



- SITE DATA**
- TAX PARCEL NUMBER: 21-013.00-114
  - SOURCE OF TITLE: DR 2231 320
  - GROSS AREA: 4.25 AC±
  - EXISTING ZONING: I (INDUSTRIAL)
  - FRONT YARD SETBACK: 35 FT  
SIDE YARD SETBACK: 20 FT  
REAR YARD SETBACK: 20 FT  
BUILDING HEIGHT: 45'
  - WATER SUPPLY: EXISTING - NEW CASTLE MUNICIPAL SERVICES COMMISSION
  - SANITARY SEWER SUPPLY: EXISTING - NEW CASTLE COUNTY
  - DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
  - WATER RESOURCE PROTECTION: NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRA).
  - THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE PER FEMA FLOODPLAIN MAP 10003C0162K DATED FEBRUARY 4, 2015.
  - CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
  - WETLANDS: NO WETLANDS WERE FOUND TO EXIST ON THE SITE.
  - TOPOGRAPHY: SITE FEATURES FIELD SURVEYED BY FREDERICK WARD ASSOCIATES, DATED SEPTEMBER 6, 2023.  
12.1. DATUM: NAVD 83  
12.2. BENCHMARK: PIN & CAP  
12.2.1. ELEVATION: 31.74
  - LAND DEVELOPMENT DATA:  
EXISTING BUILDING AREA: (41,800 SF) 0.96 AC  
EXISTING PAVED AREA: (25,746 SF) 0.59 AC  
PROPOSED BUILDING AREA: (16,163 SF) 0.37 AC  
PROPOSED PAVED AREA: (1,600 SF) 0.04 AC  
PROPOSED STORMWATER AREA: (2,565 SF) 0.059 AC  
TOTAL DISTURBED AREA: (32,760 SF) 0.75 AC  
TOTAL BUILDING AREA: (57,963 SF) 1.33 AC  
TOTAL PAVED AREA: (26,908 SF) 0.62 AC
  - PARKING DATA (PER SECTION 230-28.A.(10))  
PARKING SPACES REQUIRED: ONE SPACE FOR EACH TWO EMPLOYEES IN THE LARGEST WORKING SHIFT.  
LARGEST WORKING SHIFT = 10 EMPLOYEES  
PARKING REQUIRED = (10 EMPLOYEES) \* (0.5 SPOT PER EMPLOYEE) = 5 SPACES  
EXISTING: 44 SPACES (INCLUDING 2 HANDICAPPED PARKING SPACES)  
PROPOSED: 41 SPACES (INCLUDING 2 HANDICAPPED PARKING SPACES)
  - POSTAL ADDRESS: 1400 JOHNSON WAY
  - DRAINAGE, STORMWATER MANAGEMENT, AND EROSION AND SEDIMENT CONTROL SHALL COMPLY WITH THE NEW CASTLE CONSERVATION DISTRICT DRAINAGE REGULATIONS AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROLS (DNREC) SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSIONS AND SEDIMENT CONTROL HANDBOOK.
  - UTILITY RELOCATIONS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW CASTLE MUNICIPAL SERVICES COMMISSION AND NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS.

REVISIONS	DATE	DESCRIPTION

**ARCHITECTS ENGINEERS PLANNERS SURVEYORS**

**FREDERICK WARD ASSOCIATES**

410.939.2090  
fwa@fwa.com  
PO Box 727, 5 South Main Street, 2nd Fl., Newark, MD 21101

**OWNER/DEVELOPER**

IRON MOUNTAIN INFORMATION MANAGEMENT LLC  
1101 ENTERPRISE DRIVE  
ROYERSFORD PA 19468  
ATTN: MANUEL FARRUGIA  
PHONE: (646) 429-2511

**SITE PLAN**

**CROZIER FINE ARTS STORAGE FACILITY**

CITY OF NEW CASTLE, DELAWARE  
COUNCIL DISTRICT 10

**MISS UTILITY OF DELMARVA**

BEFORE YOU DIG CALL 811 IN MD & DE OR 1-800-282-8555  
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

DATE: 04/01/2024  
DRAWING NO: SP  
SCALE: 1" = 30'  
DESIGNED BY: SMF/TMM  
DRAWN BY: SMF  
CHECKED BY: TMM  
SHEET 1 OF 1  
FWA JOB NUMBER: 2211233.01

**LEGEND**

— LOD —	LIMIT OF DISTURBANCE	⊕	EX UTILITY POLE
— P —	PROPERTY LINE	⊕	PROP UTILITY POLE
— R —	RIGHT-OF-WAY LINE	⊕	EX LIGHT POLE
— B —	BUILDING SETBACK	⊕	PROP LIGHT POLE
— C —	EX CONTOURS	⊕	EX SIGN
— P —	PROP CONTOURS	⊕	PROP SIGN
— E —	EX EASEMENT	⊕	PARKING ROW QUANTILY
— V —	PROP EDGE OF VEGETATION	⊕	HANDICAP PARKING
— V —	EX EDGE OF VEGETATION	⊕	EX FIRE HYDRANT
— F —	EX CHAIN LINK FENCE	⊕	PROP FIRE HYDRANT
— F —	EX WOOD FENCE	⊕	EX MANHOLE
— P —	EX EDGE OF PAVING/CURB	⊕	PROP MANHOLE
— P —	EX EDGE OF PAVING/CURB	⊕	EX WATER VALVE
— W —	EX OVERHEAD LINES	⊕	PROP WATER VALVE
— S —	EX SANITARY LINES	⊕	
— W —	EX WATER LINES	⊕	
— S —	EX STORM DRAIN LINES	⊕	
— G —	EXISTING GAS	⊕	
— S —	PROP. SANITARY LINES	⊕	
— S —	PROP. WATER LINES	⊕	
— S —	PROP. STORM DRAIN LINES	⊕	
— S —	SOIL BOUNDARY	⊕	
— S —	PROP CURB & GUTTER	⊕	
— S —	PROP SPLIT RAIL FENCE	⊕	
— S —	PROP ASPHALT PAVING	⊕	
— S —	EX BUILDING	⊕	
— S —	PROP BUILDING	⊕	

**CERTIFICATION OF OWNERSHIP**

I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

PROPERTY OWNER OR AUTHORIZED AGENT: *[Signature]* DATE: 04/01/2024

**CERTIFICATION OF PLAN ACCURACY**

I, THOMAS MINER JR., P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: *[Signature]* DATE: 04/01/2024

**LIST OF REGULATORY APPROVALS/PERMITS**

- NEW CASTLE CONSERVATION DISTRICT - GRADING PERMIT
- NEW CASTLE MUNICIPAL SERVICES COMMISSION - UTILITY PERMIT

**PURPOSE OF PLAN**

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT AT 16,163 SQUARE FOOT BUILDING EXPANSION AT 1400 JOHNSON WAY (TAX PARCEL NUMBER 21-013.00-114) IN THE CITY NEW CASTLE DELAWARE. THE BUILDING ADDITION IS FOR THE PURPOSE OF CREATING ADDITIONAL STORAGE FOR IRON MOUNTAIN INFORMATION MANAGEMENT LLC. THE BUILDING ADDITION SHALL BE CONSISTENT WITH THE CITY OF NEW CASTLE ZONING ORDINANCE RELATING TO BULK, SITE REGULATIONS, SETBACKS, BUILDING HEIGHT, ETC.

**CURRENT ZONING**

I - INDUSTRIAL

REQUIREMENTS	PROPOSED
MINIMUM LOT SIZE: N/A	MINIMUM LOT SIZE: N/A
MAXIMUM BUILDING BULK: N/A	MAXIMUM BUILDING BULK: N/A
1. HEIGHT (STORIES): 3	1. HEIGHT (STORIES): 3
2. HEIGHT (FEET): 45'	2. HEIGHT (FEET): 44.5'
3. PERCENT: 85%	3. PERCENT: 31.5%
4. LENGTH/DEPTH: N/A	4. LENGTH/DEPTH: N/A
MINIMUM SETBACKS:	MINIMUM SETBACKS:
1. FRONT: 35'	1. FRONT: 35'
2. SIDE: NONE	2. SIDE: NONE
3. REAR: 20'	3. REAR: 20'

**RECORDATION**

APPROVED FOR RECORDATION BY CITY OF NEW CASTLE RESOLUTION NUMBER \_\_\_\_\_ APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_

RETURN TO: CITY OF NEW CASTLE CITY ADMINISTRATION BUILDING 220 DELAWARE STREET NEW CASTLE, DE 19120

RECORDED \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, IN INSTRUMENT NUMBER \_\_\_\_\_

**CERTIFICATION OF PLAN APPROVAL**

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_

M:\PROJECTS\21-013.00-114 JOHNSON WAY\DESIGN\PLANNING\SITE PLAN.DWG, FWA-BRD-RT-24036, 4/1/2024 7:56 AM, afoynthe