



SITE DATA

- PURPOSE OF PLAN:** THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED ADDITIONAL 19 PARKING SPACES.
- OWNER:** 3704 KENNETT PIKE LLC, c/o STOLTZ MANAGEMENT
725 CONSHOHOCKEN STATE ROAD
BALA CYNWID, PA 19004-2102
(610) 667-5800 (PHONE), (610) 667-1976 (FAX)
- TAX PARCEL NUMBER:** 07-026.00-150
- AREA:** 2.430± ACRES
- SOURCE OF TITLE:** 2425-0179
- ZONING:** CN
BUILDING SETBACKS: 20,000 SF MIN.
LOT AREA: 50' MIN.
STREET YARD: 15' MIN.
SIDE YARD: 0' MIN.**
REAR YARD: 20' MIN.
**MIN. 20' FT ADJACENT TO RESIDENTIAL USES OR DISTRICTS
- AREA BREAKDOWN:** BUILDING: 27,984 SF 0.64 ACRES
IMPERVIOUS SURFACES: 58,567 SF 1.35 ACRES
OPEN SPACE: 19,384 SF 0.44 ACRES
TOTAL: 2.43 ACRES (100.0%)
- EXISTING GROSS FLOOR AREA:** 27,984 SF
- PROPOSED GROSS FLOOR AREA:** 0 SF
- PARKING REQUIRED:** MED. OFFICE: 4.5 P.S./1000 S.F. x 20,440 SF = 92 PS
OFFICE: 3.5 P.S./1000 S.F. x 7,544 SF = 27 PS
- PARKING PROVIDED:** 119 (INCLUDING 19 PROPOSED 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 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 LAND USE AND THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. HOWEVER, NEW CASTLE COUNTY SHALL NOT BE COMMITTED TO PROVIDE SEWER SERVICE UNTIL A SEWER AGREEMENT BETWEEN THE DEVELOPER AND NEW CASTLE COUNTY IS EXECUTED.
- SEWER FLOW INCREASE:** NO SEWER INCREASE IS PROPOSED BY THIS PLAN.
- 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 1000020065J DATED 1/17/2007.
- DEBRIS DISPOSAL:** NO DEBRIS SHALL BE BURIED ON THE SITE.
- WETLANDS:** NO WETLANDS EXIST ON THIS SITE. SEE REPORT BY GREENSTONE ENGINEERING DATED 3/24/11.
- DATUM:** NAVD 88
- BENCHMARK:** EXISTING SANITARY SEWER MANHOLE INVERT = 267.73. 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 1993, REVISED FEBRUARY, 2006.
- SUPERSEDES NOTE:** THIS PLAN SUPERSEDES, IN PART, THE RECORD RESUBDIVISION PLAN DATED 9/26/2003 AND RECORDED ON 12/29/2003 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20031202-0153600.
- 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:** ASPHALT PAVEMENT AND UPRIGHT 6" P.C.C. CURB ARE PROPOSED FOR THIS PROJECT.
- VARIANCE NOTE:** THE PROPOSED PARKING AS SHOWN ON THIS PLAN WILL REQUIRE A VARIANCE FOR RELIEF OF THE REQUIRED 10 FT. PAVING SETBACK AND LANDSCAPE BUFFERYARD. VARIANCES TO PERMIT EXISTING NON-CONFORMITIES ASSOCIATED WITH PAVING SETBACKS, LANDSCAPE SURFACE AREA RATIO, LANDSCAPE BUFFERYARD AND PARKING DIMENSIONS WILL ALSO BE REQUIRED.

PARKING RATIONALE

PER PREVIOUSLY RECORDED PLAN (INSTR. 20031202-0153600)

3710 KENNETT PIKE (EX. BANK/OFFICE FROM M.F. #6679)
1,330 SF @ 1 PS/200 SF = 6.7 PS
2,544 SF @ 1 PS/300 SF = 8.5 PS

3704 KENNETT PIKE (OFFICE BUILDING FROM M.F. #6679)
4,200 SF @ 1 PS/300 SF = 14 PS
920 SF (APPROVED REG. NO PS) = 0 PS

3700 KENNETT PIKE (OLD RACQUET CLUB FROM M.F. #6679 - REQ. 74 PS)
CHANGE OF USE TO GENERAL OFFICE AND MEDICAL OFFICE 18,716 SF TOTAL
58% = 10,481 SF (GEN OFFICE) x 3.5/1000 = 36.7 PS
44% = 8,235 SF (MED. OFFICE) x 4.5/1000 = 37.1 PS
TOTAL = 73.8 PS

ADDITIONAL SQUARE FOOTAGE CONSTRUCTED BUT NOT PREVIOUSLY APPROVED BY MICROFILM #6679 OF 12-6-95 LINES AND GRADES PLAN - 274 SF x 3.5/1,000 = 1 PS

IF ADDITIONAL SF IS CONSTRUCTED THAT INCREASES THE TOTAL TO 1,000 SF ABOVE PREVIOUSLY APPROVED PLANS (M.F. #6679 AND 12-6-95 LINES AND GRADES PLAN) THE A MINOR LAND DEVELOPMENT PLAN WILL BE REQUIRED.

N.O.F.
GREENVILLE PLACE LLC
T.P.# 07-026.00-036
INST.# 200312300168329
ZONED NCAP

LEGEND

EXISTING	ITEM	PROPOSED
○	IRON PIPE	○ IPS
□	CONCRETE MONUMENT	□ CMS
✕	SURVEY NAIL	✕ NS
○	UTILITY POLE	○
☆	LIGHT POLE	☆
—	OVERHEAD ELECTRIC	— OE
—	DRAINAGE PIPE W/ SIZE & TYPE	—
▭	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	▭
▭	POROUS PAVEMENT	▭
✕	FIRE HYDRANT	✕
D	DUMPSTER LOCATION	D

NEW CASTLE COUNTY APPROVALS

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

APPROVED _____ BY _____
DATE _____ GENERAL MANAGER FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

CERTIFICATION OF PLAN ACCURACY

I, STEPHEN G. DAVES, 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. DAVES
REGISTRATION# 7690

DATE _____

CERTIFICATION OF OWNERSHIP

I, _____ HEREBY CERTIFY THAT KENNETT PIKE LLC 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	CONDIT.	DESD.

APPLICATION NO. EXPLORATORY SKETCH RESUBDIVISION PLAN GREENVILLE PROFESSIONAL CENTER

3704 - 3710 KENNETT PIKE
CHRISTIANA HUNDRED NEW CASTLE COUNTY DELAWARE

APEX ENGINEERING INCORPORATED

27 W. MARKET STREET NEWPORT, DELAWARE 19804
(302) 994-1900 (302) 994-0909 FAX

SCALE 1" = 30'	DATE 2/22/11	SHEET NO. 1
SURVEYED BY J. COMER	DRAWN BY S. DAVES	OF 1
MICROFILM NO.	CHECKED BY S. DAVES	REVISION
PROJECT / FILE NUMBER 99299009 PLOTXP		