

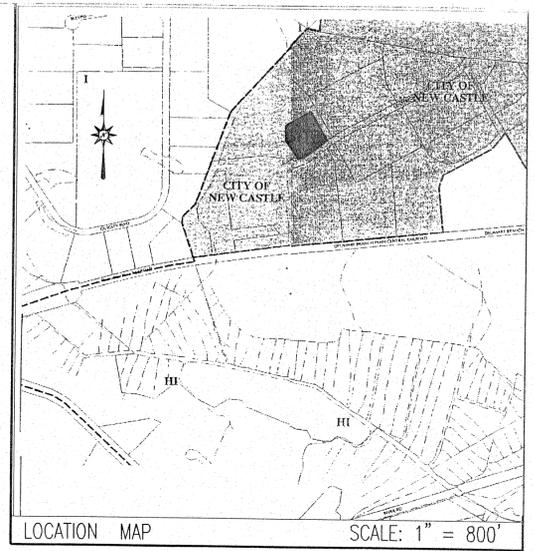


N/F
Parcel 2C & 3
CENTERPOINT 550 LLC
T.P.# 21-019.00-003
Zoned I

N/F
CENTERPOINT 300 LLC
T.P.# 21-013.00-221
Zoned I

GENERAL NOTES

1. New Castle Conservation District must be notified in writing five (5) days prior to commencing with construction. Failure to do so constitutes a violation of the approved sediment and stormwater plan.
2. All work and materials shall be in accordance with the City of New Castle Standard Specifications and Details, and/or the Delaware Department of Transportation (DelDOT) Standard Specifications, dated July 1985, and the DelDOT Standard Details, latest revision.
3. All erosion and sediment control measures shall be in accordance with the Delaware Erosion & Sediment Control Handbook (1989).
4. A pre-construction meeting must be held prior to commencing with construction unless waived by the SCS and City of New Castle. Failure to do so constitutes a violation of the approved sediment and stormwater management plans.
5. Review and approval of Sediment and Stormwater Management Plans shall not relieve the Contractor from his or her responsibilities for compliance with the Sediment and Stormwater Regulations, nor shall it relieve the Contractor from errors and omissions on the approved plans.
6. Acreage of disturbed areas (1.48 acres). Limits of disturbance must be delineated in the field.
7. All erosion and sediment control measures shall be inspected by the Site Superintendent/General Contractor after each rain and replaced or repaired as necessary to obtain the construction standard required. Any eroded areas shall be stabilized and any accumulated sediment shall be removed and disposed of according to plan.
8. The City of New Castle Public Works Department reserves the right to require any additional erosion and sediment control measures.
9. Additional erosion and sediment control measures found necessary to control erosion and sedimentation on the site, due to unforeseen situations in the design stage, shall be installed in accordance with the Delaware Erosion & Sediment Control Handbook, as directed by the SCS inspector.
10. If the approved plan needs to be modified, additional sediment and stormwater control measures may be required as deemed necessary by New Castle Conservation District.
11. No Building Permits will be issued until all perimeter erosion and sediment controls and those sediment traps considered necessary in the early stages of site work are in place, inspected and approved by the SCS. Prior to the satisfactory inspection of the perimeter erosion and sediment controls by the SCS inspector, site disturbance shall be limited to those areas necessary to establish perimeter erosion and sediment controls.
12. Should additional erosion or sedimentation occur during construction or should questions regarding the maintenance of control practices arise, contact the Design Engineer or SCS immediately for technical assistance.
13. Proposed paving elevations shall match existing elevations wherever they adjoin. Plan locations, elevations and dimensions shall be strictly adhered to unless otherwise instructed by the Engineer.
14. All dimensions relative to curbing are to face of curb.
15. All drainage pipe shall be High Density polyethylene pipe unless otherwise noted.
16. It is the responsibility of the Contractor to repair erosion and sediment controls and stormwater management practices during utility construction.
17. All signing, traffic control and safety shall be the responsibility of the developer/contractor and shall be subject to the approval of the Division of Highways. All traffic control signs shall be in accordance with the Manual of Uniform Devices for Streets and Highways.
18. All necessary permits, licenses, bonds, insurance policies, etc. required by local state and/or federal laws shall be provided by the contractor at his own expense.
19. Topsoil stockpiled on the site shall be stabilized with seed and mulch within five (5) calendar days of placement of the topsoil.
20. All perimeter controls for erosion and sediment shall be in place prior to any other land disturbing activities.
21. Any disturbed areas not active for fourteen (14) days or more shall be stabilized with seed and mulch.
22. Following soil disturbance or redistribution, permanent or temporary stabilization shall be completed within fourteen (14) calendar days as to the surface of all perimeter sediment controls, topsoil stockpiles and all perimeter sediment controls, topsoil stockpiles and all other disturbed or graded areas on the project.
23. If dust becomes a problem, sprinkle with water every hour.
24. It shall be the contractor's responsibility to ensure there is sufficient cover on all piping during construction to prevent failure of pipes.
25. It is the responsibility of the Owner to inspect and perform maintenance and/or repairs of the stormwater management practices permanently.



PLAN DATA

1. TAX PARCEL NUMBER: 21-013.00-098
2. SOURCE OF TITLE: 2556-80
3. EXISTING ZONING: I (INDUSTRIAL)
4. DATUM: NGVD 1929
5. GROSS AREA: 2.8209 ACRES
6. WATER SUPPLY: Existing City of New Castle Water supply is subject to the approval of the Delaware State Department of Natural Resources and Environmental Control and the Delaware Division of Public Health.
7. SANITARY SEWER: Existing New Castle County Sewerage is subject to the approval of the New Castle County Department of Special Services and the Delaware Department of Natural Resources and Environmental Control.
8. DEBRIS DISPOSAL: No debris will be buried or disposed of on this site.
9. WATER RESOURCE PROTECTION: This property is not located within a Water Resource Protection Area (WRPA). See WRPA map for Wilmington-Newark Area, sheet X of 3, dated 1993, Revised May 2001.
10. NO 100-YEAR FLOOD PLAIN exists on this parcel, in accordance with Flood Insurance Rate Map, Panel XXX of 450, dated October 6, 2000.
11. CRITICAL NATURAL AREAS: The State Inventory of Critical Natural Areas has been examined and none were found to exist on the site.
12. TOPOGRAPHY was field shot by McBride & Ziegler, Inc. in December 2002. The project benchmark is the top of a sanitary manhole located in Centerpoint Boulevard, Elev. = 34.34.
13. POSTAL ADDRESSES: 900 Centerpoint Blvd. New Castle DE 19720-8121
14. DEED RESTRICTIONS: See Declaration of Restrictions (Deed Book 742-285)

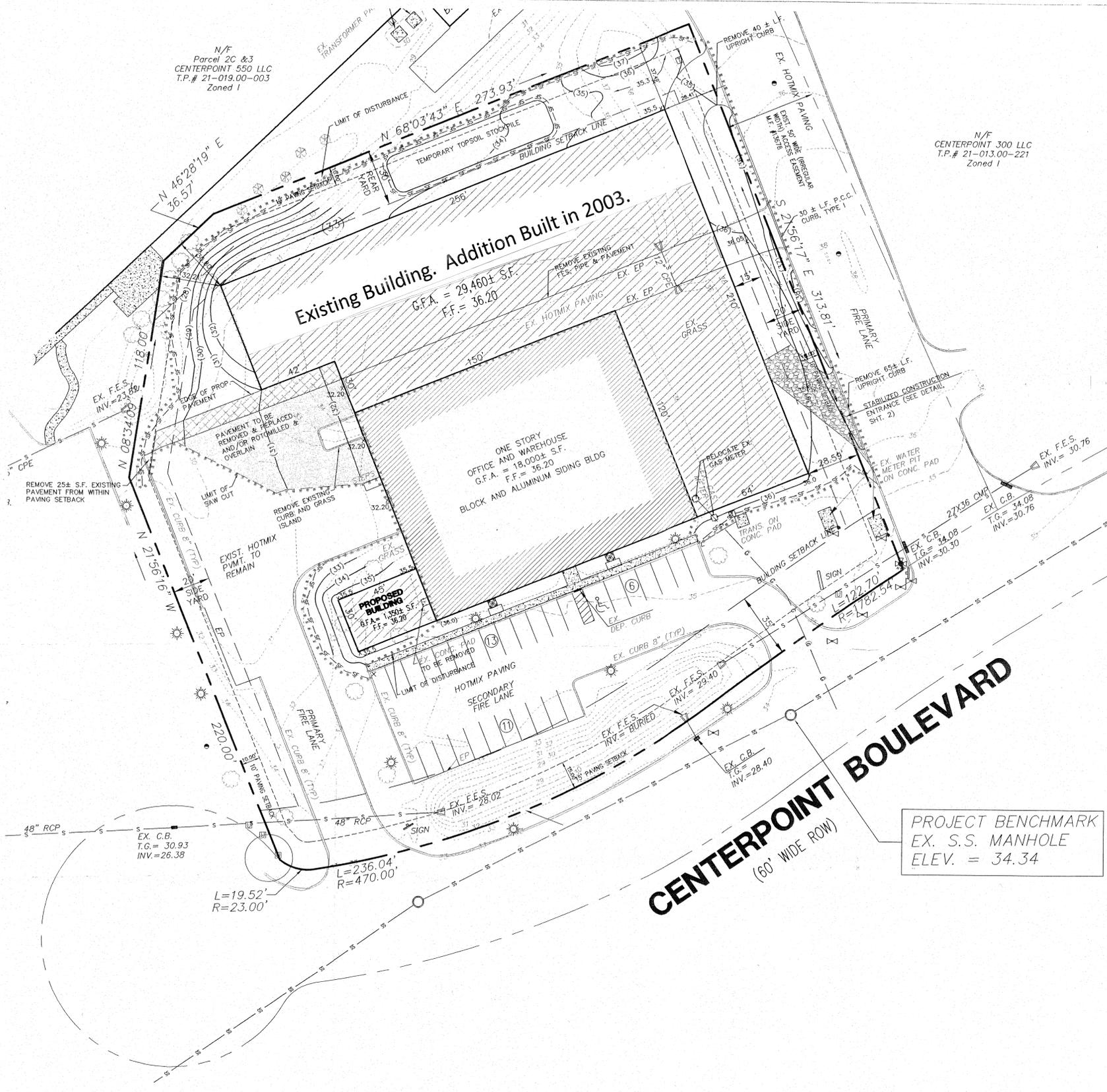
UTILITIES NOTE

McBride & Ziegler, Inc. makes no guarantee as to the existence or non-existence, location, depth, size or condition of any utilities shown on this plan. Existing utilities are shown in accordance with information provided by the respective utility companies at the time the plan was prepared.

It is the responsibility of the Owner, or his contractor to verify and allow for the location and depth of the underground utilities within the work area shown on this plan. The contractor shall NOT begin any excavation or other construction around or immediately adjacent to existing utilities without notifying the utility owner(s) at least seventy-two (72) hours in advance of the start of excavation or construction. Call "Miss Utility" at 1-800-282-8555.

Prior to any construction, the contractor shall excavate in the area of any potential utility crossing to verify that the utility will not interfere with construction. If, after uncovering the utility, there is any question concerning a possible conflict, the Contractor shall immediately contact the Engineer. The Contractor shall take all necessary precautions to protect all existing utilities and maintain uninterrupted service. Any damage done to them due to his negligence shall be immediately and competently repaired at his expense.

18,000
29,460
1,350 old office
1,350 new office 2nd Floor
50,160 sf.



CENTERPOINT BOULEVARD
(60' WIDE ROW)

PROJECT BENCHMARK
EX. S.S. MANHOLE
ELEV. = 34.34

PROPOSED	ITEM	EXISTING
	CONCRETE MONUMENT	
	IRON PIPE	
	UTILITY POLE W/ OUT WIRE	
	TRAFFIC SIGN	
	LIGHT POLE	
	CURB	
	CURB TO BE REMOVED	
	P.C. CONCRETE	
	NO. OF PARKING SPACES BY A ROW	
	HAND PARKING SPACE	
	TREE	
	CONTOUR	
	SPOT ELEVATION	
	WATER LINE	
	FIRE - HYDRANT	
	WATER VALVE	
	WATER METER	
	STORM DRAIN MANHOLE	
	CATCH BASIN	
	STORM DRAIN PIPE	
	SANITARY SEWER MANHOLE	
	CLEAN-OUT	
	SANITARY SEWER LINE	
	GAS LINE	
	UNDERGROUND ELECTRIC	
	SILT FENCE	
	ROCK CHECK DAM	
	STEEL PIPE SECTION	
	LIMIT OF DISTURBANCE	
	ROTATIONAL PAVEMENT	
	SOIL TYPE AND LIMIT	
	PAVEMENT - POLICE PARKING LOT	

PROJECT MANAGER
ROBERT WAITING, PRESIDENT
ULTRACHEM INC
302 325 9880 x224

OWNERSHIP CERTIFICATION
I, the undersigned, certify that all land clearing, construction and development shall be pursuant to the approved plan and that responsible personnel involved will have a Certificate of Training from DNREC. DNREC, New Castle Conservation District and City of New Castle personnel shall have the right to conduct on-site inspections.
Bruce L. Jewett, Vice President / Manufacturing
Date 3/19/03

CERTIFICATION OF ACCURACY
I, Monika B. Sloan, a Professional Engineer in the State of Delaware, hereby certify the accuracy of the topography and compliance with the applicable codes and standards.
Monika B. Sloan
Reg # 10215
Date 3/20/03

2.82 ACRES
OWNER / DEVELOPER:
ULTRACHEM INC.
C/O BRUCE L. JEWETT
900 CENTERPOINT BLVD.
NEW CASTLE, DE 19720
(302) 325-9880

The purpose of this plan is to construct a 29,460 ± S.F. G.F.A. addition and a 1,350 ± S.F. G.F.A. addition with associated parking, loading and accessways in one phase.

REV. NO.	DATE	REVISION

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

APPROVED BY: _____
PROFESSIONAL ENGINEER

SURVEY BY: K.Z. CHECKED BY: M.Z.
DESIGN BY: MBS SCALE: 1" = 30'
DRAWN BY: T.J.W./B.L.M. DATE: FEBRUARY 7, 2003
DWG. NO.: 20023837 - 5895 SHEET 1 of 2