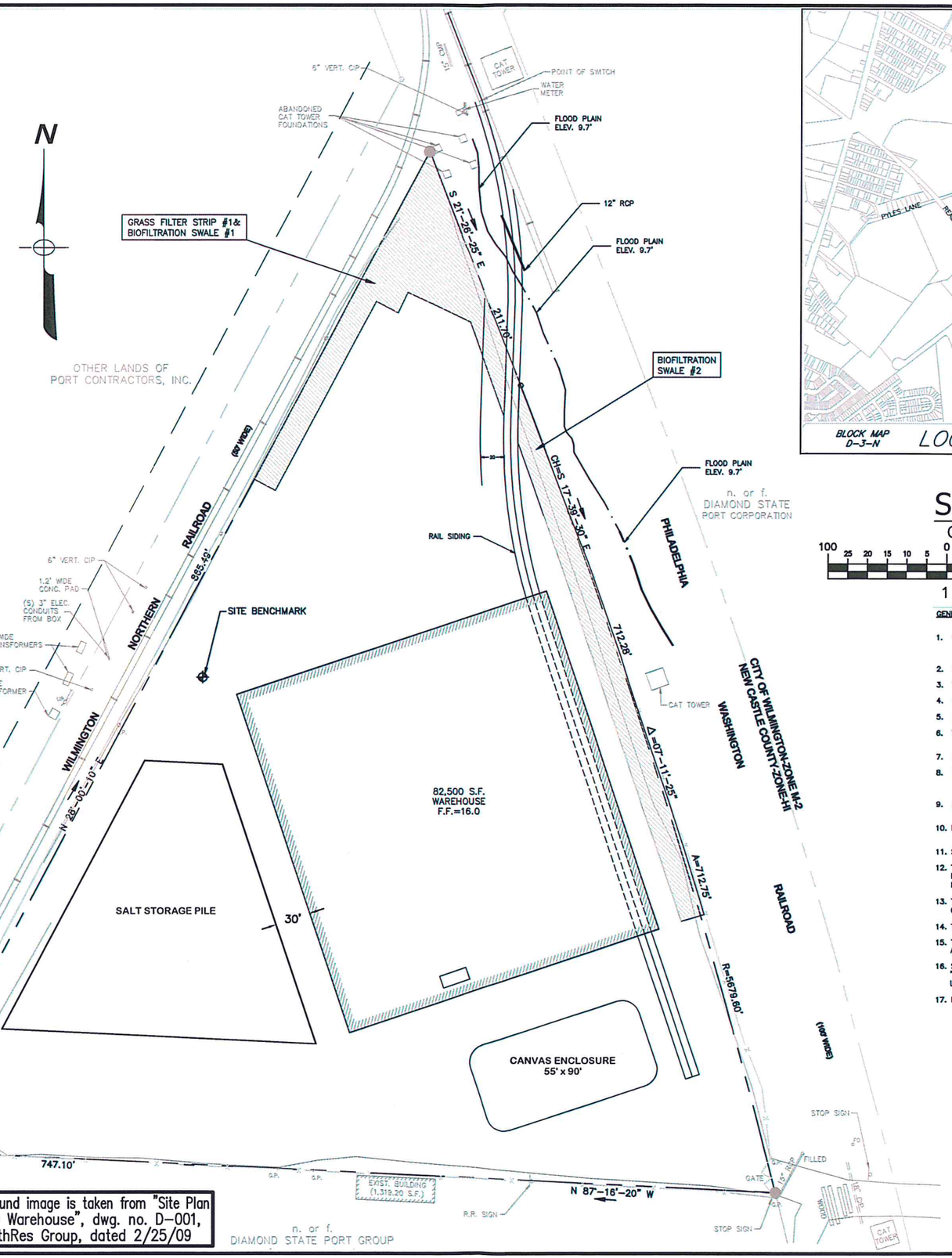
Appendix 6

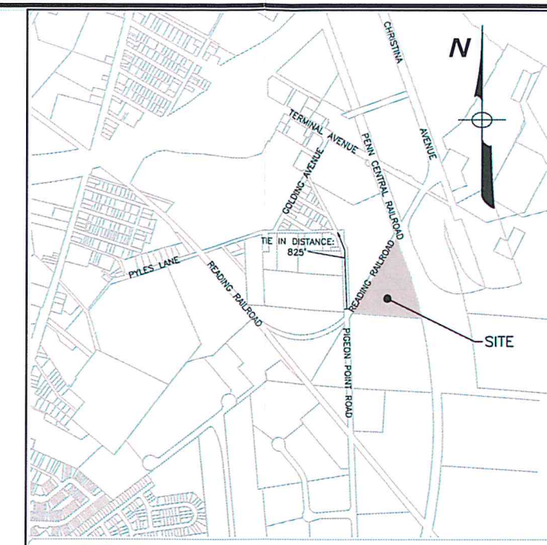
Site Plan

LEGEND

- WATER VALVE
- SAN. SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- BUILDING
- BMP SWALES & FILTER STRIP
- RIGHT OF WAY
- EASMENT
- CHAIN LINK FENCE
- PROPERTY LINE
- EDGE OF PAVEMENT
- GUARD RAIL
- FLOOD PLAIN
- SITE SANITARY SEWER MAIN (S)
- SITE WATER MAIN (W)
- EXISTING WATER MAIN W
- EXISTING GAS MAIN G
- EXISTING SANITARY SEWER MAIN S



Background image is taken from "Site Plan MAGCO Warehouse", dwg. no. D-001, by EarthRes Group, dated 2/25/09



BLOCK MAP D-3-N — LOCATION PLAN — SCALE: 1" = 800'

SITE PLAN

GRAPHIC SCALE

100 25 20 15 10 5 0 50 100 200

1 inch = 100 ft.

GENERAL DATA

1. OWNER: PORT CONTRACTORS, INC. 529 TERMINAL AVE. NEW CASTLE, DELAWARE 19720 — SITE ADDRESS: 341 PIGEON POINT ROAD NEW CASTLE, DE 19720
2. SOURCE OR TITLE: K127-323
3. TAX PARCEL NO.: 010-006.00-006
4. ZONED: HI
5. MODIFIED GRID: 110/350
6. TOPOGRAPHY: BASED ON FIELD SURVEY BY VANDEMARK & LYNCH, INC. CONDUCTED IN JULY 2003.
7. DATUM: NGVD-1929
8. BENCHMARK: X21 – ABOUT 1.45 MILES SOUTH ALONG CHRISTINA AVENUE FROM THE UNDERPASS OF THE PENNSYLVANIA RAILROAD. 2 FEET ABOVE LEVEL OF AVENUE. ELEV=8.50 FEET
9. SITE BENCHMARK: SQUARE CUT ⊗ TOP SOUTH WEST CORNER OF CONC. PAD ELEV.=13.80
10. PROPERTY: BASED ON SURVEY BY VANDEMARK & LYNCH, DATED JULY 18, 2003.
11. SITE AREA: 7.56 ACRES — PROJECT AREA: 7.56 ACRES
12. THIS SITE DOES NOT LIE WITHIN A WATER RESOURCE PROTECTION AREA AS DEPICTED ON THE MAP ENTITLED "WATER RESOURCE PROTECTION AREAS FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE," MAP 1 OF 3, DATED 2001.
13. THIS SITE DOES NOT LIE WITHIN A FLOOD PLAIN AS DEPICTED ON FIRM MAP# 10003C0160G, DATED OCTOBER 6, 2000. FLOODPLAIN ELEVATION = 9.7' PER LOMA CASE #01-03-0110A.
14. THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA.
15. THERE ARE NO WETLANDS ON THIS SITE. THE ENTIRE SITE HAS BEEN PREVIOUSLY PAVED WITH ASPHALT OR STONE.
16. SITE PLAN AND IMPROVEMENTS DESIGNED BY VANDERMARK & LYNCH, INC. ENTITLED "REVISED PRELIMINARY PLAN, MAJOR LAND DEVELOPMENT PLAN PORT CONTRACTORS, INC., LOT G WAREHOUSE," SHEET 1 OF 1, DATED 1/12/04 AND REVISED 5/11/04.
17. LOCATION OF SALT PILE IS APPROXIMATE AND MAY BE RELOCATED ON OPERATIONAL REQUIREMENTS.

Rev. No.	Date	By	Description

Project No. 0268
Scale: 1" = 100 feet
Approved By: Bradley J. Cunningham, P.E.
Drawn By: Rick Gradwell

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Site Plan
MAGCO INCORPORATED
341 Pigeon Point Road
New Castle, Delaware 19720

Date: 12/23/2015

Drawing: SP-01

Seal: Bradley J Cunningham, P.E.
DE License No. 17746

0268 – Magco\Drawings\CPS Dwgs\SP-01 Magco Site Plan.dwg