

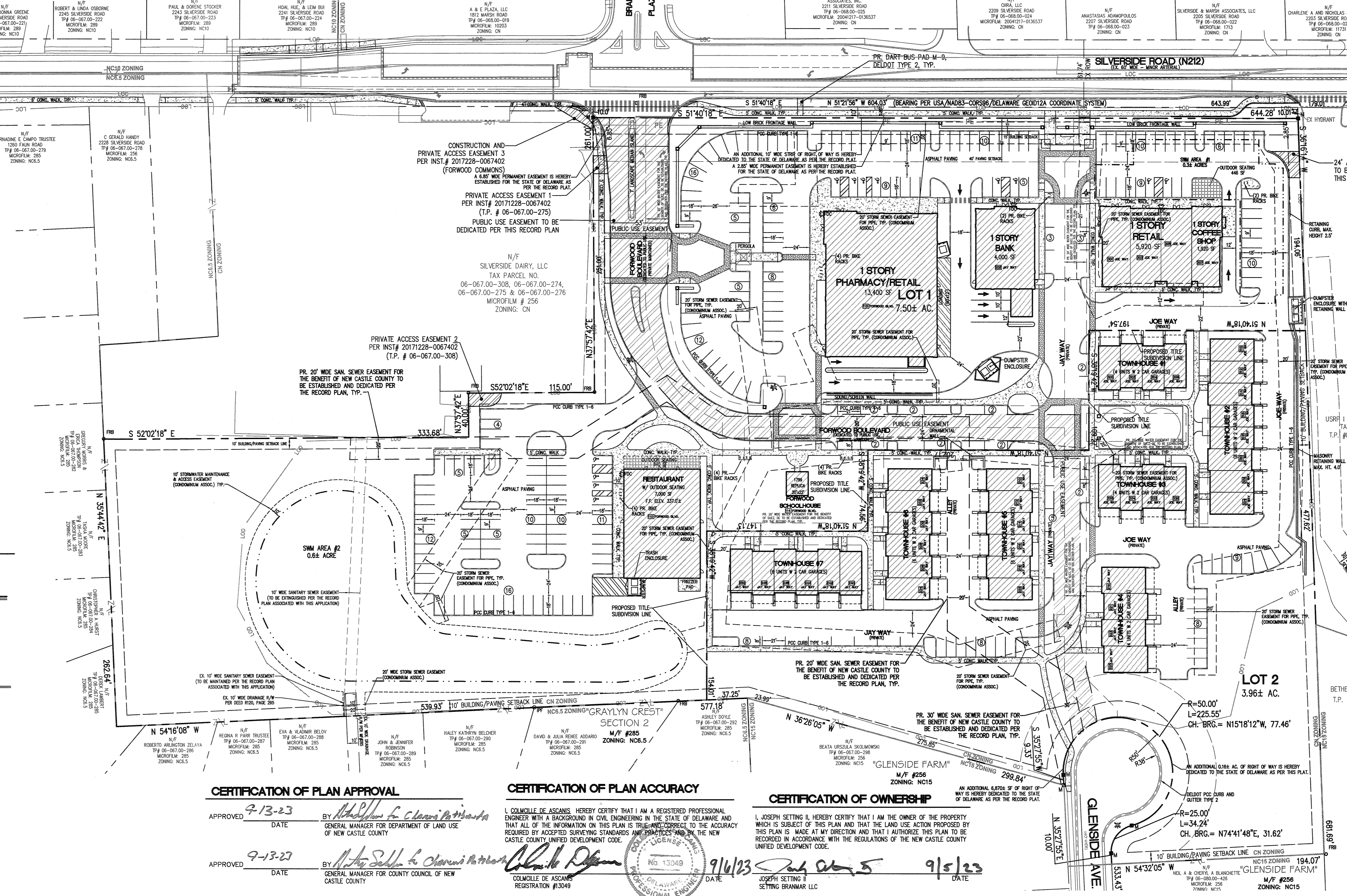
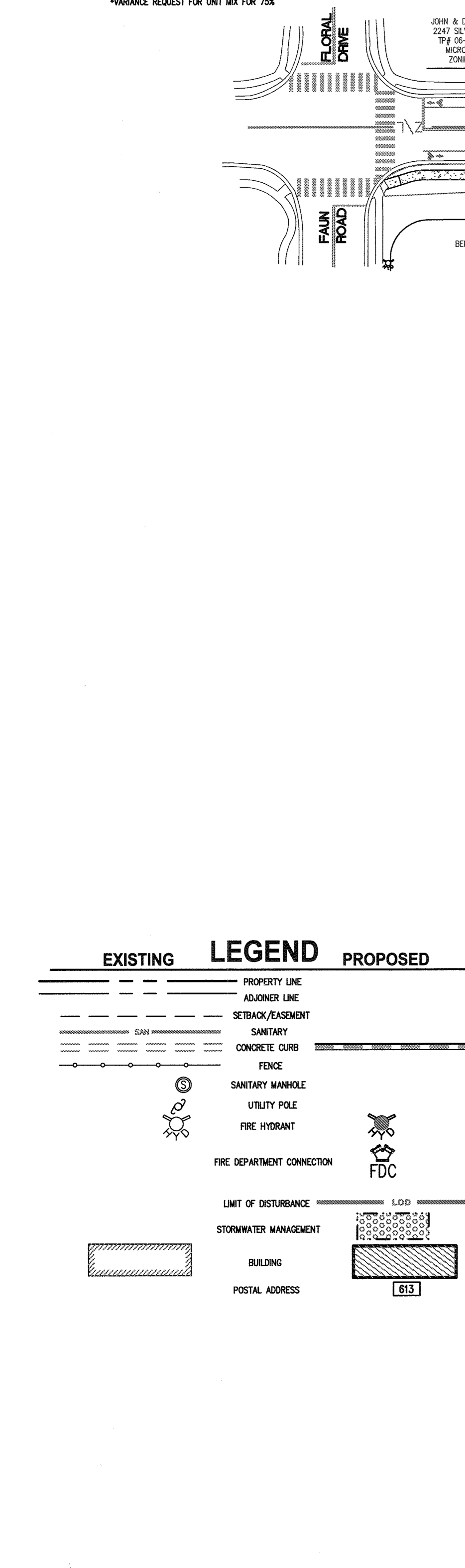
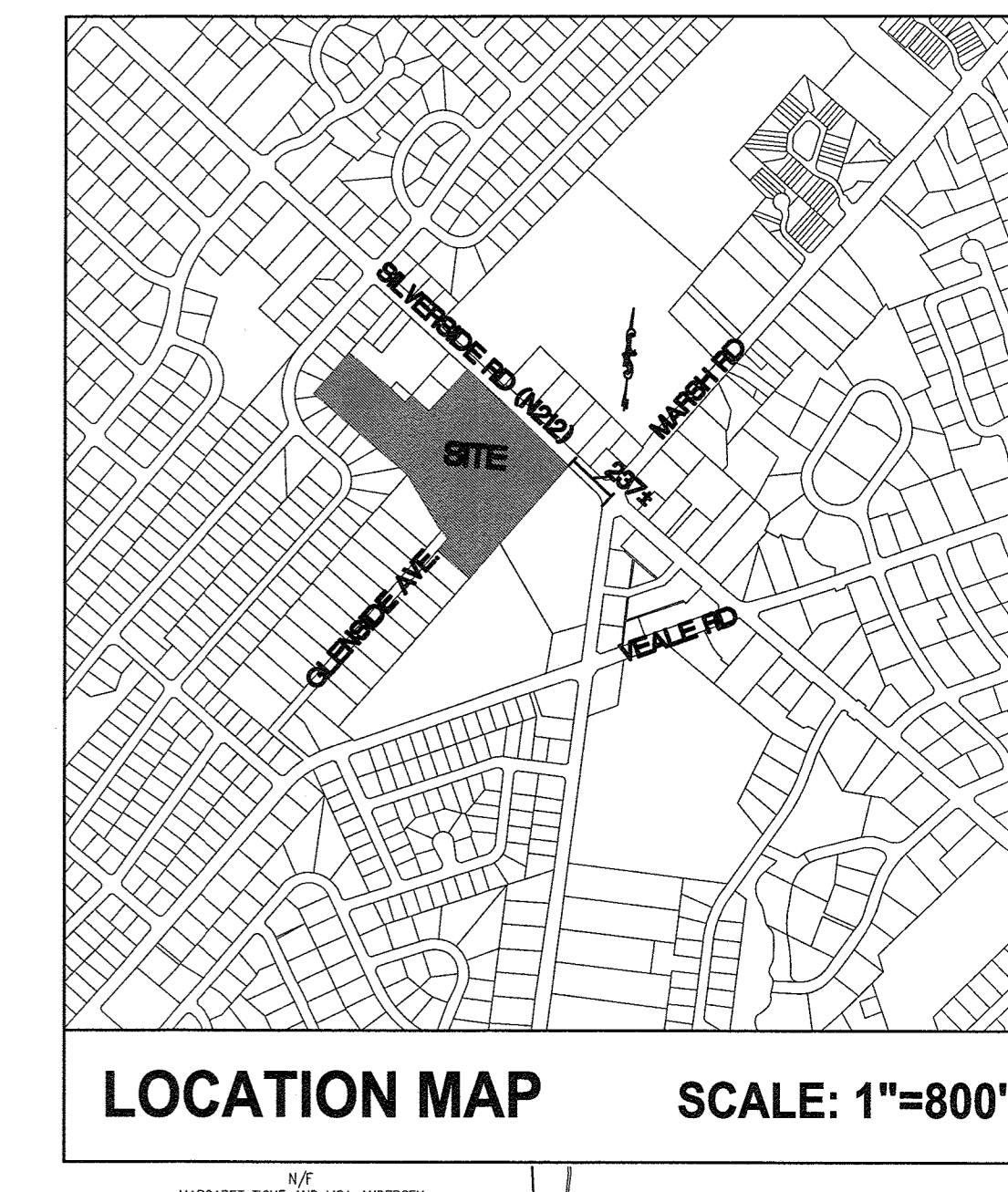
PLAN PURPOSE	
TO REVISE SANITARY SEWER EASEMENT LIMITS	
SITE DATA	
1. OWNER ADDRESS: SETTING BRANMAR LLC, 173 BOB WILKINSON DR 19710, WILMINGTON, DE 19810	
2. PROPERTY ADDRESS: 1226, 1227, 1228, AND 1230 GLENSIDE AVENUE, WILMINGTON, DE 19810	
3. TAX PARCEL NUMBERS: 06-067-00-271 (0.184 ACRES), 06-067-00-271 (0.184 ACRES), 06-067-00-271 (0.184 ACRES), 06-067-00-271 (0.184 ACRES), 06-067-00-271 (0.184 ACRES), 06-067-00-271 (0.184 ACRES), 06-067-00-271 (0.184 ACRES), 06-067-00-271 (0.184 ACRES), 06-067-00-271 (0.184 ACRES), 06-067-00-271 (0.184 ACRES)	
4. AREA OF PARCEL: EXISTING OVERALL PARCELS: 11.77 ± AC. PROPOSED: LOT 1: 7.50 ± AC, LOT 2: 3.96 ± AC	
5. ZONING: EXISTING: NCG5, NCG5. PROPOSED: CN - COMMERCIAL NEIGHBORHOOD (MIXED USE)	
6. AREA BREAKDOWN: BUILDING COVERAGE: 0.082 AC (7%), IMPERVIOUS SURFACES: 0.242 AC (2%), OPEN SPACE: 11.664 AC (100%)	
7. GROSS FLOOR AREA: *VARIANCE REQUEST FOR 438 SQ/FT BANK	

8. PARKING: REQUIRED: 86 SPACES (TOWNSHOUSES (38 UNITS x 2.25) 19 SPACES BANK (400 SF/1,000 SF x 4) 78 SPACES RETAIL (10,350 SF/7,000 SF x 4 SPACES) 85 SPACES RESTAURANT (1,620 SF/1,000 SF x 9) 30 SPACES COFFEE SHOP (W/ MORE THAN 20 SEATS (1,200 SF/7,000 SF x 1) + 1/4 448 SF/1,000 SF x 1)	27. 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 THE NEW CASTLE COUNTY COUNCIL.
9. LOTS: EXISTING: 11, PROPOSED: 2	28. PLANNING BOARD RECOMMENDATION: A LANDSCAPE PLAN, PREPARED BY DESIGN, ETC. LAST DATED 11/21/19 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
10. SOURCE OF TITLE: HORIZONTAL - NAVD 88	29. DEED RESTRICTION: THE DRIVE THROUGH FACILITY ASSOCIATED WITH THE PROPOSED COFFEE SHOP SHALL REMAIN ASSOCIATED WITH A COFFEE SHOP, AS DEFINED UNDER THE NCGS CODE, AND NO OTHER USE.
11. DATE OF SURVEY: DECEMBER 2015 BY L. GIBSON/PL, INC.	30. DEED RESTRICTION: THE DRIVE THROUGH FACILITY ASSOCIATED WITH THE PROPOSED COFFEE SHOP SHALL REMAIN ASSOCIATED WITH A COFFEE SHOP, AS DEFINED UNDER THE NCGS CODE, AND NO OTHER USE.
12. MONUMENTATION: EXISTING: 2 FOUND IRON PIPE AND 5 FOUND REBAR	31. SIDEWALKS: THE DRIVE THROUGH FACILITY ASSOCIATED WITH THE PROPOSED COFFEE SHOP SHALL REMAIN ASSOCIATED WITH A COFFEE SHOP, AS DEFINED UNDER THE NCGS CODE, AND NO OTHER USE.
13. DATE OF SURVEY: DECEMBER 2015 BY L. GIBSON/PL, INC.	32. MAINTENANCE OF COMMON FACILITIES: THE DRIVE THROUGH FACILITY ASSOCIATED WITH THE PROPOSED COFFEE SHOP SHALL REMAIN ASSOCIATED WITH A COFFEE SHOP, AS DEFINED UNDER THE NCGS CODE, AND NO OTHER USE.
14. LANDSCAPE PLAN: A LANDSCAPE PLAN, PREPARED BY DESIGN, ETC. LAST DATED 11/21/19 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.	33. UTILITY EASEMENTS: THE DRIVE THROUGH FACILITY ASSOCIATED WITH THE PROPOSED COFFEE SHOP SHALL REMAIN ASSOCIATED WITH A COFFEE SHOP, AS DEFINED UNDER THE NCGS CODE, AND NO OTHER USE.
15. SEWER: *VARIANCE REQUEST FOR 438 SQ/FT BANK	
16. WATER SUPPLY: MEDIA - WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.	
17. FLOODPLAIN: THIS PROPERTY LIES WITHIN ZONE "X", AREAS OUTSIDE THE 100-YEAR FLOODPLAIN ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (NUMBER 1500000001) WITH AN EFFECTIVE DATE OF JANUARY 11, 2002. A FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS APPLICATION.	
18. WATER RESOURCE: THE SITE IS NOT WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) ACCORDING TO THE WRPA MAP 1 OF A DATED MARCH 2022.	
19. WETLANDS: A WETLAND INVESTIGATION WAS PERFORMED BY WATERSHED ECO LLC IN DECEMBER 2015 IN ACCORDANCE WITH THE USACE WETLAND DELINEATION MANUAL. NO WETLANDS WERE FOUND TO EXIST ON THE SUBJECT PROPERTY.	

20. CRITICAL NATURAL AREA: THE SITE IS NOT WITHIN A CRITICAL NATURAL AREA PER DELAWARE INVENTORY OF NATURAL AREAS.	34. POSTAL ADDRESS: STREET NAME AND POSTAL ADDRESS IN ACCORDANCE WITH THE US POSTAL POLICY AND AS APPROVED BY COUNTY DEPARTMENT OF PUBLIC COMMUNICATIONS FOR ALL LOTS.
21. SUPERSEDES NOTE: THIS PLAN, IN PART, THE RECORD MAJOR LAND DEVELOPMENT PLAN OF FORMWOOD COMMONS, LAST DATED 7/8/19 AND RECORDED ON 7/29/19, IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT #20190725-005744.	35. COMMUNITY POSTAL BOXES: POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
22. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.	36. SIGN MAINTENANCE FUND: THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND PURSUANT TO SECTION 40.27A(6) OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, AN AMOUNT OF \$6,400.00 SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.
23. DRAINAGE: DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.	37. VOLUNTARY SCHOOL ASSESSMENT: PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OR UNIT SHOWN ON THIS PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT OR UNIT HAS BEEN PAID.
24. LIMIT OF DISTURBANCE: 06 ACRES (NO NEW DISTURBANCE PROPOSED)	38. RETAINING WALL: ANY RETAINING WALL IN EXCESS OF 4 FEET IN HEIGHT MUST BE DESIGNED AND CERTIFIED BY A QUALIFIED PROFESSIONAL ENGINEER WITH ALL ACCESS AND COMPUTATIONS SUBMITTED TO THE DEPARTMENT BUILDING PLAN REVIEW SECTION FOR REVIEW AND PERMITTING.
25. DELDOT: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE IDA, AND THE PERFORMANCE GUARANTEED INCORPORATED THEREIN. THE IDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 3/7/2019, AT INSTRUMENT #20190324-005888.	39. SIGN ACCESS EASEMENT: A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED OVER, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERBODIES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERBODIES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY AND GENERAL ACCESS IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREBY CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE, IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED. TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE DURING THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERBODIES, THE MAINTENANCE SHALL BE COMPLETED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
26. PLANNING BOARD RECOMMENDATION: A LANDSCAPE PLAN, PREPARED BY DESIGN, ETC. LAST DATED 11/21/19 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.	40. RIGHT OF ACCESS: MAINTENANCE OF THE PRIVATE STREETS/ALLEYS SHOWN ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. MAINTENANCE OF ALL STORM SEWER SYSTEMS WITHIN PRIVATE STREETS/ALLEYS SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. ALL PRIVATE STREETS/ALLEYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT DELDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY DESIGN. DRIVENETS TO A PRIVATE STREET/ALLEY SHALL MEET DELDOT STANDARDS. A THIRD PARTY INSPECTOR IS REQUIRED TO BE RETAINED BY OWNER TO DOCUMENT THAT ALL PRIVATE STREETS/ALLEYS MEET DELDOT CONSTRUCTION SPECIFICATIONS. THIRD PARTY INSPECTOR SHALL PREPARE AND SUBMIT A REPORT TO THE DEPARTMENT OF LAND USE SHOWING INSPECTION SOUNDINGS AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF DELAWARE. ALL PRIVATE STREET/ALLEY SIGNAGE REQUIRED FOR SAFE INGRESS AND EGRESS TO A LOT SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY BUILDING. VOID KEEPING ALL STORM SEWERS ARE IN GOOD CONDITION SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ACCEPTANCE OF OPEN SPACE (RESIDENTIAL) OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF BUILDINGS SERVED BY THE STORM SEWER (MULTI-RESIDENTIAL). THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE STREETS/ALLEYS UNTIL ACCEPTANCE.
27. 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 THE NEW CASTLE COUNTY COUNCIL.	41. PRIVATE STREETS/ALLEYS: MAINTENANCE OF THE PRIVATE STREETS/ALLEYS SHOWN ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. MAINTENANCE OF ALL STORM SEWER SYSTEMS WITHIN PRIVATE STREETS/ALLEYS SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. ALL PRIVATE STREETS/ALLEYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT DELDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY DESIGN. DRIVENETS TO A PRIVATE STREET/ALLEY SHALL MEET DELDOT STANDARDS. A THIRD PARTY INSPECTOR IS REQUIRED TO BE RETAINED BY OWNER TO DOCUMENT THAT ALL PRIVATE STREETS/ALLEYS MEET DELDOT CONSTRUCTION SPECIFICATIONS. THIRD PARTY INSPECTOR SHALL PREPARE AND SUBMIT A REPORT TO THE DEPARTMENT OF LAND USE SHOWING INSPECTION SOUNDINGS AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF DELAWARE. ALL PRIVATE STREET/ALLEY SIGNAGE REQUIRED FOR SAFE INGRESS AND EGRESS TO A LOT SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY BUILDING. VOID KEEPING ALL STORM SEWERS ARE IN GOOD CONDITION SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ACCEPTANCE OF OPEN SPACE (RESIDENTIAL) OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF BUILDINGS SERVED BY THE STORM SEWER (MULTI-RESIDENTIAL). THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE STREETS/ALLEYS UNTIL ACCEPTANCE.
28. PLANNING BOARD RECOMMENDATION: A LANDSCAPE PLAN, PREPARED BY DESIGN, ETC. LAST DATED 11/21/19 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.	42. TOWNHOUSE ENTRY ACCESS AT ALLEY DOOR: A DECLARATION OF CROSS EASEMENTS FOR ACCESS, PARKING, STORMWATER MANAGEMENT, AND UTILITIES WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON SEPTEMBER 12, 2018 AT INSTRUMENT NO. 20180109-005372.
29. DEED RESTRICTION: THE DRIVE THROUGH FACILITY ASSOCIATED WITH THE PROPOSED COFFEE SHOP SHALL REMAIN ASSOCIATED WITH A COFFEE SHOP, AS DEFINED UNDER THE NCGS CODE, AND NO OTHER USE.	43. CROSS ACCESS EASEMENT: A DECLARATION OF CROSS EASEMENTS FOR ACCESS, PARKING, STORMWATER MANAGEMENT, AND UTILITIES WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON SEPTEMBER 12, 2018 AT INSTRUMENT NO. 20180109-005372.

30. CRITICAL NATURAL AREA: THE SITE IS NOT WITHIN A CRITICAL NATURAL AREA PER DELAWARE INVENTORY OF NATURAL AREAS.	44. PRIVATE STREETS/ALLEYS: MAINTENANCE OF THE PRIVATE STREETS/ALLEYS SHOWN ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. MAINTENANCE OF ALL STORM SEWER SYSTEMS WITHIN PRIVATE STREETS/ALLEYS SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. ALL PRIVATE STREETS/ALLEYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT DELDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY DESIGN. DRIVENETS TO A PRIVATE STREET/ALLEY SHALL MEET DELDOT STANDARDS. A THIRD PARTY INSPECTOR IS REQUIRED TO BE RETAINED BY OWNER TO DOCUMENT THAT ALL PRIVATE STREETS/ALLEYS MEET DELDOT CONSTRUCTION SPECIFICATIONS. THIRD PARTY INSPECTOR SHALL PREPARE AND SUBMIT A REPORT TO THE DEPARTMENT OF LAND USE SHOWING INSPECTION SOUNDINGS AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF DELAWARE. ALL PRIVATE STREET/ALLEY SIGNAGE REQUIRED FOR SAFE INGRESS AND EGRESS TO A LOT SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY BUILDING. VOID KEEPING ALL STORM SEWERS ARE IN GOOD CONDITION SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ACCEPTANCE OF OPEN SPACE (RESIDENTIAL) OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF BUILDINGS SERVED BY THE STORM SEWER (MULTI-RESIDENTIAL). THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE STREETS/ALLEYS UNTIL ACCEPTANCE.
31. SIDEWALKS: THE DRIVE THROUGH FACILITY ASSOCIATED WITH THE PROPOSED COFFEE SHOP SHALL REMAIN ASSOCIATED WITH A COFFEE SHOP, AS DEFINED UNDER THE NCGS CODE, AND NO OTHER USE.	45. TOWNHOUSE ENTRY ACCESS AT ALLEY DOOR: A DECLARATION OF CROSS EASEMENTS FOR ACCESS, PARKING, STORMWATER MANAGEMENT, AND UTILITIES WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON SEPTEMBER 12, 2018 AT INSTRUMENT NO. 20180109-005372.
32. MAINTENANCE OF COMMON FACILITIES: THE DRIVE THROUGH FACILITY ASSOCIATED WITH THE PROPOSED COFFEE SHOP SHALL REMAIN ASSOCIATED WITH A COFFEE SHOP, AS DEFINED UNDER THE NCGS CODE, AND NO OTHER USE.	46. CROSS ACCESS EASEMENT: A DECLARATION OF CROSS EASEMENTS FOR ACCESS, PARKING, STORMWATER MANAGEMENT, AND UTILITIES WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON SEPTEMBER 12, 2018 AT INSTRUMENT NO. 20180109-005372.
33. UTILITY EASEMENTS: THE DRIVE THROUGH FACILITY ASSOCIATED WITH THE PROPOSED COFFEE SHOP SHALL REMAIN ASSOCIATED WITH A COFFEE SHOP, AS DEFINED UNDER THE NCGS CODE, AND NO OTHER USE.	47. TOWNHOUSE ENTRY ACCESS AT ALLEY DOOR: A DECLARATION OF CROSS EASEMENTS FOR ACCESS, PARKING, STORMWATER MANAGEMENT, AND UTILITIES WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON SEPTEMBER 12, 2018 AT INSTRUMENT NO. 20180109-005372.

34. POSTAL ADDRESS: STREET NAME AND POSTAL ADDRESS IN ACCORDANCE WITH THE US POSTAL POLICY AND AS APPROVED BY COUNTY DEPARTMENT OF PUBLIC COMMUNICATIONS FOR ALL LOTS.	DELDOT NOTES: A TRAFFIC IMPACT STUDY (TIS) DATED MAY 2016 PREPARED BY LANDMARK SCIENCE & ENGINEERING, INC. WAS PREPARED FOR THIS PROJECT. DELDOT REVIEWED AND APPROVED THE TIS WITH THE RECOMMENDATIONS BELOW IN A LETTER DATED OCTOBER 11, 2016.
35. COMMUNITY POSTAL BOXES: POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.	1. DEVELOPER SHALL PROVIDE A BITUMINOUS CONCRETE OVERLAY TO THE EXISTING TRAVEL LANE ALONG SILVERSIDE ROAD, AT DELDOT'S DISCRETION.
36. SIGN MAINTENANCE FUND: THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND PURSUANT TO SECTION 40.27A(6) OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, AN AMOUNT OF \$6,400.00 SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.	2. DEVELOPER SHALL IMPROVE THE INTERSECTION OF SILVERSIDE ROAD AND BRANMAR PLAZA/PROPOSED SITE ENTRANCE.
37. VOLUNTARY SCHOOL ASSESSMENT: PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OR UNIT SHOWN ON THIS PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT OR UNIT HAS BEEN PAID.	3. DEVELOPER SHALL PROVIDE TRAFFIC SIGNAL LIGHTING FROM STUDY AND A TRAFFIC SIGNAL PROGRAM ANALYSIS TO DELDOT'S TRAFFIC SECTION.
38. RETAINING WALL: ANY RETAINING WALL IN EXCESS OF 4 FEET IN HEIGHT MUST BE DESIGNED AND CERTIFIED BY A QUALIFIED PROFESSIONAL ENGINEER WITH ALL ACCESS AND COMPUTATIONS SUBMITTED TO THE DEPARTMENT BUILDING PLAN REVIEW SECTION FOR REVIEW AND PERMITTING.	4. DEVELOPER SHALL ENTER INTO A TRAFFIC SIGNAL AGREEMENT WITH DELDOT FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF SILVERSIDE ROAD AND BRANMAR PLAZA/PROPOSED SITE ENTRANCE.
39. SIGN ACCESS EASEMENT: A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED OVER, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERBODIES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERBODIES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY AND GENERAL ACCESS IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREBY CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE, IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED. TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE DURING THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERBODIES, THE MAINTENANCE SHALL BE COMPLETED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.	5. PLAN PROVIDES A MEANS OF POTENTIAL FUTURE VEHICULAR INTERCONNECTION WITH THE SHOPPES OF GRAYLYN CENTERING CENTER.
40. RIGHT OF ACCESS: MAINTENANCE OF THE PRIVATE STREETS/ALLEYS SHOWN ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. MAINTENANCE OF ALL STORM SEWER SYSTEMS WITHIN PRIVATE STREETS/ALLEYS SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. ALL PRIVATE STREETS/ALLEYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT DELDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY DESIGN. DRIVENETS TO A PRIVATE STREET/ALLEY SHALL MEET DELDOT STANDARDS. A THIRD PARTY INSPECTOR IS REQUIRED TO BE RETAINED BY OWNER TO DOCUMENT THAT ALL PRIVATE STREETS/ALLEYS MEET DELDOT CONSTRUCTION SPECIFICATIONS. THIRD PARTY INSPECTOR SHALL PREPARE AND SUBMIT A REPORT TO THE DEPARTMENT OF LAND USE SHOWING INSPECTION SOUNDINGS AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF DELAWARE. ALL PRIVATE STREET/ALLEY SIGNAGE REQUIRED FOR SAFE INGRESS AND EGRESS TO A LOT SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY BUILDING. VOID KEEPING ALL STORM SEWERS ARE IN GOOD CONDITION SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ACCEPTANCE OF OPEN SPACE (RESIDENTIAL) OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF BUILDINGS SERVED BY THE STORM SEWER (MULTI-RESIDENTIAL). THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE STREETS/ALLEYS UNTIL ACCEPTANCE.	6. RECORDED EASEMENT PROVIDES POTENTIAL VEHICULAR INTERCONNECTION WITH SOMERSET PROPERTY.
41. PRIVATE STREETS/ALLEYS: MAINTENANCE OF THE PRIVATE STREETS/ALLEYS SHOWN ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. MAINTENANCE OF ALL STORM SEWER SYSTEMS WITHIN PRIVATE STREETS/ALLEYS SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. ALL PRIVATE STREETS/ALLEYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT DELDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY DESIGN. DRIVENETS TO A PRIVATE STREET/ALLEY SHALL MEET DELDOT STANDARDS. A THIRD PARTY INSPECTOR IS REQUIRED TO BE RETAINED BY OWNER TO DOCUMENT THAT ALL PRIVATE STREETS/ALLEYS MEET DELDOT CONSTRUCTION SPECIFICATIONS. THIRD PARTY INSPECTOR SHALL PREPARE AND SUBMIT A REPORT TO THE DEPARTMENT OF LAND USE SHOWING INSPECTION SOUNDINGS AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF DELAWARE. ALL PRIVATE STREET/ALLEY SIGNAGE REQUIRED FOR SAFE INGRESS AND EGRESS TO A LOT SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY BUILDING. VOID KEEPING ALL STORM SEWERS ARE IN GOOD CONDITION SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ACCEPTANCE OF OPEN SPACE (RESIDENTIAL) OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF BUILDINGS SERVED BY THE STORM SEWER (MULTI-RESIDENTIAL). THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE STREETS/ALLEYS UNTIL ACCEPTANCE.	7. STANDARD BICYCLE AND PEDESTRIAN IMPROVEMENTS COMMENTS HAVE BEEN ADDRESSED WITH DEVELOPMENT COORDINATION.
42. TOWNHOUSE ENTRY ACCESS AT ALLEY DOOR: A DECLARATION OF CROSS EASEMENTS FOR ACCESS, PARKING, STORMWATER MANAGEMENT, AND UTILITIES WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON SEPTEMBER 12, 2018 AT INSTRUMENT NO. 20180109-005372.	DELDOT NOTES: 1. A PERPETUAL CROSS ACCESS/EGRESS EASEMENT FOR PUBLIC USE, FOR POTENTIAL FUTURE VEHICULAR INTERCONNECTION, IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN.
43. CROSS ACCESS EASEMENT: A DECLARATION OF CROSS EASEMENTS FOR ACCESS, PARKING, STORMWATER MANAGEMENT, AND UTILITIES WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON SEPTEMBER 12, 2018 AT INSTRUMENT NO. 20180109-005372.	2. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURVEY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERMETER EROSION AND SEDIMENT CONTROLS UP TO 30 DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT, IF PLAN APPROVAL IS NOT RECEIVED WITHIN 30 CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.



CDA ENGINEERING INC.
CIVIL/SITE ENGINEERING AND LAND PLANNING
 6 LARCH AVENUE SUITE 401 WILMINGTON, DE 19804
 Tel: 302 998 9202 Fax: 302 691 1314 cdaengineering.com

REVISION RECORD PLAN MODIFICATION 7.18.23 ISSUED FOR RECORDATION 8.29.23

DRAWN BY: EMT CHECKED BY: CD PROJECT No.: 14.192.00 SCALE: 1"=50' DATE: JULY 18, 2023 CAD FILE: 14.192.00 BASE

APPLICATION # 2015-0867
FORWOOD COMMONS
 RECORD PLAN MODIFICATION

BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE

DRAWING TITLE: RECORD PLAN MODIFICATION DRAWING NUMBER: REC-1

CERTIFICATION OF PLAN APPROVAL

APPROVED: 9/13/23 DATE: BY: Robert L. Cleary, P.E. GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED: 9/13/23 DATE: BY: Robert L. Cleary, P.E. GENERAL MANAGER FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

CERTIFICATION OF PLAN ACCURACY

I, COLMILLE DE ASCANS, 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.

DATE: 9/16/23 BY: Colmille De Ascans, P.E. REGISTRATION #3049

CERTIFICATION OF OWNERSHIP

I, JOSEPH SETTING, 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 DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE: 9/5/23 BY: Joseph Setting, P.E. SETTING BRANMAR LLC