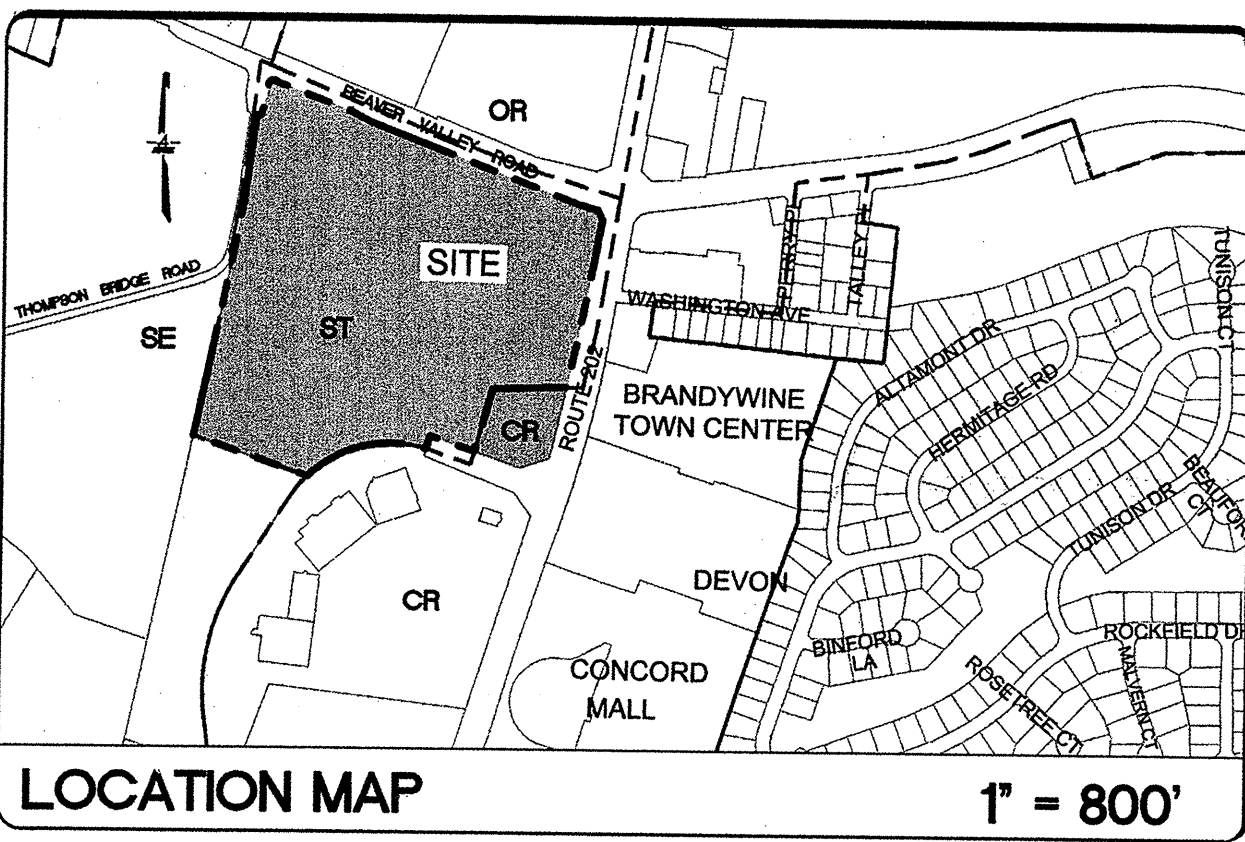


- ### SITE DATA (cont.)
- 19. CRITICAL NATURAL AREA: THE SITE IS NOT WITHIN A CRITICAL NATURAL AREA ACCORDING TO THE STATE INVENTORY OF NATURAL AREAS.
 - 20. FLOOD PLAIN: THE SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP #000300060 J DATED JANUARY 17, 2007.
 - 21. WATER RESOURCE PROTECTION AREA: THE SITE IS NOT WITHIN A WRPA ACCORDING TO THE WRPA MAP 1 FOR NEW CASTLE COUNTY, DELAWARE, DATED 1993, REVISED FEBRUARY 2006.
 - 22. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.
 - 23. SUPERSEDES NOTE: THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR LAND DEVELOPMENT PLAN OF GARDEN VALLEY NURSERIES DATED 12/3/91 AND RECORDED ON 2/24/92 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 11146 AND THE RECORD MINOR SUBDIVISION PLAN OF BRANDYWINE COMMONS, PHASE II DATED 11/20/92 AND RECORDED ON 3/24/93 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 11602.
 - 24. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS, RECREATIONAL FACILITIES, DRAINAGE FACILITIES AND UTILITIES AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR THE LANDSCAPE PLAN SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION IN THE CASE OF UTILITY RIGHT-OF-WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE PLACED SO AS TO ACHIEVE A RECURRING OF NATURAL VEGETATIVE COVER.
 - 25. IMPACT FEES: 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.
 - 26. LANDSCAPE PLAN: A LANDSCAPE PLAN, PREPARED BY _____ LAST DATED XX/XX/XX OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
 - 27. COMMON FACILITIES: ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBS, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORM WATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.
 - 28. LAND DEVELOPMENT IMPROVEMENT AGREEMENT: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AT INSTRUMENT NO. _____
 - 29. NCC DRAINAGE CODE: DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
 - 30. PAVEMENT TYPE: BOTH TRADITIONAL ASPHALT PAVEMENT AND POROUS PAVEMENT ARE PROPOSED FOR THIS PROJECT. THE LIMITS OF EACH SHALL BE DETERMINED THROUGH THE DESIGN PHASE OF THE PROJECT AS THE STORMWATER MANAGEMENT ANALYSIS IS COMPLETED.



SITE DATA

1. PURPOSE OF PLAN	THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED 364,000 SQ. FT. MIXED USE DEVELOPMENT AND THE ASSOCIATED SITE IMPROVEMENTS.		
2. OWNER:	WOODLAWN TRUSTEES INC. 1020 NORTH BANCROFT PARKWAY 2ND FLOOR WILMINGTON, DE 19805		
3. TAX PARCEL NUMBER:	06-019-00-004	06-019-00-006	06-010-00-025
4. AREA OF PARCEL:	40.11744 ACRES	2.11802 ACRES	0.66572 ACRES
5. DEED REFERENCE:	NO REF. LISTED	NO REF. LISTED	I-33-422
6. MICRO FILM:	11602	11146	---
7. EXISTING ZONING:	ST	CR	ST
8. PROPOSED ZONING:	CR	N/A	CR

9. AREA BREAKDOWN:	EXISTING	PROPOSED
	BUILDING COVERAGE: 10,882 S.F. 0.25 AC. 0.5%	314,000 S.F. 7.21 AC. 17%
	IMPERVIOUS SURFACES: 2.9 AC. 6.5%	15.18 AC. 35%
	OPEN SPACE: 39.75 AC. 93%	20.51 AC. 48%
TOTAL:	42.9 AC. 100%	42.9 AC. 100%

* OPEN SPACE INCLUDES STORMWATER MANAGEMENT AREAS FOR PROPOSED FIGURES.

LEGEND

EXISTING	ITEM	PROPOSED
⊙	UTILITY POLE	⊙
⊙	UTILITY BOX	⊙
⊙	SANITARY CLEANOUT	⊙
⊙	FIRE HYDRANT	⊙
⊙	WATER VALVE	⊙
⊙	WATER METER	⊙
⊙	SURVEY NAIL	⊙
⊙	IRON PIPE	⊙
⊙	CONCRETE MONUMENT FOUND	⊙
⊙	TRAFFIC SIGNAL	⊙
⊙	PULL BOX	⊙
⊙	CABLE BOX	⊙
⊙	PARKING METER	⊙
⊙	GAS METER	⊙
⊙	GAS VALVE	⊙
⊙	ELECTRIC BOX	⊙
⊙	CONTOUR	⊙
⊙	SPOT ELEVATION	⊙
⊙	TEST PIT - SOIL BORING	⊙
⊙	LIGHT POLE	⊙
⊙	TRAFFIC SIGNAL	⊙
⊙	NUMBER OF PARKING SPACES	⊙
⊙	DRAINAGE PIPE W/ SIZE & TYPE	⊙
⊙	FLARED END SECTION (FES)	⊙
⊙	6" UPRIGHT CURB	⊙
⊙	DEPRESSED CURB (GREEN TECHNOLOGY)	⊙
⊙	IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING	⊙
⊙	PROPOSED CONCRETE SIDEWALK / PAVEMENT	⊙
⊙	CATCH BASIN	⊙
⊙	DRAINAGE MAN	⊙
⊙	SANITARY M.H.	⊙
⊙	PAVEMENT TO BE REMOVED	⊙
⊙	GRAVEL PAVEMENT	⊙
⊙	PROPERTY LINE	⊙
⊙	CENTER LINE	⊙
⊙	WOOD FENCE	⊙
⊙	METAL FENCE	⊙
⊙	PAVEMENT LIMITS	⊙
⊙	SANITARY SEWER	⊙
⊙	STEAM SEWER	⊙
⊙	STEAM LINE	⊙
⊙	TELEPHONE	⊙
⊙	EX. ELECTRIC	⊙
⊙	GAS	⊙
⊙	WATER (PRE SERVICE)	⊙
⊙	WATER (DOMESTIC SERVICE)	⊙
⊙	LIMIT OF DISTURBANCE	⊙
⊙	SOIL TYPE LIMITS	⊙
⊙	PHASE LINE	⊙
⊙	4" YELLOW PAINT	⊙
⊙	SOIL HYDROLOGICAL GROUP	⊙

CERTIFICATION OF PLAN ACCURACY

I, STEPHEN G. DAVES HEREBY CERTIFY THAT I AM A 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.

STEPHEN G. DAVES
P.E. REGISTRATION #7860

CERTIFICATION OF OWNERSHIP

I, _____ HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DISCRETION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

CERTIFICATION OF PLAN APPROVAL

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

APPROVED _____ BY _____ COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

APPLICATION 2008-0274
EXPL
MAJOR LAND DEVELOPMENT PLAN
THE SHOPS AT BRANDYWINE VALLEY
BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE

APEX ENGINEERING INCORPORATED
27 W. MARKET STREET NEWPORT, DELAWARE 19804
(302) 994-1900 (302) 994-9099 FAX (302) 994-9099

RECEIVED
MAY 27 2008

SCALE: 1" = 100'
DATE: 03/29/08
SHEET NO. 1 OF 1

PROJECT / FILE NUMBER: 03258002 PLOTXP

REVISION