

| | |
|---|--|
| Information Regarding Site: | |
| 10. Type of Review: <input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision | |
| 11. Brief Explanation of Project being reviewed: Rezone of the parcels to CN to permit construction of a CVS/pharmacy 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. N/A | |
| 12. Area of Project (Acres +/-): 3.04 Number of Residential Units: 0 Commercial square footage: 13,281 | |
| 13. Present Zoning: NC 21 | 14. Proposed Zoning: CN |
| 15. Present Use: Residential | 16. Proposed Use: CVS/pharmacy with drive-thru lanes (commercial retail) |
| 17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: United Water 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: NCC Special Services 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: How many forested acres are presently on-site? How many forested acres will be removed? N/A 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres: If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u> N/A </u> | |
| 21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 22. List the proposed method(s) of stormwater management for the site: Bioretention facilities & Stormtech detention chambers | |
| 23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much? Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? N/A | |
| 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: 1,287 vehicle trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1%

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. N/A

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

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No
SIDEWALKS WILL CONNECT TO EXISTING SIDEWALKS ON EACH END OF THE PROPERTY. SIDEWALKS WILL ALSO CONNECT TO STORE AND EXISTING TRANSIT STOP ALONG NAAMANS ROAD FRONTAGE.

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: David R. Gilchrist, PhD phone number: (919) 995-3853 (mobile)

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.

Salmon N. Boeth
 Signature of property owner

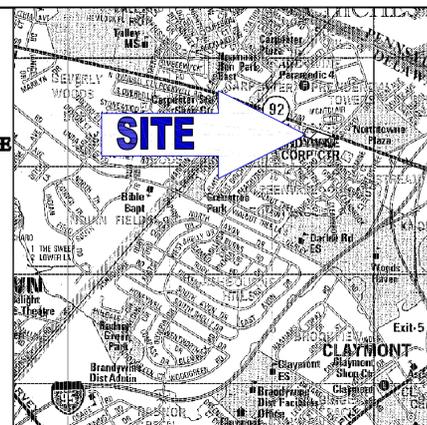
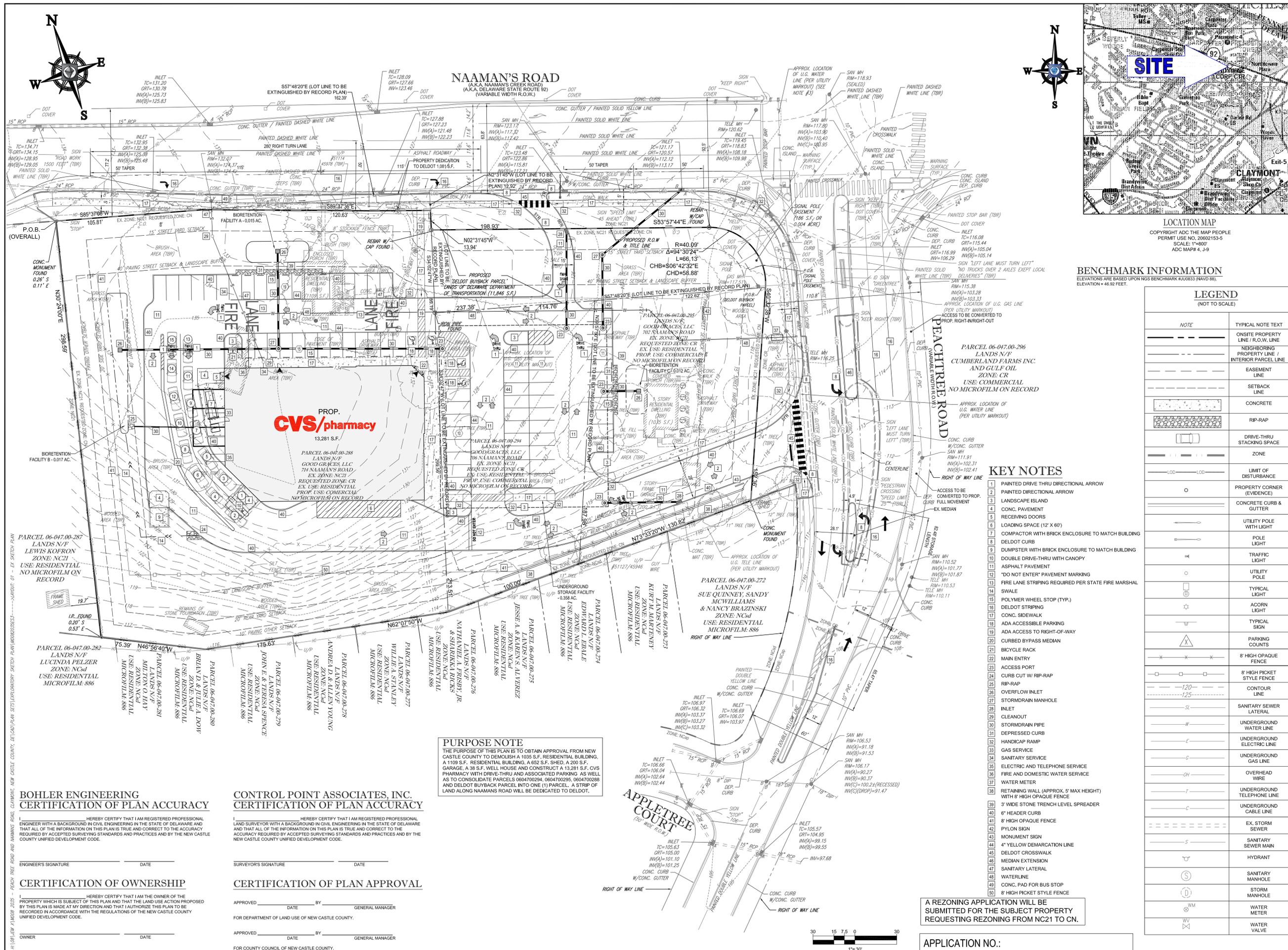
4/22/13
 Date

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

 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 **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.**



LOCATION MAP
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 SCALE: 1"=800'
 ADC MAP# 4, J-9

BENCHMARK INFORMATION
 ELEVATIONS ARE BASED UPON NGS BENCHMARK #J00R33 (NAVD 88).
 ELEVATION = 46.92 FEET.

| LEGEND (NOT TO SCALE) | |
|-----------------------|--|
| NOTE | TYPICAL NOTE TEXT |
| --- | ONSITE PROPERTY LINE / R.O.W. LINE |
| --- | NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE |
| --- | EASEMENT LINE |
| --- | SETBACK LINE |
| --- | CONCRETE |
| --- | RIP-RAP |
| --- | DRIVE-THRU STACKING SPACE |
| --- | ZONE |
| --- | LIMIT OF DISTURBANCE |
| ○ | PROPERTY CORNER (EVIDENCE) |
| --- | CONCRETE CURB & GUTTER |
| --- | UTILITY POLE WITH LIGHT |
| --- | POLE LIGHT |
| --- | TRAFFIC LIGHT |
| --- | DOUBLE DRIVE-THRU WITH CANOPY |
| --- | ASPHALT PAVEMENT |
| --- | "DO NOT ENTER" PAVEMENT MARKING |
| --- | FIRE LANE STRIPING REQUIRED PER STATE FIRE MARSHAL |
| --- | TYPICAL LIGHT |
| --- | SWALE |
| --- | POLYMER WHEEL STOP (TYP.) |
| --- | DELDT STRIPING |
| --- | CONC. SIDEWALK |
| --- | ADA ACCESSIBLE PARKING |
| --- | ADA ACCESS TO RIGHT-OF-WAY |
| --- | CURBED BYPASS MEDIAN |
| --- | BICYCLE RACK |
| --- | MAIN ENTRY |
| --- | ACCESS PORT |
| --- | CURB CUT W/ RIP-RAP |
| --- | RIP-RAP |
| --- | OVERFLOW INLET |
| --- | CONTOUR LINE |
| --- | STORMDRAIN MANHOLE |
| --- | INLET |
| --- | CLEANOUT |
| --- | STORMDRAIN PIPE |
| --- | DEPRESSED CURB |
| --- | HANDICAP RAMP |
| --- | GAS SERVICE |
| --- | SANITARY SERVICE |
| --- | ELECTRIC AND TELEPHONE SERVICE |
| --- | FIRE AND DOMESTIC WATER SERVICE |
| --- | WATER METER |
| --- | RETAINING WALL (APPROX. 5' MAX HEIGHT) WITH 8" HIGH OPAQUE FENCE |
| --- | 3" WIDE STONE TRENCH LEVEL SPREADER |
| --- | 6" HEADER CURB |
| --- | 8" HIGH OPAQUE FENCE |
| --- | PYLON SIGN |
| --- | MONUMENT SIGN |
| --- | 4" YELLOW DEMARCATION LINE |
| --- | DELDT CROSSWALK |
| --- | MEDIAN EXTENSION |
| --- | SANITARY LATERAL |
| --- | WATERLINE |
| --- | CONC. PAD FOR BUS STOP |
| --- | 8" HIGH PICKET STYLE FENCE |
| --- | WATER METER |
| --- | WATER VALVE |

KEY NOTES

- PAINTED DRIVE THRU DIRECTIONAL ARROW
- PAINTED DIRECTIONAL ARROW
- LANDSCAPE ISLAND
- CONC. PAVEMENT
- RECEIVING DOORS
- LOADING SPACE (12 X 60)
- COMPACTOR WITH BRICK ENCLOSURE TO MATCH BUILDING
- DELDT CURB
- DUMPTER WITH BRICK ENCLOSURE TO MATCH BUILDING
- DOUBLE DRIVE-THRU WITH CANOPY
- ASPHALT PAVEMENT
- "DO NOT ENTER" PAVEMENT MARKING
- FIRE LANE STRIPING REQUIRED PER STATE FIRE MARSHAL
- TYPICAL LIGHT
- SWALE
- POLYMER WHEEL STOP (TYP.)
- DELDT STRIPING
- CONC. SIDEWALK
- ADA ACCESSIBLE PARKING
- ADA ACCESS TO RIGHT-OF-WAY
- CURBED BYPASS MEDIAN
- BICYCLE RACK
- MAIN ENTRY
- ACCESS PORT
- CURB CUT W/ RIP-RAP
- RIP-RAP
- OVERFLOW INLET
- CONTOUR LINE
- STORMDRAIN MANHOLE
- INLET
- CLEANOUT
- STORMDRAIN PIPE
- DEPRESSED CURB
- HANDICAP RAMP
- GAS SERVICE
- SANITARY SERVICE
- ELECTRIC AND TELEPHONE SERVICE
- FIRE AND DOMESTIC WATER SERVICE
- WATER METER
- RETAINING WALL (APPROX. 5' MAX HEIGHT) WITH 8" HIGH OPAQUE FENCE
- 3" WIDE STONE TRENCH LEVEL SPREADER
- 6" HEADER CURB
- 8" HIGH OPAQUE FENCE
- PYLON SIGN
- MONUMENT SIGN
- 4" YELLOW DEMARCATION LINE
- DELDT CROSSWALK
- MEDIAN EXTENSION
- SANITARY LATERAL
- WATERLINE
- CONC. PAD FOR BUS STOP
- 8" HIGH PICKET STYLE FENCE
- WATER METER
- WATER VALVE

PURPOSE NOTE
 THE PURPOSE OF THIS PLAN IS TO OBTAIN APPROVAL FROM NEW CASTLE COUNTY TO DEMOLISH A 1035 S.F. RESIDENTIAL BUILDING, A 1169 S.F. RESIDENTIAL BUILDING, A 652 S.F. SHED, A 200 S.F. GARAGE, A 38 S.F. WELL HOUSE AND CONSTRUCT A 13,281 S.F. CVS PHARMACY WITH DRIVE-THRU AND ASSOCIATED PARKING AS WELL AS TO CONSOLIDATE PARCELS 06-047-00-294, 06-047-00-295, 06-047-00-298 AND DELDOT BUYBACK PARCEL INTO ONE (1) PARCEL. A STRIP OF LAND ALONG NAAMAN'S ROAD WILL BE DEDICATED TO DELDOT.

BOHLER ENGINEERING CERTIFICATION OF PLAN ACCURACY

HEREBY CERTIFY THAT I AM 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.

ENGINEER'S SIGNATURE _____ DATE _____

CERTIFICATION OF OWNERSHIP

HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

OWNER _____ DATE _____

CONTROL POINT ASSOCIATES, INC. CERTIFICATION OF PLAN ACCURACY

HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR 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.

SURVEYOR'S SIGNATURE _____ DATE _____

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____ GENERAL MANAGER
 FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.
 APPROVED _____ BY _____ GENERAL MANAGER
 FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

A REZONING APPLICATION WILL BE SUBMITTED FOR THE SUBJECT PROPERTY REQUESTING REZONING FROM NC21 TO CN.

APPLICATION NO.: _____

CVS pharmacy
 13,281 S.F. TYPE 'B' CHAMFER DRIVE-THRU
 STORE NUMBER:
 NAAMAN'S ROAD AND OLD PEACHTREE ROAD BRANDYWINE HUNDRED, NEW CASTLE CO., DE
 PROJECT TYPE: NEW
 DEAL TYPE:
 CS PROJECT NUMBER:

ARCHITECT OF RECORD

BOHLER ENGINEERING
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 www.BohlerEngineering.com

DEVELOPER
 JEM X. L.L.C.
 1540-B UNION ROAD
 UNION COMMONS OFFICE PARK
 GASTONIA, NC 28054
 CONTACT: CORY MARTIN
 TEL : (704) 867-4628

J.J. UCCIFERRO
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE070279
 DELAWARE LICENSE NO. 1798

REVISIONS

| REV. | DATE | COMMENT | BY |
|------|------|---------|----|
| | | | |

CHECKED BY: _____ BRR
 DRAWN BY: _____ RLB
 DATE: _____ 4/9/13
 JOB NUMBER: MDO82035
 TITLE: **EXPLORATORY SKETCH PLAN**
 SHEET NUMBER: **1 OF 2**
 COMMENTS: NOT FOR CONSTRUCTION

GENERAL PLAN NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY BY:
CONTROL POINT ASSOCIATES, INC.
ENTITLED: ALTA/ACSM LAND TITLE SURVEY CVS PHARMACY #702, 706 AND 714 NAAMANS ROAD PARCEL
06-047.00-298, PARCEL 06-047.00-294 & PARCEL 06-047.00-295 BRANDYWINE HUNDRED (CLAYMONT), NEW CASTLE
COUNTY STATE OF DELAWARE
FILE NO. CP97129.03
DATED: 8/16/12
- APPLICANT:
JEM X, LLC
1540-B UNION ROAD
UNION COMMONS OFFICE PARK
GASTONIA, NC 28054
CONTACT: CORY MARTIN
PHONE: (704) 867-4628
- OWNER:
A. GOOD GRACES LLC,
379 RIVER ROAD
ELKTON, MD 21921
- SITE ADDRESS:
A. PARCEL: 0604700288
714 NAAMANS ROAD
CLAYMONT, DE 19703
B. PARCEL: 0604700294
706 NAAMANS ROAD
CLAYMONT, DE 19703
C. PARCEL: 0604700295
702 NAAMANS ROAD
CLAYMONT, DE 19703
- EX. ZONE: NC21
PROP. ZONE: CN
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS
SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE
LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA) AND THE PERFORMANCE GUARANTEE INCORPORATED
THERE IN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY
ON _____ AT INSTRUMENT NO. _____
- BULK REGULATIONS:

| LOT AREA | REQUIRED MIN. |
|-----------------------|---------------|
| 20,000 S.F. | 20,000 S.F. |
| SITE AREA | 1 AC. |
| LOT WIDTH | 50 FT. |
| STREET YARD SETBACK | 15 FT. |
| STREET YARD SETBACK | 15 FT. |
| SIDE YARD SETBACK | 20 FT. |
| REAR YARD SETBACK | 20 FT. |
| OSR/LSR | 0.45 |
| PAVING STREET SETBACK | 40 FT. |
| PAVING STREET SETBACK | 40 FT. |
| PAVING OTHER SETBACK | 10 FT. |
| PAVING OTHER SETBACK | 10 FT. |
| BUILDING HEIGHT | 35 FT. |

*SETBACKS ARE BASED UPON ON ZONING

| | MAX ALLOWED |
|-----------|-------------|
| GROSS FAR | 0.18 |
| NET FAR | 0.34 |
- PARKING REQUIREMENTS:
GENERAL COMMERCIAL RETAIL
4 SPACES PER 1,000 S.F. GFA
13,281/1,000 X 4 = 53.1 SPACES
REQUIRED = 54 SPACES
PROVIDED = 77 SPACES
- SEWER FLOWS:
EXISTING AVERAGE DAILY FLOW = 2 DWELLING UNITS X 300 = 600 GPD
PROPOSED AVERAGE DAILY FLOW = 180 GPD (BASED ON USAGE PATTERN FOR A TYPICAL CVS)
PROPOSED PEAK DAILY FLOW = 362 GPD (BASED ON USAGE PATTERN FOR A TYPICAL CVS)
- DELINEATION OF THE FLOODPLAIN WAS TAKEN FROM FIRM PANEL # 79 OF 475, MAP # 10003C0079J, REVISED 1/17/07.
THE ENTIRE SITE IS LOCATED OUTSIDE OF THE 100 YEAR FLOODPLAIN.
- STEEP SLOPES DO NOT EXIST ON SITE.
- EX. LOTS: 3
EX. DWELLING UNITS: 2
PROP. LOTS: 1
PROP. DWELLING UNITS: 0
- EX. USE: RESIDENTIAL
PROP. USE: COMMERCIAL RETAIL
- SITE AREA BREAKDOWN

| | EXISTING PARCELS | PROPOSED PARCEL |
|--------------------|----------------------------------|---------------------------------|
| BUILDING COVERAGE: | 3,034 S.F. OR 0.07 AC. (2.3%) | 13,281 S.F. OR 0.30 AC. (10.1%) |
| OPEN SPACE: | 107,904 S.F. OR 2.48 AC. (81.8%) | 64,201 S.F. OR 1.47 AC. (48.9%) |
| SWM AREA: | 0 | 1,916 S.F. OR 0.04 AC. (1.5%) |
| PAVING/IMPERVIOUS: | 9,502 S.F. OR 0.22 AC. (7.2%) | 51,807 S.F. OR 1.19 AC. (39.5%) |
| DELDOT BUYBACK: | 11,846 S.F. OR 0.27 AC. (8.9%) | N/A |
| TOTAL AREA: | 132,296 S.F. OR 3.04 AC. (100%) | 131,205 S.F. OR 3.01 AC. (100%) |
| DELDOT DEDICATION: | N/A | 1,081 S.F. OR 0.03 AC. |
- THIS SITE IS NOT LOCATED WITHIN A WATER RESOURCE PROTECTION AREA.
- NO CRITICAL AREAS ARE LOCATED ON THIS SITE.
- SOURCE OF TITLE:
A. DEED RECORD 1968, PAGE 232
B. DEED RECORD Y, VOLUME 21, PAGES 519 & 520
- THERE IS CURRENTLY NO RECORD PLAN ON FILE FOR THESE PROPERTIES.
- NO DEBRIS SHALL BE BURIED ON THE SITE. ANY SOIL LEAVING THE SITE SHALL BE CLEAN FILL AND DISPOSED AT A
SITE WITH A CLEAN FILL AREA APPROVED BY THE DEPARTMENT.
- UNITED WATER SUPPLIES WATER TO THE SUBJECT PROPERTIES. WATER SUPPLY IS SUBJECT TO THE APPROVAL
OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND
DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT
THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS
GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER
SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT.
THE OWNER OF THESE PROPERTIES, THEIR SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING
SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
- DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN
ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
- SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN. THEY SHALL BE CONSTRUCTED IN
ACCORDANCE WITH THE STANDARDS IN SECTION 40.21.162 OF THE NCCC.
- TO ADDRESS SWM QUALITY REQUIREMENTS, THREE (3) BIORETENTION FACILITIES WILL BE UTILIZED. TO ADDRESS
SWM QUANTITY AND RELEASE RATE CONTROL REQUIREMENTS, AN UNDERGROUND STORMTECH FACILITY WITH A
CONTROL STRUCTURE WILL BE UTILIZED.
- THERE ARE NO HISTORIC STRUCTURES OR RESOURCES LOCATED ON THE SITE.
- LOADING REQUIREMENTS:
REQUIRED: 60'X12' SPACE
PROVIDED: 60'X12' SPACE
- STACKING REQUIREMENTS:
REQUIRED: PHARMACY - SIXTEEN (16) SPACES (SEE NOTE 30)

GENERAL PLAN NOTES: CONT.

- NO WETLANDS EXIST ON SITE. PER A WETLAND PRESENCE/ABSENCE ASSESSMENT LETTER PROVIDED BY ECS MID-ATLANTIC,
LLC, DATED 12/10/12.
- THE FOLLOWING VARIANCES WILL BE REQUESTED:
 - RELIEF FROM SECTION 40.03.210(K) TO PROVIDE A REDUCED BUFFERYARD OPACITY ALONG THE EASTERN PORTION OF
THE SOUTHERN PROPERTY LINE
 - RELIEF FROM SECTION 40.04.316 TO NOT PROVIDE A SOLID SOUND BARRIER FOR THE DRIVE-THRU AS IS REQUIRED
ADJACENT TO RESIDENTIAL PARCELS
 - RELIEF FROM SECTION 40.10.35(C) TO PERMIT OFF-SITE FOREST MITIGATION
 - RELIEF FROM SECTION 40.03.316(D) TO PERMIT 3 ADDITIONAL STACKING SPACES (4 ADDITIONAL STACKING SPACES
REQUIRED)
- DEED RESTRICTIONS:
A. UTILITY AGREEMENT AS SET FORTH IN A DEED RECORD Y, VOLUME 21, PAGE 519 - BLANKET IN NATURE - NO PLOTTABLE
EASEMENTS. B. DEED RECORD Y, VOLUME 21, PAGE 520 - BLANKET IN NATURE - NO PLOTTABLE EASEMENTS.
- ANY AREA DESIGNATED FOR THE PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE
COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN
PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION
EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
- 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.



13,281 S.F. TYPE 'B'
CHAMFER DRIVE-THRU

STORE NUMBER:

NAAMANS ROAD AND OLD PEACHTREE ROAD
BRANDYWINE HUNDRED, NEW CASTLE CO., DE

PROJECT TYPE: NEW
DEAL TYPE:

CS PROJECT NUMBER:

ARCHITECT OF RECORD



901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

DEVELOPER

JEM X, LLC
1540-B UNION ROAD
UNION COMMONS OFFICE PARK
GASTONIA, NC 28054
CONTACT: CORY MARTIN
TEL : (704) 867-4628

J.J. UCCIFERRO

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE070279
DELAWARE LICENSE No. 1968

REVISIONS

| REV: | DATE: | COMMENT: | BY: |
|------|-------|----------|-----|
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CHECKED BY: BRR

DRAWN BY: RLB

DATE: 4/9/13

JOB NUMBER: MD082035

TITLE: EXPLORATORY
SKETCH
PLAN

SHEET NUMBER:

2 OF 2

COMMENTS:
NOT FOR CONSTRUCTION

H:\08\NEW\1\MD08\2035 - BEACH TREE ROAD AND NAAMANS ROAD, CLAYMONT, NEW CASTLE COUNTY, DE\CAD\PLAN SETS\EXPLORATORY SKETCH PLAN\MD082035-1-1-13\AR001-02 - EX SKETCH PLAN (2)

Preliminary Land Use Service (PLUS)

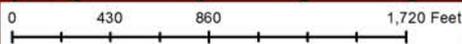
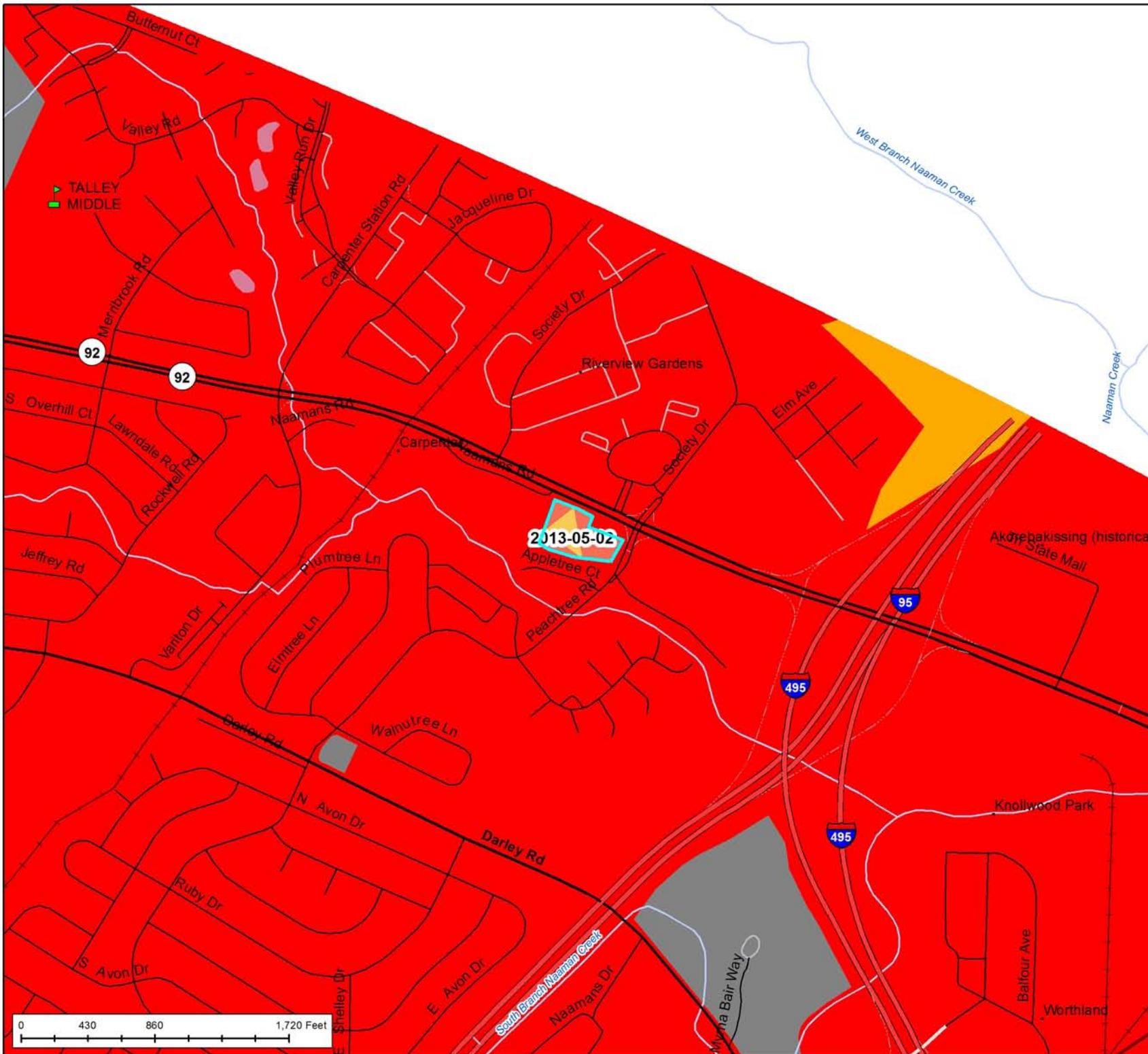
CVS Pharmacy
Naamans Road
2013-05-02

-  PLUS Project Areas
-  Municipalities
-  State Parks
-  Forestry Easements
-  Purchased Dev. Rights
-  Ag District
- 2010 State Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Out of Play
-  Nat. Res. & Rec. Priorities
-  Working Forests
-  Highest Value Agriculture

1:10,000



Produced by the Delaware Office of State Planning Coordination.
stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

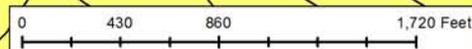
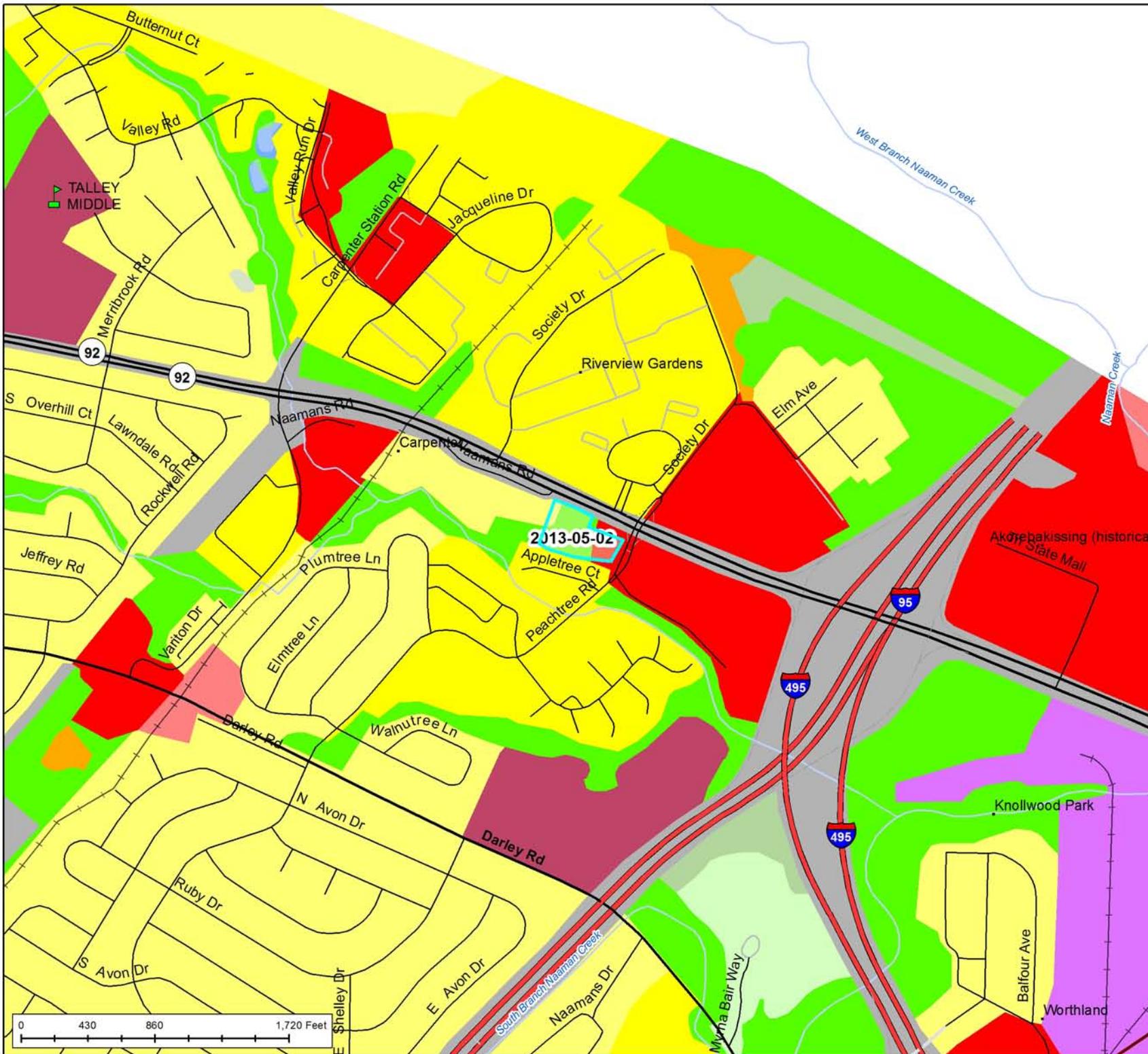
CVS Pharmacy
Naamans Road
2013-05-02

-  Project Areas
-  Municipalities
- Land Use/Land Cover**
-  Single Family Dwellings
-  Multi-Family Dwellings
-  Mobile Home Parks/Courts
-  Commercial
-  Industrial
-  Trans./Comm./Utilities
-  Mixed Urban/Built-up
-  Institutional/Governmental
-  Recreational
-  Farms, Pasture, Cropland
-  CAFO
-  Rangeland
-  Orchards/Nurseries
-  Deciduous Forest
-  Evergreen Forest
-  Mixed Forest
-  Shrub/Brush Rangeland
-  Clear-cut
-  Reservoirs and Impoundments
-  Marinas/Ports/Docks
-  Open Water
-  Emergent Wetlands
-  Forested Wetlands
-  Scrub/Shrub Wetlands
-  Sandy Areas
-  Extraction/Transition

1:10,000



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Preliminary Land Use Service (PLUS)

CVS Pharmacy
Naamans Road
2013-05-02

-  Project Areas
-  Municipalities

2012 Aerial Photography:
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1:2,374



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