

PURPOSE OF PLAN TO RECONFIGURE PREVIOUSLY APPROVED GFA AND REDEFINE BUILDING USES.

SITE DATA

1. OWNER ADDRESS: SETTING BRANMAR LLC, 1001 N. WILMINGTON, DE 19801. 2. PROPERTY ADDRESS: 0, 1226, 1227, 1228, AND 1230 SILVERSIDE ROAD, WILMINGTON, DE 19801. 3. TAX PARCEL NUMBERS: 06-067-00-271 (1.814 ACRES), 06-067-00-272 (1.714 ACRES), 06-067-00-273 (1.804 ACRES), 06-067-00-274 (1.814 ACRES), 06-067-00-275 (1.814 ACRES), 06-067-00-276 (1.814 ACRES), 06-067-00-277 (1.814 ACRES), 06-067-00-278 (1.814 ACRES), 06-067-00-279 (1.814 ACRES), 06-067-00-280 (1.814 ACRES), 06-067-00-281 (1.814 ACRES), 06-067-00-282 (1.814 ACRES), 06-067-00-283 (1.814 ACRES), 06-067-00-284 (1.814 ACRES), 06-068-00-007 (0.286 ACRES), 06-068-00-244 (1.474 ACRES), 06-068-00-245 (1.474 ACRES).

4. AREA OF PARCEL: EXISTING OVERALL PARCELS: 11.77 ± AC., PROPOSED: 1.50 ± AC. 5. ZONING: EXISTING: NCD5, NCD5 PROPOSED: CN - COMMERCIAL NEIGHBORHOOD (MIXED USE). 6. AREA BREAKDOWN: EXISTING: 0.06 ± AC. (1%), 1.44 ± AC. (13%), 4.02 ± AC. (34%), 11.64 ± AC. (99%). 7. GROSS FLOOR AREA: TOTAL: 32,680 ± SF. SUB TOTAL: 32,680 ± SF.

8. PARKING:

- REQUIRED: 86 SPACES TOWNHOUSES (8 UNITS x 225), 18 SPACES COMMERCIAL (3 DRIVE-THRU UNITS x 6 STALLS), 30 SPACES COFFEE SHOP W/ MORE THAN 20 SEATS (1,500 SF/1,000 SF + 15 + 1/4 IN. 4.68 SF/1,000 SF + 9). PROVIDED: 204 SPACES COMMERCIAL AND COFFEE SHOP, 54 SPACES TOWNHOUSES, 280 PARKING SPACES, 30 STANDING SPACES.

- 9. LOTS: EXISTING: 11, PROPOSED: 2. 10. SOURCE OF TITLE: VERTICAL - N&W 88 HORIZONTAL - DELAWARE STATE PLANE NAD 83. 11. DATE: DECEMBER 2015 BY HOWARD L. ROBERTSON, INC. 12. DATE OF SURVEY: DECEMBER 2015 BY HOWARD L. ROBERTSON, INC. 13. MONUMENTATION: EXISTING: 5 FOUND IRON PIPE AND 5 FOUND REBAR PROJECT BENCHMARK. 14. LANDSCAPE PLAN: A LANDSCAPE PLAN PREPARED BY DESIGN, ETC. LAST DATED 11/21/18 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE. 15. SENIOR: NEW CASTLE COUNTY - GENERAL IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. 16. WATER SUPPLY: SUEZ NORTH AMERICA - WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL. 17. FLOODPLAIN: THIS PROPERTY LIES WITHIN ZONE "X" AREAS OUTSIDE THE 100-YEAR FLOODPLAIN. 18. WATER RESOURCES: THE SITE IS NOT WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) ACCORDING TO THE WRPA MAP 1 OF 3, DATED MARCH 2007. 19. METALS: A METAL INVESTIGATION WAS PERFORMED BY WATERSHED EKO LLC IN DECEMBER 2015. 20. CRITICAL NATURAL AREA: THE SITE IS NOT WITHIN A CRITICAL NATURAL AREA PER DELAWARE INVENTORY OF NATURAL AREAS.

- 21. SUPERSEDES NOTE: THIS PLAN SUPERSEDES IN PART THE MAP OF GLENSIDE FARM, DATED MAY 1929 AND RECORDED ON AUGUST 1929. 22. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE. 23. DRAINAGE: CURRENT DEVELOPMENT COORDINATION MANUAL (CDM) SHALL BE SUBJECT TO ITS APPROVAL. 24. LIMIT OF DISTURBANCE: 10.2 ± ACRES. 25. DELDOT: ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (CDM) AND SHALL BE SUBJECT TO ITS APPROVAL. 26. LAND DEVELOPMENT IMPROVEMENT AGREEMENT: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LDA, AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. 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 NEW CASTLE COUNTY COUNCIL. 28. VARIANCES: A VARIANCE WAS GRANTED BY THE BOARD OF ADJUSTMENT ON 10/27/2016 AND FILED ON 12/19/2016. 29. PLANNING BOARD RECOMMENDATION: PLANNING BOARD RECOMMENDED CONDITIONAL APPROVAL ON JANUARY 17, 2017. 30. DEED RESTRICTION: THE DRIVE THROUGH FACILITY ASSOCIATED WITH THE PROPOSED COFFEE SHOP SHALL REMAIN ASSOCIATED WITH A COFFEE SHOP. 31. SIDEWALKS: A 6 FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWING THE SHOWN PLAN. 32. MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING OPEN SPACE AND STORMWATER MANAGEMENT AREAS. 33. UTILITY EASEMENTS: A 6 FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWING THE SHOWN PLAN. 34. POSTAL ADDRESS: POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.

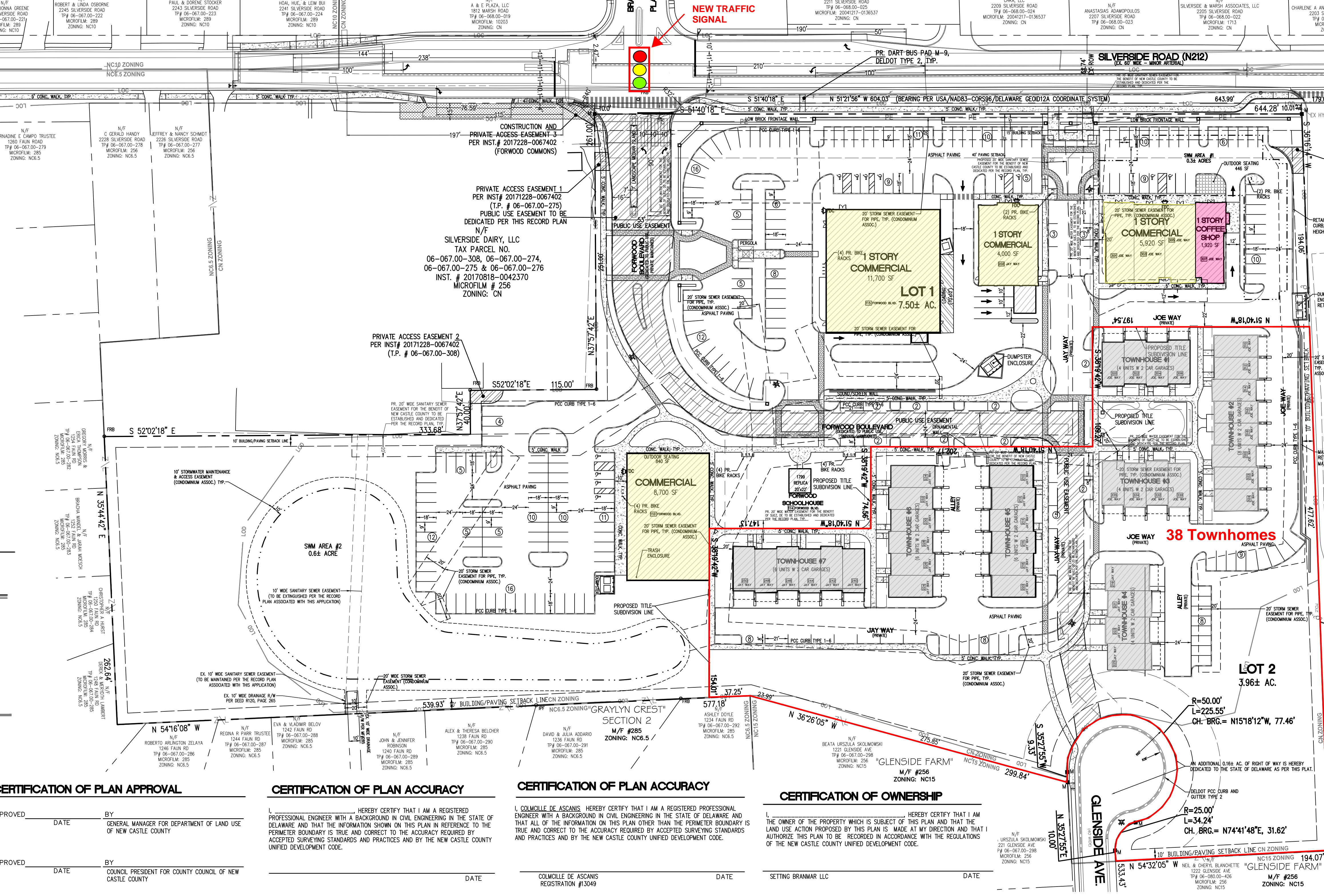
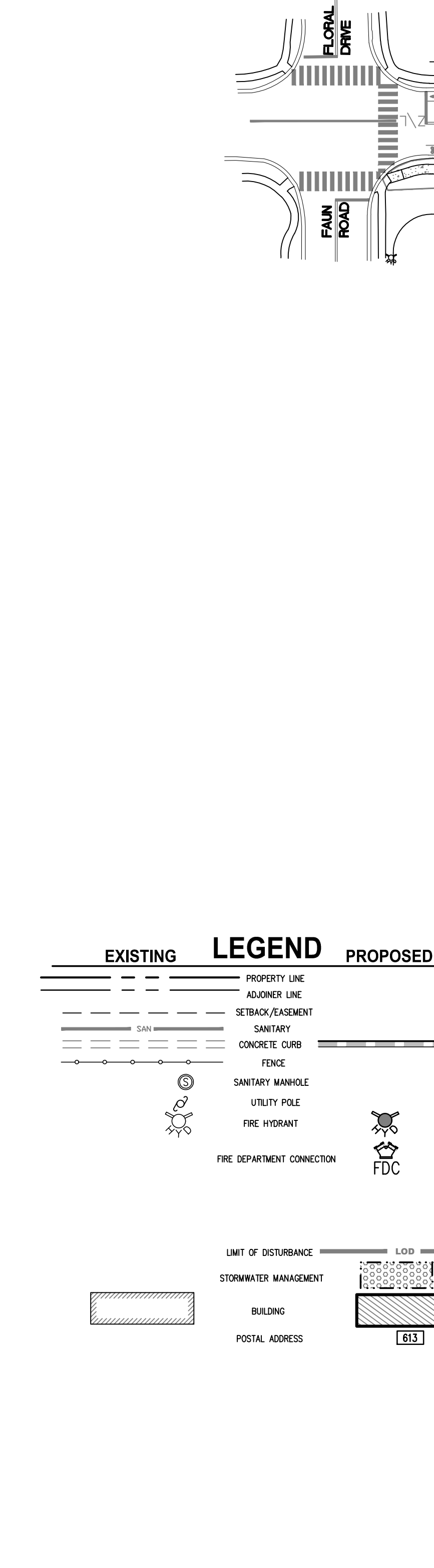
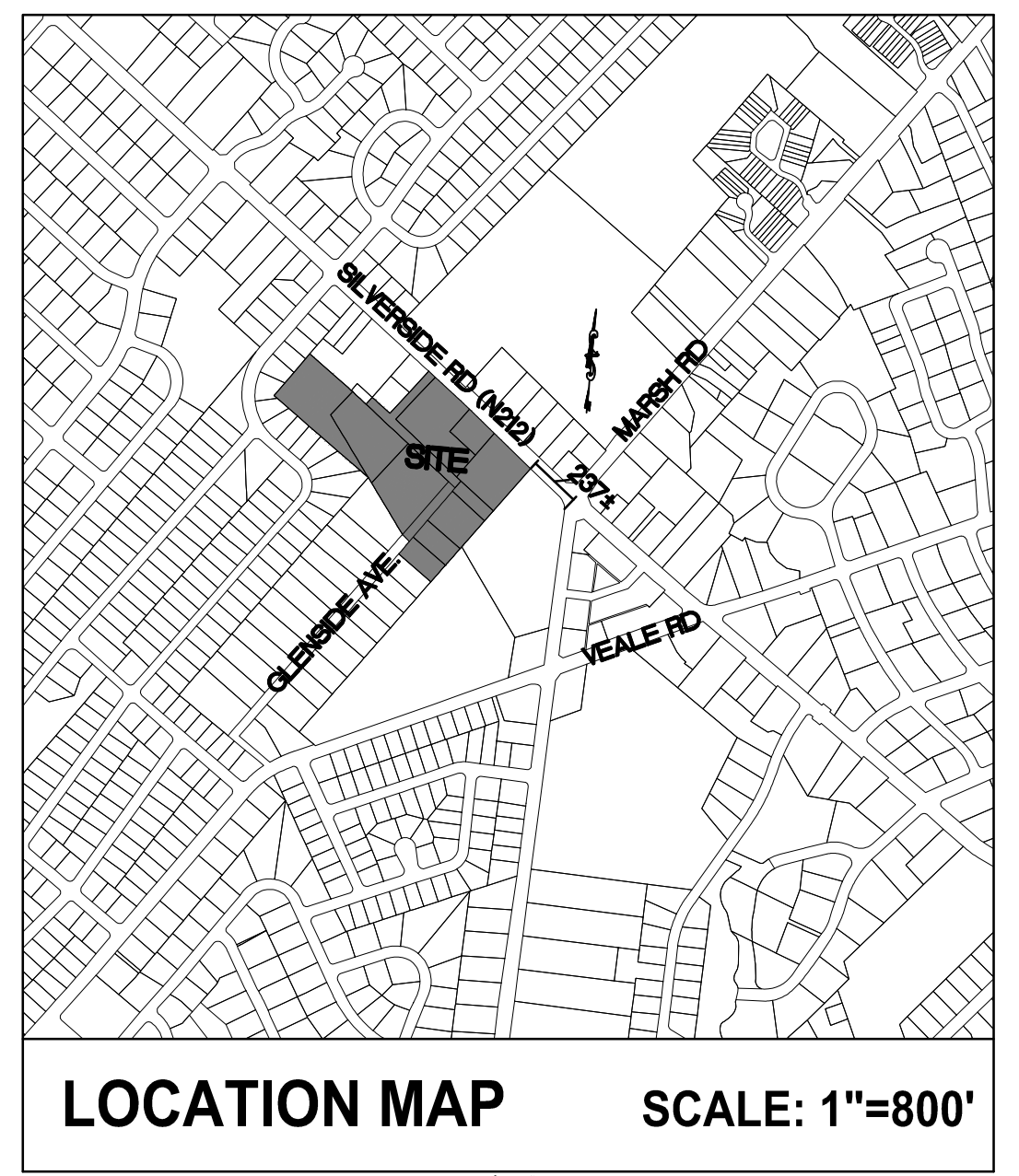
- 35. COMMUNITY POSTAL BOXES: POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE. 36. MAINTENANCE FUNG: A STORMWATER MANAGEMENT PLAN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL. 37. VOLUNTARY SCHOOL ASSESSMENT: PRIOR 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. 38. RETAINING WALL: ANY RETAINING WALL IN EXCESS OF 4 FEET OF HEIGHT MUST BE DESIGNED AND CERTIFIED BY A QUALIFIED PROFESSIONAL ENGINEER. 39. SWM ACCESS EASEMENT: A STORMWATER MANAGEMENT PLAN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL. 40. RIGHT OF ACCESS: NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING, AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN. 41. PRIVATE STREETS/ALLEYS: MAINTENANCE OF THE PRIVATE STREETS/ALLEYS SHOWN ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. 42. TOWNHOUSE ENTRY ACCESS AT ALLEYS: ACCESS TO TOWNHOUSES SHALL BE PROVIDED BY A REAR FEEDER/STAIRWAY DOOR. 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, 2008 AT INSTRUMENT NO. 2008038-000564. 44. TRAFFIC SIGNAL: A TRAFFIC SIGNAL AT THE INTERSECTION OF SILVERSIDE ROAD AND BRANMAR PLAZA PROPOSED SITE ENTRANCE HAS BEEN APPROVED. HOWEVER, THE TRAFFIC SIGNAL DESIGN WILL REQUIRE ACQUISITION OF ADDITIONAL PERMANENT EASEMENT AREA AND TEMPORARY CONSTRUCTION EASEMENT AREA FROM THE BRANMAR PLAZA PROPERTY.

DELDOT TIS NOTES:

- 1. A TRAFFIC IMPACT STUDY (TIS) DATED MAY 2016 PREPARED BY LANDMARKS SCIENCE & ENGINEERING, INC. WAS PREPARED FOR THIS PROJECT. 2. DEVELOPER SHALL PROVIDE A BITUMINOUS CONCRETE OVERLAY TO THE EXISTING TRAVEL LANES ALONG SILVERSIDE RD. AT DELDOT'S DIRECTION. 3. DEVELOPER SHALL IMPROVE THE INTERSECTION OF SILVERSIDE ROAD AND BRANMAR PLAZA/PROPOSED SITE ENTRANCE. 4. DEVELOPER SHALL PROVIDE TRAFFIC SIGNAL ADJUSTMENT STUDY AND A TRAFFIC SIGNAL PROGRESS ANALYSIS TO DELDOT'S TRAFFIC SIGNAL. 5. 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. 6. RECORD EASEMENT PROVIDES POTENTIAL FUTURE VEHICULAR INTERCONNECTION WITH THE SHOPPING OF GRANLIN SHOPPING CENTER. 7. STANDARD BICYCLE AND PEDESTRIAN IMPROVEMENTS COMMENTS HAVE BEEN ADDRESSED WITH DEVELOPMENT COORDINATION.

DELDOT NOTES:

- 1. A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT FOR PUBLIC USE, FOR POTENTIAL FUTURE VEHICULAR INTERCONNECTION, IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN. 2. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED. 3. TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, GRADE GRADING AND PERMITTER EROSION AND SEDIMENT CONTROLS UP TO 30 DAYS PRIOR TO PLAN APPROVAL. 4. TEMPORARY CONSTRUCTION SHALL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. 5. IF PLAN APPROVAL IS NOT RECEIVED WITHIN 30 CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. 6. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NOC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE PERMITTER.



REVISION table, CDA ENGINEERING INC. logo, CIVIL/SITE ENGINEERING AND LAND PLANNING, contact information (6 LARCH AVENUE SUITE 401 WILMINGTON, DE 19804), and APPLICATION # 2015-0867 FORWOD COMMONS RECORD MAJOR LAND DEVELOPMENT PLAN. DRAWING TITLE: RECORD PLAN. DRAWING NUMBER: REC-1.

CERTIFICATION OF PLAN APPROVAL

APPROVED BY: [Signature] DATE: [Date] GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

CERTIFICATION OF PLAN ACCURACY

I, [Signature], HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT THE INFORMATION SHOWN ON THIS PLAN IN REFERENCE TO THE PERIMETER BOUNDARY IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

CERTIFICATION OF PLAN ACCURACY

I, [Signature], HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT THE INFORMATION SHOWN ON THIS PLAN IN REFERENCE TO THE PERIMETER BOUNDARY IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

CERTIFICATION OF OWNERSHIP

I, [Signature], 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.