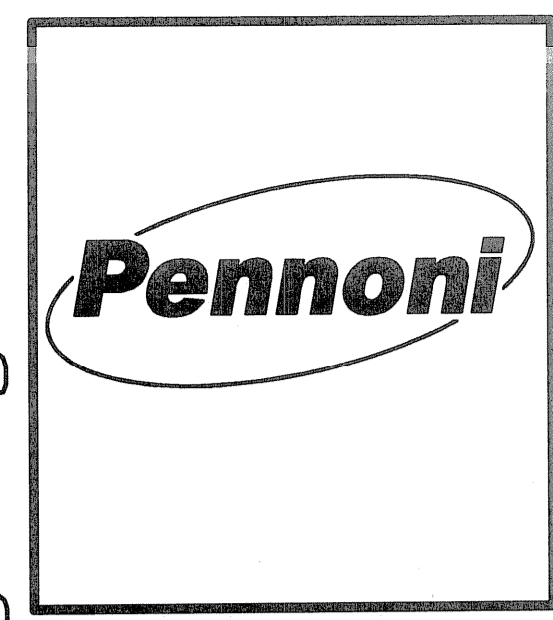
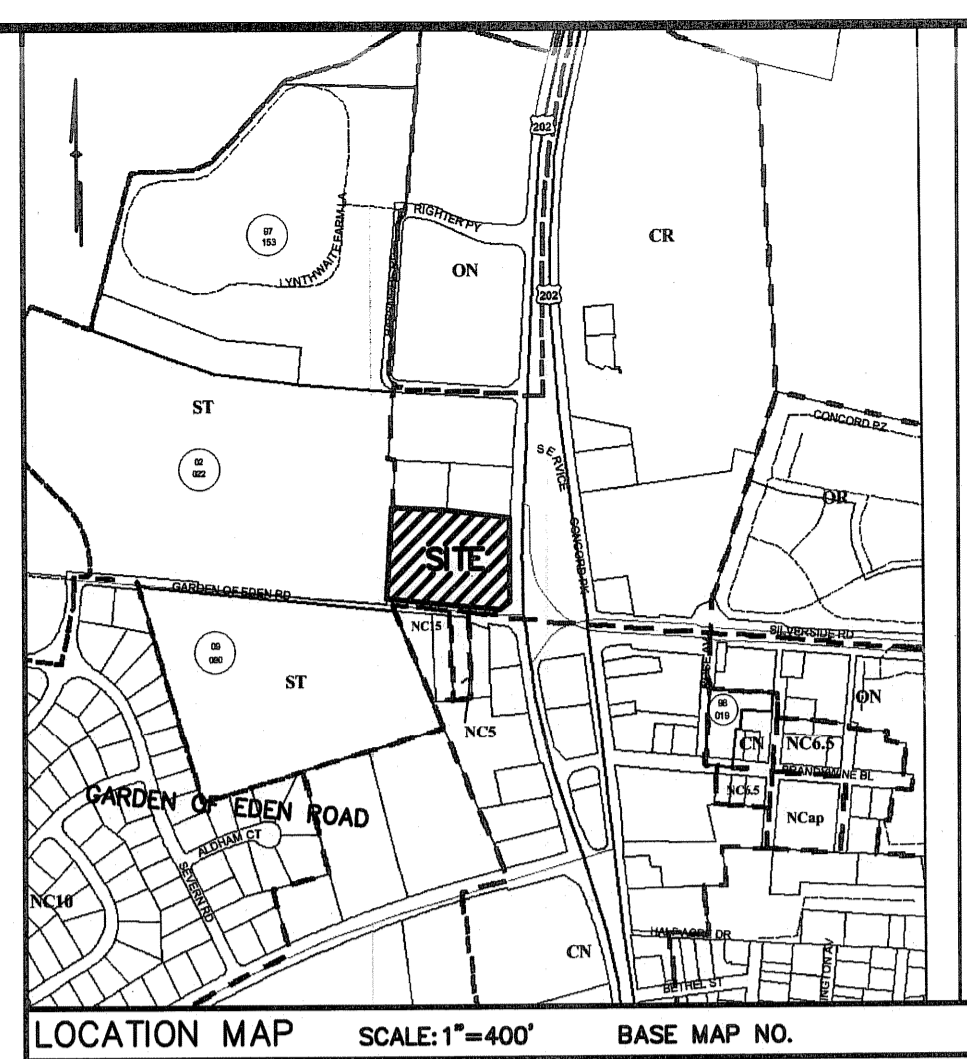


PURPOSE NOTE
 THE PURPOSE OF THIS PLAN IS TO SHOW THE REDEVELOPMENT OF THE EXISTING SITE TO CONSTRUCT A PROPOSED 6,099 SF WAWA STORE WITH GAS 8 FUEL PUMPS, 11,970 SF PHARMACY, AND A 7,000 SF 1-STORY MEDICAL OFFICE WITH ASSOCIATED PARKING AND UTILITIES.



DATE	NO.	BY

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

GARDEN OF EDEN SHOPPING CENTER
 4000 CONCORD PIKE
 BRANDYWINE HUNDRED, NEW CASTLE COUNTY, DE 19803
EXPLORATORY SKETCH PLAN
BRANDYWINE INNKEEPERS, LLC
 4000 CONCORD PIKE
 WILMINGTON, DE 19803

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

JOB NO.	WAWA 1001
SHEET	1 OF 1

SCALE	DRAWING NO.
1"=30'	CS-1001
DRAWN BY	DATE
SRA	03/25/11
DATE	APPROVED
03/25/11	WFW

CONCORD PIKE
 (a.k.a. U.S. ROUTE 202)
 (DelDOT Contract No. 83-100-02)
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

ZONING CHART

	REQUIRED	EXISTING	PROPOSED
MIN. OSR/LSR	0.20	0.21	0.22
MAX. GROSS DENSITY	N/A	-	-
MAX. NET DENSITY	N/A	-	-
MAX. GROSS FAR	0.37	0.21	0.147
MAX. NET FAR	0.47	0.29	0.151
MIN. SITE AREA	5.00 AC.	-	-
MIN. LOT AREA	1.00 AC.	3.97 AC.	3.97 AC.
MIN. LOT WIDTH	100 FT.	358.13 FT.	358.13 FT.
MIN. SETBACKS:			
SIDE	20 FT.	64.8 FT.	38.94 FT.
REAR	20 FT.	94.9 FT.	41.86 FT.
PAVING (STREET)	25 FT.	0 FT*	25.06 FT.
PAVING (OTHER)	5 FT.	0.46 FT*	3.22 FT.
MAX. BUILDING HEIGHT	50 FT.	-	-
PARKING			
TOTAL (4.5 SPACES/1,000 SF)	115	215	180
HANDICAP	5	7	10

* EXISTING NON-CONFORMITY

GENERAL SITE DATA

APPLICATION NO.	TBD
TAX PARCEL NO.	06-051.00-003
PROPERTY ADDRESS	4000 CONCORD PIKE WILMINGTON, DELAWARE 19803
SOURCE OF TITLE	DEED RECORD 32310
ZONING DISTRICT	COMMERCIAL NEIGHBORHOOD (CN)
GROSS/NET ACREAGE	3.97 AC.
VERTICAL DATUM	NAVD 1988
PROPERTY OWNER NAME	BRANDYWINE INNKEEPERS, LLC
PROPERTY OWNER ADDRESS	4000 CONCORD PIKE WILMINGTON, DE 19803

LAND USE

	EXISTING	PROPOSED
BUILDING COVERAGE (SF)	36,291 (20.9%)	25,069 (14.5%)
ADDITIONAL IMPERVIOUS COVERAGE (SF)	110,812 (58.8%)	110,495 (53.8%)
TOTAL IMPERVIOUS SURFACE (SF)	147,103 (75.7%)	135,564 (78.3%)
OPEN SPACE (SF)	34,884 (20.3%)	37,483 (21.7%)
TOTAL (SF)	173,047	173,047

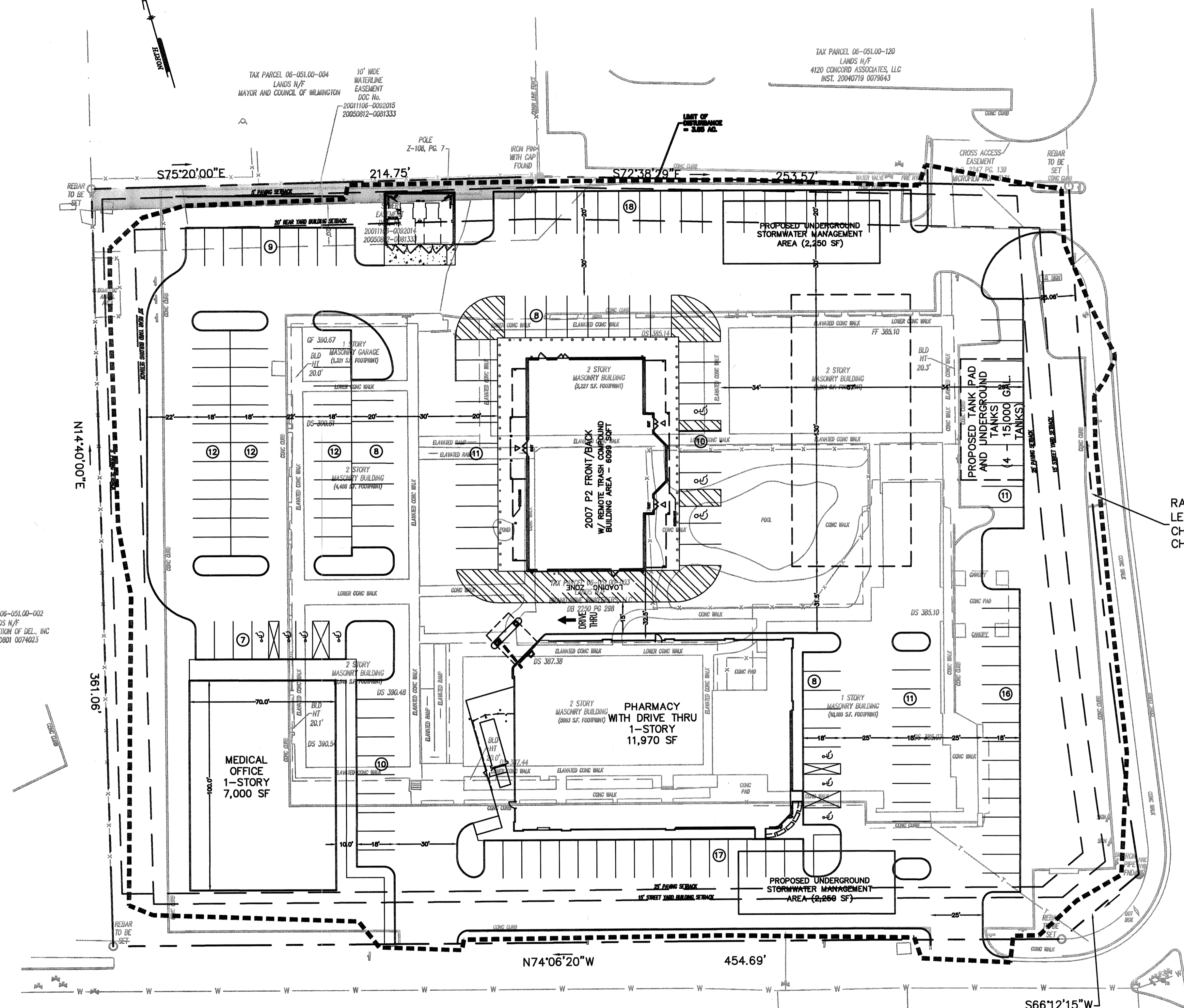
UTILITIES

WATER - CITY OF WILMINGTON - 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.

SEWER - SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND 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 THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE. SEE ANTICIPATED SEWER FLOW CALCULATION ON THIS SHEET.

GENERAL NOTES

- SITE BENCHMARK IS DOCK SPIKE (ELEVATION 388.98) IN GARDEN OF EDEN ROAD.
- THIS SITE LIES OUTSIDE THE 100-YEAR FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 1000300066J PAGE 66 OF 475, LAST REVISED JANUARY 17, 2007.
- A WATER RESOURCE PROTECTION AREA (WRPA) DOES NOT EXIST ON THIS SITE, ACCORDING TO THE WATER RESOURCES AGENCY FOR NEW CASTLE COUNTY MAP 1 OF 3, LAST REVISED FEBRUARY 2006.
- THERE ARE NO WETLANDS ON THE SITE.
- THIS SITE DOES NOT INCLUDE A CRITICAL NATURAL AREA (CNA), ACCORDING TO THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL STATE INVENTORY OF NATURAL AREAS.
- THIS PLAN SUPERSEDES, IN PART, THE RECORD MAJOR LAND DEVELOPMENT PLAN FOR HOLIDAY INN NORTH, DATED MAY 25, 1996, LAST REVISED DECEMBER 12, 1996 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE MICROFILM NO. 13131.
- NO DEBRIS SHALL BE BURIED ON SITE.
- THE SITE DOES NOT CONTAIN ANY PRECAUTIONARY OR PROHIBITIVE SLOPE AREAS.
- THE LIMIT OF DISTURBANCE FOLLOWS THE PROPERTY LINE EXCEPT WHERE IDENTIFIED ON THE PLAN.
- THIS PLAN IS BEING PURSUED IN ACCORDANCE WITH THE REDEVELOPMENT PROVISION OF SECTION 40.08.130.B.6 OF THE COUNTY CODE.
- DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE FEET (5') IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS COUNTY CODE.
- A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, 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 WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT 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 HERIN 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 AND 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 EXPENSES SHALL BE ASSESSED JUSTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
- THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR NON-RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH FACILITY MAINTENANCE AND INSPECTIONS. AN AMOUNT OF \$4,800.00 SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY BUILDING PERMIT UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.



RADIUS 3130.55'
 LENGTH 329.89'
 CH BRG S10°25'29"W
 CH DIST. 329.74'

GARDEN OF EDEN ROAD
 (65' WIDE PUBLIC RIGHT-OF-WAY)

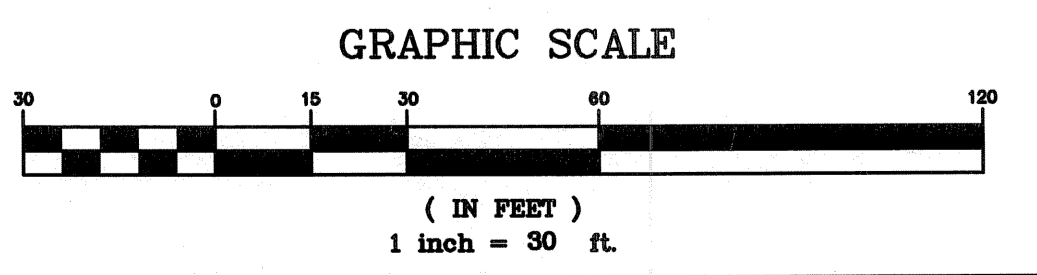
CERTIFICATION OF PLAN ACCURACY
 I WILLIAM F. WENDLING HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
 WILLIAM F. WENDLING, P.E. DATE 5/31/11

CERTIFICATION OF PLAN APPROVAL
 APPROVED _____ DATE _____ BY _____ GENERAL MANAGER
 FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY
 APPROVED _____ DATE _____ BY _____ GENERAL MANAGER
 FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

CERTIFICATION OF OWNERSHIP
 I LESLIE P. MORGAN 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.
 LESLIE P. MORGAN, MANAGING MEMBER
 BRANDYWINE INNKEEPERS LLC DATE 3/30/11

LEGEND

MONUMENT FOUND	POWERPOLE
P.K. NAIL FOUND	GUY WIRE
BENCHMARK	LIGHT POLE
(R) RECORD DATA	STREET LIGHT POLE
(M) MEASURED DATA	BURIED ELECTRIC
(C) CALCULATED DATA	O/H/E OVERHEAD ELECTRIC
TREE	ELEC. MANHOLE
GAS VALVE	ELECTRIC METER
GAS METER	WATER LINE
UNDERGROUND GAS MARKER	WATER MANHOLE
GAS MANHOLE	WATER VALVE
BOLLARD	WATER METER
BORE HOLE	HYDRANT
MONITORING WELL	BACK FLOW PREVENTOR
MAIL BOX	SAN-SEWER LINE
TELEPHONE BOX	SEWER MANHOLE
TELEPHONE MANHOLE	CLEAN OUT
TELEPHONE POLE	SD STORM DRAIN LINE
TELEPHONE LINE	SD STORM DRAIN MANHOLE
	SD STORM INLET
	SD CURB INLET



WAWA 1001 - ROUTE 202 WAWA 1001 - ROUTE 202 WAWA 1001 - ROUTE 202 WAWA 1001 - ROUTE 202 WAWA 1001 - ROUTE 202

Pennoni Associates Inc.

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