

APEX ENGINEERING INCORPORATED

27 WEST MARKET STREET
(302) 994-1900

NEWPORT, DE 19804
(302) 994-9099 FAX

www.apexengineeringinc.com

March 24, 2011

Apex Project #00104.012

Bradford Shockley
New Castle County
Department of Land Use
87 Reads Way
New Castle, DE 19720

**Re: Application No. 2008-0272(S)
Greenville Center**

Dear Brad:

We hereby submit the revised plan for Application No. 2008-0272(S). This revised plan is being submitted as part of the Compromise Agreement executed by the Stoltz organization and Citizens for Responsible Growth of New Castle County, Inc. effective December 31, 2010. Per that Agreement, certain changes have been made to the plan to address the concerns of the community while at the same time accommodating the needs of the Applicant to develop the property. Consistent with our prior discussions with the Department, the revised plan will continue through the land use process under the same Application Number and continue to follow the procedures in place under the UDC prior to the adoption of the Enhanced Review Process per Substitute No. 2 to Ordinance No. 09-066.

Highlights of some of the changes to the Application include:

- Reduction of overall square footage proposed from 216,959 square feet to 158,813 square feet
- Elimination of proposed residential tower
- Proposed 3,680 square feet drive through building at corner of Buck Road and SR 52.
- Height of proposed retail buildings at Buck Road/SR 52 not to exceed one story or 25 feet, plus rooftop mechanical equipment not to exceed 10 additional feet.


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Greenville Center
Revised Preliminary Plan

- Height of remaining buildings not to exceed 50 feet in height, plus rooftop mechanical equipment not to exceed 10 additional feet.

Consistent with our prior discussions with the Department, we anticipate that the revised plan, once reviewed will be scheduled for a Planning Board hearing. Please find attached 20 copies of the revised preliminary plan and a resubmission fee of \$1,500 (\$750 – Planning, \$750 – Engineering).

Regards,



James H. Lober, P.E.
Project Engineer

Enclosure

Cc: Keith Stoltz Stoltz Management
 Pamela Scott Saul Ewing

NEW CASTLE COUNTY DEPARTMENT OF LAND USE
SLD-1 Form
(Application for Plan Review)

Level of Plan Submission

Pre-App. / Exp. Sketch Plan
 Preliminary Plan
 Check Print
 Record Plan
 Revised Plan

Engineering Section
 Submission Only

Plan Type

Major Land Development Plan
 Minor Land Development Plan
 Resubdivision
 Site
 Utility
 Parking

Sanitary Sewer
 Grading/E&S/Stormwater
 Floodplain
 General Permit

For New Castle County Use Only

Date Received _____
 Application Number _____
 Assigned Planner _____
 Assigned Engineer _____

1) Name of Plan Greenville Center
 Former Plan Name or Alias n/a
 Tax Parcel Number(s) 07-026.00-024

2) Name of Legal Property Owner(s) Greenville Center Associates, LLC
 Address 725 Conshohocken State Road
 City Bala Cynwyd State PA Zip 19004
 Phone Number (610) 667-5800 Fax (610) 664-1976
 Contact Person Steve Lewis

3) Name of Applicant(s) Same as owner
 Address 725 Conshohocken State Road
 City Bala Cynwyd State PA Zip 19004
 Phone Number (610) 667-5800 Fax (610) 664-1976
 Contact Person Steve Lewis

4) Firm Responsible for Plan Prep. Apex Engineering Incorporated
 Address 27 West Market Street
 City Newport State Delaware Zip 19804
 Phone Number (302) 994-1900 Fax (302) 994-9099
 Contact Person Stephen G. Davies
 E-Mail sdavies@apexengineeringinc.com

5) Existing Zoning OR Proposed Zoning (if applicable) n/a

6) Also submitted are the following applicable fees as indicated: (See Appendix 2 for Details)

	Amount
Exploratory Sketch Plan Submission	
<input type="checkbox"/> Planning Land Development &/or Rezoning Review and Processing Fee	
<input type="checkbox"/> Engineering Review and Processing Fee	
Preliminary Plan Submission	
<input type="checkbox"/> Planning Land Development &/or Rezoning Review and Processing Fee	
<input type="checkbox"/> Engineering Review and Processing Fee	
Record Plan Submission	
<input type="checkbox"/> Planning Check Print Filing Fee	
<input type="checkbox"/> Planning Land Development &/or Rezoning Review and Processing Fee	
<input type="checkbox"/> Engineering Review and Processing Fee	
<input type="checkbox"/> Recorder of Deeds Fee	
<input type="checkbox"/> Delaware Document Account Fee	

- 7) Other Items: (See Appendix 1 for Details)
 Revised Plan Submission Review Fee- Planning - \$750
 Revised Plan Submission Review Fee- Engineering - \$750

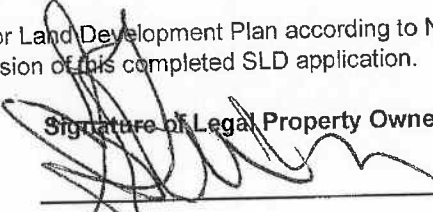
8) It is required that the applicant notify the Federal Aviation Administration on their Form 7460-1, available at the New Castle County Airport Manager's Office if proposed construction, or crane operation will exceed 200 feet above ground level, or will penetrate a slope of 100:1 outward and upward from the nearest point of the nearest runway for a distance of 20,000 feet. For construction, or crane operations in closer proximity to any other airport or heliport in New Castle County, the obstruction/height criteria may vary. Clarification should be made by contacting the New Castle County Airport Manager's Office.

I certify that, to the best of my knowledge, all information listed above and all information and statements contained in any documents or plans submitted with this application are true, correct and complete and the legal owner of the land agrees with the filing of this application. I understand that any person who falsifies any information on any application made with the Department shall be subject to criminal proceedings under Title 11 of the Delaware Code.

I certify that I will post an application notice for this Major / Minor Land Development Plan according to New Castle County Code Chapter 40 (UDC) 31.320(F)(2) within 10 days of submission of this completed SLD application.

MANDATORY PLAN SUBMISSION DATA	
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Non-Residential
Site Acreage:	10.536
Disturbed Acreage:	6.6
Number of Lots:	n/a
Est. Number of Pumps:	0
Est. Sanitary Sewer Flow:	1,910 (net increase) 35,949 total
Proposed GFA:	19,103 (net increase) 21,549 total
Building Footprint:	12,937 (net increase)
Sewer:	New Castle County
Water:	City of Wilmington

Signature of Legal Property Owner


 Greenville Center Assoc, LLC - Steve Lewis *Authorized Person*
 (Print Legal Owner Name) 3/22/11
Date

Signature of Legal Property Owner

 (Print Legal Owner Name) Date

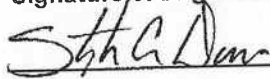
Signature of Legal Property Owner

 (Print Legal Owner Name) Date

Signature of Applicant

 Same as Owner
 (Print Applicant Name) Date

Signature of Engineer / Surveyor


 Stephen G. Davies 3-24-11
Date
 (Print Engineer / Surveyor Name)

Ent	Name	Acct No	Invoice	Date	Reference	Amount
08019	Greenville Center Associates	1334-00	07-026.00-024	3/22/2011	Revised Plan Submission Rev Fee	1,500.00

Vendor: New Castle County GC2222 Date 3/22/2011 Check No. 100001740 Check Amount 1,500.00
 NEWCOU PO Box 15359 Wilmington DE 198865359

Retain this statement for your records

THE FACT OF THIS DOCUMENT HAS A COLORED BACKGROUND NOT A WHITE BACKGROUND

Greenville Center Associates LLC
 c/o Stoltz Management of Delaware
 725 Conshohocken State Road
 Bala Cynwyd, PA 19004

Firsttrust Bank
 555 City Line Avenue
 Bala Cynwyd, PA 19004

Date 3/22/2011 Check No. 100001740 Check Amount 1,500.00

One Thousand Five Hundred AND 00/100 Dollars

Pay to the order of:

New Castle County

PO Box 15359
 Wilmington, DE 19886-5359

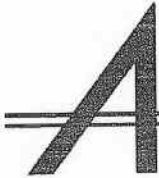
VOID IF NOT CASHED WITHIN 120 DAYS WITHIN DATE OF ISSUE

AUTHORIZED SIGNATURE

Details on back Security Features Included

THIS DOCUMENT CONTAINS A WATERMARK THAT IS VISIBLE WHEN HELD TO THE LIGHT

⑈ 100001740 ⑆ 031975984 ⑆ 70191222 ⑈



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Certification of Preliminary Plan Distribution

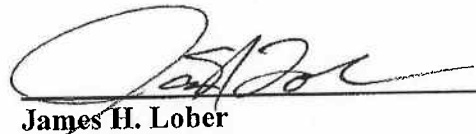
Application # 2008-0272

Plan Title GREENVILLE CENTER
Revised Preliminary Major Land Development Plan

Plan Date October 21, 2009 – Revised 3/24/2011

**Exploratory Sketch
Plan Approval Date** March 11, 2009

In accordance with Section 40.31.113 paragraph B of the New Castle County Unified Development Code, I, James H. Lober hereby certify that paper prints of the above referenced preliminary major land development plan have been sent to every member of the Technical Advisory Committee on or before March 24, 2011.



James H. Lober
3/24/2011

DATE