

### SITE DATA CONTINUED

- 22. PAVEMENT TYPE: ASPHALT PAVEMENT AND UPRIGHT 6" CURB ARE PROPOSED FOR THIS PROJECT.
- 23. IMPACT FEES: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
- 24. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- 25. ENTRANCES: ALL SIDEWALKS BORDERING THE SITE SHALL BE A.D.A. COMPLIANT AND HAVE DELDOT STANDARD HANDICAP RAMPS INSTALLED.
- 26. SEDIMENT DISPOSAL: ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
- 27. POSTAL ADDRESSES: ANY SEDIMENT REMOVED FROM THE STORMWATER MANAGEMENT AREAS SHALL BE TRUCKED OFF-SITE AND DISPOSED OF PROPERLY.
- 28. TRAFFIC IMPACT STUDY: THE ADDRESS FOR UNIT "A" (THE EXISTING POST OFFICE) SHALL NOT CHANGE. THE ADDRESS FOR THE 2 STORY BUILDING SHALL BE 3801 KENNETT PIKE UNIT "B". THE PROPOSED 3,680 SF BUILDING SHALL BE 3801 KENNETT PIKE UNIT "F".
- 29. EXPLORATORY APPROVAL: MARCH 11, 2009
- 30. BUS STOP: A TRAFFIC IMPACT STUDY (TIS), DATED MAY 2009, WAS DONE FOR THIS PLAN BY APX ENGINEERING INCORPORATED. DELDOT REVIEWED THE TIS, PROVIDING COMMENTS AND RECOMMENDATIONS IN A LETTER DATED OCTOBER 19, 2009. THEIR LETTER STATES THE PROPOSED DEVELOPMENT MEETS THE LEVEL OF SERVICE (LOS) STANDARDS IN SECTION 40.11.210 OF THE NEW CASTLE COUNTY CODE. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE DEVELOPER (1) ENTERS INTO A SIGNAL AGREEMENT WITH DELDOT FOR THE SITE ENTRANCE ON BUCK ROAD, AND (2) RECONFIGURES THIS ENTRANCE AND HAS THE WORK APPROVED BY DELDOT.
- 31. LANDSCAPE PLAN: A LANDSCAPE PLAN, PREPARED BY [REDACTED], LAST DATED [REDACTED], IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSES OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT OF LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
- 32. L.D.I.A.: NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
- 33. N.C.C. ACCESS: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
- 34. COMMON FACILITIES: ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.
- 35. SWM EASEMENTS: A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSES OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT OF LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
- 36. SWM INSPECTION FUNDS: THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND. PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE, THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS. AN AMOUNT OF \$4,800.00 SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.
- 37. VARIANCE NOTE: THE FOLLOWING VARIANCES WERE GRANTED BY THE BOARD OF ADJUSTMENT FOR THIS SITE: SEE BOARD OF ADJUSTMENT DECISION APPLICATION 2011-0216-A, DECISION DATE JUNE 9, 2011.
  1. TO MAINTAIN 50 FT PARKING SPACES (715 SPACES REQUIRED)
  2. TO PROVIDE A 10' PAVING STREET YARD SETBACK ALONG KENNETT PIKE (25 FT. REQUIRED)
  3. TO PROVIDE A 0.1' BUFFER/GRADY OPACITY ALONG KENNETT PIKE (0.4 REQUIRED)
  4. TO PROVIDE 17.5% LANDSCAPE SURFACE AREA RATIO (20% REQUIRED)
  5. TO CONSTRUCT A BUILDING WITH A DRIVE-IN FACILITY WITHOUT A BYPASS LANE
- 38. NOTE: THE DEVELOPER, LOCAL AGENCY, AND/OR PRIVATE OWNER SHALL ENSURE THAT THE TRAFFIC CONTROL DEVICES ON THE NON-STATE MAINTAINED ROADWAYS OPEN TO PUBLIC TRAVEL ARE IN COMPLIANCE WITH THE MUTCD.
- 39. LOADING BAY WAIVER: NCC APPROVED A LOADING BAY WAIVER TO REDUCE THE LOADING BAY SIZE TO (2-12'x30' & 3-12'x40') WITH THE CONDITION THAT ONE (1) 12'x60' BE PROVIDED.



LOCATION MAP SCALE: 1"=800'

### SITE DATA

- 1. PURPOSE OF PLAN: THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DEVELOPMENT REMOVING 16,846 S.F. OF G.F.A. AND ADDING 35,949 S.F. OF G.F.A. FOR A NET CHANGE OF 19,103 S.F. OF G.F.A. WITH PARKING AND OTHER ASSOCIATED SITE IMPROVEMENTS.
- 2. OWNER: GREENVILLE CENTER ASSOCIATES, L.L.C. 27 W. MARKET STREET NEWPORT, DELAWARE 19804 (302) 994-1900 (302) 994-9099 FAX
- 3. TAX PARCEL NUMBER: 074-026-004
- 4. AREA OF PARCEL: 10.5366 ACRES
- 5. SOURCE OF TITLE: 200712210107994
- 6. ZONING: CR
 

BUILDING SETBACKS	1 AC MIN.
LOT AREA	100' MIN.
LOT WIDTH	15' MIN.
STREET YARD	20' MIN.
SIDE YARD	20' MIN.
REAR YARD	50' MAX. (RETAIL)
BUILDING HEIGHT	50' MAX. (RETAIL)
- 7. AREA BREAKDOWN:
 

EXISTING	PROPOSED
BUILDING: 1,803 ACRES (17.1%)	2.10 ACRES (19.9%)
PAVING: 6,612 ACRES (62.8%)	6,596 ACRES (62.6%)
OPEN SPACE: 2,120 ACRES (20.1%)	1,840 ACRES (17.5%)
TOTAL: 10,536 ACRES (100.0%)	10,536 ACRES (100.0%)
- 8. GROSS FLOOR AREA: EXISTING: 139,710 S.F. (16,846 S.F. TO BE REMOVED) PROPOSED: 35,949 S.F. TOTAL: 158,813 S.F.
- 9. PARKING REQUIRED: 4.5 P.S./1000 S.F. x 158,813 S.F. = 715 P.S.
- 10. PARKING PROVIDED: 575 P.S. (INCLUDING 13 HANDICAP 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 RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. SEWER FLOW INCREASE = 19,103 S.F. x 0.1 G.P.D. = 1,910 G.P.D. 1,910 G.P.D. x 4 = 7,640 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 MAP #1000302085 DATED 1/17/2007, NON-FEMA DELINEATED FLOOD PLAIN SHOWN IN ACCORDANCE WITH M.F. #12075.
- 15. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.
- 16. SUPERSEDES NOTE: THIS PLAN SUPERSEDES, IN PART, THE RECORD DEPENDENT LAND USE PLAN #1000302085 DATED 1/17/2007, AND RECORDED IN 2007. NEW CASTLE COUNTY INSTRUMENT NO. 200404290047810.
- 17. WETLANDS: A WETLANDS INVESTIGATION WAS PERFORMED ON MARCH 21, 2008 BY ATLANTIC HYDROLOGIC, INC. AND NO WETLANDS WERE FOUND TO EXIST ON THIS SITE.
- 18. DATUM: NAVD 88, (INVERT OF EXISTING CATCH BASIN LOCATED IN THE ENTRANCE TO THE SITE FROM ROUTE 52. ELEV.=280.57) SEE PLAN.
- 19. DATE OF SURVEY: ORIGINAL FIELD SURVEY JANUARY, 2000 BY APX ENGINEERING INCORPORATED. SUPPLEMENTED BY FIELD SURVEY IN APRIL, 2010 BY APX ENGINEERING INCORPORATED.
- 20. WATER RESOURCE PROTECTION AREA: A PORTION OF THIS SITE IS WITHIN THE SURFACE WATER WRPFA FLOODPLAIN AREA ACCORDING TO THE MAP 1 FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE, DATED 1987, REVISED FEBRUARY, 2006.
- 21. 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.

1. The developer should improve the intersection of Buck Road and the Site Entrance. The proposed configuration is shown in the table below.

Approach	Current Configuration	Proposed Configuration
Southbound Site Entrance	One shared left/right-turn lane	One 12' left-turn lane and one 12' right-turn lane*
Eastbound Buck Road	One left-turn lane and one through lane	One left-turn lane and one through lane
Westbound Buck Road	One shared through/right-turn lane	One through lane and one right-turn lane

\* The northern leg of this intersection should also include a 15' receiving lane for traffic entering the site, separated from southbound traffic leaving the site by a mounable median.

These improvements must meet all DelDOT and AASHTO entrance design standards, including adequate radius of the entrance curblines for the appropriate design vehicle that would enter and exit the site. Based on evidence of tire scuff marks on curbs at this site entrance, the existing geometry is inadequate for vehicles entering and exiting this development.

Initial recommended minimum turn-lane lengths (excluding tapers) of the separate turn lanes are listed below. The developer should coordinate with DelDOT's Subdivision Section to determine final turn-lane lengths.

Approach	Left-Turn Lane	Right-Turn Lane
Southbound Site Entrance	25 feet*	25 feet*
Eastbound Buck Road	185 feet**	N/A
Westbound Buck Road	N/A	100 feet***

\* turn lane length based on storage length per queuing analysis, with 25-foot minimum.  
 \*\* turn lane length based on deceleration + storage length per DelDOT's Standards and Regulations for Subdivision Streets and State Highway Access, but length is limited by the existing upstream left-turn lane along westbound Buck Road at the intersection of Delaware Route 52. There are back-to-back left-turn lanes and queuing analysis indicates that the current benefits should be maintained.  
 \*\*\* turn lane length based on deceleration + storage length per DelDOT's Standards and Regulations for Subdivision Streets and State Highway Access.

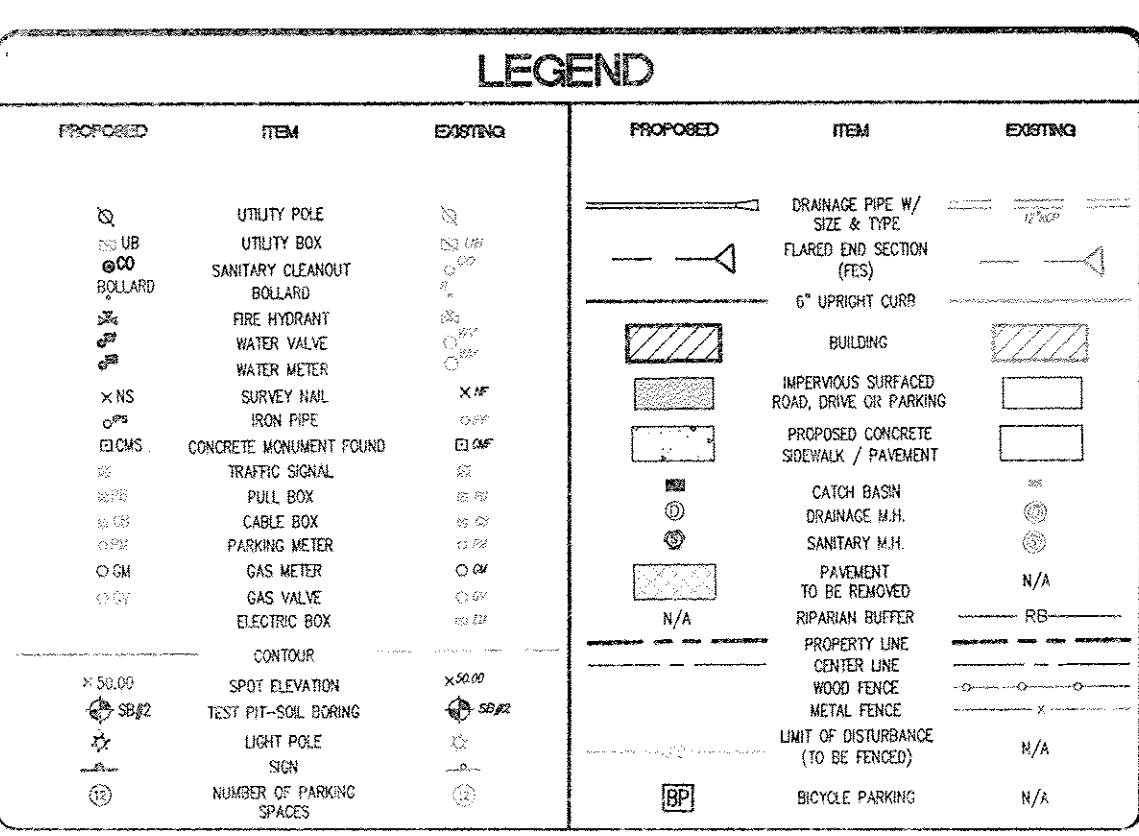
2. The developer should enter into a traffic signal agreement with DelDOT for the intersection of Buck Road and the Site Entrance. The agreement should include pedestrian signals, crosswalks and intersection at DelDOT's discretion, and the developer will be required to perform a signal warrant analysis for eight-hour volume (Warrant 1), four-hour volume (Warrant 2), peak hour volume (Warrant 3), pedestrian volume (Warrant 4), and crash experience (Warrant 7).

3. The following bicycle, pedestrian, and transit improvements should be included:

- a. A right-turn yield to bikes sign (MUTCD R4-4) should be added at the start of the right-turn lane added to Buck Road.
- b. Where the right-turn lane is added to Buck Road, a minimum of a five-foot bicycle lane should be dedicated and striped with appropriate markings for bicyclists through the turn lane in order to facilitate safe and unimpeded bicycle travel.
- c. Appropriate bicycle symbols, directional arrows, striping (including stop bars), and signage should be included along bicycle facilities and right-turn lanes within the project limits.
- d. Utility covers should be moved outside of the designated bicycle lane or be flush with the pavement.
- e. Covered bike parking should be included near the entrances of all commercial establishments and office buildings to be included within this development.
- f. Sidewalks along the Delaware Route 52 and Buck Road site frontage should be upgraded as needed to ensure they are ADA compliant.
- g. Along Buck Road, the existing sidewalk should be extended down to the reconfigured site entrance.
- h. ADA compliant curb ramps and crosswalks should be provided at all pedestrian crossings, including all site entrances. Type 3 curb ramps are discouraged.
- i. Internal sidewalks for pedestrian safety and to promote walking as a viable transportation alternative should be constructed within the development. These internal sidewalks should connect the building entrances to the frontage sidewalks and to adjacent parking areas where applicable.
- j. Where internal sidewalks are located alongside of parking spaces, a buffer should be added to eliminate vehicular overhang onto the sidewalk.
- k. The developer should install an ADA accessible 5' x 3' unobstructed concrete pad to the rear of the sidewalk at the existing bus stop along the Delaware Route 52 site frontage at the northern end of the site. The pad should have a maximum slope of 2% for water drainage. It should be connected to the existing frontage sidewalk and internal sidewalks. The parking facilities for bicyclists should be included. The developer should implement the transit-related improvements.

### SCHEDULE OF BUILDINGS

BUILDING	EXISTING S.F.	PROPOSED S.F.	USE
A	7,936 S.F.	11,405 S.F.	OFFICE / RETAIL
B	16,846 S.F. (TO BE REMOVED)	28,800 S.F.	OFFICE / RETAIL
C	31,450 S.F.	31,450 S.F.	OFFICE / RETAIL
D	19,058 S.F.	19,058 S.F.	OFFICE / RETAIL
E	64,420 S.F.	64,420 S.F.	OFFICE / RETAIL
F	---	3,680 S.F.	OFFICE / RETAIL
TOTAL	139,710 S.F.	158,813 S.F.	OFFICE / RETAIL



### NEW CASTLE COUNTY APPROVALS

APPROVED \_\_\_\_\_ BY \_\_\_\_\_ GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED \_\_\_\_\_ BY \_\_\_\_\_ COUNCIL PRESIDENT 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 REGISTRATION# 7690 DATE \_\_\_\_\_

### CERTIFICATION OF OWNERSHIP

I, \_\_\_\_\_ HEREBY CERTIFY THAT GREENVILLE CENTER 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.

2	1/5/12	REV. PER NCC COMMENTS DATED 1/20/11	SSD
1	12/5/11	REV. PER DELDOT COMMENTS DATED 3/7/11	SSD
REV. DATE:	COMMENT:	CHECKED:	

### APPLICATION #2008-0272 RECORD MAJOR LAND DEVELOPMENT PLAN GREENVILLE CENTER

CHRISTIANA HUNDRED NEW CASTLE COUNTY DELAWARE

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

SCALE: 1" = 60'	DATE: 10/21/09	SHEET NO. 1
SURVEYED BY:	DRAWN BY: F.S./J.E.C.	OF 3
MICROFILM NO.:	CHECKED BY: S. DAVIES	REVISION 2
PROJECT / FILE NUMBER: 00104012PLOTREC4		

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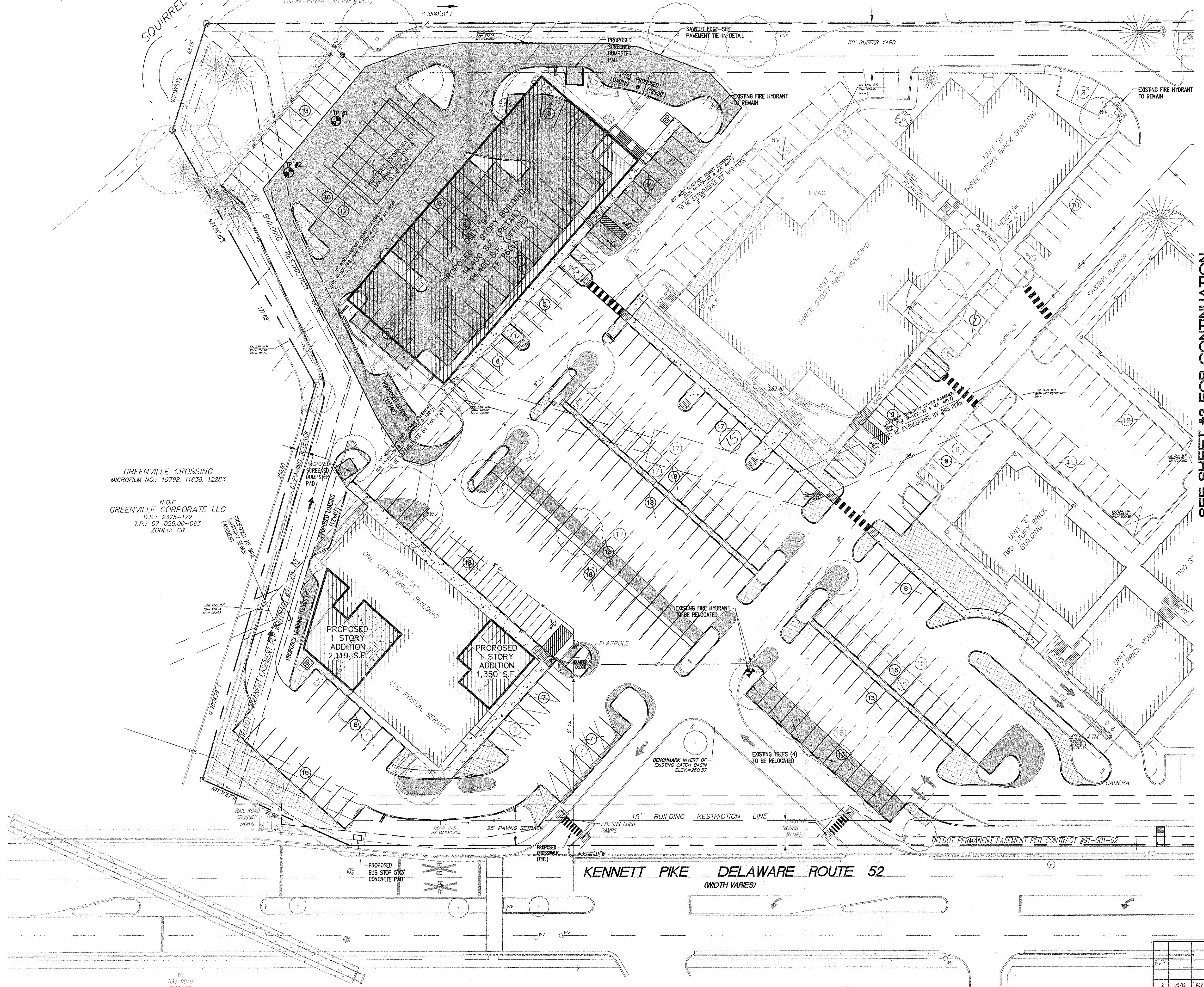


GREENVILLE MANOR  
MICROFILM NO.: 856

N.O.F.  
GREENVILLE MANOR HOMEOWNERS, ASSOC.  
D.R.: V-90-258  
T.P.: 07-026.00-100  
ZONED NC15

100 YEAR FLOOD PLAIN LINE &  
WATER RESOURCE PROTECTION  
AREA PER MICROFILM NO. 12075  
(NON-FEMA DELINEATED)

SQUIRREL RUN



GREENVILLE CROSSING  
MICROFILM NO.: 10798, 11638, 12283

N.O.F.  
GREENVILLE CORPORATE LLC  
D.R.: 2375-172  
T.P.: 07-026.00-093  
ZONED: CR

SEE SHEET #3 FOR CONTINUATION

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APPLICATION #2008-0272  
RECORD  
MAJOR LAND DEVELOPMENT PLAN  
**GREENVILLE CENTER**  
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" = 30'		DATE 10/21/09	SHEET NO. 2
SURVEYED BY		DRAWN BY F.S./J.E.C.	OF 3
MICROFILM NO.		CHECKED BY S. DAVES	REVISION 2
PROJECT / FILE NUMBER 00104012PLOTREC4			

REV.	DATE	COMMENT	CHECKED
2	1/5/12	REV. PER NCC COMMENTS DATED 1/20/11	SD
1	12/15/11	REV. PER DELDOT COMMENTS DATED 5/7/11	SD

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GREENVILLE MANOR  
MICROFILM NO.: 856

N.O.F.  
GREENVILLE MANOR HOMEOWNERS, ASSOC.  
D.R.: W-90-258  
T.P.: 07-026.00-100  
ZONED NC15

ARC= 149.16' RAD= 5189.58'  
CHD= 536'30"55"E 149.15'

795.12

20' BUILDING RESTRICTION LINE

DRIVE THRU PREVIOUSLY RECORDED INST  
#280004290047810 - NOT CONSTRUCTED

PROPOSED 20' X 40' SANITARY  
SEWER EASEMENT IN FAVOR OF  
NEW CASTLE COUNTY RECORDED  
ON INST.

BUCK ROAD  
(WIDTH VARIES)

UNIT "F"  
PROPOSED  
1 STORY  
3,680 S.F.  
FF 274.13'

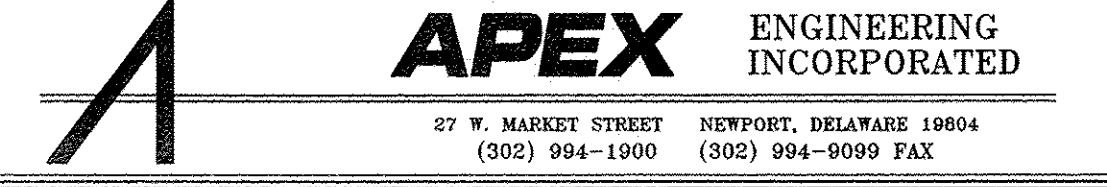

EXISTING  
STORMWATER MANAGEMENT AREA  
(0.314 ACS)

CHD= 136'13"53"W 115.87'  
ARC= 115.88' RAD= 5682.58'  
(DEED ARC= 115.90')

SEE SHEET #2 FOR CONTINUATION

572  
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APPLICATION #2008-0272  
RECORD  
MAJOR LAND DEVELOPMENT PLAN  
GREENVILLE CENTER  
CHRISTIANA HUNDRED NEW CASTLE COUNTY DELAWARE

		SCALE	DATE	SHEET NO. <b>3</b>
		1" = 30'	10/21/09	
		SURVEYED BY:	DRAWN BY:	OF <b>3</b>
		F.S./J.E.C.	F.S./J.E.C.	
PROJECT / FILE NUMBER <b>00104012PLOTREC4</b>		MICROFILM NO.	CHECKED BY:	REVISION <b>2</b>
		S. DAVIES	S. DAVIES	

REV	DATE	COMMENT	CHECKED
2	1/5/12	REV PER NC COMMENTS DATED 7/20/11	SD
1	12/15/10	REV PER DELDOT COMMENTS DATED 9/7/11	SD

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