

SITE DATA CONTINUED

14. **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.

15. **SEWER FLOW INCREASE:** 422,880 S.F. OFFICE + 706,812 S.F. COMMERCIAL x 0.1 G.P.D. = 112,910 G.P.D.
 200,930 x 200 S.F.D. = 140,000 G.P.D.
 252,910 G.P.D. x 4 = 1,011,640 G.P.D. (A.D.F.)
 1,011,640 G.P.D. (P.F.)

16. **CRITICAL NATURAL AREA:** THIS SITE IS NOT WITHIN A CRITICAL NATURAL AREA.

17. **FLOORPLAN:** THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP #1000300065 DATED 1/17/2007 HOWEVER NON-DELIQUENT FLOODPLAIN DOES EXIST ON SITE.

18. **DEBRIS DISPOSAL:** NO DEBRIS SHALL BE BURIED ON THE SITE.

19. **WETLANDS:** WETLANDS EXIST ON THIS SITE. A WETLANDS INVESTIGATION WAS PERFORMED FOR THIS SITE BY JCM ENVIRONMENTAL IN MARCH, 2008.

20. **DATUM:** NGVD (FOUND NAIL AT NORTHWEST SITE ENTRANCE FROM ROUTE 141 IN ISLAND ELEV. 206.35) SEE PLAN

21. **DATE OF TOPOGRAPHY:** OCTOBER 14, 2007 AERIAL SURVEY BY AXIS GEOSPATIAL - DECEMBER, 2007 FIELD VERIFICATION BY APEX ENGINEERING INCORPORATED

22. **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 1995, REVISED FEBRUARY, 2006.

23. **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. 10392.

24. **K.C.C. DRAINAGE CODE:** DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.

25. **RESIDENTIAL OUTDOOR:** AREA REQUIRED: 120 S.F. x 700 UNITS = 84,000 S.F.
 AREA PROVIDED: 84,000 S.F. (27,000 S.F. PARK LAMM AREA, 32,000 S.F. PAVED PAD AREA, 25,000 S.F. BALCONIES)

26. **PAVEMENT AND CURB:** BOTH TRADITIONAL ASPHALT PAVEMENT AND POROUS PAVEMENT ARE PROPOSED FOR THIS PROJECT. UPRIGHT 6" P.C.C. CURB IS TO BE USED.

SITE DATA

1. **PURPOSE OF PLAN:** THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED REDEVELOPMENT REMOVING THE EXISTING 1,012,149 S.F. OF G.F.A. AND PROPOSING 2,848,000 S.F. OF G.F.A. OF MIXED USE BUILDINGS AND 1,222,981 S.F. OF G.F.A. OF PARKING GARAGES. ALSO TO SHOW PARKING AND OTHER ASSOCIATED SITE IMPROVEMENTS.

THE IMPROVEMENTS SHOWN ON THIS PLAN ARE PROPOSED IN ACCORDANCE WITH THE REDEVELOPMENT PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.

2. **OWNER:** BARLEY MILL L.L.C.
 2/c STREET MANAGEMENT
 725 CONSHOHOCKEN STATE ROAD
 BALA CYNWYD, PA 19004-2102

3. **TAX PARCEL INFORMATION:**

| PARCEL NO. | AREA | ZONING |
|---------------|-------------|--------|
| 07-032-20-003 | 20,1257 AC. | OR |
| 07-032-20-048 | 15,864 AC. | OR |
| 07-032-20-049 | 8,315 AC. | OR |
| 07-032-20-050 | 3,8837 AC. | OR |
| 07-032-20-051 | 13,8534 AC. | OR |
| 07-032-20-052 | 8,915 AC. | OR |
| 07-032-20-053 | 0,0648 AC. | OR |
| 07-032-20-054 | 4,8297 AC. | OR |
| 07-032-20-055 | 4,7660 AC. | OR |
| 07-032-20-057 | 4,4297 AC. | OR |
| 07-032-20-072 | 15,5235 AC. | OR |
| | 92,0726 AC. | |

4. **SOURCE OF TITLE:** 200702200055941

5. **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.

6. **AREA BREAKDOWN:**

| | EXISTING | PROPOSED |
|-------------|-----------------------|-----------------------|
| BUILDING: | 12,118 ACRES (13.2%) | 22,950 ACRES (24.9%) |
| PARKING: | 36,050 ACRES (39.1%) | 33,049 ACRES (35.9%) |
| OPEN SPACE: | 43,999 ACRES (47.7%) | 36,071 ACRES (38.2%) |
| TOTAL: | 92,073 ACRES (100.0%) | 92,073 ACRES (100.0%) |

7. **GROSS FLOOR AREA:** EXISTING: 1,012,149 S.F. (TO BE REMOVED)

PROPOSED:

| | S.F. | P.S.F. |
|------------------|-----------|--------------------------------------|
| OFFICE: | 1,434,638 | (50.4%) |
| COMMERCIAL: | 897,812 | (24.5%) |
| RESIDENTIAL: | 515,250 | (25.1%) |
| TOTAL: | 2,848,000 | (100.0%) (EXCLUDING PARKING GARAGES) |
| PARKING GARAGES: | 1,222,981 | 9.36% P.S. |
| TOTAL: | 4,070,981 | |

8. **PARKING REQUIRED:**

| | P.S.F. | P.S. |
|-------------------|---------------------------------------|--|
| 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 897,812 S.F. = | 4,041 P.S. |
| RESIDENTIAL: | 2.25 P.S./1 D.U. x 700 D.U. = | 1,575 P.S. |
| HOTEL: | 1.0 P.S./1 D.R. x 200 D.R. = | 200 P.S. |
| HOTEL RESTAURANT: | 8.0 P.S./1000 S.F. x 8,000 S.F. = | 72 P.S. |
| HOTEL MEETING: | 10.0 P.S./1000 S.F. x 2,000 S.F. = | 20 P.S. |
| RESTAURANT: | 8.0 P.S./1000 S.F. x 54,900 S.F. = | 440 P.S. |
| BAR/CLUB: | 3.5 P.S./1000 S.F. x 9,400 S.F. = | 33 P.S. |
| TOTAL: | | 9,358 P.S. |
| | | 7,631 P.S. WITH REDUCTION (INCLUDING BY HANDICAP P.S.) |

9. **PARKING PROVIDED:** 7,635 P.S. (INCL. 177 HANDICAP P.S.)

10. **LOADING REQUIRED:** 52 BAYS

11. **LOADING PROVIDED:** 52 BAYS (27 OF 52 BAYS PROPOSED AT REDUCED SIZE OF 12' x 40' IN THE OFFICE AND RESIDENTIAL AREAS ONLY)

12. **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.

LEGEND

| EXISTING | ITEM | PROPOSED |
|----------|--|----------|
| ○ | IRON PIPE | ○PS |
| □ | CONCRETE MONUMENT | □CMS |
| ● | SURVEY NAIL | ●NS |
| ○ | UTILITY POLE | ○ |
| ○ | LIGHT POLE | ○ |
| ○ | OVERHEAD ELECTRIC | ○E |
| ○ | DRAINAGE PIPE W/ SIZE & TYPE | ○ |
| ○ | CATCH BASIN | ○ |
| ○ | CURB & GUTTER | ○ |
| ○ | CONCRETE SIDEWALK, SLAB, PAVING | ○ |
| ○ | IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING | ○ |
| ○ | STRUCTURE (CONG. WOOD, METAL, ETC.) | ○ |
| ○ | PROPERTY LINE | ○ |
| ○ | CENTER LINE | ○ |
| ○ | FENCE | ○ |
| ○ | STREAM, DITCH OR SINGLE | ○ |
| ○ | LIMIT OF DISTURBANCE | ○ |
| ○ | CROSS WALK | ○ |
| ○ | BICYCLE PARKING | ○BP |
| ○ | RIPIARIAN REPLANTING AREA | ○ |
| ○ | POROUS PAVEMENT | ○ |

MULTIPLE USE PARKING REDUCTION RATIONALE

UDC TABLE 40.22.816

| LAND USE | WEEKDAY DAYTIME | | WEEKDAY EVENING | | WEEKEND DAYTIME | | WEEKEND EVENING | | NIGHTTIME | |
|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------|-------------------|
| | 5AM-5PM | PARKING REDUCTION | 5PM-12AM | PARKING REDUCTION | 6AM-12AM | PARKING REDUCTION | 6PM-12AM | PARKING REDUCTION | 12AM-6AM | PARKING REDUCTION |
| RESIDENTIAL | 60% | 945 | 96% | 145 | 80% | 1260 | 90% | 1418 | 100% | 1575 |
| OFFICE/INDUSTRIAL | 100% | 5022 | 10% | 503 | 10% | 503 | 5% | 252 | 5% | 252 |
| RETAIL | 60% | 1164 | 90% | 1746 | 100% | 1939 | 70% | 1358 | 5% | 97 |
| HOTEL/MOTEL/INN | 75% | 219 | 100% | 292 | 75% | 219 | 100% | 292 | 75% | 219 |
| RESTAURANT | 50% | 248 | 100% | 495 | 100% | 495 | 100% | 495 | 10% | 50 |
| ENTERTAINMENT | 40% | 0 | 100% | 0 | 80% | 0 | 100% | 0 | 10% | 0 |
| 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 | | 7631 | | 4494 | | 4426 | | 3819 | | 2195 |

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. 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# 7890, 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.

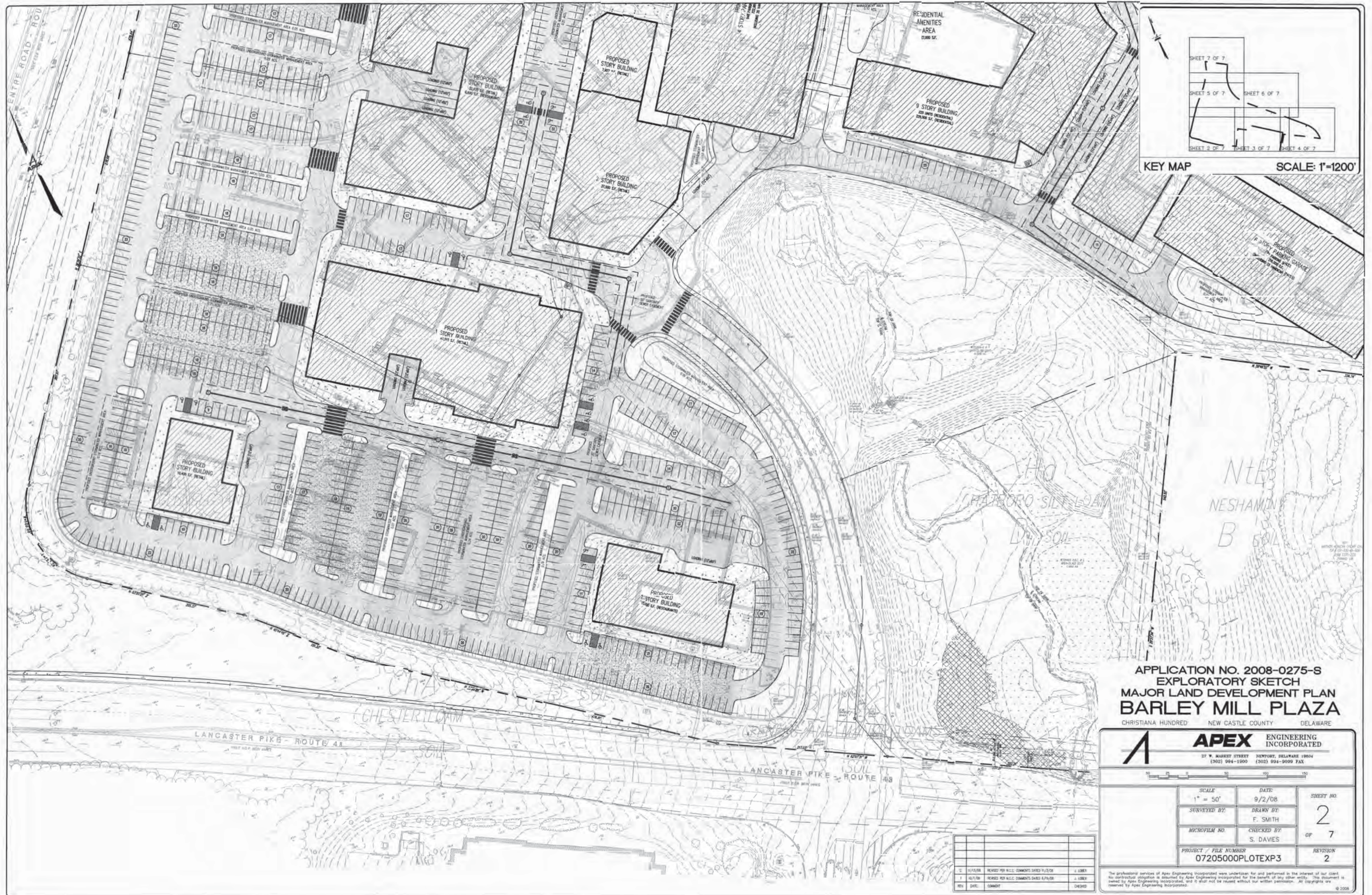
_____, DATE _____

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

APEX ENGINEERING INCORPORATED
 27 W. MARKET STREET, NEWPORT, DELAWARE 19804
 (302) 984-1900 (302) 984-0999 FAX

SCALE: 1" = 300'
 DATE: 9/2/08
 SHEET NO. 1 OF 7
 PROJECT / FILE NUMBER: 07205000PLOTXP3
 REVISION: 2

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KEY MAP SCALE: 1"=1200'

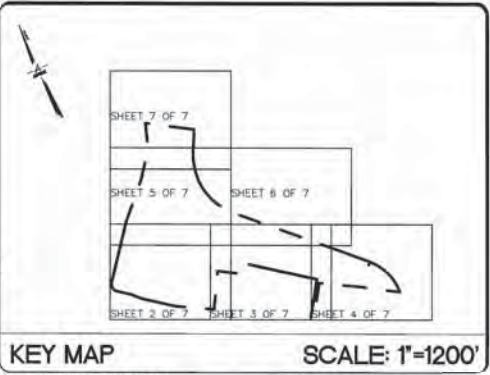
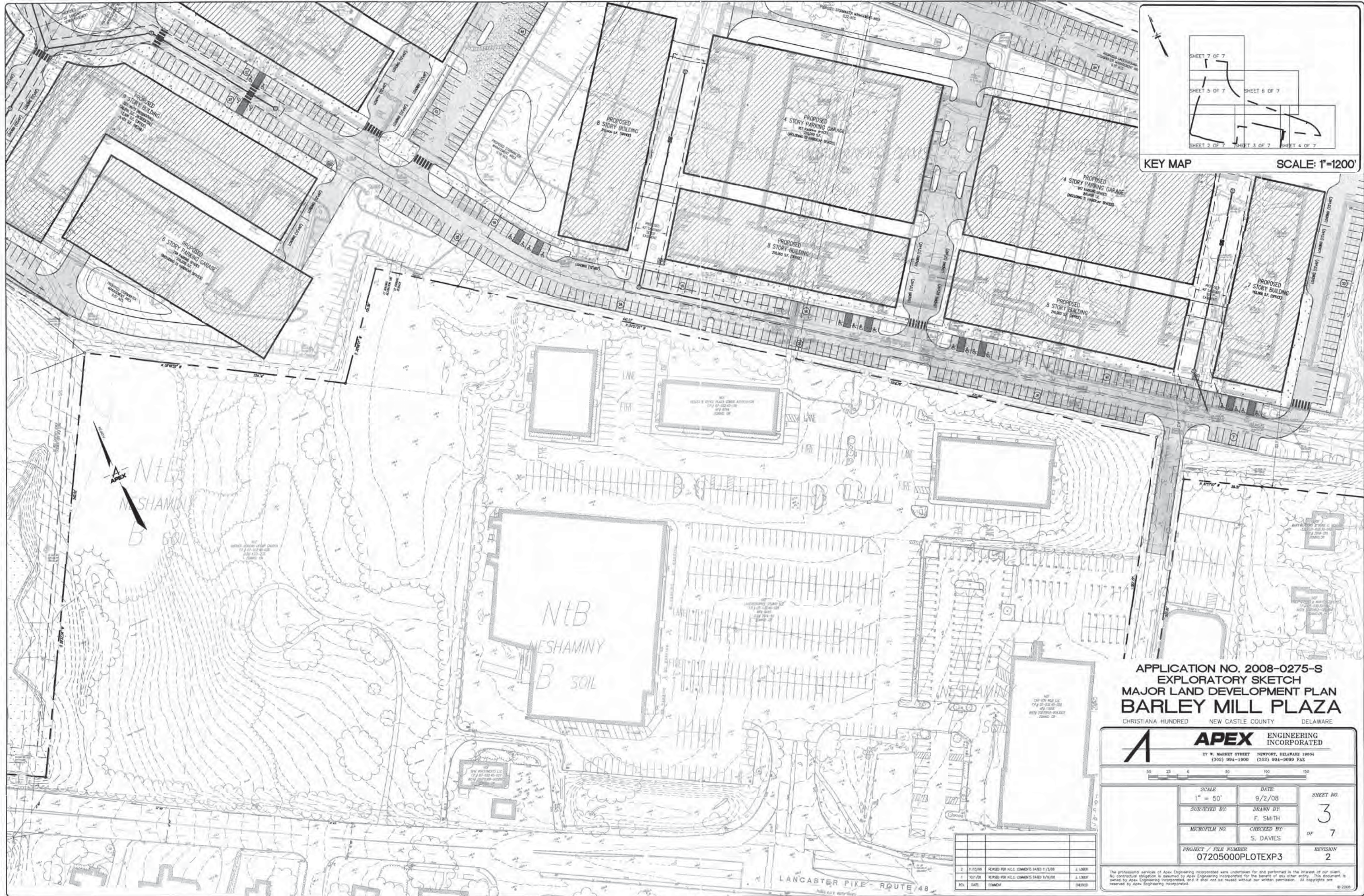
APPLICATION NO. 2008-0275-S
 EXPLORATORY SKETCH
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BARLEY MILL PLAZA
 CHRISTIANA HUNDRED NEW CASTLE COUNTY DELAWARE

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

| | | |
|---|------------------------|----------------|
| SCALE 1" = 50' | DATE 9/2/08 | SHEET NO. 2 |
| SURVEYED BY | DRAWN BY F. SMITH | OF 7 |
| MICROFILM NO. | CHECKED BY S. DAVES | REVISION 2 |
| PROJECT / FILE NUMBER 07205000PLOTEXP3 | | |

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| REV | DATE | COMMENTS | DESIGN |
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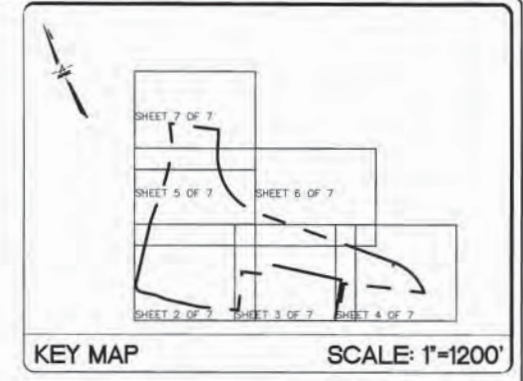
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|-----------------------|------------|-----------|
| SCALE | DATE | SHEET NO. |
| 1" = 50' | 9/2/08 | 3 |
| SURVEYED BY | DRAWN BY | OF 7 |
| | F. SMITH | |
| MICROFILM NO. | CHECKED BY | REVISION |
| | S. DAVIES | 2 |
| PROJECT / FILE NUMBER | | |
| 07205000PLOTEXP3 | | |

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|------|----------|---|---------|
| REV. | DATE | COMMENT | DESIGN |
| 2 | 11/13/08 | REVISED PER N.C.C. COMMENTS DATED 11/3/08 | J. LOFF |
| 1 | 10/2/08 | REVISED PER N.C.C. COMMENTS DATED 9/18/08 | J. LOFF |

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LANCASTER PIKE - ROUTE 48



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

| | | |
|---|--|---|
| | | SHEET NO. 4 OF 7 |
| | | |
| SURVEYED BY: MCH/FILM NO. | | DRAWN BY: CHECKED BY: S. DAVIES |
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KEY MAP SCALE: 1"=1200'

Diagram showing the layout of sheets 2 through 7 of 7, with sheet 5 highlighted as the current sheet.

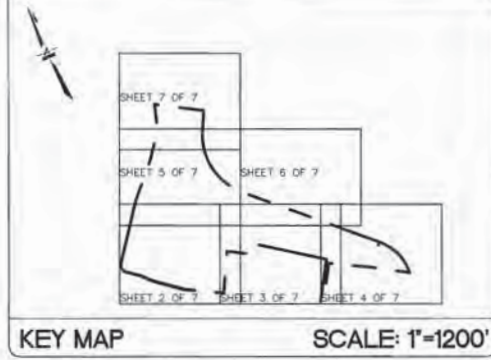
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 CHRISTIANA HUNDRED NEW CASTLE COUNTY DELAWARE

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

| | | |
|---|-------------------------|----------------|
| SCALE 1" = 50' | DATE 9/2/08 | SHEET NO. 5 |
| SURVEYED BY | DRAWN BY F. SMITH | OF 7 |
| MICROFILM NO. | CHECKED BY S. DAVIES | KEYVISION 2 |
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| REV. | DATE | COMMENT | CHECKED |
| 1 | 11/17/08 | REVISED PER A.E.C. COMMENTS DATED 11/15/08 | J. LEBER |
| 2 | 11/17/08 | REVISED PER A.E.C. COMMENTS DATED 11/15/08 | J. LEBER |

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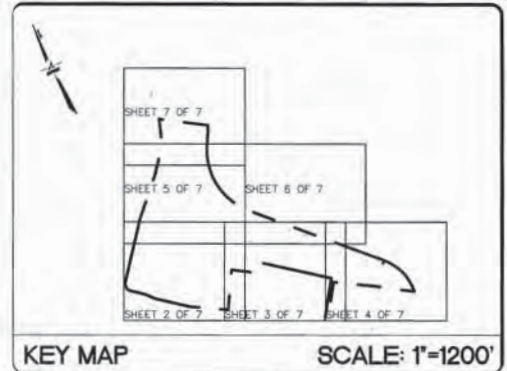


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CHRISTIANA HUNDRED NEW CASTLE COUNTY DELAWARE

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| | | | |
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| 1" = 50' | 9/2/08 | | |
| SURVEYED BY | DRAWN BY | | |
| | F. SMITH | 6 | |
| MICROFILM NO. | CHECKED BY | | |
| | S. DAVIES | OF 7 | |
| PROJECT / FILE NUMBER | | REVISION | |
| 07205000PLOTXP3 | | 2 | |

| | | | |
|-----|---------|--|---------|
| REV | DATE | COMMENT | DRAWN |
| 2 | 11/2/08 | REVISED FOR NCC COMMENTS DATED 11/2/08 | J. LORP |
| 1 | 10/1/08 | REVISED FOR NCC COMMENTS DATED 6/18/08 | J. LORP |

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

| | | |
|---|--|-------------------------|
| | | SHEET NO. 7 |
| | | |
| SCALE 1" = 50' | | DRAWN BY F. SMITH |
| SURVEYED BY | | |
| MICROFILM NO. | | CHECKED BY S. DAVIES |
| PROJECT / FILE NUMBER 07205000PLOTEXP3 | | |
| REVISION 2 | | OF 7 |

| REV | DATE | COMMENT | DESIGNED |
|-----|----------|--|----------|
| 2 | 11/13/08 | REVISED PER R.C.C. COMMENTS DATED 11/13/08 | J. LIBBY |
| 1 | 10/1/08 | REVISED PER R.C.C. COMMENTS DATED 6/11/08 | J. LIBBY |
| | | | |

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