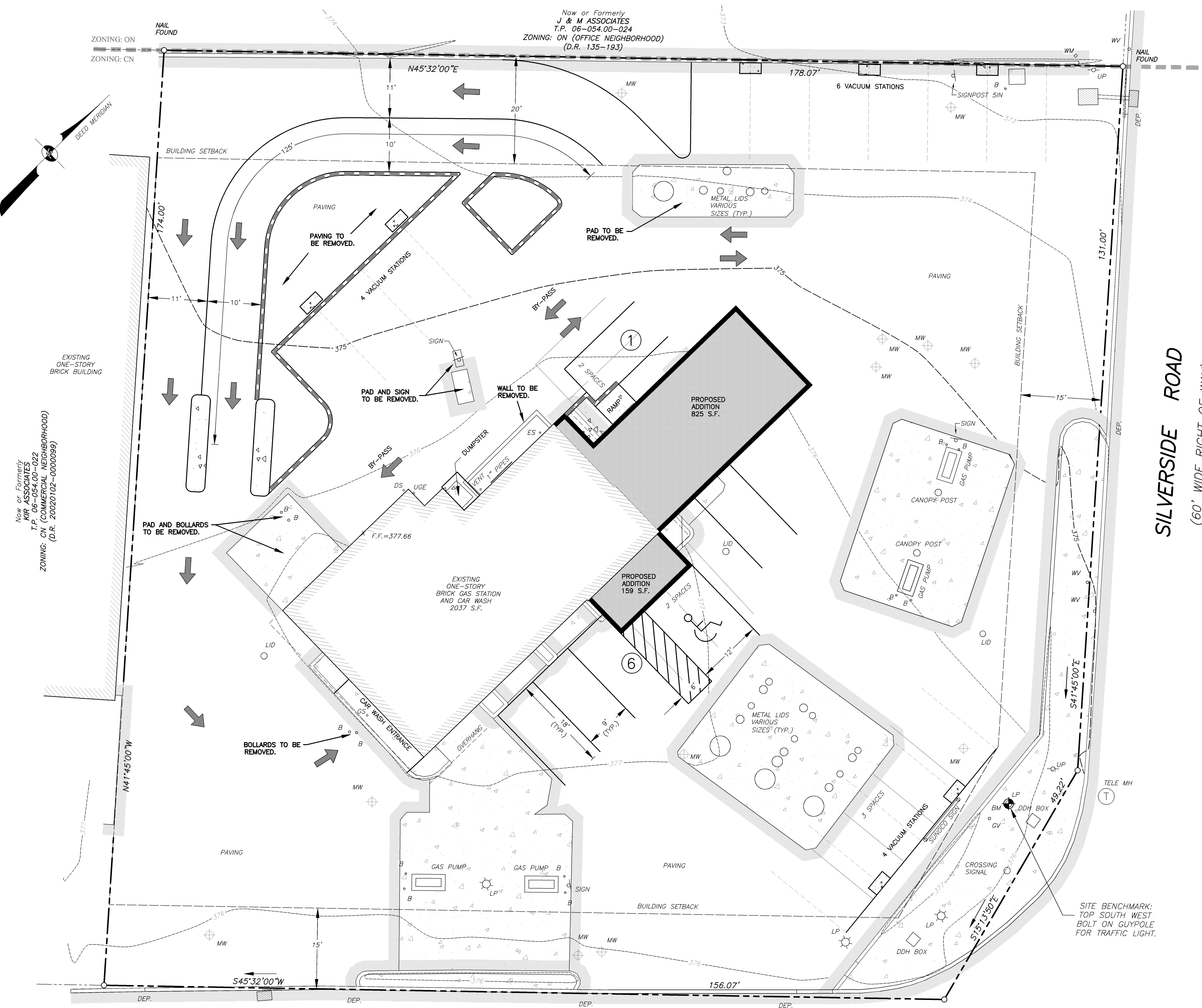


LOCATION PLAN SCALE: 1" = 800'

- GENERAL NOTES:**
- OWNER: ARDPROP INC. 1735 MARKET STREET PHILADELPHIA, PA. 19103
  - APPLICANT: JOHN RECCHIUTI BRANDYWINE VALLEY DEVELOPMENT PARTNERSHIP 227 CALED DRIVE WEST CHESTER, PA. 19382
  - TAX PARCEL NUMBER: 06-054.00-023
  - SOURCE OF TITLE: D.R. F-127-216
  - AREA: 0.699 ACRES
  - NEW CASTLE COUNTY ZONING CODE: CN (COMMERCIAL NEIGHBORHOOD) FRONT: 15' SIDE: NONE REAR: 20' PAVING: 40/10
  - MODIFIED GRID NUMBER: 114/372
  - DATE OF SURVEY: JUNE 14, 2010
  - HORIZONTAL DATUM: ASSUMED MERIDIAN
  - VERTICAL DATUM: NGVD 29 - THE DATUM SHOWN ON THIS PLAN WAS DERIVED FROM THE FINISHED FLOOR ELEVATION SHOWN ON PLAN NUMBER 350-18615-0007 BY TAYLOR WISEMAN & TAYLOR, OCTOBER 29, 1993
  - SITE BENCH MARK: TOP BOLT ON SOUTH WEST SIDE OF GUYPOLE FOR TRAFFIC LIGHT. ELEVATION = 377.44
  - WATER: UNITED WATER DELAWARE
  - SEWER: NEW CASTLE COUNTY
  - NO DEBRIS SHALL BE BURIED ON THIS SITE
  - DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
  - AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, NUMBER 100030067J, WITH AN EFFECTIVE DATE OF JANUARY 17, 2007, THIS PROPERTY LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - THIS SITE DOES NOT LIE WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) OR A CRITICAL NATURAL AREA (CNA).
  - NO WETLANDS ARE PRESENT ON THIS PROPERTY. THE SITE IS ENTIRELY PAVED.
  - EXISTING UTILITIES ARE SHOWN AS OBSERVED. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE EACH CONTRACTORS' RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. EACH CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA. (TELEPHONE 1-800-282-8555).
  - PARKING REQUIREMENTS:  
EXISTING BUILDING AREA 2037 S.F.  
PROPOSED BUILDING AREA 984 S.F.  
TOTAL 3021 S.F. ● 2 SPACES PER 1000 S.F. = 7 SPACES REQUIRED  
7 SPACES PROVIDED  
(INCLUDING ONE VAN ACCESSIBLE SPACE)



SILVERSIDE ROAD  
(60' WIDE RIGHT OF WAY)

FOULK ROAD ROUTE 261  
(A VARIABLE WIDTH STATE ROAD)

- LEGEND:**
- Property Line
  - Adjacent Property Line
  - Telephone Manhole
  - Building
  - Concrete
  - Pavement
  - Curb
  - Sign
  - Utility Pole
  - Electric Service
  - Gas Service
  - Monitor Well
  - Bollard
  - Water meter
  - Water Valve
  - Major Contour
  - Minor Contour
  - Spot Grade
  - Site Benchmark
  - Depressed Curb
  - Existing Parking
  - Proposed Parking
  - Proposed Building
  - Proposed Concrete
  - Travel Direction Arrow
  - Vacuum Station
  - Proposed Curb

APPLICATION NO. \_\_\_\_\_  
**SITE PLAN**  
**VICTORY LANES EXPRESS WASH**  
 1715 FOLK ROAD  
 BRANDYWINE HUNDRED NEW CASTLE COUNTY  
 DELAWARE  
 SCALE: 1" = 10' JULY 6, 2010

**FIRE MARSHAL NOTES**

- MAX BUILDING HEIGHT: 14'
- BUILDING TYPE CONSTRUCTION: V-B
- PROPOSED BUILDING WILL NOT BE SPRINKLERED
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

**CERTIFICATION OF OWNERSHIP**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT \_\_\_\_\_ 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 UNIFIED DEVELOPMENT CODE OF NEW CASTLE COUNTY.

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**CERTIFICATION OF ACCURACY**

I, STEPHAN H. ROSENFELD, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER 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.

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 984 S.F. BUILDING ADDITION FOR A CAR WASH.

NO.	DATE	REVISION	BY	APPROVED

PERMANENT FILE: 114/372

PROJECT NO. 22649

FILE NO. 40021-L

SHEET 1 OF 1

REVISION

**VANDEMARK & LYNCH, INC.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 4305 MILLER RD. WILMINGTON, DE 19802/(302) 764-7635  
 WWW.VANDEMARKLYNCH.COM

APPROVED BY: \_\_\_\_\_

PROJECT NO. 22649

FILE NO. 40021-L

SHEET 1 OF 1

REVISION