PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
April 28, 2026 3:17 PM

PLUS ID: 2026-05-01

State Strategy Level: 2 & 3

PLUS Application Type – Site Plan

Title: 1000 GBC Drive
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
Proposed 137,900 GFA research and development facility

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): 1102200020

Project Location: 1000 GBC Drive, Newark, DE 19702

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

Section II: Project Contact Information

Owner Contact Information

Sunset Lake, LLC
1 River Place, Suite 114
Wilmington, DE 19801
Phone: 302-472-7200
Email: drobitzer@commonwealthltd.net
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

,
Phone:

Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherMcKim & Creed
Dakota Laidman-Murray
Phone: 302-323-9377
Email: dlmurray@mckimcreed.com
Fax: 302-323-9461

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

Section III: Project Details

Project Area (Acres): **13.49**
Type of Development: **Industrial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **OR**
Proposed Zoning for this project: **OR**

Land Use Information

Present Use for this project area: **Undeveloped**
Proposed Use for this project: **Research and development facility**

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:
Type of Industrial: **Light Industrial**
Institution Type:
Total Square footage: **137,900**

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? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

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**
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: **Municipal**
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)
Yes	4.62	Yes	3.15

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?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **0.17**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
No

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:

bioretention, underground detention

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.
849
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)?
10%

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.
None

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

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

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

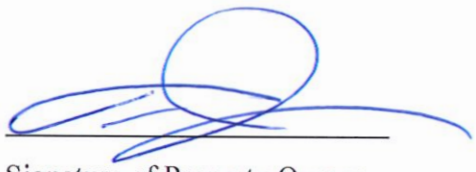
Property Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: 1000 GBC Drive

Project ID (to be completed by OSPC): 2026-05-01

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.



Signature of Property Owner

Date

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

Published January 2022

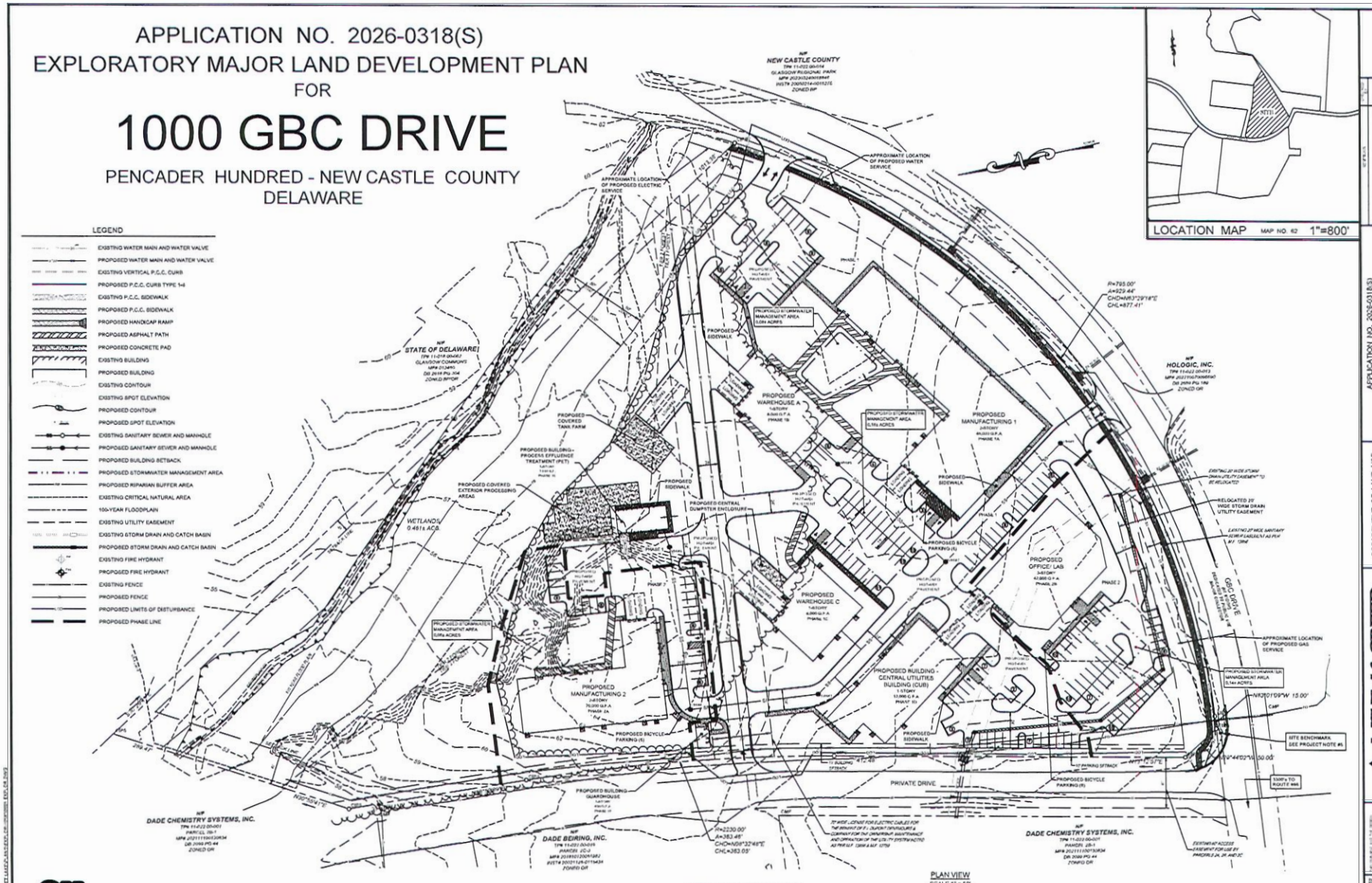
APPLICATION NO. 2026-0318(S)

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

FOR

1000 GBC DRIVE

PENCADER HUNDRED - NEW CASTLE COUNTY
DELAWARE



PLAN VIEW
SCALE 1" = 50'

811
Know what's below.
Call before you dig.
MISS UTILITY PHONE 1-800-282-8555
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

CERTIFICATION OF PLAN ACCURACY

I, DAKOTA LAIDMAN-MURRAY, P.E., 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.

DAKOTA LAIDMAN-MURRAY P.E. #20416 — DATE

CERTIFICATION OF OWNERSHIP

(TPN 11-022.00-020)

I, _____ of SUNSET LAKE LLC, HEREBY CERTIFY THAT I/WE ARE THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT I/WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

SIGNATURE — DATE

CERTIFICATION OF PLAN APPROVAL

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

APPROVED _____ DATE BY _____ COUNCIL PRESIDENT
FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

THE PURPOSE OF THIS PLAN IS TO CONFIGURE THE LAYOUT OF A PROPOSED RESEARCH AND DEVELOPMENT FACILITY WITH ASSOCIATED IMPROVEMENTS WITH A TOTAL GROSS SITE BUILDING AREA OF 137,900 G.F.A IN MULTIPLE PHASES.

DEPARTMENT OF LAND USE
APPROVAL BLOCK

APPLICATION NO. 2026-0318(S)
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
FOR
1000 GBC DRIVE
PENCADER HUNDRED - NEW CASTLE COUNTY, DELAWARE

MKM&CREED
Landmark Engineering & Surveying

DRAWN BY: DRL | SCALE: 1"=50'
DESIGN BY: DRL | DATE: 4/2026
CHECK BY: DAL | SHEET CX-01 OF 2

CX-01

GENERAL DATA:

1. TAX PARCEL NUMBER: 11-022.00-020

2. SOURCE OF TITLE: DB 2731 PG 171

3. GROSS AREA: 13.49± ACRES

4. EXISTING ZONING: OR (OFFICE REGIONAL)
PROPOSED ZONING: OR (OFFICE REGIONAL)

BULK AREA RESTRICTIONS (OTHER PERMITTED USES)

STREET YARD SETBACK:	40'
SIDE YARD:	15'
REAR YARD:	40'
LOT AREA:	1 ACRE
BUILDING HEIGHT:	50'/45'
PARKING SETBACK (STREET/OTHER):	40'/10'

5. TOPOGRAPHIC SURVEY:

A. FIELD SURVEY BY MCBRIDE & ZIEGLER, INC. IN OCTOBER 1999. SUPPLEMENTED IN NOVEMBER 1999. AND VERIFIED AND SUPPLEMENTED BY UNITED FIELD SURVEY CHECKS BY MCKIM & CREED ON OCTOBER 13, 2020.

B. DATUM: NAVD 1988

BENCHMARK: TOP OF SANITARY MANHOLE NEAR INTERSECTION OF GBC DRIVE AND 60' PRIVATE DRIVE
ELEVATION: 58.40

PERIMETER PROPERTY CORNER MARKERS:
= ø: EXISTING (E)
= ○: PROPOSED (N)

6. WATER SUPPLY: ARTESIAN WATER COMPANY

WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

7. SANITARY SEWER: NEW CASTLE COUNTY - GRAVITY

SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES, AT THE TIME OF APPROVAL OF THIS PLAN. SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.

TOTAL ESTIMATED SEWAGE FLOW GENERATION BY THIS SITE:

OFFICE BUILDING: 51,500 S.F. x 0.1 GPD = 5,150 GPD
WAREHOUSE/MANUFACTURING: 48 REQUIRED PARKING SPACES x 12.5 GPD = 600 GPD

TOTAL ESTIMATED SEWER FLOW: 5,750 GPD

8. PRIVATE WELLS AND SEPTIC SYSTEMS THAT EXIST WITHIN THIS DEVELOPMENT WILL BE ABANDONED IN ACCORDANCE WITH THE CURRENT STATE OF DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL REGULATIONS.

9. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.

10. WATER RESOURCE PROTECTION: NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY: DE SHEET 2 OF 3, DATED 1987, REVISED 1993, MAY 2001, FEB 2006, DECEMBER 2011, MARCH 2017, AND MARCH 2022.

11. NO FEMA 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10001C0230J, PANEL 230 OF 475, DATED JANUARY 22, 2020. THE 100 YEAR FLOOD PLAIN LINE SHOWN IS IN ACCORDANCE WITH A FLOOD STUDY BY MCBRIDE & ZIEGLER, INC., DATED FEBRUARY 27, 2001.

12. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND DELINEATED BY DNREC AND ENVIRONMENTAL CONSULTANTS, INC., AND LOCATED BY AN ACTUAL FIELD SURVEY PERFORMED BY MCBRIDE & ZIEGLER, INC. ON NOVEMBER 12, 1999.

13. WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES AND REGIONAL SUPPLEMENTS TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS. AND THE WETLANDS FOUND TO EXIST ON THE SITE, TOTALING 1.0±ea ACRES OF LAND, ARE SHOWN ON THIS PLAN. SEE WETLAND REPORT PREPARED BY MCKIM & CREED DATED OCTOBER 2020. NO WETLAND DISTURBANCE IS PROPOSED BY THIS PLAN.

14. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN, OR THE LANDSCAPE PLAN, SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.

15. CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.

16. LAND DEVELOPMENT DATA:

EXISTING BUILDING AREA:	0.00± ACRES	0.00%
EXISTING PAVED AREA:	0.00± ACRES	0.00%
EXISTING SWM AREA:	0.00± ACRES	0.00%
PROPOSED BUILDING AREA: (78,475 SF FOOTPRINT)	1.80± ACRES	13.34%
PROPOSED PAVED AREA:	3.63± ACRES	26.91%
PROPOSED SWM AREA:	0.14± ACRES	1.04%
PROPOSED OPEN AREA:	7.91± ACRES	58.71%
TOTAL SITE AREA:	13.48± ACRES	100.00%

TOTAL GROSS SQUARE FOOTAGE OF BUILDINGS PROPOSED BY THIS PLAN IS 137,900±
SEE GFA SUMMARY CHART ON THIS SHEET

17. PARKING DATA (PER SECTION 40.01.122, UDC)
TYPICAL PARKING SPACES SHALL MEASURE 9' X 19'.

PROPOSED USE: OFFICE SPACE — 3.5 SPACES/1,000 SF OF GFA
MANUFACTURING/WAREHOUSE — 1 + 0.5 SPACES/1,000SF OF GFA

PARKING SPACES REQUIRED: 3.5 SPACES X 51,500 SF/1,000 SF OF GFA = 181 SPACES
1 SPACES + 0.5 X 86,000 SF/1,000SF OF GFA = 44 SPACES
TOTAL REQUIRED = 225 SPACES

PARKING SPACES PROVIDED: 162 SPACES
(INCLUDING 12 HANDICAPPED PARKING SPACES)

LOADING BAYS (12' X 60' MIN) PROVIDED: 4 BAYS
LOADING BAYS (12' X 30') PROVIDED: 10 BAYS

18. 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, A FIRE MARSHAL RECORD-TYPE PLAN, LAST DATED _____, OR AS LATER AMENDED AND APPROVED IN WRITING BY THE STATE FIRE MARSHAL, IS HEREBY CONSIDERED PART OF THIS PLAN.

FIRE HYDRANTS
FH (E) EXISTING
FH (P) PROPOSED

19. ALL ENTRANCES SHALL CONFORM TO DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT MANUAL (DDM), AND SHALL BE SUBJECT TO ITS APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN AN ENTRANCE PERMIT FROM THE DELDOT DISTRICT PERMIT OFFICE.

20. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

21. A LANDSCAPE PLAN PREPARED BY _____ LAST DATED _____ OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.

22. IMPACT FEES: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISION OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY N.C.C. COUNCIL.

23. PERFORMANCE SURETY: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA WAS RECORDED ON _____ (DATE) _____ IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AT INSTRUMENT NO. ____

24. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET MINIMUM IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

25. POSTAL ADDRESS:
ALL ADDRESS BELOW ARE FOR NEWARK, DE 19702

MANUFACTURING 1 _____
WAREHOUSE A _____
WAREHOUSE C _____
PROCESS EFFLUENCE TREATMENT _____
CENTRAL UTILITIES BUILDING _____
MANUFACTURING 2 _____
OFFICE/LAB _____

26. ADDRESSES ARE AS ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES.

27. COMMON FACILITIES: ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALK, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.

28. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.".

29. SUPERSEDURE NOTE: THIS PLAN SUPERSEDES, IN PART, THE RECORD MAJOR LAND DEVELOPMENT PLAN FOR GLASGOW BUSINESS COMMUNITY, LOT 3&4 DATED JULY 6, 2001 AND RECORDED JULY 24, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON INSTRUMENT NO. 20010726-0054770.

30. OPEN SPACE REQUIREMENT:
PER SECTION 40.04.110

REQUIRED: = 30% x 13.49 = 4.05 ACRES
PROVIDED PER PLAN: = 7.82 ACRES = 58.71%

33. THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GENERAL DEVELOPMENT PLAN WILL BE FENCED WITH ORANGE SAFETY FENCE PRIOR TO ANY LAND DISTURBING ACTIVITY.

34. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR DEVELOPMENT PROPOSED BY THIS PLAN, THE OWNER/DEVELOPER MUST DEMONSTRATE COMPLIANCE WITH THE DESIGN CHARACTER STANDARDS OF CHAPTER 40, DIVISION 25.300 OF THE COUNTY CODE.

35. ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE PROJECT'S OWNER.

36. SEWER EASEMENTS
A. A 40' WIDE EASEMENT, OR A 20' WIDE EASEMENT, 20' OR 10' RESPECTIVELY, ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE AND IS OUTSIDE OF THE DEDICATED PUBLIC R.O.W. WHERE PIPES ARE INSTALLED IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. THE EASEMENT SHALL BE 20' WIDE, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, EXCEPT WHERE NOTED OTHERWISE.

B. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.

37. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND PURSUANT TO UDC 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS. AN AMOUNT OF $_____ SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.

NITE G.F.A. SUMMARY TABLE

BUILDING DESCRIPTION	G.F.A. (SF)	PHASE
PROPOSED MANUFACTURING 1	45,000	1A
PROPOSED WAREHOUSE A	8,000	1B
PROPOSED WAREHOUSE C	8,000	1C
PROPOSED PROCESS EFFLUENCE TREATMENT	2,500	1E
PROPOSED CENTRAL UTILITIES BUILDING	12,000	1D
PROPOSED MANUFACTURING 2	20,000	2A
PROPOSED OFFICE/LAB	42,000	2B
PROPOSED GUARDHOUSE	400	1F
TOTAL	137,900	

PARKING TOTALS BY PHASE

PHASE	SPACES
PHASE 1	114
PHASE 2	68
TOTAL	182

PROTECTED RESOURCES	TOTAL AREA (AC)	DISTURBED AREA (AC)	PROTECTED AREA (AC)	PROTECTION RATIO REQUIRED	PROTECTED RATIO PROVIDED
FLOODPLAIN/FLOODWAY	0.39	0.00	0.39	1.00	1.00
WETLAND	0.17	0.00	0.17	1.00	1.00
RIPARIAN BUFFER	2.82	0.00	2.82	1.00	1.00
FORESTS, TIER 2 CNA	1.09	0.41	0.69	0.50	0.62
FORESTS, TIER 3 CNA	0.03	0.00	0.03	0.30	1.00
FORESTS, TIER 3	3.50	2.74	0.76	0.10	0.22

APPLICATION NO.: 2022-0318(S)
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
FOR
1000 GBC DRIVE
PENCADER HUNDRED - NEW CASTLE COUNTY, DELAWARE
SHEET 1 OF 3

1000 GBC DRIVE, LLC
1 PENCADER DRIVE, SUITE 4
#8 BRISTOL, DE 19007
(302) 378-1000

DEPARTMENT OF LAND USE
APPROVAL BLOCK

McKIM & CREED
Landmark Engineering
A PROFESSIONAL SERVICES FIRM
300 EAGLEVIEW BLVD., SUITE 400
EXTON, PA 19341
PH: (484) 320-8001
FAX: (484) 320-8041
http://www.mckimcreed.com

DRAWN BY:	DNL	SCALE:	NO SCALE
DESIGN BY:	DNL	DATE:	4/27/23
CHECK BY:	DNL	SHEET:	CX-02

CX-02 — COVER SHEET

FILENAME: 1000 GBC DRIVE.dwg

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PUBLIC PRE CHECK Results for State Parcel(s): 2026-05-01

Wetlands: Issue Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Soils - New Castle County: Issues Found

Land and Water Conservation Fund: No Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

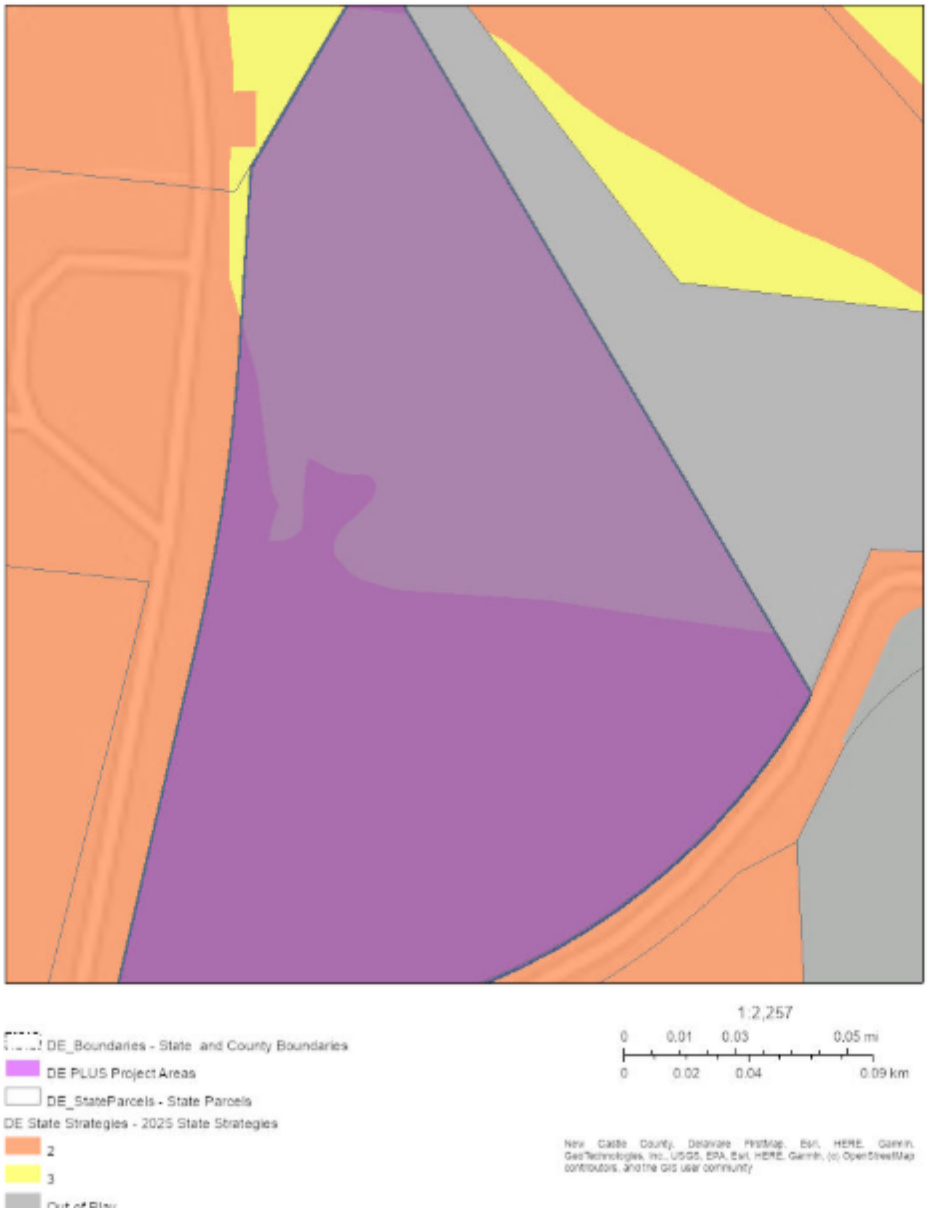
WRPA: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 588,601.34 ft²

May 7 2026 14:05:39 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	586,016.13	N/A
DE_StateParcels - State Parcels	1	588,601.34	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	3	375,371.97	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	5	588,602.45	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	1	13,087.88	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	588,601.32	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2026-05-01	586,016.13

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1102200020	13.51	588,601.34

Delaware Ecological Network

#	ID	Area(ft²)
1	1,805.00	2,285.02
2	1,809.00	121,698.87
3	1,808.00	251,388.08

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Unicorn loam, 2 to 5 percent slopes	573.09
2	Fallsington loams, 0 to 2 percent slopes, Northern Coastal Plain	52,086.18
3	Elkton silt loam, 0 to 2 percent slopes	249,152.36
4	Pineyneck loam, 2 to 5 percent slopes	286,790.81

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	1.18	13,087.88

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	588,601.32

Preliminary Land Use Service (PLUS)

2026-05-01 1000 GBC Drive

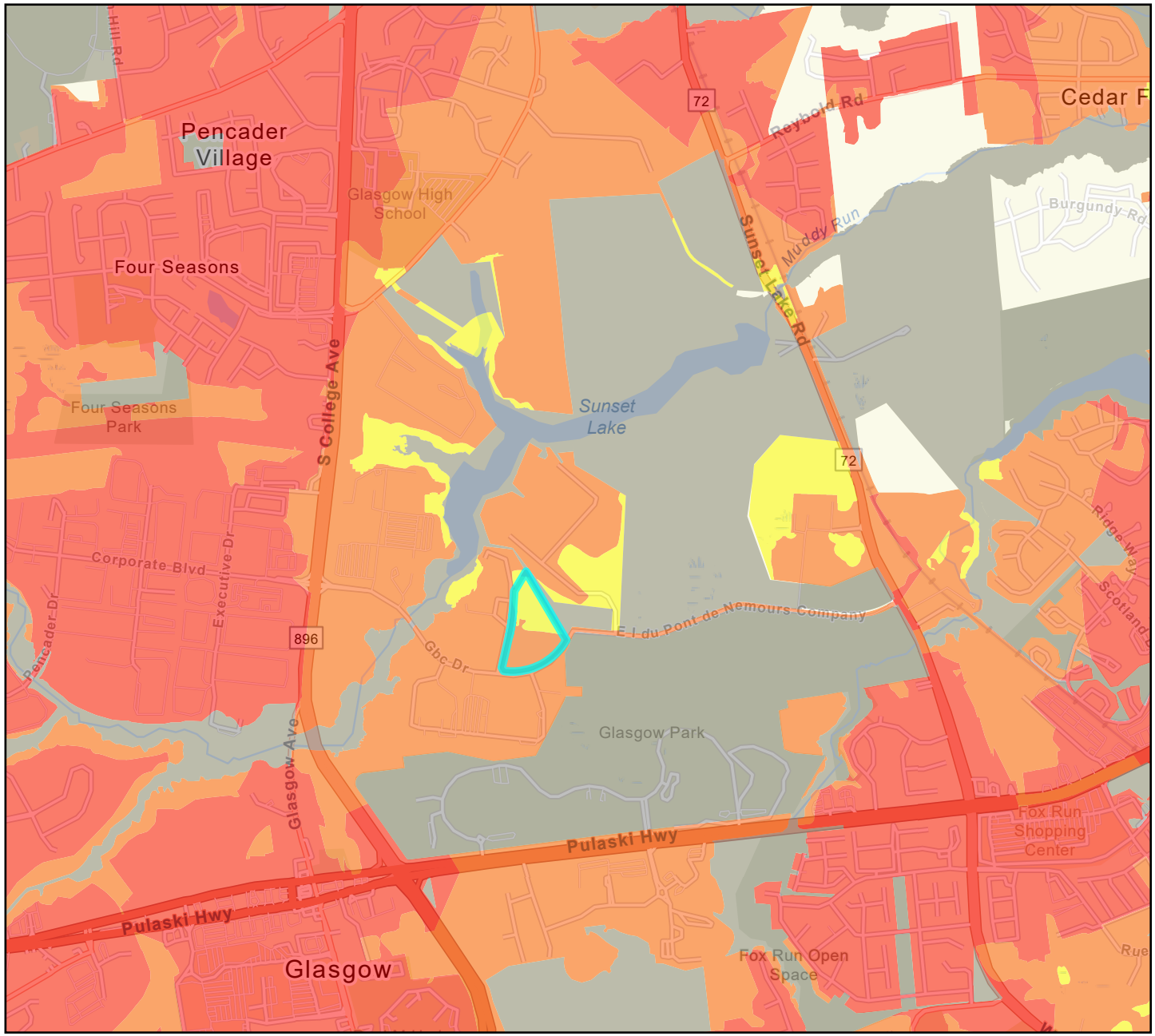


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-05-01 1000 GBC Drive



Legend

PLUS Project

Investment Level

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

