

SITE DATA CONTINUED

- SEWER FLOW INCREASE:** 422,489 S.F. OFFICE + 706,612 S.F. COMMERCIAL x 0.1 G.P.D. = 112,910 G.P.D.
700 D.U. x 200 G.P.D. = 140,000 G.P.D.
252,910 G.P.D. x 4 = 1,011,640 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 #1000300065J DATED 1/17/2007.
- DEBRIS DISPOSAL:** NO DEBRIS SHALL BE BURIED ON THE SITE.
- WETLANDS:** WETLANDS EXIST ON THIS SITE. A WETLANDS INVESTIGATION WAS PERFORMED FOR THIS SITE BY JCM ENVIRONMENTAL IN MARCH, 2008.
- DATUM:** NGVD (FOUND NAIL AT NORTHWEST SITE ENTRANCE FROM ROUTE 141 IN ISLAND. ELEV. 206.35) SEE PLAN
- DATE OF TOPOGRAPHY:** OCTOBER 14, 2007 AERIAL SURVEY BY AXIS GEOSPATIAL - DECEMBER, 2007 FIELD VERIFICATION BY APEX ENGINEERING INCORPORATED
- 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 1993, REVISED FEBRUARY, 2006.
- SUPERSEDES NOTE:** THIS PLAN SUPERSEDES, IN PART, THE RECORD RESUBDIVISION PLAN DATED 2/12/1990 AND RECORDED ON 5/8/1990 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 10322.
- 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 AND CURB:** 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 8" P.C.C. CURB IS TO BE USED.

SITE DATA

- PURPOSE OF PLAN:** THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED REDEVELOPMENT REPLACING THE EXISTING 1,012,149 S.F. OF G.F.A. AND ADDING 1,833,851 S.F. OF G.F.A. FOR A TOTAL OF 2,846,000 S.F. OF G.F.A. ALSO TO SHOW PARKING AND OTHER ASSOCIATED SITE IMPROVEMENTS.
- OWNER:** BARLEY MILL L.L.C.
ADDRESS: 725 CONSHOCKEN STATE ROAD BALA CYNWYD, PA 19004-2102
- TAX PARCEL INFORMATION:**

PARCEL NO.	AREA	ZONING
07-038-40-067	3.9155 ACES.	S
07-032-20-003	20.1257 ACES.	OR
07-032-20-048	15.9645 ACES.	OR
07-032-20-049	8.3155 ACES.	OR
07-032-20-050	3.8857 ACES.	OR
07-032-20-051	13.8534 ACES.	OR
07-032-20-052	0.5151 ACES.	OR
07-032-20-053	0.0648 ACES.	OR
07-032-20-054	4.6287 ACES.	OR
07-032-20-055	4.7680 ACES.	OR
07-032-20-057	4.4297 ACES.	OR
07-033-30-072	15.5235 ACES.	OR
	95.9881± ACES.	
- SOURCE OF TITLE:** 200709280085941
- ZONING:** OR - MIXED USE
BUILDING SETBACKS: STREET YARD 40' MIN., SIDE YARD 15' MIN., REAR YARD 40' MIN.
PARKING SETBACKS: STREET YARD 40' MIN., SIDE YARD 10' MIN.
- AREA BREAKDOWN:**

	EXISTING	PROPOSED
BUILDING:	12.118 ACRES (12.6%)	22.950 ACRES (23.9%)
PAVING:	36.050 ACRES (37.6%)	33.049 ACRES (34.4%)
OPEN SPACE:	47.820 ACRES (49.8%)	39.989 ACRES (41.7%)
TOTAL:	95.988 ACRES (100.0%)	95.988 ACRES (100.0%)
- GROSS FLOOR AREA:** EXISTING: 1,012,149 S.F. (TO BE REMOVED)
PROPOSED:
OFFICE: 1,434,638 S.F. (50.4%)
COMMERCIAL: 697,612 S.F. (24.5%)
RESIDENTIAL: 713,750 S.F. (25.1%)
TOTAL: 2,846,000 S.F. (100.0%) (EXCLUDING PARKING GARAGES)
PARKING GARAGES: 1,221,981 S.F. (42.6%)
- PARKING REQUIRED:**

OFFICE:	3.5 P.S./1000 S.F. x 1,434,638 S.F. =	5,022 P.S.
COMMERCIAL:	4.5 P.S./1000 S.F. x 697,612 S.F. =	3,139 P.S.
RESIDENTIAL:	2.25 P.S./1 D.U. x 700 D.U. =	1,575 P.S.
TOTAL:	1.0 P.S./1 G.R. x 200 G.R. =	200 P.S.
RESTAURANT:	9.0 P.S./1000 S.F. x 54,900 S.F. =	495 P.S.
ON-CARE:	10.0 P.S./1000 S.F. x 40,000 S.F. =	400 P.S.
DAN-CARE:	3.5 P.S./1000 S.F. x 9,400 S.F. =	33 P.S.
TOTAL:		9,484 P.S.

7,608 P.S. WITH REDUCTION (INCLUDING 87 HANDICAP P.S.)
- PARKING PROVIDED:** 7,844 P.S. (INCL. 89 HANDICAP P.S.)
- 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.

LEGEND

EXISTING	ITEM	PROPOSED
○	IRON PIPE	○PS
□	CONCRETE MONUMENT	□CMS
✕	SURVEY NAIL	✕NS
○	UTILITY POLE	○
☆	LIGHT POLE	☆
—OE—	OVERHEAD ELECTRIC	—OE—
—12"RCP—	DRAINAGE PIPE W/ SIZE & TYPE	—12"RCP—
▨	CATCH BASIN	▨
—	CURB & GUTTER	—
▨	CONCRETE SIDEWALK, SLAB, PAVING	▨
▨	IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING	▨
▨	STRUCTURE (CONC, WOOD, METAL, ETC.)	▨
—	PROPERTY LINE	—
—	CENTER LINE	—
—	FENCE	—
—	STREAM, DITCH OR SWALE	—
—	LIMIT OF DISTURBANCE	—
—	CROSS WALK	—
BP	BICYCLE PARKING	BP
▨	RIPARIAN REPLANTING AREA	▨

MULTIPLE USE PARKING REDUCTION RATIONALE
UDC TABLE 40.22.616

LAND USE	WEEKDAY DAYTIME 6AM-6PM		WEEKDAY EVENING 6PM-12AM		WEEKEND DAYTIME 6AM-6PM		WEEKEND EVENING 6PM-12AM		NIGHTTIME 12AM-6AM	
	PARKING REDUCTION		PARKING REDUCTION		PARKING REDUCTION		PARKING REDUCTION		PARKING REDUCTION	
RESIDENTIAL	60%	945	90%	1418	80%	1260	90%	1418	100%	1575
OFFICE/INDUSTRIAL	100%	5022	10%	503	10%	503	5%	252	5%	252
RETAIL	60%	1050	90%	1575	100%	1749	70%	1225	5%	88
HOTEL/MOTEL/INN	75%	150	100%	200	75%	150	100%	200	75%	150
RESTAURANT	50%	248	100%	495	100%	495	100%	495	10%	50
ENTERTAINMENT	40%	160	100%	400	80%	320	100%	400	10%	40
CHURCH	10%	0	30%	0	100%	0	30%	0	5%	0
SCHOOL	100%	33	30%	10	30%	10	10%	4	5%	2
OTHER	100%	0	100%	0	100%	0	100%	0	100%	0
TOTAL		7808		4601		4487		3994		2157

NEW CASTLE COUNTY APPROVALS

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

APPROVED _____ DATE _____ BY 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 BARLEY MILL 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 _____

REV.	DATE	COMMENT	CHECKED
1	10/2/08	REVISED PER N.C.C. COMMENTS DATED 9/19/08	J. LOBER

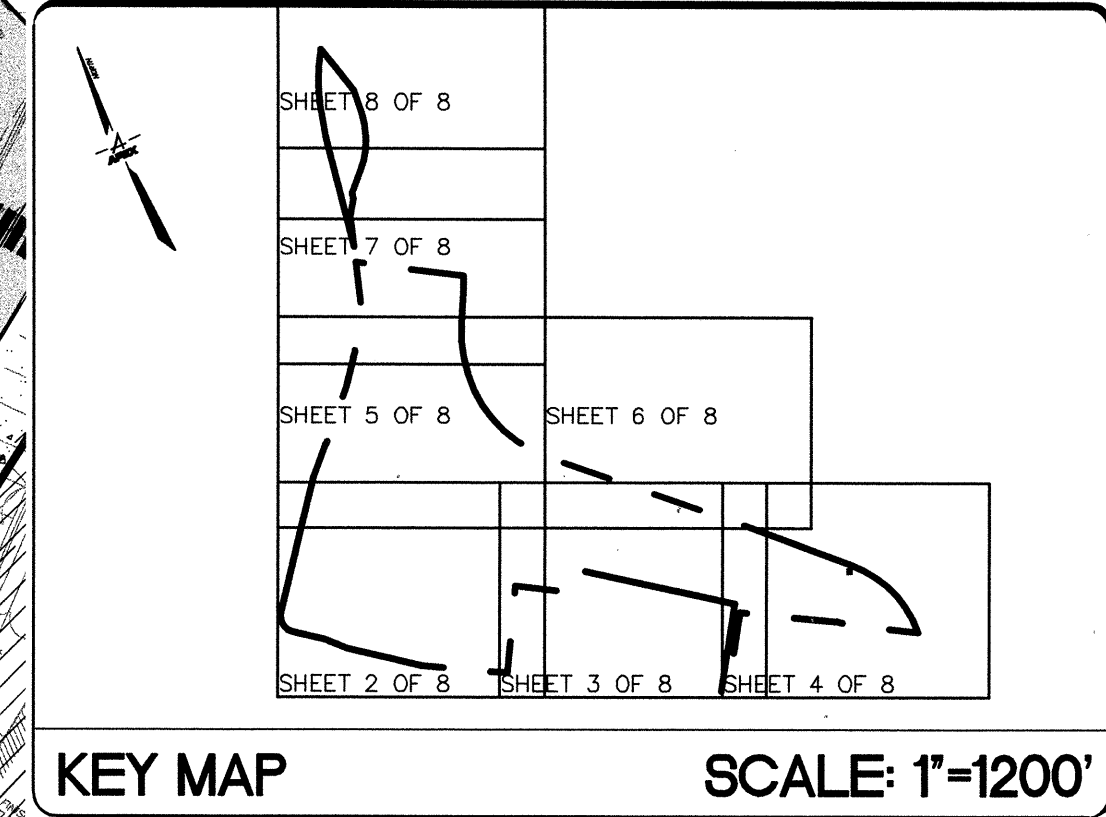
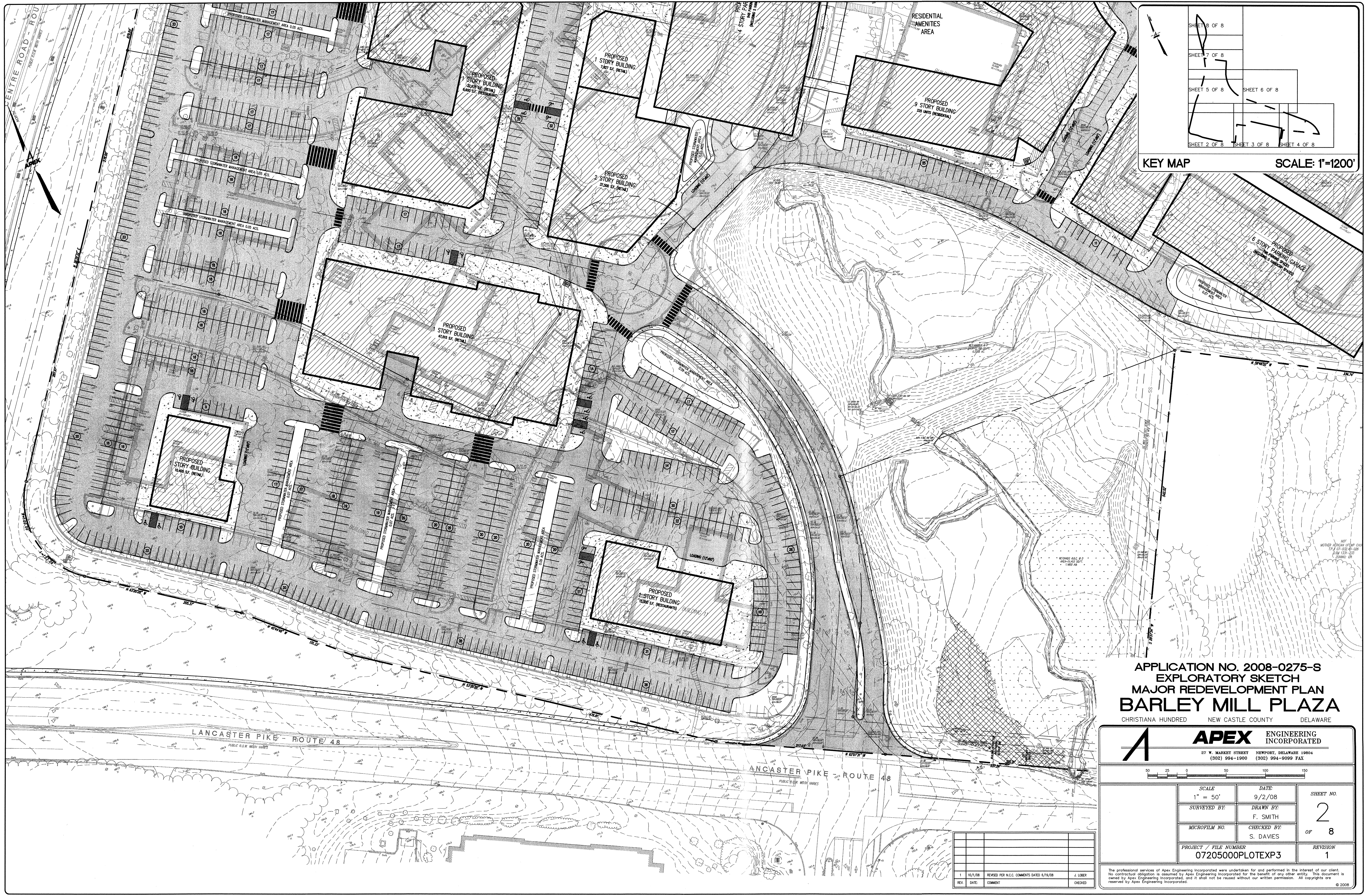
RECEIVED
OCT - 3 2008
DATE OF LAND USE

APPLICATION NO. 2008-0275-S
EXPLORATORY SKETCH
MAJOR REDEVELOPMENT PLAN
BARLEY MILL PLAZA
CHRISTIANA HUNDRED NEW CASTLE COUNTY DELAWARE

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

SCALE: 1" = 300'
DATE: 9/2/08
SHEET NO. 1 OF 8
PROJECT / FILE NUMBER: 07205000PL0TEXP3
REVISION: 1

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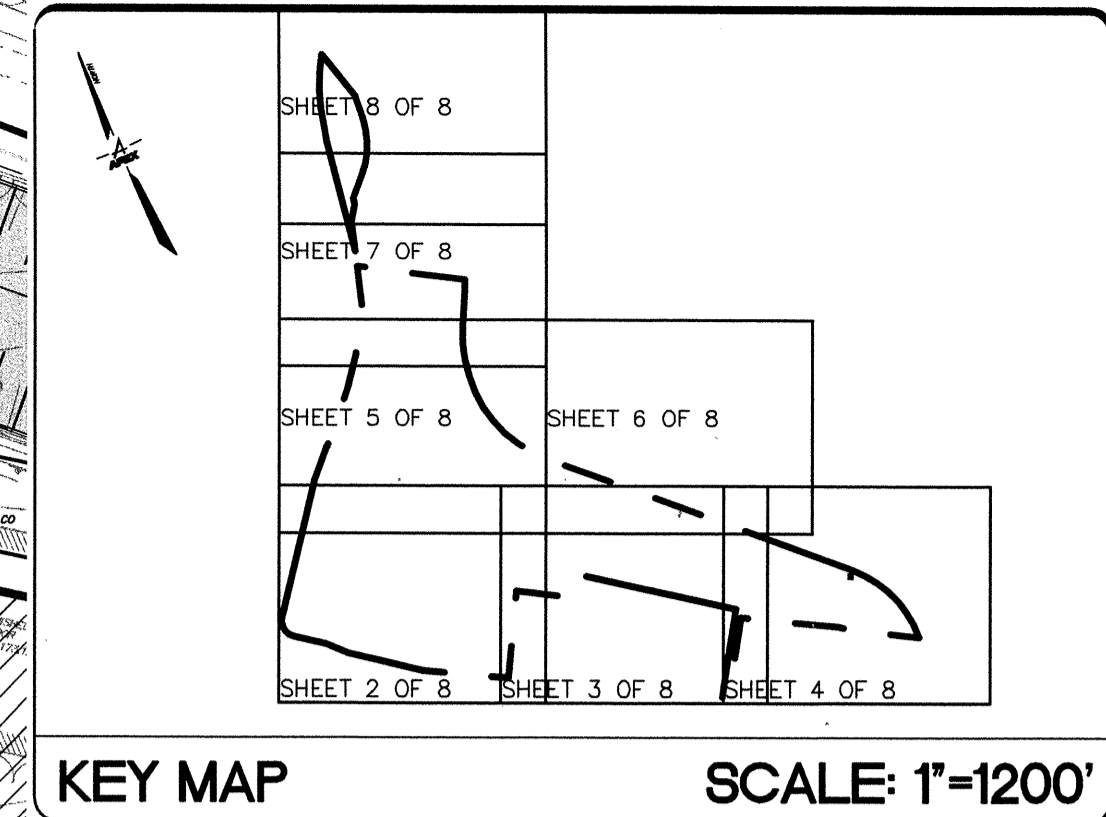
APPLICATION NO. 2008-0275-S
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BARLEY MILL PLAZA
 CHRISTIANA HUNDRED NEW CASTLE COUNTY DELAWARE

APEX ENGINEERING INCORPORATED
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 (302) 994-1900 (302) 994-9099 FAX

SCALE 1" = 50'		DATE 9/2/08	SHEET NO. 2
SURVEYED BY		DRAWN BY F. SMITH	OF 8
MICROFILM NO.		CHECKED BY S. DAVIES	REVISION 1
PROJECT / FILE NUMBER 07205000PLOTEXP3			

REV.	DATE	COMMENT	DRAWN
1	10/1/08	REVISED FOR N.C.C. COMMENTS DATED 8/19/08	J. LOBER

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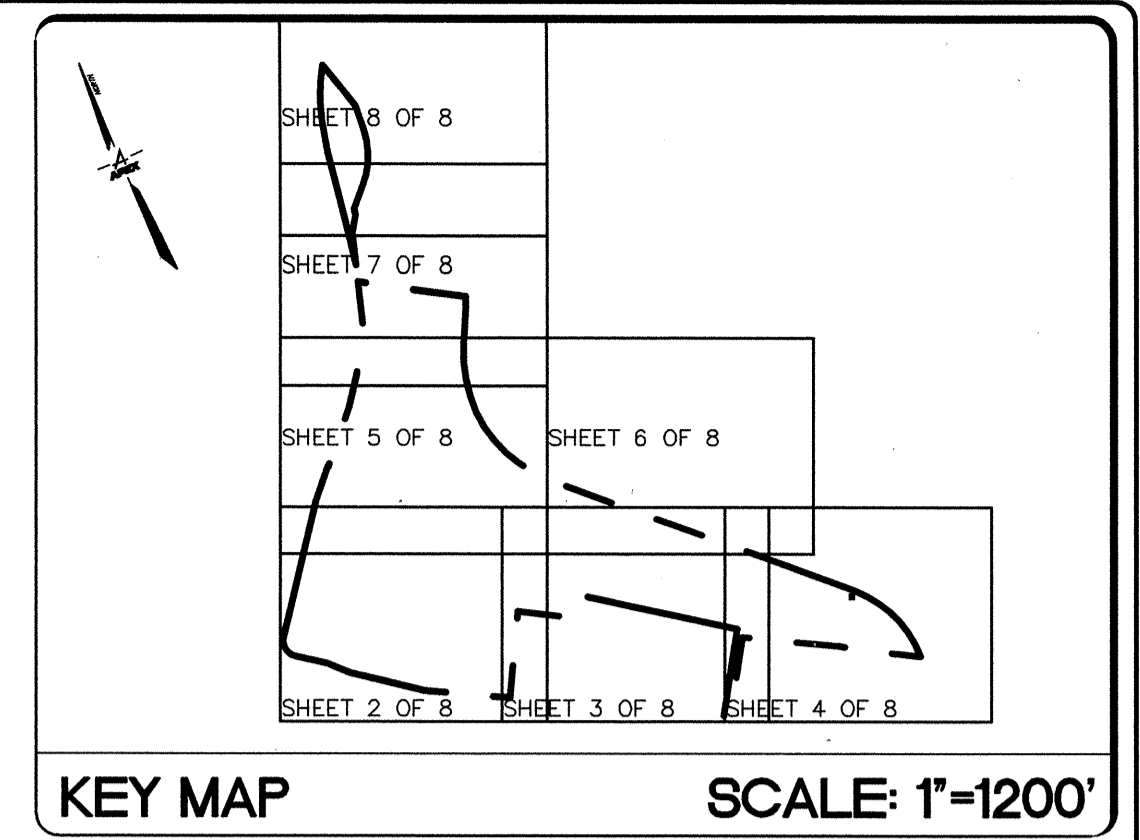
APPLICATION NO. 2008-0275-S
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SCALE 1" = 50'		DATE 9/2/08	SHEET NO. 3
SURVEYED BY:		DRAWN BY: F. SMITH	OF 8
MICROFILM NO.		CHECKED BY: S. DAVIES	
PROJECT / FILE NUMBER 07205000PLOTEXP3			REVISION 1

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SCALE 1" = 50'	DATE 9/2/08	SHEET NO. 4
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PROJECT / FILE NUMBER 07205000PLOTXP3		

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KEY MAP SCALE: 1"=1200'

SHEET 8 OF 8
 SHEET 7 OF 8
 SHEET 5 OF 8 SHEET 6 OF 8
 SHEET 2 OF 8 SHEET 3 OF 8 SHEET 4 OF 8

APPLICATION NO. 2008-0275-S
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 (302) 994-1900 (302) 994-9099 FAX

SCALE 1" = 50'	DATE 9/2/08	SHEET NO. 5
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MICROFILM NO.	CHECKED BY: S. DAVIES	REVISION 1
PROJECT / FILE NUMBER 07205000PLOTEXP3		

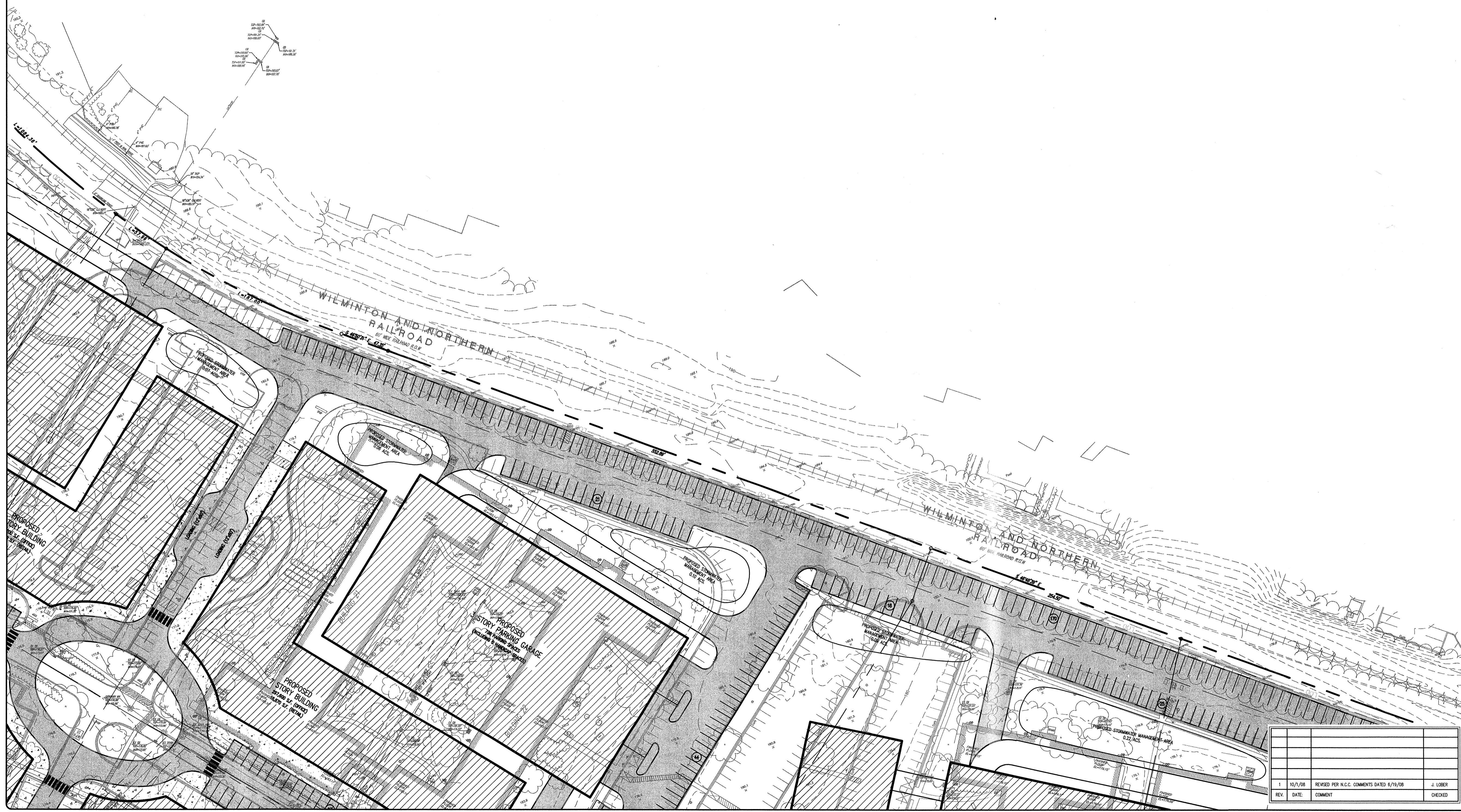
RESIDENTIAL AMENITIES AREA

1	10/1/08	REVISED PER N.C.C. COMMENTS DATED 6/19/08	J. LOBER
REV.	DATE	COMMENT	CHECKED

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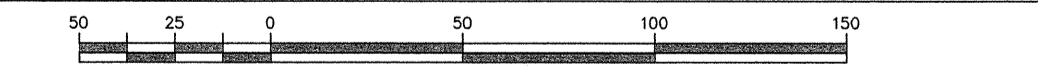


KEY MAP **SCALE: 1"=1200'**



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SCALE 1" = 50'	DATE 9/2/08	SHEET NO. 6
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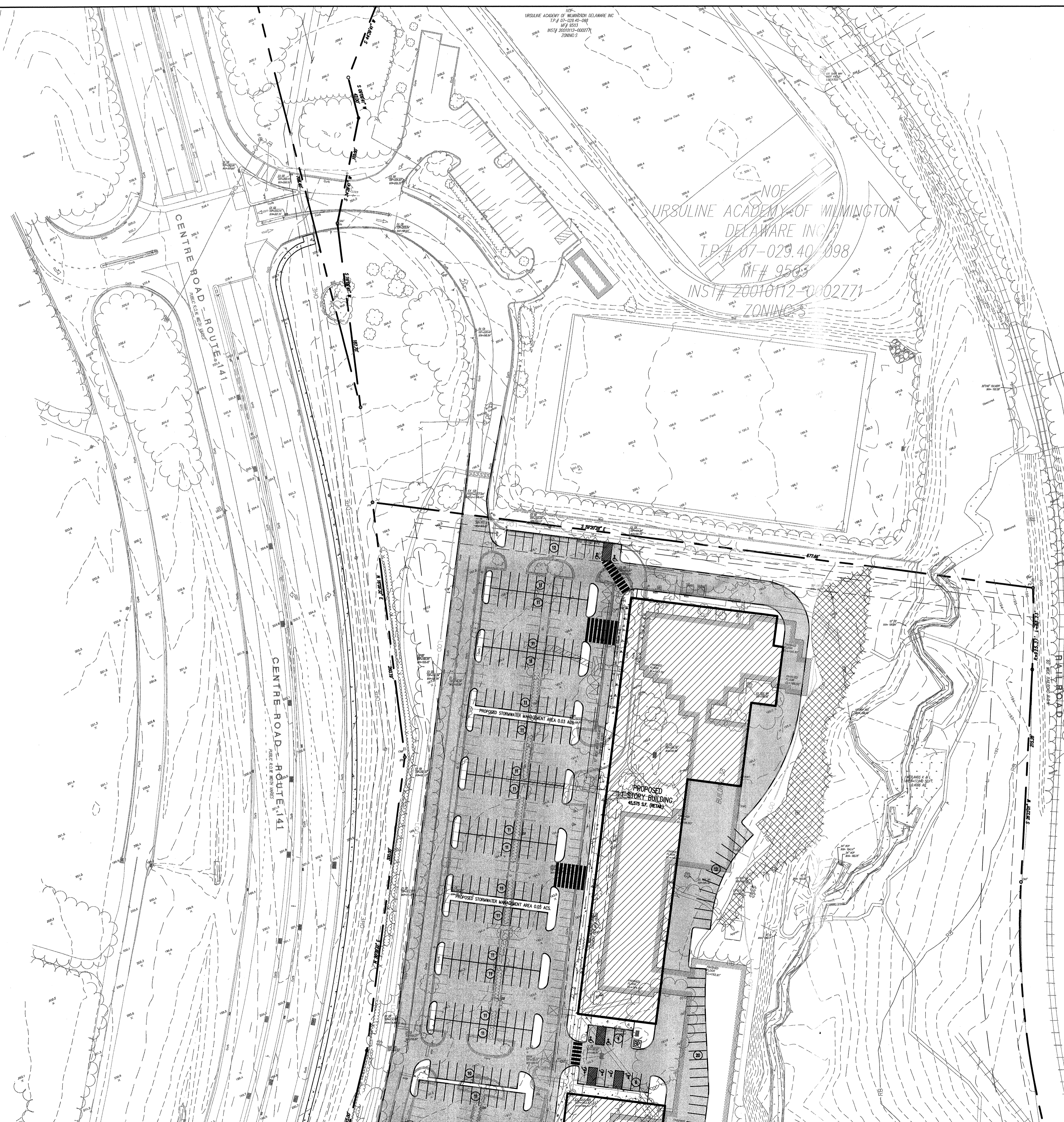
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KEY MAP

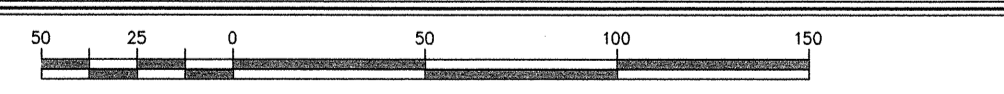
SCALE: 1"=1200'

URSULINE ACADEMY OF WILMINGTON
 DELAWARE INC.
 T.P. # 07-029.40/098
 MF# 9583
 INST# 20010112-0002771
 ZONING S



APPLICATION NO. 2008-0275-S
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SCALE 1" = 50'	DATE 9/2/08	SHEET NO. 7
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KEY MAP **SCALE: 1"=1200'**

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SCALE 1" = 50'		DATE 9/2/08	SHEET NO. 8
SURVEYED BY:		DRAWN BY: F. SMITH	OF 8
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PROJECT / FILE NUMBER 07205000PLOTEXP3		REVISION 1	

1	10/7/08	REVISED PER N.C.C. COMMENTS DATED 6/19/08	J. LOBER
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