Preliminary Land Use Service

Application Form

Submitted Time:
February 3, 2025 5:48 PM

PLUS ID: 2025-02-04

State Strategy Level: 1

PLUS Application Type - Site Plan Review

Title: Spotless Carwash - Bear DE
County: New Castle County **Municipality:** New Castle
Description of PLUS project/plan:
Develop a car wash facility with associated parking

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 1102800001

Project Location: 1999 Pulaski Hwy, Bear, DE 19701

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

1999 Pulaski Highway LLC & L Lee Properties
276 Jackson Road
Cochranville, PA 19330
Phone: (610) 952-5100
Email: jlombardo@spotlessbrands.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Flagship Delaware Propco, LLC
950 Herndon Parkway, Suite 400
Herndon , VA 20170
Phone: (610) 952-5100

Email: jlombardo@spotlessbrands.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherBL Companies
Jose Lazo
Phone: (610) 994-4612
Email: jlazo@blcompanies.com
Fax: (203) 630-2615

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **1.4**
Type of Development: **Commercial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **Commercial Regional (CR)**
Proposed Zoning for this project: **Commercial Regional (CR)**

Land Use Information

Present Use for this project area: **Rite Aid (closed)**
Proposed Use for this project: **Car Wash**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial: **Other Car Wash**
Type of Industrial:
Institution Type:
Total Square footage: **11,798**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Jose Lazo (610-994-4612)

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Other Artesian Water Company**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**

Who is the Wastewater Service Provider: **Other New Castle County Department of Public Works**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
No

Tidal Wetlands
Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands
Are there Non-Tidal Wetlands?
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact
Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation
Have the wetlands been delineated?
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
N/A, reuse of existing aboveground basin

Open Space Details

Is there Open Space proposed for this project? **No**
Estimated acres of Open Space proposed:
What kind of Open Space?
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
417
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
0%

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
Reuse of existing driveway access onto Sunset Lake Rd and Pulaski Highway (via cross access)

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops

Currently exist?	Yes	Yes	No
Type existing	Within Right-of-Way	Within Right-of-Way	
Proposed to add?	Yes	No	
Type proposed	Internal		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**
If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

EXPLORATORY PLAN: MINOR LAND DEVELOPMENT PLAN
FOR
SPOTLESS CAR WASH - BEAR
PENCADER HUNDRED - NEW CASTLE COUNTY
DELAWARE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEVELOP THE SUBJECT PARCEL 11-028.00-001 AS A CAR WASH FACILITY, TOTAL FOOTPRINTS OF 11,538 SF, WITH ASSOCIATED PARKING, UTILITIES, AND LANDSCAPING IMPROVEMENTS.
2. THE TOPOGRAPHIC AND BOUNDARY INFORMATION DEPICTED ON THIS PLAN IS FROM SURVEY PREPARED BY BOWMAN CONSULTING TITLED ALTA/NSPS LAND TITLE SURVEY DATED 08/03/2024.
3. REFER TO ALTA SURVEY FOR SOURCE OF TITLE, EXISTING EASEMENTS, AND DEED RESTRICTIONS.
4. WATER SUPPLY IS AVAILABLE AND PROVIDED BY ARTESIAN WATER COMPANY. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
5. EXISTING SEWER CAPACITY WILL SERVE LETTERS ARE BEING COORDINATED WITH THE NEW CASTLE COUNTY DEPARTMENT OF PUBIC WORKS. SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN OR CREATED BY THIS PLAN. SEWER IS PUBLICLY OWNED.
6. THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 10003002330L, EFFECTIVE 01/22/2020. ACCORDING TO DATA COMPILED BY DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, 2006, THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA.
7. ACCORDING TO NEW CASTLE COUNTY WATER RESOURCE PROTECTION AREA MAP 1, DATED 1987 AND LAST REVISED MARCH 2022, THIS SITE IS NOT WITHIN WATER RESOURCE PROTECTION AREA (WRPA).
8. A WETLANDS INVESTIGATION WAS CONDUCTED BY BL COMPANIES, DATED 11/28/2024. WETLANDS WERE NOT FOUND ON THE SUBJECT PROPERTY..
9. THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR LAND DEVELOPMENT PLAN, ROUTE 40/72 COMMERCIAL SITE DATED 04/15/1998 LAST REVISESD 05/22/1998, AND RECORDED ON 08/05/1998 IN THE RECORDER OF DEEDS IN AND FOR THE NEW CASTLE COUNTY, STATE OF DELAWARE, IN MICROFILM NO. 13621, AS REVISED PURSUANT TO RECORD SUBDIVISION PLAN ROUTE 40/72 COMMERCIAL SITE, RECORDED ON 04/16/1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, DELAWARE, IN MICROFILM NO. 13825.
10. THERE ARE NO WATERBODIES OR WATERCOURSES LOCATED ON THE SITE.
11. NO DEBRIS IS TO BE BURIED ON THIS SITE.
12. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED AND MAINTAINED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE PROTECTION REGULATIONS.
13. ALL COMMON FACILITIES, INCLUDING BUT NOT LIMITED TO PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, STORMWATER MANAGEMENT AREAS AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
14. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION (DELDOT) AND WILL BE SUBJECT TO ITS APPROVAL.
15. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE, EXCLUSIVE OF ANY REFORESTATION REQUIRED BY THE COUNTY CODE.
16. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING, AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
17. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
18. NO LANDSCAPING SHALL BE ALLOWED WITHIN RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT CORPORATION MANUAL.
19. UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
20. THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
21. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ AT INSTRUMENT NO. _____.
22. ADA ACCESSIBLE RAMPS AND CROSSWALKS SHALL BE PROVIDED WHERE ACCESSIBLE ROUTES ARE INTENDED TO OR CROSS PARKING LOTS, VEHICULAR ACCESS AISLEWAYS, AND BUS STOPS.
23. THERE ARE NO STEEP SLOPES AREAS ON THE SITE.
24. THERE ARE NO HISTORIC RESOURCES ON SITE. EXISTING BUILDING SLAB TO BE REUSED.
25. NO TRUCK LOADING IS REQUIRED OR PROPOSED AS PART OF THE PROJECT IMPROVEMENTS.

SITE NOTES

1.	APPLICATION NUMBER:	
2.	TAX PARCEL NUMBER:	1102800001
3.	SITE ADDRESS:	1999 PULASKI HIGHWAY BEAR, DE 19701
4.	ADDRESSES & LEGAL OWNERS	1999 PULASKI HIGHWAY LLC & L LEE PROPERTIES INC 276 JACKSON ROAD COCHRANVILLE, PA 19330
5.	NUMBER OF LOTS:	EXISTING: 1 PROPOSED: 1
6.	EXISTING ZONING:	CR (COMMERCIAL REGIONAL)
	PROPOSED ZONING:	CR (COMMERCIAL REGIONAL)
7.	BENCHMARK:	IRON PIN AND CAP N: _____ E=: _____ EL=: _____
8.	DATUM:	HORIZONTAL: NAD 83 VERTICAL: NAVD 88
9.	SITE ACREAGE - EXISTING:	± 1.38 ACRES
	PROPOSED:	±1.38 ACRES
10.	MONUMENTS - EXISTING:	CONCRETE MONUMENTS FOUND 2 IRON PINS FOUND 2 REBARS FOUND 1
	PROPOSED:	CONCRETE MONUMENTS 2 IRON PINS 2 REBARS 1
11.	FIRE HYDRANTS - EXISTING:	1
	PROPOSED	1

AREA CALCULATION:

DEVELOPMENT LOT (±1.38 AC) EXISTING (AC)
BUILDINGS: 11,338 S.F. - ±0.26 ACRES (18.8%)
OTHER IMPERVIOUS: 33,253 S.F. - ±0.76 ACRES (55.0%)
OPEN SPACE: 15,861 S.F. - ±0.36 ACRES (26.2%)

DEVELOPMENT LOT (±1.38 AC) PROPOSED (AC)
BUILDINGS: 11,798 S.F. - ±0.27 ACRES (19.6%)
OTHER IMPERVIOUS: 31,709 S.F. - ±0.73 ACRES (52.4%)
OPEN SPACE: 17,205 S.F. - ±0.39 ACRES (28.5%)

NET DECREASE OF IMPERVIOUS = 1,144 S.F. - ±0.03 ACRES (2.222%)

12.
13.

14. PARKING:
PARKING REQUIRED:
CAR WASH: 4 PARKING SPACES/1,000 S.F. GFA + 12 STACKING SPACES/BAY + 2 DRYING SPACES (11,798 S.F./1,000 S.F.)* 4 + 12 * 3 + 2 47 PARKING SPACES + 36 STACKING SPACES + 2 DRYING SPACES
PARKING PROVIDED: 11 PARKING SPACES (INCLUDING 1 H.C. VAN ACCESSIBLE SPACE) + 13 STACKING SPACES + 2 DRYING SPACES

BICYCLE SPACES: REQUIRED: 1 PER 10 PARKING SPACES. MAX. 20 SPACES = 13/10 = 2 SPACES PROVIDED: 2 BICYCLE SPACES

15. FRONTAGE ROAD: CLASSIFICATION:

	PULASKI HIGHWAY	SUNSET LAKE ROAD
POSTED SPEED LIMIT:	PRINCIPAL ARTERIAL 50 MPH	MINOR ARTERIAL 40 MPH
LEGNTH ALONG PUBLIC R.O.W.	145.94 FT. PUBLIC	279.33 FT. PUBLIC

TABLE 40.04.110 A. DISTRICT AND BULK STANDARDS

DISTRICT STANDARDS

CR (COMMERCIAL REGIONAL)

	ZONING DISTRICT & DEVELOPMENT TYPE	MINIMUM OSR/LSR	DENSITY		FLOOR AREA RATIO		UTILITIES (ONSITE, PUBLIC)
			MAX. GROSS	MAX. NET	MAX. GROSS	MAX. NET	
REQUIRED	OTHER COMMERCIAL	0.20	N/A	N/A	0.37	0.47	P
PROPOSED	OTHER COMMERCIAL	0.29	N/A	N/A	0.24	0.31	P

TABLE 40.04.110 B. DISTRICT AND BULK STANDARDS

LOT AND BUILDING STANDARDS

CR (COMMERCIAL REGIONAL)

	MINIMUM						MAXIMUM
	LOT AREA	LOT WIDTH (FEET)	STREET YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	PAVING STREET YARD/OTHER YARD (FEET)	UNIT MIX (%)	BUILDING HEIGHT (FEET)
REQUIRED	1 ACRES	100	15	20	20	25 / 5	N/A	50
PROPOSED	1.38 ACRES	163	62	73	37	4 / 3	N/A	EXISTING TO REMAIN

TABLE 40.04.110 C. DISTRICT AND BULK STANDARDS

STORAGE AND COMMENTS

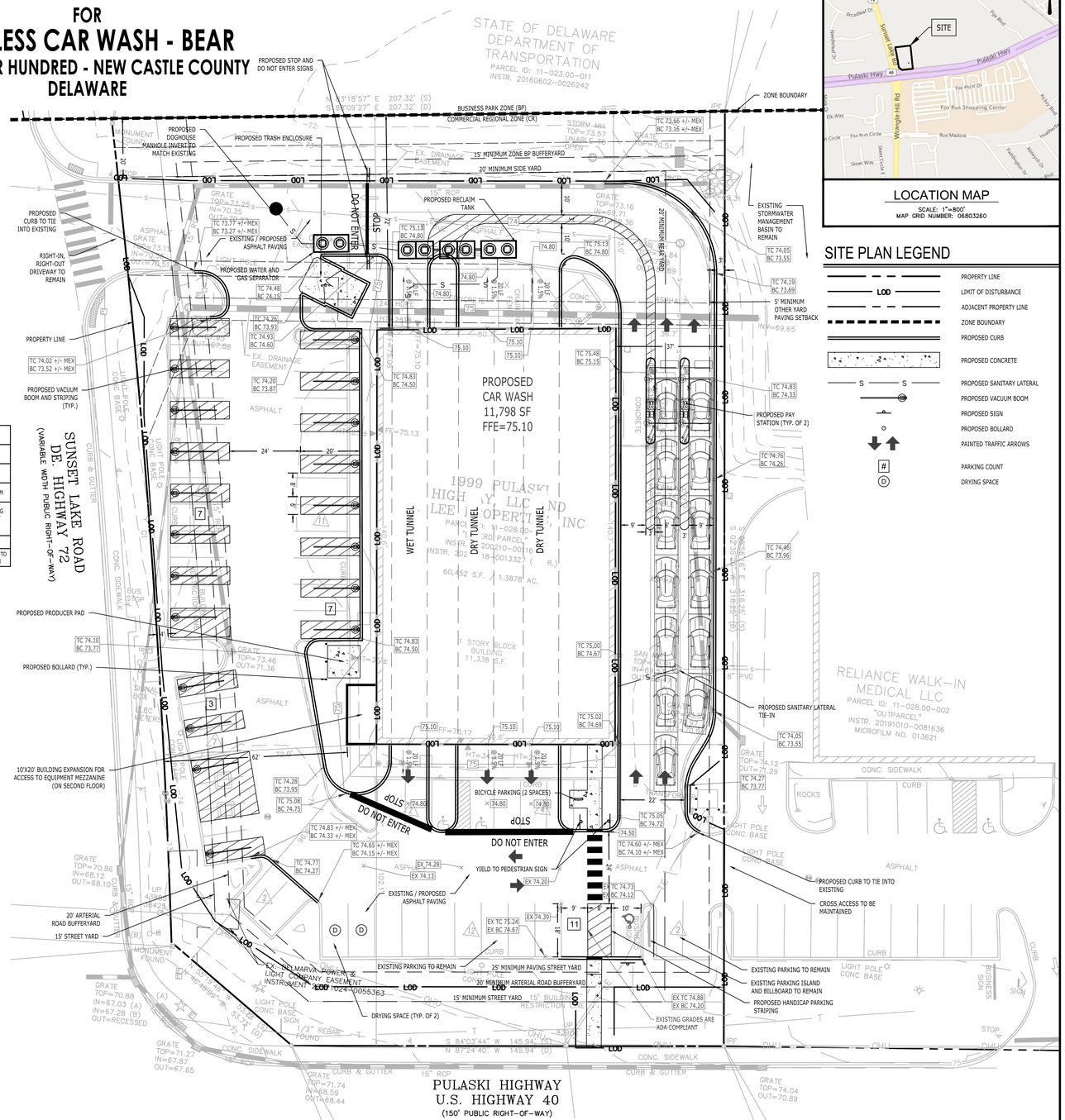
CR (COMMERCIAL REGIONAL)

	EXTERIOR STORAGE	NOTES
	PERCENT OF LOT AREA	* FOR BUILDINGS OVER 50 FEET, SEE SECTION 40.04.110 C
MAXIMUM	15	
PROPOSED	0	

SANITARY SEWER DATA

AVERAGE ESTIMATED FLOW: 6,092 GPD

THE PURPOSE OF THIS PLAN IS TO DEVELOP THE SUBJECT PROPERTY (PARCEL 1102800001) AS A 11,798 SF CAR WASH FACILITY WITH ASSOCIATED PARKING.



LOCATION MAP
SCALE: 1"=800'
MAP GRID NUMBER: 06803260

SITE PLAN LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- ADJACENT PROPERTY LINE
- ZONE BOUNDARY
- PROPOSED CURB
- PROPOSED CONCRETE
- S — S — PROPOSED SANITARY LATERAL
- PROPOSED VACUUM BOOM
- PROPOSED SIGN
- PROPOSED BOLLARD
- PAINTED TRAFFIC ARROWS
- # — PARKING COUNT
- D — DRYING SPACE

CERTIFICATION OF OWNERSHIP

I _____ HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY (1999 PULASKI HIGHWAY) WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

_____ _____
BRUCE BALICK DATE:
1999 PULASKI HIGHWAY LLC & L LEE PROPERTIES INC

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____
DATE GENERAL MANAGER
FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED _____ BY _____
DATE GENERAL MANAGER
FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

CERTIFICATION OF PLAN ACCURACY

I _____ HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

_____ _____
JOSE LAZO, P.E. DATE:
PROFESSIONAL ENGINEER WITH A BACKGROUND
IN CIVIL ENGINEER IN THE STATE OF DELAWARE

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King of Prussia, PA 19406
(610) 337-3630

JOSE LAZO LICENSE No. 16686 DELAWARE PROFESSIONAL ENGINEER

SPOTLESS CAR WASH - BEAR
1999 PULASKI HIGHWAY
BEAR, NEW CASTLE COUNTY, DE

No.	REVISIONS Date	Desc.

Designed	M.D.L.
Drawn	S.J.S.
Reviewed	A.J.B.
Scale	1"=20'
Project No.	2401637
Date	2024-11-26

CAD File: ESP-2401637-01

Title: EXPLORATORY PLAN

Sheet No. ESP-01
1 OF 1

11/27/2024, SSHAW, G:\JOBS\2401\01\2401637\DWG\ESP-2401637-01.DWG,ESP-01,
Xref (s): ..\XR\2401637-01 - 03001-01-041_1999 Pulaski Hwy ALTA-Clean - XC\2401637-01 - 03001-01-041_1999 Pulaski Hwy ALTA-Clean - XC\2401637-01

SURVEYED LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF NEW CASTLE, STATE OF DELAWARE, AND IS DESCRIBED AS FOLLOWS:

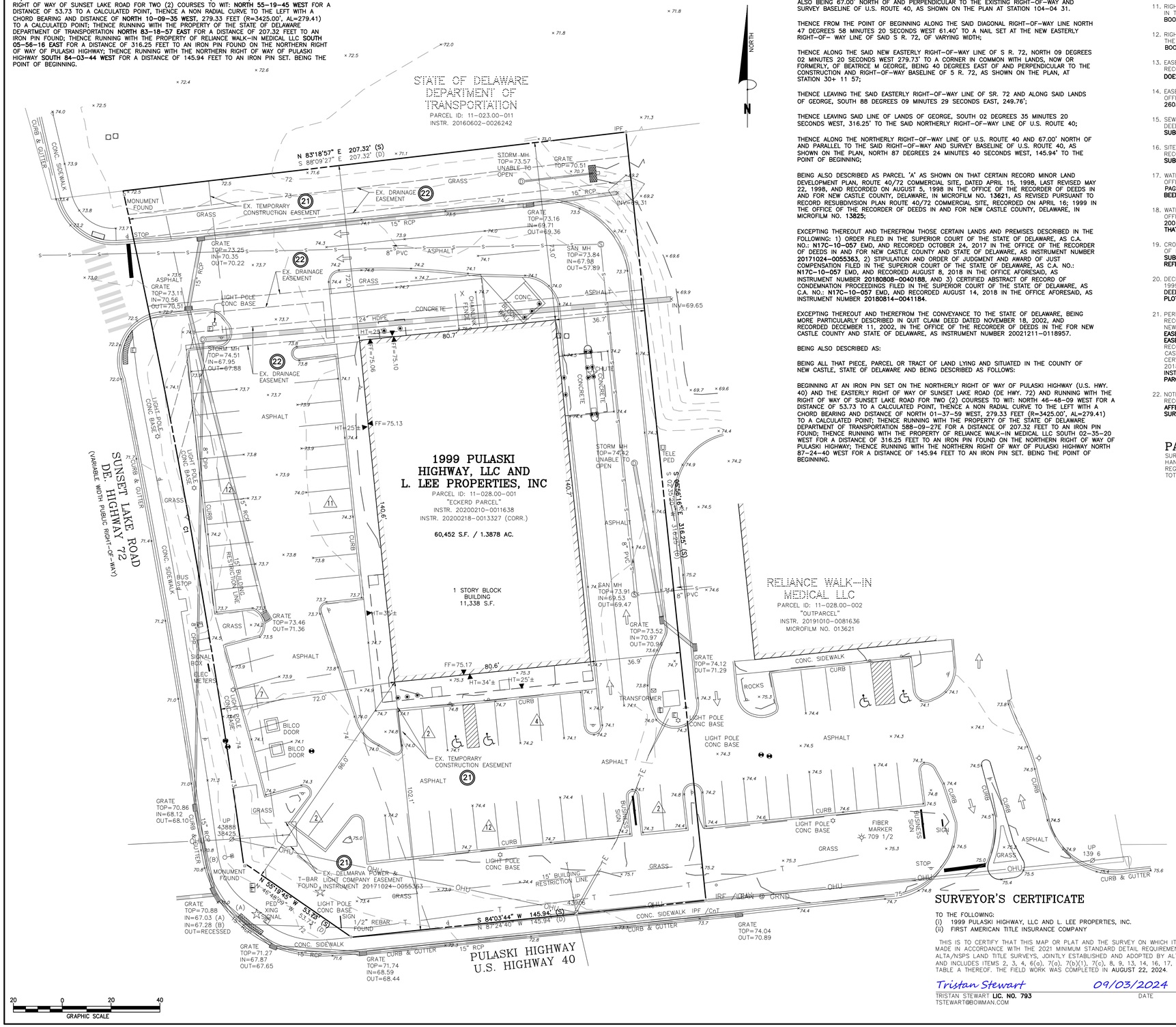
PARCEL A (FEE SIMPLE PARCEL):

BEING ALL THAT PIECE, PARCEL OR TRACT OF LAND LYING AND SITUATED IN THE COUNTY OF NEW CASTLE, STATE OF DELAWARE AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE NORTHERLY RIGHT OF WAY OF PULASKI HIGHWAY (U.S. HWY. 40) AND THE EASTERLY RIGHT OF WAY OF SUNSET LAKE ROAD (DE HWY. 72) AND RUNNING WITH THE RIGHT OF WAY OF SUNSET LAKE ROAD FOR TWO (2) COURSES TO WIT: **NORTH 55–19–45 WEST** FOR A DISTANCE OF 53.73 TO A CALCULATED POINT, THENCE A NON RADIAL CURVE TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF **NORTH 10–09–35 WEST**, 279.33 FEET **(R=3425.00', AL=279.41)** TO A CALCULATED POINT; THENCE RUNNING WITH THE PROPERTY OF THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION **NORTH 83–18–57 EAST** FOR A DISTANCE OF 207.32 FEET TO AN IRON PIN FOUND; THENCE RUNNING WITH THE PROPERTY OF RELIANCE WALK–IN MEDICAL LLC **SOUTH 05–56–16 EAST** FOR A DISTANCE OF 316.25 FEET TO AN IRON PIN FOUND ON THE NORTHERN RIGHT OF WAY OF PULASKI HIGHWAY; THENCE RUNNING WITH THE NORTHERN RIGHT OF WAY OF PULASKI HIGHWAY **SOUTH 84–03–44 WEST** FOR A DISTANCE OF 145.94 FEET TO AN IRON PIN SET. BEING THE POINT OF BEGINNING.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA ANGLE	TANGENT
C1 (S)	3425.00'	279.41'	N 10°09'35" W	279.33'	4°40'27"	139.78'
C1 (D)	3425.00'	279.41'	N 01°37'59" W	279.33'		



TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF NEW CASTLE, STATE OF DELAWARE, AND IS DESCRIBED AS FOLLOWS:

PARCEL A (FEE SIMPLE PARCEL):

BEGINNING AT A NAIL SET AT THE SOUTHEASTERLY END OF A DIAGONAL RIGHT–OF–WAY LINE JOINING THE NORTHERLY RIGHT–OF–WAY LINE OF U.S. ROUTE 40, 150 DEGREES IN WIDTH, WITH THE NEW EASTERLY RIGHT–OF–WAY LINE OF S R. 72 (ALSO KNOWN AS SUNSET LAKE ROAD), AS SHOWN ON A DELAWARE DEPARTMENT OF TRANSPORTATION RIGHT–OF–WAY PLAN, CONTRACT NUMBER 92–007–003, HEREINAFTER REFERRED TO AS THE PLAN; SAID POINT OF BEGINNING ALSO BEING 67.00' NORTH OF AND PERPENDICULAR TO THE EXISTING RIGHT–OF–WAY AND SURVEY BASELINE OF U.S. ROUTE 40, AS SHOWN ON THE PLAN AT STATION 104–04 31.

THENCE FROM THE POINT OF BEGINNING ALONG THE SAID DIAGONAL RIGHT–OF–WAY LINE NORTH 47 DEGREES 58 MINUTES 20 SECONDS WEST 61.40' TO A NAIL SET AT THE NEW EASTERLY RIGHT–OF– WAY LINE OF SAID S R. 72, OF VARYING WIDTH;

THENCE ALONG THE SAID NEW EASTERLY RIGHT–OF–WAY LINE OF S R. 72, NORTH 09 DEGREES 02 MINUTES 20 SECONDS WEST 279.73' TO A CORNER IN COMMON WITH LANDS, NOW OR FORMERLY, OF BEATRICE M GEORGE, BEING 40 DEGREES EAST OF AND PERPENDICULAR TO THE CONSTRUCTION AND RIGHT–OF–WAY BASELINE OF S R. 72, AS SHOWN ON THE PLAN, AT STATION 30+ 11 57;

THENCE LEAVING THE SAID EASTERLY RIGHT–OF–WAY LINE OF SR. 72 AND ALONG SAID LANDS OF GEORGE, SOUTH 88 DEGREES 09 MINUTES 29 SECONDS EAST, 249.76';

THENCE LEAVING SAID LINE OF LANDS OF GEORGE, SOUTH 02 DEGREES 35 MINUTES 20 SECONDS WEST, 316.25' TO THE SAID NORTHERLY RIGHT–OF–WAY LINE OF U.S. ROUTE 40;

THENCE ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF U.S. ROUTE 40 AND 67.00' NORTH OF AND PARALLEL TO THE SAID RIGHT–OF–WAY AND SURVEY BASELINE OF U.S. ROUTE 40, AS SHOWN ON THE PLAN, NORTH 87 DEGREES 24 MINUTES 40 SECONDS WEST, 145.94' TO THE POINT OF BEGINNING;

BEING ALSO DESCRIBED AS PARCEL 'A' AS SHOWN ON THAT CERTAIN RECORD MINOR LAND DEVELOPMENT PLAN, ROUTE 40/72 COMMERCIAL SITE, DATED APRIL 15, 1998, LAST REVISED MAY 22, 1998, AND OFFICE OF THE AUGUST 5, 1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, DELAWARE, IN MICROFILM NO. **13621**, AS REVISED PURSUANT TO RECORD RESUBDIVISION PLAN ROUTE 40/72 COMMERCIAL SITE, RECORDED ON APRIL 16; 1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, DELAWARE, IN MICROFILM NO. **13825**;

EXCEPTING THEREOUT AND THEREFROM THOSE CERTAIN LANDS AND PREMISES DESCRIBED IN THE FOLLOWING: 1) ORDER FILED IN THE SUPERIOR COURT OF THE STATE OF DELAWARE, AS C.A. NO.: **N17C–10–057** EMD, AND RECORDED OCTOBER 24, 2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AND STATE OF DELAWARE, AS INSTRUMENT NUMBER **20171024–0055363**, 2) STIPULATION AND ORDER OF JUDGMENT AND AWARD OF JUST COMPENSATION FILED IN THE SUPERIOR COURT OF THE STATE OF DELAWARE, AS C.A. NO.: **N17C–10–057** EMD, AND RECORDED AUGUST 8, 2018 IN THE OFFICE AFORESAID, AS INSTRUMENT NUMBER **20180808–0040188**, AND 3) CERTIFIED ABSTRACT OF RECORD OF CONDEMNATION PROCEEDINGS FILED IN THE SUPERIOR COURT OF THE STATE OF DELAWARE, AS C.A. NO.: **N17C–10–057** EMD, AND RECORDED AUGUST 14, 2018 IN THE OFFICE AFORESAID, AS INSTRUMENT NUMBER **20180814–0041184**.

EXCEPTING THEREOUT AND THEREFROM THE CONVEYANCE TO THE STATE OF DELAWARE, BEING MORE PARTICULARLY DESCRIBED IN QUIT CLAIM DEED DATED NOVEMBER 18, 2002, AND RECORDED DECEMBER 11, 2002, IN THE OFFICE OF THE RECORDER OF DEEDS IN THE FOR NEW CASTLE COUNTY AND STATE OF DELAWARE, AS INSTRUMENT NUMBER 20021211–0118957.

BEING ALSO DESCRIBED AS:

BEING ALL THAT PIECE, PARCEL OR TRACT OF LAND LYING AND SITUATED IN THE COUNTY OF NEW CASTLE, STATE OF DELAWARE AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE NORTHERLY RIGHT OF WAY OF PULASKI HIGHWAY (U.S. HWY. 40) AND THE EASTERLY RIGHT OF WAY OF SUNSET LAKE ROAD (DE HWY. 72) AND RUNNING WITH THE RIGHT OF WAY OF SUNSET LAKE ROAD FOR TWO (2) COURSES TO WIT: NORTH 46–48–09 WEST FOR A DISTANCE OF 53.73 TO A CALCULATED POINT, THENCE A NON RADIAL CURVE TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF NORTH 01–37–59 WEST, 279.33 FEET (R=3425.00', AL=279.41) TO A CALCULATED POINT; THENCE RUNNING WITH THE PROPERTY OF THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION S88–09–27E FOR A DISTANCE OF 207.32 FEET TO AN IRON PIN FOUND; THENCE RUNNING WITH THE PROPERTY OF RELIANCE WALK–IN MEDICAL LLC SOUTH 02–35–20 WEST FOR A DISTANCE OF 316.25 FEET TO AN IRON PIN FOUND ON THE NORTHERN RIGHT OF WAY OF PULASKI HIGHWAY; THENCE RUNNING WITH THE NORTHERN RIGHT OF WAY OF PULASKI HIGHWAY NORTH 87–24–40 WEST FOR A DISTANCE OF 145.94 FEET TO AN IRON PIN SET. BEING THE POINT OF BEGINNING.

TITLE COMMITMENT SCHEDULE B, SECTION II REVIEW

THE FOLLOWING EXCEPTIONS AS LISTED IN SCHEDULE B, PART II OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY **FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS–1226986–MD61, DATED JULY 23, 2024 AT 8:00AM**, WERE REVIEWED AND ADDRESSED WITH RESPECT TO THE SURVEYED PROPERTY AS FOLLOWS:

ITEMS 1–9, PERTAIN TO THE SURVEYED PROPERTY BUT ARE NOT SURVEY MATTERS

10. RIGHT OF WAY TO DELAWARE POWER AND LIGHT COMPANY, RECORDED MARCH 22, 1945 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY IN **DEED BOOK V–44, PAGE 512**. **DOES NOT AFFECT SUBJECT PROPERTY**

11. RIGHT OF WAY TO DELAWARE POWER AND LIGHT COMPANY, RECORDED SEPTEMBER 26, 1945 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY IN **DEED BOOK N–45, PAGE 69**. **DOES NOT AFFECT SUBJECT PROPERTY**

12. RIGHT OF WAY TO DELAWARE POWER AND LIGHT COMPANY, RECORDED JULY 27, 1955 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY IN **DEED BOOK S–56, PAGE 309**. **DOES NOT AFFECT SUBJECT PROPERTY**

13. EASEMENT TO DELMARVA POWER AND LIGHT COMPANY, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY. IN **DEED BOOK T–84, PAGE 770**. **DOES NOT AFFECT SUBJECT PROPERTY**

14. EASEMENT TO DELMARVA POWER AND LIGHT COMPANY, RECORDED MARCH 8, 1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY. IN **DEED BOOK 2603, PAGE 224**. **AFFECTS SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE**

15. SEWER AGREEMENT RECORDED DECEMBER 11, 1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY IN **DEED BOOK 2554, PAGE 199**. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE**

16. SITE DEVELOPMENT CONSTRUCTION AGREEMENT RECORDED MARCH 15, 1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY IN **DEED BOOK 2606, PAGE 323**. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE**

17. WATER AGREEMENT WITH ARTESIAN WATER COMPANY, INC., RECORDED MARCH 17, 1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY IN **DEED BOOK 2608, PAGE 114**. **NO LONGER AFFECTS SUBJECT PROPERTY, AGREEMENT REFERENCES AN AREA THAT HAS BEEN DEDICATED TO DEPARTMENT OF TRANSPORTATION**

18. WATER AGREEMENT WITH ARTESIAN WATER COMPANY, INC., RECORDED AUGUST 13, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AS **INSTRUMENT NO. 20010813–0065429**. **NO LONGER AFFECTS SUBJECT PROPERTY, AGREEMENT REFERENCES AN AREA THAT HAS BEEN DEDICATED TO DEPARTMENT OF TRANSPORTATION**

19. CROSS EASEMENT AGREEMENT RECORDED JULY 28, 1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY IN **DEED BOOK 2483, PAGE 166**. **BENEFITS SUBJECT PROPERTY, BLANKET IN NATURE, ALLOWS ACCESS TO ROADWAYS. ALSO REFERENCES A SHARED STORMWATER MANAGEMENT AREA.**

20. DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS RECORDED JUNE 3, 1999 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY IN **DEED BOOK 2652, PAGE 250**. **AFFECTS SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE**

21. PERMANENT AND TEMPORARY CONSTRUCTION EASEMENTS AS CONTAINED IN THE ORDER RECORDED OCTOBER 24, 2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AS **INSTRUMENT NO. 20171024–0055363 PERMANENT DELMARVA EASEMENT SHOWN, DEDICATION AREA REMOVED, UNABLE TO SHOW TEMPORARY CONSTRUCTION EASEMENT AS DESCRIPTION IS INCOMPLETE**, THE STIPULATION AND ORDER OF JUDGMENT RECORDED AUGUST 8, 2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AS **INSTRUMENT NO. 20180808–0040188 DOCUMENT NOT INCLUDED**, AND CERTIFIED ABSTRACT OF RECORD OF CONDEMNATION PROCEEDINGS RECORDED AUGUST 14, 2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AS **INSTRUMENT NO. 20180814–0041184 ITEMS LISTED ARE NOT DESCRIBED, AFFECTS SUBJECT PARCEL.**

22. NOTES, EASEMENTS AND RESTRICTIONS ON SUBDIVISION PLAT OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY IN MICROFILM NO'S **13621** AND **13825**. **AFFECTS SUBJECT PROPERTY, APPLICABLE ITEMS ON THESE DOCUMENTS SHOWN ON SURVEY IN THE SURVEYED AREA.**

PARKING TABULATION

SURFACE PARKING

HANDICAP PARKING	2
REGULAR PARKING	52
TOTAL	54

NOTES

1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED AT **PARCEL #1102800001.**
2. THE SURVEYED PROPERTY IS NOW IN THE NAME OF **1999 PULASKI HIGHWAY LLC & L LEE PROPERTIES INC, INSTRUMENT 20200210–0011638, INSTRUMENT 20200218–0013327 (CORR).**
3. BEARINGS AND NORTH MERIDIAN ARE REFERENCED DELAWARE STATE PLANE 1983(2011).
4. THE PROPERTIES SHOWN HEREON LIES IN **ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR NEW CASTLE, DELAWARE, MAP NUMBER 10003C0230L, MAP DATED JANUARY 22, 2020.**
5. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS, IS CORRECTLY SHOWN.
6. ALL EASEMENTS AND RIGHTS–OF–WAYS APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY, OR AS IDENTIFIED IN SCHEDULE B – SECTION II OF THE COMMITMENT FOR TITLE ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
7. IN REFERENCE TO TABLE "A" ITEM 6(a), THE PROPERTY IS CURRENTLY ZONED **CR – COMMERCIAL REGIONAL** AS OBTAINED BY THE **NEW CASTLE COUNTY** ZONING MAP. NO ZONING REPORT PROVIDED.
8. IN REFERENCE TO TABLE "A" ITEM 16, NO EVIDENCE OF EARTH MOVING AND CONSTRUCTION WAS OBSERVED DURING CONDUCTING THE FIELD WORK.
9. IN REFERENCE TO TABLE "A" ITEM 17, THERE ARE NO PROPOSED CHANGES IN RIGHT–OF WAY PROVIDED OR OBSERVED AT TIME OF SURVEY.
10. THE PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT.
11. THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITHOUT ANY GAPS OR GORES
12. **THERE ARE NO VISIBLE ENCROACHMENTS, EITHER ONTO THE SUBJECT PROPERTY OR ADJACENT PROPERTIES BY BUILDINGS OR OTHER IMPROVEMENTS.**
13. PROPERTY HAS DIRECT ACCESS TO SUNSET LAKE ROAD AND INDIRECT ACCESS TO PULASKI HIGHWAY, BOTH DEDICATED PUBLIC RIGHT OF WAYS.
14. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
15. (S) = SURVEYED BEARINGS/DISTANCES
    (D) = DEED BEARINGS/DISTANCES



VICINITY MAP
SCALE: NTS

LEGEND

- ADA RAMP
- BOLLARD
- CLEANOUT
- DOOR/ELEVATION
- ELECTRIC BOX
- GUY WIRE
- HANDICAP SPACE
- HYDRANT
- LIGHT POLE
- MAILBOX
- MARKER (UTILITY)
- MISCELLANEOUS FEATURE
- PARKING COUNT
- SANITARY MANHOLE
- SIAMESE CONNECTION
- SIGN
- STORM GRATE
- STORM MANHOLE
- TRAFFIC SIGNAL POLE
- UTILITY PEDESTAL
- UTILITY POLE
- WATER VALVE
- X — FENCE LINE
- OHU — OVERHEAD WIRES
- T — UNDERGROUND COMMUNICATIONS LINE
- E — UNDERGROUND ELECTRIC LINE
- S — UNDERGROUND SANITARY LINE
- W — UNDERGROUND WATER LINE

SURVEYOR'S CERTIFICATE

TO THE FOLLOWING:
(i) 1999 PULASKI HIGHWAY, LLC AND L. LEE PROPERTIES, INC.
(ii) FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN **AUGUST 22, 2024**.

Tristan Stewart 09/03/2024

TRISTAN STEWART **LIC. NO. 793** DATE
TSTEWART@BOWMAN.COM

REGISTERED No. 793 DELAWARE

ALTA/NSPS LAND TITLE SURVEY
ON THE LAND OF
1999 PULASKI HIGHWAY, LLC AND L. LEE PROPERTIES, INC
INSTRUMENT 20200210–0011638
INSTRUMENT 20200218–0013327 (CORR)
PENCADER HUNDRED
NEW CASTLE COUNTY, DELAWARE

SCALE: 1" = 20' DATE: AUGUST 3, 2024

REVISION

Bowman
Bowman
101 South Street, S.E.
Leesburg, Virginia 20175
Phone: (703) 443-2400
Fax: (703) 443-2425
www.bowmanconsulting.com

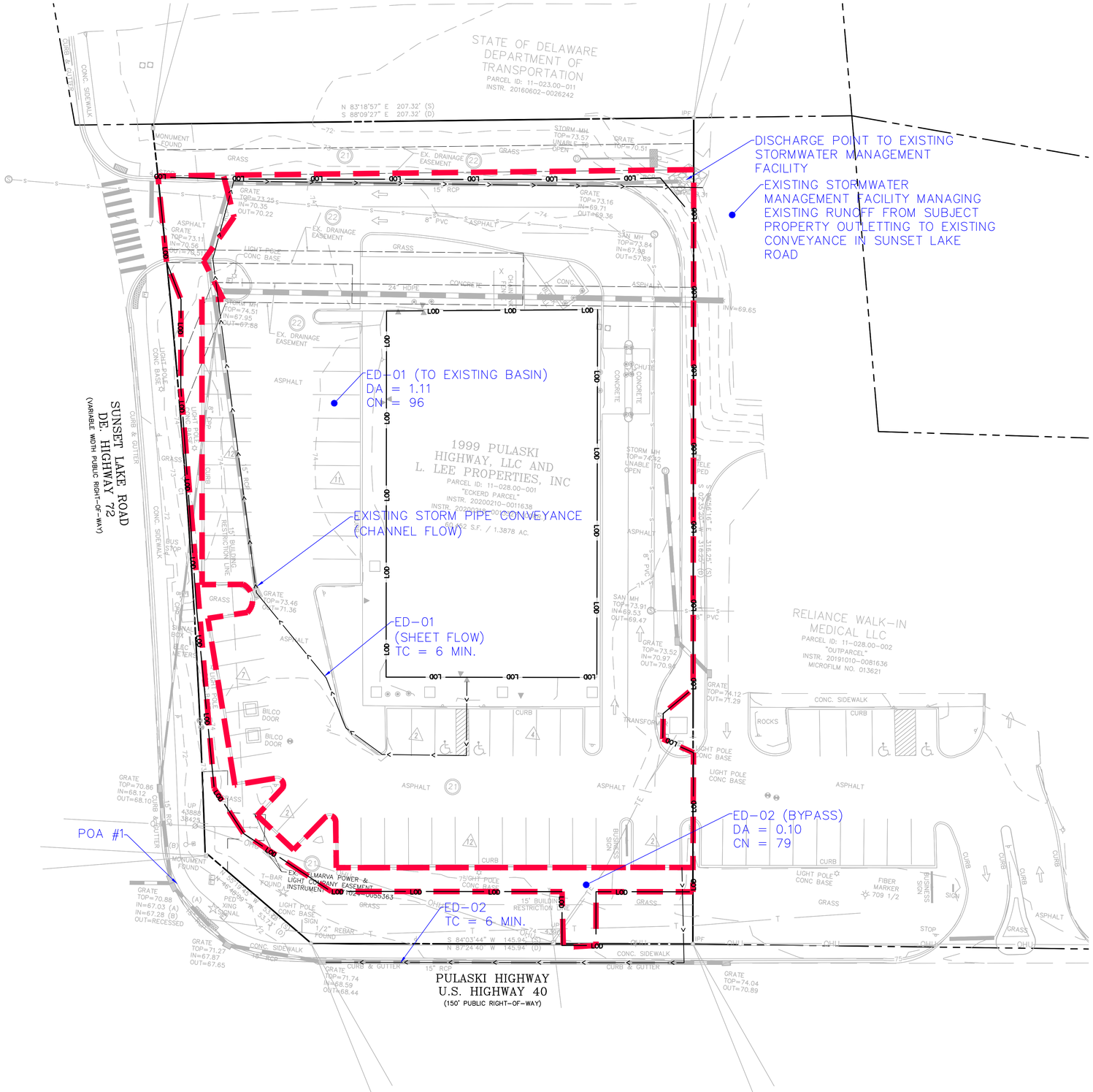
© Bowman

DWG: W:\030921\001-041\CAD\030921-001-041_ALTA.dwg BY: TS CHK: TMS QC:
BCG PROJECT NO: 030747–01–001 TASK: 0001 COUNTY REF NO: SHEET 1 OF 1

030921-01-041_1999 PULASKI HWY ALTA

DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- EXISTING CONTOUR LINE
- SOIL BOUNDARY LINE
- DRAINAGE BOUNDARY
- TIME OF CONCENTRATION PATH



Architecture
Engineering
Environmental
Land Surveying

BL Companies

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Suite 104
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(610) 337-3630

JOSE I. LAZO
LICENSED
No. 16686
DELAWARE
PROFESSIONAL ENGINEER

SPOTLESS CAR WASH - BEAR

1999 PULASKI HIGHWAY
BEAR, NEW CASTLE COUNTY, DE

REVISIONS

No.	Date	Desc.

Designed	M.D.L.
Drawn	S.J.S.
Reviewed	A.J.B.
Scale	1"=20'
Project No.	2401637
Date	2024-11-26

CAD File:
ED2401637-01

Title

PRE DEVELOPMENT DRAINAGE AREA MAP

Sheet No.

DA-1

1 OF 1

Xref (s) : XB2401637-01 ; XC2401637-01 ; 030921-04-L_1999 Pulaski Hwy ALTA-Chan ; XC2401637-40

11/26/2024, MKRAVITZ, G:\JOBS\24\1624016371\DWG\ED2401637-01.DWG, ED-01,

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EROSION CONTROL LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SF — STANDARD SILT FENCE
- SENSITIVE AREA PROTECTION FENCING
- CONCRETE WASHOUT
- IP — INLET FILTER BAG
- MATERIAL STOCK PILE

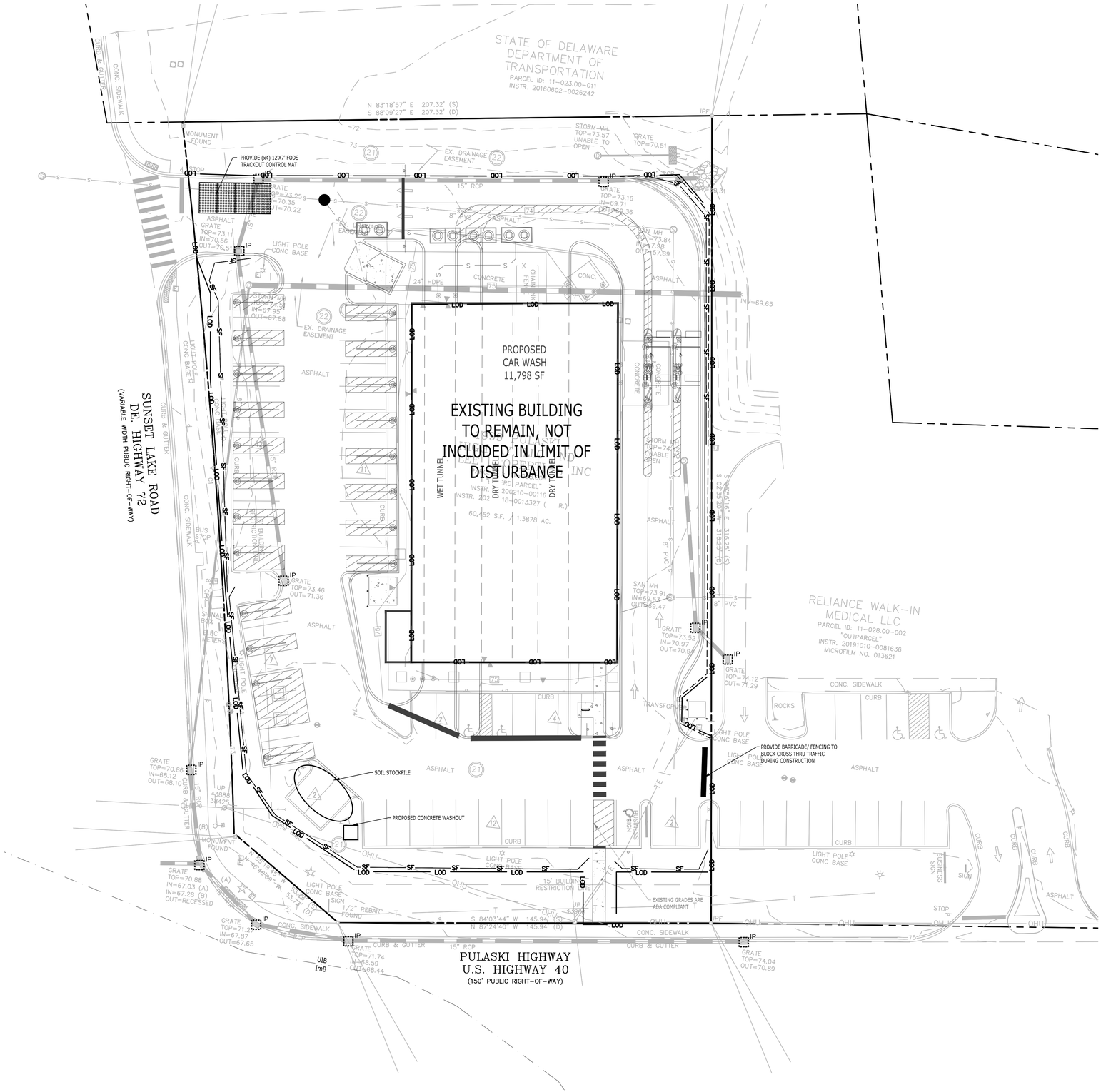
AREA OF DISTURBANCE

TOTAL LOT AREA: 1.39 AC
TOTAL DISTURBED AREA: 0.95 AC

SITE SOIL TYPE

UIB UNICORN LOAM

*ENTIRE SITE UNDERLAIN BY UIB SOIL TYPE



GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

Architecture
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SPOTLESS CAR WASH - BEAR

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Reviewed	A.J.B.
Scale	1"=20'
Project No.	2401637
Date	2024-11-26
CAD File: EC2401637-01	

Title

EROSION AND SEDIMENT CONTROL PLAN

Sheet No.

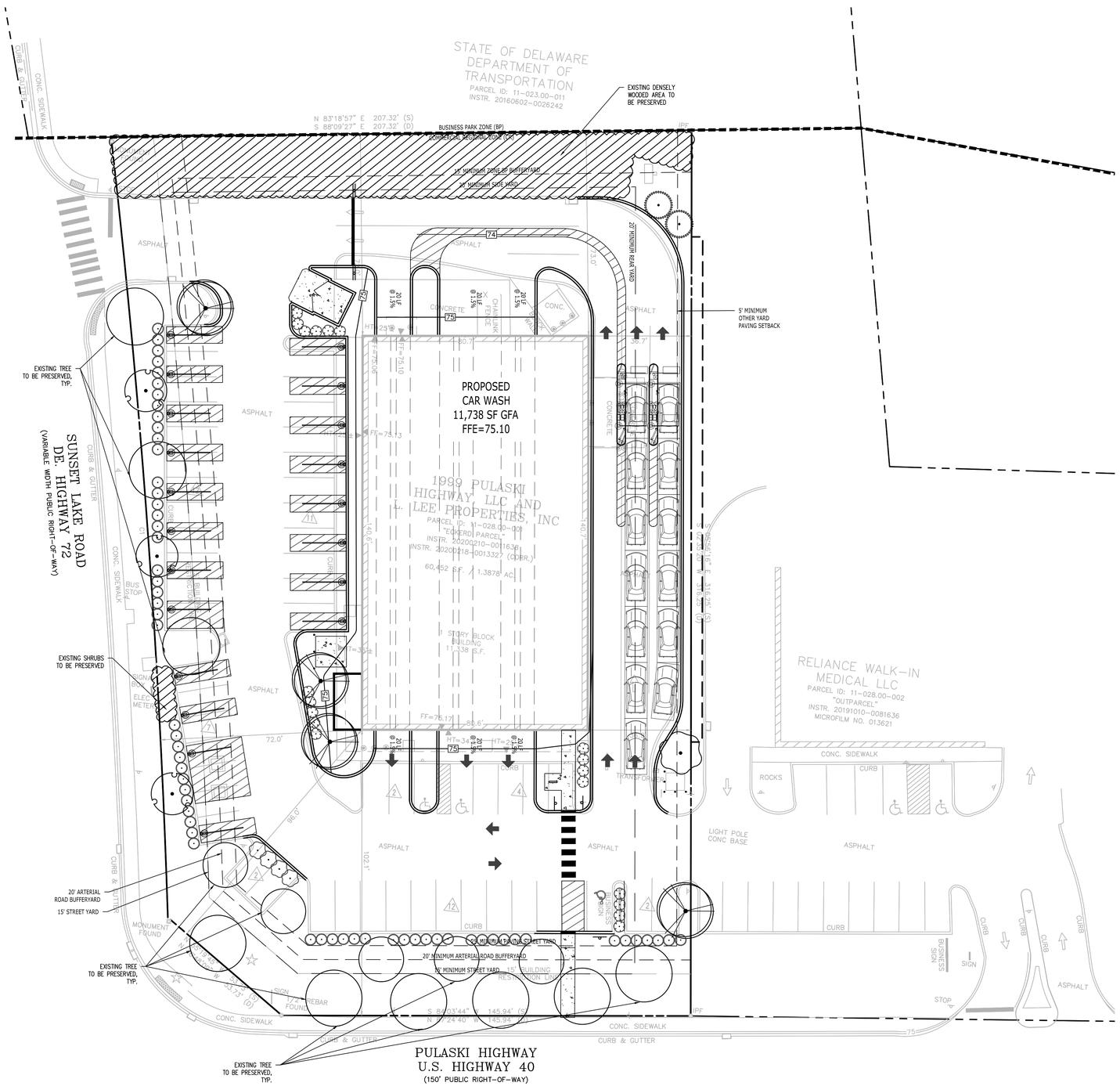
EC-01

1 OF 1

Xref (s): - XREF\2401637-01 - 03092-01-SHT_1999 Pulaski Hwy ALTA-Client - XC2401637-21 - XC2401637-20 - XC2401637-40

11/18/2024, MKRAVITZ, G:\JOBS\2401\01\2401637\DWG\EC2401637-01.DWG,ESP-01

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PLANT SCHEDULE BUFFER

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
UNDERSTORY TREES						
	CF	3	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5"-2" CAL.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS						
	IG	61	ILEX GLABRA	INKBERRY HOLLY	---	48" o.c.
	VD	4	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	---	72" o.c.

PLANT SCHEDULE PARKING LOT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
SHADE TREE						
	AO	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2-2.5" CAL.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS						
	IV	15	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	---	48" o.c.

PLANT SCHEDULE LOT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
EVERGREEN TREES						
	IA	2	ILEX OPACA	AMERICAN HOLLY	5'-6' HT.	
UNDERSTORY TREES						
	CC	1	CERCIS CANADENSIS	EASTERN REDBUD	1.5"-2" CAL.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS						
	IV	4	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	---	48" o.c.

LANDSCAPE CODE REQUIREMENTS

LOCATION: 1999 Route US 40. Bear, DE 19701

ZONES: COMMERCIAL REGIONAL (CR) ZONE

USE: CAR WASH (PERMITTED USE)

NCCC	Item	Required Planting Quantities	Proposed	Variance
Sec. 40.04.241	**Site Afforestation Ratio**	60,451 total sf x 0.15 = 9,067 sf required	4428 preserved wooded area	TBD
Sec. 40.23.120 & Sec. 40.04.220	**On-Lot Landscaping** 8 PU/ac per table 40.04.111A	2408 sf=0.06 ac of on lot-landscaping area 0.06 x 8=0.44 PU required 0.44 PU Type 3 = 1 understory, 2 evergreen trees and 4 shrubs	1 understory 2 evergreen trees 4 shrubs	NO
Sec. 40.23.130	**Parking Lot Landscaping** 1 PU/12 space	30 spaces /12= 2.5 PU; PU Type 5 = 5 canopy tree and 15 shrubs (1.5' to 3' high)	2.5 1 existing canopy tree with 4 proposed canopy trees 15 shrubs (1.5' to 3' high)	NO
Sec. 40.23.140 & Sec. 40.04.220	**Buffer Yard Landscaping**			
	301 ft. frontage along Sunset Lake Rd	min. 20 ft. wide, planted with 0.4 opacity	width as it is 2 existing trees with 3 proposed understory trees 3 existing shrubs with 40 proposed shrubs	TBD
	145 ft. frontage along Pulaski Highway	min. 20 ft. wide, planted with 0.4 opacity	width as it is 4 existing trees 25 proposed shrubs	TBD
	94 ft. adjoining CR	N/A	N/A	NO
	207 ft. adjoining BP	min. 15 ft. wide, planted with 0.2 opacity	Existing 22 ft wide densely wooded area to be preserved	NO
Sec. 40.23.151	**Street Tree**			
	301 ft. frontage along Sunset Lake Rd	301/40=7.5 street trees	3 existing trees to be preserved	TBD
	145 ft. frontage along Pulaski Highway	145/40=3.6 street trees	4 existing trees to be preserved	NO

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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SPOTLESS CAR WASH - BEAR
1999 PULASKI HIGHWAY
BEAR, NEW CASTLE COUNTY, DE

REVISIONS
No. Date Desc.

Designed	M.D.L.
Drawn	S.J.S.
Reviewed	A.J.B.
Scale	1"=20'
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Date	2024-11-26
CAD File: C2401637-S0	

Title
LANDSCAPE PLAN

Sheet No.
LL-1.1

11/22/2024, MORAVITZ, G:\JOBS\2401\01\2401637\DWG\C2401637-S0_DWG-LL-1.1.
Xref Dp: ; XR2401637-01 ; XC2401637-10 ; X0932-01-04_1999 Pulaski Hwy ALTA-Clean ; XC2401637-20 ; XL2401637-10
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PUBLIC PRE CHECK Results for State Parcel(s): 1102800001

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

DE FIRM: Issues Found

WRPA: No Issues Found

Well Head Protection Areas: No Issues Found

Tax Ditch Segments: No Issues Found

Tax Ditch ROWs: No Issues Found

Soils - Sussex County: No Issues Found

Soils - New Castle County: No Issues Found

Soils - Kent County: No Issues Found

Park Facilities: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

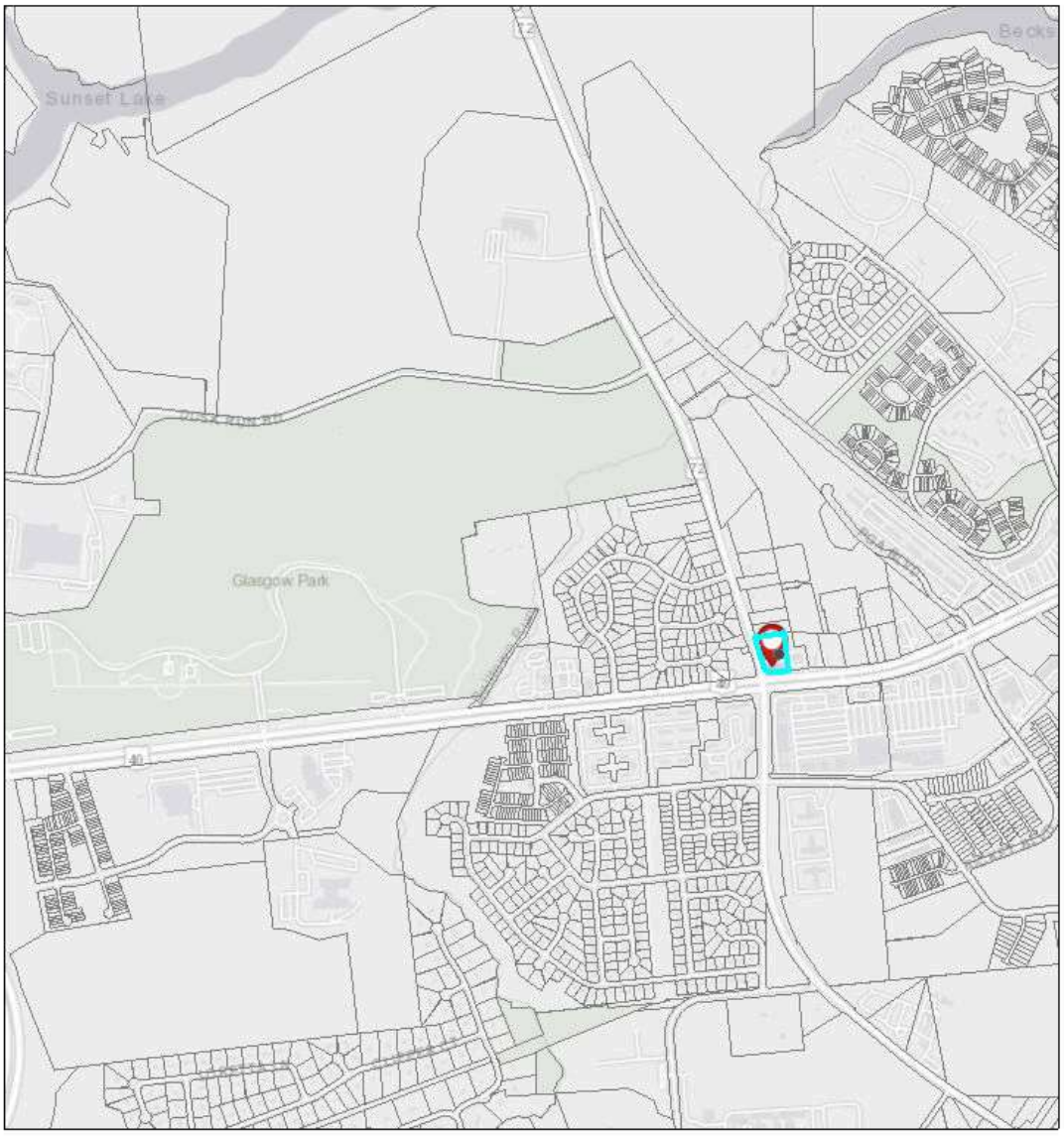
Aglands Preservation Districts: No Issues Found

Wetlands: No Issues Found

Screening Report - 1999 Pulaski Highway, Bear, DE

Area of Interest (AOI) Information

Jan 9 2025 9:01:41 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	N/A	N/A
DE_StateParcels - State Parcels	1	N/A	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	N/A	N/A
SIRB Project Areas	0	N/A	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	N/A	N/A
Land and Water Conservation Fund	0	N/A	N/A
Bay Area No Build Line	0	N/A	N/A
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	N/A	N/A
Soils New Castle County	1	N/A	N/A
Soils Sussex County	0	N/A	N/A
Tax Ditch Maximum ROWs	0	N/A	N/A
Tax Ditch Segments	0	N/A	N/A
2017 High Water Mark (not regulatory)	0	N/A	N/A
2017 High Marsh (not regulatory)	0	N/A	N/A
2017 Low Marsh (not regulatory)	0	N/A	N/A
2017 Wetlands (not regulatory)	0	N/A	N/A
Recharge Areas	0	N/A	N/A
Class A Wellhead 150ft Radius	0	N/A	N/A
Class A Wellhead	0	N/A	N/A
Class A Wellhead Transient, Non-Community Wells	0	N/A	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	N/A	N/A
WRPA Class B Wellhead	0	N/A	N/A
WRPA Class C Wellhead	0	N/A	N/A
Cockeysville	0	N/A	N/A
Cockeysville Drainage Basin	0	N/A	N/A
Erosion Prone Soils	0	N/A	N/A
WRPA Floodplains	0	N/A	N/A
Base Flood Elevation	0	N/A	N/A
Transect	0	N/A	N/A
Cross Sections	0	N/A	N/A
Stream Centerline Segments	0	N/A	N/A
FEMA Flood Maps	1	N/A	N/A
Preliminary FEMA Flood Maps	0	N/A	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1102800001	1.52	N/A

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Unicorn loam, 2 to 5 percent slopes	N/A

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	N/A

Preliminary Land Use Service (PLUS)

2025-02-04 Spotless Carwash



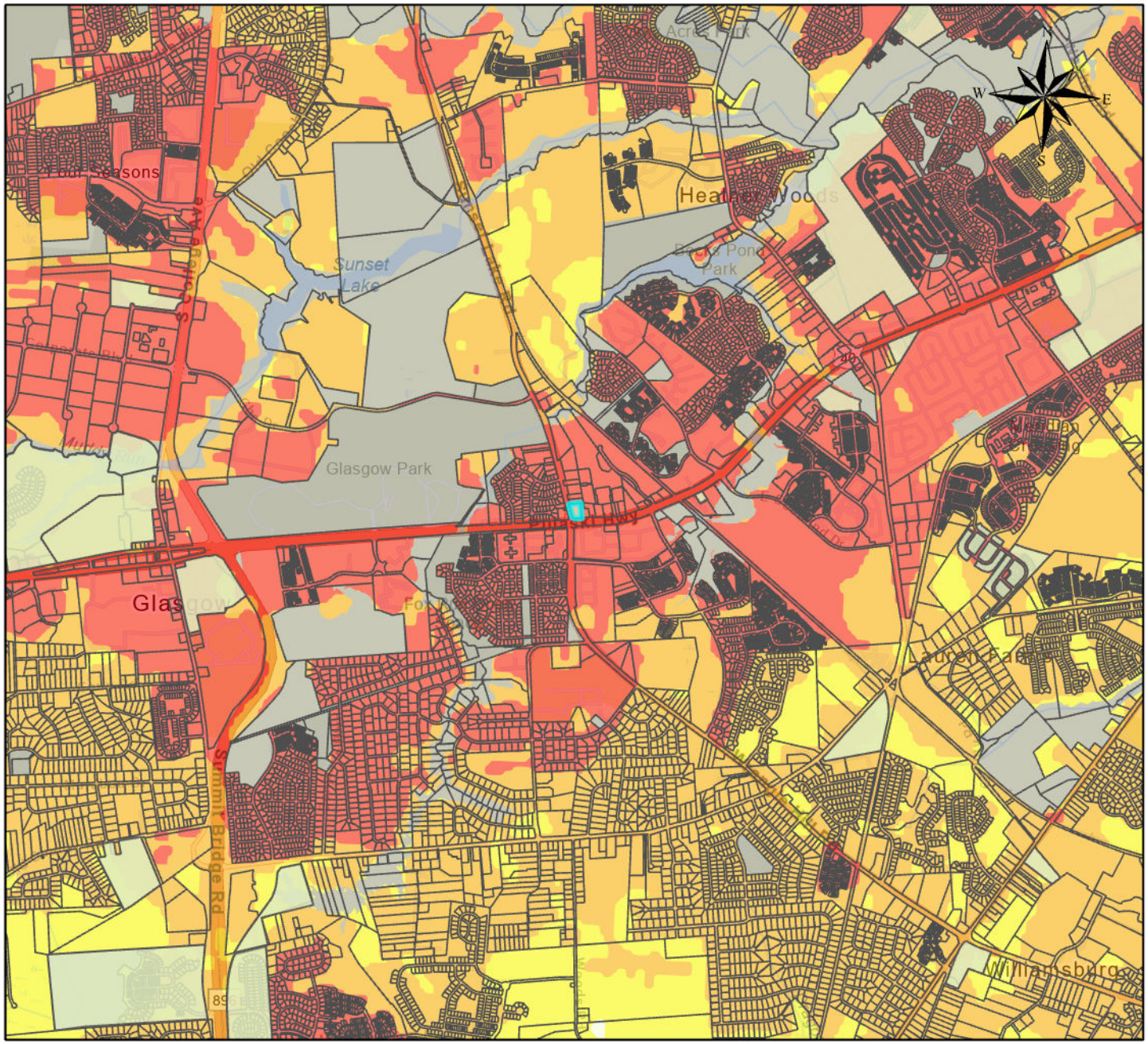
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

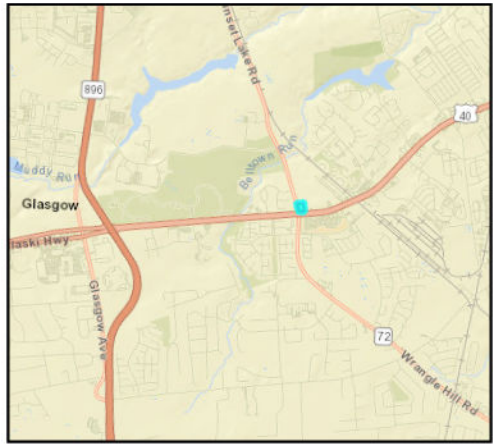
2025-02-04 Spotless Carwash



Legend

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play



Bear, NCC, DE - Spotless
Site Capacity Calculations
#2401637

Gross site area (AC)	1.39
Subtract land with existing roads, row, utility row	0
Subtract land cut off from use by RR, highway, or waterbody	0
Subtract all waterbodies having greater area than (1) acre	0
Subtract land previously dedicated as open space	0
Base Site Area	**1.39**

Riparian Buffer	0
Wetlands (x 1.0)	0.00
Total Protected Land	0.00

**Note - Check note at bottom of Table 40.05.420 re: mitigation using orginal forest cover

Step 1		
Enter Base Site Area (Table 40.05.420 - Step 1)	1.39	
Subtract Total Protected Resource Land (Table 40.05.420 - Step 4)	0.00	
Buildable Land Site	1.39	
Step 2		
Enter Base Site Area (Table 40.05.420 - Step 1)	1.39	
Multiply by Min. Landscape Surface Ratio (Table 40.04.110)	**0.20**	
Min. Landscaped Area	0.28	
Step 3		
Enter Base Site Area (Table 40.05.420 - Step 1)	1.39	
Subtract Min Landscaped Area (Step 2)	0.28	
Buildable Land, District	1.11	
Step 4		
Enter Step 1 or 3, whichever is less	1.11	*<---Min St 1 & 3*
Multiply by Max. Net Floor Area Ratio (Table 40.04.110)	**0.47**	
Floor Area	0.52	
Step 5		
Enter Base Site Area (Table 40.05.420 - Step 1)	1.39	
Multiply by Max Gross Floor Area Ratio (Table 40.04.110)	**0.37**	
Floor Area	0.51	
Step 6		
Max Gross Floor Area (Step 4 or 5, whichever is less)	**22,403**	*<---Min of St 4 & 5*
Step 7		
Min Landscaped Surface or Total Protection Land (Step 2), whichever is greater	0.28	
Allowable Imprevious area	**80%**	
	48,439	

	Existing	Proposed
Gross Floor Area (AC)	0.26	0.34
Impervious (AC)	1.02	1.00
Gross Floor Area Ratio	**0.19**	**0.24**
Net Floor Area Ratio	**0.23**	**0.31**
Landscape Surface Ratio	**0.27**	**0.28**

PRELIMINARY STORMWATER MANAGEMENT REPORT

Spotless Car Wash – Bear, DE
1999 Pulaski Highway
Bear, DE 19701

Prepared For:

Flagship Delaware Propco, LLC
Flagship Delaware Propco, LLC
950 Herndon Parkway, Suite 400,
Herndon, VA 20170

Application #: Initial Submission

Issued: November 26, 2024

BL Project No. 2401637

Prepared By:

BL Companies
Architecture
Engineering
Environmental
Land Surveying

BL Companies
1100 1st Avenue, Suite 104
King of Prussia, Pennsylvania
19406



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Narrative **Page**

Project Description 1
Standard Plan Criteria 1
Soils 1
Erosion and Sediment Control 2
Pre-Development Stormwater Analysis 2
Post-Development Stormwater Management 3
Discharge Point Analysis 3

Tables

Table 1: Existing Condition Peak Discharges

Appendices

Appendix A USGS Quadrangle & Location Maps

Appendix B Standard Plan Application

Appendix C Pre-Development HydroCAD Computations

Appendix D Web Soil Survey Report

Appendix E Pre-Development Drainage Area Map

Appendix F Erosion and Sediment Control Plan

PROJECT DESCRIPTION

The proposed project location is at 1999 Pulaski Highway, New Castle County, Delaware. The subject property is approximately 1.4 +/- acres used as an existing Rite Aid facility. The site is generally bounded by Sunset Lake Road and Pulaski Highway to the East and South respectfully. An existing healthcare facility to the east and vacant land to the north.

The purpose of this project is to redevelop the site into a carwash by retrofitting the existing building and implementing minor site changes for traffic circulation and vacuum infrastructure. The existing 11,338 SF building will receive a minor 2 story addition increase the footprint to 11,798 +/- SF. The site will continue to use the existing storm conveyance on site. The total area of disturbance for the resulting development will be approximately 0.95 acres.

The project is located within the Christina River Watershed. Runoff from the existing site conveyance system is managed by existing basin on the property to the east that discharges to the existing storm conveyance system within Sunset Lake Road . The site is not located within a floodplain and no study or delineation is required.

STANDARD PLAN CRITERIA

The proposed site meets the criterial for Standard Plan Approval in lieu of a Stormwater Assessment Study (SAS) as outlined below and in **Appendix B** of this report.

Applicable Criteria

1. The disturbed area for construction of the improvements will not exceed 1.0 acre.
    a. The prosed improvements have a limit of disturbance of 0.95 acre, therefore this criteria is met.

2. Within the disturbed area, the pre-development land use is not classified as forest.
    a. No forests are located on the project site, therefore this criteria is met.

3c. No new impervious area is proposed as a result of construction
    a. The site has a net decrease of 1,144 S.F. (0.03 Acres), therefore this criteria is met.

SOILS

According to the NRCS Web Soil Survey for New Castle County, Delaware, on-site soils and soils in the general vicinity of the project site are mapped as predominantly UIB – Unicorn loam,as Hydrologic Soil Group (HSG) “C” rated as moderately well drained. The Soil Survey is provided in **Appendix D** of this report.

EROSION AND SEDIMENT CONTROL

The project proposes to disturb less than 1 acre through the life of the project. for All Erosion and Sediment Control practices for the site include the standard accepted practices from the Delaware E&S Handbook. A bulk Erosion and Sedimentation control plan can be found in **Appendix F** of this report.

PRE-DEVELOPMENT STORMWATER ANALYSIS

The site generally drains to the existing conveyance system on site which will outlet to an existing basin on the property to the east. This existing basin ultimately discharged to the existing conveyance system in Sunset Lake Road. Pre-Development drainage for the site was modeled with one (1) drainage area out letting to the existing basin (1) bypass drainage areas which together leave the subject property and converge at the Point of Analysis located at the existing conveyance system at the intersection of Sunset Lake Road and Pulaski Highway. Upstream contributing drainage area was tabulated to determine the existing conditions peak discharge rates. The pre-development hydrologic computations including Time of Concentration (Tc) flow paths, Curve Number (CN) calculations and runoff hydrographs were completed for the analysis point and have been provided in **Appendix C.** Based on the existing site conditions the Tc was modeled at the minimum of 6 minutes for the TR-20 methodology in the pre-development condition. The drainage areas and analysis point are indicated on the Pre-Development Drainage Area Map, provided in **Appendix E.**

A summary of peak discharge rates for the Resource Protection Volume Event (RPv), the Conveyance Event (Cv) and the Flooding Event (Fv) are included in table 2 below:

TABLE 1
Existing Condition Peak Discharges

Analysis Point	RPv (1-yr) Q (cfs)	Cv (10-yr) Q (cfs)	Fv (100-yr) Q (cfs)
POI #1	4.10	7.70	13.17

The calculations included within this report include hydrologic analysis utilizing HydroCAD software v10.00-26. The HydroCAD software is DNREC-approved and was used to develop pre-developed runoff hydrographs for comparison based on the U.S. Department of Agriculture (USDA) Soil Conservation Service Technical Release 20 (SCS TR-20) methodology.

Rainfall Depths for Delaware, published by DNREC effective date were taken from the DNREC website.

The site is not located in a floodplain and the need for additional floodplain delination and/or floodplain permit is not anticipated.

POST-DEVELOPMENT STORMWATER MANAGEMENT

The proposed redevelopment will utilize the same Point of Analysis as in the pre-development condition. The intent of this project is to maintain the existing site drainage patterns and conveyance to the maximum extent practicable.

There is a proposed net decrease of impervious coverage on the site as a result of the redevelopment of 1,144 SF. This project meets the requirements of the Standard Plan for Non-Residential sites by keeping disturbance to less than 1 acre, there are no disturbed forests on the site, and there is no new impervious as a result of construction.

The project will continue to manage runoff via the existing basin. The requirement to implement additional runoff reduction practices to achieve an equivalent 50% reduction in effective imperviousness from existing impervious areas for the RPv event (NCCC Ch. 12.05.006.B.1) have been met by meeting the Standard Plan Criteria.

Maintenance for the existing basin will continue to be maintained according to the approved basin operations and maintenance agreement. Maintenance of the existing storm conveyance system on the site will fall to the property owner(s).

DISCHARGE POINT ANALYSIS

BL Companies performed reconnaissance of the receiving storm structures from the site. The storm structures appear to be generally in good working order. Post-development peak runoff discharge rates from the project site will be reduced below pre-development conditions and therefore no adverse impact on the receiving downstream storm sewer system is anticipated.

The risk of additional erosion or concern for adequate capacity for post developed runoff has been minimized due to the overall reduction of impervious coverage and the existing stormwater basin discharges directly into the existing stormwater conveyance system within the R.O.W.



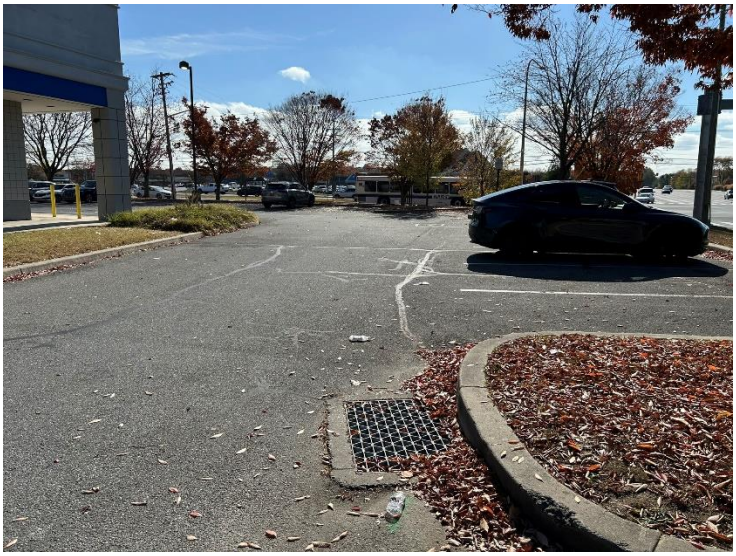
Existing Basin Outfall



Existing Basin Outfall



Existing Basin Outlet Structure



Existing Inlet on Site

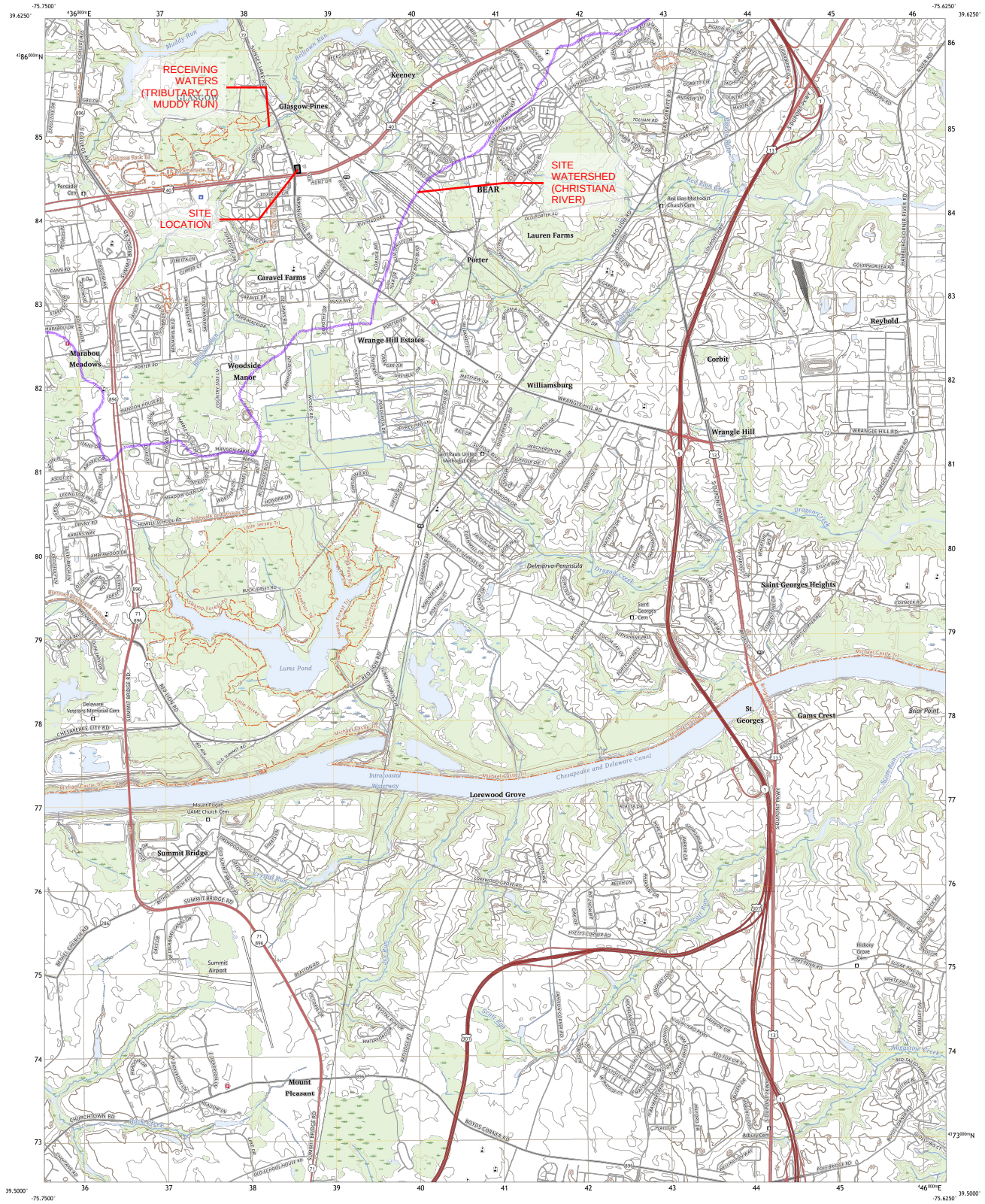
APPENDIX A
USGS QUADRANGLE MAP

USGS science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

SAINT GEORGES QUADRANGLE
DELAWARE - NEW CASTLE COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 18S

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery	NAIP,	August 2018 - August 2018
Roads	U.S. Census Bureau,	2016 - 2016
Names	GNIS,	1979 - 2023
Hydrography	National Hydrography Dataset,	2001 - 2020
Contours	National Elevation Dataset,	2016 - 2021
Boundaries	Multiple sources; see metadata file	2021 - 2022
Wetlands	FWS National Wetlands Inventory	2007

UTM GRID AND 2023 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

MN 4° GN
11°35' 206 MILS 9°36' 8 MILS

U.S. National Grid
100,000-m Square ID
VJ

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 MILES 1
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

DELAWARE
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Newark West
2 Newark East
3 Wilmington South
4 Elkton
5 Delaware City
6 Cecilton
7 Middletown
8 Taylors Bridge

ROAD CLASSIFICATION

Expressway — Local Connector
Secondary Hwy — Local Road
Ramp — 4WD
Interstate Route — US Route — State Route

SAINT GEORGES, DE

NSN 7643013502145
NGA REF NO. USGSX24K76623

APPENDIX B
STANDARD PLAN APPLICATION

NEW CASTLE COUNTY

Application for Standard Plan Approval
Non-Residential Construction <1 Acre Disturbed

DEPARTMENT OF LAND USE
87 READS WAY, NEW CASTLE, DE 19720
PHONE: 302-395-5400 • FAX: 302-395-5443 • WWW.NEWCASTLEDE.GOV

REV. 07/2019

Applicability Criteria

1. The disturbed area for construction of the improvements will not exceed 1.0 acre.
2. Within the disturbed area, the pre-development land use is not classified as forest.
3. One of the following is met:
    a. Project site location is within an area previously managed for stormwater quantity and quality under an approved Sediment and Stormwater Plan, AND the post construction condition meets the original stormwater design criteria, OR
    b. Comparison of the existing parcel curve number (CN), based upon the Department's 2017 aerial photography to the proposed CN for the parcel after non-residential construction results in less than one whole number change in the CN, OR
    c. No new impervious area is proposed as a result of construction.

Site Information

Project Name: Spotless Car Wash - Bear
Site Location: 1999 Pulaski Hwy, Bear, DE 19701
Previous Plan Name: Minor Land Development Plan, Route 40/72
Previous Plan Approval Number: Recorded Mircrofilm No. 13825
Tax Parcel ID: 11028800001

Parcel Total Acres (nearest 0.1ac): 1.4
Disturbed Acres (nearest 0.1ac): 0.95 AC
Proposed Impervious Area (square feet): 43,340 SF
Wooded area to be cleared: 0 SF
Pre CN: 94 Post CN: 91

Applicant Information

Owner: 1999 Pulaski Highway LLC & L Lee Properties
Mailing Address: 276 Jackson Road
Cochranville, PA 19330
Owner Phone:
Owner Email:

Applicant: Flagship Delaware Propco, LLC
Mailing Address: 950 Herdnon Parkway, Suite 400
Herndon, VA 20170
Applicant Phone: 610-952-5100
Applicant Email: jlombardo@spotlessbrands.com

Fees

The review fee is $450 for any standard plan approvals disturbing up to 1 acre. Make checks payable to New Castle County.

Approval Information (for office use only)

Approval # _____ **Fee Paid: $** _____

Approved by: _____ **Approval Date:** _____

Title: _____ **Expiration Date:** _____

Standard Conditions

1. Discharges from rooftops will be disconnected using one of the following methods or another method approved by the Department or Delegated Agency:
    a. Individual downspouts will discharge to lawn or landscape area.
    b. Discharges from downspouts will be collected to discharge to a rain garden.
    c. Discharges from downspouts will be collected in rain barrels or cisterns for reuse.
2. Driveways, sidewalks, patios, and other impervious surfaces will be graded to sheet flow to lawn or other pervious areas to the maximum extent practicable.
3. Unless waived in writing by the Department or Delegated Agency a construction site stormwater management plan in accordance with Department or Delegated Agency guidance for this Standard Plan shall be followed. The attached checklist has been developed to serve as guidance for preparing the construction site stormwater management plan.
4. Approval of this Standard Plan does not relieve the applicant from complying with any and all federal, state, county or municipal laws and regulations.

Stabilization Conditions

1. Following initial soil disturbance or redisturbance, temporary or permanent stabilization with seed and mulch shall be completed within 14 calendar days to the surface of all disturbed areas not actively under construction.
2. Specific stabilization recommendations may be found in the Delaware Erosion and Sediment Control Handbook, 3.4.3 Standard and Specifications for Vegetative Stabilization.

Applicant Certification

I, the undersigned, certify that the information supplied on this Application for Standard Plan Approval is accurate, the proposed land disturbing activity meets the criteria established, and all conditions of this Standard Plan Approval will be met by the applicant, builder, contractor, and owner during construction and post construction.

Applicant Signature:_____ Date:_____

Applicant Printed Name: John Lombardo Title: Sr. Development Manager

*****THIS STANDARD PLAN APPLICATION FORM MUST BE MAINTAINED ON THE SITE AT ALL TIMES DURING CONSTRUCTION*****

APPENDIX C

PRE-DEVELOPMENT HYDROCAD COMPUTATIONS

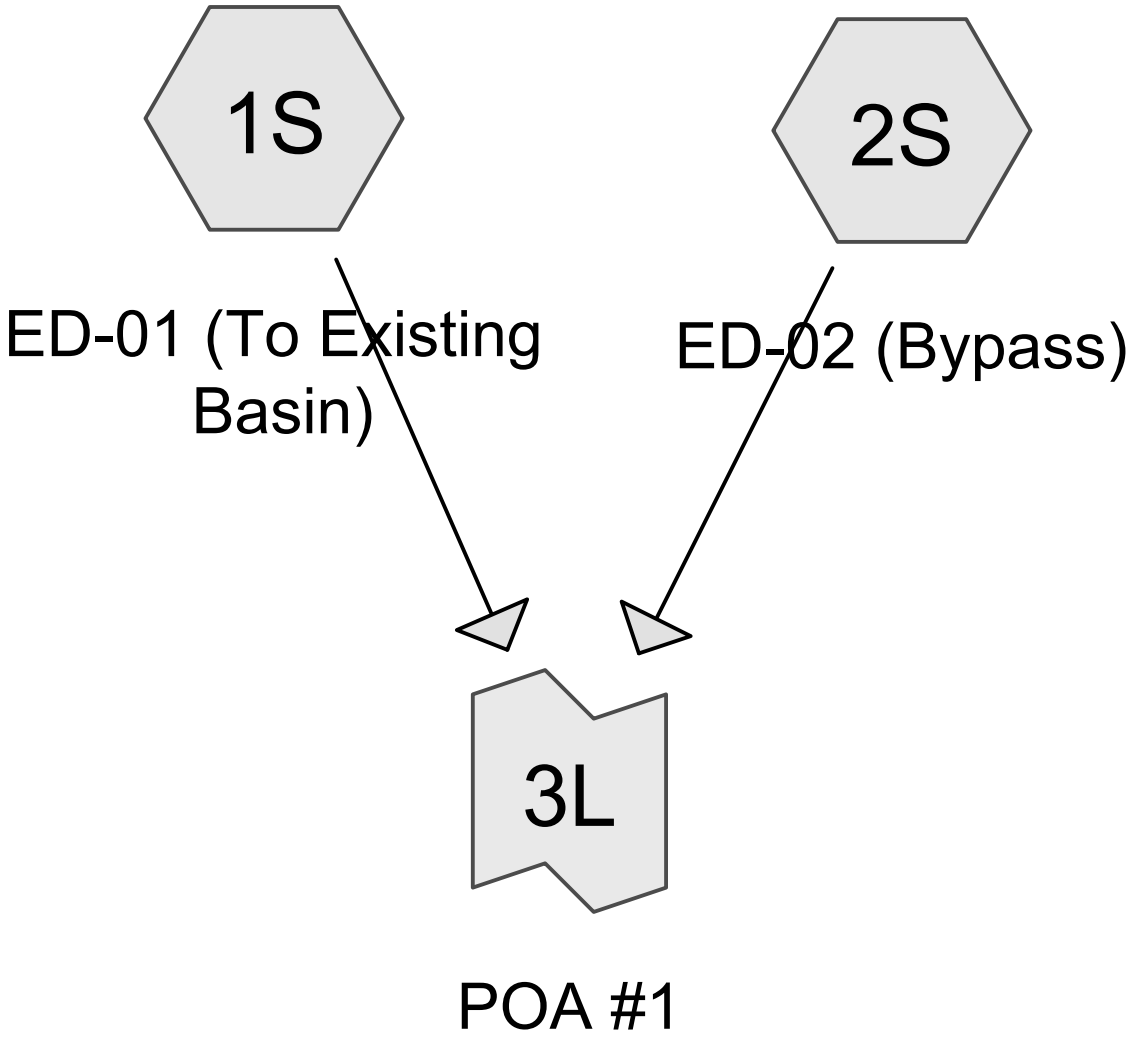
1 YR. STORM (RPv)
10 YR. STORM (Cv)
100 YR. STORM (Fv)

Rainfall Depths for Delaware* ***(24-Hour Duration)***			
	County		
Storm Event	*New Castle*	*Kent*	*Sussex*
Latitude	39.547 N	39.070 N	38.673 N
Longitude	75.681 W	75.602 W	75.417 W
6-MO (WQ)	2.0	2.0	2.0
1-YR (RPv)	2.7	2.7	2.7
2-YR	3.2	3.3	3.4
5-YR	4.1	4.3	4.4
10-YR (Cv)	4.8	5.2	5.3
25-YR	6.0	6.5	6.7
50-YR	6.9	7.6	7.9
100-YR (Fv)	8.0	8.9	9.2
500-YR	10.9	12.6	13.0

* Ref: NOAA Atlas 14 Volume 2, Version 3

EFFECTIVE DATE: January 1, 2014

Pre-Development



Subcat Reach Pond Link

Routing Diagram for 2401637 - HydroCAD Exploratory
Prepared by BL Companies, Printed 11/21/2024
HydroCAD® 10.20-5c s/n 01334 © 2023 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: ED-01 (To Existing Basin)

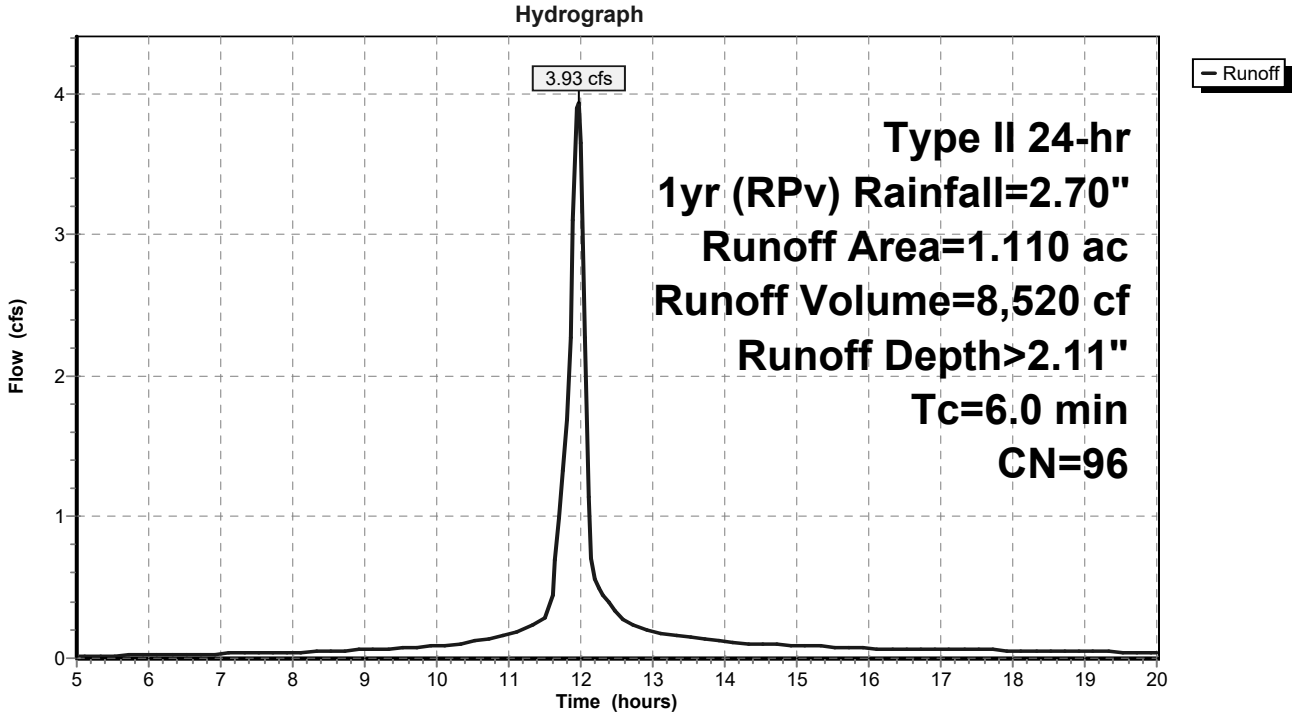
Runoff = 3.93 cfs @ 11.96 hrs, Volume= 8,520 cf, Depth> 2.11"
Routed to Link 3L : POA #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1yr (RPv) Rainfall=2.70"

Area (ac)	CN	Description
1.010	98	Paved parking, HSG C
0.100	74	>75% Grass cover, Good, HSG C
1.110	96	Weighted Average
0.100		9.01% Pervious Area
1.010		90.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1S: ED-01 (To Existing Basin)



Summary for Subcatchment 2S: ED-02 (Bypass)

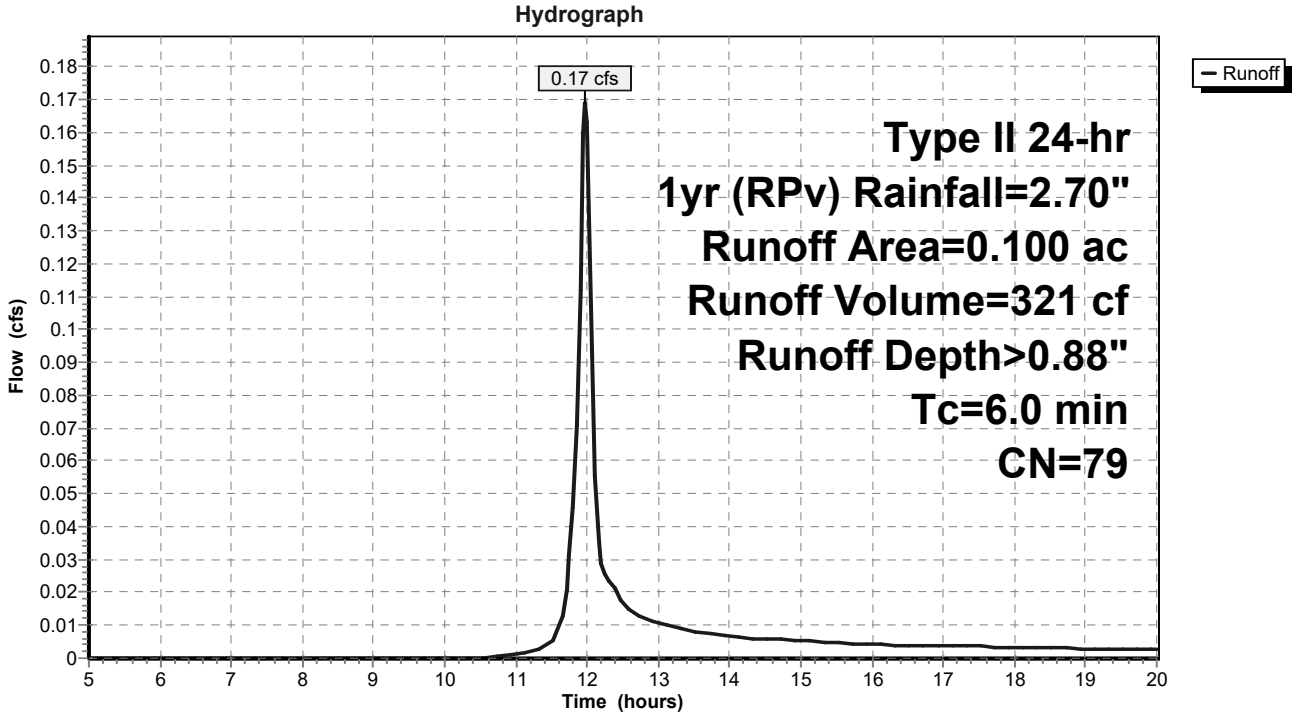
Runoff = 0.17 cfs @ 11.98 hrs, Volume= 321 cf, Depth> 0.88"
Routed to Link 3L : POA #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1yr (RPv) Rainfall=2.70"

Area (ac)	CN	Description
0.020	98	Paved parking, HSG C
0.080	74	>75% Grass cover, Good, HSG C
0.100	79	Weighted Average
0.080		80.00% Pervious Area
0.020		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2S: ED-02 (Bypass)

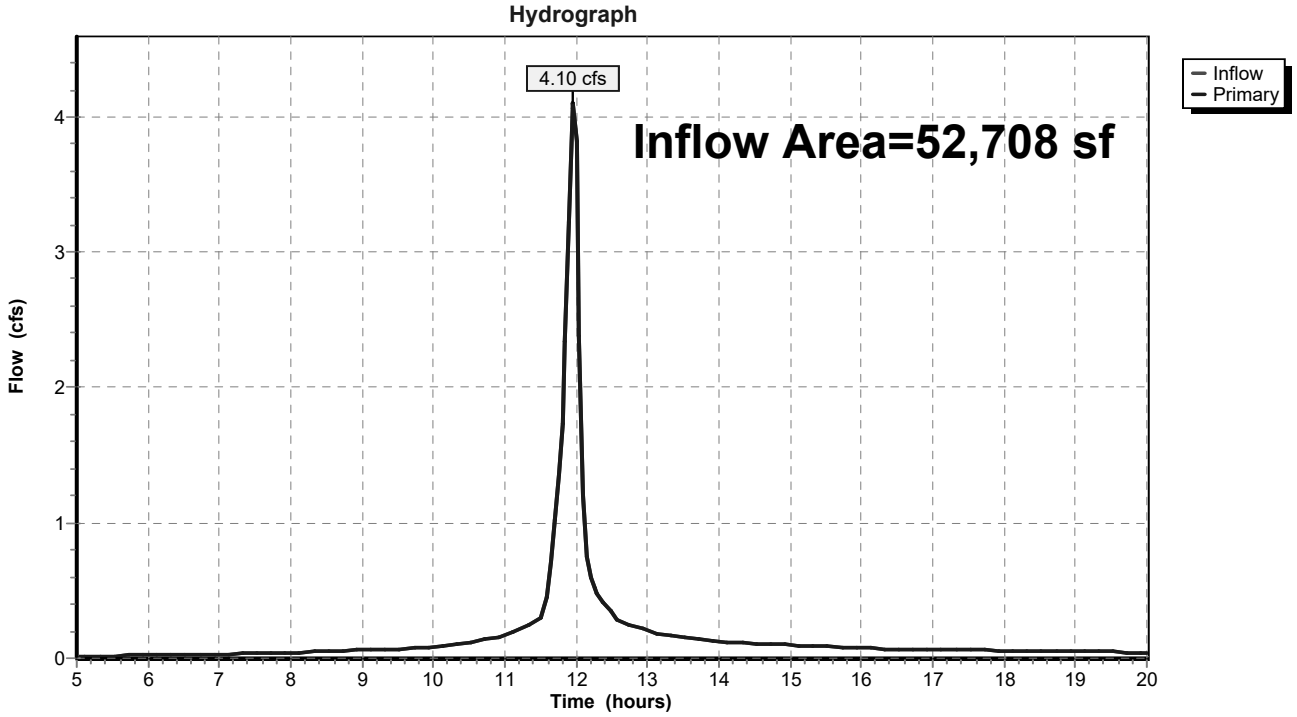


Summary for Link 3L: POA #1

Inflow Area = 52,708 sf, 85.12% Impervious, Inflow Depth > 2.01" for 1yr (RPv) event
Inflow = 4.10 cfs @ 11.96 hrs, Volume= 8,840 cf
Primary = 4.10 cfs @ 11.96 hrs, Volume= 8,840 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 3L: POA #1



Summary for Subcatchment 1S: ED-01 (To Existing Basin)

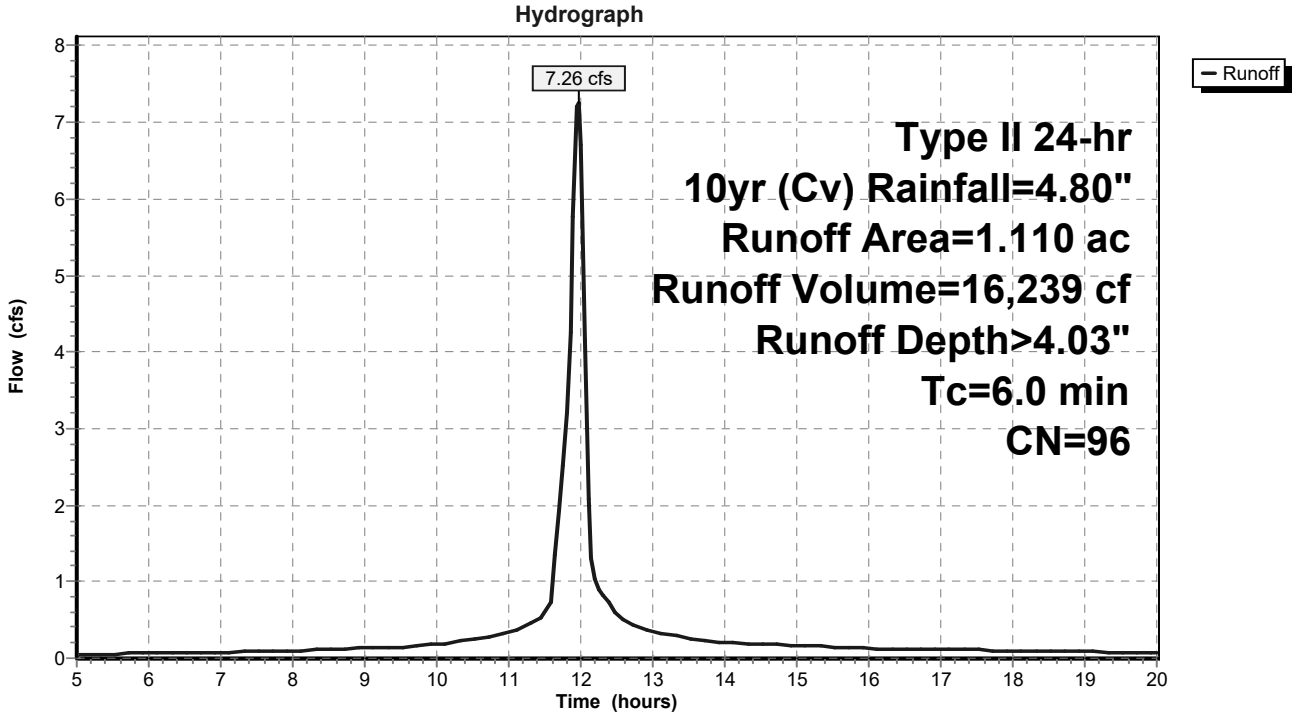
Runoff = 7.26 cfs @ 11.96 hrs, Volume= 16,239 cf, Depth> 4.03"
Routed to Link 3L : POA #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr (Cv) Rainfall=4.80"

Area (ac)	CN	Description
1.010	98	Paved parking, HSG C
0.100	74	>75% Grass cover, Good, HSG C
1.110	96	Weighted Average
0.100		9.01% Pervious Area
1.010		90.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1S: ED-01 (To Existing Basin)



Summary for Subcatchment 2S: ED-02 (Bypass)

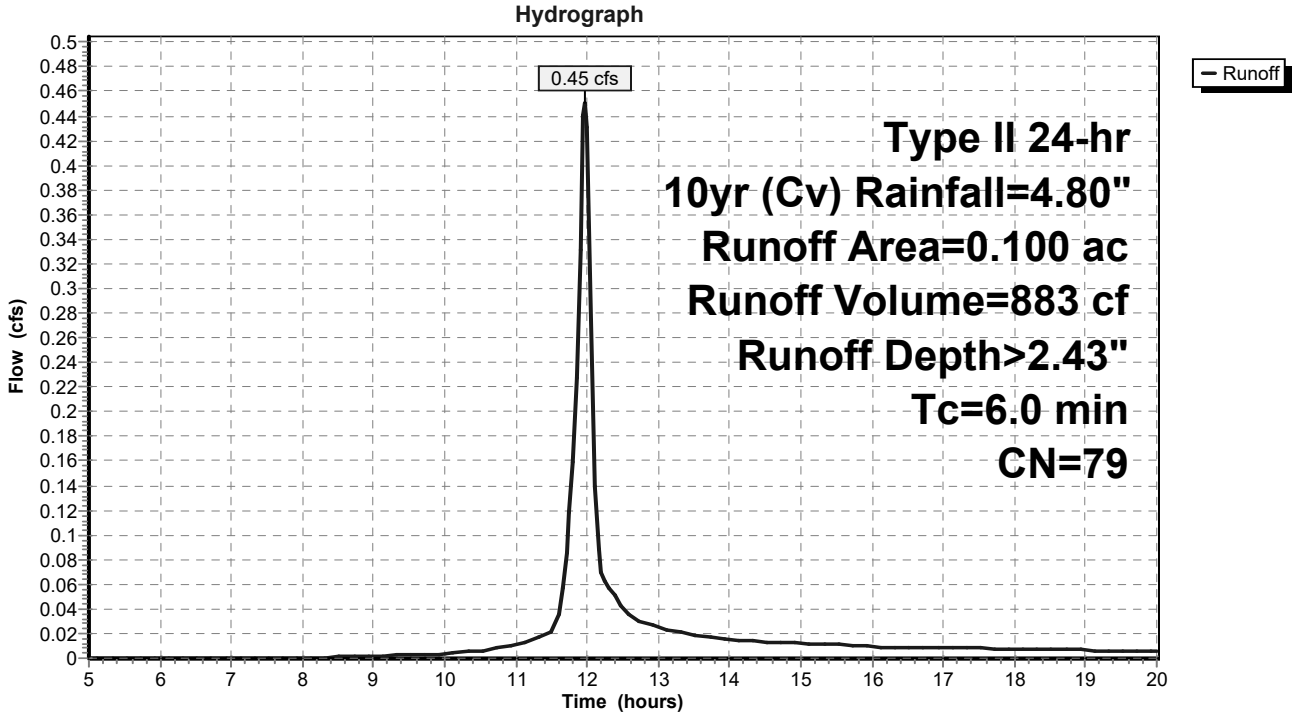
Runoff = 0.45 cfs @ 11.97 hrs, Volume= 883 cf, Depth> 2.43"
Routed to Link 3L : POA #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr (Cv) Rainfall=4.80"

Area (ac)	CN	Description
0.020	98	Paved parking, HSG C
0.080	74	>75% Grass cover, Good, HSG C
0.100	79	Weighted Average
0.080		80.00% Pervious Area
0.020		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2S: ED-02 (Bypass)

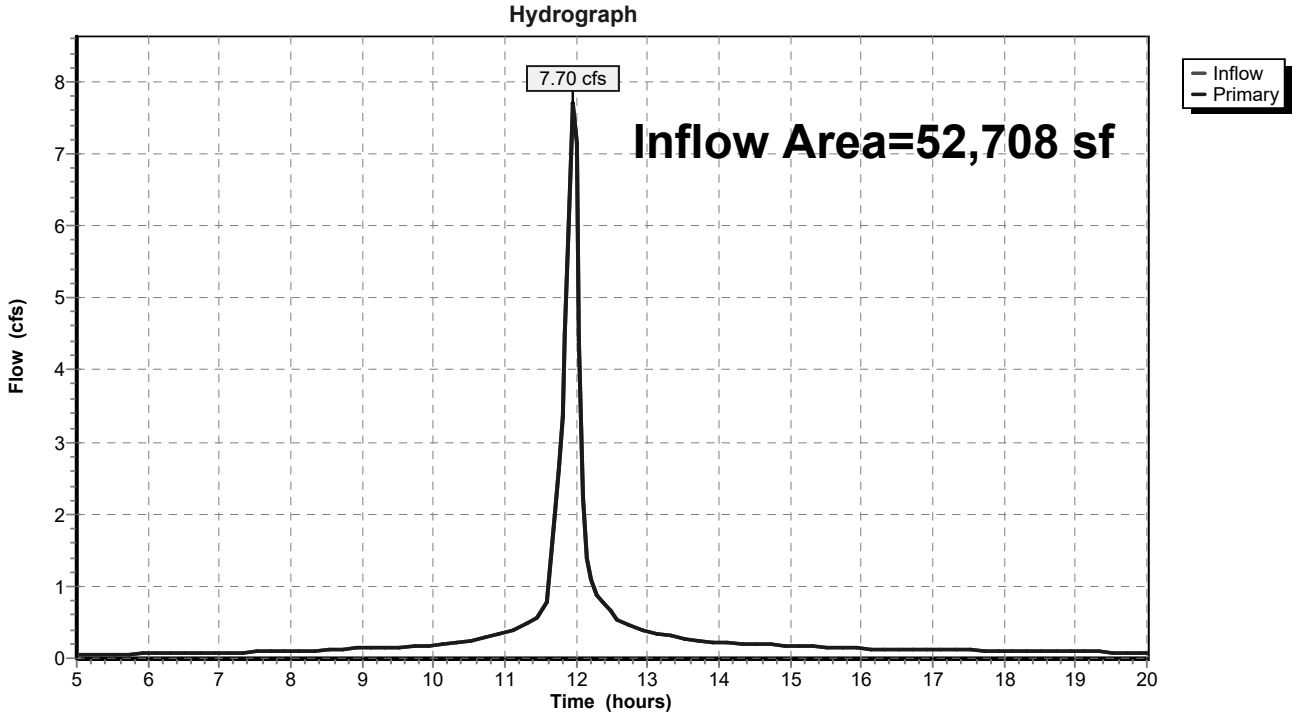


Summary for Link 3L: POA #1

Inflow Area = 52,708 sf, 85.12% Impervious, Inflow Depth > 3.90" for 10yr (Cv) event
Inflow = 7.70 cfs @ 11.96 hrs, Volume= 17,122 cf
Primary = 7.70 cfs @ 11.96 hrs, Volume= 17,122 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 3L: POA #1



Summary for Subcatchment 1S: ED-01 (To Existing Basin)

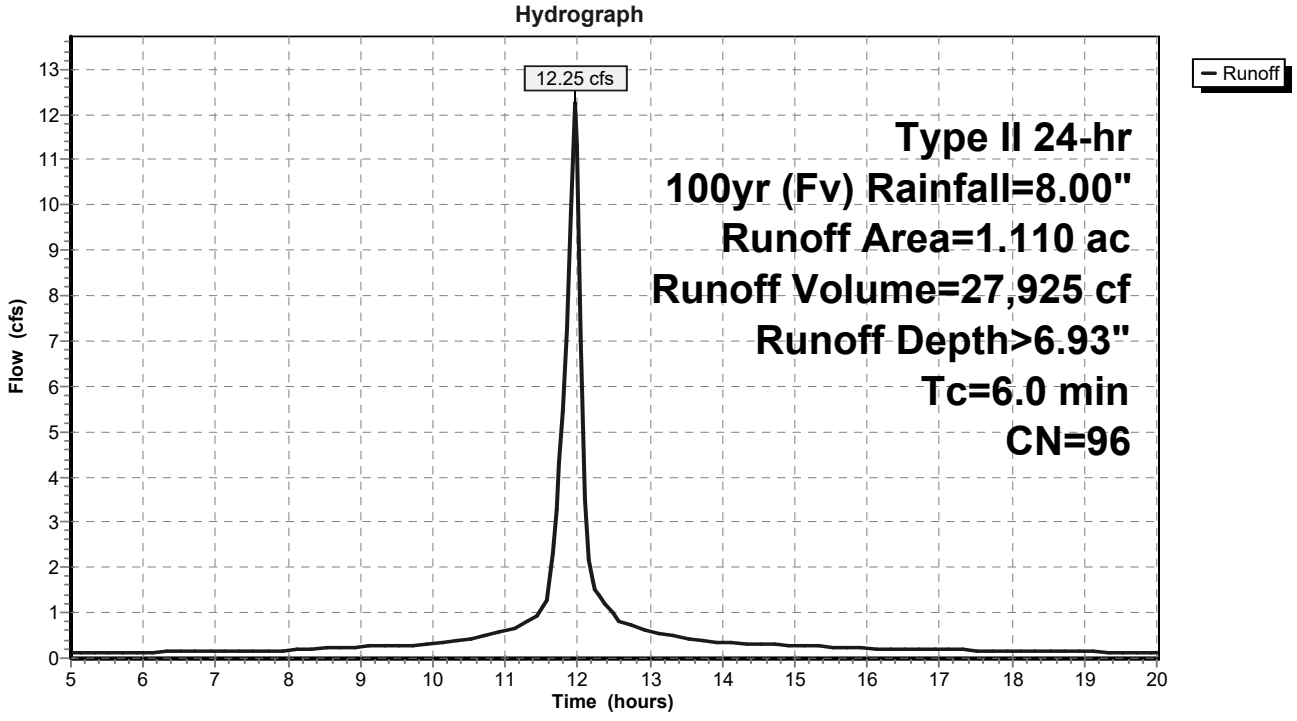
Runoff = 12.25 cfs @ 11.96 hrs, Volume= 27,925 cf, Depth> 6.93"
Routed to Link 3L : POA #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100yr (Fv) Rainfall=8.00"

Area (ac)	CN	Description
1.010	98	Paved parking, HSG C
0.100	74	>75% Grass cover, Good, HSG C
1.110	96	Weighted Average
0.100		9.01% Pervious Area
1.010		90.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1S: ED-01 (To Existing Basin)



Summary for Subcatchment 2S: ED-02 (Bypass)

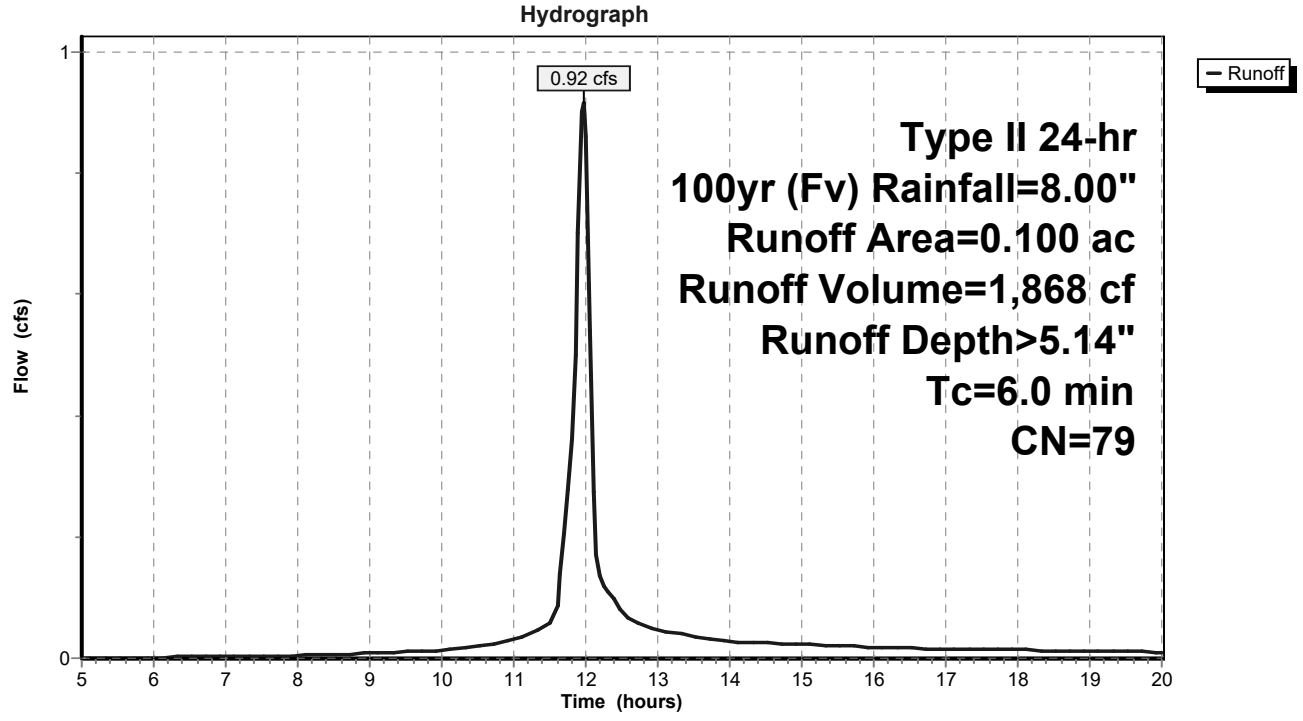
Runoff = 0.92 cfs @ 11.97 hrs, Volume= 1,868 cf, Depth> 5.14"
Routed to Link 3L : POA #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100yr (Fv) Rainfall=8.00"

Area (ac)	CN	Description
0.020	98	Paved parking, HSG C
0.080	74	>75% Grass cover, Good, HSG C
0.100	79	Weighted Average
0.080		80.00% Pervious Area
0.020		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2S: ED-02 (Bypass)

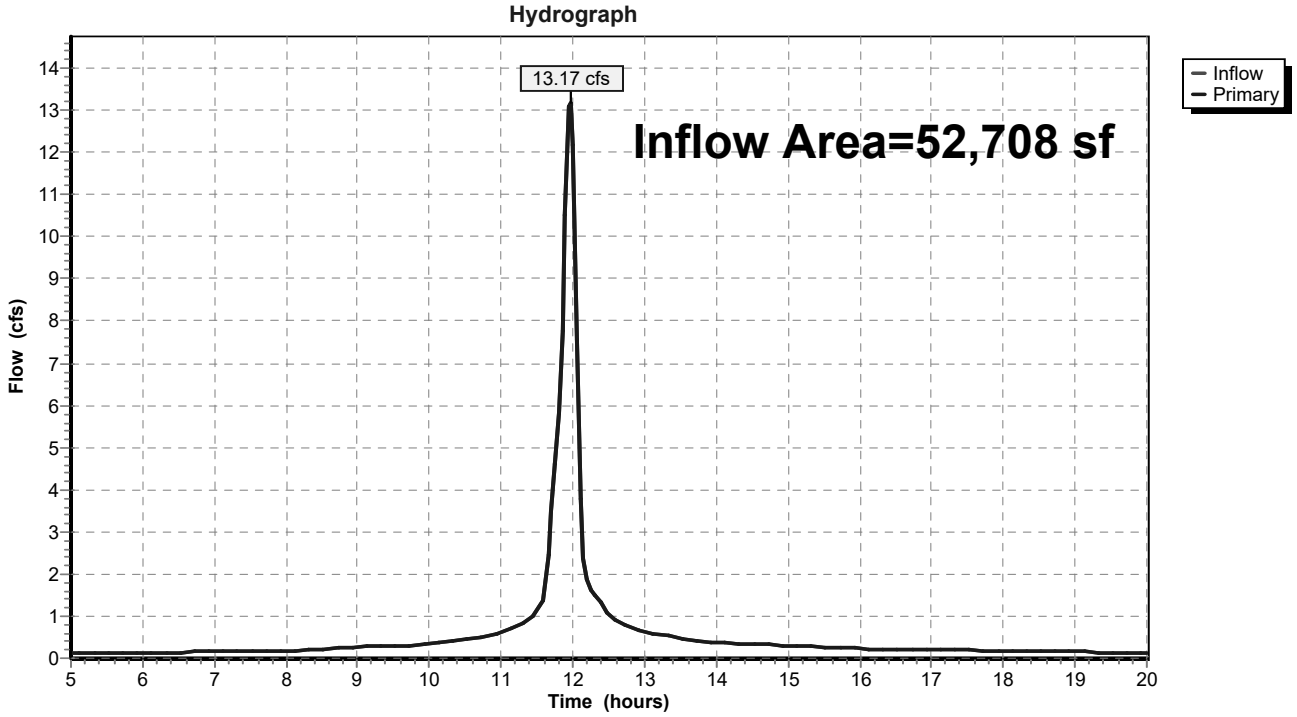


Summary for Link 3L: POA #1

Inflow Area = 52,708 sf, 85.12% Impervious, Inflow Depth > 6.78" for 100yr (Fv) event
Inflow = 13.17 cfs @ 11.96 hrs, Volume= 29,793 cf
Primary = 13.17 cfs @ 11.96 hrs, Volume= 29,793 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 3L: POA #1



APPENDIX D
WEB SOIL SURVEY

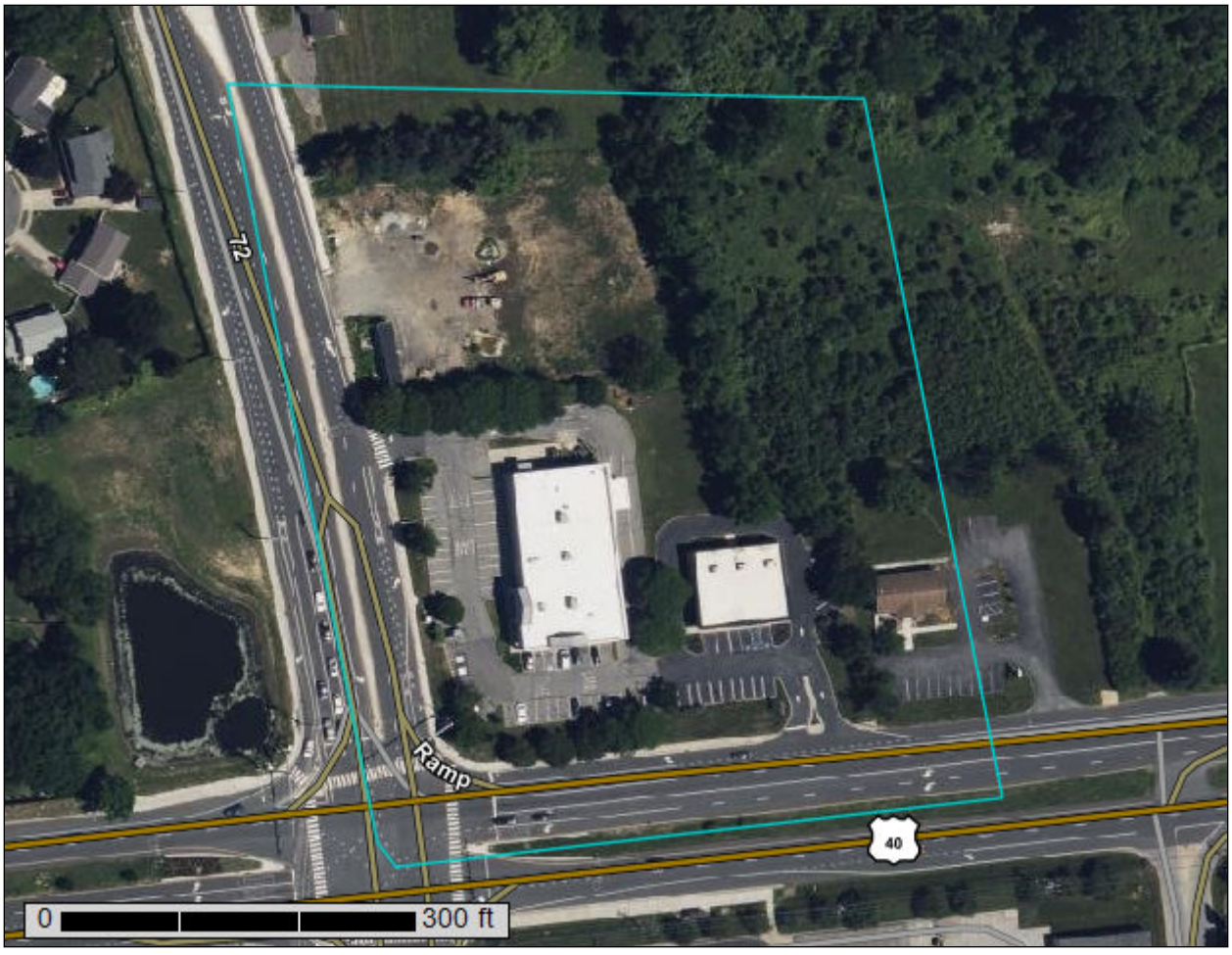
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for New Castle County, Delaware



November 20, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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UlB—Unicorn loam, 2 to 5 percent slopes..... 13
References.....15

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,550 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: New Castle County, Delaware
Survey Area Data: Version 19, Aug 31, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 5, 2022—Jul 4, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ImB	Ingleside-Hammonton-Fallsington complex, 0 to 5 percent slopes	0.3	3.5%
UlB	Unicorn loam, 2 to 5 percent slopes	7.4	96.5%
Totals for Area of Interest		**7.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

New Castle County, Delaware

lmB—Ingleside-Hammonton-Fallsington complex, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2p7dp
Elevation: 10 to 140 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Ingleside and similar soils: 35 percent
Hammonton and similar soils: 30 percent
Fallsington, drained, and similar soils: 15 percent
Fallsington, undrained, and similar soils: 10 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ingleside

Setting

Landform: Fluviomarine terraces, depressions, flats
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave

Typical profile

Ap - 0 to 10 inches: sandy loam
E - 10 to 15 inches: sandy loam
Bt - 15 to 33 inches: sandy loam
BC - 33 to 43 inches: sandy loam
C1 - 43 to 56 inches: loamy sand
C2 - 56 to 80 inches: silt loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.95 in/hr)
Depth to water table: About 40 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: A
Ecological site: F153DY160NJ - Well Drained Coarse-Loamy Upland
Hydric soil rating: No

Description of Hammonton

Setting

Landform: Drainageways, depressions, flats
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Parent material: Loamy fluviomarine sediments

Typical profile

Ap - 0 to 11 inches: sandy loam
Bt - 11 to 30 inches: sandy loam
Cg - 30 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 20 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F149AY130NJ - Moist Loamy Upland
Hydric soil rating: No

Description of Fallsington, Drained

Setting

Landform: Drainageways, swales, depressions, flats
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Parent material: Loamy fluviomarine sediments

Typical profile

Ap - 0 to 10 inches: sandy loam
Btg - 10 to 32 inches: sandy clay loam
BCg - 32 to 39 inches: loamy sand
Cg1 - 39 to 46 inches: sandy clay loam
Cg2 - 46 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 10 to 20 inches
Frequency of flooding: None
Frequency of ponding: Rare

Available water supply, 0 to 60 inches: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Description of Fallsington, Undrained

Setting

Landform: Drainageways, swales, depressions, flats
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Parent material: Loamy fluviomarine sediments

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
A - 2 to 10 inches: sandy loam
Btg - 10 to 32 inches: sandy clay loam
BCg - 32 to 39 inches: loamy sand
Cg1 - 39 to 46 inches: sandy clay loam
Cg2 - 46 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 to 10 inches
Frequency of flooding: None
Frequency of ponding: Occasional
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Minor Components

Cedartown

Percent of map unit: 5 percent
Landform: Flats
Ecological site: F153DY170NJ - Sandy, Excessively Drained Upland
Hydric soil rating: No

Fort mott

Percent of map unit: 5 percent
Landform: Flats
Ecological site: F153DY160NJ - Well Drained Coarse-Loamy Upland
Hydric soil rating: No

UIB—Unicorn loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2p7h3
Elevation: 10 to 390 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Unicorn and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Unicorn

Setting

Landform: Knolls, terraces, flats
Landform position (three-dimensional): Talf, rise, dip
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Silty eolian deposits over fluviomarine deposits

Typical profile

Ap - 0 to 11 inches: loam
Bt - 11 to 24 inches: loam
2Bt - 24 to 35 inches: sandy loam
2C - 35 to 51 inches: loamy sand
3C,4C - 51 to 80 inches: stratified loamy sand to silt loam

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: About 40 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.2 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C
Ecological site: F153DY160NJ - Well Drained Coarse-Loamy Upland
Hydric soil rating: No

Minor Components

Greenwich
Percent of map unit: 5 percent
Landform: Knolls
Ecological site: F153DY160NJ - Well Drained Coarse-Loamy Upland
Hydric soil rating: No

Pineyneck
Percent of map unit: 5 percent
Landform: Swales
Ecological site: F149AY130NJ - Moist Loamy Upland
Hydric soil rating: No

Downer
Percent of map unit: 5 percent
Landform: Knolls
Ecological site: F153DY160NJ - Well Drained Coarse-Loamy Upland
Hydric soil rating: No

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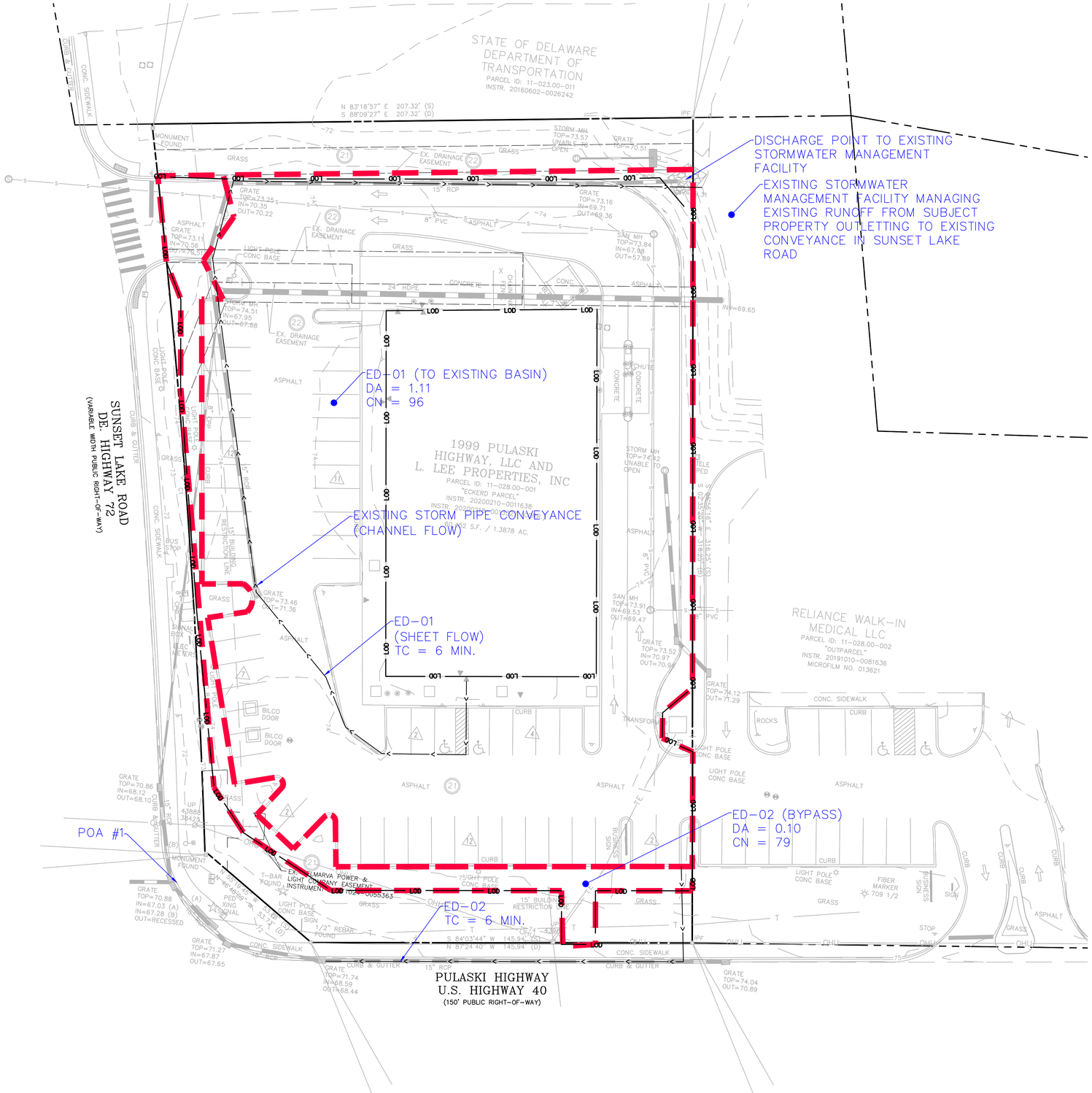
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APPENDIX E
PRE-DEVELOPMENT DRAINAGE AREA MAP

DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- EXISTING CONTOUR LINE
- SOIL BOUNDARY LINE
- DRAINAGE BOUNDARY
- TIME OF CONCENTRATION PATH



GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying
BL Companies
1100 First Avenue
Suite 104
King of Prussia, PA 19406
(610) 337-3630

SPOTLESS CAR WASH - BEAR

1999 PULASKI HIGHWAY
BEAR, NEW CASTLE COUNTY, DE

REVISIONS

No.	Date	Desc.

Designed	M.D.L.
Drawn	S.J.S.
Reviewed	A.J.B.
Scale	1"=20'
Project No.	2401637
Date	2024-11-26

CAD File:
ED2401637-01

Title

PRE DEVELOPMENT
DRAINAGE AREA MAP

Sheet No.

DA-1

1 OF 1

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11/26/2024, MORAVITZ, G:\JOBS\24\2401637\DWG\ED2401637-01.DWG, ED-01,

Xref (S): XB2401637-01; XC2401637-01; 030921-04-L_1999 Pulaski Hwy ALTA-Chan; XC2401637-40

APPENDIX F
EROSION AND SEDIMENT CONTROL PLAN

EROSION CONTROL LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SF — STANDARD SILT FENCE
- SENSITIVE AREA PROTECTION FENCING
- CONCRETE WASHOUT
- IP — INLET FILTER BAG
- MATERIAL STOCK PILE

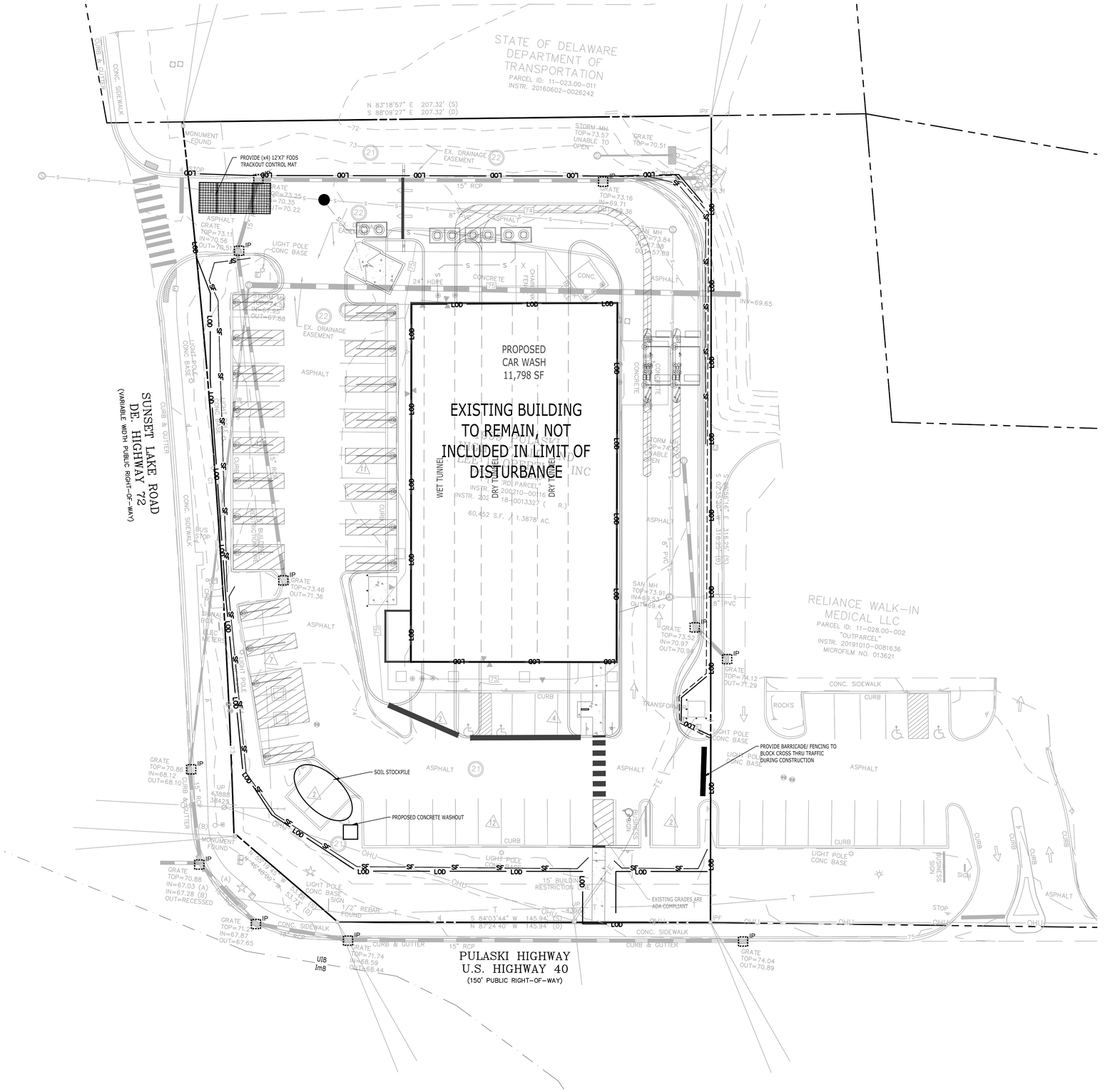
AREA OF DISTURBANCE

TOTAL LOT AREA: 1.39 AC
TOTAL DISTURBED AREA: 0.95 AC

SITE SOIL TYPE

UIB UNICORN LOAM

*ENTIRE SITE UNDERLAIN BY UIB SOIL TYPE



GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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Land Surveying

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SPOTLESS CAR WASH - BEAR

1999 PULASKI HIGHWAY
BEAR, NEW CASTLE COUNTY, DE

REVISIONS

No.	Date	Desc.

Designed	M.D.L.
Drawn	S.J.S.
Reviewed	A.J.B.
Scale	1"=20'
Project No.	2401637
Date	2024-11-26
CAD File: EC2401637-01	

Title

EROSION AND SEDIMENT CONTROL PLAN

Sheet No.

EC-01

1 OF 1

11/8/2024, MKRAVITZ, G:\JOBS\2401\01\2401637\DWG\EC2401637-01.DWG,ESP-01.

Xref (s): - XREF\401637-01 ; EC2401637-01-SHT_1999 Pulaski Hwy ALTA-Client - XC2401637-21 ; XC2401637-20 ; XC2401637-40

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