N

REVISED WATER MAIN EASEMENT

RELOCATED EXISTING FIRE HYDRANT

PROPOSED ADDITION

"FOUR SEASONS APARTMENTS"
MICROFILM NO. 1782
ZONING: RD-M

SNOWFLAKE DRIVE
(60' WIDE RIGHT-OF-WAY)

PROPOSED 10' PERMANENT PEDESTRIAN ACCESS EASEMENT.

LIMIT OF DISTURBANCE AREA=4.17 Acs.

EXISTING SIDEWALK

BUILDING AREA TO BE REMOVED.

lands n.o.f.
FOUR SEASONS HOMEOWNERS
TAX PARCEL NO.: 11-017.40-168
ZONING: NCTH

LOADING DOCK SHALL BE USED FOR ONCE PER WEEK DROP TRAILER USE.

EXISTING BUILDING TO BE MODIFIED
700
RETAIL
EXISTING GFA = 60,940 Sq. Ft.
PROPOSED GFA = 11,[illegible] Sq. Ft.
TOTAL GFA 72,[illegible] Sq. Ft.

FOUR SEASONS PARKWAY
(RIGHT-OF-WAY WIDTH VARIES)

EXISTING 300 Sq. Ft. SHOPPING CENTER IDENTIFICATION GROUND SIGN.

PROPOSED VESTIBULE

EXISTING SIDEWALK

EXISTING SHOPPING CART CORAL (TYPICAL OF 4).

lands n.o.f.
MANTUSCELLI INVESTMENTS ASSOC.
TAX PARCEL NO.: 11-017.40-169
NF # 20041108012205A
ZONING: CR

FUTURE HIGHWAY AQUISITION AND USE AREA

PROPOSED 10' PERMANENT PEDESTRIAN ACCESS EASEMENT.

PROPOSED PARKING

RELOCATED LOADING SPACE

20' WIDE WAVER EASEMENT

EXISTING WOODS LINE

PROPOSED PARKING

PROVIDE WIRE BACK TO EXIST. CONCRETE ISLAND.

"WINDSOR COMMONS"
MICROFILM NO. 9743
ZONING: NCTH

EXISTING BRIDGE FOR PEDESTRIAN ACCESS, NO WETLANDS WERE IMPACTED.

10' WIDE PERMANENT PEDESTRIAN ACCESS WASEMENT

EXISTING WETLAND AREA 0.20 Ac.

EXISTING FIRE HYDRANT, TYPICAL OF 4.

STORMWATER MANAGEMENT AREA=1.94 Ac.±

2863' TO INTERSECTION OF OLD BALTIMORE PIKE

SOUTHBOUND ROUTE 896
(RIGHT-OF-WAY WIDTH VARIES)

EXISTING MULTI USE PATH

PROPOSED UNDERGROUND STORMWATER QUALITY SYSTEM.

PROPOSED ADDITION

EXISTING 300 Sq. Ft. SHOPPING CENTER IDENTIFICATION GROUND SIGN.

lands n.o.f.
CHRISTINA SCHOOL DISTRICT
TAX PARCEL NO.: 11-016.00-001
NF # 12073
ZONING: S

LEGEND

WETLANDS LINE	
WOODSLINE	
EXISTING FIRE HYDRANT	
POSTAL ADDRESS	700
SHOPPING CART CORAL	CS
TRASH DUMPSTER ENCLOSURE	
BUILDING AREA TO BE ADDED	
BUILDING AREA TO BE REMOVED	
LIMIT OF DISTURBANCE	LOD

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

DATE	11/19/12
SCALE	1"=50'
JOB NO.	98-027
DRAWN BY	TAMarcucy
APPLICATION NO.:	2012-0864
DESIGNED BY:	DJLBertram
APPROVED BY:	CHLarson
CHECKED BY:	DJLBertram

DATE	REVISION
12/13/12	Per WDC Comments
12/19/12	Per WDC Comments

RECORD PLAN

FOR

FOUR SEASONS PLAZA

PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE

PREPARED FOR: COSTABELLO, LLC

LARSON ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING
940 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-9211

CADD FILE — Shopfile_RecordPlan

SHEET NO. — 2 OF 2