



# **APEX ENGINEERING INCORPORATED**

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June 27, 2008

Apex Project No. 03-258.002

Mr. Michael J. Bennett  
New Castle County  
Department of Land Use  
87 Reads Way  
New Castle, DE 19720



RE: The Shops at Brandywine Valley – Application # 2008-0274

Dear Mike:

Please find enclosed 22 revised copies of the revised exploratory sketch plan for the above referenced project. At our meeting of June 3, 2008 I took some informal notes of our discussion. We have made the following changes to the plan in response to the issues we covered that day.

1. The road between the residential units and the open space/wetland area has been removed. The residential units have been located immediately adjacent to the open space and the pedestrian precinct has been extended via the boardwalk along this frontage. In addition we have increased the number of residential units. This plan shows at least 25% of the site square footage as residential use.
2. We have added a separate drive aisle to access the residential units furthest to the north and added a landscape island between the drive aisle and the parking lot to the north.
3. The plan accentuates the pedestrian precinct by wrapping it completely around the open space/wetland area. This has been done with a combination of elevated boardwalks, mulch paths, sidewalks and open plaza areas. The precinct is centrally located, connects the hotel, retail and residential areas and provides direct visual and physical access to the natural amenity that the open space provides.
4. We have noted on the plan that the screening of the service area for the 52,000 s.f. retail building will be a wall and not merely a fenced enclosure. The intent is for this wall to be designed as part of the building so that it will match the architecture and blend with the elevation. At this time, we also anticipate a gated closure across the front of the service area.
5. All elements of the site design that would require a variance have been removed from the riparian buffer. Site improvements, such as stormwater management, pedestrian paths and the extension of Rocky Run Parkway for essential access, which are permitted, remain within the riparian buffer areas.

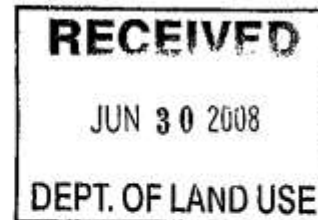
6. Since the extension of Rocky Run Parkway cuts off access to the existing service facilities for the complex to the south, we have included a new access from the extension to the service area.
7. The parking area in the southeast corner of the site has been modified slightly so that there is no longer an encroachment into the required paving setback.
8. Please note that the plan now takes advantage of section 40.22.611.N of the UDC, which allows up to five (5) percent of the total parking of a lot consisting of at least 200 spaces to be designated as parking for the park and ride facility.

I appreciate the opportunity to meet with you to review the plan and receive your comments. I trust that we have satisfactorily addressed your concerns. We look forward to discussing the plan with the Planning Board and request that the plan be placed on the agenda for the August 5, 2008 hearing.

Sincerely,



Stephen G. Davies, P.E.  
President



Enclosures

cc: Keith Stoltz  
Randy Stoltz  
Brad Coburn  
Pam Scott