



LOCATION MAP SCALE: 1"=800'

SITE DATA

- PURPOSE OF PLAN:** THE PURPOSE OF THIS PLAN IS TO SHOW THE REDEVELOPMENT ADDING 78,189 S.F. OF G.F.A. WITH PARKING AND OTHER ASSOCIATED SITE IMPROVEMENTS.
- OWNER:** GREENVILLE CENTER ASSOCIATES, L.L.C.
ADDRESS: c/o STOLTZ MANAGEMENT
728 CONSHOHOCKEN STATE ROAD
BALA CYNWYD, PA 19004-2102
- TAX PARCEL NUMBERS:** 07-026.00-094
- AREA OF PARCELS:** 10.536±
- SOURCE OF TITLE:** 200712210107994
- ZONING:** CR - MIXED USE
BUILDING SETBACKS:
STREET YARD 15' MIN.
SIDE YARD 20' MIN.
REAR YARD 20' MIN.
PARKING SETBACKS:
STREET YARD 25' MIN.
SIDE YARD 5' MIN.
BUFFER YARD SETBACKS:
ADJOINING ARTERIALS 30' MIN.
ADJOINING MAJOR COLLECTORS 30' MIN.
ADJOINING CR ZONING 10' MIN.
ADJOINING NC15 ZONING 30' MIN.
- DWELLING UNITS:** 27
- AREA BREAKDOWN:**

	EXISTING	PROPOSED
BUILDING:	1.782 ACRES (16.9%)	2.210 ACRES (21.0%)
PAVING:	6.634 ACRES (63.0%)	5.816 ACRES (55.2%)
OPEN SPACE:	2.120 ACRES (20.1%)	2.510 ACRES (23.8%)
TOTAL:	10.536 ACRES (100.0%)	10.536 ACRES (100.0%)
- GROSS FLOOR AREA:**

	EXISTING	PROPOSED
BUILDING:	138,770 S.F. (16,846 S.F. TO BE REMOVED)	216,959 S.F.
TOTAL:	138,770 S.F.	216,959 S.F.

BREAKDOWN BY USE:

USE	S.F.	%
OFFICE:	63,308 S.F.	(29.2%)
COMMERCIAL:	93,651 S.F.	(43.2%)
RESIDENTIAL:	60,000 S.F.	(27.6%)
TOTAL:	216,959 S.F.	(100.0%) (EXCLUDING PARKING GARAGES)
PARKING GARAGE:	85,514 S.F.	
TOTAL:	302,473 S.F. (TOTAL)	
- PARKING REQUIRED:**

USE	REQUIREMENT	PROVIDED
MEDICAL OFFICE:	4.5 P.S./1000 S.F. x 3,451 S.F. = 16 P.S.	16 P.S.
OFFICE:	3.5 P.S./1000 S.F. x 59,857 S.F. = 210 P.S.	210 P.S.
RETAIL:	4.5 P.S./1000 S.F. x 93,651 S.F. = 422 P.S.	422 P.S.
RESIDENTIAL:	2.25 P.S./1 D.U. x 27 D.U. = 61 P.S.	61 P.S.
TOTAL:	709 P.S.	709 P.S.

TOTAL WITH PARKING REDUCTION: 517 P.S. (INCLUDING 11 HANDICAP P.S.)
- PARKING PROVIDED:** 517 P.S. (INCLUDING 11 HANDICAP P.S.)
717 P.S. WITH POSSIBLE PARKING GARAGE
- WATER SUPPLY:** CITY OF WILMINGTON - WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
- SEWER:** NEW CASTLE COUNTY SANITARY SEWER - 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 SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
SEWER FLOW INCREASE = 18,189 S.F. x 0.1 G.P.D. = 1,818 G.P.D.
27 D.U. x 200 G.P.D. = 5,400 G.P.D.
7,218 G.P.D. (A.D.F.)
7,218 G.P.D. x 4 = 28,872 G.P.D. (P.F.)
- CRITICAL NATURAL AREA:** THIS SITE IS NOT WITHIN A CRITICAL NATURAL AREA.
- FLOODPLAIN:** THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP #1000300651 DATED 1/17/2007.
- DEBRIS DISPOSAL:** NO DEBRIS SHALL BE BURIED ON THE SITE.
- SUPERSEDES NOTE:** THIS PLAN SUPERSEDES, IN PART, THE RECORD REDEVELOPMENT PLAN DATED 3/9/2004, LAST REVISED 4/6/2004 AND RECORDED ON 4/29/2004 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 200404290047810.
- WETLANDS:** A WETLANDS INVESTIGATION WAS PERFORMED ON MARCH 21, 2008 BY ATLANTIC HYDROLOGIC, INC. AND NO WETLANDS WERE FOUND TO EXIST ON THIS SITE.

SCHEDULE OF BUILDING S.F. AND USES

BUILDING	EXISTING S.F. AND USE	PROPOSED S.F. AND USE
A	7,936 S.F. RETAIL	11,671 S.F. RETAIL
B/PROPOSED BUILDINGS	16,846 S.F. OFFICE (TO BE REMOVED)	60,000 S.F. RESIDENTIAL 16,000 S.F. RETAIL 12,800 S.F. OFFICE
C	31,450 S.F. OFFICE	31,450 S.F. OFFICE
D	3,451 S.F. MED. OFFICE 15,607 S.F. OFFICE	3,451 S.F. MED. OFFICE 15,607 S.F. OFFICE
E	63,480 S.F. RETAIL	63,480 S.F. RETAIL
PROPOSED POST OFFICE		2,500 S.F. RETAIL
TOTAL	138,770 S.F.	216,959 S.F.

SITE DATA CONTINUED

- DATUM:** NVD (INVERT OF EXISTING CATCH BASIN LOCATED IN THE ENTRANCE TO THE SITE FROM ROUTE 52. ELEV.=260.57) SEE PLAN.
- WATER RESOURCE PROTECTION AREA:** THE SITE IS NOT WITHIN A WATER RESOURCE PROTECTION AREA ACCORDING TO THE MAP FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE, DATED 1987, REVISED FEBRUARY, 2006.
- N.C.C. DRAINAGE CODE:** DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
- PAVEMENT TYPE:** BOTH TRADITIONAL ASPHALT PAVEMENT AND POROUS PAVEMENT ARE PROPOSED FOR THIS PROJECT. THE LIMITS OF EACH WILL BE DETERMINED THROUGH THE DESIGN PHASE OF THE PROJECT AS THE STORMWATER MANAGEMENT ANALYSIS IS COMPLETED. UPRIGHT 6" CURB WILL BE USED.

MULTIPLE USE PARKING REDUCTION RATIONALE

UDC TABLE 40.22.616

	WEEKDAY DAYTIME: 6AM TO 6PM	WEEKDAY EVENING: 6PM TO MIDNIGHT	WEEKEND DAYTIME: 6AM TO 6PM	WEEKEND EVENING: 6PM TO MIDNIGHT	NIGHTTIME: MIDNIGHT TO 6AM
RESIDENTIAL	60%*61=37	90%*61=55	80%*61=49	90%*61=55	100%*61=61
OFFICE	100%*226=226	10%*226=23	10%*226=23	5%*226=12	5%*226=12
RETAIL	60%*422=254	90%*422=380	100%*422=422	70%*422=296	5%*422=22
TOTAL	517	458	494	363	95

NEW CASTLE COUNTY APPROVALS

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

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

CERTIFICATION OF PLAN ACCURACY

I, STEPHEN G. DAVIES, 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.

STEPHEN G. DAVIES REGISTRATION# 7690 DATE _____

CERTIFICATION OF OWNERSHIP

I, _____ HEREBY CERTIFY THAT GREENVILLE CENTER ASSOCIATES, L.L.C. IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE _____

LEGEND

PROPOSED	ITEM	EXISTING	PROPOSED	ITEM	EXISTING
⊙	UTILITY POLE	⊙	⊙	DRAINAGE PIPE W/ SEE & TYPE	⊙
⊙	UTILITY BOX	⊙	⊙	FLARED END SECTION (FES)	⊙
⊙	SANITARY CLEANOUT	⊙	⊙	6" UPRIGHT CURB	⊙
⊙	SOIL	⊙	⊙	BUILDING	⊙
⊙	FIRE HYDRANT	⊙	⊙	IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING	⊙
⊙	WATER VALVE	⊙	⊙	PROPOSED CONCRETE SIDEWALK / PAVEMENT	⊙
⊙	SURVEY MARK	⊙	⊙	CATCH BASIN	⊙
⊙	IRON PIPE	⊙	⊙	DRAINAGE MAN. SANITARY MAN.	⊙
⊙	CONCRETE MONUMENT FOUND	⊙	⊙	PAVEMENT TO BE REMOVED	⊙
⊙	TRAVEL SIGNAL	⊙	⊙	GRAVEL PAVEMENT	⊙
⊙	PULL BOX	⊙	⊙	PROPERTY LINE	⊙
⊙	CABLE BOX	⊙	⊙	CENTER LINE	⊙
⊙	PARKING METER	⊙	⊙	WOOD FENCE	⊙
⊙	GAS METER	⊙	⊙	METAL FENCE	⊙
⊙	ELECTRIC BOX	⊙	⊙	LIMIT OF ENCLOSURE (TO BE FENCED)	N/A
⊙	COURT	⊙	⊙	BOULEVARD	N/A
⊙	SPOT ELEVATION	⊙	⊙		
⊙	TEST PIT-SOIL BORING	⊙	⊙		
⊙	SOIL	⊙	⊙		
⊙	NUMBER OF PARKING SPACES	⊙	⊙		

APPLICATION #2008-0272
EXPLORATORY SKETCH
MAJOR LAND DEVELOPMENT PLAN
GREENVILLE CENTER
CHRISTIANA HUNDRED NEW CASTLE COUNTY DELAWARE

APEX ENGINEERING INCORPORATED
27 W. MARKET STREET NEWPORT, DELAWARE 19804
(302) 994-1900 (302) 994-9099 FAX

RECEIVED OCT 17 2008 DEPT. OF LAND USE

SCALE 1" = 40' DATE 3/11/08 SHEET NO. 1 OF 1

SURVEYED BY: MICROFILM NO. DRAWN BY: F. SMITH CHECKED BY: S. DAVIES

PROJECT / FILE NUMBER 00104012PLOTXP3 REVISION

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