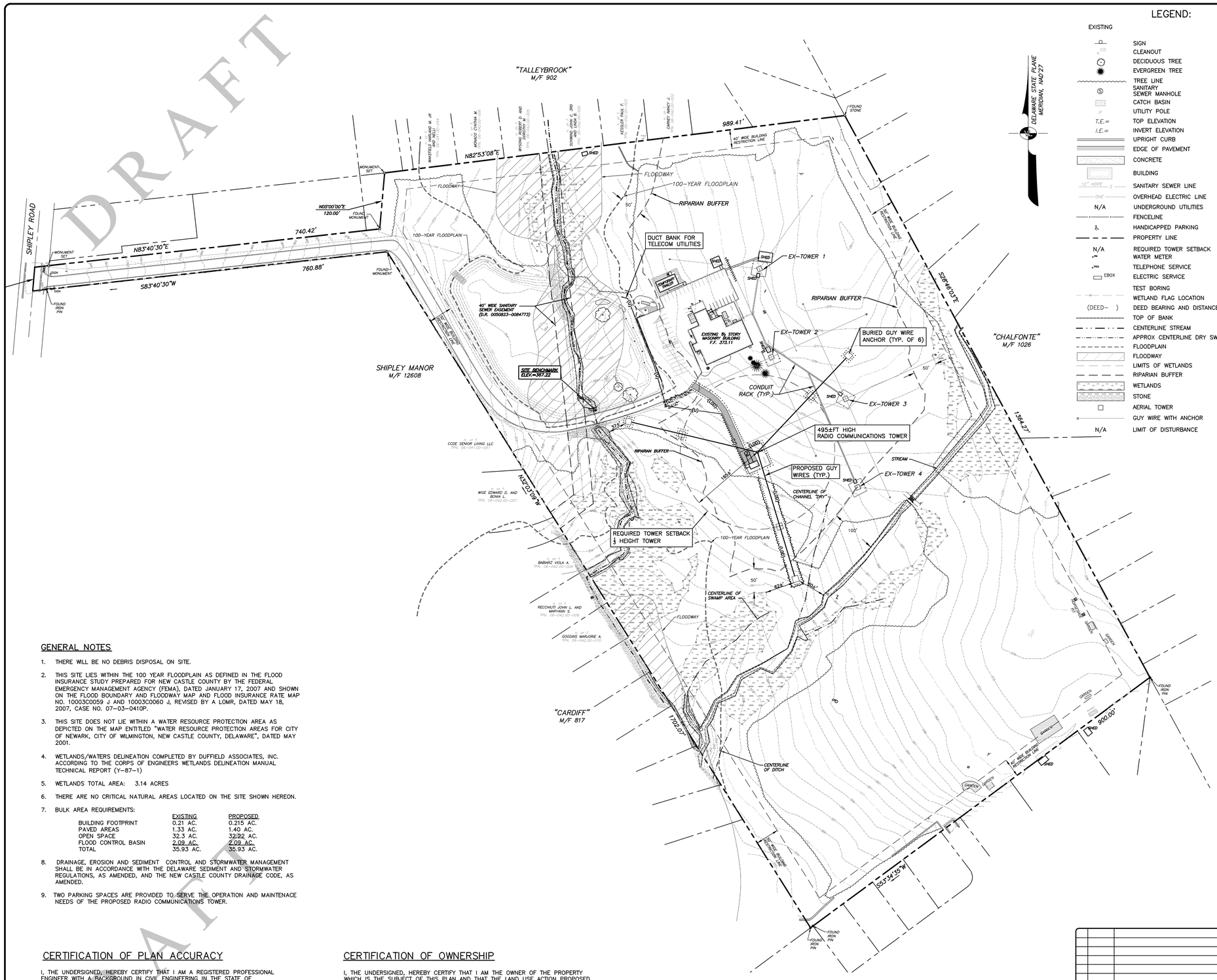
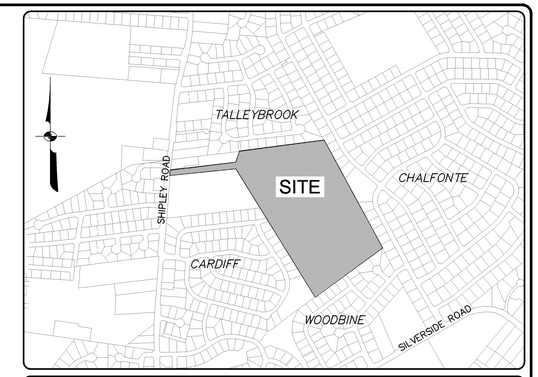


LEGEND:

EXISTING		PROPOSED
	SIGN	N/A
	CLEANOUT	N/A
	DECIDUOUS TREE	N/A
	EVERGREEN TREE	N/A
	TREE LINE	
	SANITARY SEWER MANHOLE	N/A
	CATCH BASIN	N/A
	UTILITY POLE	N/A
T.E.=	TOP ELEVATION	N/A
I.E.=	INVERT ELEVATION	N/A
	UPRIGHT CURB	N/A
	EDGE OF PAVEMENT	
	CONCRETE	N/A
	BUILDING	
12" HDPE S	SANITARY SEWER LINE	N/A
OHE	OVERHEAD ELECTRIC LINE	N/A
N/A	UNDERGROUND UTILITIES	(U)
	FENCELINE	
	HANDICAPPED PARKING	N/A
	PROPERTY LINE	N/A
N/A	REQUIRED TOWER SETBACK	
WM	WATER METER	N/A
TMD	TELEPHONE SERVICE	N/A
EBOX	ELECTRIC SERVICE	N/A
	TEST BORING	N/A
	WETLAND FLAG LOCATION	N/A
(DEED–)	DEED BEARING AND DISTANCE	N/A
	TOP OF BANK	N/A
	CENTERLINE STREAM	N/A
	APPROX CENTERLINE DRY SWALE	N/A
	FLOODPLAIN	N/A
	FLOODWAY	N/A
	LIMITS OF WETLANDS	N/A
	RIPARIAN BUFFER	N/A
	WETLANDS	N/A
	STONE	N/A
	AERIAL TOWER	
	GUY WIRE WITH ANCHOR	
N/A	LIMIT OF DISTURBANCE	(LOD)



ZONING MAP NO. 42

LOCATION PLAN

SCALE: 1" = 800'

GENERAL DATA

1. OWNER: DELMARVA BROADCASTING COMPANY
   2727 SHIPLEY ROAD
   WILMINGTON, DE 19803
   (302) 478–2700
2. TAX PARCEL NUMBER: 06–042.00–017
3. SOURCE OF TITLE: DEED RECORD L, VOLUME 63, PAGE 565
   DEED RECORD R, VOLUME 65, PAGE 478 and
   DEED RECORD Z, VOLUME 54, PAGE 565
4. AREA: 35.93± ACS.
5. ZONING: S SUBURBAN

   MIN. LOT AREA: 5 AC.
   FRONT YARD: 100'
   REAR YARD: 100'
   SIDE YARD: 50'
   BLDG HEIGHT: 50'
6. MODIFIED GRID NUMBER: 112/374
7. COUNCILMANIC DISTRICT: 2
8. HORIZONTAL DATUM: DELAWARE STATE PLANE, NAD'27
9. VERTICAL DATUM: NGVD, 1929
10. SITE BENCHMARK: SQUARE CUT IN SOUTHEAST CORNER OF NORTH HEADWALL. ELEVATION = 367.22
11. SOURCE OF TOPOGRAPHY: FIELD SURVEY CONDUCTED BY VANDEMARK & LYNCH, INC. ON MAY 10, 2006 AND MAY 5, 2008
12. WATER – PRIVATE WELL
13. SEWER – NEW CASTLE COUNTY

THE PURPOSE OF THIS PLAN IS TO SHOW THE PLACEMENT OF A 495±FT HIGH RADIO COMMUNICATIONS TOWER, 237± SQFT SHED, ACCESS DRIVE, AND ASSOCIATED SITE IMPROVEMENTS.

GENERAL NOTES

1. THERE WILL BE NO DEBRIS DISPOSAL ON SITE.
2. THIS SITE LIES WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED IN THE FLOOD INSURANCE STUDY PREPARED FOR NEW CASTLE COUNTY BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DATED JANUARY 17, 2007 AND SHOWN ON THE FLOOD BOUNDARY AND FLOODWAY MAP AND FLOOD INSURANCE RATE MAP NO. 10003C0059 J AND 10003C0060 J, REVISED BY A LOMR, DATED MAY 18, 2007, CASE NO. 07–03–0410P.
3. THIS SITE DOES NOT LIE WITHIN A WATER RESOURCE PROTECTION AREA AS DEPICTED ON THE MAP ENTITLED "WATER RESOURCE PROTECTION AREAS FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE", DATED MAY 2001.
4. WETLANDS/WATERS DELINEATION COMPLETED BY DUFFIELD ASSOCIATES, INC. ACCORDING TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT (Y–87–1)
5. WETLANDS TOTAL AREA: 3.14 ACRES
6. THERE ARE NO CRITICAL NATURAL AREAS LOCATED ON THE SITE SHOWN HEREON.
7. BULK AREA REQUIREMENTS:

	EXISTING	PROPOSED
BUILDING FOOTPRINT	0.21 AC.	0.215 AC.
PAVED AREAS	1.33 AC.	1.40 AC.
OPEN SPACE	32.3 AC.	32.22 AC.
FLOOD CONTROL BASIN	2.09 AC.	2.09 AC.
TOTAL	35.93 AC.	35.93 AC.

8. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, AS AMENDED, AND THE NEW CASTLE COUNTY DRAINAGE CODE, AS AMENDED.
9. TWO PARKING SPACES ARE PROVIDED TO SERVE THE OPERATION AND MAINTENACE NEEDS OF THE PROPOSED RADIO COMMUNICATIONS TOWER.

APPLICATION NO._____

SITE PLAN
DELMARVA BROADCASTING CO.

2727 SHIPLEY ROAD
BRANDYWINE HUNDRED NEW CASTLE COUNTY
DELAWARE

SCALE: 1"=100' DECEMBER 15, 2009

100 0 50 100 200 400
GRAPHIC SCALE
(IN FEET)

CERTIFICATION OF PLAN ACCURACY

I, THE UNDERSIGNED, 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.

PROFESSIONAL ENGINEER/LAND SURVEYOR

PRINTED NAME

CERTIFICATION OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM 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 MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

OWNER

PRINTED NAME DATE

NO.	DATE	REVISION	BY	APPROVED

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

VANDEMARK & LYNCH, INC.
ENGINEERS – PLANNERS – SURVEYORS
4305 MILLER RD./PO BOX 2047
WILMINGTON, DE 19899/(302) 764–7635

PERMANENT FILE 112/374	QA REVIEW	APPROVED BY
SURVEYED BY M. RICH; COMPUTED BY K. GOLDSTONE	PROJECT MANAGER S. JONES; DRAWN BY J. STREET	REFERENCE DRAWINGS
PROJECT NO. 21501.04	FILE NO. 39836–L	SHEET 1 OF 1 / REVISION

DRAFT

C:\dwg\send39836L.dwg, 1/21/2010 4:16:03 PM, Doug Eitelman, VanDemark & Lynch, Inc.