



<b>Information Regarding Site:</b>	
10. Type of Review:	<input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Review
11. Brief Explanation of Project being reviewed:	Proposed commercial center  If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.
12. Area of Project (Acres +/-):	30.9      Number of Residential Units: N/A      Commercial square footage: 308,500
13. Present Zoning:	14. Proposed Zoning:
CR - Commercial Regional and S - Suburban	CR - Commercial Regional
15. Present Use:	16. Proposed Use:
Mobile home sales center, residential	Commercial Center
17. Water:	<input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility)
Service Provider Name: Artesian Water Co.	
Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater:	<input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility)
Service Provider Name: New Castle County	
Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted):	
N/A	
20. Environmental impacts:	
Filling of the wetlands and thinning of the young forest that is on the site	
How many forested acres are presently on-site?	How many forested acres will be removed? 3.0 +/-
3.0 +/-	
To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Are the wetlands:	Acres:
<input type="checkbox"/> Tidal	
<input checked="" type="checkbox"/> Non-tidal	0.18 +/-
If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Has the Army Corps of Engineers signed off on the delineation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes", describe the impacts: Filling the wetlands	
How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>The wetlands are being filled</u>	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Green technology BMPs	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes," how much? 8.31 Acres:	
What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stormwater management	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 12,803

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5% +/-

26. Will the project connect to state maintained roads?  Yes  No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. Potential connection: Bruster's Ice Cream (11-026.00-077)

28. Are there existing sidewalks?  Yes  No; bike paths  Yes  No  
Are there proposed sidewalks?  Yes  No; bike paths  Yes

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?  Yes  No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites?  Yes  No

Has this site been evaluated for historic and/or cultural resources?  Yes  No

Would you be open to a site evaluation by the State Historic Preservation Office?  Yes  No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No  
Person to contact to arrange visit: Owner phone number: 302-832-7100

31. Are any federal permits, licensing, or funding anticipated?  Yes  No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner *Jerome S. Heisler, Jr.*  
*Manager*

*11-10-14*  
Date

Signature of Person completing form  
(If different than property owner)

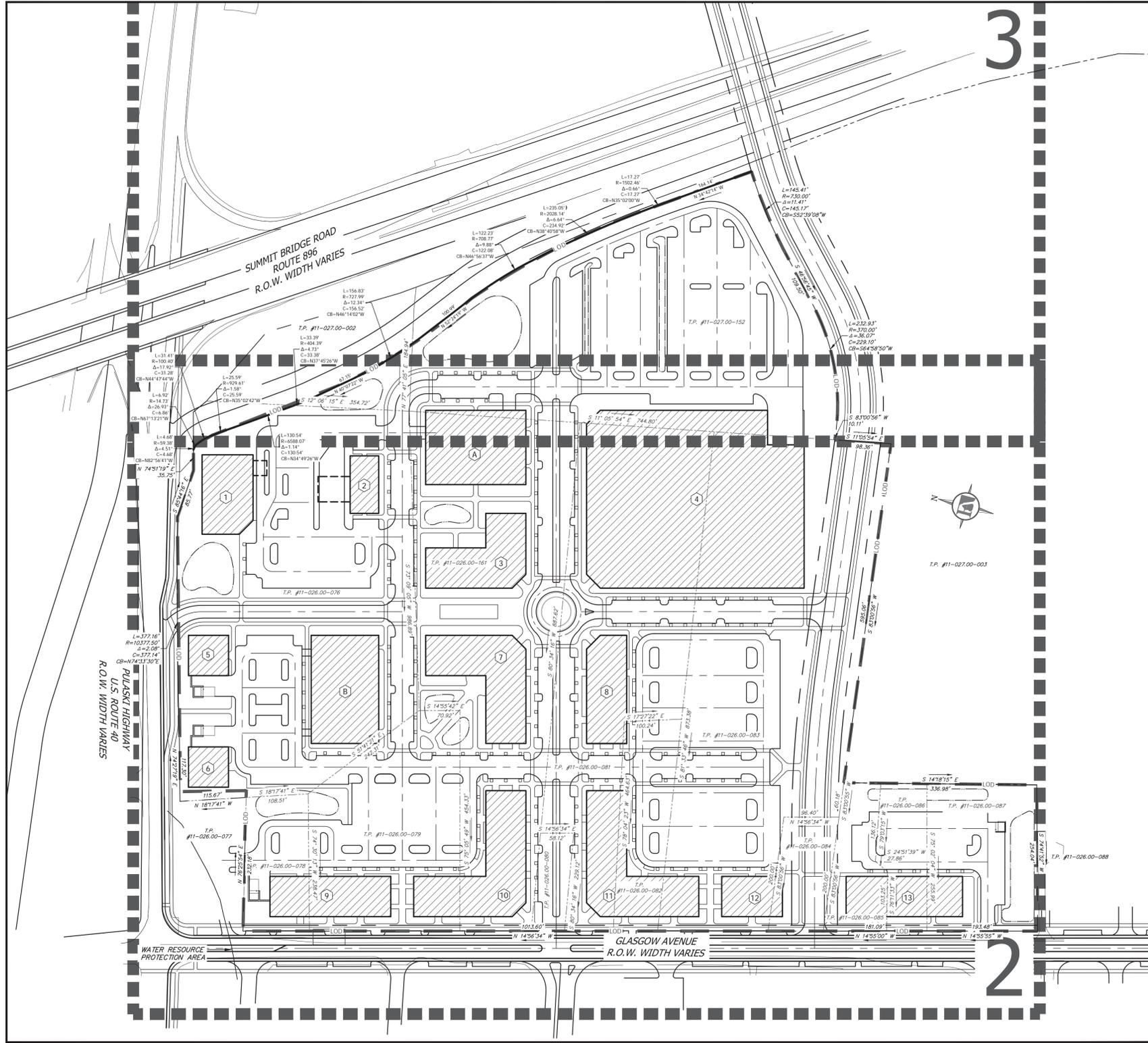
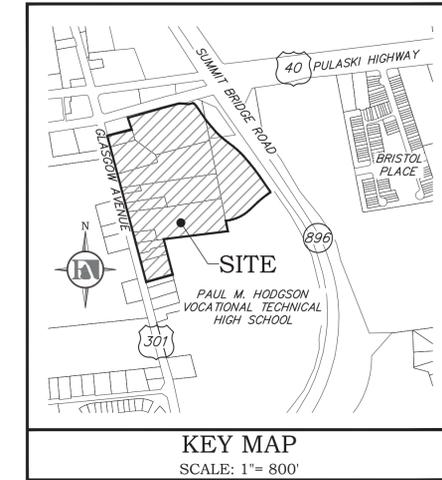
*11-10-14*  
Date

**Signed application must be received before application is scheduled for PLUS review.**

This form should be returned to the Office of State Planning **electronically** at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an **electronic copy of any site plans and development plans for this site**. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person so we may schedule your request in a timely manner.**

**GENERAL NOTES**

- TOPOGRAPHY & BOUNDARY SURVEY PERFORMED BY TRANSITION ENGINEERING SURVEYING LLC, FEB. 2013.
- FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 1000300230, EFFECTIVE DATE 01/17/07, THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- THE WETLANDS BOUNDARY DEPICTED ON THIS PLAN WERE DELINEATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE "FEDERAL MANUAL OF IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS". SEE REPORT BY WATERSHED ECO, LLC, DATED MAY 13, 2013. PERMIT NUMBER DATED \_\_\_\_\_ HAS BEEN ISSUED BY THE USACE FOR THE FILLING OF THE WETLANDS LOCATED ON THIS SITE.
- WRPA: THIS SITE IS NOT LOCATED IN A WATER RESOURCE PROTECTION AREA, MAP DATED DECEMBER 2011.
- THIS SITE IS NOT LOCATED IN A CRITICAL NATURAL AREA.
- A FOREST STAND DELINEATION REPORT WAS PREPARED BY WATERSHED ECO, LLC, DATED MAY 2013. APPROXIMATELY THREE ACRES OF YOUNG FOREST WERE FOUND TO EXIST ON THE SUBJECT PROPERTY. THIS PLAN PROPOSES TO IMPACT 100% OF THE YOUNG FOREST AREA.
- UTILITIES
- WATER SUPPLY, ARTESIAN WATER COMPANY, SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
- SANITARY SEWER: NEW CASTLE COUNTY, SUBJECT TO THE APPROVAL OF 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/JANIT SHOWN ON OR CREATED BY THIS PLAN.
- STORM DRAINAGE, DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS DATED APRIL 11, 2005 OR AS LATER AMENDED. STORMWATER MANAGEMENT AND DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER DURING CONSTRUCTION AND PRIVATELY MAINTAINED BY THE PROJECT'S OWNER(S) AFTER CONSTRUCTION IS COMPLETE.
- A LANDSCAPE PLAN, PREPARED BY DESIGNS ETC. DATED \_\_\_\_\_ AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- THE PLAN SET TITLED "FIRE MARSHAL SITE PLAN" AS APPROVED BY THE OFFICE OF STATE FIRE MARSHAL FOR THE STATE OF DELAWARE IS HEREBY CONSIDERED PART OF THE RECORD PLAN.
- A LIGHTING PLAN, PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_ AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- EXTERIOR LIGHTING SHALL BE SHIELDED SO THAT IT IS REFLECTED AWAY FROM ADJACENT PROPERTIES AND FROM PASSING MOTORISTS.
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON \_\_\_\_\_ AT INSTRUMENT NO. \_\_\_\_\_
- THE PROPOSED BUILDING HEIGHTS ARE TO BE NO MORE THAN 50'.
- THE BASEMENT CONSTRUCTION SHALL BE PENDING SOIL TESTING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO ESTABLISH THE SEASONAL HIGH GROUNDWATER ELEVATION AND SOIL BEARING CAPACITY.
- UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.
- A 6' WIDE EASEMENT ON THE INSIDE OF THE PERMETER BOUNDARY SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY UTILITY LINE IS ELIMINATED, THE EASEMENT ALONG SAID LOT LINE IS EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT. SIDEWALKS OF WHICH THEY ARE SHOWN, SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- LIMIT OF DISTURBANCE IS APPROXIMATELY 30.90± AC. (ON SITE: 29.01± AC., OFF SITE: 1.89± AC.)
- THE PROPOSED ENTRANCE/EXIT IS CONCEPTUAL ONLY AND IS SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
- DRIVES CONSTRUCTED WITHIN THE LIMITS OF THE DEVELOPMENT ARE TO REMAIN PRIVATE AND ARE TO BE MAINTAINED BY THE OWNER/DEVELOPER. THE APPLICANT SHALL PROVIDE THIRD PARTY INSPECTIONS FOR THE CONSTRUCTION OF ALL DRIVES, PARKING AREAS AND ACCESS WAYS PROPOSED BY THIS APPLICATION, INCLUDING A SIGNED AND SEALED REPORT FROM A REGISTERED DESIGN PROFESSIONAL IN THE STATE OF DELAWARE THAT THE DRIVE, PARKING AREA AND ACCESS WAY CONSTRUCTION HAS BEEN INSTALLED AS DESIGNED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT. THE REQUIRED AGREEMENTS BETWEEN DEEDLOT AND THE APPLICANT SHALL BE SIGNED.
- A VARYING WIDTH STRIP OF RIGHT-OF-WAY IS HEREBY DEDICATED TO PUBLIC USE AS PER THIS PLAN.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- 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.
- EASEMENTS NOT LESS THAN TEN (10) FEET ARE PROVIDED FOR LEGAL ACCESS TO THE STORMWATER MANAGEMENT AREAS FOR MAINTENANCE, UNLESS OTHERWISE DEPICTED ON THE RECORD PLAN.
- 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 \_\_\_\_\_ 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.
- 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 SITE. ALL ON-SITE SEWER WILL BE PRIVATELY OWNED AND MAINTAINED.
- DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
- ADDRESSES SHOWN ON PLAN ARE PER THE NCC DEPARTMENT OF ADMINISTRATIVE SERVICES, MAPPING, AND GIS SERVICES.
- POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
- AFTER RECORDED, ANY PROPOSED RETAINING WALL IN EXCESS OF 4- FEET OF HEIGHT MUST BE DESIGNED AND CERTIFIED BY A QUALIFIED PROFESSIONAL ENGINEER WITH ALL DETAILS AND COMPUTATIONS SUBMITTED TO THE DEPARTMENT BUILDING PLAN REVIEW SECTION FOR REVIEW AND PERMITTING.
- NO DEBRIS SHALL BE BURIED ON SITE.



**SITE DATA**

DEVELOPER/OWNER: REYBOLD VENTURE GROUP X, LLC  
 (T.P. 11-026.00-076, 11-026.00-078 THROUGH 11-026.00-161 & 11-027.00-152)

OWNER: (T.P. 11-027.00-002) STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION 250 BEAR-CHRISTIANA RD. BEAR, DE 19701 PHONE: 302.326.4460

SUBJECT TAX MAP NO.: 11-026.00-076, 11-026.00-078 THROUGH 11-026.00-087, 11-026.00-161, 11-027.00-002 & 11-027.00-152

EXISTING ZONING: CR - COMMERCIAL REGIONAL (11-026.00-076, 11-026.00-078 THROUGH 11-026.00-087, 11-026.00-161 & 11-027.00-002) S - SUBURBAN (11-027.00-152)

PROPOSED ZONING: CR - COMMERCIAL REGIONAL

DEED REFERENCE: INSTRUMENT NOS. 20110531 0026800, 0283 398, 20070429 0058351, 2007 263, 2641 290, 2473 117, 2641 288, 2573 297, 20110621 0030394

HORIZONTAL DATUM: NAD 83  
 VERTICAL DATUM: N.A.V.D. 88  
 PROJECT BENCH MARK(S): N. 583060.0161 E. 558757.2409, ELEV.: 77.34  
 CARPED REBAR SET 30.94± ACRES  
 GROSS ACREAGE: 29.07± ACRES  
 NET ACREAGE: 29.07± ACRES

PURPOSE OF PLAN: TO DEPICT THE PROPOSED COMMERCIAL CENTER PLAN FOR THE ASSOCIATED PARCELS AND EXTINGUISH INTERIOR PARCELS.

WATER: ARTESIAN WATER COMPANY  
 SEWER: NEW CASTLE COUNTY  
 PROPOSED RIGHT OF WAY: 1.87± ACRES

WETLANDS: WETLANDS EXIST ON THIS SITE (SEE NOTE 3)

DISTRICT & BULK STANDARDS:	REQUIRED	PROVIDED
STREET YARD:	15	20'
SIDE YARD:	20	20'
REAR YARD:	20	20'
LOT AREA:	1 AC.	25.6 AC.
LOT WIDTH:	100'	100'
BUILDING HEIGHT:	50'	50'
PAVING ST. YARD/OTHER:	25/5'	25/5'
BUILDING SPACING:	140'	140'

LAND USE BREAKDOWN:

LAND USE	ACRES	PERCENT
PARKING/DRIVES/OTHER IMPERVIOUS:	13.46± AC.	46.3%
OPEN AREAS:	7.13± AC.	24.5%
STORMWATER MANAGEMENT:	1.18± AC.	4.1%
TOTAL:	29.07± AC.	100.0%

PARKING REQUIREMENTS:

REQUIREMENT	REQUIRED	PROVIDED
SHOPPING CENTER	1,389	1,389
4.5 SPACES X 308,500 SF/1,000 SF =	1,389	1,389
SURFACE SPACES:	1,080	1,080
PARKING GARAGE SPACES:	310	310
TOTAL PARKING:	1,390	1,390

MONUMENTS: EXISTING CONCRETE MONUMENTS: 4  
 EXISTING IRON PIPES: 10  
 PROPOSED CONCRETE MONUMENTS: 0

SEWER FLOWS:

GPD/UNIT	UNIT DESCRIPTION	NO. OF UNITS	GPD
0.10/S.F.	OFFICE	91,200	9,120
0.10/S.F.	RETAIL	183,700	18,370
29/SEAT	RESTAURANTS	600	15,000
	TOTAL AVG. GPD		42,490
	PEAKING FACTOR		3.5
	TOTAL PEAK GPD		148,715

**PROPOSED BUILDING LEGEND**

1 ONE STORY DRUGSTORE 12,000 SF	A 2 LEVEL PARKING GARAGE
2 ONE STORY BANK 5,000 SF	B 2 LEVEL PARKING GARAGE
3 TWO STORY OFFICE 32,000 SF	
4 ONE STORY RETAIL 113,000 SF	
5 ONE STORY RESTAURANT 4,900 SF	
6 ONE STORY RESTAURANT 4,900 SF	
7 TWO STORY OFFICE 40,000 SF	
8 ONE STORY RETAIL 12,800 SF	
9 ONE STORY RETAIL 14,700 SF	
10 ONE STORY RETAIL 23,800 SF	
11 ONE STORY RETAIL 23,800 SF	
12 ONE STORY RETAIL 7,400 SF	
13 ONE STORY MEDICAL OFFICE 14,200 SF	
TOTAL GFA: 308,500 SF	

**ADJOINERS**

TAX PARCEL NUMBER	OWNER (N/F)	ZONING
11-026.00-077	LONGWOOD DISTRIBUTION GROUP LLC	CR
11-026.00-088	RONALD R. BAKER AND EMMA A. BAKER	CR
11-027.00-002	STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAY	CR & OR
11-027.00-003	NEW CASTLE VOCATIONAL TECHNICAL SCHOOL DISTRICT	S & BP

**CERTIFICATE OF PLAN APPROVAL**

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

APPROVED \_\_\_\_\_ BY \_\_\_\_\_ COUNCIL PRESIDENT  
 FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

**CERTIFICATE OF OWNER**

I, JEROME S. HEISLER, JR., MANAGER OF REYBOLD VENTURE GROUP X, LLC, (SUCCESSOR BY MERGER) HEREBY CERTIFY THAT REYBOLD VENTURE GROUP X, LLC 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 THE DIRECTION OF REYBOLD VENTURE GROUP X, LLC AND THAT REYBOLD VENTURE GROUP X, LLC AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

MANAGER  
 REYBOLD VENTURE GROUP X, LLC

**CERTIFICATE OF ACCURACY**

I, ANDREW C. HAYES, P.E., 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.

ANDREW C. HAYES, P.E.  
 DE. LICENSE NO. 13280

**PLAN INDEX**

- 1 INDEX SHEET
- 2 PLAN VIEW
- 3 PLAN VIEW

**FORE SITE ASSOCIATES**

LAND PLANNING  
 CIVIL ENGINEERING  
 WATER RESOURCES ENGINEERING

FORESITE ASSOCIATES INC.  
 208 DELAWARE STREET  
 NEW CASTLE, DE 19720  
 PHONE: 302.351.3421  
 FAX: 302.351.3456  
 EMAIL: INFO@FORESITEASSOCIATES.COM

SURVEYING:  
 TRANSITION ENGINEERING SURVEYING  
 116 MIDDESSA DRIVE  
 MIDDLETOWN, DE 19709

**GLASGOW AVENUE EXPLORATORY SKETCH PLAN**

**REYBOLD VENTURE GROUP X, LLC**  
 116 EAST SCOTLAND DRIVE, BEAR, DELAWARE 19701

#	COMMENT	BY	DATE
2	REVISED LAYOUT & ADDED PARCELS	ALH/ALH	10.07.14
1	REMOVED RT. 40 EXIT	ALH	10.03.13

**FORE SITE ASSOCIATES**

MAJOR LAND DEVELOPMENT PLAN

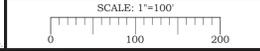
**INDEX SHEET**

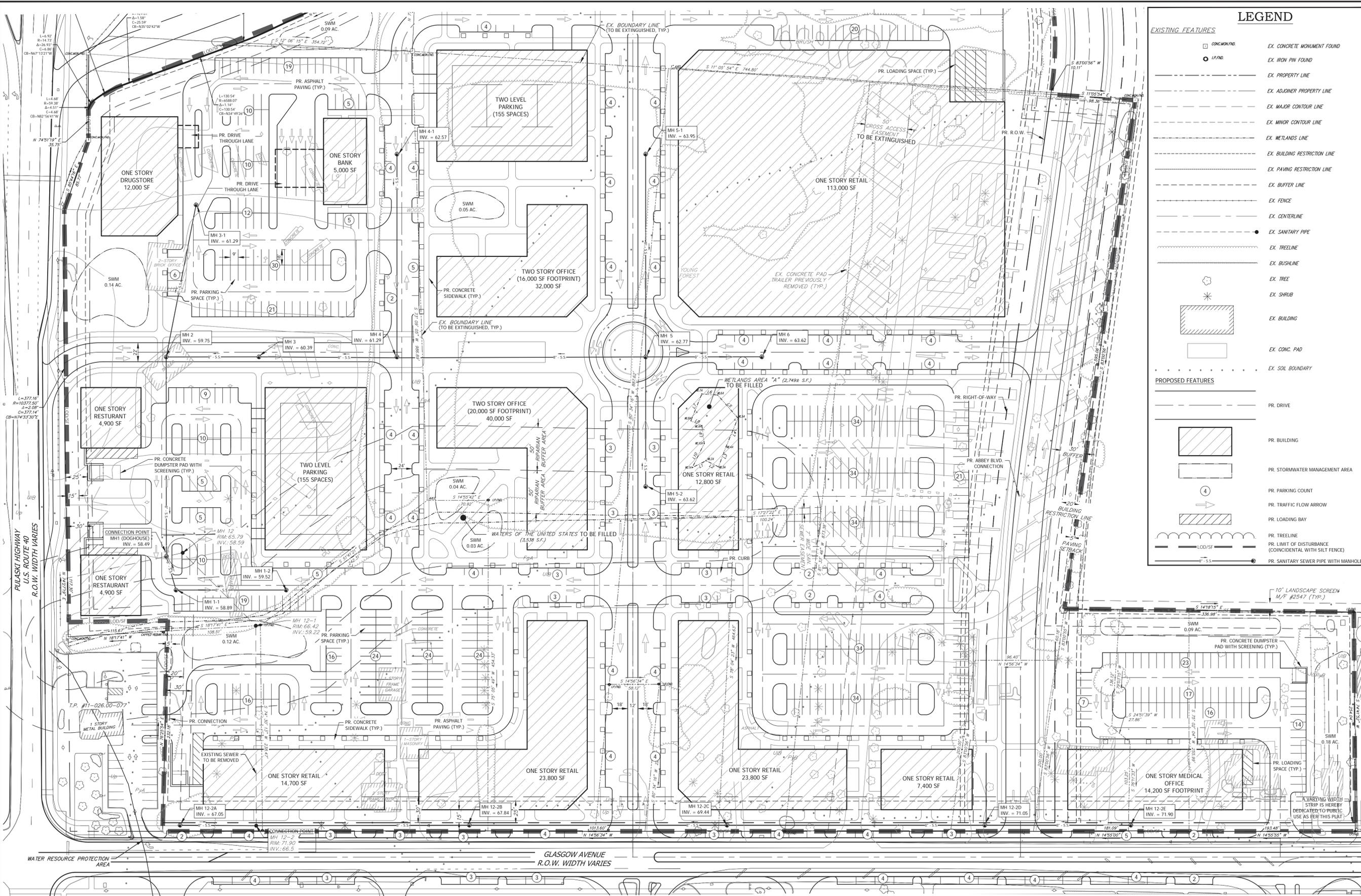
**GLASGOW AVENUE**

DATE:	PROJECT #:
09.05.13	001.09

SURVEYED BY: JUT  
 CREATED BY: ALH/ALH  
 DRAWN BY: ALH  
 CHECKED BY: MMH

SHEET: **1**  
 1 OF 3





### LEGEND

**EXISTING FEATURES**

- CONCREMENT
- IRON PIN FOUND
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- WETLANDS LINE
- BUILDING RESTRICTION LINE
- PAVING RESTRICTION LINE
- BUFFER LINE
- FENCE
- CENTERLINE
- SANITARY PIPE
- TREELINE
- BUSHLINE
- TREE
- SHRUB
- BUILDING
- CONC. PAD
- SOIL BOUNDARY

**PROPOSED FEATURES**

- DRIVE
- BUILDING
- STORMWATER MANAGEMENT AREA
- PARKING COUNT
- TRAFFIC FLOW ARROW
- LOADING BAY
- TREELINE
- PR. LIMIT OF DISTURBANCE (COINCIDENTAL WITH SILT FENCE)
- SANITARY SEWER PIPE WITH MANHOLE

**FORESITE ASSOCIATES**

LAND PLANNING  
 CIVIL ENGINEERING  
 WATER RESOURCES ENGINEERING

FORESITE ASSOCIATES INC.  
 208 DELAWARE STREET  
 NEW CASTLE, DE 19720  
 PHONE: 302.351.3421  
 FAX: 302.351.3456  
 EMAIL: INFO@FORESITEASSOCIATES.COM

SURVEYING:  
 TRANSITION ENGINEERING SURVEYING  
 116 MIDDESSA DRIVE  
 MIDDLETOWN, DE 19709

# GLASGOW AVENUE EXPLORATORY SKETCH PLAN

REYBOLD VENTURE GROUP X, LLC  
 116 EAST SCOTLAND DRIVE, BEAR, DELAWARE 19701

**SOIL TYPE DESCRIPTIONS**

**F** FALLSINGTON LOAM, 0 TO 2 PERCENT SLOPES, POORLY DRAINED; HSG C

**P** PINEYNECK LOAM, 0 TO 2 PERCENT SLOPES, POORLY DRAINED; HSG B

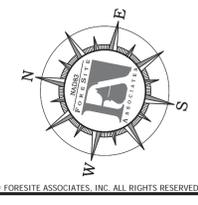
**M** PINEYNECK LOAM - 2 TO 5 PERCENT SLOPES, MODERATELY WELL DRAINED; HSG B

**U** UNICORN LOAM, 2 TO 5 PERCENT SLOPES, WELL DRAINED; HSG B

**UB** URBAN LAND; HSG D

**WETLANDS AREA "A" LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S37° 57' 52" E	18.04'
L2	S14° 56' 02" W	18.05'
L3	S20° 48' 59" E	25.08'
L4	S28° 47' 39" E	35.81'
L5	S37° 03' 26" E	35.56'
L6	N7° 08' 14" W	18.58'
L7	N79° 14' 55" W	33.62'
L8	S12° 00' 19" W	13.95'
L9	S71° 00' 41" W	21.01'
L10	N74° 58' 50" W	31.23'



2	REVISED LAYOUT & ADDED PARCELS	MCH/ALH
1	REMOVED RT. 40 EXIT	10.07.14
#	COMMENT	10.03.13
		BY DATE

**FORESITE ASSOCIATES**

**COPY**

SEAL

MAJOR LAND DEVELOPMENT PLAN

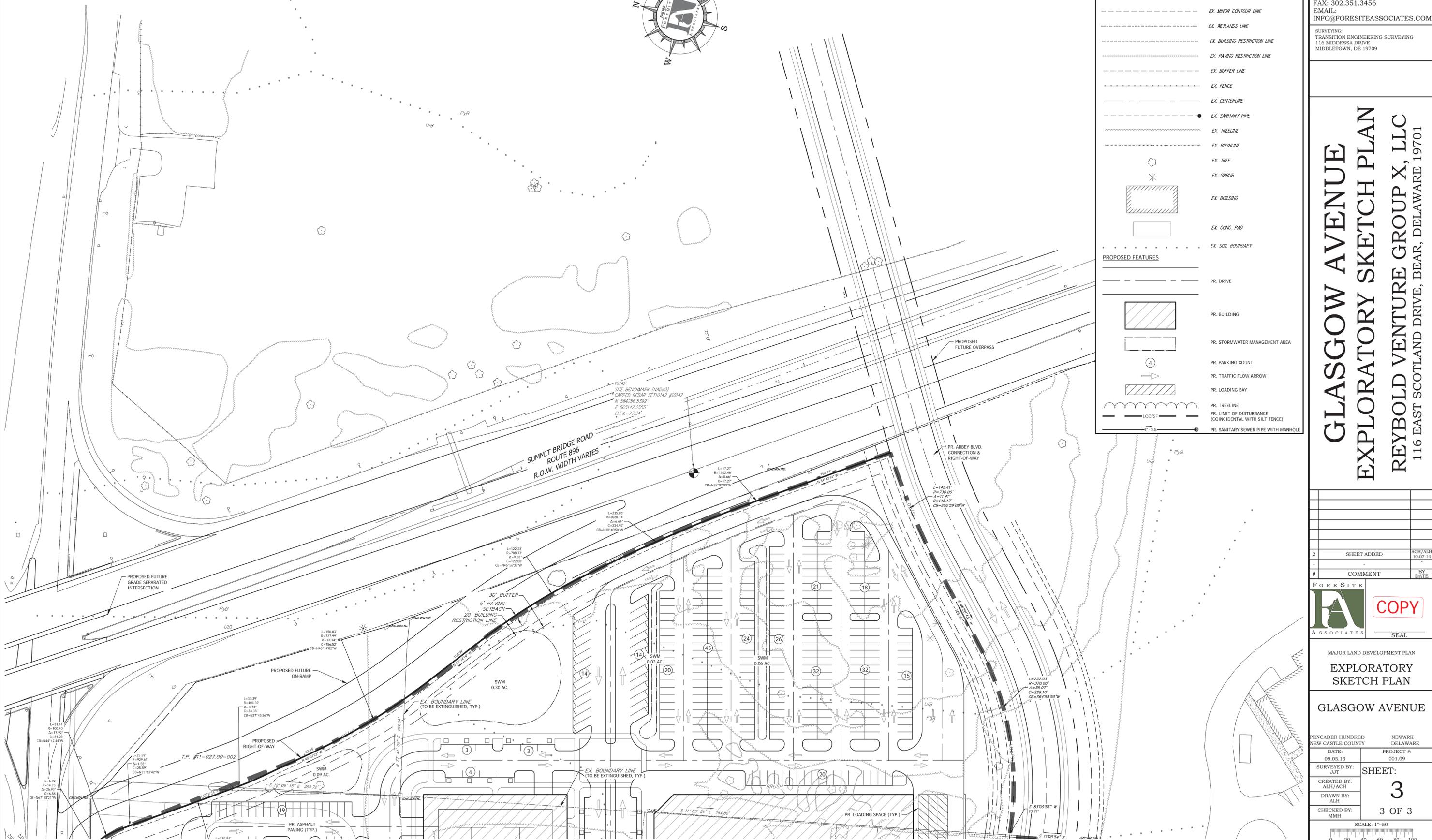
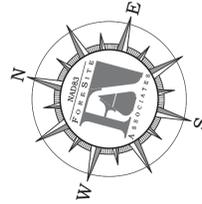
**EXPLORATORY SKETCH PLAN**

**GLASGOW AVENUE**

PENACADER HUNDRED NEW CASTLE COUNTY	NEWARK DELAWARE
DATE: 09.05.13	PROJECT #: 001.09
SURVEYED BY: JUT	<b>SHEET:</b>
CREATED BY: ALH/JCH	<b>2</b>
DRAWN BY: ALH	<b>2 OF 3</b>
CHECKED BY: MMH	
SCALE: 1"=50'	
0 20 40 60 80 100	

**SOIL TYPE DESCRIPTIONS**

- F<sub>1</sub>A FALLSINGTON LOAM, 0 TO 2 PERCENT SLOPES, POORLY DRAINED: HSG C
- P<sub>1</sub>A PINEYNECK LOAM, 0 TO 2 PERCENT SLOPES, POORLY DRAINED: HSG B
- P<sub>2</sub>B PINEYNECK LOAM - 2 TO 5 PERCENT SLOPES, MODERATELY WELL DRAINED: HSG B
- U<sub>1</sub>B UNICORN LOAM, 2 TO 5 PERCENT SLOPES, WELL DRAINED: HSG B
- U<sub>2</sub> URBAN LAND: HSG D



**LEGEND**

**EXISTING FEATURES**

- CONC. MON. FOUND. EX. CONCRETE MONUMENT FOUND
- IRON PIN EX. IRON PIN FOUND
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. MAJOR CONTOUR LINE
- EX. MINOR CONTOUR LINE
- EX. WETLANDS LINE
- EX. BUILDING RESTRICTION LINE
- EX. PAVING RESTRICTION LINE
- EX. BUFFER LINE
- EX. FENCE
- EX. CENTERLINE
- EX. SANITARY PIPE
- EX. TREELINE
- EX. BUSHLINE
- EX. TREE
- EX. SHRUB
- ▭ EX. BUILDING
- ▭ EX. CONC. PAD
- EX. SOIL BOUNDARY

**PROPOSED FEATURES**

- PR. DRIVE
- ▭ PR. BUILDING
- ▭ PR. STORMWATER MANAGEMENT AREA
- PR. PARKING COUNT
- PR. TRAFFIC FLOW ARROW
- ▭ PR. LOADING BAY
- PR. TREELINE
- PR. LIMIT OF DISTURBANCE (COINCIDENTAL WITH SILT FENCE)
- PR. SANITARY SEWER PIPE WITH MANHOLE



LAND PLANNING  
 CIVIL ENGINEERING  
 WATER RESOURCES ENGINEERING

FORESITE ASSOCIATES INC.  
 208 DELAWARE STREET  
 NEW CASTLE, DE 19720  
 PHONE: 302.351.3421  
 FAX: 302.351.3456  
 EMAIL:  
 INFO@FORESITEASSOCIATES.COM

SURVEYING:  
 TRANSITION ENGINEERING SURVEYING  
 116 MIDDESSA DRIVE  
 MIDDLETOWN, DE 19709

**GLASGOW AVENUE  
 EXPLORATORY SKETCH PLAN**

**REYBOLD VENTURE GROUP X, LLC**  
 116 EAST SCOTLAND DRIVE, BEAR, DELAWARE 19701

2	SHEET ADDED	ACH/ALH 10.07.14
#	COMMENT	BY DATE



MAJOR LAND DEVELOPMENT PLAN  
**EXPLORATORY SKETCH PLAN**

**GLASGOW AVENUE**

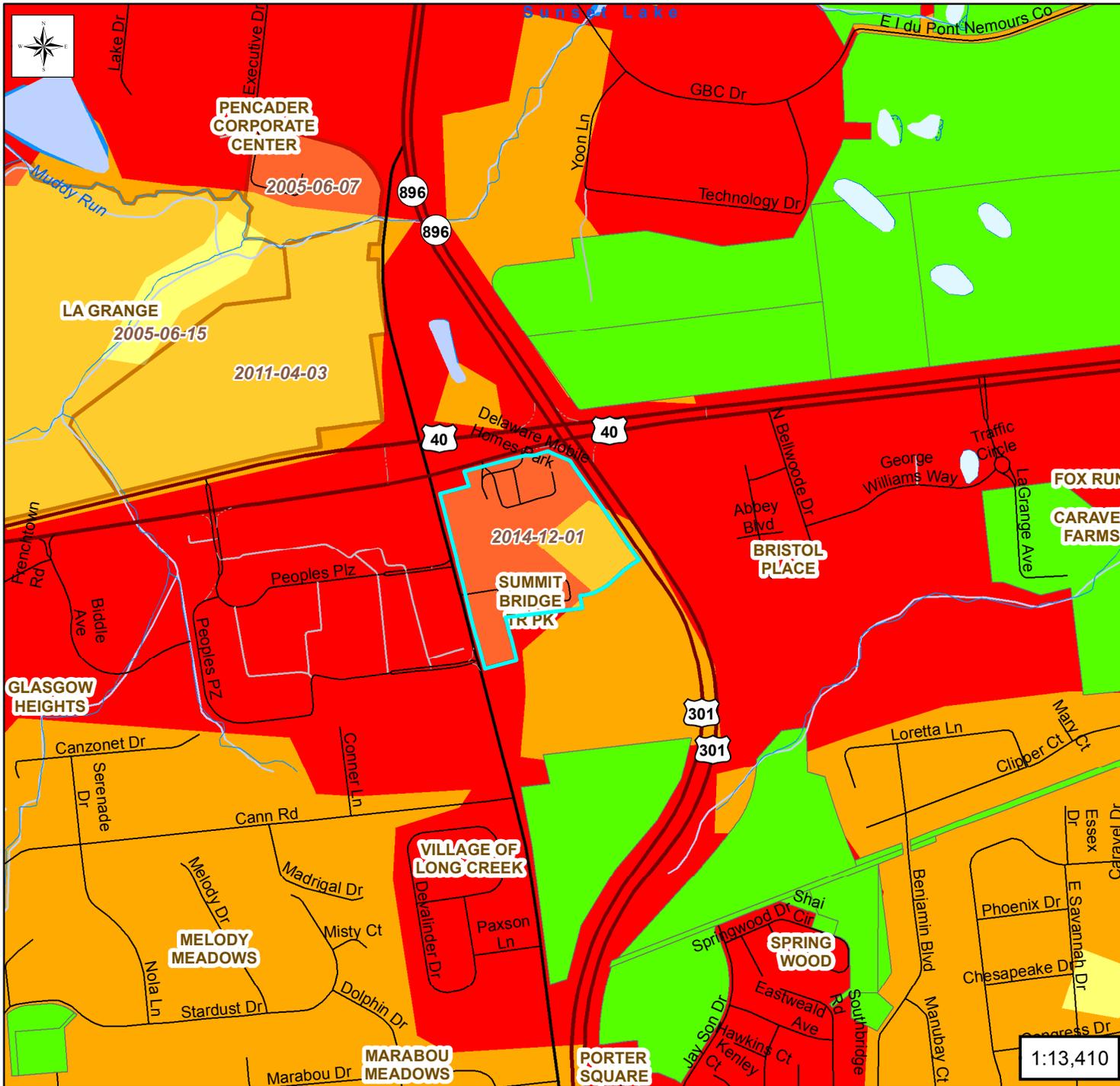
PENCADER HUNDRED NEW CASTLE COUNTY	NEWARK DELAWARE
DATE: 09.05.13	PROJECT #: 001.09
SURVEYED BY: JLT	<b>SHEET:</b> <b>3</b>
CREATED BY: ALH/ACH	<b>3 OF 3</b>
DRAWN BY: ALH	
CHECKED BY: MMH	

SCALE: 1"=50'  
 0 20 40 60 80 100

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# Preliminary Land Use Service (PLUS)

Glasgow Avenue  
2014-12-01



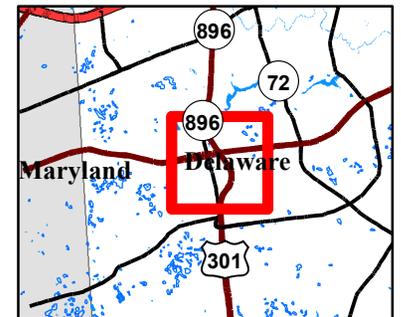
**Legend**

- PLUS Project Areas
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands

**2010 State Strategies**

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

## Location Map



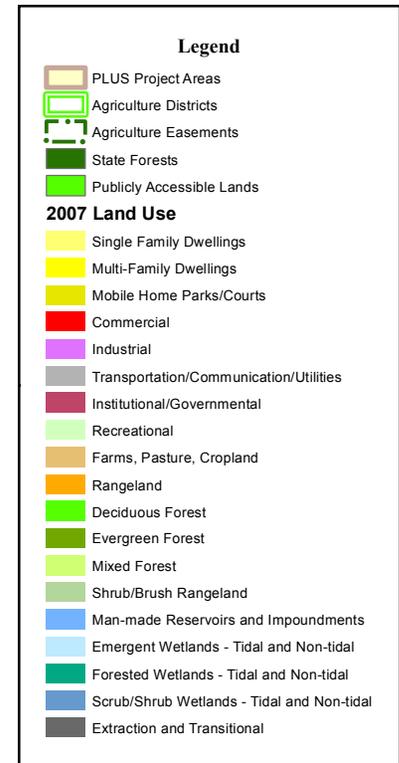
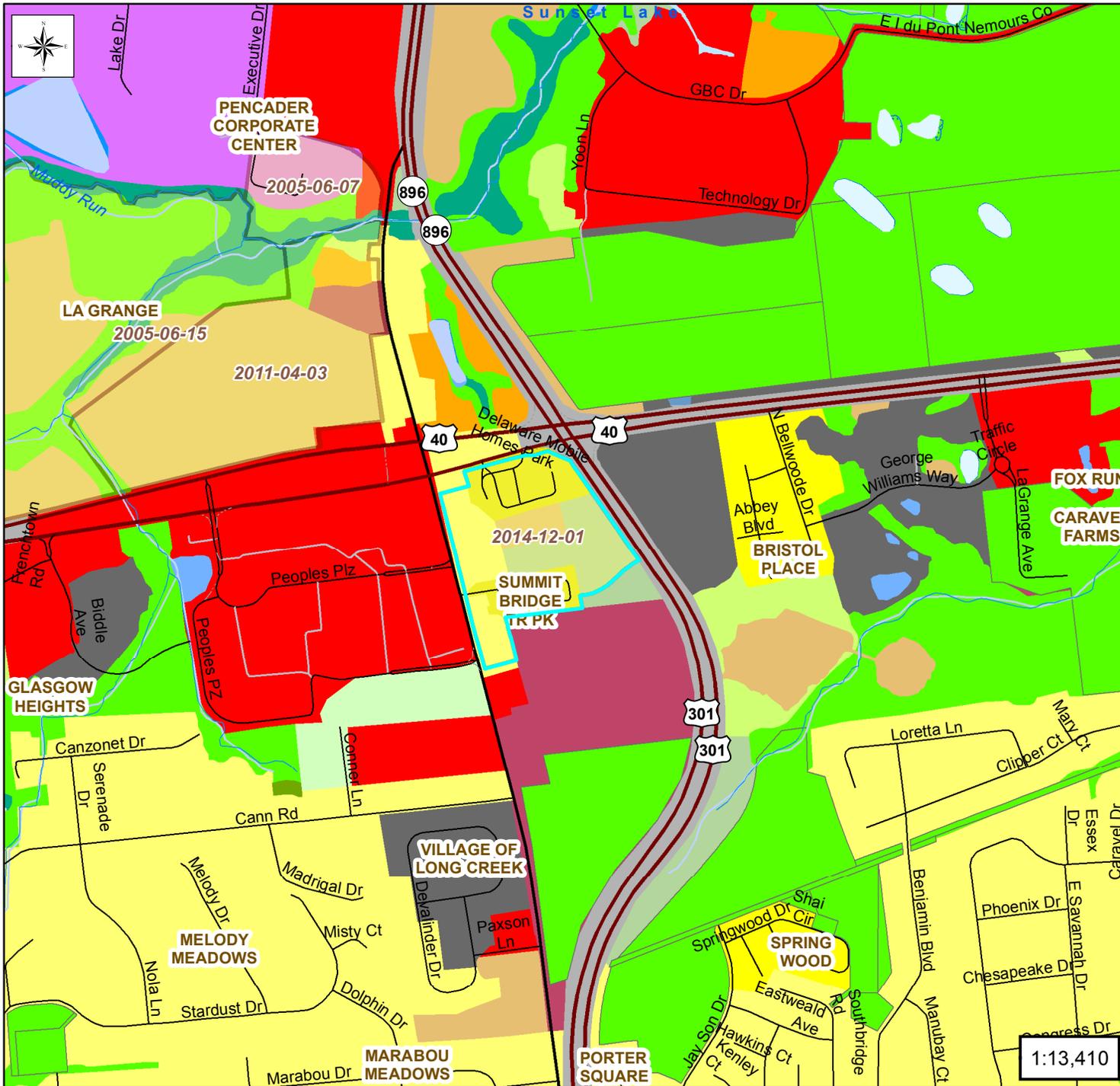
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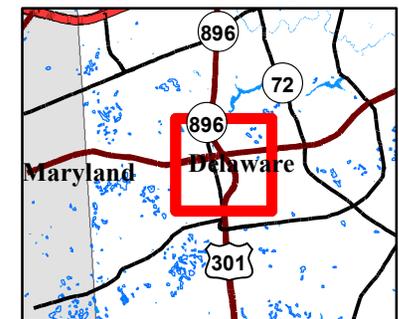
Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

# Preliminary Land Use Service (PLUS)

Glasgow Avenue  
2014-12-01



## Location Map



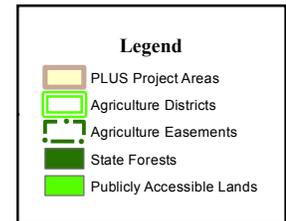
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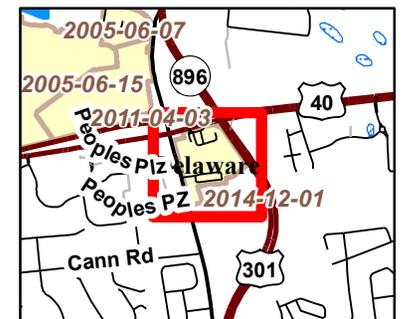
Mapping provided by the Delaware Office of State Planning Coordination  
www.stateplanning.delaware.gov

# Preliminary Land Use Service (PLUS)

Glasgow Avenue  
2014-12-01



## Location Map



Mapping provided by the Delaware  
Office of State Planning Coordination  
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