

**DESIGN FLOW DATA**

BASED ON 250 GPD PER UNIT (TWO BEDROOMS)  
AVERAGE FLOW = (250 GPD/UNIT) X 45 UNITS  
= 11250 GPD  
PEAK FLOW = 11250 GPD X 4 = 45000 GPD

**PROPOSED BUILDING SQUARE FOOTAGE**

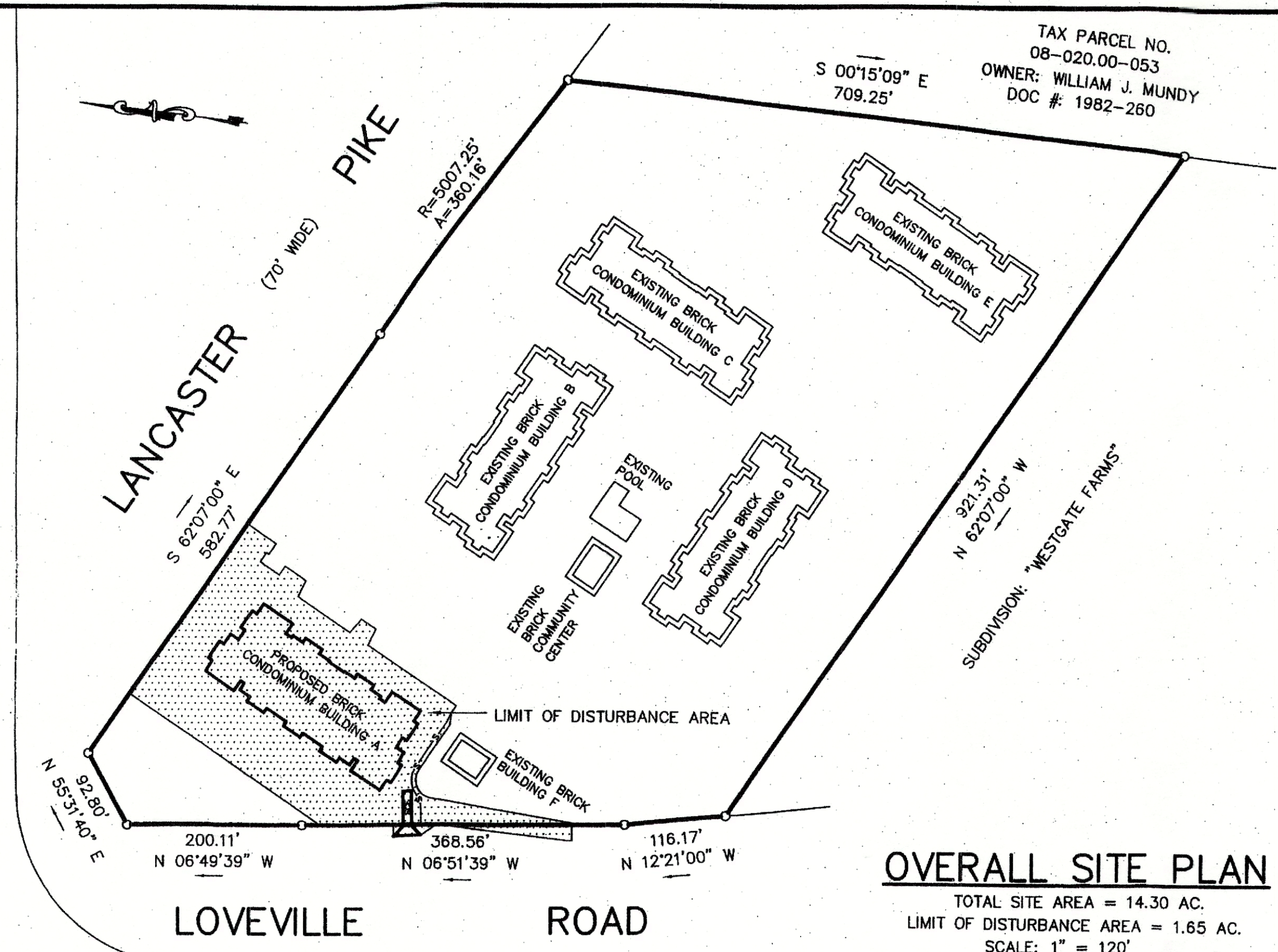
21990 SQ.FT.

**PROPOSED BUILDING GROSS FLOOR AREA**

110538 SQ.FT.

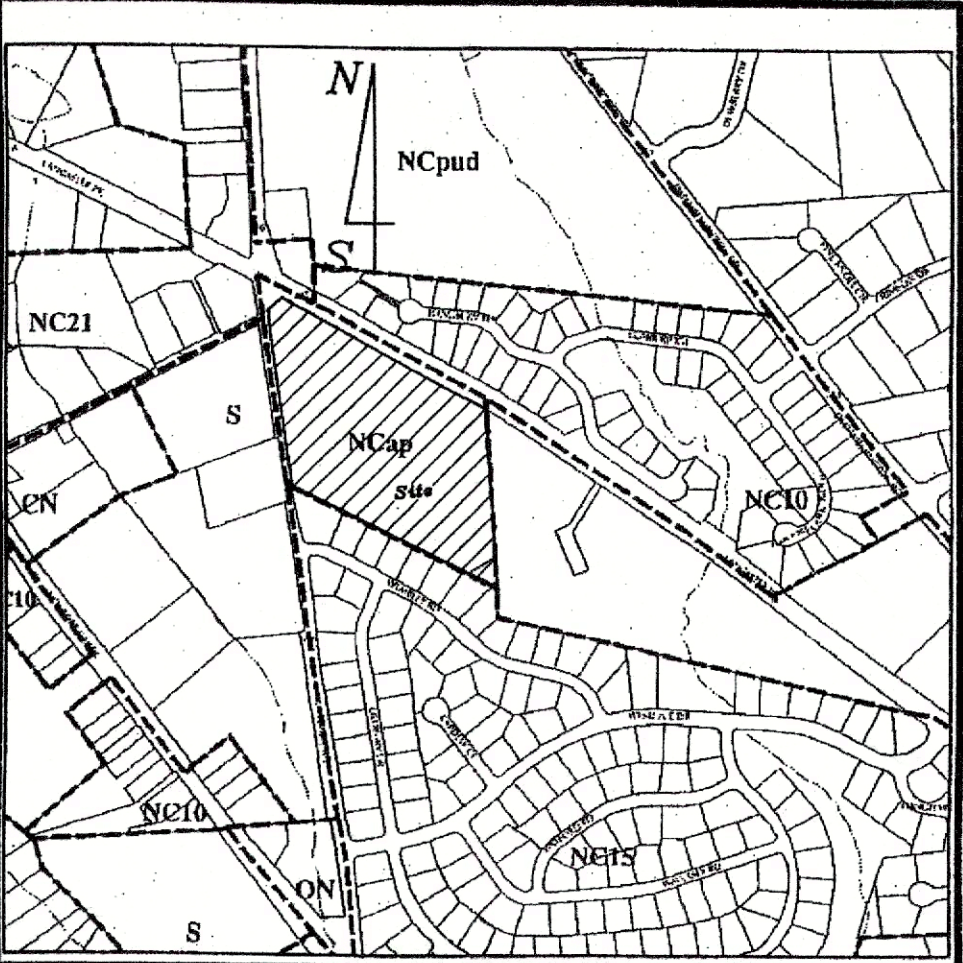
**LEGEND**

- ⊙ EXISTING SANITARY MANHOLE
- ☆ EXISTING LIGHT POLE
- ⊗ EXISTING FIRE HYDRANT
- ⊕ EXISTING GAS VALVE
- ⊙ EXISTING GAS MANHOLE
- S.W. EXISTING SIDEWALK
- 00- = EXISTING CONTOURS
- (00.0) = EXIST. SPOT ELEV.
- 00.0 = PROPOSED SPOT ELEV.
- 00 = PROPOSED CONTOURS
- s-s- = PROPOSED SILT FENCE



**OVERALL SITE PLAN**

TOTAL SITE AREA = 14.30 AC.  
LIMIT OF DISTURBANCE AREA = 1.65 AC.  
SCALE: 1" = 120'



LOCATION MAP: N.C.C. ZONING MAP NO. #21  
SCALE: 1" = 800'

**SITE DATA**

TYPE OF BUSINESS: CONDOMINIUMS  
SOURCE OF TITLE: DEED RECORD 954-27  
MICROFILM NUMBER: 2023  
DATUM: N.G.V.D. 29  
CURRENT ZONING: NCAP (APARTMENTS)  
MIN. STREET YARD: 40'  
MIN. SIDE YARD: 10'  
MIN. REAR YARD: 40'  
WATER: ARTESIAN WATER COMPANY, INC.  
SEWERAGE: NEW CASTLE COUNTY  
CURRENT OWNER: JOHN E. & MARY J. CAMPANELLI  
7460 LANCASTER PIKE  
HOCKESSIN, DE 19707-9276 R012  
ENGINEER: HOWARD L. ROBERTSON, INC.  
801 BRANDYWINE BOULEVARD  
WILMINGTON, DE 19809  
TEL: (302)-764-2456  
PROPOSED BUILDING CONSTRUCTION: BRICK  
PROPOSED USE OF BUILDING: CONDOMINIUMS

TAX PARCEL NUMBER: 08-020.00-052.C-A01A, A01B, A01C, A01D, A01E, A01F, A01G, A01H & A01I  
08-020.00-052.C-A02A, A02B, A02C, A02D, A02E, A02F, A02G, A02H & A02I  
08-020.00-052.C-A03A, A03B, A03C, A03D, A03E, A03F, A03G, A03H & A03I  
08-020.00-052.C-A04A, A04B, A04C, A04D, A04E, A04F, A04G, A04H & A04I  
08-020.00-052.C-A05A, A05B, A05C, A05D, A05E, A05F, A05G, A05H & A05I

LIMIT OF DISTURBANCE  
72,778 SQ.FT. (1.67 AC)

NOTE:  
THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 72,778 SQUARE FEET.

The owner of the development site shall execute an inspection and maintenance agreement binding on all subsequent owners of land served by the private stormwater management facility. This agreement shall provide for access to the facility at reasonable times for regular inspection by an inspection agency and for an assessment of property owners to ensure that the stormwater management structure is maintained in proper design working condition as specified in section 15 of the Delaware Sediment and Stormwater Regulations. The inspections shall occur at least once each year.

It shall be the owner of this property's responsibility to inspect and perform maintenance and/or repairs of the storm water management practices.  
It shall be the owner of this property's responsibility to repair and stabilize erosion and sediment controls and storm water management practices during construction, including areas disturbed by utility companies.

**INDEX SHEET**

SHEET 1 OF 7	INDEX PLAN
SHEET 2 OF 7	LINE AND GRADES PLAN
SHEET 3 OF 7	PRE-BULK GRADING PLAN
SHEET 4 OF 7	PRE-DEVELOPMENT DRAINAGE PLAN
SHEET 5 OF 7	POST-DEVELOPMENT DRAINAGE PLAN
SHEET 6 OF 7	DETAILS PLAN - 1
SHEET 7 OF 7	DETAILS PLAN - 2
	DETAILS PLAN - 3
	DETAILS PLAN - 4

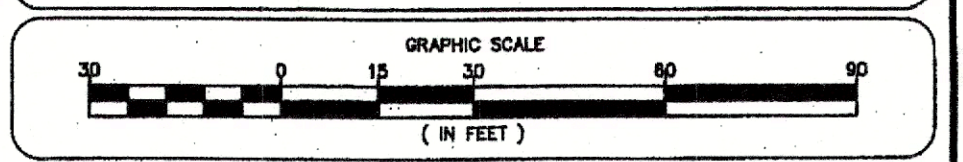
ENGINEERING, EROSION, DRAINAGE & STORMWATER MANAGEMENT PLANS  
INDEX PLAN  
APR 10 2011

**INDEX AND GRADES PLAN**

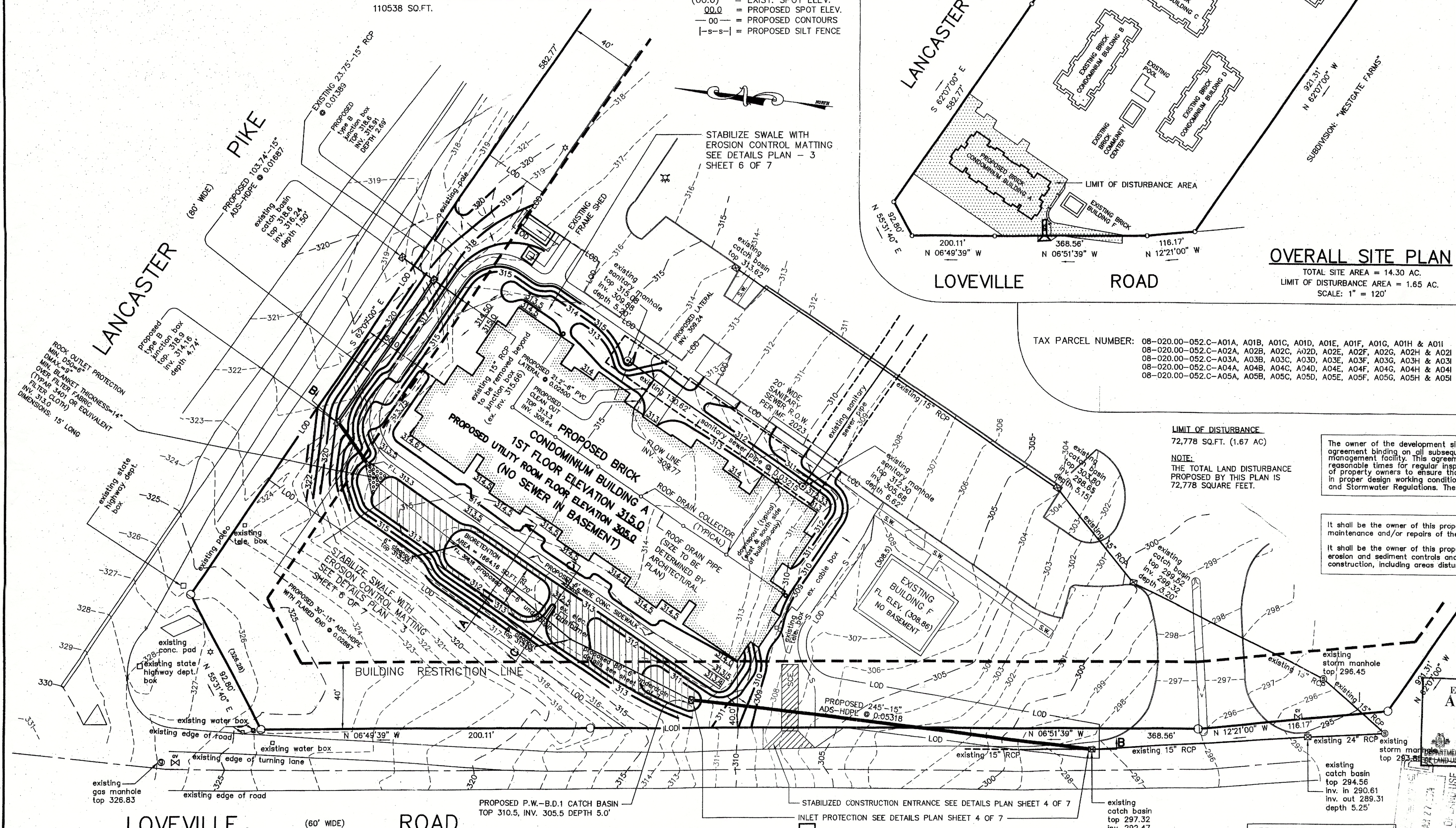
**A PORTION OF COFFEE RUN CONDOMINIUMS (BUILDING A)**

MILL CREEK HUNDRED NEW CASTLE COUNTY  
DELAWARE

SCALE: 1" = 30' DATE: 10/29/2001



HOWARD L. ROBERTSON, INC.  
Registered Professional Engineers and Land Surveyors  
801 BRANDYWINE BOULEVARD  
WILMINGTON, DELAWARE 19809



**GENERAL NOTES:**

- a) all erosion and sediment control practices shall comply with the Delaware Erosion and Sediment Control Handbook 1989.
- b) 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.
- c) All disturbed soil surfaces, including soil stockpiles and perimeter controls are subject to erosion and shall be stabilized either temporarily or permanently within fourteen (14) days.
- d) Prior to the satisfactory inspection of the perimeter erosion and sediment controls by New Castle County Department of Land Use Inspections, site disturbance shall be limited to those areas necessary to establish perimeter erosion and sediment controls.

**OWNER'S CERTIFICATION**

We, the undersigned, hereby certify that all land clearing, construction and development shall be pursuant to the approved plan and that responsible personnel will have a certificate of training from DNREC. DNREC and New Castle County personnel shall have the right to conduct on-site inspections.

JOHN E. CAMPANELLI DATE 3-25-14  
MARY J. CAMPANELLI DATE 2-25-14

**ENGINEER'S CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE TOPOGRAPHY SHOWN HEREON IS ACCURATE AND IN COMPLIANCE WITH APPLICABLE CODES AND STANDARDS.

CARMINE F. CASPER, P.E. (C.E.) DATE 3/28/14  
DELAWARE LICENSE #4756  
PHONE 764-2456 FAX 764-7022

APPLICATION NO. 1967-0040

NO.	DATE	DESCRIPTION	BY
5.	3/11/14	revised per NCC letter	HL
4.	09/10/13	UPDATE E&S PER NCC	HL
3.	05/23/02	PER LETTER DATED 05/16/02	YFZ
2.	04/24/02	PER LETTER DATED 02/20/02	YFZ
1.	01/15/02	PER LETTER DATED 01/07/02	YFZ

**REVISIONS**  
SHEET 1 OF 7