SITE CONSTRUCTION PLAN
FOR
DARLEY GREEN - BLOCKS A1, B1, D, E1 & S
(FORMERLY RENAISSANCE VILLAGE)

GENERAL NOTES:

1. THE WETLANDS/WATERS OF THE U.S. BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1. REFER TO THE WETLANDS REPORT PREPARED BY JAMES C. MCCULLEY /ENVIRONMENTAL CONSULTANTS, INC., DATED DECEMBER 8, 2005. NO WETLANDS ARE PROPOSED TO BE DISTURBED BY THIS PLAN.

2. ACCORDING TO FEMA FLOODPLAIN MAP NO. 10003C0087J (PANEL 87 OF 450) DATED JANUARY 17, 2007, THIS SITE CONTAINS ZONES AE WHICH ARE SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD (BASE ELEVATIONS DETERMINED) AND ZONES X WHICH AREA AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. A LETTER OF MAP REVISION (LOMR) WAS FILED WITH FEMA TO CORRECT THE HORIZONTAL LOCATION OF THE FLOODPLAIN TO ALIGN WITH NAAMANS CREEK (CASE #07-03-0645P). ON DECEMBER 21, 2007, FEMA ISSUED A LETTER TO NEW CASTLE COUNTY STATING THE LOMR HAD BEEN APPROVED AND THE MAP REVISIONS WERE IN EFFECT AS OF DECEMBER 7, 2007.

3. THIS SITE IS NOT LOCATED WITHIN A RECHARGE WRPA DISTRICT. RESOURCE PROTECTION AREA BOUNDARY INFORMATION WAS OBTAINED FROM A MAP ENTITLED "WATER RESOURCE PROTECTION AREAS" FOR NEW CASTLE COUNTY DATED 1993 MAP 1 OF 3, REVISED MAY 2001 AND DECEMBER 2011.

4. THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST ON THIS SITE.

5. NO DEBRIS SHALL BE BURIED ON THIS SITE.

6. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.

7. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS PER THE DEVELOPMENT, THE DEVELOPER WILL PRESENT THE DEPARTMENT OF LAND USE WITH WRITTEN CONFIRMATION FROM THE DEPARTMENT OF SPECIAL SERVICES THAT THE BROOKVIEW APARTMENTS EXISTING SANITARY SEWER OUTFALLS HAVE BEEN PERMANENTLY DISCONNECTED FROM THE NEW CASTLE COUNTY SANITARY SEWER SYSTEM AND THE EXISTING ON-SITE SYSTEM FOR BROOKVIEW APARTMENTS HAS BEEN PROPERLY REMOVED OR ABANDONED. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE DEVELOPMENT REQUIRING SEWER CAPACITY BEYOND 189,100 GALLONS PER DAY OF THE TOTAL SEWER CAPACITY OF 269,320 GALLONS PER DAY REQUIRED FOR DEVELOPMENT, THE DEVELOPER WILL PRESENT THE DEPARTMENT OF LAND USE WITH THE DEPARTMENT OF SPECIAL SERVICES' ("SPECIAL SERVICES") WRITTEN CONFIRMATION THAT THE CONSTRUCTION OF RELATED NORTH BRANDYWINE HUNDRED SANITARY SEWER IMPROVEMENT PROJECTS ("PROJECTS") ARE SUBSTANTIALLY UNDERWAY TO THE POINT THAT SPECIAL SERVICES CAN ENSURE THAT SEWER CAPACITY WILL BE AVAILABLE FOR THE DEVELOPMENT. PER SPECIAL SERVICES LETTER DATED 11/3/11, NORTH BRANDYWINE HUNDRED SEWER PROJECTS ARE SUBSTANTIALLY COMPLETE AND FULL CAPACITY PER THE SEWER AGREEMENT IS NOW AVAILABLE.

8. STORMWATER MANAGEMENT, DRAINAGE, AND SEDIMENT AND EROSION CONTROL SHALL BE IN COMPLIANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, THE NEW CASTLE COUNTY CODE, AND POND CODE 378.

9. THE LIMITS OF DISTURBANCE WILL ENCOMPASS THE EXTENTS OF THE PARCELS AND ROADS ASSOCIATED WITH THIS RESUBDIVISION PLAN. (12.4 ACRES)

10. FIELD SURVEY FOR BLOCKS A1, A2, B1, B2, B3, D, E-1, S1, AND S2 PERFORMED BY VANDEMARK & LYNCH, INC. IN NOVEMBER 2012.

11. 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 PURPOSE 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 TO 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.

DATA COLUMN - BLOCK A1

1. SITE COVERAGE BREAKDOWN
   BUILDING: 0.603 AC ± (21.2%)
   PAVEMENT / SIDEWALK: 1.382 AC ± (48.6%)
   OPEN AREA / LANDSCAPING: 0.859 AC ± (30.2%)
2. UNIT BREAKDOWN:
   *APARTMENT / CONDO UNITS: = 65 UNITS
   **RETAIL: = 4,500 SF
   (* 4 - SECOND STORY UNITS OF MIXED-USE BUILDING)
   (**GROUND FLOOR OF MIXED-USE BUILDING)
3. PARKING RATIONALE:
   (PARKING REQUIRED)
   APARTMENT / COND UNITS: 1.7 PER UNIT
   RETAIL: 4 PER 1,000 SF
   65 UNITS x 1.7 PER UNIT = 111 SPACES REQUIRED
   4,500 SF x 4 / 1,000 SF = 18 SPACES REQUIRED
   TOTAL SPACES: = 129 SPACES REQUIRED
   (PARKING PROVIDED)
   GARAGE SPACES = 8 SPACES
   PARKING SPACES (9'x18') = 131 SPACES
   TOTAL PARKING SPACES PROVIDED = 139 SPACES
   (INCLUDES 5 HC ACCESSIBLE SPACES)
4. PROJECTED SANITARY SEWER FLOWS:
   APT./CONDO UNITS: 200 GPD/UNIT x 65 UNITS = 13,000 GPD
   RETAIL: 4,500 SF x 0.1 = 450 GPD
   TOTAL PROJECTED SANITARY SEWER FLOWS = 13,450 GPD

DATA COLUMN - BLOCK B1

1. SITE COVERAGE BREAKDOWN
   BUILDING: 0.880 AC ± (23.4%)
   PAVEMENT / SIDEWALK: 2.294 AC ± (61.0%)
   OPEN AREA / LANDSCAPING: 0.586 AC ± (15.6%)
2. UNIT BREAKDOWN:
   * APARTMENT / CONDO UNITS: = 96 UNITS
   **RETAIL: = 13,500 SF
   (* 12 - SECOND STORY UNITS OF 3 MIXED-USE BUILDING)
   (**GROUND FLOOR OF 3 MIXED-USE BUILDING)
3. PARKING RATIONALE:
   (PARKING REQUIRED)
   APARTMENT / COND UNITS: 1.7 PER UNIT
   RETAIL: 4 PER 1,000 SF
   96 UNITS x 1.7 PER UNIT = 163 SPACES REQUIRED
   13,500 SF x 4 / 1,000 SF = 54 SPACES REQUIRED
   TOTAL SPACES: = 217 SPACES REQUIRED
   (PARKING PROVIDED)
   PARKING SPACES (9'x18') = 219 SPACES
   TOTAL PARKING SPACES PROVIDED = 219 SPACES
   (INCLUDES 6 HC ACCESSIBLE SPACES)
4. PROJECTED SANITARY SEWER FLOWS:
   APT./CONDO UNITS: 200 GPD/UNIT x 96 UNITS = 19,200 GPD
   RETAIL: 13,500 SF x 0 = 1,350 GPD
   TOTAL PROJECTED SANITARY SEWER FLOWS = 20,550 GPD

DATA COLUMN - BLOCK D

1. SITE COVERAGE BREAKDOWN
   BUILDING: 0.490 AC ± (23.4%)
   PAVEMENT / SIDEWALK: 0.826 AC ± (39.4%)
   OPEN AREA / LANDSCAPING: 0.780 AC ± (37.2%)
2. UNIT BREAKDOWN:
   APARTMENT / CONDO UNITS: = 60 UNITS
   PARKING RATIONALE:
   (PARKING REQUIRED)
   APARTMENT / COND UNITS: 1.7 PER UNIT
   60 UNITS x 1.7 PER UNIT = 102 SPACES REQUIRED
   TOTAL SPACES: = 102 SPACES REQUIRED
   (PARKING PROVIDED)
   GARAGE SPACES = 6 SPACES
   PARKING SPACES (9'x18') = 99 SPACES
   TOTAL PARKING SPACES PROVIDED = 105 SPACES
   (INCLUDES 4 HC ACCESSIBLE SPACES)
3. PROJECTED SANITARY SEWER FLOWS:
   APT./CONDO UNITS: 200 GPD/UNIT x 65 UNITS = 12,000 GPD
   TOTAL PROJECTED SANITARY SEWER FLOWS = 12,000 GPD

DATA COLUMN - BLOCK E1

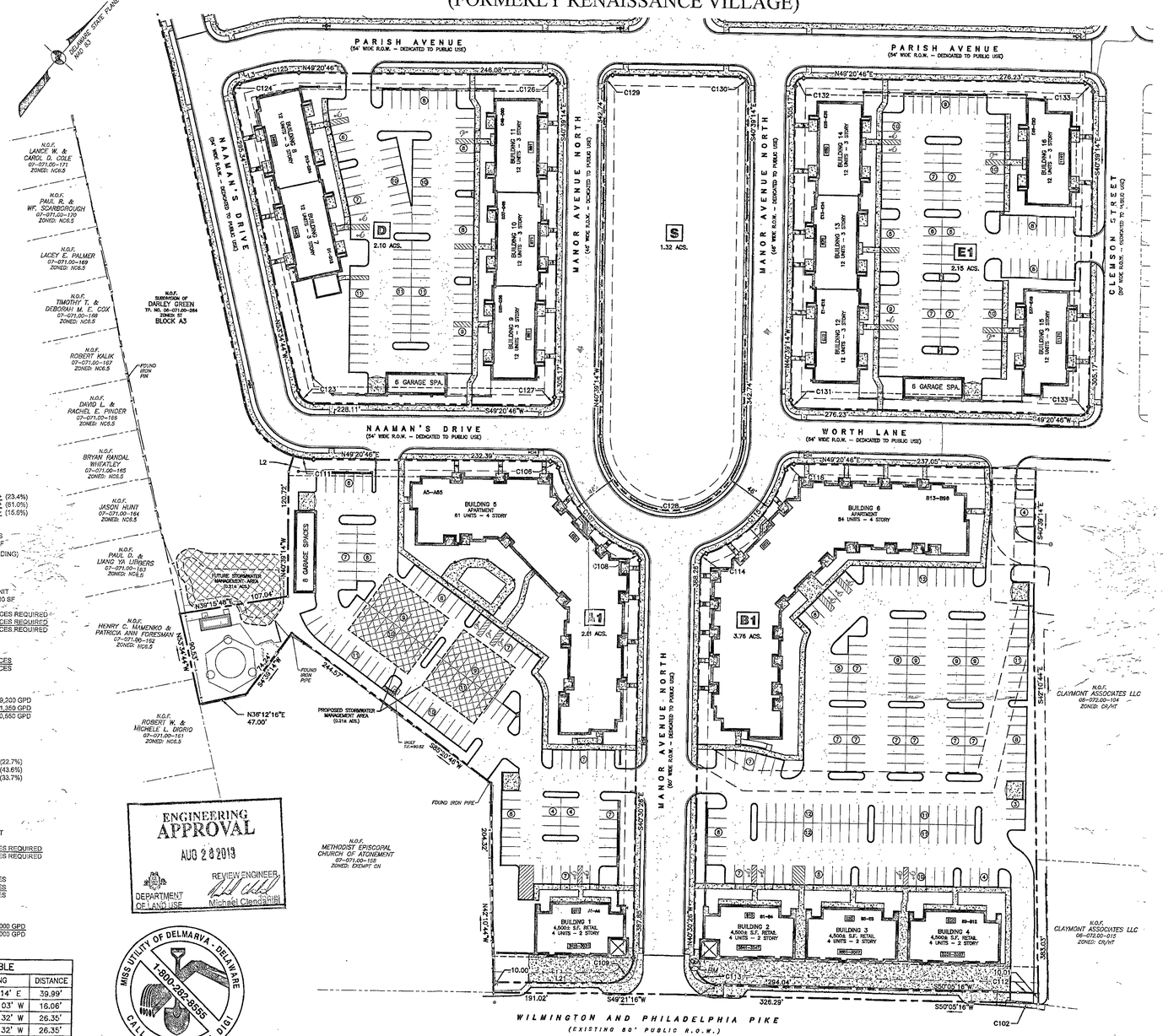
1. SITE COVERAGE BREAKDOWN
   BUILDING: 0.490 AC ± (22.7%)
   PAVEMENT / SIDEWALK: 0.938 AC ± (43.6%)
   OPEN AREA / LANDSCAPING: 0.725 AC ± (33.7%)
2. UNIT BREAKDOWN:
   APARTMENT / CONDO UNITS: = 60 UNITS
   PARKING RATIONALE:
   (PARKING REQUIRED)
   APARTMENT / COND UNITS: 1.7 PER UNIT
   60 UNITS x 1.7 PER UNIT = 102 SPACES REQUIRED
   TOTAL SPACES: = 102 SPACES REQUIRED
   (PARKING PROVIDED)
   GARAGE SPACES = 6 SPACES
   PARKING SPACES (9'x18') = 109 SPACES
   TOTAL PARKING SPACES PROVIDED = 115 SPACES
   (INCLUDES 4 HC ACCESSIBLE SPACES)
3. PROJECTED SANITARY SEWER FLOWS:
   APT./CONDO UNITS: 200 GPD/UNIT x 65 UNITS = 12,000 GPD
   TOTAL PROJECTED SANITARY SEWER FLOWS = 12,000 GPD

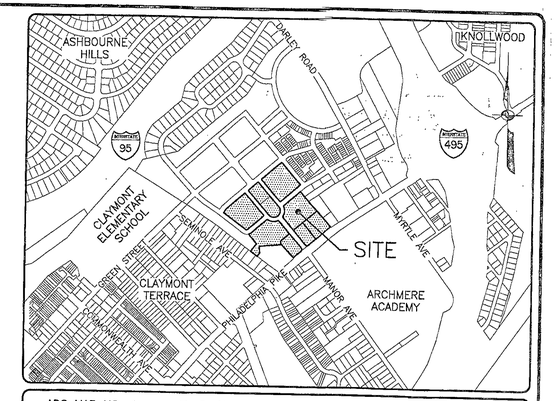
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C102	20.48'	1950.08'	0° 36' 04'	S 50° 22' 18' W	20.46'
C106	10.47'	8.00'	74° 58' 01'	N 86° 49' 47' E	9.74'
C107	116.88'	117.00'	57° 14' 21'	N 84° 18' 24' E	112.08'
C108	10.11'	8.00'	72° 25' 08'	S 76° 43' 00' E	9.45'
C109	39.21'	25.00'	89° 51' 42'	N 4° 25' 25' E	35.31'
C111	94.16'	70.00'	77° 04' 30'	S 87° 53' 01' E	87.22'
C112	20.07'	1960.06'	0° 35' 12'	N 50° 21' 52' E	20.07'
C113	39.01'	25.00'	89° 24' 18'	S 85° 12' 35' E	35.17'
C114	10.08'	8.00'	72° 11' 08'	S 4° 24' 53' E	9.43'
C115	117.01'	117.00'	57° 17' 55'	S 3° 01' 43' W	112.19'
C116	10.47'	8.00'	74° 58' 01'	S 11° 51' 46' W	9.74'
C123	21.52'	16.00'	77° 04' 30'	S 87° 53' 01' W	19.94'
C124	12.22'	8.00'	87° 33' 16'	N 9° 48' 06' W	11.07'
C125	33.00'	123.00'	15° 22' 14'	N 41° 39' 39' E	32.90'
C126	12.57'	8.00'	90° 00' 00'	S 85° 39' 14' E	11.31'
C127	12.57'	8.00'	90° 00' 00'	S 4° 20' 46' W	11.31'
C128	223.05'	71.00'	180° 00' 00'	N 49° 20' 46' E	142.00'
C129	12.57'	8.00'	90° 00' 00'	N 4° 20' 46' E	11.31'
C130	12.57'	8.00'	90° 00' 00'	N 85° 39' 14' W	11.31'
C131	12.57'	8.00'	90° 00' 00'	N 85° 39' 14' W	11.31'
C132	12.57'	8.00'	90° 00' 00'	N 4° 20' 46' E	11.31'
C133	12.57'	8.00'	90° 00' 00'	S 85° 39' 14' E	11.31'
C134	12.57'	8.00'	90° 00' 00'	S 4° 20' 46' W	11.31'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 4° 39' 14' E	39.99'
L2	N 24° 18' 03' W	16.06'
L3	S 33° 58' 32' W	26.35'
L4	S 33° 58' 32' W	26.35'
L21	S 49° 21' 16' W	113.98'





ADC MAP NO. 4 — LOCATION PLAN — SCALE: 1" = 800'

DATA COLUMN:

1. EXISTING TAX PARCEL DATA: (AFFECTED PARCELS ONLY)

LOT/BLOCK NAME	TAX PARCEL NO.	ZONING	ACREAGE
A1	06-071.00-262	HT, CN	0.74± ACS.
A2	06-071.00-157	HT, CN	2.10± ACS.
B1	06-072.00-107	HT, CN	1.08± ACS.
B2	06-072.00-109	HT, CN	0.69± ACS.
B3	06-071.00-156	HT, CN	1.99± ACS.
D	06-071.00-261	HT, CN	2.10± ACS.
E1	06-071.00-259	HT, CN	2.15± ACS.
S1	06-071.00-260	HT, CN	0.67± ACS.
S2	06-071.00-265	HT, CN	0.65± ACS.

2. SOURCE OF TITLE: DEED RECORD 20120725-0041226 & 20120725-0041227 (AFFECTED PARCELS ONLY)
3. APPLICATION NO.: 2013-0064
4. HORIZONTAL DATUM: DELAWARE STATE PLANE GRID NAD 83
5. VERTICAL DATUM: NAVD 88
6. PROJECT BENCHMARK: TOP OF EXISTING PK NAIL IN PAVING AT THE APPROXIMATE INTERSECTION OF THE SOUTHWESTERLY SIDE OF DARLEY ROAD WITH THE CENTERLINE OF LINDEN STREET AS SHOWN HEREON. ELEVATION = 77.81
7. OPEN SPACE:
   REQUIRED: 15% OF TOTAL PARCEL LAND AREA
   PROPOSED: 18% OF TOTAL PARCEL LAND AREA – INCLUDES ENTIRETY OF BLOCKS S1, S2, P, Q, R, AND T, DESIGNATED PORTIONS OF BLOCKS I, J, AND M PER RECORD PLAN INSTRUMENT NO. 20070613-0053114 AS WELL AS A PORTION OF BLOCK F, PER INSTRUMENT NO. 20090203-0009016
8. EXISTING SITE AREA DATA: (BROOKVIEW TOWNHOMES AS SHOWN ON RECORD PLAN INSTRUMENT NO. 20070613-0053114)
   BUILDING COVERAGE: 9.15± ACS. (14%)
   RIGHT OF WAY: 9.80± ACS. (15%)
   COMMON AREA: 47.45± ACS. (71%)*
   TOTAL: 66.40± ACS. (100%)
   *COMMON AREA INCLUDES PARKING, GRASS ISLANDS, AND OTHER BLOCK/LOT AREAS EXCLUDING BUILDINGS.
9. PROPOSED SUBDIVISION DATA:
   LOTS/BLOCK: 52.06± ACS. (78.4%)
   RIGHT OF WAY: 14.34± ACS. (21.6%)
   TOTAL: 66.40± ACS. (100%)
10. LEGAL PROPERTY OWNERS:
    PHILCAP, LLC (BLOCKS A1, B1, D, & E1)
    105 FOULK ROAD
    WILMINGTON, DE. 19803
    PH. (302) 429-8700

    DARLEYCAP, LLC (BLOCK S)
    105 FOULK ROAD
    WILMINGTON, DE. 19803
    PH. (302) 429-8700
11. WATER: UNITED WATER DELAWARE – WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH
12. SEWER: NEW CASTLE COUNTY – 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 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.

RECEIVED OCT 11 2013 DEPT. OF LAND USE

SHEET NO.	SHEET TITLE
C1	TITLE SHEET
C2–C3	PRE-BULK EROSION SEDIMENT AND CONTROL PLANS
C4–C7	SITE CONSTRUCTION GRADING PLANS
C8–C11	SITE CONSTRUCTION UTILITY PLANS
C12–C13	STORM SEWER PROFILES
C14–C15	STORMWATER MANAGEMENT SECTIONS AND DETAILS
C16–C19	EROSION AND SEDIMENT CONTROL PLANS
C20	SITE CONSTRUCTION GRADING DETAILS
C21–C24	SITE CONSTRUCTION DETAILS
C25	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

ENGINEERING APPROVAL
AUG 28 2013
DEPARTMENT OF LAND USE
REVIEW ENGINEER Michael Clendaniel

MISS UTILITY OF DELMARVA - DELAWARE
1-800-282-8555
CALL BEFORE YOU DIG!

OWNER'S CERTIFICATION (DARLEYCAP, LLC)

I, LOUIS J. CAPANO, III, HEREBY CERTIFY THAT DARLEYCAP, 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 ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE APPROVED PURSUANT TO THE RECORD PLAN DARLEY GREEN (INSTRUMENT NO. _____) IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

I, LOUIS J. CAPANO, III, ALSO HEREBY CERTIFY FOR DARLEYCAP, LLC THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE PURSUANT TO THE APPROVED PLAN AND RESPONSIBLE PERSONS INVOLVED WILL HAVE A CERTIFICATE OF TRAINING FROM DNREC. DNREC AND NEW CASTLE COUNTY PERSONNEL SHALL HAVE THE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

OWNER _____ DATE 8/15/13

OWNER'S CERTIFICATION (PHILCAP LLC)

I, LOUIS J. CAPANO, III, HEREBY CERTIFY THAT PHILCAP, 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 ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE APPROVED PURSUANT TO THE RECORD PLAN DARLEY GREEN (INSTRUMENT NO. _____) IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

I, LOUIS J. CAPANO, III, ALSO HEREBY CERTIFY FOR PHILCAP, LLC THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE PURSUANT TO THE APPROVED PLAN AND RESPONSIBLE PERSONS INVOLVED WILL HAVE A CERTIFICATE OF TRAINING FROM DNREC. DNREC AND NEW CASTLE COUNTY PERSONNEL SHALL HAVE THE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

OWNER _____ DATE 8/15/13

THE PURPOSE OF THIS PLAN IS TO:

A. SHOW THE DEVELOPMENT OF BLOCKS: A1, A2, B1, B2, B3, D, E1, S1, AND S2.
B. CONSTRUCTION OF 65 APARTMENT/CONDO UNITS.
C. CONSTRUCTION OF 4 (2-STORY) MIXED USE BUILDINGS.
D. CONSTRUCTION OF ASSOCIATED PARKING LOTS AND PARKING GARAGE SPACES.

THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 12.4± ACRES.

PROFESSIONAL ENGINEER CERTIFICATION

I, STEPHEN L. JOHNS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE, AND THAT ALL 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 L. JOHNS, P.E., P.L.S. DATE 8/15/13

NO.	DATE	REVISION	BY	APPROVED
2	7-18-13	NO REVISIONS THIS SHEET	MAR	SLJ
1	6-18-13	NCC COMMENTS DATED 5-29-13	DJS	SLJ

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

APPLICATION NO. 2013-0064

SCANNED

SITE CONSTRUCTION PLAN
DARLEY GREEN
PHILADELPHIA PIKE
BRANDYWINE HUNDRED — NEW CASTLE COUNTY — DELAWARE

SCALE: 1" = 60' — MARCH 5, 2013

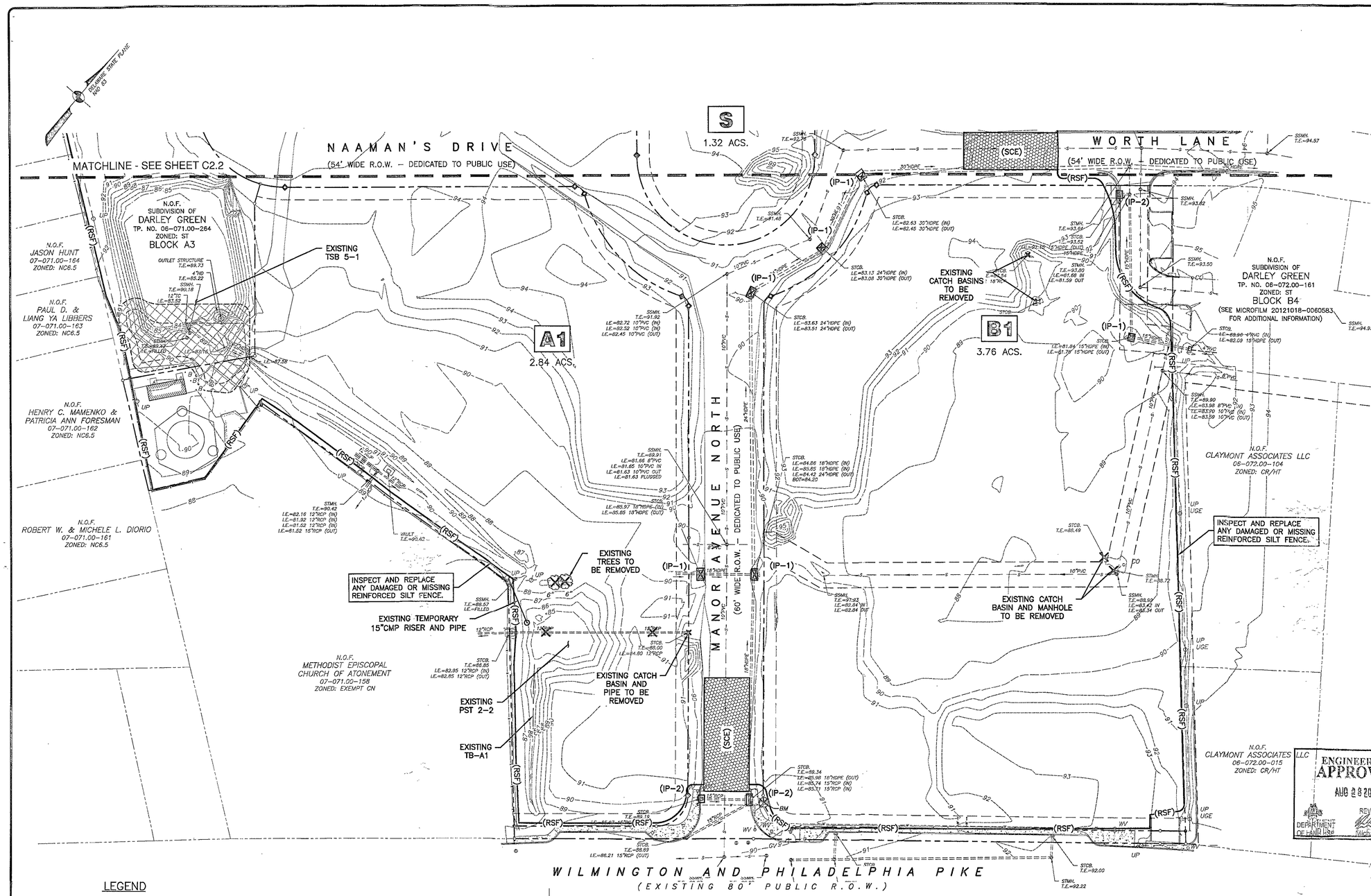
60 0 30 60 120 240
GRAPHIC SCALE (FEET)

VANDEMARK & LYNCH, INC.
ENGINEERS – PLANNERS – SURVEYORS
4305 KIRKER ROAD
WILMINGTON, DE 19802/(302) 764-7635
WWW.VANDEMARKANDLYNCH.COM

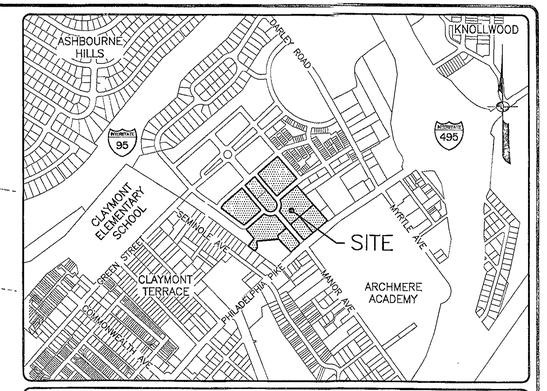
SURVEYED BY: T. MASKE/ B. KRIDER
COMPUTED BY: D. SHEEKY
PROJECT MANAGER: S. JOHNS
DRAWN BY: D. SHEEKY

FILE NAME: 23040.03-CONST-C1
REVISION: 1
SCALE: 1" = 60'
PERMANENT FILE | QA REVIEW | APPROVED BY

RECEIVED OCT 11 2013 DEPT. OF LAND USE



PLANVIEW - BLOCKS A1 & B1



ADC MAP NO. 4 — LOCATION PLAN — SCALE: 1" = 800'

DATA COLUMN:

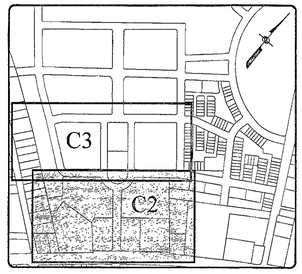
1. EXISTING TAX PARCEL DATA: (AFFECTED PARCELS ONLY)

LOT/BLOCK NAME	TAX PARCEL NO.	ZONING	ACREAGE
A1	06-071.00-262	HT, CN	0.74± ACS.
A2	06-071.00-157	HT, CN	2.10± ACS.
B1	06-072.00-107	HT, CN	1.08± ACS.
B2	06-072.00-109	HT, CN	0.69± ACS.
B3	06-071.00-156	HT, CN	1.99± ACS.
D	06-071.00-261	HT, CN	2.10± ACS.
E1	06-071.00-259	HT, CN	2.15± ACS.
S1	06-071.00-260	HT, CN	0.87± ACS.
S2	06-071.00-265	HT, CN	0.65± ACS.

2. SOURCE OF TITLE: DEED RECORD 20120725-0041227 (EFFECTED PARCELS ONLY)
3. APPLICATION NO.:
4. HORIZONTAL DATUM: DELAWARE STATE PLANE GRID NAD 83
5. VERTICAL DATUM: NAVD 88
6. PROJECT BENCHMARK: TOP OF EXISTING PK NAIL IN PAVING AT THE APPROXIMATE INTERSECTION OF THE SOUTHWESTERLY SIDE OF DARLEY ROAD WITH THE CENTERLINE OF LINDEN STREET AS SHOWN HEREON. ELEVATION = 77.81
7. LEGAL PROPERTY OWNERS:

PHILCAP, LLC (BLOCKS A1, B1, D, & E1)
105 FOULK ROAD
WILMINGTON, DE. 19803
PH. (302) 429-0320

DARLEYCAP, LLC (BLOCK S)
105 FOULK ROAD
WILMINGTON, DE. 19803
PH. (302) 429-0320



KEY MAP

ENGINEERING APPROVAL
AUG 28 2013
DEPARTMENT OF LAND USE
REVIEW ENGINEER
Michael Clendaniel

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CONCRETE
- PAVEMENT
- CURB
- X—X—X FENCE LINE
- 110 CONTOUR
- 119x5 SPOT GRADE
- TB-A1 TEMPORARY EARTH BERM
- TSB TEMPORARY SEDIMENT TRAP
- PST PIPE OUTLET SEDIMENT TRAP
- (RSF) REINFORCED SILT FENCE
- (SSF) SUPER SILT FENCE
- (IP-1) INLET PROTECTION (TYPE 1)
- (IP-2) INLET PROTECTION (TYPE 2)
- (SCE) STABILIZED CONSTRUCTION ENTRANCE
- TO BE REMOVED
- TP TREE PROTECTION
- (LOC) LIMITS OF CONSTRUCTION

THE LIMITS OF CONSTRUCTION WILL ENCOMPASS THE EXTENTS OF THE PARCELS ASSOCIATED WITH THIS PLAN: 12.2± ACS.

MISS UTILITY OF DELMARVA - DELAWARE 1-800-282-8555 CALL BEFORE YOU DIG!

SHEET NO.	SHEET TITLE
C2	BLOCKS A1 AND B1 PRE-BULK EROSION SEDIMENT CONTROL PLAN
C3	BLOCKS D, S, AND E1 PRE-BULK EROSION SEDIMENT CONTROL PLAN

NO.	DATE	REVISION	BY	APPROVED
2	7-18-13	NCC COMMENTS	MAR	SJJ
1	6-18-13	NCC COMMENTS DATED 5-29-13	DJS	SJJ

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APPLICATION NO. 2013-0064

PRE-BULK EROSION AND SEDIMENT CONTROL PLAN
SITE CONSTRUCTION PLAN
DARLEY GREEN

PHILADELPHIA PIKE
BRANDYWINE HUNDRED — NEW CASTLE COUNTY — DELAWARE

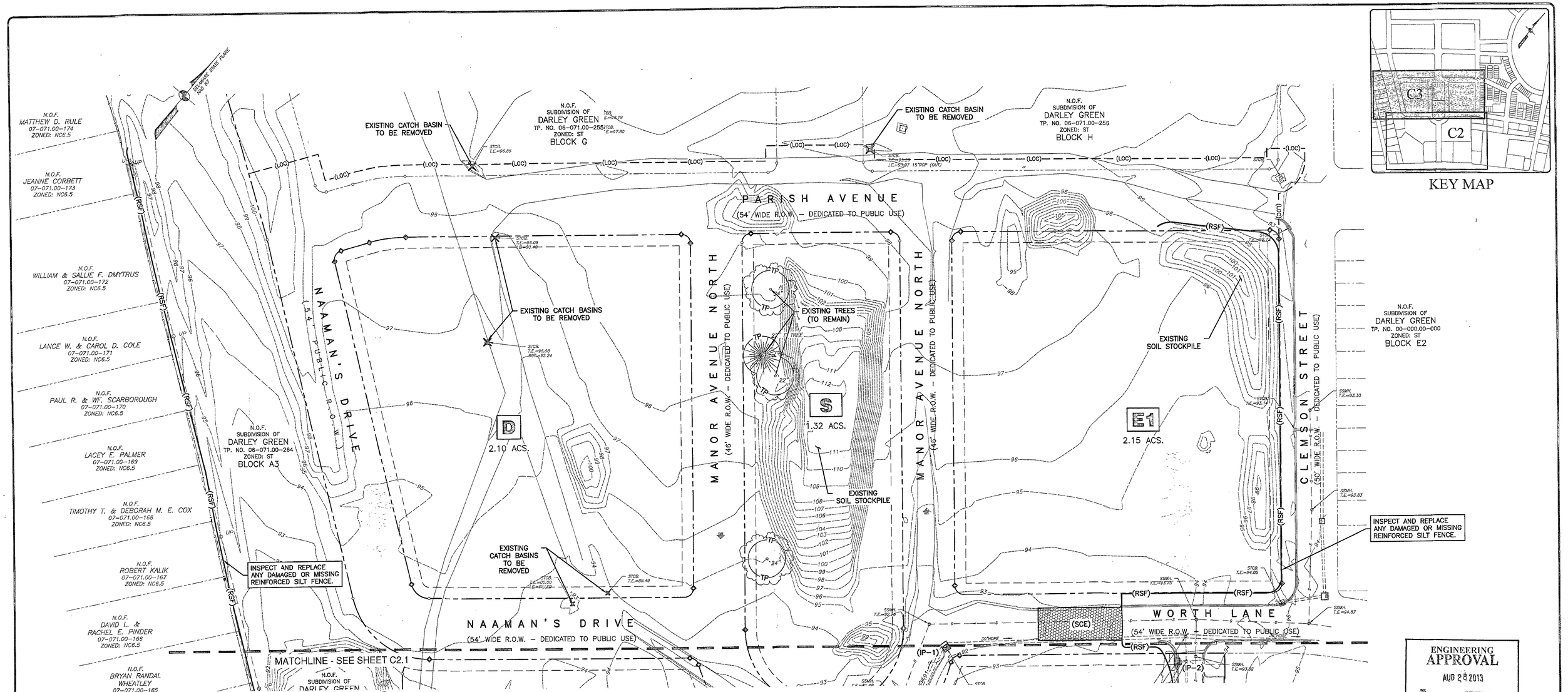
SCALE: 1"=40' — MARCH 5, 2013

40 0 20 40 80 160
GRAPHIC SCALE (FEET)

VANDEMARK & LYNCH, INC.
ENGINEERS – PLANNERS – SURVEYORS
4303 MILLER ROAD
WILMINGTON, DE 19802/(302) 764-7635
WWW.VANDEMARKLYNCH.COM

SURVEYED BY:	FILE NAME	REVISION	SHEET
T. MASKE/ B. KRIDER	23040.03-EROS-02	2	2 OF 25
COMPUTED BY: D. SHEEKY	PERMANENT FILE / QA REVIEW	SIZE: L	C2
PROJECT MANAGER: S. JOHNS	APPROVED BY		
DRAWN BY: D. SHEEKY			

9/5/13



PLAN VIEW - BLOCKS D, S & E1

ENGINEERING APPROVAL
AUG 28 2013
DEPARTMENT OF LAND USE
REVIEW ENGINEER: Michael Clendaniel

APPLICATION NO. 2013-0064

PRE-BULK EROSION AND SEDIMENT CONTROL PLAN
SITE CONSTRUCTION PLAN
DARLEY GREEN

PHILADELPHIA PIKE

BRANDYWINE HUNDRED NEW CASTLE COUNTY
DELAWARE

SCALE: 1"=40' MARCH 5, 2013

40 0 20 40 80 160
GRAPHIC SCALE (FEET)

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CONCRETE
- PAVEMENT
- CURB
- FENCE LINE
- 110 CONTOUR
- 119x5 SPOT GRADE
- TB-A1 TEMPORARY EARTH BERM
- TSB TEMPORARY SEDIMENT TRAP
- PST PIPE OUTLET SEDIMENT TRAP
- (RSF) REINFORCED SILT FENCE
- (SSF) SUPER SILT FENCE
- (IP-1) INLET PROTECTION (TYPE 1)
- (IP-2) INLET PROTECTION (TYPE 2)
- (SCE) STABILIZED CONSTRUCTION ENTRANCE
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- (LOC) LIMITS OF CONSTRUCTION

MISS UTILITY OF DELMARVA - DELAWARE 1-800-282-8555 CALL BEFORE YOU DIG!

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1	6-18-13	NCC COMMENTS DATED 5-29-13	DJS	SLJ

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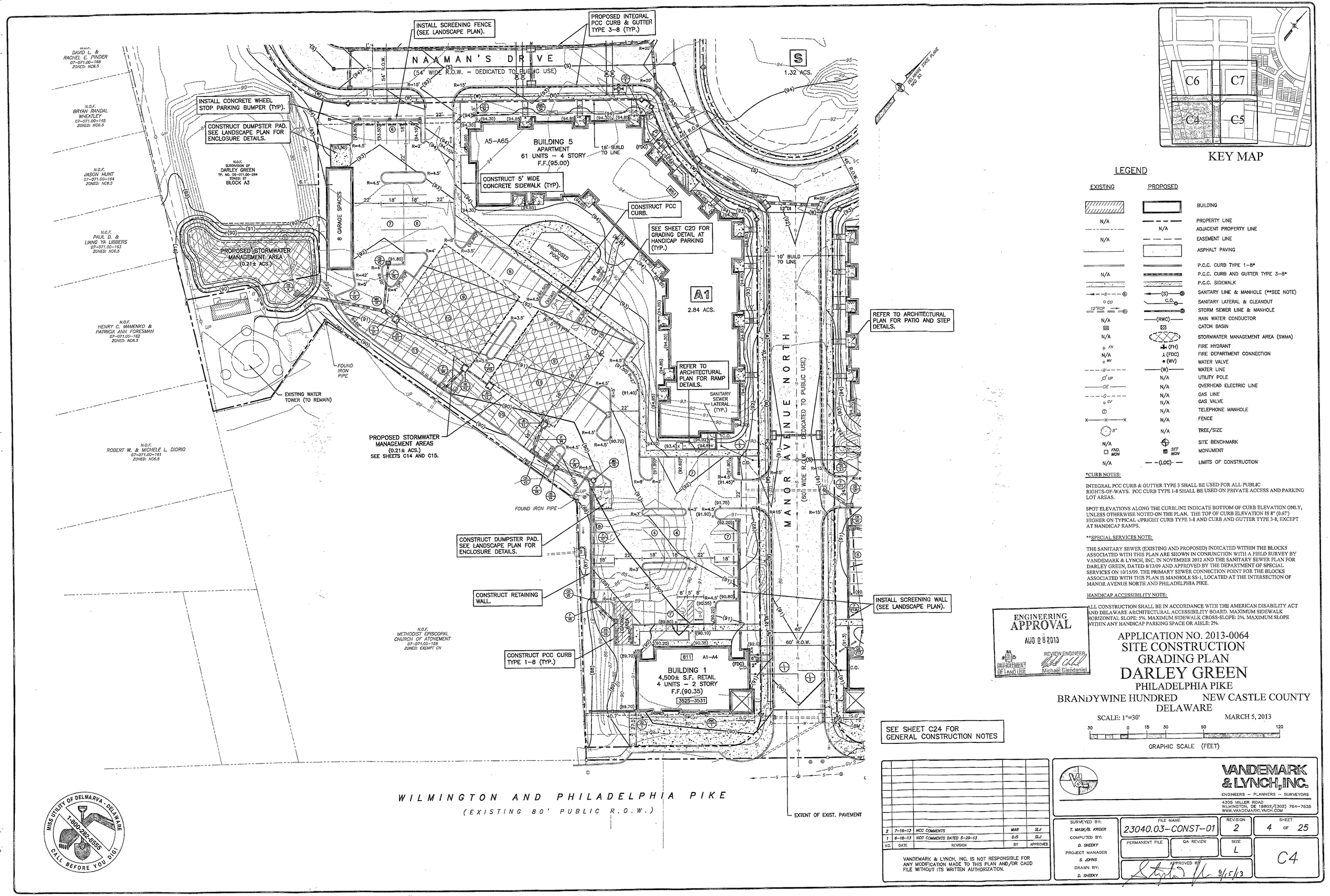
COMPUTED BY: D. SHEEKY	PERMANENT FILE / QA REVIEW	SIZE L	C3
PROJECT MANAGER: S. JOHNS	APPROVED BY 8/15/13		
DRAWN BY: D. SHEEKY			



LEGEND

EXISTING	PROPOSED	
		BUILDING
N/A		PROPERTY LINE
	N/A	ADJACENT PROPERTY LINE
N/A		EASEMENT LINE
		ASPHALT PAVING
		P.C.C. CURB TYPE 1-8*
N/A		P.C.C. CURB AND GUTTER TYPE 3-8*
		P.C.C. SIDEWALK
—S— (S)	(S)	SANITARY LINE & MANHOLE (**SEE NOTE)
CO	C.O.	SANITARY LATERAL & CLEANOUT
12"RCP (D)	(D)	STORM SEWER LINE & MANHOLE
N/A	(RWC)	RAIN WATER CONDUCTOR
		CATCH BASIN
N/A		STORMWATER MANAGEMENT AREA (SWMA)
FH	(FH)	FIRE HYDRANT
N/A	(FDC)	FIRE DEPARTMENT CONNECTION
WV	(WV)	WATER VALVE
—W—	(W)	WATER LINE
UP	N/A	UTILITY POLE
—OE—	N/A	OVERHEAD ELECTRIC LINE
—G—	N/A	GAS LINE
GV	N/A	GAS VALVE
	N/A	TELEPHONE MANHOLE
X—X—X	N/A	FENCE
8"	N/A	TREE/SIZE
N/A		SITE BENCHMARK
FND. MON	SET MON	MONUMENT
N/A	—(LOC)—	LIMITS OF CONSTRUCTION

*CURB NOTES:

INTEGRAL PCC CURB & GUTTER TYPE 3 SHALL BE USED FOR ALL PUBLIC RIGHTS-OF-WAYS. PCC CURB TYPE 1-8 SHALL BE USED ON PRIVATE ACCESS AND PARKING LOT AREAS.

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HANDICAP ACCESSIBILITY NOTE:

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AUG 28 2013
DEPARTMENT OF LAND USE
REVIEW ENGINEER
Michael Clendaniel

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PHILADELPHIA PIKE
BRANDYWINE HUNDRED NEW CASTLE COUNTY
DELAWARE

SCALE: 1"=30' MARCH 5, 2013

30 0 15 30 60 120
GRAPHIC SCALE (FEET)

SEE SHEET C24 FOR GENERAL CONSTRUCTION NOTES

NO.	DATE	REVISION	BY	APPROVED
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1	6-18-13	NCC COMMENTS DATED 5-29-13	DJS	SJJ

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WILMINGTON, DE 19802/(302) 764-7635
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SURVEYED BY: T. MASK/B. KRIDER
COMPUTED BY: B. SHEEKY
PROJECT MANAGER S. JOHNS
DRAWN BY: D. SHEEKY

FILE NAME: 23040.03-CONST-01
REVISION: 2
SHEET 4 OF 25
PERMANENT FILE
QA REVIEW
SIZE: L
APPROVED BY: 8/5/13
C4

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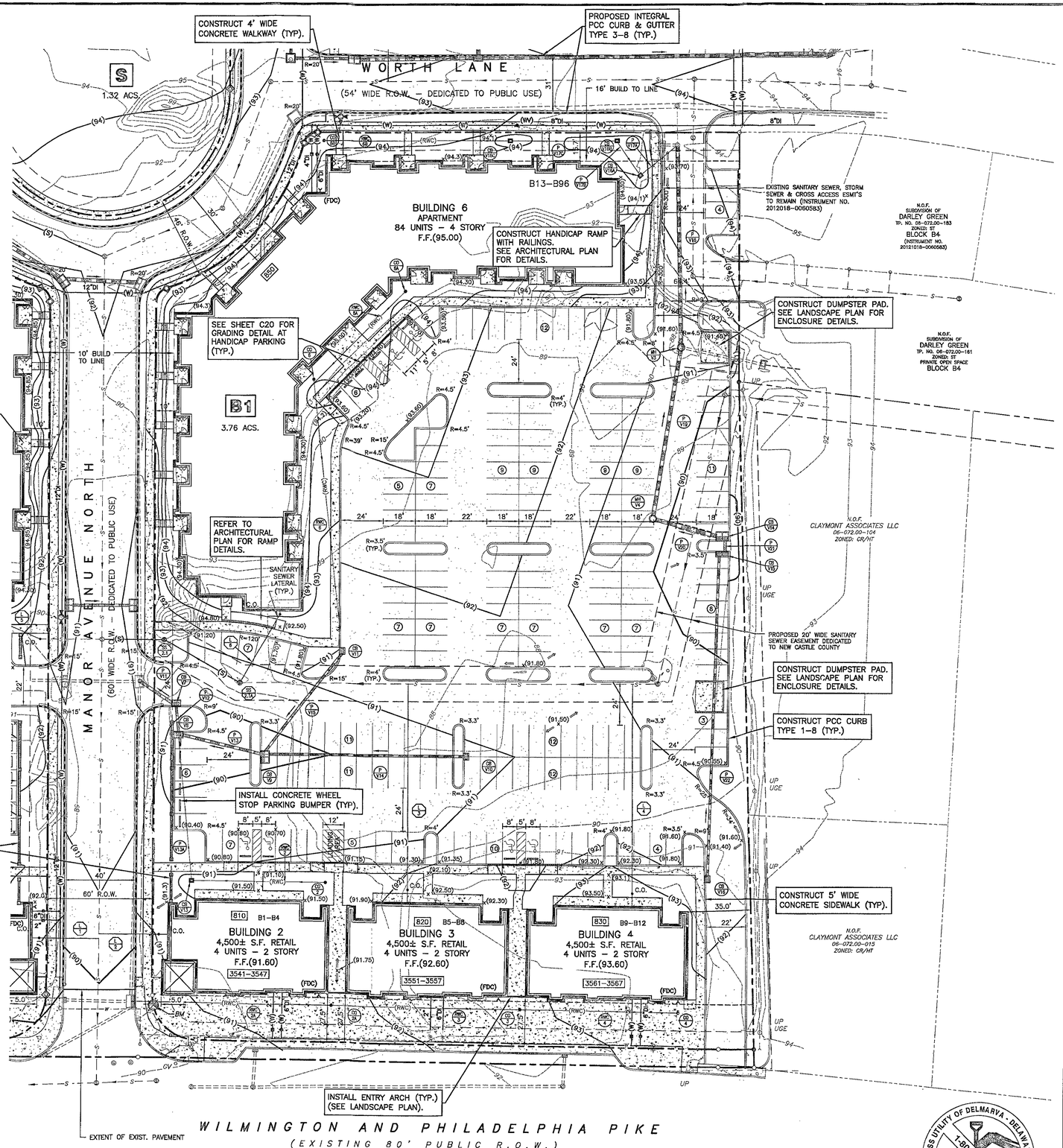

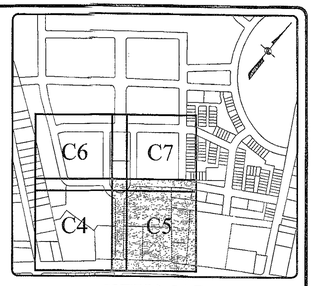

KEY MAP

LEGEND

EXISTING	PROPOSED	
		BUILDING
N/A		PROPERTY LINE
	N/A	ADJACENT PROPERTY LINE
N/A		EASEMENT LINE
		ASPHALT PAVING
		P.C.C. CURB TYPE 1-8*
N/A		P.C.C. CURB AND GUTTER TYPE 3-8*
		P.C.C. SIDEWALK
	(S)	SANITARY LINE & MANHOLE (**SEE NOTE)
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12"RCP		STORM SEWER LINE & MANHOLE
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		CATCH BASIN
N/A		STORMWATER MANAGEMENT AREA (SWMA)
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WV	(WV)	WATER VALVE
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OE	N/A	OVERHEAD ELECTRIC LINE
G	N/A	GAS LINE
GV	N/A	GAS VALVE
T	N/A	TELEPHONE MANHOLE
X X X	N/A	FENCE
8"	N/A	TREE/SIZE
N/A		SITE BENCHMARK
FND. MON	SET MON	MONUMENT
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ENGINEERING APPROVAL
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REVIEW ENGINEER
Michael Clondaniel

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PHILADELPHIA PIKE
BRANDYWINE HUNDRED NEW CASTLE COUNTY
DELAWARE

SCALE: 1"=30' MARCH 5, 2013

30 0 15 30 60 120
GRAPHIC SCALE (FEET)

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NO.	DATE	REVISION	BY	APPROVED
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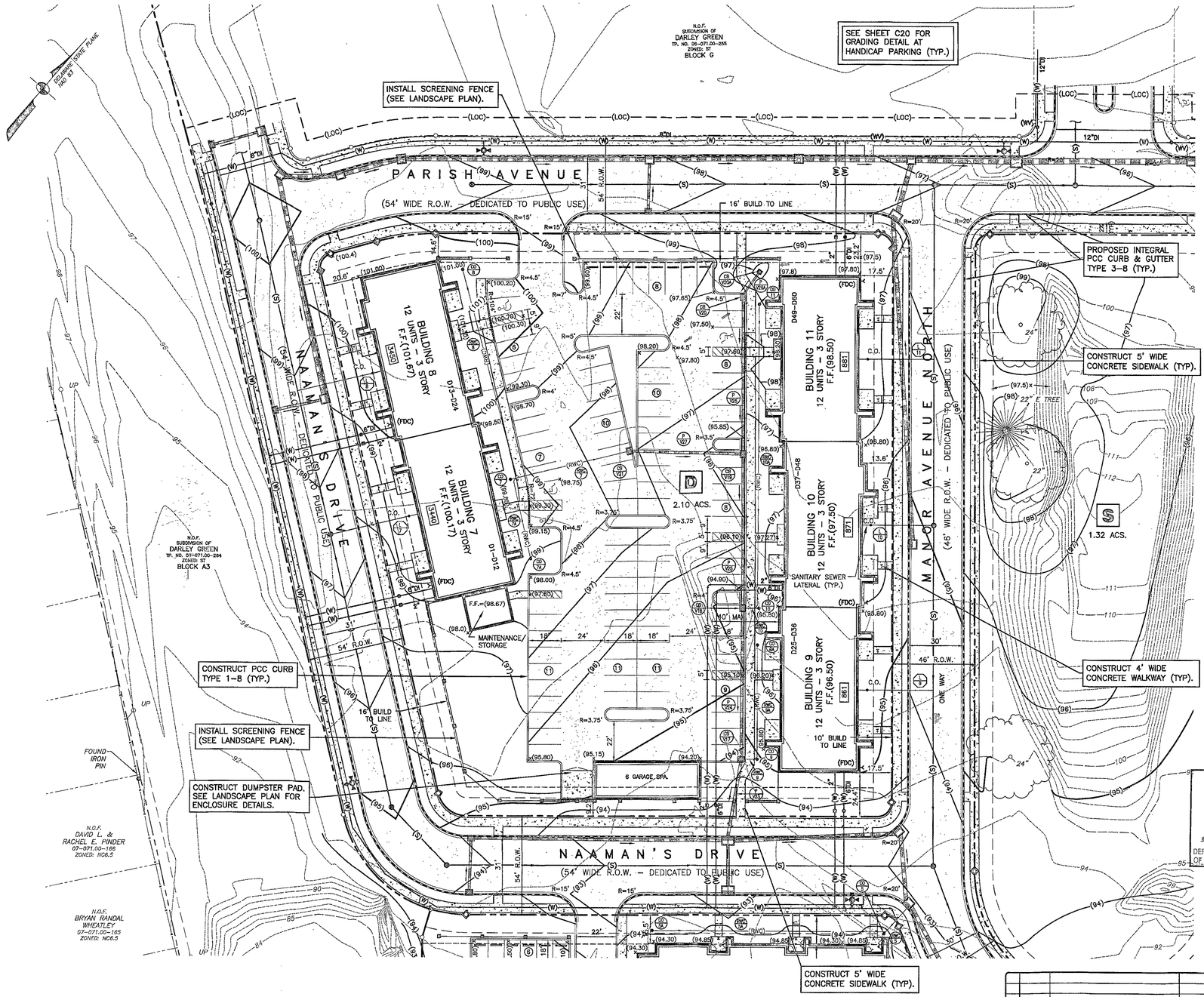
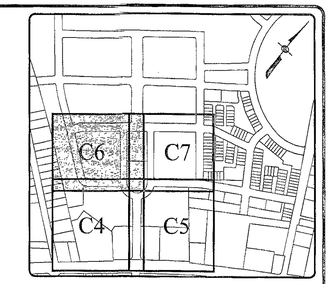
FILE NAME: 23040.03-CONST-01
REVISION: 2
SHEET 5 OF 25
PERMANENT FILE | QA REVIEW | SIZE: L
APPROVED BY: 9/15/13
C5





KEY MAP

LEGEND

EXISTING	PROPOSED	
		BUILDING
N/A		PROPERTY LINE
	N/A	ADJACENT PROPERTY LINE
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MISS UTILITY OF DELMARVA - DELAWARE 1-800-282-8555 CALL BEFORE YOU DIG!

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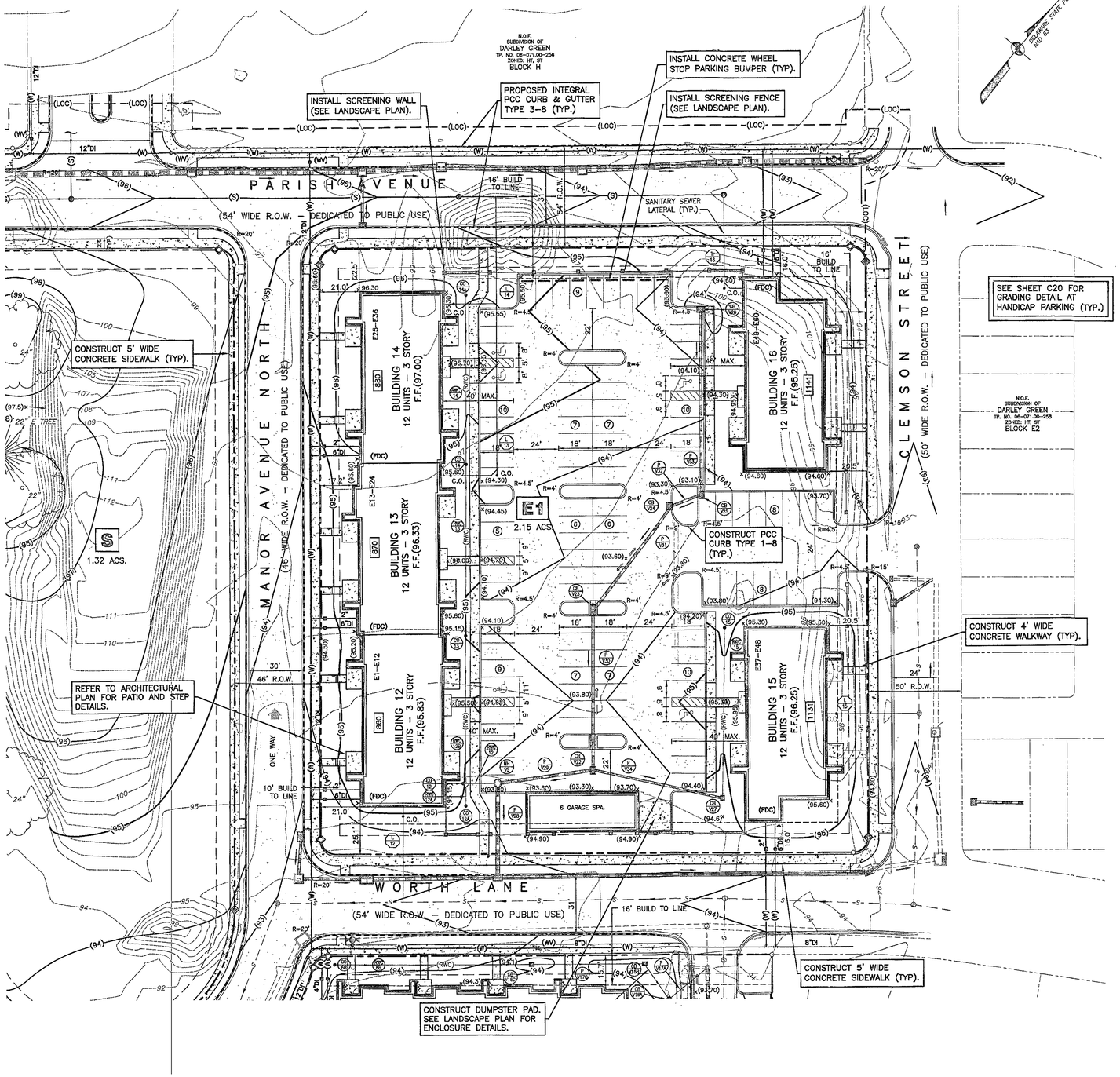
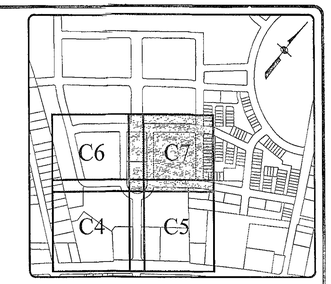
C6





KEY MAP

LEGEND

EXISTING	PROPOSED	
		BUILDING
N/A		PROPERTY LINE
	N/A	ADJACENT PROPERTY LINE
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X—X—X	N/A	FENCE
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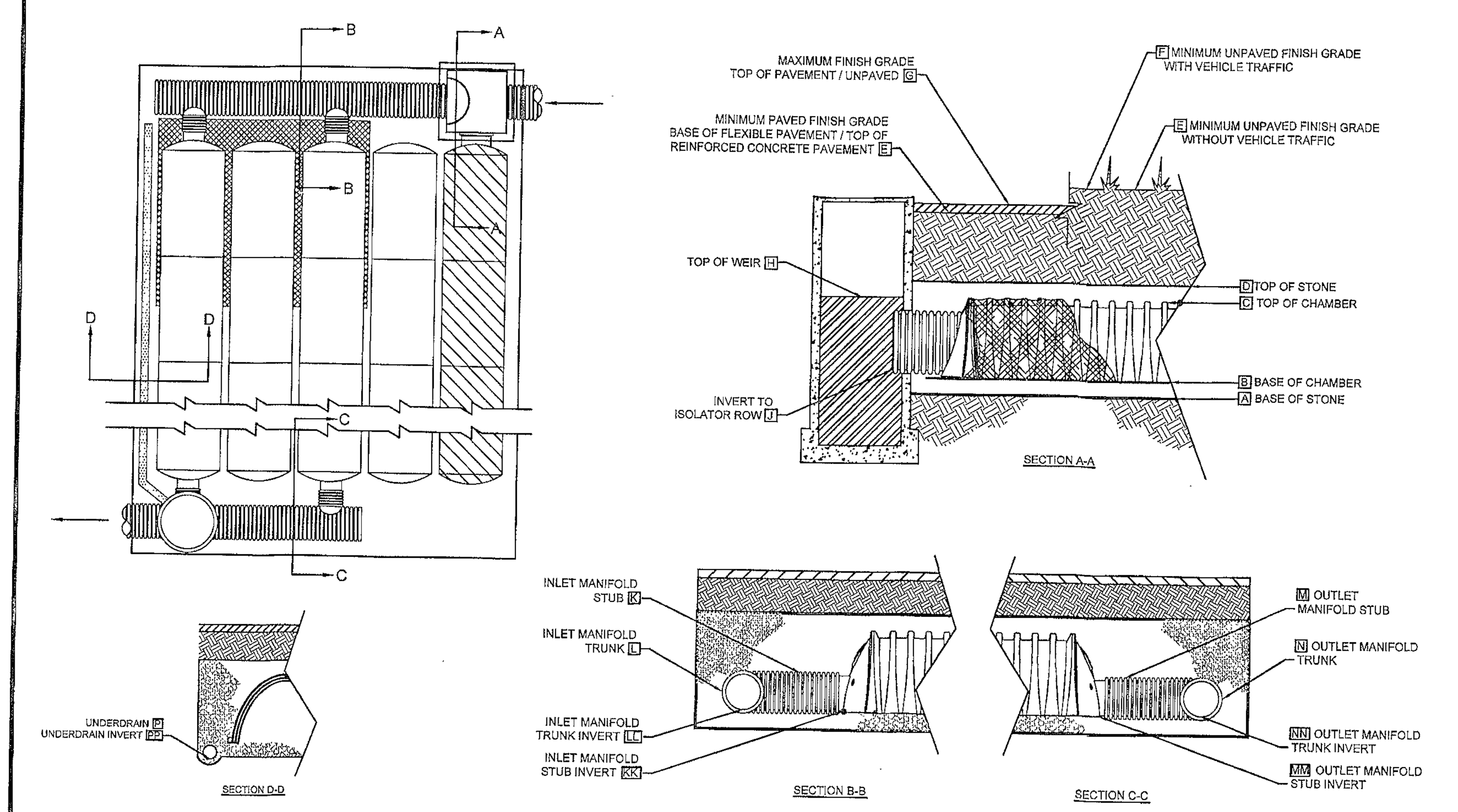
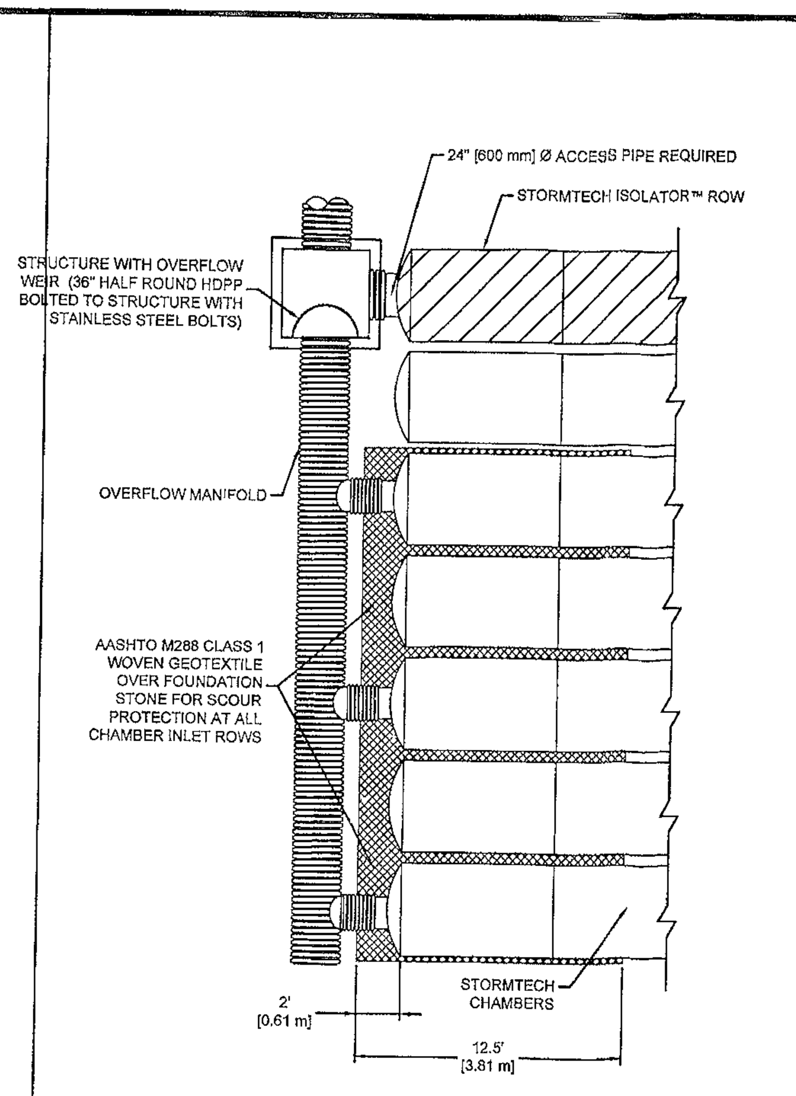
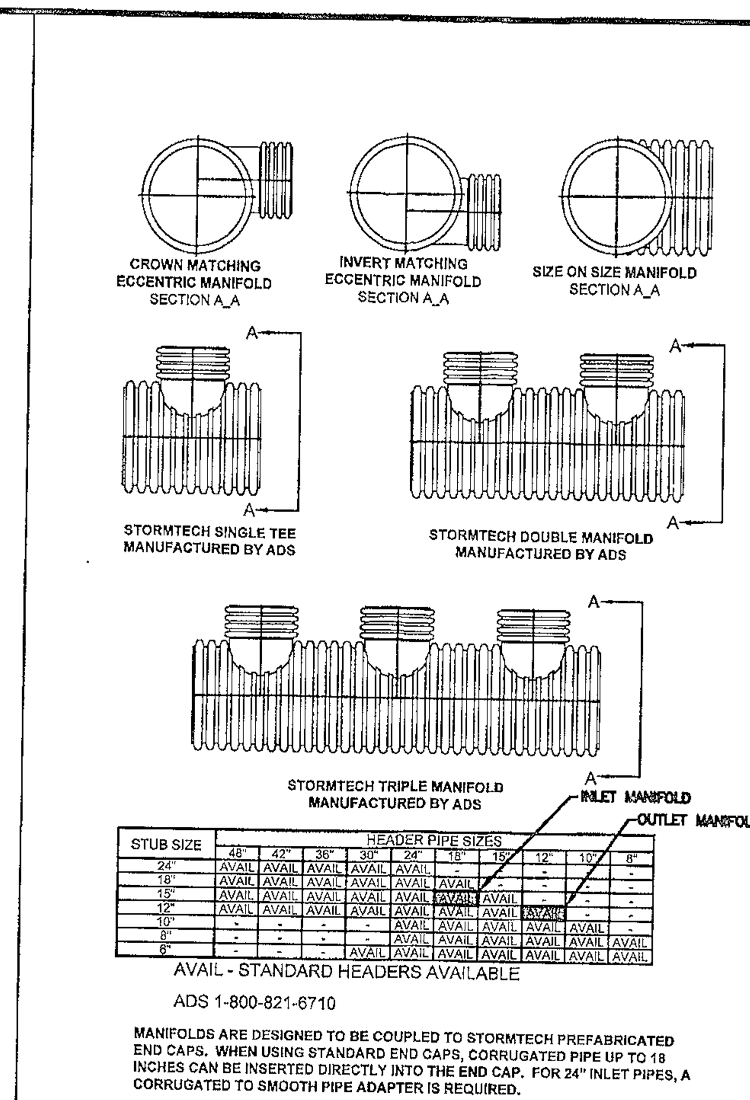
SURVEYED BY: T. MASK/B. KRIDER	FILE NAME 23040.03-CONST-01	REVISION 2	SHEET 7 OF 25
COMPUTED BY: D. SHEEKY	PERMANENT FILE	QA REVIEW	SIZE L
PROJECT MANAGER S. JOHNS	APPROVED BY 8/15/13		C7
DRAWN BY: D. SHEEKY			



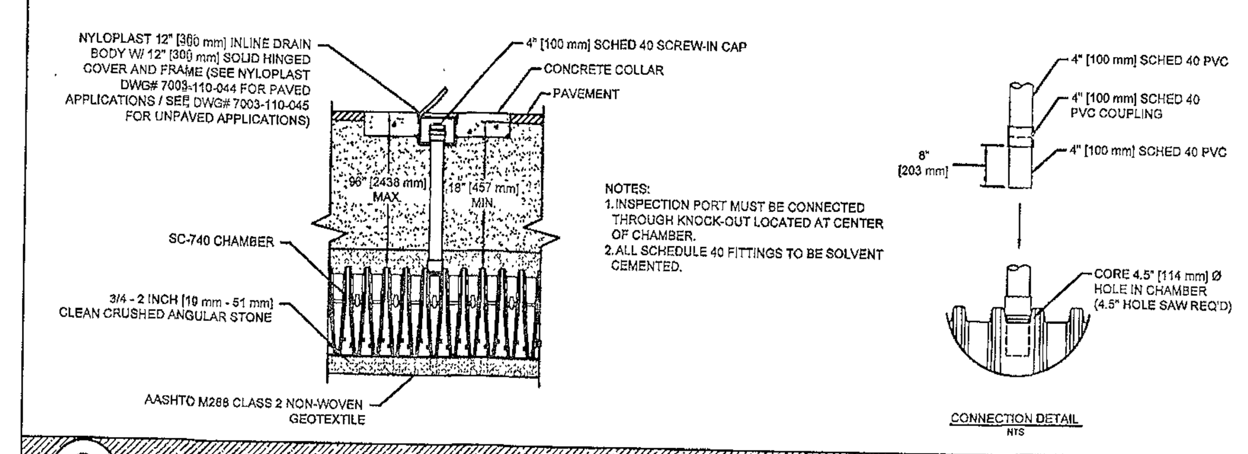
2 SC-740 ELEVATIONS



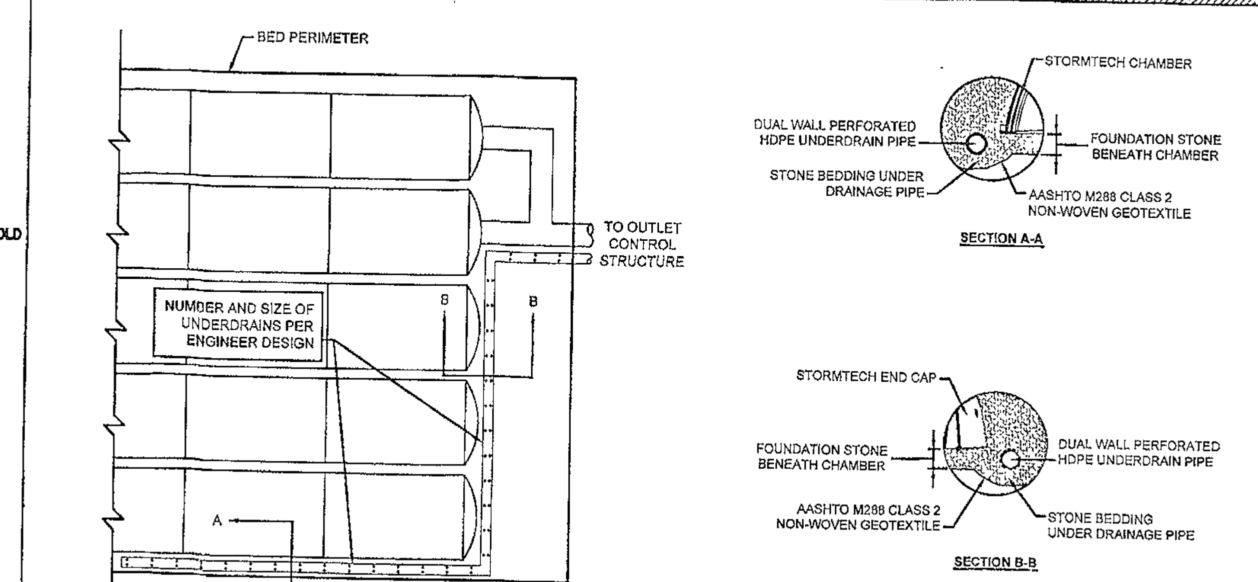
5 SC-740 MANIFOLD DETAIL



11 MANIFOLDS



9 SC-740 INSPECTION PORT DETAIL



10 SC-740 UNDERDRAIN DETAIL

ENGINEERING APPROVAL
AUG 2 8 2013
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REVIEW ENGINEER
Michael Clendaniel

1. ALL DESIGN SPECIFICATIONS FOR STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL
2. THE INSTALLATION OF STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS
3. THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL **1-888-892-2694** OR VISIT **WWW.STORMTECH.COM** TO RECEIVE A COPY OF THE LATEST STORMTECH INSTALLATION INSTRUCTIONS
4. CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS
5. MINIMUM BEARING CAPACITY: 2,500 P.S.I. A GEOTECHNICAL ENGINEER SHALL VERIFY THE BEARING CAPACITY PRIOR TO INSTALLATION.

SEE SHEET C15 FOR SEQUENCE OF CONSTRUCTION AND MAINTENANCE REQUIREMENTS.

3 SC-740 NOTES

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION[1]	COMPACTION/DENSITY REQUIREMENT
(D) FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
(C) FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" [457 mm] ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" [305 mm] OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" [152 mm] LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs [53 kN] DYNAMIC FORCE NOT TO EXCEED 20,000 lbs [89 kN]
(B) EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm]	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
(A) FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH [19 - 51 mm]	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY[2].

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" [229 mm] (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

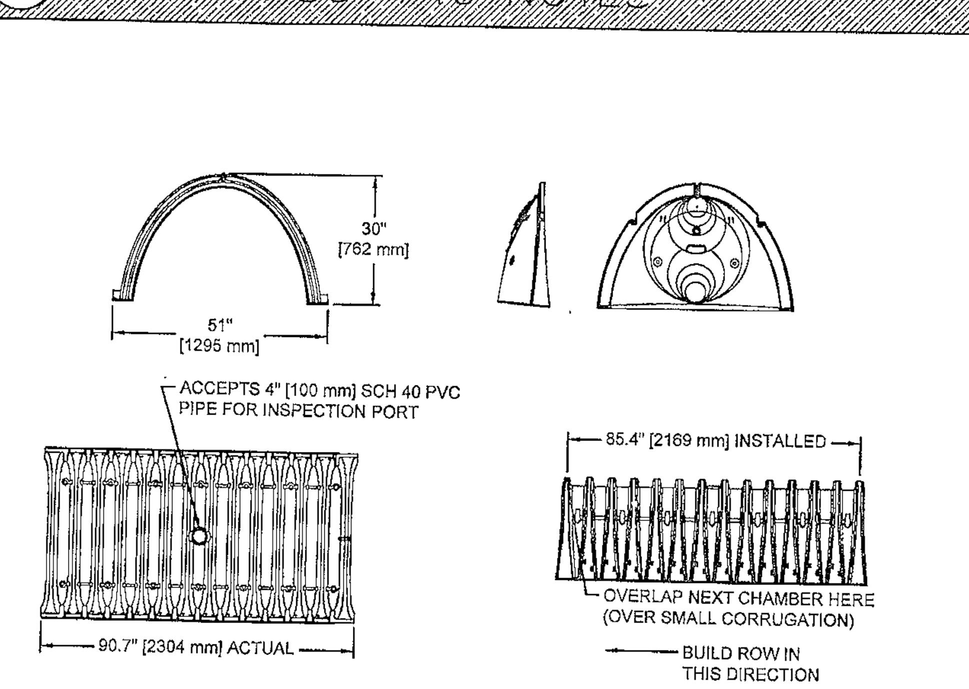
6 STORMTECH ACCEPTABLE FILL MATERIALS

	A	B	C	D	E	F	G	H	J	K	KK	L	LL	M	MM	N	NN	P	PP
WEST BED	82.5	83.0	85.5	88.25	90.2	N/A	90.6	85.0	83.0	15"	83.0	18"	83.0	12"	83.0	12"	83.0	4"	82.5
EAST BED	82.5	83.0	85.5	88.25	89.4	N/A	89.8	85.0	83.0	15"	83.0	18"	83.0	12"	83.0	12"	83.0	4"	82.5

1 PLAN VIEW LAYOUT

STORMTECH SYSTEM

252 STORMTECH SC-740 CHAMBERS
56 STORMTECH SC-740 END CAPS
INSTALLED WITH 2'-9" COVER STONE, 6" BASE STONE. 0.25 CFS PER SC-740 ISOLATOR ROW CHAMBER.



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	51.0" x 30.0" x 85.4" [1295 mm x 762 mm x 2169 mm]
CHAMBER STORAGE	45.9 CUBIC FEET [1.30 m³]
MINIMUM INSTALLED STORAGE	74.9 CUBIC FEET [2.12 m³]
WEIGHT	75 lbs. [33.6 kg]

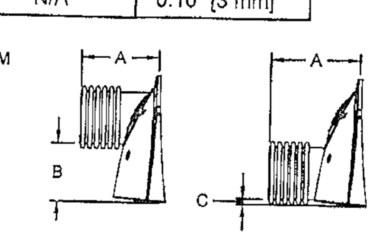
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART#	STUB	A	B	C
SC740EPE06T	6" [150 mm]	10.90" [277 mm]	18.50" [470 mm]	N/A
SC740EPE06B	6" [150 mm]	10.90" [277 mm]	N/A	0.50" [13 mm]
SC740EPE08T	8" [200 mm]	12.20" [310 mm]	16.50" [419 mm]	N/A
SC740EPE08B	8" [200 mm]	12.20" [310 mm]	N/A	0.60" [15 mm]
SC740EPE10T	10" [250 mm]	13.40" [340 mm]	14.50" [368 mm]	N/A
SC740EPE10B	10" [250 mm]	13.40" [340 mm]	N/A	0.70" [18 mm]
SC740EPE12T	12" [300 mm]	14.70" [373 mm]	12.50" [318 mm]	N/A
SC740EPE12B	12" [300 mm]	14.70" [373 mm]	N/A	1.20" [30 mm]
SC740EPE15T	15" [375 mm]	18.40" [467 mm]	9.00" [229 mm]	N/A
SC740EPE15B	15" [375 mm]	18.40" [467 mm]	N/A	1.30" [33 mm]
SC740EPE18T	18" [450 mm]	19.70" [500 mm]	5.00" [127 mm]	N/A
SC740EPE18B	18" [450 mm]	19.70" [500 mm]	N/A	1.60" [41 mm]
*SC740EPE24B	24" [600 mm]	18.50" [470 mm]	N/A	0.10" [3 mm]

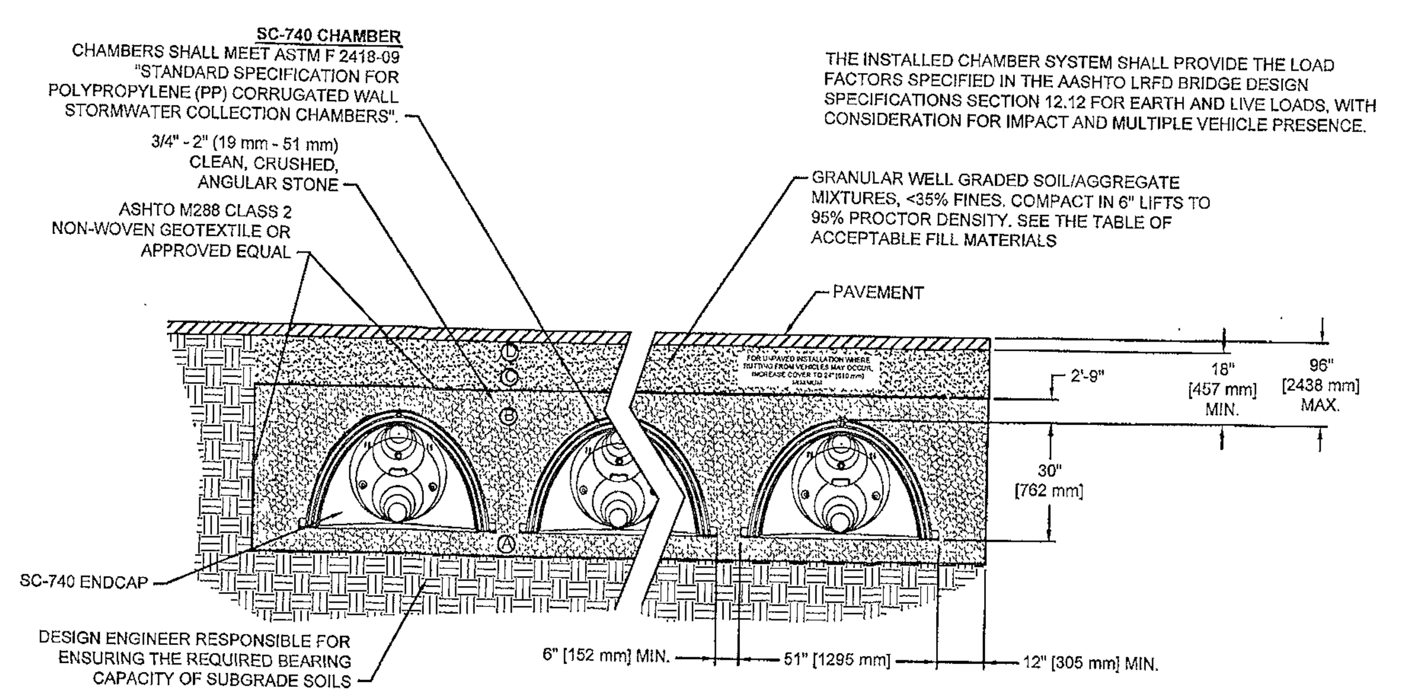
NOTE: ALL DIMENSIONS ARE NOMINAL

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

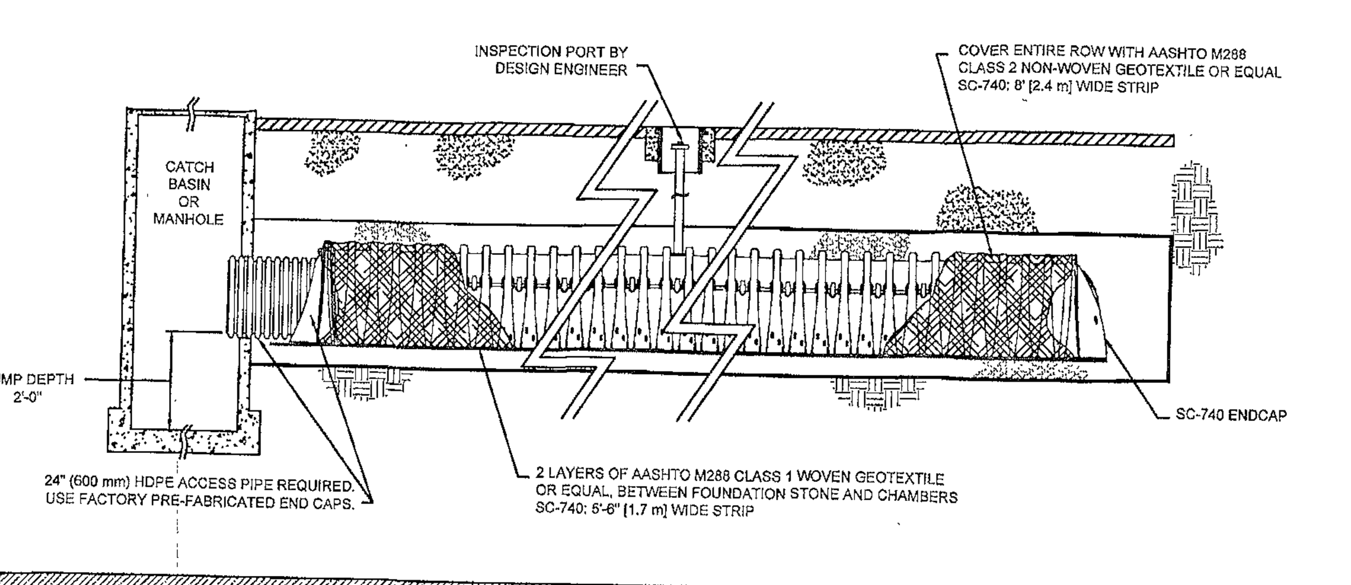
*FOR THE SC740EPE24B THE 24" [600 mm] STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" [44 mm]. BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.



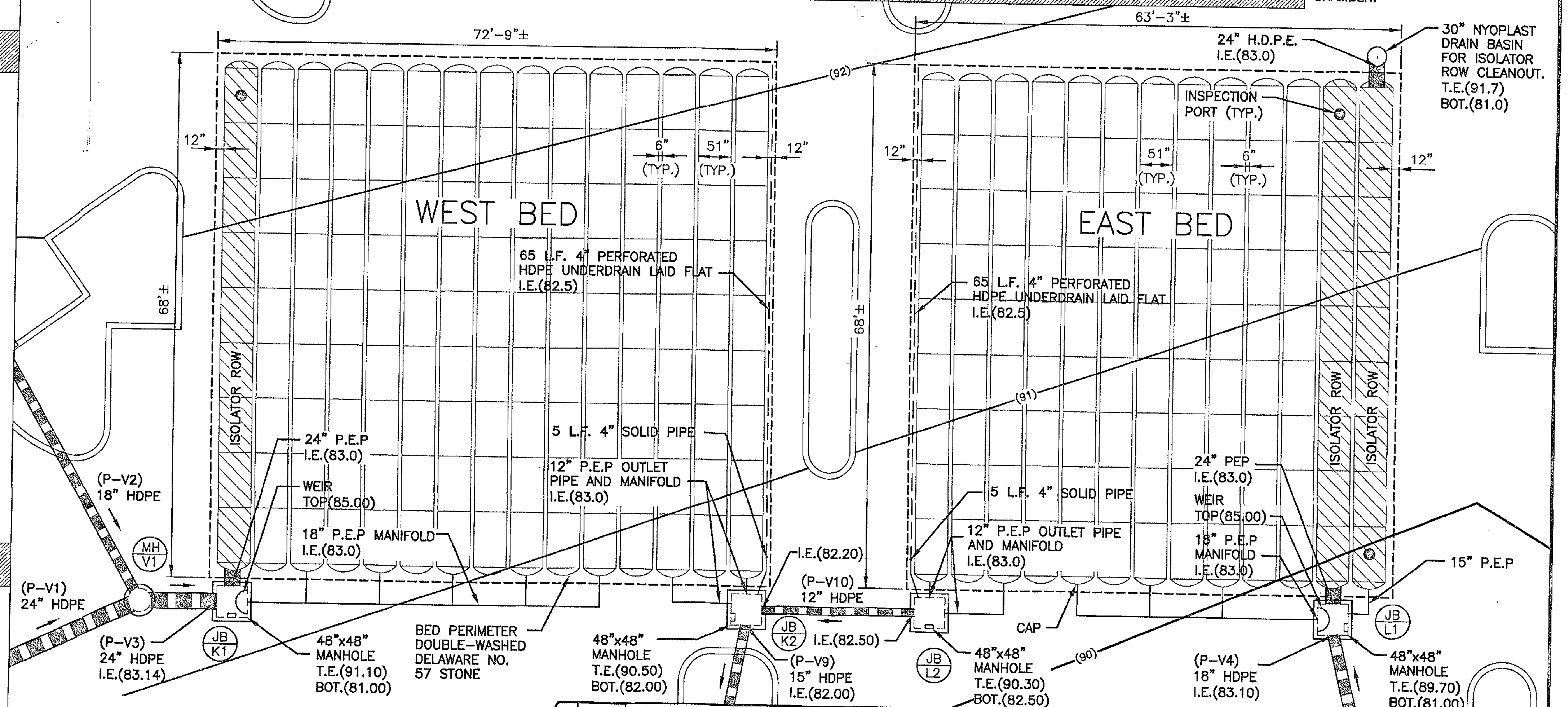
4 SC-740 TECHNICAL SPEC.



7 SC-740 STANDARD CROSS SECTION



8 SC-740 ISOLATOR ROW™ DETAIL



APPLICATION NO. 2013-0064
STORMWATER MANAGEMENT DETAILS
SITE CONSTRUCTION PLAN
DARLEY GREEN
PHILADELPHIA PIKE
BRANDYWINE HUNDRED NEW CASTLE COUNTY
DELAWARE

SCALE: NOT TO SCALE MARCH 5, 2013

NO.	DATE	REVISION	BY	APPROVED
2	7-18-13	NO REVISIONS THIS SHEET	MAR	SLJ
1	6-18-13	NCC COMMENTS DATED 5-29-13	DJS	SLJ

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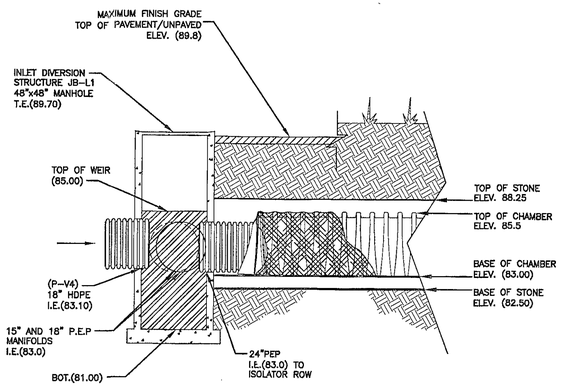
WWW.VANDEMARKLYNCH.COM

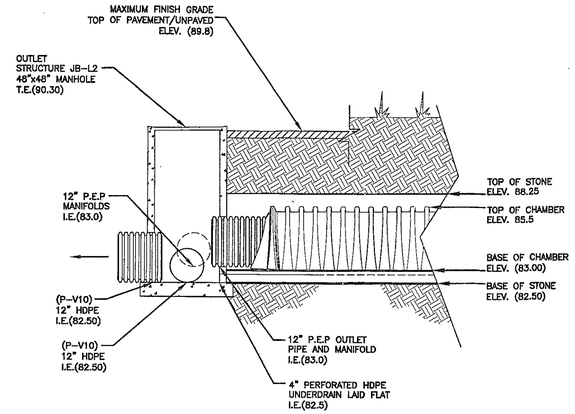
SURVEYED BY: T. MASK/B. KRIDER
COMPUTED BY: D. SHEEKY
PROJECT MANAGER: S. JOHN
DRAWN BY: D. SHEEKY

FILE NAME: 23040.03-SWM-02
REVISION: 2
SHEET 14 OF 25
PERMANENT FILE
QA REVIEW
SIZE: L
APPROVED BY: 9/5/13
C14



INLET DIVERSION STRUCTURE JB-L1

NOT TO SCALE



OUTLET STRUCTURE JB-L2

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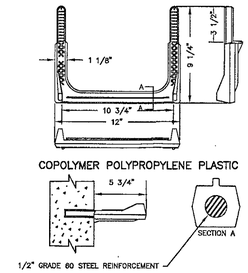


NOTES:

1. STEPS ARE REQUIRED TO BE INSTALLED IN EACH PRECAST CONCRETE CATCH BASIN, MANHOLE OR JUNCTION BOX EXCEEDING 48" IN DEPTH MEASURED FROM THE TOP GRATE OR COVER ELEVATION TO THE CENTERLINE OF THE LOWEST PIPE.
2. THE TOP STEP SHALL BE ALIGNED SO AS TO FORM A CONTINUOUS LADDER AND BE SPACED EQUALLY AND VERTICALLY AT 12 INCH INTERVALS UNLESS OTHERWISE DIRECTED. THE BOTTOM STEP SHALL BE NO MORE THAN 23 INCHES NOR LESS THAN 13 INCHES ABOVE THE FINISHED BOTTOM OF THE UNIT EXCEPT WHERE STRUCTURALLY IMPRACTICAL.
3. THE MINIMUM CROSS SECTIONAL DIMENSION OF THE STEP SHALL BE 0.75 INCHES.

TYPICAL MANHOLE/ CATCH BASIN STEP

NOT TO SCALE

STORMTECH FACILITY SEQUENCE OF CONSTRUCTION

1. CONTACT THE CCR PRIOR TO EXCAVATION FOR THE STORMTECH SYSTEM. A THIRD PARTY CCR IS REQUIRED TO BE ON SITE TO REVIEW AND DOCUMENT THE EXCAVATION AND INSTALLATION OF THE STORMTECH FACILITY. PROVIDE THE CCR WITH MATERIAL TICKETS FOR THE STONE AND GEOTEXTILE FABRIC.
2. EXCAVATE TO THE BOTTOM OF THE PROPOSED FOUNDATION STONE. A GEOTECHNICAL ENGINEER SHALL REPORT ON THE ADEQUACY OF THE BEARING CAPACITY FOR THE STORMTECH CHAMBERS PER MANUFACTURER'S REQUIREMENTS AND INCLUDE SAID REPORT WITH THE SUBMISSION OF THE STORMWATER MANAGEMENT FACILITY AS-BUILT PACKAGE. THE BOTTOM OF BED SHALL NOT BE COMPACTED AND SHALL NOT HAVE RUBBER TIRED EQUIPMENT WITHIN IT, EXCEPT AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER. SCARIFY THE BOTTOM OF THE BED PRIOR TO PLACING THE GEOTEXTILE FABRIC.
3. PLACE GEOTEXTILE FABRIC IN THE EXCAVATION AREA FOR WRAPPING THE STONE.
4. PLACE FOUNDATION STONE AND UNDERDRAIN.
5. INSTALL INFLOW AND OUTFLOW PIPE, MANIFOLDS, STORMTECH CHAMBERS, END CAPS, INSPECTION PORTS, ISOLATOR ROWS, AND GEOTEXTILE AROUND THE ISOLATOR ROW CHAMBERS IN ACCORDANCE WITH THE DETAILS ON THE PLAN AND THE MANUFACTURER'S RECOMMENDATIONS. BLOCK INLETS PIPES TO THE STORMTECH SYSTEM UNTIL THE CONTRIBUTING DRAINAGE AREA IS STABILIZED TO THE SATISFACTION OF THE CCR.
6. COMPLETE PLACEMENT OF THE STONE IN THE BED, AND WRAP THE SIDES AND TOP OF THE STONE WITH THE GEOTEXTILE FABRIC.
7. BACKFILL THE SYSTEM TO THE DESIGN GRADES WITH APPROPRIATE MATERIAL AS SPECIFIED ON THE PLANS.
8. FOLLOWING STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA, CLEAN OUT SEDIMENT FROM INLETS, REMOVE PLUGS, AND JET-VAC ANY SEDIMENT FROM THE ISOLATOR ROWS.
9. SUBMIT AN AS-BUILT PLAN, REPORT, AND PHOTO DOCUMENTATION TO NEW CASTLE COUNTY FOLLOWING COMPLETION OF THE FACILITY CONSTRUCTION.

STORMTECH INSPECTION AND MAINTENANCE NOTES

1. INSPECT THE INLETS QUARTERLY. SKIM OFF OILS AND FLOATABLES. MEASURE THE DEPTH OF THE SEDIMENT. IF THE SEDIMENT DEPTH EXCEEDS SIX INCHES, VACUUM OR MANUALLY REMOVE THE SEDIMENT.
2. INSPECT THE ISOLATOR ROW SEMI-ANNUALLY. MEASURE THE DEPTH OF THE SEDIMENT THROUGH THE INSPECTION PORT OR VIA THE INLET. IF THE SEDIMENT DEPTH EXCEEDS THREE INCHES, CLEAN AND VACUUM THE ISOLATOR ROW WITH A JETVAC IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. STORMWATER SHALL DRAIN FROM THE FACILITY WITHIN 48 HOURS. INSPECT THE FACILITY THROUGH THE INSPECTION PORT FOR ALL STORMS EXCEEDING TWO INCHES OF RAIN.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM MAINTENANCE AND/OR REPAIRS OF THE STORM WATER MANAGEMENT PRACTICES DURING CONSTRUCTION. UPON APPROVAL OF A STORMWATER MANAGEMENT AS-BUILT PLAN, THE OWNER SHALL OVERTAKE THE RESPONSIBILITY FOR ALL MAINTENANCE AND/OR REPAIRS.

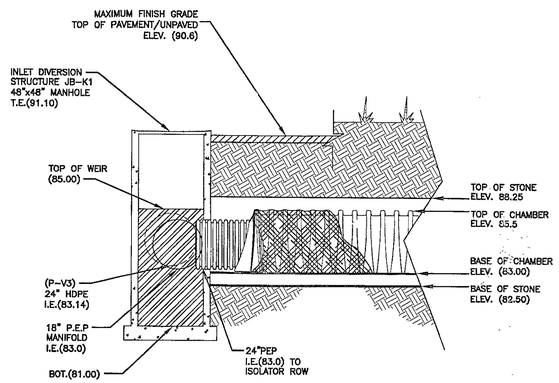
STORMTECH ISOLATOR ROW - STEP-BY-STEP MAINTENANCE PROCEDURES (MANUFACTURER)

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A) INSPECTION PORTS (IF PRESENT)
  - I. REMOVE LID FROM FLOOR BOX FRAME.
  - II. REMOVE CAP FROM INSPECTION RISER.
  - III. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT.
  - IV. IF SEDIMENT IS AT, OR ABOVE, 3" DEPTH PROCEED TO STEP 2. IF NOT PROCEED TO STEP 3.
- B) ALL ISOLATOR ROWS
  - I. REMOVE COVER FROM MANHOLE AT UPSTREAM END OF ISOLATOR ROW.
  - II. USING A FLASHLIGHT, INSPECT DOWN ISOLATOR ROW THROUGH OUTLET PIPE.
    - 1. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE.
    - 2. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY.
  - III. IF SEDIMENT IS AT OR ABOVE THE LOWER ROW OF SIDEWALL HOLES APPROX. 3" PROCEED TO STEP. IF NOT PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A) A FIXED FLOOR CLEANING NOZZLE WITH REAR FACING NOZZLE SPREAD OF 45" OR MORE IS PREFERABLE.
- B) APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN.
- C) VACUUM MANHOLE SUMP AS REQUIRED DURING JETTING.

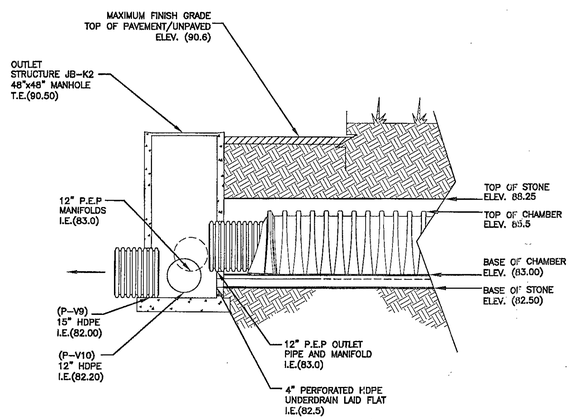
STEP 3) REPLACE ALL CAPS, LIDS AND COVERS.

STEP 4) INSPECT AND CLEAN CATCH BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM FOLLOWING LOCAL GUIDELINES.



INLET DIVERSION STRUCTURE JB-K1

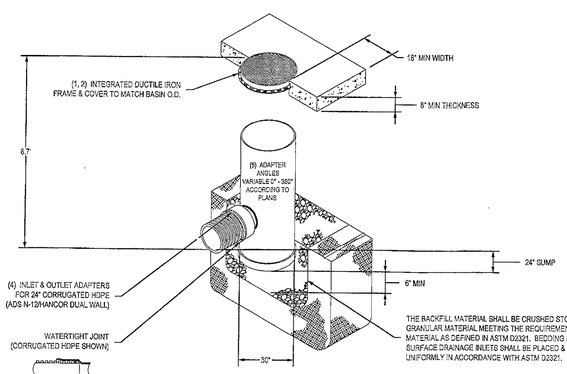
NOT TO SCALE



OUTLET STRUCTURE JB-K2

NOT TO SCALE

NYLOPLAST DRAIN BASIN WITH SOLID COVER



1 - 30" SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 30" FRAME SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL).
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 30" SOLID COVER SHALL MEET H-20 LOAD RATING.

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DATE	9-14-07		
REVISED BY	EBC	PROJECT NO./NAME	
DATE	3-14-13		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast — 2100 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplastusa.com

TITLE: DRAIN BASIN WITH SOLID COVER QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-299 REV B

ENGINEERING APPROVAL
AUG 28 2013
DEPARTMENT OF LAND USE
REVIEW ENGINEER Michael Clendaniel

APPLICATION NO. 2013-0064
STORMWATER MANAGEMENT DETAILS
SITE CONSTRUCTION PLAN
DARLEY GREEN
PHILADELPHIA PIKE
BRANDYWINE HUNDRED NEW CASTLE COUNTY
DELAWARE

SCALE: NOT TO SCALE — MARCH 5, 2013

MISS UTILITY OF DELMARVA - DELAWARE 1-800-282-8555 CALL BEFORE YOU DIG!

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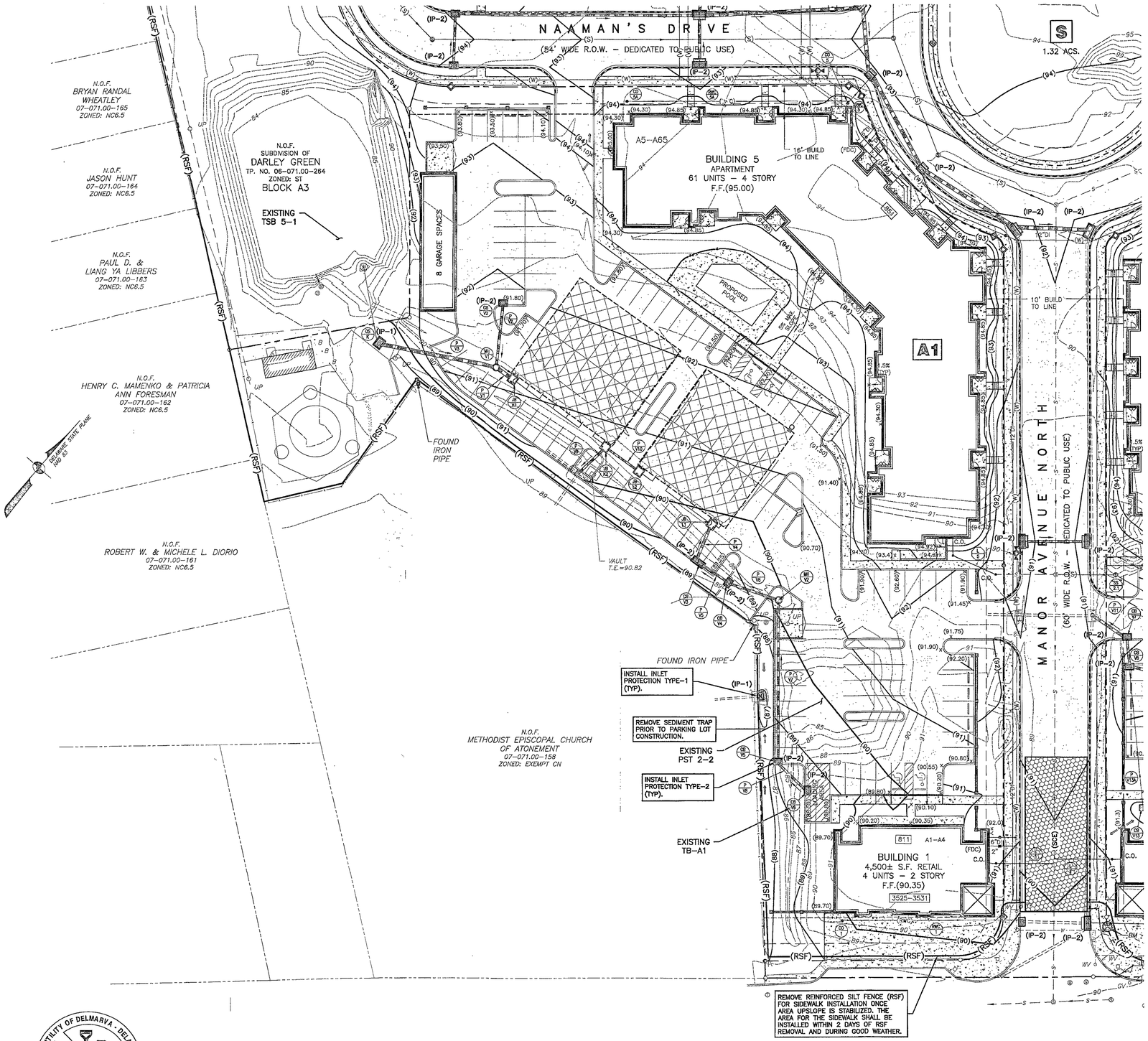
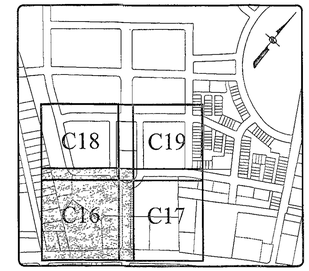
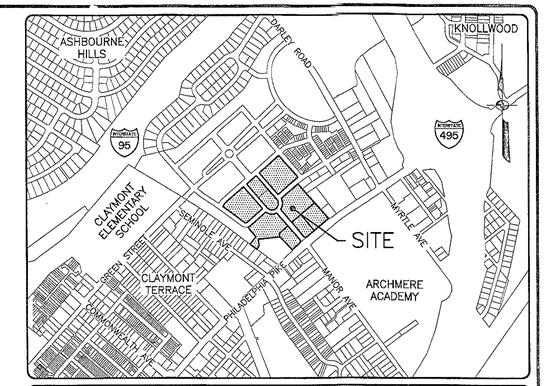
COMPUTED BY: D. SHEEKY	PERMANENT FILE	QA REVIEW	SIZE L
PROJECT MANAGER S. JOHNS			C15
DRAWN BY: D. SHEEKY	APPROVED BY 8/15/13		





KEY MAP



ADC MAP NO. 4 — LOCATION PLAN — SCALE: 1" = 800'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CONCRETE
- PAVEMENT
- CURB
- FENCE LINE
- 110 — CONTOUR
- 119x5 — SPOT GRADE
- TB-A1 — TEMPORARY EARTH BERM
- TSB — TEMPORARY SEDIMENT TRAP
- PST — PIPE OUTLET SEDIMENT TRAP
- (RSF) — REINFORCED SILT FENCE
- (SSF) — SUPER SILT FENCE
- (IP-1) — INLET PROTECTION (TYPE 1)
- (IP-2) — INLET PROTECTION (TYPE 2)
- (SCE) — STABILIZED CONSTRUCTION ENTRANCE
- TO BE REMOVED
- TP — TREE PROTECTION
- (LOC) — LIMITS OF CONSTRUCTION

ENGINEERING APPROVAL
AUG 28 2013
DEPARTMENT OF PUBLIC WORKS
REVIEW ENGINEER Michael Clendaniel

SHEET NO.	SHEET TITLE
C16	BLOCK A1 EROSION AND SEDIMENT CONTROL PLAN
C17	BLOCK B1 EROSION AND SEDIMENT CONTROL PLAN
C18	BLOCKS D AND S EROSION AND SEDIMENT CONTROL PLAN
C19	BLOCKS E1 AND S EROSION AND SEDIMENT CONTROL PLAN

SEE SHEET C24 FOR GENERAL CONSTRUCTION NOTES

SEE SHEET C25 FOR EROSION CONTROL NOTES AND SEQUENCE OF CONSTRUCTION

THE LIMITS OF CONSTRUCTION WILL ENCOMPASS THE EXTENTS OF THE PARCELS ASSOCIATED WITH THIS PLAN: 12.17± ACS.

APPLICATION NO. 2013-0064

POST-BULK EROSION AND SEDIMENT CONTROL PLAN

DARLEY GREEN

PHILADELPHIA PIKE

BRANDYWINE HUNDRED — NEW CASTLE COUNTY — DELAWARE

SCALE: 1"=30' — MARCH 5, 2013

30 0 15 30 60 120

GRAPHIC SCALE (FEET)

NO.	DATE	REVISION	BY	APPROVED
2	7-18-13	NCC COMMENTS	MAR	SJJ
1	6-18-13	NCC COMMENTS DATED 5-29-13	DJS	SJJ

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SURVEYED BY: T. MASK/B. KRIDER	FILE NAME 23040.03-EROS-03	REVISION 2	SHEET 16 OF 25
COMPUTED BY: D. SHEEKY	PERMANENT FILE	QA REVIEW	SIZE L
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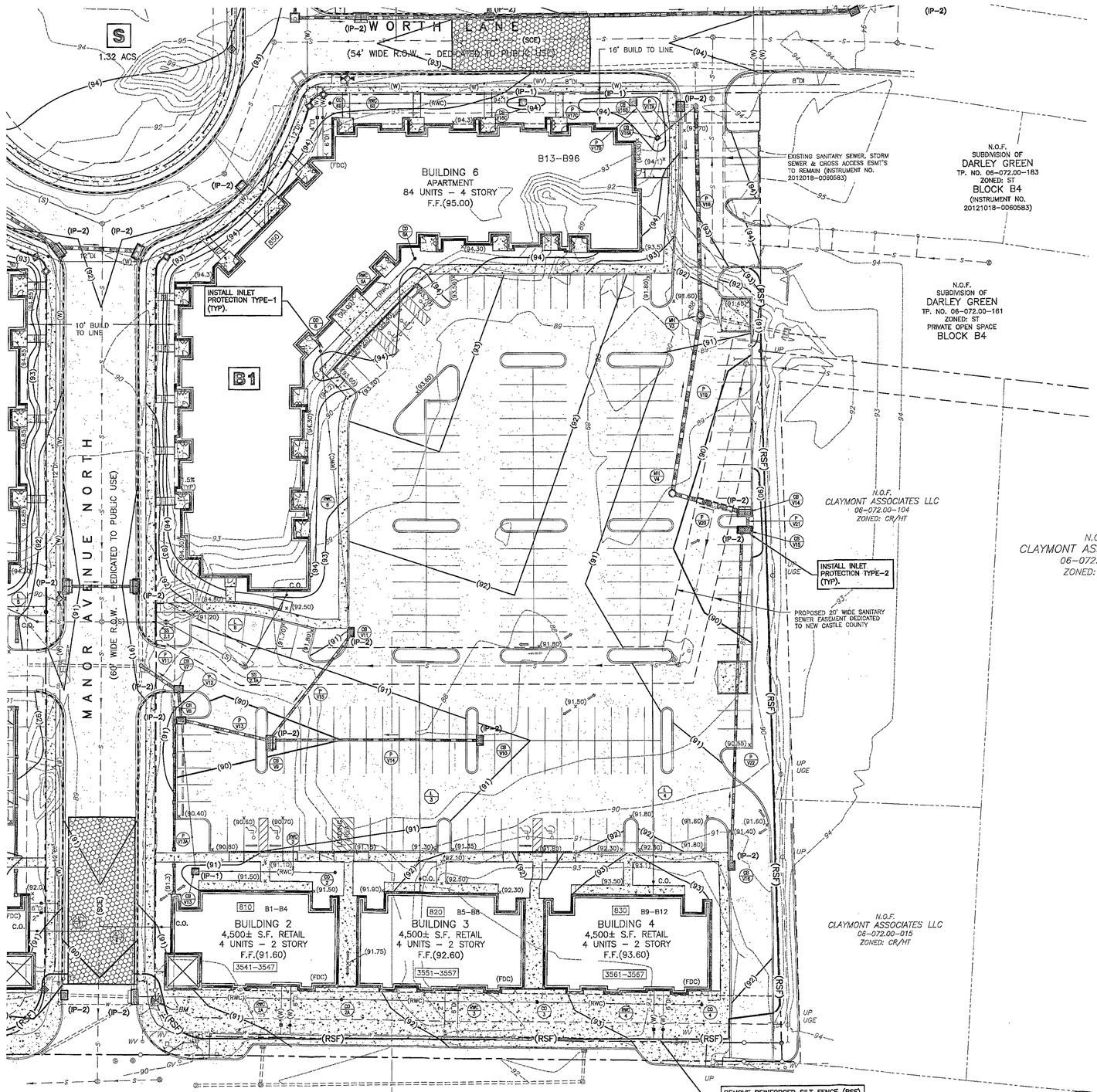

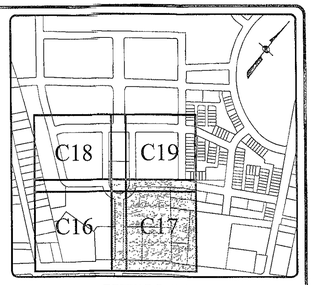

KEY MAP

LEGEND

- PROPERTY LINE
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- CURB
- FENCE LINE
- 110 — CONTOUR
- 119x5 — SPOT GRADE
- TB-A1 — TEMPORARY EARTH BERM
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- (RSF) — REINFORCED SILT FENCE
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- (IP-1) — INLET PROTECTION (TYPE 1)
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- (SCE) — STABILIZED CONSTRUCTION ENTRANCE
- TO BE REMOVED
- TP — TREE PROTECTION
- (LOC) — LIMITS OF CONSTRUCTION

ENGINEERING APPROVAL
AUG 28 2013
DEPARTMENT OF LAND USE
REVIEW ENGINEER Michael Clendaniel

APPLICATION NO. 2013-0064

POST-BULK EROSION AND SEDIMENT CONTROL PLAN

DARLEY GREEN

PHILADELPHIA PIKE

BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE

SCALE: 1"=30' MARCH 5, 2013

30 0 15 30 60 120

GRAPHIC SCALE (FEET)

NO.	DATE	REVISION	BY	APPROVED
2	7-18-13	NCC COMMENTS	MAR	SLJ
1	6-18-13	NCC COMMENTS DATED 5-29-13	DJS	SLJ

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ENGINEERS – PLANNERS – SURVEYORS
4305 MILLER ROAD
WILMINGTON, DE 19802/(302) 764-7635
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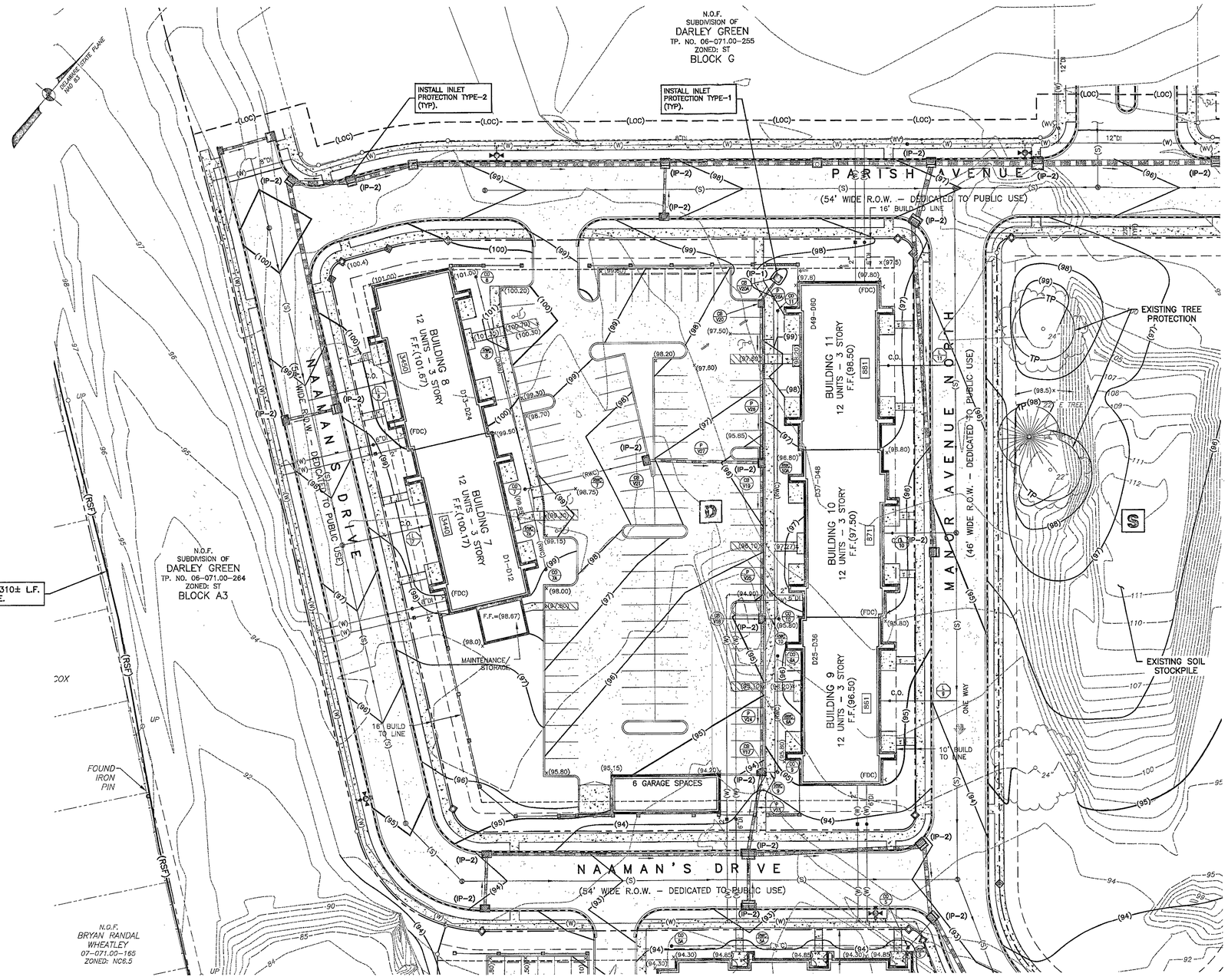
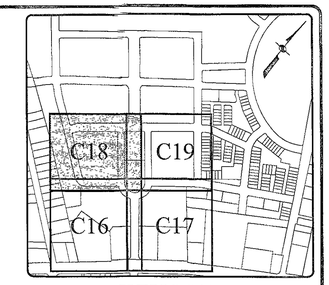
SURVEYED BY: T. MASK/B. KRIDER
COMPUTED BY: D. SHEEKY
PROJECT MANAGER: S. JOHNS
DRAWN BY: D. SHEEKY

FILE NAME: 23040.03-EROS-03
REVISION: 2
SHEET: 17 OF 25
PERMANENT FILE
QA REVIEW
SIZE: L
APPROVED BY: 8/5/13
C17





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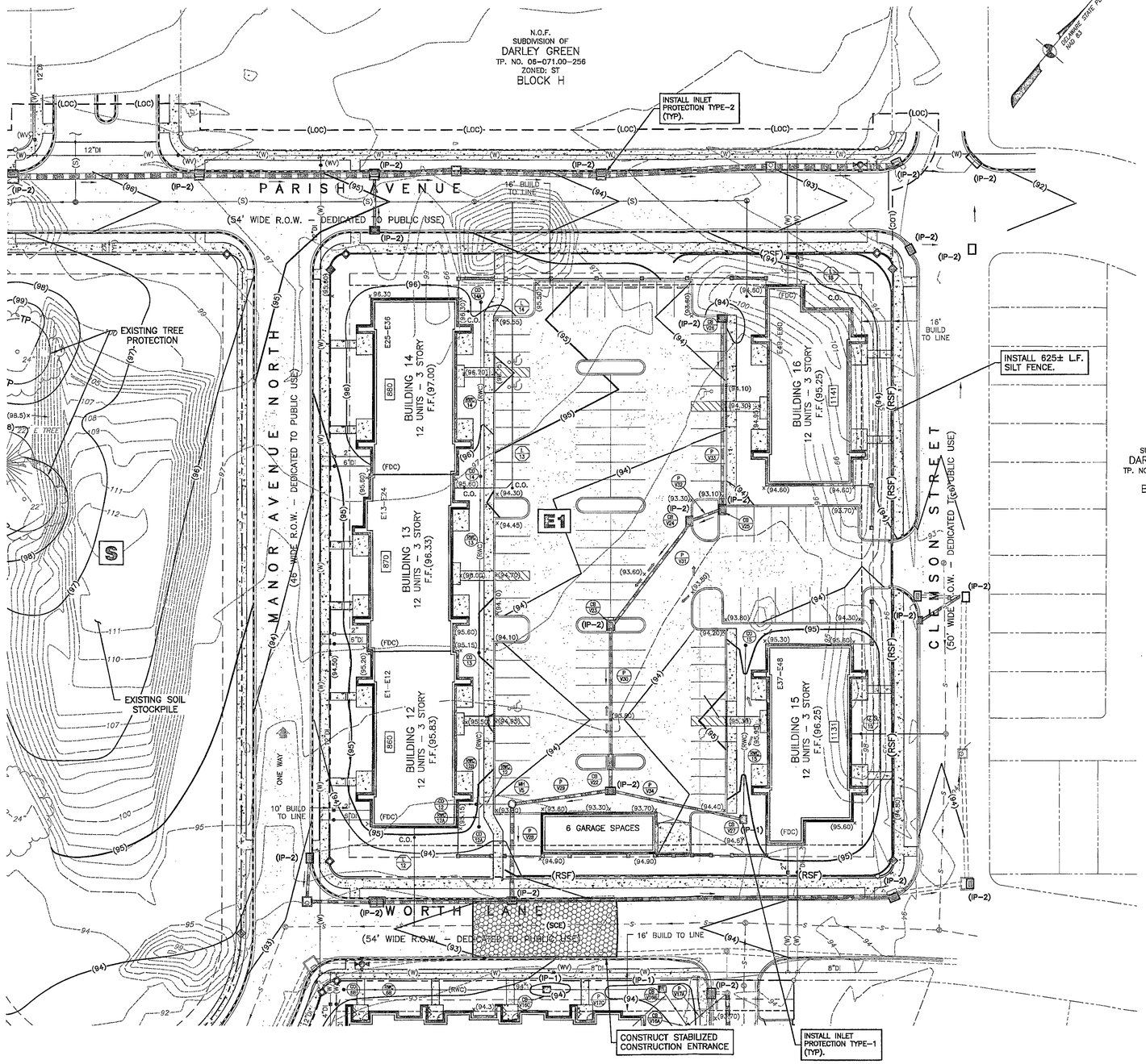
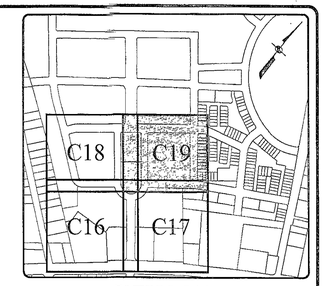
T. MASK/B. KRIDER	23040.03-EROS-03	2	18 OF 25
COMPUTED BY: D. SHEEKY	PERMANENT FILE / QA REVIEW	SIZE L	C18
PROJECT MANAGER S. JOHNS	APPROVED BY		
DRAWN BY: D. SHEEKY	8/15/13		





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DRAWN BY: D. SHEEKY			

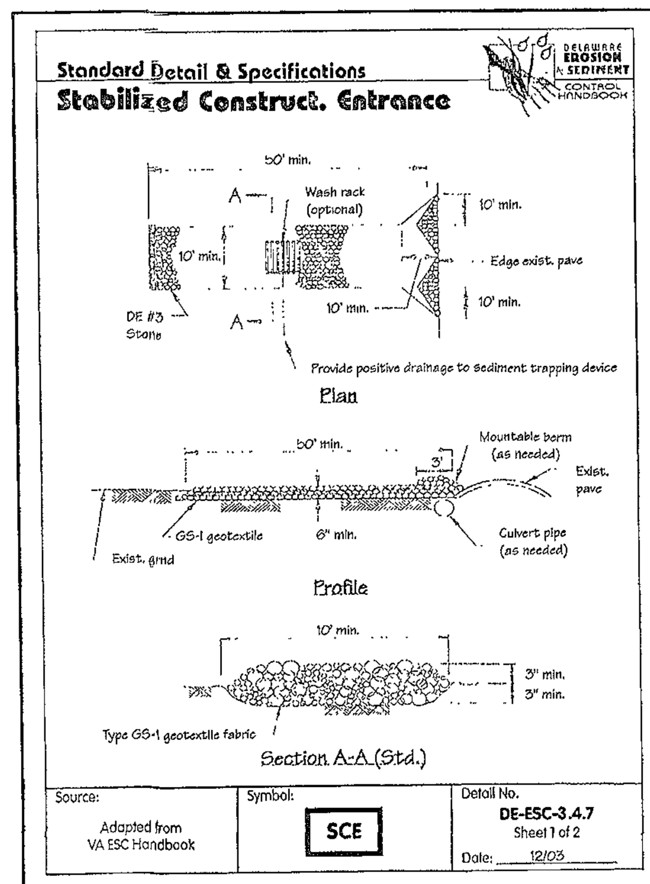
EROSION AND SEDIMENT CONTROL NOTES

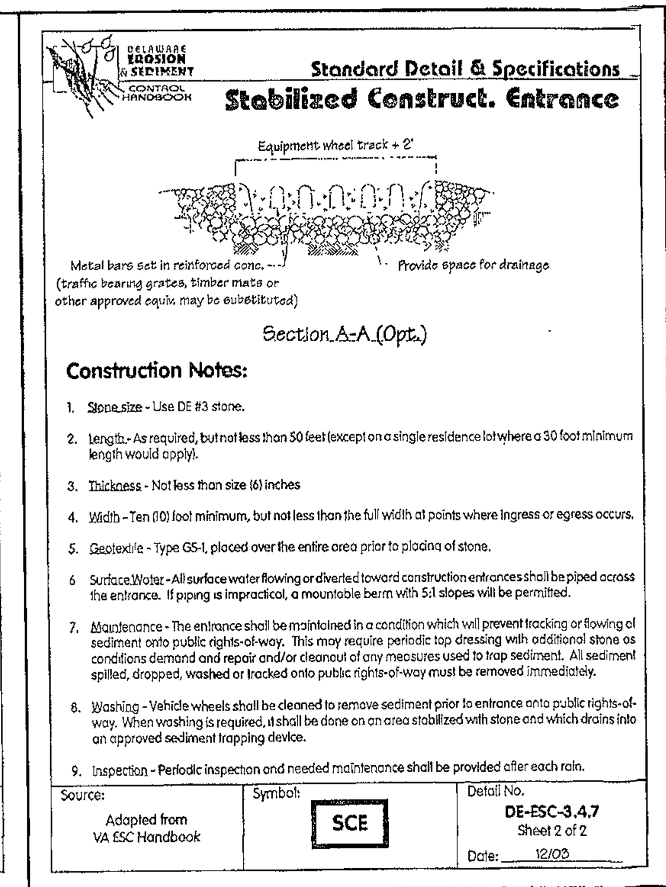
1. A PRE-CONSTRUCTION MEETING (UNLESS WAIVED BY NEW CASTLE COUNTY) MUST BE HELD PRIOR TO COMMENCING CONSTRUCTION. CONTACT THE NEW CASTLE COUNTY ENGINEERING SECTION AT (395-5400) TO SCHEDULE MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) AND NEW CASTLE COUNTY (NCC) PERSONNEL OR THEIR DESIGNATED INSPECTION AGENCY SHALL HAVE THE RIGHT OF ENTRY TO CONDUCT ON-SITE REVIEWS OF LAND DISTURBING ACTIVITIES AT ANY TIME.
3. ALL PERIMETER CONTROLS MUST BE INSTALLED, STABILIZED, INSPECTED BY THE CCR, AND APPROVED BY NCC PRIOR TO BULK GRADING, BUILDING PERMIT ISSUANCE, OR ANY UTILITY INSTALLATION ON NONRESIDENTIAL PROJECTS. THE CCR IS REQUIRED TO SUBMIT A REPORT VERIFYING THAT THE PERIMETER CONTROLS HAVE BEEN INSTALLED CORRECTLY AND ARE FUNCTIONING PROPERLY. PRIOR TO THIS PRE-BULK INSPECTION NO DISTURBANCE MAY OCCUR ON-SITE OTHER THAN THOSE AREAS NECESSARY TO ESTABLISH THE PERIMETER EROSION AND SEDIMENT CONTROLS. INSTALL THE PERIMETER CONTROLS PURSUANT TO THIS PLAN. ALL PERIMETER SEDIMENT CONTROLS, INCLUDING SOIL STOCKPILES, SHALL BE VEGETATIVELY STABILIZED.
4. REVIEW AND APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS ON THE APPROVED PLAN. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC. NECESSARY TO COMPLY WITH ALL APPLICABLE REGULATIONS, CODES, STANDARDS, GUIDELINES AND POLICIES. ANY DEVIATION FROM THE APPROVED PLAN REQUIRES WRITTEN APPROVAL FROM NCC.
5. UNLESS OTHERWISE AUTHORIZED BY NCC, ALL WORK MUST BE DONE IN ACCORDANCE WITH THE LATEST APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER MANAGEMENT PRACTICES MAY BE REQUIRED AS DEEMED NECESSARY BY THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE. IF NCC DETERMINES THE APPROVED PLAN TO BE DEFICIENT, THAT PLAN WILL BE VOIDED, THE SITE ISSUED A STOP WORK ORDER AND THE SUBMISSION OF A REVISED PLAN WILL BE REQUIRED FOR REVIEW AND APPROVAL BY NCC.
6. THE CCR IS RESPONSIBLE FOR INSPECTING THE CONSTRUCTION OF ANY PERMANENT STORMWATER MANAGEMENT FACILITY AND SUBMITTING AN APPROPRIATE INSPECTION CHECKLIST, SIGNED BY A P.E., FOR CERTIFICATION OF THAT WORK. IF THE SEQUENCE OF CONSTRUCTION CALLS FOR A PERMANENT STORMWATER MANAGEMENT FACILITY TO BE INSTALLED AS AN ELEMENT OF THE PERIMETER CONTROLS, THAT CHECKLIST AND STORMWATER AS-BUILT WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.
7. ALL INSPECTION REPORTS FROM BOTH THE CCR AND THE COUNTY ENGINEER/INSPECTOR SHALL BE SENT WEEKLY TO ALL PARTIES INCLUDED ON THE CONSTRUCTION INFORMATION SHEET. THESE REPORTS SHALL INCLUDE A DATE BY WHICH ALL DEFICIENCIES MUST BE RESOLVED. FAILURE TO RESOLVE THE DEFICIENCIES INDICATED ON THE INSPECTION REPORT BY THE GIVEN DATE MAY RESULT IN ENFORCEMENT ACTION CONSIDERED APPROPRIATE BY THE DEPARTMENT.
8. THE CCR AND NCC ENGINEER/E&S INSPECTOR MUST BE NOTIFIED 48 HOURS PRIOR TO ALL ELEMENTS OF SITE WORK WHICH REQUIRE INSPECTION. FAILURE TO PROVIDE THE APPROPRIATE NOTIFICATION MAY RESULT IN THE CONTRACTOR EXCAVATING SUFFICIENT MATERIAL TO VERIFY CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN. SHOULD ANY PART OF A STORMWATER MANAGEMENT BASIN EMBANKMENT NEED TO BE EXCAVATED THE ENTIRE EMBANKMENT MUST BE RECONSTRUCTED (IF APPLICABLE).
9. AS-BUILT PLANS PHOTOGRAPHIC DOCUMENTATION (AND ALL APPLICABLE SUPPLEMENTARY DOCUMENTS) SHALL BE SUBMITTED FOR ALL PERMANENT STORMWATER MANAGEMENT FACILITIES.
10. LIMITS OF DISTURBANCE MUST BE DELINEATED IN THE FIELD. TOTAL DISTURBED ACREAGE = 12.17± AC.
11. ALL DISTURBED SOIL SURFACES, INCLUDING SOIL STOCKPILES AND PERIMETER CONTROLS ARE SUBJECT TO EROSION AND SHALL BE STABILIZED EITHER PERMANENTLY OR TEMPORARILY WITHIN FOURTEEN (14) DAYS.
12. ALL PROPOSED EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK 2003, OR AS AMENDED.
13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED PERIODICALLY AND AFTER EACH RAINFALL. MAINTENANCE MUST BE PERFORMED AFTER EACH INSPECTION AS NECESSARY. ANY ERODED AREAS SHALL BE STABILIZED AND ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF ACCORDING TO PLAN.
14. SHOULD QUESTIONS ARISE REGARDING THE MAINTENANCE OF EROSION AND SEDIMENT CONTROL PRACTICES, THE SITE CONTRACTOR SHALL CONTACT THE CONSULTING ENGINEER FOR TECHNICAL ASSISTANCE.
15. UPON RECEIPT OF TWO CONSECUTIVE UNSATISFACTORY CCR AND/OR NCC EROSION AND SEDIMENT CONTROL INSPECTION REPORTS, THE SITE MAY BE ISSUED A STOP WORK ORDER AND A SHOW CAUSE HEARING SCHEDULED.
16. PURSUANT TO SECTION 8, PLAN APPLICATION AND APPROVAL PROCESS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, AS AMENDED, ALL APPROVED S&S PLANS EXPIRE THREE (3) YEARS FROM THE DATE OF PLAN APPROVAL OR DATE OF PLAN RECORDATION IF NO PLAN APPROVALS ISSUED AFTER PLAN RECORDATION DATE, UNLESS SPECIFICALLY AUTHORIZED BY THE DEPARTMENT. ANY APPROVED S&S PLAN SUPERSEDED BY ANOTHER APPROVED S&S PLAN SHALL BE CONSIDERED EXPIRED AND WILL NOT BE RECOGNIZED UNLESS SPECIFICALLY AUTHORIZED BY THE DEPARTMENT.
17. THE APPROVED S&S PLAN INCORPORATES POLLUTION PREVENTION PRACTICES LISTED UNDER STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION SITE POLLUTION PREVENTION IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED DECEMBER 2003 AND ITS REVISIONS.
18. IF DUST BECOMES A PROBLEM, SPRINKLE WITH WATER EVERY HOUR AS NEEDED.
19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND STABILIZE EROSION AND SEDIMENT CONTROLS AND STORMWATER MANAGEMENT PRACTICES DURING CONSTRUCTION, INCLUDING AREAS DISTURBED BY UTILITY COMPANIES.
20. AFTER CONSTRUCTION, THE OWNER IS RESPONSIBLE OF THE INSPECTION, MAINTENANCE, AND REPAIR OF THE STORMWATER MANAGEMENT PRACTICES.

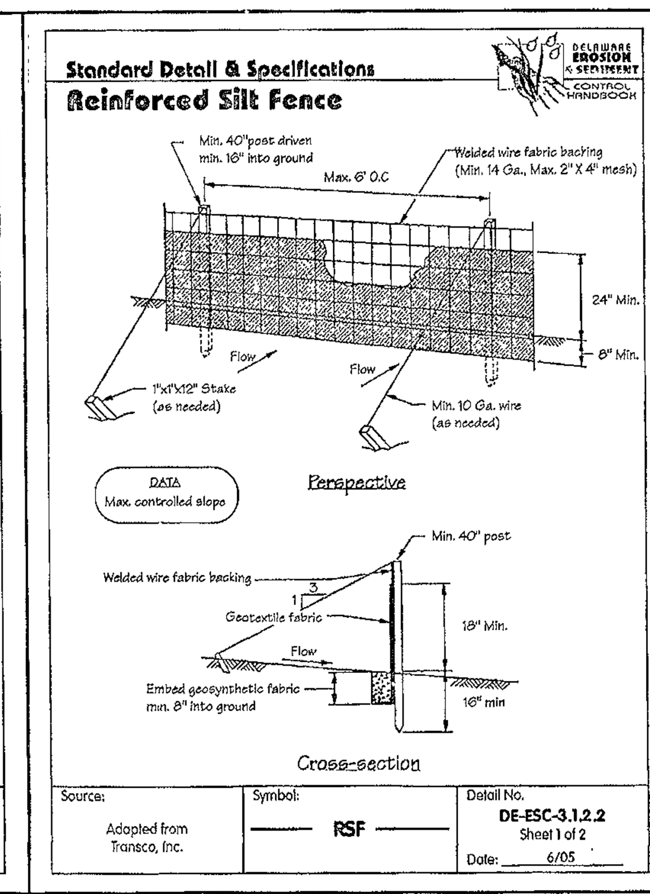
SEQUENCE OF CONSTRUCTION

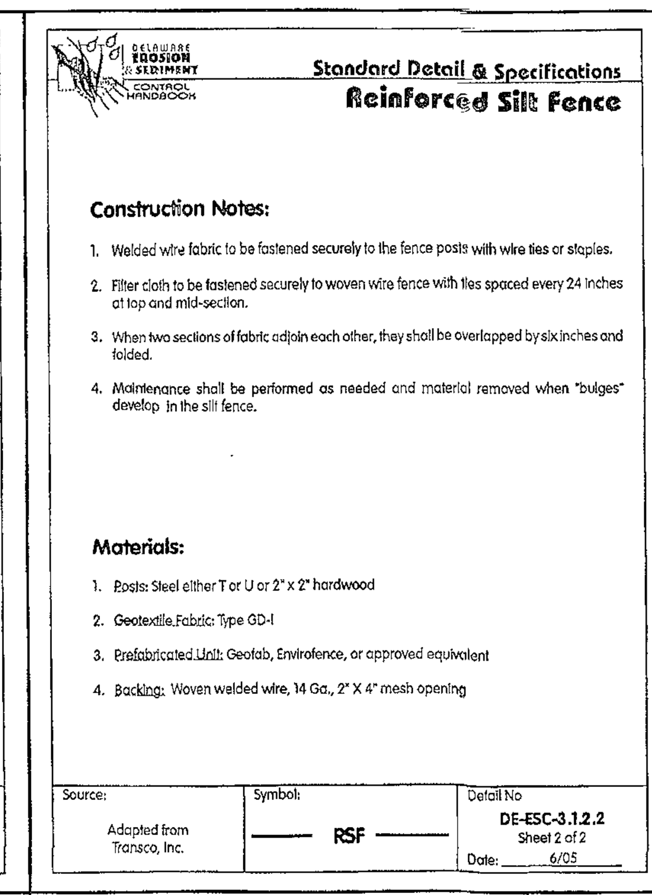
1. REQUEST A PRE-CONSTRUCTION MEETING BY CALLING THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE (395-5475). ATTEND THE PRE-CONSTRUCTION MEETING AND OBTAIN PERMISSION TO INSTALL PRE-BULK CONTROLS. NOTIFY THE ENGINEERING SECTION AT LEAST 48 HOURS BEFORE ANY WORK BEGINS.
2. THE SITE HAS ALREADY BEEN BULK GRADED, AND PRE-BULK PERIMETER EROSION CONTROLS HAD BEEN INSTALLED. INSPECT THE CONDITION OF THE REINFORCED SILT FENCE, AND REPAIR OR REPLACE ANY DAMAGED OR MISSING FENCE. INSTALL STABILIZED CONSTRUCTION ENTRANCES AND INLET PROTECTION. REQUEST A PERIMETER CONTROL INSPECTION.
3. AFTER PASSING THE PERIMETER CONTROL INSPECTION, BEGIN ANY REMAINING SITE DEMOLITION AND SITE CLEARING.
4. ROUGH GRADE AND BEGIN CONSTRUCTING THE PUBLIC STREETS. STREET CONSTRUCTION DOES NOT NEED TO BE COMPLETE PRIOR TO BEGINNING WORK WITHIN A BLOCK. PRIOR TO PERMITS BEING ISSUED FOR BLOCKS A1, B1, D AND E1 THE SURROUNDING STREETS SHALL BE INSTALLED AROUND THE ENTIRE BLOCK THAT IS TO BE CONSTRUCTED.
   - BLOCK A1: PORTIONS OF MANOR AVENUE NORTH, AND NAAMAN'S DRIVE
   - BLOCK B1: PORTIONS OF MANOR AVENUE NORTH, AND WORTH LANE
   - BLOCK D: PORTIONS OF MANOR AVENUE NORTH, NAAMAN'S DRIVE, AND PARISH AVENUE
   - BLOCK E1: PORTIONS OF MANOR AVENUE NORTH, WORTH LANE, CLEMSON STREET AND PARISH AVENUE.

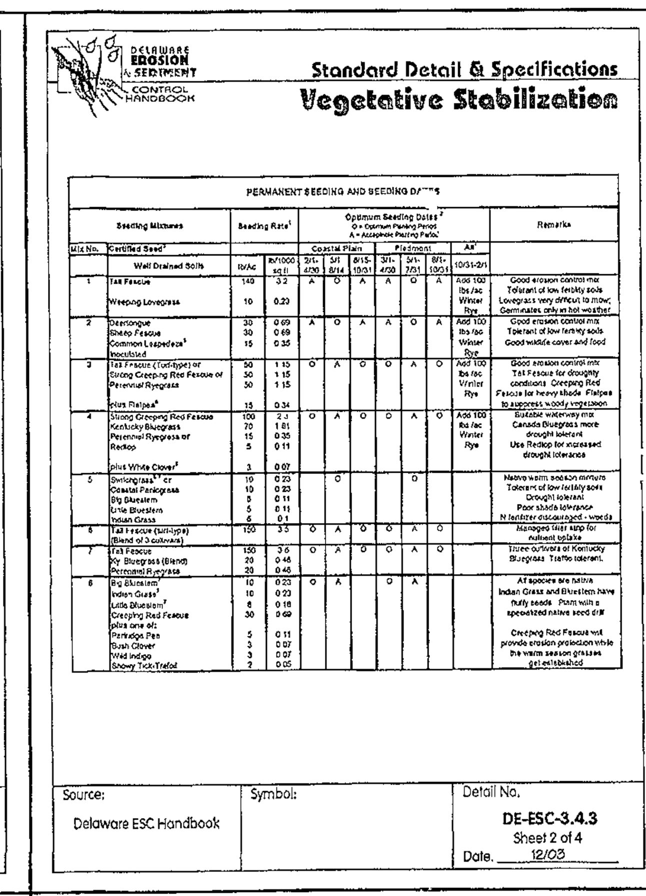
   A. ~~INSTALL SANITARY SEWERS, STORM SEWERS, WATER LINES AND UTILITIES. PLACE INLET PROTECTION AROUND~~ INLETS AS CONSTRUCTION PROGRESSES.
   B. INSTALL STONE BASE COURSE AND CURB.
   C. ~~PLACE ASPHALT BASE COURSE.~~
   D. PLACE ASPHALT WEARING COURSE AND STRIPE ROADWAYS WHEN MAJOR CONSTRUCTION OPERATIONS USING TE ROAD ARE COMPLETE.
5. ROUGH GRADE AND BEGIN CONSTRUCTION WITHIN EACH BLOCK. REFER TO THE RECORD PLAN FOR THE IMPROVEMENTS THAT NEED TO BE COMPLETED PRIOR TO CERTIFICATES OF OCCUPANCY FOR EACH BUILDING.
   A. BEGIN BUILDING CONSTRUCTION.
   B. INSTALL STORM SEWERS AND INLETS WITHIN THE BLOCK. PLACE INLET PROTECTION AROUND INLETS AS CONSTRUCTION PROGRESSES. BEGIN INSTALLING SANITARY SEWER LINES AND LATERALS, WATER LINES AND SERVICES, AND OTHER UTILITIES.
   C. DURING CONSTRUCTION OF BLOCK A1, CONSTRUCT THE STORMWATER MANAGEMENT SYSTEM. BLOCK INLETS AND PIPES TO THE STORMWATER MANAGEMENT SYSTEM UNTIL THE UPSTREAM DRAINAGE AREA IS STABILIZED TO THE SATISFACTION OF THE CCR OR THE NEW CASTLE COUNTY INSPECTOR. WHEN THE UPSTREAM AREA IS STABILIZED TO THE SATISFACTION OF THE CCR OR INSPECTOR, REMOVE PIPE AND INLET BLOCKING. INSPECT ISOLATOR ROWS AND CLEAN ANY ACCUMULATED DEBRIS. REFER TO THE STORMTECH SEQUENCE OF CONSTRUCTION ON SHEET C15.
   D. INSTALL STONE BASE COURSE AND CURB, AND BEGIN CONSTRUCTING SIDEWALKS, LANDSCAPING, AND OTHER SITE AMENITIES.
   E. PLACE ASPHALT BASE COURSE.
   F. PLACE ASPHALT WEARING COURSE AND STRIPE PARKING.
   G. CONTACT THE NEW CASTLE COUNTY PLANNING AND ENGINEERING SECTIONS TO SCHEDULE A RECORD PLAN INSPECTION.
6. STABILIZE ALL DISTURBED AREAS OUTSIDE OF PAVING WITH TOPSOIL, SEED, AND MULCH AT THE SPECIFIED RATES.
7. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WHEN VEGETATION IS FIRMLY ESTABLISHED AND ALL OTHER AREAS ARE STABILIZED TO THE SATISFACTION OF THE CCR OR NEW CASTLE COUNTY INSPECTOR.
8. STABILIZE ANY AREAS DISTURBED WHEN REMOVING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WITH PERMANENT SEED AND MULCH. INSPECTION REQUIRED.
9. SUBMIT STORMWATER MANAGEMENT AS-BUILT PLANS TO NEW CASTLE COUNTY WITHIN 45 DAYS OF COMPLETION. APPROVAL OF THE AS-BUILT PLANS IS REQUIRED PRIOR TO THE REQUEST FOR THE RECORD PLAN INSPECTION FROM THE DEPARTMENT OF LAND USE FOR BLOCK A-1.

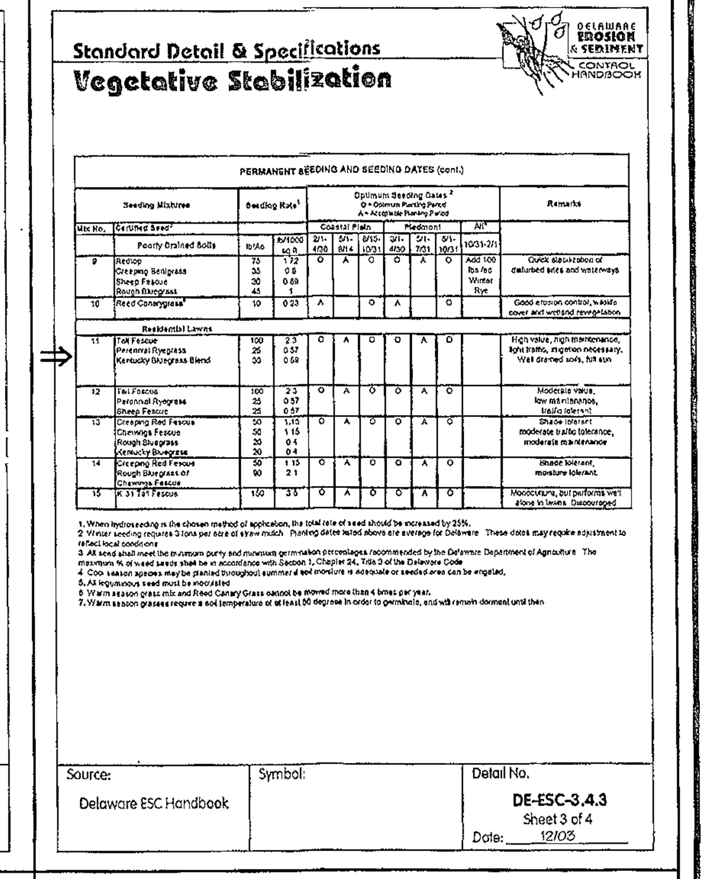


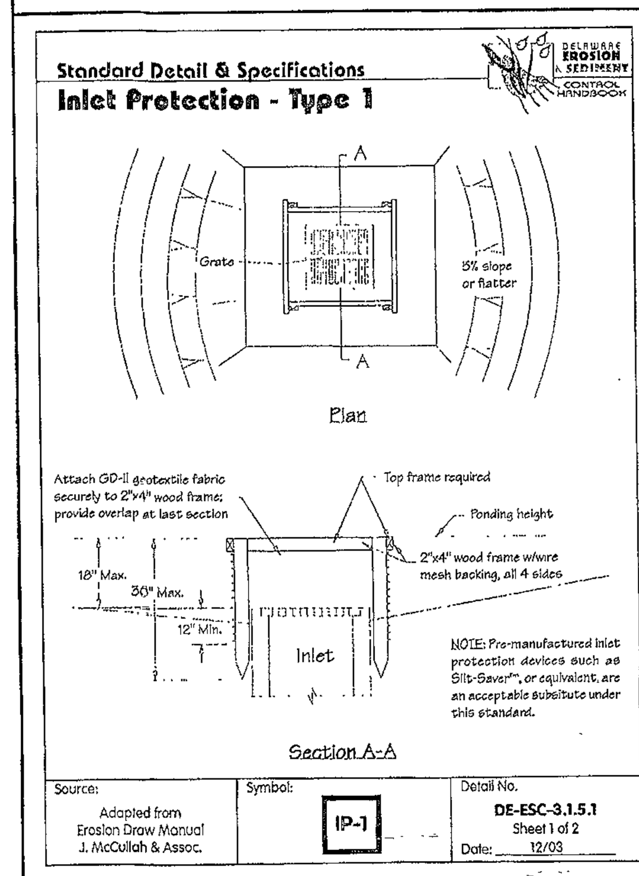


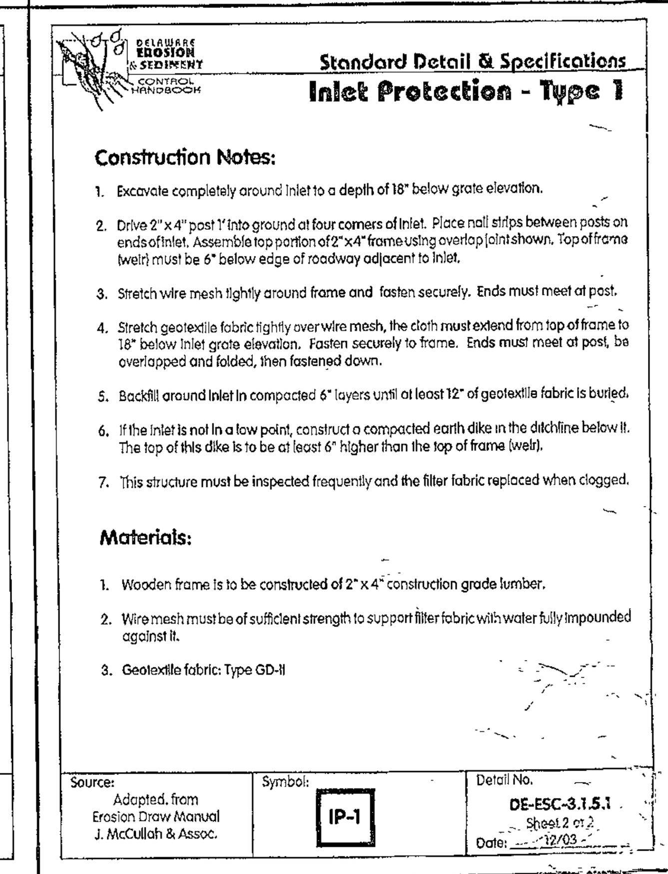


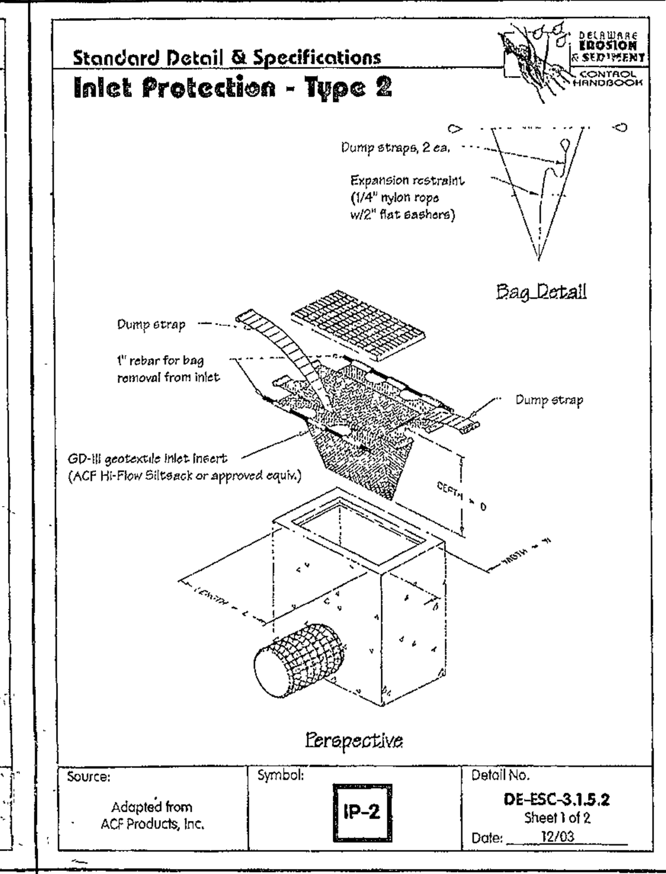


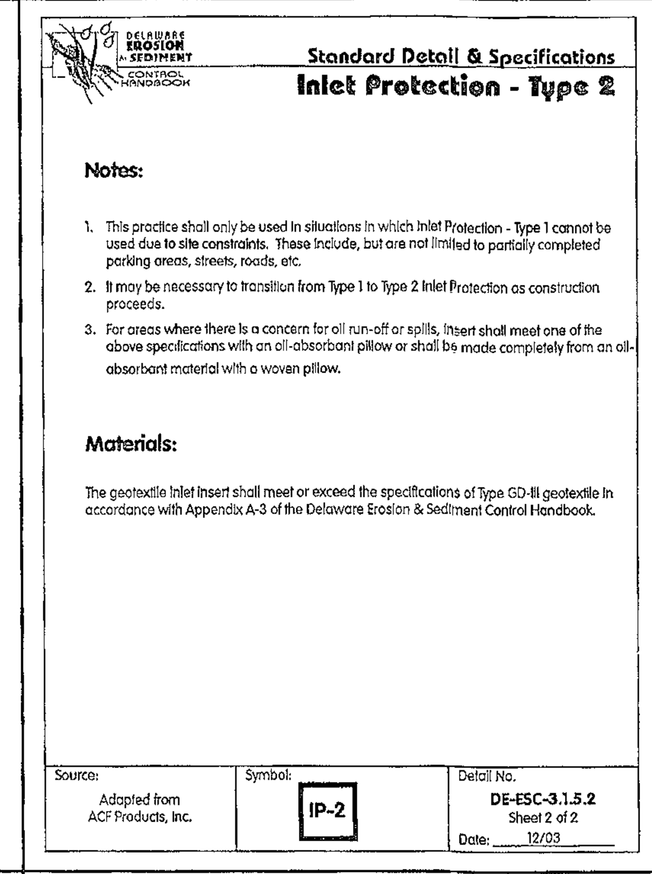


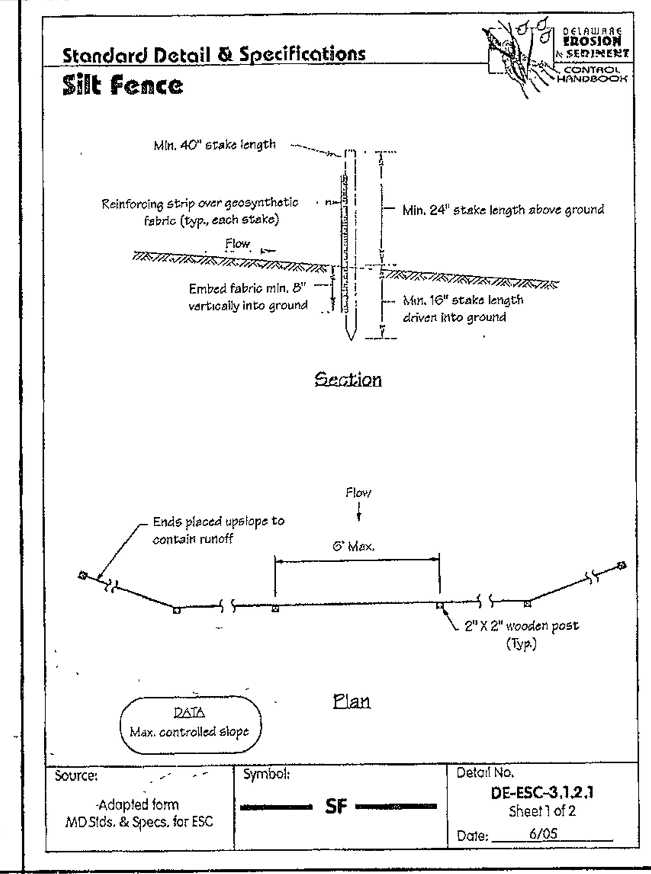


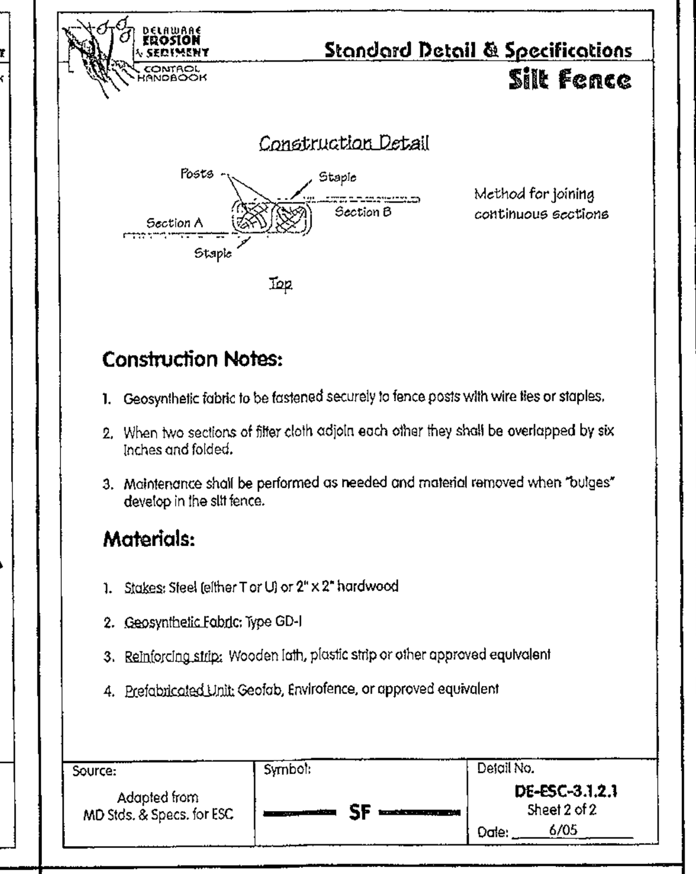


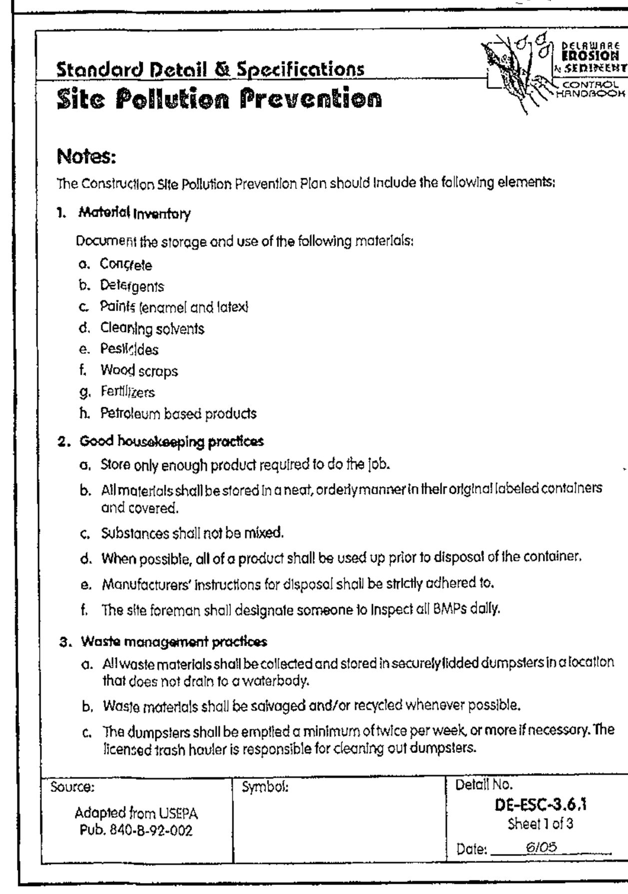


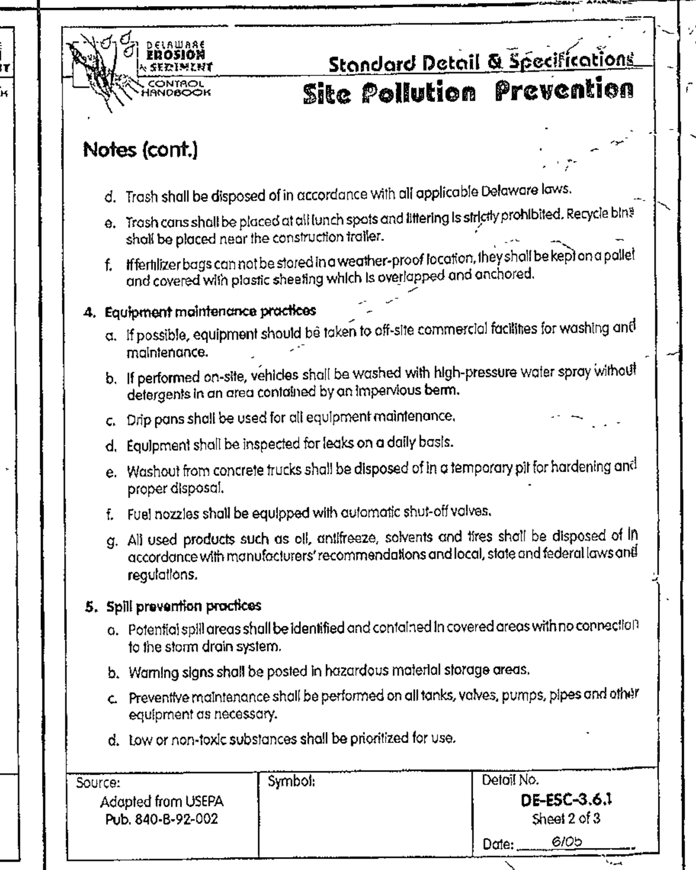


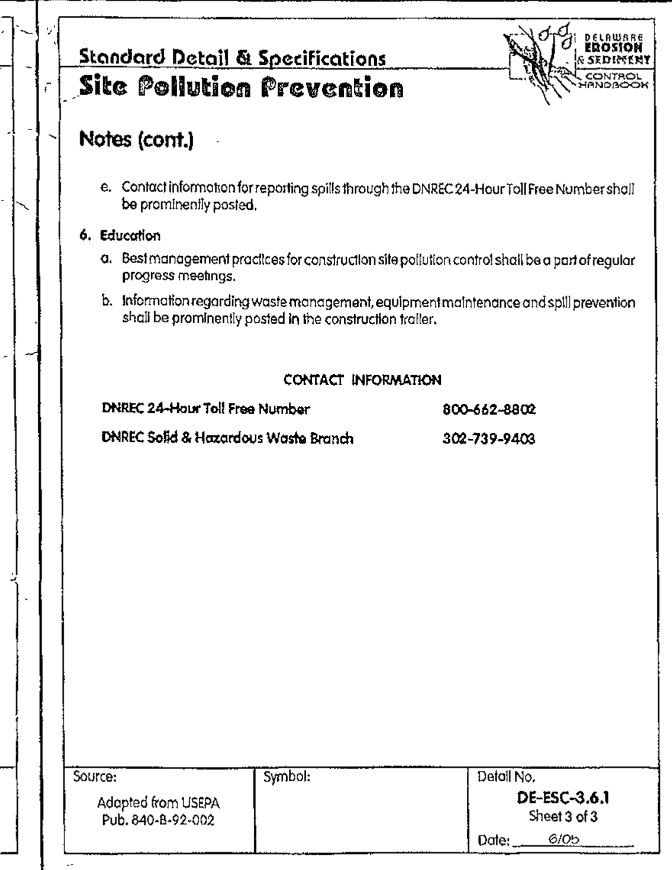


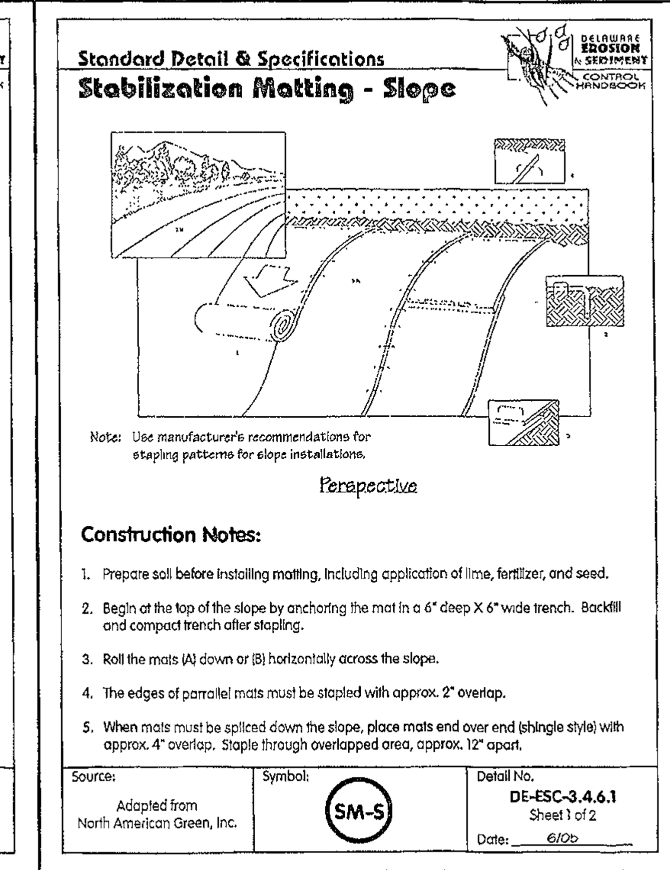


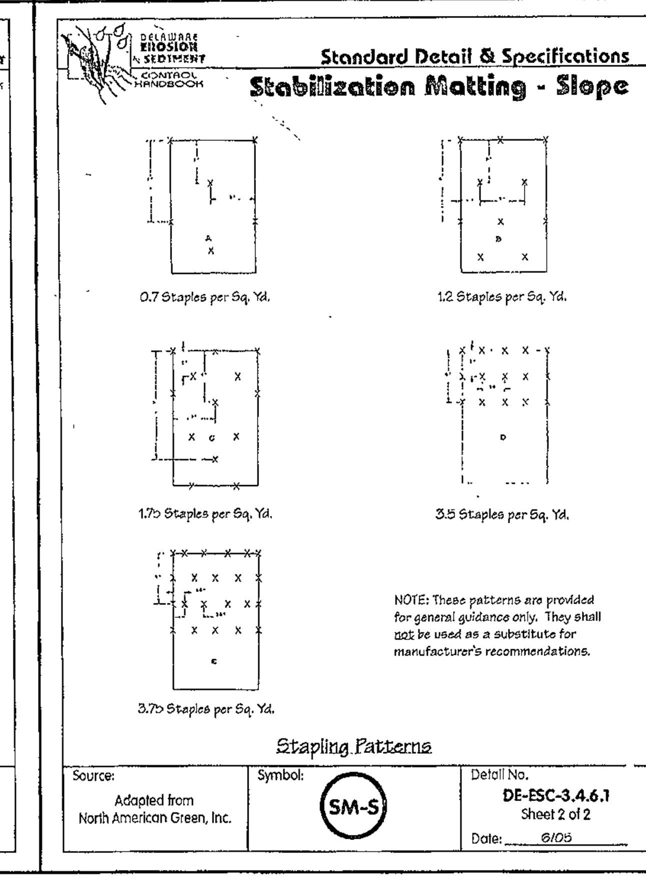


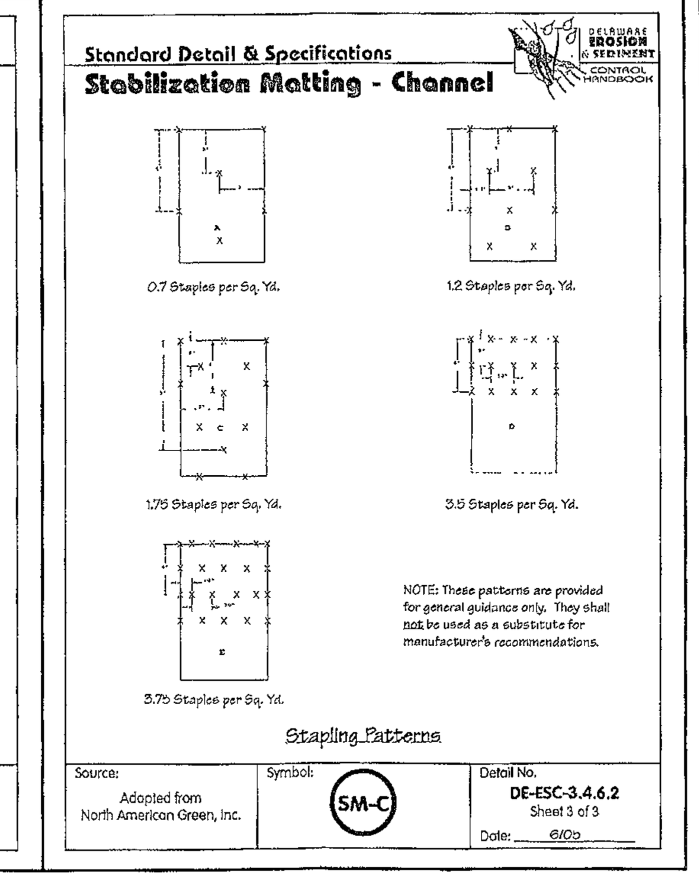












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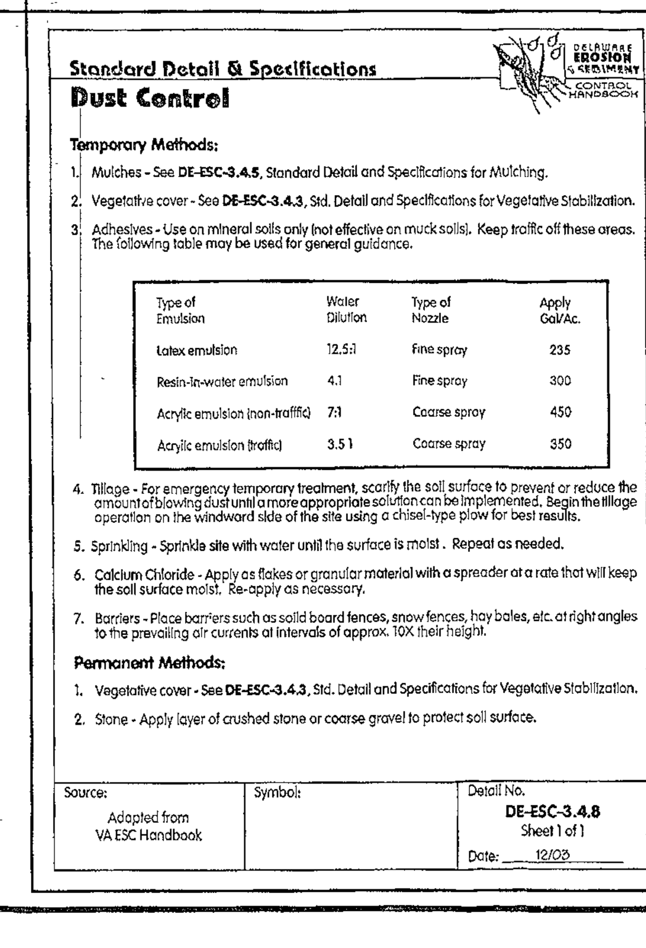
AUG 28 2013
DEPARTMENT OF LAND USE
REVIEW ENGINEER Michael Clendaniel



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SITE CONSTRUCTION PLAN
DARLEY GREEN

PHILADELPHIA PIKE
BRANDYWINE HUNDRED NEW CASTLE COUNTY
DELAWARE

SCALE: AS SHOWN MARCH 5, 2013

NO.	DATE	REVISION	BY	APPROVED
2	7-18-13	NCC COMMENTS	MAR	SLJ
1	6-18-13	NCC COMMENTS DATED 5-29-13	DJS	SLJ

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SURVEYED BY: T. MASK/ B. KRIDER
COMPUTED BY: D. SHEEKY
PROJECT MANAGER: S. JOHNS
DRAWN BY: D. SHEEKY

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