should be directed to the Elsmere Code Office at 998-2215.



News Journal: Please run this ad in the Sunday, Monday and Tuesday, October 21st, 22nd and 23rd editions of the News Journal. Also, please provide publishing confirmation for same.

Legal Notice

The Board of Adjustment of the Town of Elsmere will hold a public meeting on Tuesday, October 23, 2001 at 7:00 PM at Town Hall, located at 11 Poplar Avenue, Elsmere.

The meeting will be held to discuss the following petitions:

- **Petition # 01-131**
  Tax I.D.# 19-005.00-178
  Zoning GI

  Mr. John Sobieski
  Sobieski Holdings, Inc.
  14 Hadco Road

  Applicant seeks variances from the following: **1)** The required 20' rear yard setback. **2)** To allow parking in the front yard of the property. **3)** To allow the required parking space size of 10'X20' to be reduced to 9'X18' **4)** To make Section 225-10-C-1-c of the Elsmere Zoning Code applicable in calculating the required number of parking spaces for this site. These variances are required to construct additional office space at rear of existing warehouse along with paved parking and landscaped improvements.

- **Petition # 01-132**
  Tax I.D.# 19-002.00-098
  Zoning R-1 (Non Conforming)

  Terry Smith
  Smith Bros. Communications
  202 North DuPont Road

  Applicant seeks approval to continue non-conforming use status to include a communications business, of a property formerly used as a pet grooming business.

EXHIBIT
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18-27AH

TOWN OF ELSMERE
BOARD OF ADJUSTMENT
MEETING MINUTES
OCTOBER 23, 2001

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

ROLL CALL:

Tom Manuel – Present, Carl Force – Present, John Pasquale – Present, Tom Novak – Present

NEW BUSINESS:

Petition #01-131
Mr. John Sobieski
Sobieski Holdings, Inc.
14 Hadco Road

Applicant seeks variances from the following: (1) The required 20' rear yard setback, (2) To allow parking in the front yard of the property, (3) To allow the required parking space size of 10'x20' to be reduced to 9'x18', (4) To make Section 225-10-C-1-c of the Elsmere Zoning Code applicable in calculating the required number of parking spaces for this site. These variances are required to construct additional office space at rear of existing warehouse along with paved parking and landscaped improvements.

Mr. John Sobieski reports they are building a two-story office building. They will remove the existing 4500 sq. ft. of office facility. Plus they also have a 1800 sq. ft. trailer that they are going to move out. They are adding roughly about 3000 sq. ft. of office space. They are also looking to put additional parking in the grass space located out front for their office employees. They are asking for a variance for the most logical spot which is located at the left hand side of the existing building. It is ground they don't use at this time and it works very well for them. They are asking for the 9'x 18' parking space size because it seems to be the standard in every other municipality around the area.

EXHIBIT
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18-77 AI

Chip Hazel reports that their application indicates that they have problems that cause them to request four variances. The first being the rear set-back. The existing building was build about 1970 and was not built in consideration of this code. He points out the existing facility is where the existing grass area, paved area is, a fence line and points out an area that is undisturbed. These areas around the building are parking for employees, company vehicles, outside storage of materials for coming jobs and materials coming off of jobs and some of the necessary tools and equipment. The Sobieski Company would like to accomplish a couple of things. They would like to have a conference room, they would like to have more adequate office space. They want to take about 4,500 sq. ft. of space and move it into an office setting. The 4,500 sq. ft. of office in the existing prefabricated building would move into the new building, 1,400 sq. ft. in an existing office trailer which would be removed would also go into the building that adds up to about 6,000 sq. ft. That would then allow much of the outside stored materials to be moved inside. The second item on the application is the number of parking spaces. They believe that given the existing spaces, 15 on one side, 10 on the other side plus the 37 additional spaces that they hope to build will greatly exceed their maximum number of employees on a maximum shift. There has always been parking in the front yard, so they are asking for a variance to continue to park in the front. The parking space size he has designed is a standard 9' x 18'. They are requesting that they be aloud the 9' x 18'.

ACTION:

Tom Novak makes a motion to accept the rear yard setback, 2nd by Tom Manuel.

VOTE:

Tom Manuel – Yes, Carl Force – Yes, John Pasquale – Yes, Tom Novak – Yes,

All in favor Motion carried

ACTION:

Tom Novak makes a motion to permit parking in the front yard with the understanding these spots will not be moved, 2nd by Tom Manuel.

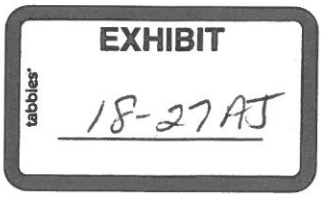
VOTE:

Tom Manuel – Yes, Carl Force – Yes, John Pasquale – Yes, Tom Novak – Yes

All in favor Motion carried

ACTION:

Tom Novak makes a motion to approve the parking spaces to be from 9' x 18' instead of 10' x 20', 2nd by Tom Manuel.



VOTE:

Tom Manuel – Yes, Carl Force – Yes, John Pasquale – Yes, Tom Novak – Yes

All in favor Motion carried

ACTION:

John Pasquale makes a motion to provide each employee with a parking space and should at no time park on a public street, 2nd by Tom Novak.

VOTE:

Tom Manuel – Yes, Carl Force – Yes, John Pasquale – Yes, Tom Novak – Yes

All in favor Motion carried

At this time Carl Force explains they will pause for a few minutes to flip the tape and start again.

Petition #01-132
(Non-Conforming)
Smith Bros. Communications
202 N. Dupont Road

Applicant seeks approval to continue non-conforming use status to include a communications business of a property formerly used as a pet grooming business.

Mr. Smith gives a report on what he would like to do, but it was completely inaudible due to static on this section of the tape.

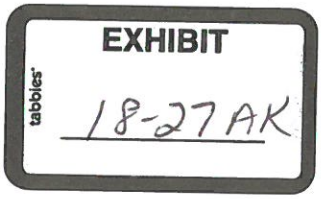
Carl Force explains basically that since the land was reverted back to R1, which is residential, you wouldn't be able to have a business there now because someone previously before Mr. Smith had let it go, so it would go back to Residential instead of Commercial building in a non-conforming use.

Carl Force reads the definition of a non-conforming use permit.

Due to the Town Solicitor not being present, Carl Force recommended it be tabled until next month.

ACTION:

Tom Novak makes a motion to table Petition #01-132, 2nd by Tom Manuel.



VOTE:

Tom Manuel – Yes, Tom Novak – Yes, John Pasquale – Yes, Carl Force – Yes

All in favor Motion carried

At this time the meeting was adjourned.

These minutes summarize agenda and other issues discussed at the October 23, 2001 Board of Adjustment Meeting. Votes are accurately recorded. The unedited tapes of the meeting are available for review at Town Hall by appointment.

_____ _____

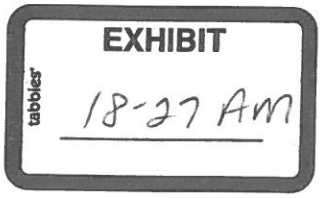
, CHAIRMAN **, SECRETARY**

Dominic Papa

From: Scott Tease
Sent: Monday, July 23, 2018 2:54 PM
To: Krout, Leone L.
Cc: Dominic Papa
Subject: Access Easement Exhibit Plan
Attachments: HadcoRdEasementExhibit.pdf

Leone,
Enclosed please find the above referenced plan for your use. The original easement in deed record U-81-391 only covers a portion of the two access roads. The easement in deed record B-84-434 includes the original part of Hadco Road plus the remaining portion as shown on the exhibit plan. As always feel free to give us a call if you have any questions or concerns. Let me know if the two colors I chose for the plan are clear enough for everyone to easily understand?

Scott I. Tease
Chief of Surveys



20030808-0095043
Pages: 4 F: $45.00
08/08/03 10:37:48 AM
T20030069775
Michael E. Kozikowski
New Castle Recorder DEE

Tax Parcel No.: 19-005.00-178

PREPARED BY AND RETURN TO:
Larry J. Tarabicos, Esquire (GSHAN)
Young Conaway Stargatt & Taylor, LLP
P.O. Box 391
Wilmington, DE 19899-0391

CORRECTIVE DEED

THIS DEED, made this 7th day of August, 2003, Between:

J F SOBIESKI MECHANICAL CONTRACTORS, INC., a Delaware corporation, party of the first part,

AND

SOBIESKI HOLDINGS, INC., a Delaware corporation, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN and 00/100 DOLLARS ($10.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part:

ALL that certain lot, piece or parcel of land with the improvements thereon erected, situate in the Town of Elsmere, New Castle County and State of Delaware, known as **14 HADCO ROAD**, and being more particularly bounded and described according to a recent Mortgage Inspection Plan Property of Sobieski Holdings, Inc., prepared by Zebley & Associates, Inc., dated July 31, 2003, revised August 7, 2003, as follows, to-wit:

BEGINNING at an iron pipe in the division line of lands now or formerly of Haddock Construction Company and now or formerly of the Baltimore and Ohio Railroad Company, which point is 41 feet southeasterly from the center line between the main tracks of the said railroad and parallel to said tracks, North 28 degrees 15 minutes 00 seconds East 484.51 feet measured along said line from its intersection thereof with the easterly line of DuPont Road at 60 feet wide; thence from said point of beginning along said lands of the Baltimore and Ohio Railroad Company the four following described courses and distances (1) North 28 degrees 15 minutes 00 seconds East 121.72 feet to the point of curvature of a curve having a radius of 400.00 feet; (2) by said 400.00 feet radius curve to the right, in a northeasterly direction an arc distance of 80.00 feet to a point, land described course also being by the following chord North 43 degrees 35 minutes 51 seconds East 79.87 feet; (3) South 36 degrees 09 minutes 20 seconds East 15.00 feet to a point; and (4) North 53 degrees 50 minutes 40 seconds East 56.08 feet to a corner for lands now or formerly of the State of Delaware; thence thereby the three following described courses and distances (1) North 71 degrees 19 minutes 28 seconds East 85.01 feet to

NCC 49502 08/08/03 10:33:00
$0.00 ST
$0.00

the point of curvature of a curve having a radius of 525.00 feet; (3) by said 525.00 feet radius curve to the right in a northeasterly direction an arc distance of 150.44 feet to a point, last described course also being by the following chord North 77 degrees 46 minutes 25 seconds East 149.93 feet; (3) North 4 degrees 00 minutes 55 seconds West 14.68 feet to a point in line of lands now or formerly of the Wilmington and Northern Railroad Company; thence thereby South 59 degrees 16 minutes 30 seconds East 103.79 feet to a corner for lands now or formerly of M. Davis and Sons, Inc.; thence thereby the two following described courses and distances (1) South 37 degrees 06 minutes 30 seconds West 94.99 feet to a point; and (2) South 03 degrees 1 minute 30 seconds West 170.00 feet to a point on the northwesterly side of a 30 feet wide roadway; thence thereby South 78 degrees 26 minutes 30 seconds West 253.22 feet to a corner for said lands now or formerly of Haddock Construction Company; thence thereby North 61 degrees 45 minutes 00 seconds West 190.35 feet to a point in line of said lands now or formerly of Baltimore and Ohio Railroad Company the point and place of Beginning. Containing within said described metes and bounds 2.3884 acres of land, be the same, more or less.

TOGETHER with the right of ingress and egress together with others over a right of way connecting the lands described to DuPont Road as set forth in the Deed recorded at Deed Record U, Volume 81, Page 391 and described as follows:

BEGINNING at the same iron pipe used as the beginning point for the lands aforesaid; thence South 61 degrees 45 minutes 00 seconds East 30.00 feet on the said lands to a point; thence along the said southeasterly side of the right of way the following five courses and distances: (1) South 28 degrees 15 minutes 00 seconds West 110.50 feet; (2) South 61 degrees 45 minutes 00 seconds East 45.69 feet to a point; (3) South 16 degrees 55 minutes East 30.11 feet; (4) South 78 degrees 50 minutes 00 seconds West 90.34 feet; and (5) South 28 degrees 15 minutes 00 seconds West 324.33 feet to a point in the northeasterly line of DuPont Road; thence thereby North 16 degrees 55 minutes 00 seconds West 42.30 feet to a point on the southeasterly line of lands now or formerly of the Baltimore and Ohio Railroad Company; thence thereby North 28 degrees 15 minutes 00 seconds East 484.51 feet to the point and place of Beginning. Be the contents thereof what they may.

AND, FURTHER, TOGETHER with the right of way contained in the Grant of Easement, dated July 10, 1970, and recorded in Deed Record B, Volume 84, Page 434, and being described as follows:

BEGINNING at the iron pipe at the intersection of the Easterly line of DuPont Road, at 60 feet wide, and the Southeasterly line of Hadco Road, at 30 feet wide, thence (1) North 16 degrees, 55 minutes West, 42.30 feet along the Easterly line of DuPont Road to a concrete monument in the Southeasterly line of lands now or formerly of the Baltimore and Ohio Railroad Company, 41 feet Southeasterly from the center line between tracks of the said railroad; thence (2) North 28 degrees, 15 minutes East, 484.51 feet along lands now or formerly of the Baltimore and Ohio Railroad Company to an iron pipe in the Southwesterly line of lands now or formerly of McHugh Electric Company; thence (3) thereby South 61 degrees, 45 minutes East 30.00 feet to a pipe in the boundary of other lands now or formerly of Haddock Construction Company; thence thereby the following three courses and distances: (4) South 28 degrees, 15 minutes West 110.50 feet to an iron pipe; thence (5) South 61 degrees, 45 minutes East 46.69 feet to an iron

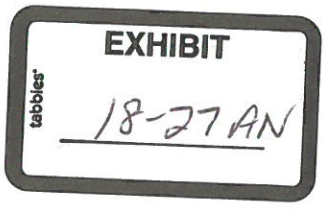


EXHIBIT
tabbies
18-77 AO

pipe; thence (6) North 73 degrees, 48 minutes, 17 seconds East 157.81 feet to an iron pipe in the aforesaid boundary of lands now or formerly of McHugh Electric Company; thence (7) North 78 degrees, 26 minutes, 30 seconds East 253.22 feet to an iron pipe in the center line of the said prong of Little Mill Creek; thence (8) thereby South 3 degrees, 01 minute, 30 seconds West 31.07 feet to a pipe in the Northerly line of Parcel "C" (now or formerly for Mcgonigal's Electrical Service Co.); thence thereby (9) South 78 degrees, 26 minutes, 30 seconds West 271.37 feet to a spike; thence (10) South 72 degrees, 46 minutes, 58 seconds West, 129.15 feet along the northerly line of Parcel "B" (now or formerly for Mcgonigal's Electrical Service Co.) to a pipe.; thence (11) South 78 degrees, 05 minutes West, 90.34 feet to a pipe in the Southeasterly line of Hadco Road; thence (12) thereby South 28 degrees, 15 minutes West 324.33 feet to the pipe at the point of Beginning.

SUBJECT TO ALL covenants, conditions, restrictions and easements of record, this reference to which shall not be construed to reimpose the same.

BEING the same lands and premises which J F Sobieski Mechanical Contractors, Inc. a Delaware corporation, by Deed dated November 1, 1993, and recorded in the Office of the Recorder of Deeds in and for Kent County, State of Delaware, in Deed Book 1647, Page 273, did grant and convey unto Sobieski Holdings, Inc., a Delaware corporation, in fee.

THE PURPOSE OF THIS CORRECTIVE DEED IS TO INCLUDE AN EASEMENT WHICH BENEFITS THE PROPERTY, BUT WHICH WAS INADVERTENTLY OMITTED FROM THE PRIOR DEED.

Grantee's Address:

14 Hadco Road
Wilmington, DE 19804

IN WITNESS WHEREOF, the said J F Sobieski Mechanical Contractors, Inc. has caused its name and seal to be affixed on the date above written.

Attest:

J F SOBIESKI MECHANICAL CONTRACTORS, INC.

Secretary

BY: _____ (SEAL)
John F. Sobieski, III, President

[Corporate Seal]

STATE OF DELAWARE)
) SS.
COUNTY OF NEW CASTLE)

BE IT REMEMBERED, that on this 7th day of August, 2003, personally came before me, the Subscriber, a Notary Public in and for the State and County aforesaid, **John F. Sobieski, III**, President of J F Sobieski Mechanical Contractors, Inc., party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed on behalf of such Corporation.

GIVEN under my Hand and Seal of office, the day and year aforesaid.

1776

_____(Seal)
Notary Public or Notarial Officer
Print Name:_____
My Commission Expires: _____

Larry J. Tarabicos, Esquire
Attorney at Law

03-146
Amount $ EXEMPT
Date 8/8/03
Register Tax Collector

EXHIBIT

tabbies

18-27 AQ

SITE

N/F
SOBIESKI HOLDINGS, INC.
T.P.# 19-005.00-178

A= 150.31'
R= 525.00'
Δ= 16°24'16"
B= N 77°56'47" E
C= 149.80'

N 04°00'55" W
14.68'

S 59°16'30" E 103.79'

S 37°06'30" W 94.99'

S 03°01'30" W 170.00'

S 78°26'30" W 253.22'

S 03°01'30" W
31.07'

S 78°26'30" W 271.37'

S 72°46'58" W 129.15'

S 78°05'00" W 90.34'

N 16°55'00" W
42.30'

S 28°15'00" W 324.33'

N 28°15'00" E 484.51'

N 28°15'00" E 121.72'

A= 80.00'
R= 400.00'
Δ= 11°27'35"
B= N 43°35'51" E
C= 79.87'

S 36°09'20" E
15.00'

N 53°50'40" E
56.08'

N 71°19'28" E 85.01'

HADCO ROAD
30 FEET WIDE ROAD

30.00'

N 28°15'00" E 110.50'

N 61°45'00" W 190.35'

N 61°45'00" W
47.69'

S 73°48'17" W 157.81'

S 16°55' E
30.11'

HADCO ROAD
30 FEET WIDE ROAD

D.R. U-81-391 - - - -

D.R. B-84-434 - - - -

ACCESS EASEMENT EXHIBIT PLAN

PREPARED FOR
Dominick Papa
OF
14 HADCO ROAD
TOWN OF ELSEMERE NEW CASTLE COUNTY DELAWARE

25 0 25 50 100

M&Z

McBRIDE & ZIEGLER, INC.
LAND SURVEYORS PLANNERS ENGINEERS
NEWARK, DELAWARE, 19711

APPROVED BY: _____
PROFESSIONAL LAND SURVEYOR

SURVEY BY: M&Z	**CHECKED BY:** M&Z
DESIGN BY: .	**SCALE :** 1" = 50'
DRAWN BY: S.I.T.	**DATE :** 7/23/2018
DWG. NO. : 20184853	SHEET 1 OF 1

F:_SURVEY-PROJECTS\2018\20 8/853\HadcoRdEasementExhibi..dwg

EXHIBIT tabbies 18-27 AR

DOCK HEIGHT DOOR

SOUTH SIDE OF BUILDING YARD AREA

3-SIDED STORAGE STRUCTURE

LINED PARKING AREA

FENCING ALONG HADCO RD

YARD AREA

EXHIBIT
tabbies
18-27 AS

VANDEMARK & LYNCH, INC.
ENGINEERS • PLANNERS • SURVEYORS
4305 MILLER ROAD
WILMINGTON, DE 19802-1901
(302) 764-7635 FAX (302) 764-4170
www.vandemarklynch.com

MEMORANDUM

Project No. 18012.93

TO: John S. Giles, Jr.
Town Manager – Town of Elsmere

FROM: Stephen H. Rosenfeld, P.E.

RE: 14 Hadco Road
Site Plan

Date: October 30, 2018

As requested, we have reviewed the plans and documents submitted in support of the redevelopment of the referenced property. The proposed development includes the reconstruction of parking areas, the installation of retaining walls, and the construction of a silo, mixer, and storage areas for concrete materials. We understand that a portion of the building will be leased for general offices.

We received the following documents:

On October 19, 2018:
- A set of site construction plans, consisting of seven (7) sheets prepared by McBride and Ziegler, Inc., dated September 20, 2018

On October 25, 2018:
- Approval letter and stamped set of plans from the New Castle Conservation District

On October 26, 2018:
- Deeds of the subject property
- Easement Exhibit, consisting a one (1) sheet prepared by McBride and Ziegler, Inc., dated July 23, 2018, and a copy of an email clarifying the exhibit
- A copy of the zoning board of adjustment decision from October 23, 2001
- Photographs of the property

On October 29, 2018:
- A Landscape Plan, consisting of one (1) sheet prepared by Burcham and Associates, dated October 29, 2018
- A Site Plan, consisting of one (1) sheet prepared by McBride and Ziegler, Inc., dated October 29, 2018
- A letter from Duffield and Associates concerning stormwater discharge

EXHIBIT
tabbies
18-27 AT

We offer the following comments:

1. The proposed construction will require the following variances:
   a) To reduce the required 20' rear yard setback to 3' to construct a silo and storage bins.
   b) To reduce the required 15' paving setback to 4.5' along the western property line to accommodate an existing entrance and reconfigured parking lot.
   c) To construct a structure within 50' of a stream bed.

   The applicant has requested variances for these three items; however, the proposed setback from the stream bed, shown as 25' on the plan, should be measured based on the definition of "stream bed" per Section 225-5 of the Zoning Code.

2. In 2001, the following variances were obtained for the property:
   1) To reduce the rear yard setback to 0'.
   2) To allow parking in the front yard of the property
   3) To allow the required parking space size of 10' x 20' be reduced to 9' x 18'
   4) To make Section 225-10-C-1-c of the Elsmere Zoning Code applicable in calculating the required number of parking spaces for the site.

   Section 225-10-C-1-c was incorrectly listed in the Board of Adjustment agenda. The zoning code contains two separate provisions for calculating parking for industrial uses. Section 225-21-D-3 states that industrial uses in the GI district (the zoning of the subject property) are required to provide one parking space for "each employee on the maximum work shift, provided that at no time shall the use result in parking on a public street." Section 225-10-E-1-c provides much more stringent requirements which "shall not be superseded" by other regulations. Based on the minutes of the October 23, 2001, Board of Adjustment meeting in which the applicant discussed the "maximum number of employees on the maximum shift" and the board moved "to provide each employee with a parking space and…at no time park on a public street," we believe the intention of the variance may have been to <u>not</u> base the parking on Section 225-10-E-1-c. A variance would not have been needed to base the parking on Section 225-10-E-1-c since that was the applicable code section.

   The subject application proposes the same number of spaces as currently exists, does not increase the floor area of the buildings, and proposes a substantially similar use to that which currently exists. As such, we believe the current application is consistent with the previously obtained parking variance.

   With respect to this prior variances, we recommend the following:

a) Item 3 of the "Special Note" on the Site Plan should be revised to state that the variance permitted the applicant to provide one parking space for each employee on the maximum shift and at no time allow parking on a public street.
b) The parking calculations on the Site Plan and Index Plan should be revised accordingly.
c) The Town may want to consult with their attorney to confirm our interpretation of the previously obtained variance.

3. The plan shows a storm drain from an area labeled "Silo, Mixer, Loading Area" to the adjacent creek and a second discharge from the parking area to the creek. A DNREC permit for industrial stormwater discharge may be required, depending on the nature of the proposed manufacturing operations. A copy of the DNREC permit should be submitted to the Town if a permit is required. If a permit is not required, the plan should include a statement listing the type of industrial operations proposed, and the applicant should provide a letter from a qualified environmental consultant stating the reason that a permit is not needed. The letter submitted from Duffield Associates, dated October 29, 2018, did not directly discuss permitting for industrial stormwater runoff. (Section 225-21.D.20.)

4. Sections 225-21.D.10 through D.19 of the Zoning Code contain provisions regarding smoke, odors, dust, noise, heat, glare, radiation, and other objectionable conditions related to industrial activities. The Town should determine if the applicant must submit any documentation demonstrating compliance with these provisions of the code.

5. The following minor corrections should be made to the plans:
a) Signed certificates of accuracy and ownership should be added to the Site Plan.
b) The "Plan Data" on the Index Plan should be revised to match the "Plan Data" on the Site Plan. The Index Plan should list the previous and proposed variances.
c) The Landscape Plan should be signed by the Owner.

If you have any questions, or require clarification on any of these comments, please call.

Cynthia Pfirrmann

From: Mark Rinehart <mark.rinehart@gfpcement.com>
Sent: Wednesday, October 31, 2018 4:01 PM
To: Cynthia Pfirrmann
Cc: John Giles; Melissa Faedtke; srosenfeld@vdleng.com; Mark Ziegler; Dominic Papa
Subject: 14 Hadco Road
Attachments: 12072EA.1018-SWP.COR.pdf; Signed Landscape Plan 14 Hadco Road.pdf

Hi Cynde,
Following up with additional information requested in Steve Rosenfeld's memo for the plan review of 14 Hadco Road.

Item 3 - Attached is the letter from Duffield Associates regarding the industrial storm water permitting requirements indicating this process occurs at the end of construction.

Item 5 c) – Signed copy of the landscape plan is attached. We will also drop off the original to you tomorrow morning.

McBride & Ziegler will be forwarding the revised Site Plans called for in items 2 and 5.

Please let us know if you need anything else.
Thanks,

Mark Rinehart

GFP CEMENT CONTRACTORS LLC
NEWPORT • DELAWARE

GFP CEMENT CONTRACTORS LLC
101 South Mary St., Suite C
Newport, De 19804
(P) 302-998-7687
(F) 302-998-7693
(C) 302-218-4432

Email: ***mark.rinehart@gfpcement.com***

EXHIBIT
tabbies
18-27 AV

DUFFIELD ASSOCIATES
Soil, Water & the Environment

EXHIBIT
tabbies
18-27 AW

Duffield Associates, Inc.
5400 Limestone Road
Wilmington, DE 19808
Phone: 302.239.6634
Fax: 302.239.8485
duffnet.com

October 31, 2018

Mr. Dominic J. Papa, President
GFP Mobile Mix Supply, LLC
101 S. Mary Street
Newport, DE 19804

RE: Project No. 12072.EA
14 Hadco Road Site
Industrial Storm Water Permitting Requirements

Dear Mr. Papa:

You have inquired about the industrial storm water permitting requirements at the proposed GFP Mobile Mix Supply, LLC facility at 14 Hadco Road in Wilmington, Delaware. This correspondence is in response to your request.

You had previously indicated that the SIC code associated with the proposed industrial activity at this facility is 3531. Based on this SIC code, the discharge of storm water from the facility ***is*** subject to the conditions of the Delaware Regulations Governing the Control of Water Pollution (RGCWP), Section 9 The General Permit Program, Subsection 1 – Regulations Governing Storm Water Discharges Associated with Industrial Activities, Part 1 – Baseline General Permit. The RGCWP requires that a Notice of Intent (NOI) be submitted to the Delaware, Department of Natural Resources and Environmental Control (DNREC) a minimum of 10 days' prior to beginning the industrial operations. Following the submission of the NOI, the facility is required to develop, implement, and maintain a storm water plan (SWP) to minimize the discharge of contaminated storm water from the facility. From a practical standpoint, the SWP cannot be completed until operations have begun.

By way of separate agreement executed today, Duffield is under contract with you to prepare both the NOI and SWP. Please advise as the completion of construction nears and we will complete the work as required by the RGCWP.

If you have any questions, please do not hesitate to contact me.

Sincerely,

DUFFIELD ASSOCIATES, INC.

Brian Lyncha, P.E.
Project Manager

BL:bac
12072EA.1018-SWP.COR

EXHIBIT

tabbies

18-27 AX

SITE DATA

TAX PARCEL NO. = 19-005.00-178	EXISTING PARKING PROVIDED = 84 Spaces
SITE ZONING = G (General Industrial)	TOTAL PROPOSED PARKING = 84 Spaces
SITE USE = Industrial	EXISTING OPEN SPACE = 0.6720 Acres
TOTAL SITE AREA = 2.3871 Acres	PROPOSED OPEN SPACE = 0.6723 Acres

PROPOSED LANDSCAPING

Sect. 225-10 C.4 – Parking areas in commercial and industrial districts

Off-street parking areas which provide parking for 20 or more vehicles shall be provided with shade trees of a type approved by the Planning Commission. The shade trees shall be located in a planned manner within the parking lot area in quantity equal to one shade tree for every 10 parking spaces.

LIST OF PROPOSED PLANTS:

KEY	BOTANICAL NAME	COMMON NAME	NO.	SIZE	CALIPER	ROOT	REMARKS
	CANOPY TREES						
AR	Acer rubrum 'Armstrong'	Armstrong Red Maple	4	12 to 14 ft.	2 to 2.5 in.	B&B	[illegible]
QP	Quercus palustris	Pin Oak	3	12 to 14 ft.	2 to 2.5 in.	B&B	[illegible]

PLANT MATERIAL ORDERING AND INSTALLATION NOTES:

[illegible]

PLANTING SPECIFICATIONS:

SECTION 1: SCOPE OF WORK

[illegible]

SECTION 2: PLANT MATERIAL

[illegible]

SECTION 3: PLANT INSTALLATION

[illegible]

SECTION 4: STAKING AND GUYING

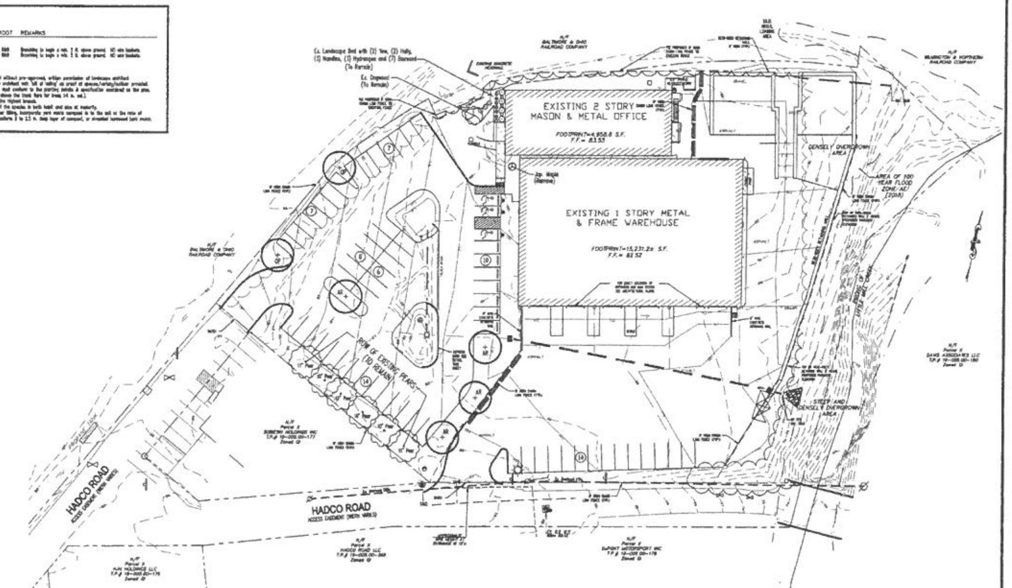
[illegible]

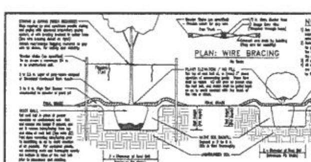
SECTION 5: WATERING, PRUNING, SITE CLEAN-UP, AND INSTALLATION APPROVAL

[illegible]

CONSTRUCTION NOTES & CONDITIONS:

[illegible]





TYPICAL TREE & SHRUB PLANTING DETAILS

NO SCALE

NOTES

[illegible]

LEGEND

EXISTING CANOPY TREE	PROPOSED CANOPY TREE
EXISTING UNDERSTORY TREE	PROPOSED UNDERSTORY TREE
EXISTING EVERGREEN TREE	PROPOSED EVERGREEN TREE
EXISTING SHRUB	PROPOSED SHRUB

TAX PARCEL NO. 19-005.00-178

Signature of Owner / Developer 10/31/18 Date

OWNER OR DEVELOPER:
Mr. Dominic Popa
GFP Newport, LLC
101 South Mary Street
Newport, DE 19804
(302) 998-7687

PLAN PURPOSE

– The purpose of this plan is to provide landscaping for a Plan that reconfigures the parking/pavement areas and adds two (2) Storage Bins.

GRAPHIC SCALE: IN FEET

0 6 12 18 24 30 60 90 FT.

BURCHAM & ASSOCIATES
LANDSCAPE ARCHITECTS & PLANNERS
311 South DuPont Road * Wilmington, DE 19805 * (302) 658-9327

REV. NO.	DATE	REVISION

LANDSCAPE PLAN

EXISTING VEGETATION & PROPOSED PLANTING FOR

14 HADCO ROAD

PREPARED FOR
GFP NEWPORT, LLC
TOWN OF ELSMERE, NEW CASTLE COUNTY, DELAWARE

SURVEY BY: McBride & Ziegler, Inc.	SCALE: 1" = 30'
DESIGN BY: Gary L. Burcham	DATE: October 29, 2018
DRAWN BY: G.L.B.	SHEET NO. 1 OF 1
CHECKED BY: G.L.B.	

EXHIBIT
tabbies
18-27A4

VANDEMARK & LYNCH, INC.
ENGINEERS • PLANNERS • SURVEYORS
4305 MILLER ROAD
WILMINGTON, DE 19802-1901
(302) 764-7635 FAX (302) 764-4170
www.vandemarklynch.com

MEMORANDUM

Project No. 18012.93

TO: John S. Giles, Jr.
Town Manager – Town of Elsmere

FROM: Stephen H. Rosenfeld, P.E.

RE: 14 Hadco Road
Site Plan

Date: November 2, 2018

As requested, we have reviewed the plans and documents submitted in support of the redevelopment of the referenced property. The documents we received include the following:

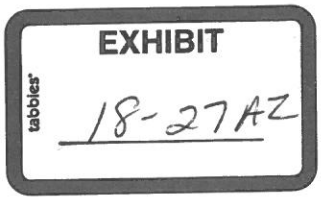
- A letter from Duffield and Associates, dated October 31, 2018, concerning industrial stormwater discharge permits (received October 31, 2018)
- A Landscape Plan, consisting of one (1) sheet prepared by Burcham and Associates, dated October 29, 2018 (received November 1, 2018)
- A Site Plan, consisting of one (1) sheet prepared by McBride and Ziegler, Inc., dated October 29, 2018, last revised October 31, 2018 (received November 2, 2018)

Listed below are the comments from our previous review of the plan (V&L memo dated October 30, 2018), followed by a response, in **bold face type**, indicating what, if any, action has been taken on the revised plan.

1. The proposed construction will require the following variances:
   a) To reduce the required 20' rear yard setback to 3' to construct a silo and storage bins.
   b) To reduce the required 15' paving setback to 4.5' along the western property line to accommodate an existing entrance and reconfigured parking lot.
   c) To construct a structure within 50' of a stream bed.

   The applicant has requested variances for these three items; however, the proposed setback from the stream bed, shown as 25' on the plan, should be measured based on the definition of "stream bed" per Section 225-5 of the Zoning Code.

Response: The stream bed has been shown on the plan based on the definition in the zoning code, and the setback distance has been adjusted accordingly. <u>This item is resolved</u>, pending approval from the Board of Adjustment.



2. In 2001, the following variances were obtained for the property:
   1) To reduce the rear yard setback to 0'.
   2) To allow parking in the front yard of the property
   3) To allow the required parking space size of 10' x 20' be reduced to 9' x 18'
   4) To make Section 225-10-C-1-c of the Elsmere Zoning Code applicable in calculating the required number of parking spaces for the site.

   Section 225-10-C-1-c was incorrectly listed in the Board of Adjustment agenda. The zoning code contains two separate provisions for calculating parking for industrial uses. Section 225-21-D-3 states that industrial uses in the GI district (the zoning of the subject property) are required to provide one parking space for "each employee on the maximum work shift, provided that at no time shall the use result in parking on a public street." Section 225-10-E-1-c provides much more stringent requirements which "shall not be superseded" by other regulations. Based on the minutes of the October 23, 2001, Board of Adjustment meeting in which the applicant discussed the "maximum number of employees on the maximum shift" and the board moved "to provide each employee with a parking space and…at no time park on a public street," we believe the intention of the variance may have been to <u>not</u> base the parking on Section 225-10-E-1-c. A variance would not have been needed to base the parking on Section 225-10-E-1-c since that was the applicable code section.

   The subject application proposes the same number of spaces as currently exists, does not increase the floor area of the buildings, and proposes a substantially similar use to that which currently exists. As such, we believe the current application is consistent with the previously obtained parking variance.

   With respect to this prior variances, we recommend the following:

   a) Item 3 of the "Special Note" on the Site Plan should be revised to state that the variance permitted the applicant to provide one parking space for each employee on the maximum shift and at no time allow parking on a public street.
   b) The parking calculations on the Site Plan and Index Plan should be revised accordingly.
   c) The Town may want to consult with their attorney to confirm our interpretation of the previously obtained variance.

Response: a) Item 3 in the "Special Note" has been revised to list the variance as permitting one parking space for each employee on the maximum shift and at no time allowing parking on a public street.
b) The parking calculations have been revised to list the requirement as one parking space per employee.

EXHIBIT
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c) We understand the Town's attorney is reviewing the previous variance.

<u>This item is resolved</u>, pending review from the Town's attorney and approval from the Board of Adjustment.

3. The plan shows a storm drain from an area labeled "Silo, Mixer, Loading Area" to the adjacent creek and a second discharge from the parking area to the creek. A DNREC permit for industrial stormwater discharge may be required, depending on the nature of the proposed manufacturing operations. A copy of the DNREC permit should be submitted to the Town if a permit is required. If a permit is not required, the plan should include a statement listing the type of industrial operations proposed, and the applicant should provide a letter from a qualified environmental consultant stating the reason that a permit is not needed. The letter submitted from Duffield Associates, dated October 29, 2018, did not directly discuss permitting for industrial stormwater runoff. (Section 225-21.D.20.)

Response: The applicant has submitted a letter from Duffield Associates stating that an industrial stormwater permit will be required. The letter further states that the permit application cannot be completed until operations have begun, although a Notice of Intent (NOI) can be submitted prior to the commencement of operations. <u>This item is resolved</u>, pending the applicant providing the Town a copy of the permit and/or NOI in a time frame acceptable to the Planning Commission.

4. Sections 225-21.D.10 through D.19 of the Zoning Code contain provisions regarding smoke, odors, dust, noise, heat, glare, radiation, and other objectionable conditions related to industrial activities. The Town should determine if the applicant must submit any documentation demonstrating compliance with these provisions of the code.

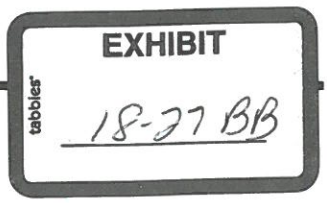
Response: We have no further comment.

5. The following minor corrections should be made to the plans:
   a) Signed certificates of accuracy and ownership should be added to the Site Plan.
   b) The "Plan Data" on the Index Plan should be revised to match the "Plan Data" on the Site Plan. The Index Plan should list the previous and proposed variances.
   c) The Landscape Plan should be signed by the Owner.

Response: A signed Site Plan and Landscape Plan have been submitted. The Index Plan has been revised as listed. <u>This item is resolved</u>.

If you have any questions, or require clarification on any of these comments, please call.

Cynthia Pfirrmann



From: McNally, Edward <emcnally@morrisjames.com>
Sent: Monday, November 05, 2018 4:32 PM
To: Cynthia Pfirrmann
Cc: John Giles; Melissa Faedtke; Scott Allen
Subject: RE: 14 Hadco Road - Review of Parking Variance

Ms. Pfirrmann:

I agree with Mr. Rosenfeld. While the zoning code Section 225-21D(4) is not entirely clear, the variance provided in 2001 must have been intended to permit the parking contemplated by the application. That would involve granting a variance from Section 225-21-D(4), even if that Section was not specifically cited by the Board. That this was the intent also seems to be confirmed by the past 17 year practice on this property. Therefore, there is no need to now apply to a variance from that Section.

Ed

Edward M. McNally
Partner
emcnally@morrisjames.com

Morris James LLP
ATTORNEYS AT LAW

500 Delaware Avenue | Suite 1500
Wilmington, DE 19801-1494
T 302.888.6880 F 302.571.1750

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From: Cynthia Pfirrmann <cpfirrmann@townofelsmere.com>
Sent: Monday, November 5, 2018 2:21 PM
To: McNally, Edward <emcnally@morrisjames.com>
Cc: John Giles <jgiles@townofelsmere.com>; Melissa Faedtke <mfaedtke@townofelsmere.com>; Scott Allen <sallen@townofelsmere.com>
Subject: 14 Hadco Road - Review of Parking Variance

Mr. McNally,

Attached is a copy of the 2001 parking variance that was issued to the property at 14 Hadco Rd and a copy of the memo from Vandemark & Lynch requesting your opinion of this variance (Item 2c of the attached memo).

Thank you,
Cynde

Cynde Pfirrmann
Administrative Assistant

EXHIBIT
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18-27 BC

Parcel # 1900500178

Property Address: 14 HADCO RD
WILMINGTON, DE 19804-
Subdivision: ELSMERE
Owner: SOBIESKI HOLDINGS INC
Owner Address: 14 HADCO RD
WILMINGTON, DE 19804
Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #:
Location:
Map Grid: 09803560
Block:
Census Tract: 124.00
Street Type:
Water:
Microfilm #: 000000

Property Class: COMMERCIAL
Lot Size: 2.39
Lot Depth: 0
Lot Frontage: 0
Street Finish:

District & Zoning Info

Districts

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- NORTH OF C&D CANAL
- TRAFFIC ZONE T083 (YR2000)
- COUNCIL 1 - KENNETH R WOODS
- ADD REQ PER SEC 10.3.4.4 DSSR
- FLOODPLAIN-LU
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA
- DE SEN 07-ANTHONY DELCOLLO
- DE REP 13-JOHN L MITCHELL JR

Zoning

- 19GI - GENERAL INDUSTRY

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
MCHUGH ELECTRIC CO	0 0	Y	Not Available	$0.00
J F SOBIESKI MECHANICAL	1592 228	N	9/21/1993	$420,000.00
SOBIESKI HOLDINGS INC	1647 273	N	11/1/1993	$10.00
SOBIESKI HOLDINGS INC	20030808 0095043	N	8/7/2003	$10.00

Tax/Assessment Info

Assessment

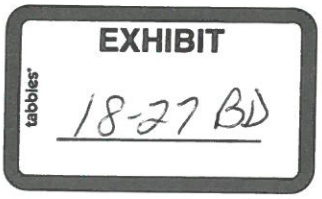
Land: 104100
Structure: 556500
Homesite: 0
Total: 660600
County Taxable: 660600
School Taxable: 660600

Tax Bills as of 11/7/2018 3:00:04 AM

	County			School		
Tax Year	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	$0.00	$0.00	$2,224.05	$0.00	$0.00	$12,049.34
2011A	$0.00	$0.00	$2,264.47	$0.00	$0.00	$11,910.62
2012A	$0.00	$0.00	$2,407.07	$0.00	$0.00	$12,478.20
2013A	$0.00	$0.00	$2,257.80	$0.00	$0.00	$12,491.95
2014A	$0.00	$0.00	$2,266.39	$0.00	$0.00	$12,711.93
2015A	$0.00	$0.00	$2,258.33	$0.00	$0.00	$14,130.23
2016A	$0.00	$0.00	$2,252.78	$0.00	$0.00	$15,407.17
2017A	$0.00	$0.00	$2,264.54	$0.00	$0.00	$16,345.22
2018A	$0.00	$0.00	$2,424.87	$0.00	$0.00	$16,257.37

Tax Payments as of 11/7/2018 3:00:04 AM

Date Paid	Amt Paid
9/30/2010	$14,273.39
10/3/2011	$14,175.09
10/5/2012	$14,042.71
11/15/2012	$689.32
11/15/2012	$153.24
9/4/2013	$14,749.75
10/1/2014	$14,978.32
9/9/2015	$16,388.56



9/20/2016	$17,659.95
9/20/2017	$18,609.76
9/28/2018	$18,682.24

County Balance Due: $0.00

School Balance Due: $0.00

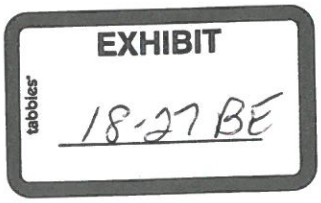
These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty will accrue on the first day of next month.

Sewer History as of 11/7/2018 3:00:04 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2002S1	$0.00	$0.00	3/6/2002	$55.17
2002S2	$0.00	$0.00	5/21/2002	$55.17
2002S3	$0.00	$0.00	9/10/2002	$55.17
2002S4	$0.00	$0.00	11/22/2002	$55.17
2003S1	$0.00	$0.00	2/21/2003	$55.17
2003S2	$0.00	$0.00	5/23/2003	$55.17
2003S3	$0.00	$0.00	11/25/2003	$58.54
2003S4	$0.00	$0.00	11/25/2003	$55.17
2004S1	$0.00	$0.00	3/2/2004	$110.34
2004S2	$0.00	$0.00	10/26/2004	$117.24
2004S3	$0.00	$0.00	12/10/2004	$118.14
2004S4	$0.00	$0.00	3/16/2005	$111.06
2005S1	$0.00	$0.00	5/20/2005	$113.65
2005S2	$0.00	$0.00	5/20/2005	$107.09
2005S3	$0.00	$0.00	8/18/2005	$149.62
2005S4	$0.00	$0.00	11/8/2005	$149.62
2006S1	$0.00	$0.00	3/1/2006	$104.28
2006S2	$0.00	$0.00	8/16/2006	$110.65
2006S3	$0.00	$0.00	8/16/2006	$106.90
2006S4	$0.00	$0.00	2/20/2007	$113.44
2007S1	$0.00	$0.00	2/20/2007	$144.08
2007S2	$0.00	$0.00	8/7/2007	$152.81
2007S3	$0.00	$0.00	8/7/2007	$144.08
2007S4	$0.00	$0.00	11/15/2007	$144.08
2008S1	$0.00	$0.00	2/19/2008	$120.84
2008S2	$0.00	$0.00	7/25/2008	$135.34
2008S3	$0.00	$0.00	7/25/2008	$120.84
2008S4	$0.00	$0.00	12/5/2008	$120.84
2009S1	$0.00	$0.00	3/4/2009	$130.14
2009S2	$0.00	$0.00	4/30/2009	$130.14
2009S3	$0.00	$0.00	8/17/2009	$143.16
2009S4	$0.00	$0.00	11/13/2009	$143.16
2010S1	$0.00	$0.00	2/17/2010	$117.60
2010S2	$0.00	$0.00	5/19/2010	$117.60
2010S3	$0.00	$0.00	8/11/2010	$122.30
2010S4	$0.00	$0.00	11/30/2010	$122.30
2011S1	$0.00	$0.00	2/22/2011	$319.05
2011S2	$0.00	$0.00	6/1/2011	$319.05
2011S3	$0.00	$0.00	8/9/2011	$331.49
2011S4	$0.00	$0.00	11/9/2011	$331.49
2012S1	$0.00	$0.00	2/23/2012	$154.70
2012S2	$0.00	$0.00	5/25/2012	$154.70
2012S3	$0.00	$0.00	10/31/2012	$164.08
2012S4	$0.00	$0.00	12/3/2012	$154.70
2013S1	$0.00	$0.00	2/14/2013	$143.65
2013S2	$0.00	$0.00	6/4/2013	$143.65
2013S3	$0.00	$0.00	8/15/2013	$149.25
2013S4	$0.00	$0.00	11/18/2013	$149.25
2014S1	$0.00	$0.00	3/18/2014	$126.29
2014S2	$0.00	$0.00	5/28/2014	$126.29
2014S3	$0.00	$0.00	12/16/2014	$137.64
2014S4	$0.00	$0.00	3/27/2015	$134.13
2015S1	$0.00	$0.00	6/2/2015	$176.65
2015S2	$0.00	$0.00	6/2/2015	$166.47
2015S3	$0.00	$0.00	9/9/2015	$166.47
2015S4	$0.00	$0.00	11/18/2015	$166.47
2016S1	$0.00	$0.00	2/23/2016	$154.99
2016S2	$0.00	$0.00	5/23/2016	$154.99
2016S3	$0.00	$0.00	8/22/2016	$154.99
2016S4	$0.00	$0.00	11/22/2016	$154.99
2017S1	$0.00	$0.00	2/27/2017	$149.25
2017S2	$0.00	$0.00	5/17/2017	$149.25
2017S3	$0.00	$0.00	8/28/2017	$149.25
2017S4	$0.00	$0.00	12/1/2017	$149.25
2018S1	$0.00	$0.00	2/27/2018	$183.69
2018S2	$0.00	$0.00	5/25/2018	$183.69
2018S3	$0.00	$0.00	8/28/2018	$205.73
2018S4	$205.73	$0.00	Not Available	$0.00

Balance Due: $205.73

These amounts are valid through the last day of the month. Statutory penalty will accrue on the first day of next month.



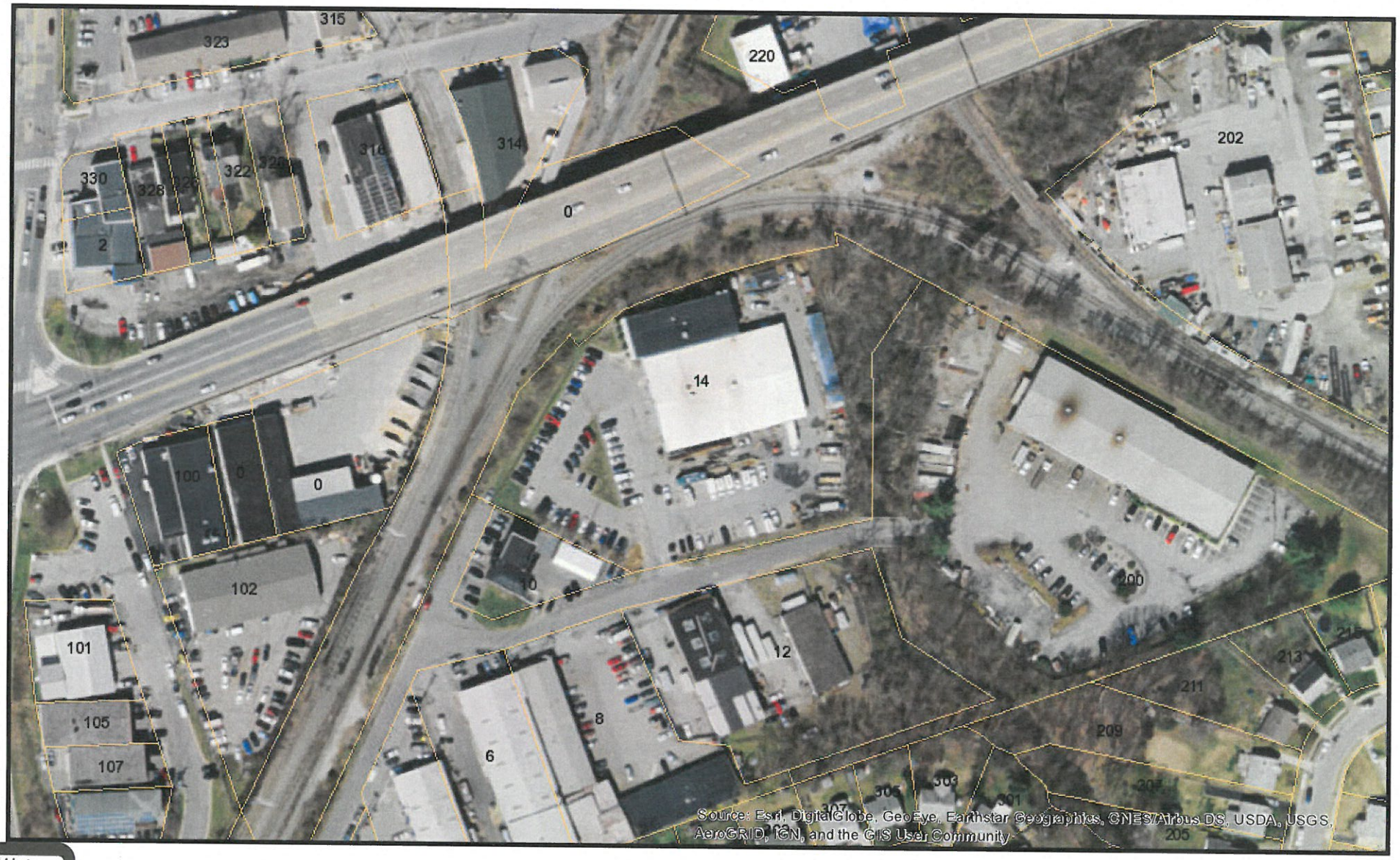
Commercial Structure Characteristics

Building #: 02

Occupancy:	310	# of Stories:	2	Year Built:	2003
Struct Class:	C	Quality:	C	Condition:	AV
Floor Level:	A	Grnd Flr Area:	4928	Total Flr Area:	9856
Ext Wall Type:	13	Wall Height:	14	Perimeter:	624
AC %:	10	Heat %:	100	Rentable Units:	1
Bsmt:	0	Bsmt Util:	0		
Year Renov:	0	Renov Rtng:	0	Eff. Yr Built:	1983

Building #: 01

Occupancy:	430	# of Stories:	1	Year Built:	1974
Struct Class:	S	Quality:	C	Condition:	AV
Floor Level:	F	Grnd Flr Area:	15000	Total Flr Area:	15000
Ext Wall Type:	11	Wall Height:	14	Perimeter:	500
AC %:	0	Heat %:	0	Rentable Units:	1
Bsmt:	0	Bsmt Util:	0		
Year Renov:	0	Renov Rtng:	0	Eff. Yr Built:	1973



tabbies

EXHIBIT

TGE-37

14 Hadco Rd

Author: .

N
W E
S

Date: 11/9/2018

New Castle County Delaware GIS: http://gis.nccde.org

Disclaimer: For informational purposes only - not to be used as official documentation.

0 0.02 0.04 mi