

AN ORDINANCE TO APPROVE AND ADOPT THE MAJOR SUBDIVISION PLAN KNOWN AS "SOUTH ROAD CONNECTOR" AND ACCEPT DEDICATION OF AN UNNAMED CITY STREET BETWEEN THE SOUTH WALNUT STREET ACCESS ROAD AND GARASHES LANE TO BE ADDED TO THE OFFICIAL CITY MAP

#4759

Sponsor:

Council
President
Shabazz

WHEREAS, the City of Wilmington is authorized to establish and revise plans of streets and alleys by the provisions of Sections 1-101, 2-306, and 5-400 of the City Charter, such actions to be done in accordance with applicable provisions of State law and Section 42-11 of the City Code; and

WHEREAS, the Riverfront Development Corporation (the "Applicant") has requested that: (1) the City approve and adopt the Major Subdivision Plan known as the "South Road Connector," attached hereto as Exhibit "A" (the "Plan") and made a part of this Ordinance by reference; (2) the City accept the dedication by the Applicant to the City of a new public right-of-way comprising Tax Parcel No. 5 as depicted on the Plan and color coded in lavender for clarity, said right-of-way to connect Garashes Lane on its south side with the South Walnut Street Access Road at the City/County border created by City Line Ordinance 13-18 and County Line Ordinance 18-78; and (3) the unnamed street be added to the Official City Map; and

WHEREAS, the Applicant holds title to the street bed beneath the right-of-way depicted as Tax Parcel No. 5 on the Plan, and by the filing of the Plan dedicates that parcel as the right-of-way for public use under the ownership of the City; and

WHEREAS, there are no findings to suggest that acceptance of the proposed right-of-way would be detrimental to the surrounding properties, the general public, or public safety; and

WHEREAS, the new city street would be located as depicted on the Plan, and once the new street is built to all City standards and all requirements of the Department of Public Works, it will be conveyed to the City; and

WHEREAS, the City Planning Commission has adopted Planning Commission Resolution 16-19, which, among other things, recommended approval of the Applicant's request; and

WHEREAS, the City Council deems it necessary and appropriate to approve the Applicant's Plan, to accept the unnamed street, and to add it to the Official City Map.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF WILMINGTON HEREBY ORDAINS:

SECTION 1. The Major Subdivision Plan known as the "South Road Connector" is hereby approved as depicted on Exhibit "A" attached hereto.

SECTION 2. The acceptance of the Applicant's dedication of the new public right-of-way depicted as Tax Parcel No. 5, which is illustrated as the lavender color coded section on Exhibit "A" attached hereto, is hereby approved.

SECTION 3. All City departments are hereby authorized to take any and all necessary actions required for the acceptance of the dedication of the proposed new public right-of-way and, once those actions are completed, to add it to the Official City Map.

SECTION 4. This Ordinance shall become effective immediately upon its date of passage by the City Council and approval by the Mayor.

First Reading January 16, 2020
Second Reading January 16, 2020
Third Reading

Passed by City Council,

President of City Council

ATTEST: _____
City Clerk

Approved this ____ day of _____, 2020.

Mayor

SYNOPSIS: This Ordinance approves the Major Subdivision Plan known as the “South Road Connector” and accepts the dedication of an unnamed street connecting the southern side of Garasches Lane to the South Walnut Access Road.

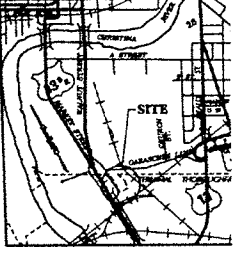
FISCAL IMPACT: This Ordinance has no significant anticipated fiscal impact.

W0109131

EXHIBIT A

GENERAL NOTES:

Tax Parcel No.5 to be Dedicated to the City of Wilmington as an Unnamed Street



LEGEND

GM	GAS METER
SD	STORM DRAIN MANHOLE
SM	SAN. SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
FD	FIRE HYDRANT
DL	DRAINAGE INLET
LP	LIGHT POLES
SI	SIEN
PC	PROPOSED CONDITIONS
EF	EDGE OF FLEXIBLE PAVEMENT
BL	BUILDING LINE
RA	RAILROAD
PL	PROPERTY LINE
RL	RIGHT OF WAY LINE
CC	CITY/COUNTY BOUNDARY LINE
CL	CONTOUR LINE AND ELEVATION
ST	SURVEY TRAVERSE
G.V.	GAS VALVE
IP	1/2" IRON PIPE FOUND
OP	1/2" OPEN PIPE FOUND
REAR	1/2" REBAR FOUND
R/C	REBAR AND CAP FOUND
PA	POLE AND CAP FOUND
AA	PILE ANCHOR
TM	TELEPHONE MANHOLE
UP	UTILITY POLE

PROPOSE OF THIS PLAN:
 A) RESUBDIVIDE 3 EXISTING TAX PARCELS INTO 5 NEW TAX PARCELS
 B) DEDICATE THE PROPOSED TAX PARCEL NO.5 TO THE CITY OF WILMINGTON FOR A NEW UNNAMED PUBLIC RIGHT OF WAY TO BE ADDED TO THE OFFICIAL CITY MAP

DE AND COORDINATES AS SHOWN HEREON ARE BASED ON THE DELAWARE STATE PLANE 04AD 837M.

POINTS AS SHOWN HEREON ARE BASED ON NAVD 83 EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL SURVEY PERFORMED BY LRP SURVEY ON APRIL 10, 2004 AS SUPPLEMENTED BY A FIELD SURVEY BY RUMBLE, KLEPPER & KANE, LLP ON OCT. 20, 2004. POINTS AS SHOWN HEREON ARE BASED ON ENGINEERING PLANS AND PROPOSED TO AND HAVE NOT BEEN FIELD LOCATED.

SEE DEVELOPMENT PARCELS (TAX PARCEL NO.1)
 PROPOSED TAX PARCEL NO.1: 0.5720 ACRES +/- (24,934 SQ.FT.) +/-
 PROPOSED TAX PARCEL NO.2: 0.4676 ACRES +/- (20,369 SQ.FT.) +/-
 PROPOSED TAX PARCEL NO.3: 1.7568 ACRES +/- (76,525 SQ.FT.) +/-
 PROPOSED TAX PARCEL NO.4: 0.5732 ACRES +/- (24,969 SQ.FT.) +/-
 PROPOSED TAX PARCEL NO.5: 0.6900 ACRES +/- (30,058 SQ.FT.) +/-
 TO BE DEDICATED TO PUBLIC RIGHT OF WAY
 TOTAL SITE AREA = 4.0596 ACRES +/- (176,835 SQ.FT.) +/-

UNNAMED REFERENCE:
 -057.00-0541 RIVERFRONT DEVELOPMENT CORPORATION OF DELAWARE INSTR. NO:201059-0024987
 -057.00-054 RIVERFRONT DEVELOPMENT CORPORATION OF DELAWARE INSTR. NO:200804-002858
 -057.00-054 RIVERFRONT DEVELOPMENT CORPORATION OF DELAWARE INSTR. NO:200804-002859

ERTY ADDRESS:
 -057.00-0541 800 S. WALNUT ST. WILMINGTON, DE 19801
 -057.00-0541 40 GARASCHES LAKE WILMINGTON, DE 19804
 -057.00-0541 0 GARASCHES LAKE WILMINGTON, DE 19800

DARTY CORNERS ARE 1/4" REMOVING ROOS WITH PLASTIC PROTECTION CAPS MARKED "PROT. CORNER - 1/4" INCHES" LESS OTHERWISE INDICATED HEREON.

IES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LATED BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY PHOTON OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. EWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION RECEIVED; THE CONTRACTOR MUST VERIFY ALL INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE CITY COMPANIES INVOLVED PRIOR TO THE START OF THE WORK.

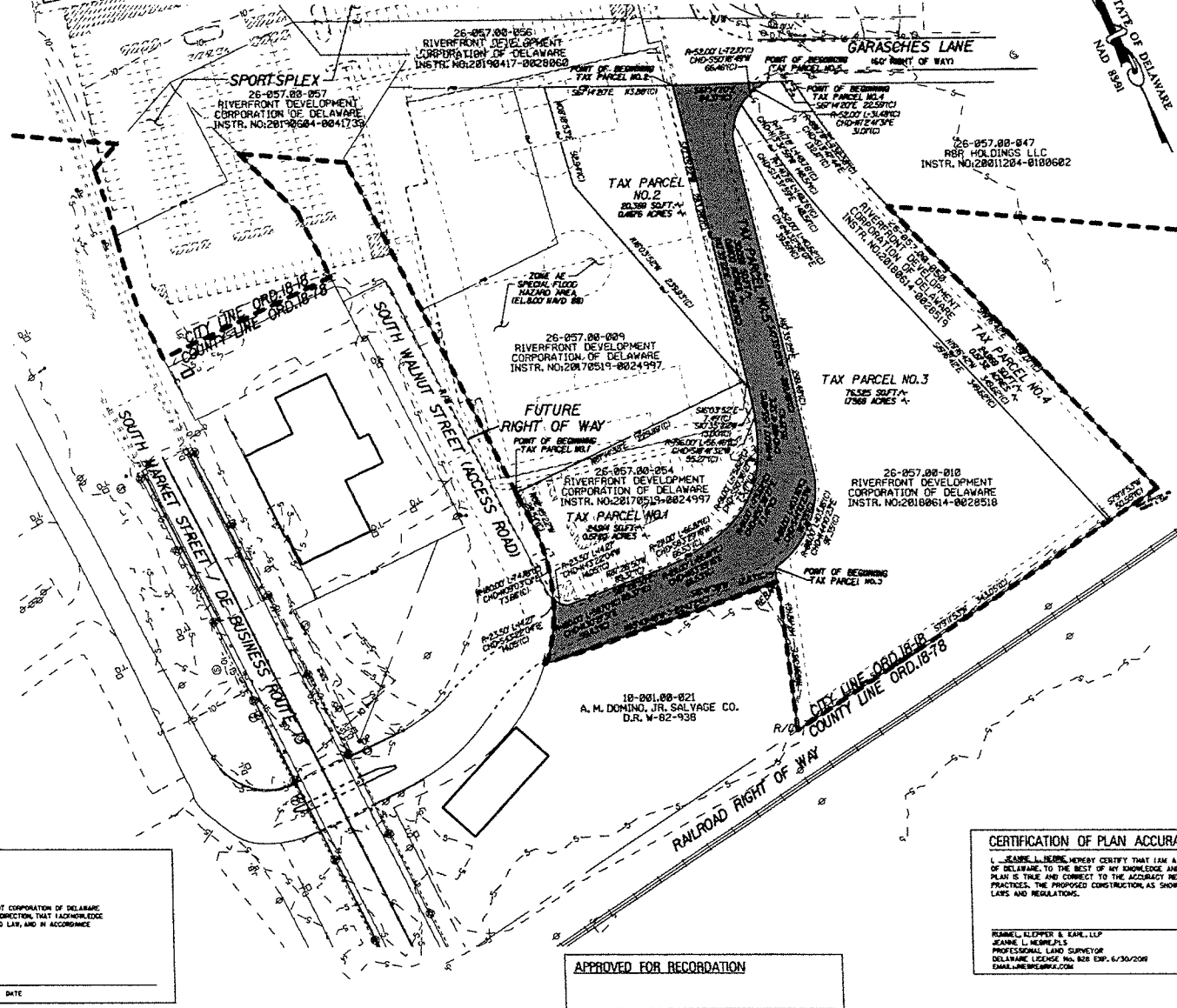
ITION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER, AND WATERY SEWER SERVICE CONNECTIONS AS SHOWN HEREON ARE STAINAIN. THE LOCATION OF SAID CONNECTIONS HAS BEEN FIELD ATED WHERE POSSIBLE, BUT IN CASES WHERE THE LINES HAVE BEEN ISTRUCTED AND PAVED OVER, THE CONNECTIONS SHOWN ARE BASED ON POSSED SITE PLANS OR AN ESTIMATION OF POSSIBLE LOCATION. AAD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF SE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO IPRATELY DETERMINE THE LOCATION OF THESE LINES BEFORE AINING WORK.

TING ZONING CLASSIFICATION:
 M-LIGHT MANUFACTURING BUILDING HEIGHT 4 STORIES 55' FLOOR AREA RATIOS 2.0 BUILDING SET-BACKS AND STRUCTURE ERECTED IN AN M-DISTRICT WHICH ABUTS A STREET LESS THAN 80' IN WIDTH SHALL BE SET BACK NOT LESS THAN 40' FROM THE CENTERLINE OF SUCH STREET.
 REAR YARD 15' MIN. SIDE YARD 6' MIN. 2' FOR EACH ADDITIONAL STORY, BUT IN NO CASE NEED HAVE A WIDTH IN EXCESS OF TEN FEET.

FEMA FLOODPLAIN ZONES ARE FROM MAP NUMBER 100030066A, LAST REVISED FEBRUARY 4, 2015

SURVEYED PREMISES AS INDICATED HEREON IS LOCATED WITHIN ONE (1) A-E BASE FLOOD ELEVATION DETERMINED ELEVATION 8' (A-E D.P.M.) AS INDICATED ON FEMA FLOOD INSURANCE RATE MAP 01000 3C 0564, NEW CASTLE COUNTY AND CITY OF WILMINGTON, DELAWARE, REVISED FEBRUARY 4, 2015.

TITLE REPORT WAS PROVIDED BY CLIENT.



CERTIFICATION OF OWNERSHIP
 PARCEL: 26-057.00-054, 050 & 050

I, _____ HEREBY CERTIFY THAT THE RIVERFRONT DEVELOPMENT CORPORATION OF DELAWARE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN. THE SUBDIVISION THEREOF WAS MADE BY MY DIRECTION, THAT I KNOWLEDGE THE SAME TO BE MY ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILMINGTON.

OWNER: _____ DATE: _____

APPROVED FOR RECORDATION

DIRECTOR OF DEPARTMENT PLANNING AND DEVELOPMENT DATE: _____

CERTIFICATION OF PLAN ACCURACY

I, SEANNE L. KLEPPER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF DELAWARE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES. THE PROPOSED CONSTRUCTION AS SHOWN ON THE PLAN COMPLES WITH ALL APPLICABLE LAWS AND REGULATIONS.

RUMBLE, KLEPPER & KANE, LLP
 SEANNE L. KLEPPER, PLS
 PROFESSIONAL LAND SURVEYOR
 DELAWARE LICENSE NO. 828 EXP. 6/30/2010
 EMAIL: SKLEPPER@RKK.COM

DATE: _____

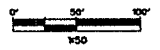
PROPOSED CONDITIONS



700 EAST PRATT STREET, SUITE 500, Baltimore, MD 21202
 PH. 410-728-2900

REVISIONS		
No.	Date	Description

GRAPHIC SCALE

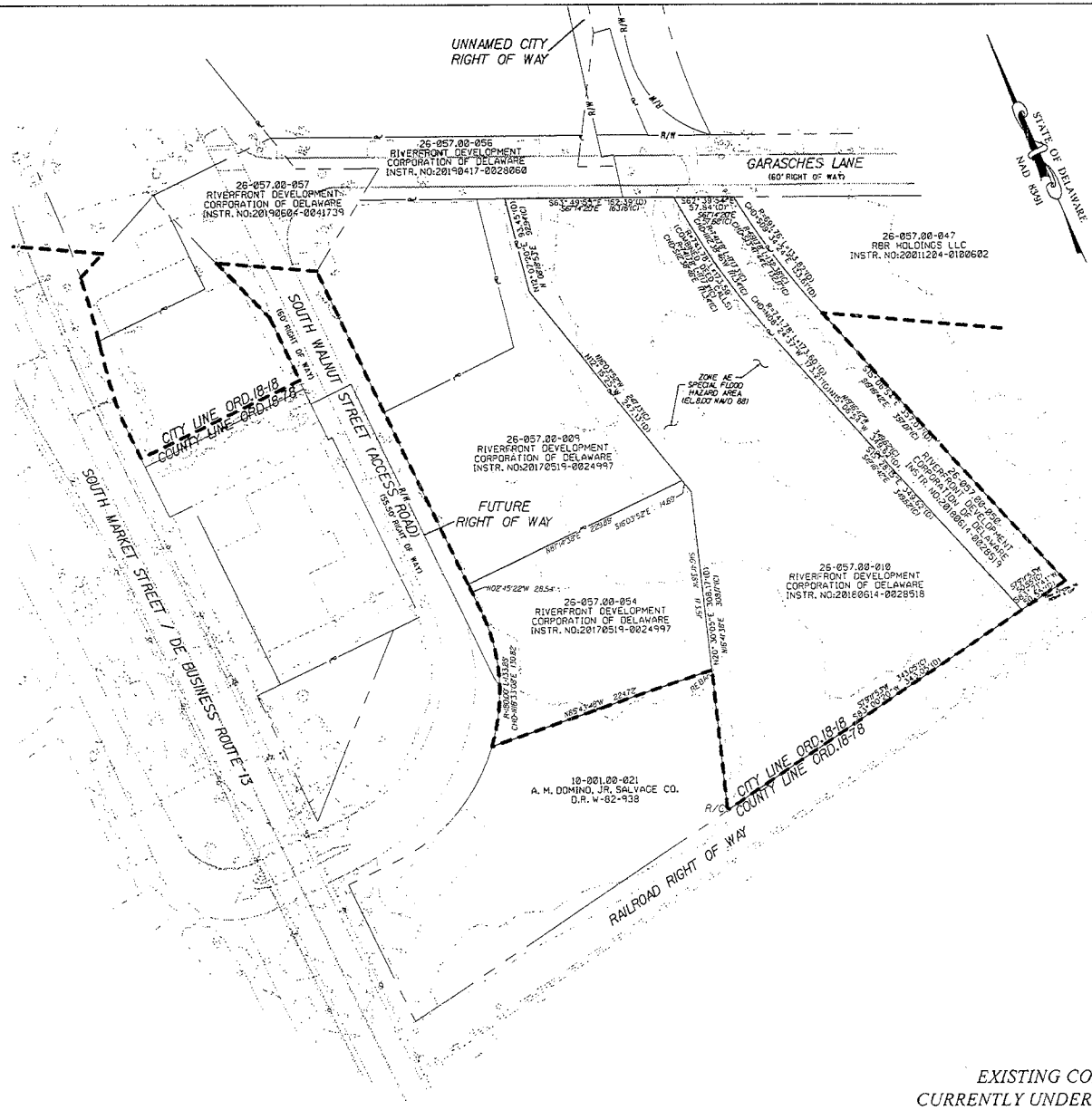


PLAN PREPARATION	
DRAWN BY: JCF	COMPUTED BY: JCF
DESIGN BY: JCF	DATE: NOVEMBER 21, 2019
CHECKED BY: JN	SCALE: 1" = 50'

MAJOR SUBDIVISION
 SOUTH ROAD CONNECTOR
 SUBDIVISION
 WILMINGTON, DE. 19801

PROJECT
 16-135 TKI
SHEET N
 1 OF 2

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LEGEND

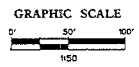
	GAS METER
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	1/2" IRON PIPE FOUND
	1/2" OPEN PIPE FOUND
	REBAR
	REBAR AND CAP FOUND
	POLE ANCHOR
	TELEPHONE MANHOLE
	UTILITY POLE

EXISTING CONDITIONS
 CURRENTLY UNDER CONSTRUCTION



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MAJOR SUBDIVISION	
SOUTH ROAD CONNECTOR SUBDIVISION	
WILMINGTON, DE. 19801	

PROJECT NO. 16-135 TK80
SHEET NO. 2 OF 2