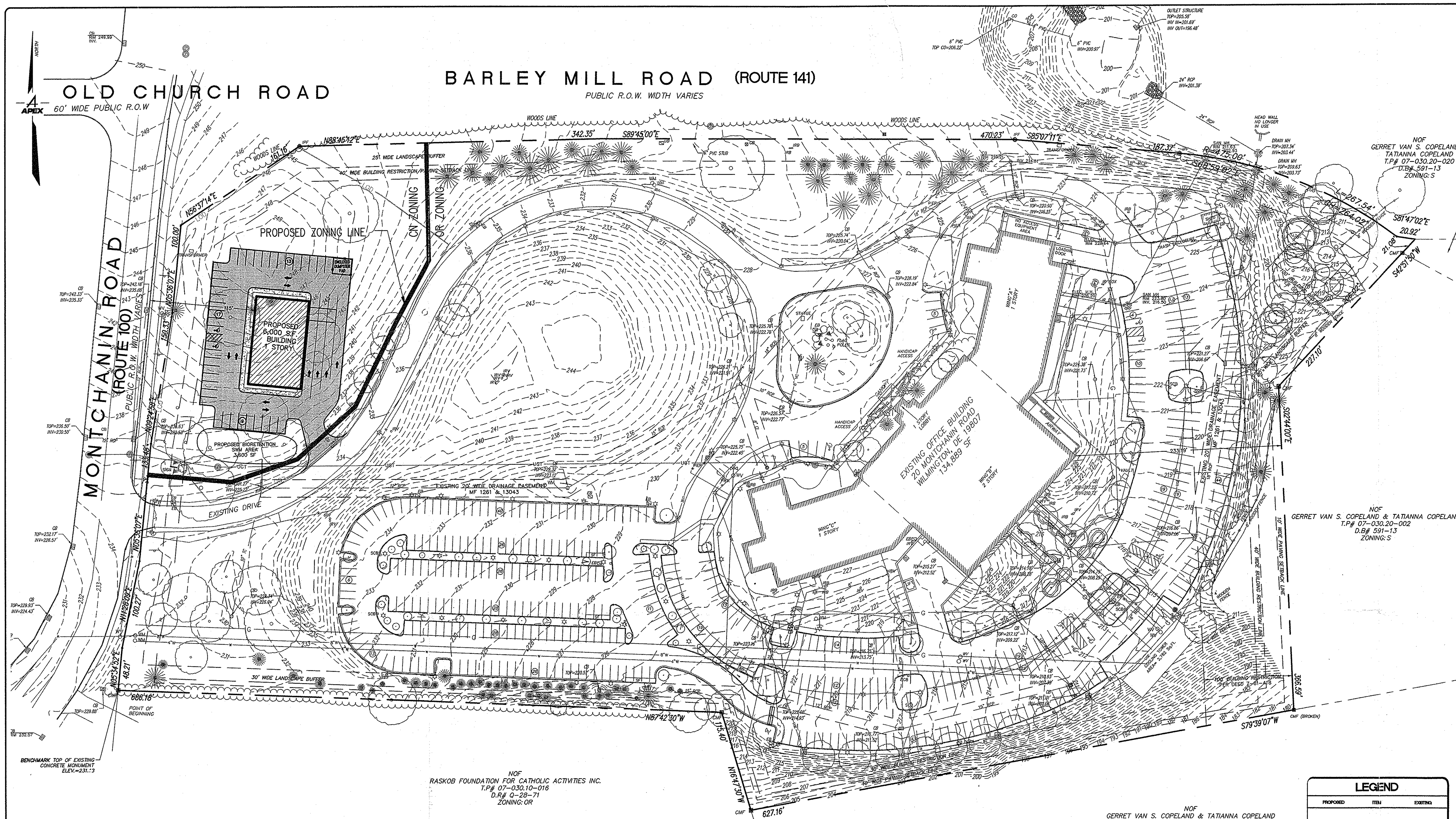

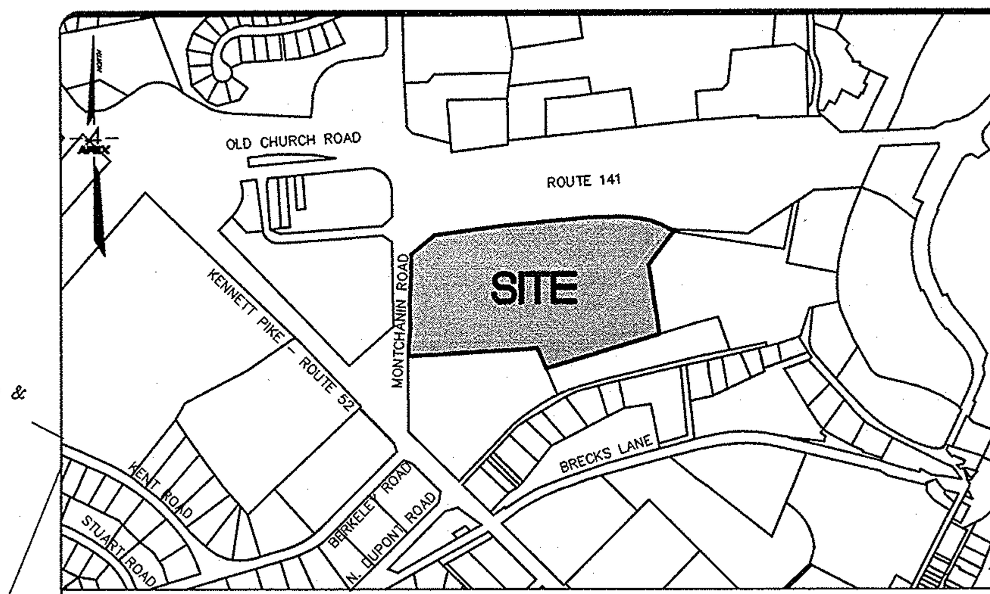

LOCATION MAP SCALE: 1"=800'

SITE DATA

1. PURPOSE OF PLAN: THE PURPOSE OF THIS PLAN IS TO SHOW THE REZONING TO CN OF A PORTION OF THE SITE AND A 6,000 S.F. BUILDING WITH PARKING AND OTHER ASSOCIATED SITE IMPROVEMENTS.
2. OWNER: ADDRESS: 20 MONTCHANIN ASSOCIATES L.L.C.
   c/o STOLTZ REAL ESTATE PARTNERS
   725 CONSHOHOCKEN STATE ROAD
   BALA CYNWYD, PA 19004
3. TAX PARCEL NUMBERS: 07-030.10-015
4. AREA OF PARCELS: 19.857±
5. SOURCE OF TITLE: 200612200119057
6. DEED RESTRICTIONS: Y-81-156
   A. THE MINIMUM LOT SIZE SHALL BE THE ENTIRE ACREAGE OF THE LAND (LESS ANY PORTION THEREOF WHICH MAY AT ANY TIME BE CONDEMNED OR AQUIRED BY PUBLIC AUTHORITY)
   B. THE TOTAL GROUND FLOOR AREA OF THE BUILDING SHALL NOT EXCEED 1.7 ACRES
   C. THE HEIGHT OF THE BUILDING SHALL NOT EXCEED (EXCLUSIVE OF BASEMENT) EITHER TWO STORIES OR FORTY FEET.
7. ZONING: OR –

BUILDING SETBACKS	OR	CN
LOT AREA	1 AC. MIN.	20,000 SF
LOT WIDTH	100' MIN.	50 FT MIN.
STREET YARD	40' MIN.	15 FT MIN.
SIDE YARD	15' MIN.	NONE *
REAR YARD	40' MIN.	20 FT MIN.

*MINIMUM 20 FT SIDE YARD ADJACENT TO RESIDENTIAL USES OR DISTRICTS

PAVING SETBACKS		
STREET YARD	40' MIN.	40' MIN.
SIDE YARD	10' MIN.	10' MIN.

8. AREA BREAKDOWN:

	EXISTING		PROPOSED	
BUILDING:	1.418 ACRES	(7.1%)	1.556 ACRES	(7.8%)
PAVING:	5.812 ACRES	(29.3%)	6.326 ACRES	(31.9%)
OPEN SPACE:	12.627 ACRES	(63.6%)	11.975 ACRES	(60.3%)
TOTAL:	19.857 ACRES	(100.0%)	19.857 ACRES	(100.0%)

8. GROSS FLOOR AREA: EXISTING: 134,889 S.F.
   PROPOSED: 6,000 S.F.
   TOTAL: 140,889 S.F.
9. PARKING REQUIRED:

BANK:	4.0 P.S./1000 S.F. x	6,000 S.F. =	24 P.S.
GEN. OFFICE:	3.5 P.S./1000 S.F. x	103,600 S.F. =	363 P.S.
MED. OFFICE	4.5 P.S./1000 S.F. x	31,289 S.F. =	141 P.S.
TOTAL:			528 P.S.

10. PARKING PROVIDED: 528 P.S.
11. 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.
12. 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 RESPONLSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
    SEWER FLOW INCREASE = 6,000 S.F. x 0.1 G.P.D. = 600 G.P.D. (A.D.F.)
    600 G.P.D. x 4 = 2,400 G.P.D. (P.F.)
13. CRITICAL NATURAL AREA: THIS SITE IS NOT WITHIN A CRITICAL NATURAL AREA.
14. FLOODPLAIN: THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP #10003C0065J DATED 1/17/2007.
15. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.
16. SUPERSEDES NOTE: THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR LAND DEVELOPMENT PLAN DATED 9/17/1996, LAST REVISED 11/20/96 AND RECORDED ON 12/10/96 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 13043.
17. WETLANDS: NO WETLANDS EXIST ON THIS SITE. SEE REPORT BY LANDMARKJCM DATED 3/18/11.
18. DATUM: NGVD 29
    (TOP OF CONCRETE MONUMENT AT SOUTHWEST CORNER OF PROPERTY ALONG MONTCHANIN ROAD ELEV. 231.18) SEE PLAN
19. 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.
20. 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.
21. PAVEMENT TYPE: ASPHALT PAVEMENT AND UPRIGHT 6" CURB WILL BE USED FOR THIS PROJECT.

LEGEND

PROPOSED	ITEM	EXISTING
	UTILITY POLE	
UB	UTILITY BOX	UB
CO	SANITARY CLEANOUT	CO
BOLLARD	BOLLARD	BOLLARD
	FIRE HYDRANT	
	WATER VALVE	WV
	WATER METER	
NS	SURVEY NAIL	NF
PS	IRON PIPE	PF
CMS	CONCRETE MONUMENT FOUND	CMF
	TRAFFIC SIGNAL	
PB	PULL BOX	PB
CB	CABLE BOX	CB
PM	PARKING METER	PM
GM	GAS METER	GM
GV	GAS VALVE	GV
	ELECTRIC BOX	EB
	CONTOUR	
×50.00	SPOT ELEVATION	×50.00
SB#2	TEST PIT-SOIL BORING	SB#2
	LIGHT POLE	
	TRAFFIC SIGNAL	
12	NUMBER OF PARKING SPACES	12
	DRAINAGE PIPE W/ SIZE & TYPE	12"RCP
	FLARED END SECTION (FES)	
	6" UPRIGHT CURB	
	DEPRESSED CURB (GREEN TECHNOLOGY)	
	BUILDING	
	IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING	
	PROPOSED CONCRETE SIDEWALK / PAVEMENT	
	CATCH BASIN	
	DRAINAGE M.H.	
	SANITARY M.H.	
	PAVEMENT TO BE REMOVED	N/A
N/A	GRAVEL PAVEMENT	
	PROPERTY LINE	
	CENTER LINE	
	WOOD FENCE	
	METAL FENCE	
LOD	LIMIT OF DISTURBANCE	N/A

REV.	DATE:	COMMENT	CHECKED

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. 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 — DATE
REGISTRATION# 7690

CERTIFICATION OF OWNERSHIP

I, ______, HEREBY CERTIFY THAT 20 MONTCHANIN 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

APPLICATION #______

EXPLORATORY SKETCH
MINOR LAND DEVELOPMENT PLAN
20 MONTCHANIN ROAD

CHRISTIANA HUNDRED — NEW CASTLE COUNTY — DELAWARE

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

60 30 0 60 120 180

SCALE	DATE:	SHEET NO.
1" = 60'	1/25/11	1 OF 1
SURVEYED BY:	DRAWN BY: FDS/JEC	
MICROFILM NO.	CHECKED BY: SGD	
PROJECT / FILE NUMBER	96186023PLOTEXP1	REVISION

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