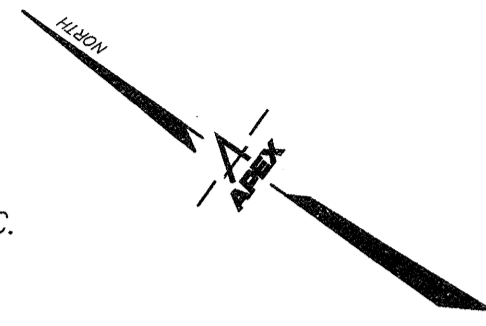
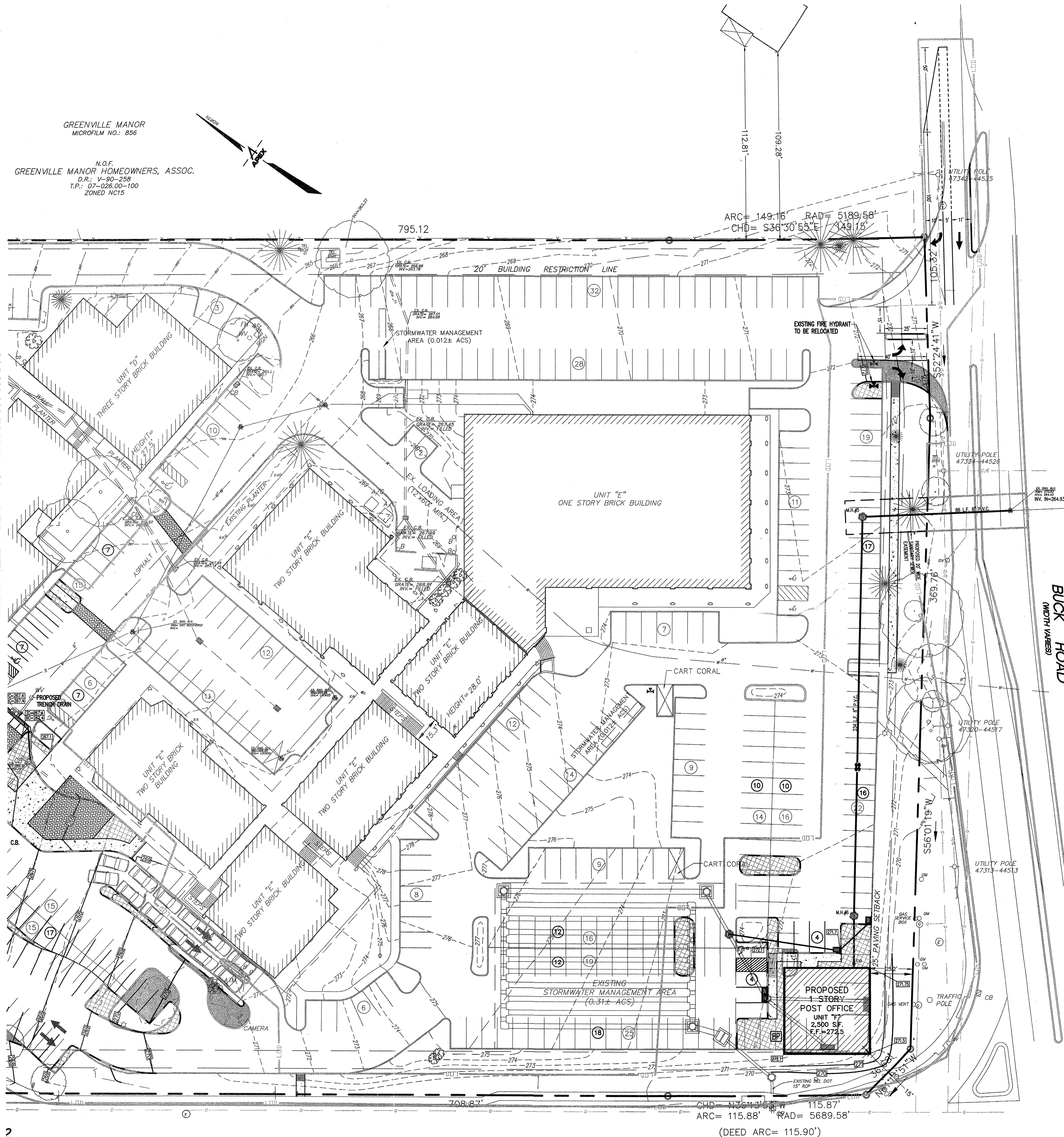


GREENVILLE MANOR
MICROFILM NO.: 856

N.O.F.
GREENVILLE MANOR HOMEOWNERS, ASSOC.
D.R.: V-90-258
T.P.: 07-026.00-100
ZONED NC15



SEE SHEET #2 FOR CONTINUATION



APPLICATION #2008-0272
PRELIMINARY
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

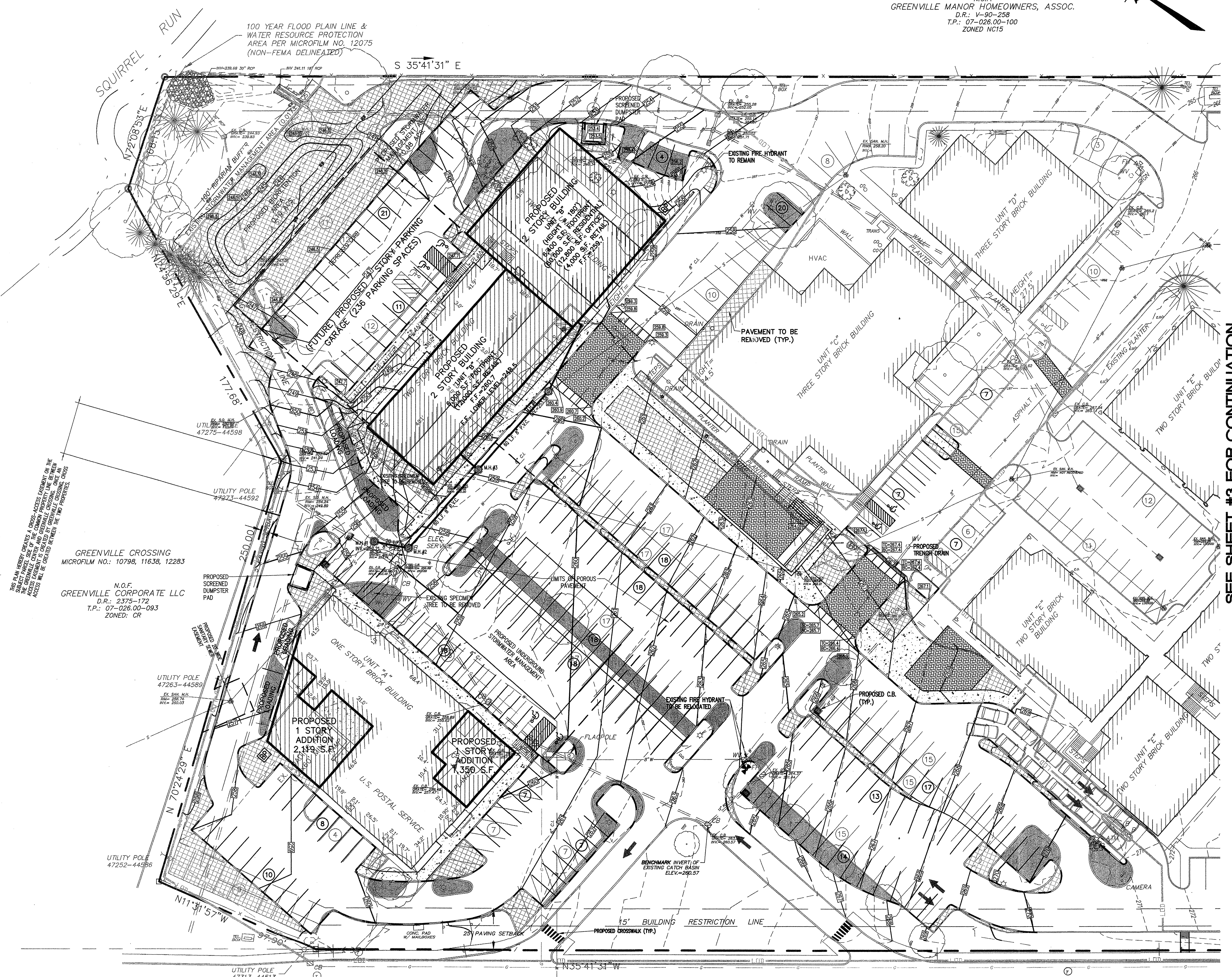
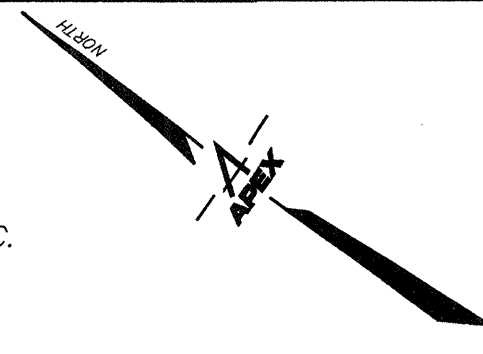
SCALE 1" = 30'		DATE 3/11/08	SHEET NO. 3 OF 3
SURVEYED BY: F. SMITH		DRAWN BY: F. SMITH	
MICROFILM NO.		CHECKED BY: S. DAVIES	
PROJECT / FILE NUMBER 00104012PLOTPRE		REVISION	

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REV.	DATE	COMMENT	CHECKED

GREENVILLE MANOR
 MICROFILM NO.: 856

N.O.F.
 GREENVILLE MANOR HOMEOWNERS, ASSOC.
 D.R.: V-90-258
 T.P.: 07-026.00-100
 ZONED NC15



SEE SHEET #3 FOR CONTINUATION

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

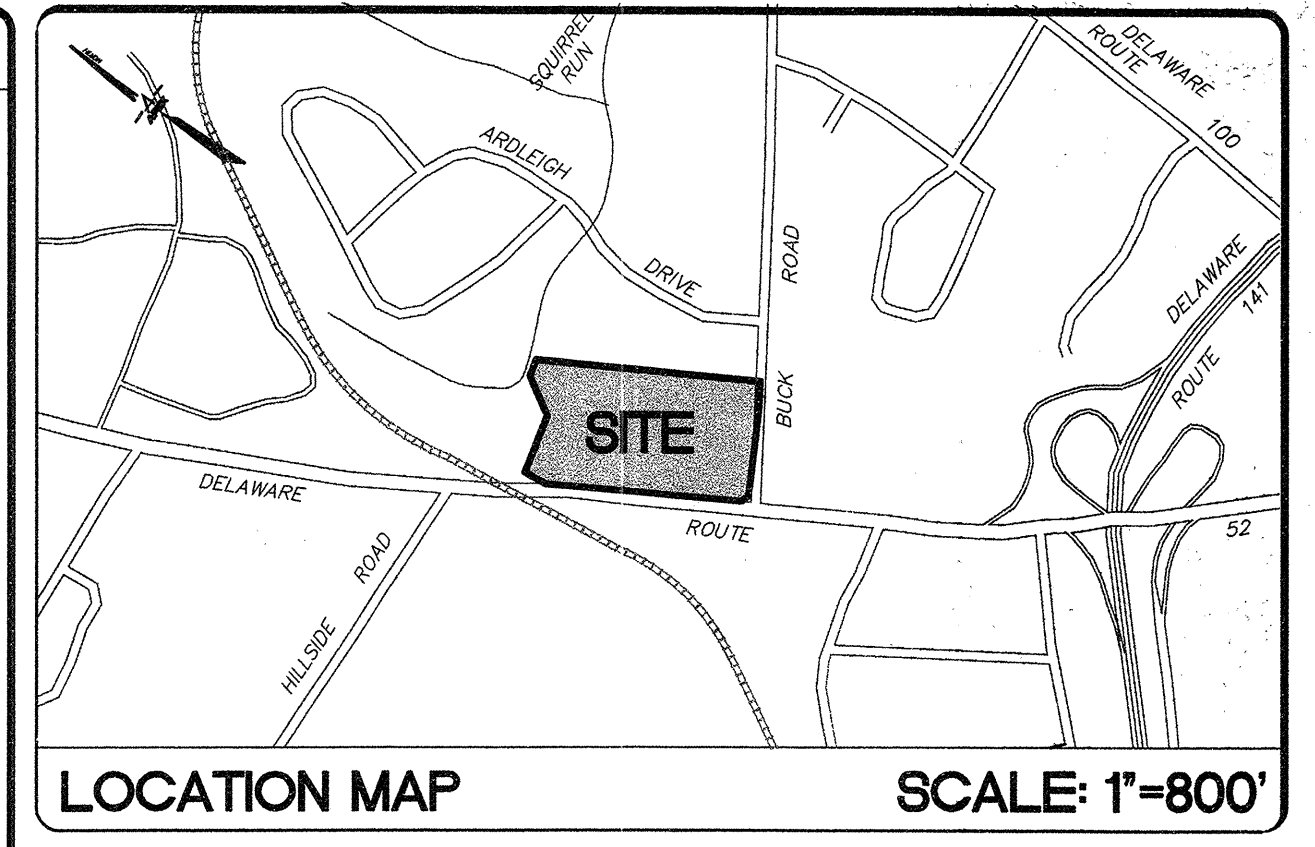
		27 W. MARKET STREET NEWPORT, DELAWARE 19804 (302) 994-1900 (302) 994-9099 FAX
SURVEYED BY F. SMITH	DRAWN BY F. SMITH	OF 3
MICROFILM NO.	CHECKED BY S. DAVIES	
PROJECT / FILE NUMBER 00104012PLOTPRE		REVISION

REV.	DATE	COMMENT	CHECKED

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SITE DATA CONTINUED

- SUPERSEDES NOTE:** THIS PLAN SUPERSEDES, IN PART, THE RECORD RESUBDIVISION 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.
- DATUM:** NGVD (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.
- IMPACT FEES:** THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
- SIDEWALKS:** UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
ALL SIDEWALKS BORDERING THE SITE SHALL BE A.D.A. COMPLIANT AND HAVE DELDOT STANDARD HANDICAP RAMPS INSTALLED.
- MAINTENANCE OF COMMON FACILITIES:** FOR MAINTENANCE OF THE COMMON FACILITIES SHOWN ON THE PLAN, SEE THE DECLARATION DATED _____ AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____
- ENTRANCES:** ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
- SEDIMENT DISPOSAL:** ANY SEDIMENT REMOVED FROM THE STORMWATER MANAGEMENT AREAS SHALL BE TRUCKED OFF-SITE AND DISPOSED OF PROPERLY.
- POSTAL ADDRESSES:** THE ADDRESS FOR UNIT "A" (THE EXISTING POST OFFICE) SHALL NOT CHANGE. THE ADDRESSES FOR THE PROPOSED 12 STORY BUILDING AND ADJOINING 2 STORY BUILDING SHALL BE UNIT "B". THE PROPOSED POST OFFICE SHALL BE UNIT "F".
- TRAFFIC IMPACT STUDY:** THE T.I.S. COMPLETED FOR THE GREENVILLE CENTER WAS APPROVED PER A LETTER FROM DELDOT DATED OCTOBER 19, 2009 TO NEW CASTLE COUNTY. AS PART OF THE T.I.S. APPROVAL, THE DEVELOPER SHALL ENTER INTO A TRAFFIC SIGNAL AGREEMENT WITH DELDOT FOR THE INTERSECTION OF BUCK ROAD AND THE SITE ENTRANCE.
- EXPLORATORY APPROVAL:** MARCH 11, 2009
- BUS STOP:** THE EXISTING BUS STOP ALONG ROUTE 52 SHALL BE IMPROVED WITH AN A.D.A. ACCESSIBLE 5'x3' CONCRETE PAD. THE DEVELOPER WILL COORDINATE WITH THE DELAWARE TRANSIT CORPORATION REGARDING THE DETAILS OF THE IMPROVEMENTS.



SITE DATA

- PURPOSE OF PLAN:** THE PURPOSE OF THIS PLAN IS TO SHOW THE REDEVELOPMENT ADDING 77,923 S.F. OF G.F.A. WITH PARKING AND OTHER ASSOCIATED SITE IMPROVEMENTS.
- OWNER:** GREENVILLE CENTER ASSOCIATES, L.L.C.
ADDRESS: 725 CONSHOCKEN 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: 6,534 ACRES (63.0%)	5,836 ACRES (55.4%)
OPEN SPACE: 2,120 ACRES (20.1%)	2,490 ACRES (23.6%)
TOTAL: 10,536 ACRES (100.0%)	10,536 ACRES (100.0%)
- GROSS FLOOR AREA:**

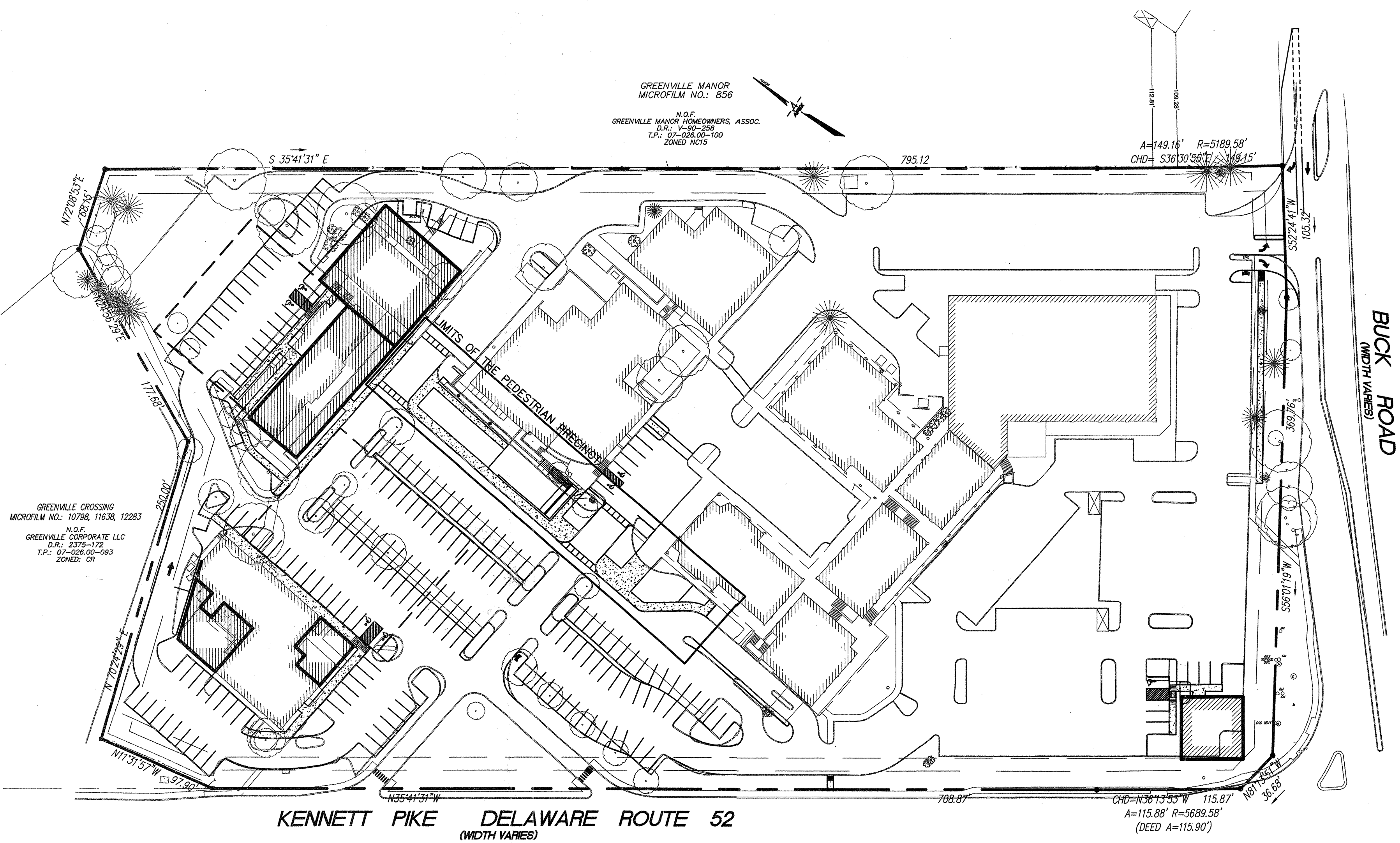
EXISTING: 138,770 S.F. (16,846 S.F. TO BE REMOVED)
PROPOSED: 95,035 S.F.
TOTAL: 216,959 S.F.

BREAKDOWN BY USE:

OFFICE: 43,308 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:**

MEDICAL OFFICE: 4.5 P.S./1000 S.F. x 3,451 S.F. = 16 P.S.
OFFICE: 3.5 P.S./1000 S.F. x 59,857 S.F. = 210 P.S.
RETAIL: 4.5 P.S./1000 S.F. x 93,451 S.F. = 422 P.S.
RESIDENTIAL: 2.25 P.S./1 D.U. x 27 D.U. = 61 P.S.
TOTAL: 709 P.S.
TOTAL WITH PARKING REDUCTION: 517 P.S. (INCLUDING 11 HANDICAP P.S.)

*SEE CHART FOR PARKING REDUCTION CALCULATIONS
- PARKING PROVIDED:** 519 P.S. (INCLUDING 11 HANDICAP P.S.)
726 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.
ALL EXISTING SANITARY SEWER EASEMENTS LOCATED WITHIN THE SITE ARE TO BE EXTINGUISHED BY THIS PLAN. EXISTING AND PROPOSED SANITARY SEWER LOCATED OUTSIDE THE PROPOSED 20' WIDE SANITARY SEWER EASEMENTS IS TO BE PRIVATELY MAINTAINED.
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. x 4 = 28,872 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 #10003C0065J DATED 1/17/2007.
- DEBRIS DISPOSAL:** NO DEBRIS SHALL BE BURIED ON THE SITE.



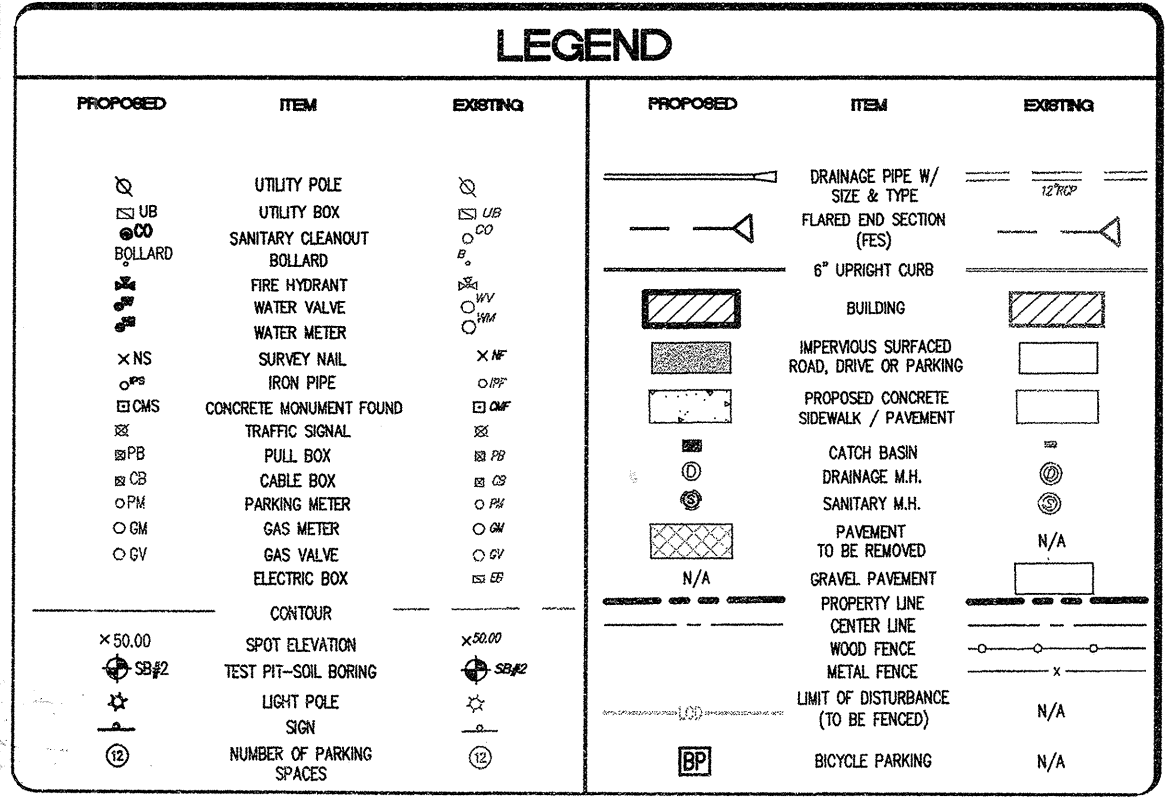
SCHEDULE OF BUILDING S.F. AND USES

BUILDING	EXISTING S.F. AND USE	PROPOSED S.F. AND USE
A	7,936 S.F. RETAIL	11,405 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
F		2,500 S.F. RETAIL
TOTAL	138,770 S.F.	216,959 S.F.

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%x61=37	90%x61=55	80%x61=49	90%x61=55	100%x61=61
OFFICE	100%x226=226	100%x226=23	100%x226=23	5%x226=12	5%x226=12
RETAIL	60%x422=254	90%x422=380	100%x422=422	70%x422=296	5%x422=22
TOTAL	517	458	494	363	95



NEW CASTLE COUNTY APPROVALS

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

APPROVED _____ 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 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 _____

RECEIVED
DEPT. OF LAND USE
OCT 21 2008

APPLICATION #2008-0272
PRELIMINARY 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

SCALE: 1" = 60'
DATE: 10/21/09
SHEET NO. 1 OF 3

SURVEYED BY: F. SMITH
DRAWN BY: F. SMITH
CHECKED BY: S. DAVIES
PROJECT / FILE NUMBER: 00104012PLOTPRE
REVISION

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