

1" = 800'

THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED 527,800 S.F. MIXED USE DEVELOPMENT 28,000 S.F. PARKING STRUCTURE AND ASSOCIATED SITE IMPROVEMENTS. 06-010.00-025 0.6637± ACRES 1-33-422 15 FT MINIMUM 20 FT MINIMUM 20 FT MINIMUM 25 FT MINIMUM 5 FT MINIMUM

> 30 FT MINIMUM O FT MINIMUM 363,297 S.F. 8.34 AC. 19.4% 0.25 AC. 0.5% 18.19 AC. 42.4% 2.9 AC. 6.5% 16.37 AC. 38.2% 39.75 AC. 93%

42.9 AC. 100.0% 42.9 AC. 100% * OPEN SPACE INCLUDES STORMWATER MANAGEMENT AREAS FOR PROPOSED FIGURES.

= 196 PS HOTEL: 1 P.S./GUEST ROOM * 120 GUEST ROOMS

1385 SPACES: (INCLUDING 24 HANDICAPPED SPACES & 100 PARK AND RIDE SPACES)

UNITED WATER DELAWARE- WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE

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 LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR

PROJECTED SEWAGE FLOWS: 237,000 SF 0.1 GPD/SF = 23,700 GPD 87 UNITS 250 GPD/UNIT = 21,750 GPD TOTAL AVERAGE DAILY FLOW = 45,450 GPD

= 181,800 GPDA WETLANDS INVESTIGATION WAS CONDUCTED BY JAMES C. McCULLY IV ENVIRONMENTAL

APPLICATION NO. 2008-0274-S **EXPLORATORY**

MAJOR LAND DEVELOPMENT PLAN THE SHOPS AT BRANDYWINE VALLEY

INCORPORATED 27 W. MARKET STREET NEWPORT, DELAWARE 19804 (302) 994-1900 (302) 994-9099 FAX SHEET NO. 03/29/08 DRAWN BY: JEC/OVA/F.SMITH CHECKED BY: REVISION 03258002PLOTEXP3

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