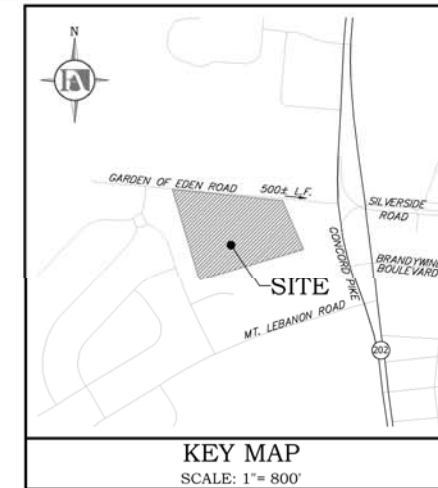


**GENERAL NOTES:**

- TOPOGRAPHY & BOUNDARY SURVEY PERFORMED BY VANDERMARK & LYNCH, INC. JUNE 12, 2007 THROUGH JULY 17, 2007. FIELD VERIFIED BY FORESITE ASSOCIATES INC. MAY 22, 2009.
- THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR LAND DEVELOPMENT PLAN DATED 05/01/86 AND RECORDED ON 09/16/86 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 0294.
- FLOOD PLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 1000300661, EFFECTIVE DATE 01/17/07, THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- THIS SITE CONTAINS NO WETLANDS.
- WRPA: THIS SITE IS NOT LOCATED IN A WATER RESOURCE PROTECTION AREA, MAP DATED FEBRUARY 2006.
- THIS SITE IS NOT LOCATED IN A CRITICAL NATURAL AREA.
- THIS SITE CONTAINS NO AREAS OF FOREST.
- UTILITIES:
- WATER SUPPLY: CITY OF WILMINGTON. SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
- SANITARY SEWER: NEW CASTLE COUNTY. SUBJECT TO THE APPROVAL OF NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY MUST BE DETERMINED 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 TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
- STORM DRAINAGE: DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS DATED APRIL 11, 2005 OR AS LATER AMENDED. ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS.
- A LANDSCAPE PLAN, PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_ AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- THESE PLANS DEPICT FIRE PROTECTION ELEMENTS FOR THE SITE AND DO NOT INCLUDE ANY INFORMATION ON BUILDING FIRE PROTECTION OR THE LOCATION OF THE BUILDING'S EXTERIOR FIRE DEPARTMENT CONNECTION.
- ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS.
- ALL TOWNHOME UNITS SHALL BE CONSTRUCTED WITH MINIMUM TWO HOUR RATED (CLASS C) FIRE BARRIER WALLS BETWEEN UNITS. THEY SHALL BE SUBJECT TO THE FOLLOWING CRITERIA:
  - A SPECIFIC BUILDING SECTION DETAIL SHALL BE SUBMITTED TO THE OFFICE OF STATE FIRE MARSHAL PRIOR TO APPROVAL FOR BUILDING CONSTRUCTION.
  - THE WALL CONSTRUCTION (FIRE BARRIER WALL) SHALL MEET OR EXCEED THE STANDARDS OF NFPA221, STANDARD FOR FIRE WALLS AND FIRE BARRIER WALLS.
  - THE FIRE BARRIER WALL IS TO HAVE A MINIMUM TWO HOUR FIRE RESISTANCE RATING.
  - THE FIRE BARRIER WALL IS TO EXTEND FROM THE FOUNDATION OR FLOOR BELOW TO THE UNDERSIDE OF THE ROOF OR FLOOR DECK ABOVE; OPENINGS, IF ANY, SHALL BE PROTECTED WITH A 1 1/2 HOUR RATED PROTECTIVE ASSEMBLY ON ONE SIDE OF THE OPENING.
- TOWNHOME UNITS SHALL BE DEED RESTRICTED SUCH THAT GARAGE SPACE MAY NOT BE CONVERTED INTO LIVING SPACE. SEE DEED OF RESTRICTIONS, DATED \_\_\_\_\_, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, DEED RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ (OR MICROFILM/INSTRUMENT NUMBER).
- THE PROPOSED SINGLE FAMILY HOMES, TOWNHOMES, AND CONDOS SHALL BE TYPE V CONSTRUCTION; WOOD FRAME.
- THE PROPOSED SINGLE FAMILY AND TOWNHOME BUILDING HEIGHTS ARE TO BE APPROXIMATELY 45'.
- THE PROPOSED APARTMENT/CONDO BUILDING HEIGHTS ARE TO BE APPROXIMATELY 50'.
- THE PROPOSED CONDOS SHALL BE SERVED BY A SPRINKLER SYSTEM IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS.
- A 40' UTILITY EASEMENT, 20' RESPECTIVELY, ON EACH SIDE OF THE CENTERLINE OF THE PIPE WHERE POSSIBLE, SHALL BE CREATED, WHEREVER POSSIBLE, WHERE SANITARY SEWER, STORM SEWER, WATER OR ELECTRIC IS DESIGNATED FOR PUBLIC USE AND IS OUTSIDE OF THE DEDICATED PUBLIC RIGHT-OF-WAY.
- A 6' WIDE EASEMENT ON THE INSIDE OF THE PERIMETER BOUNDARY SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE. PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED, THE EASEMENT ALONG SAID LOT LINE IS EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
- THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE, EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS, RECREATIONAL FACILITIES AND UTILITIES, AND SELECTIVE THINNING OF EXISTING TREES. SPECIFIC SPECIES OF PLANT MATERIALS AS DESIGNATED ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SUCH AS ORANGE CONSTRUCTION FENCING SHALL BE ERECTED AT THE DGR LINE OF ALL SPECIFIC TREES DURING CONSTRUCTION.
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION.
- EXTERIOR LIGHTING SHALL BE SHIELDED SO THAT IT IS REFLECTED AWAY FROM ADJACENT PROPERTIES AND FROM PASSING MOTORISTS.
- ALL PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND WITHIN THE LAND DEVELOPMENT. SUCH UTILITIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY OR OTHER COMPANY PROVIDING SERVICE, EXCEPT WHERE IT IS DEMONSTRATED TO THE SATISFACTION OF THE NEW CASTLE COUNTY THAT UNDERGROUND INSTALLATIONS ARE NOT FEASIBLE BECAUSE OF PHYSICAL CONDITIONS OF THE LAND.
- FOR MAINTENANCE DECLARATION OF OPEN SPACES, LANDSCAPING, AND/OR STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN, SEE DEED OF RESTRICTIONS, DATED \_\_\_\_\_, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, DEED RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ (OR MICROFILM/INSTRUMENT NO.).
- A CERTIFIED CONSTRUCTION REVIEWER (CCR) SHALL BE REQUIRED FOR THIS PROJECT.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN AND SHALL BE SIX FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- 48 HOUR NOTICE MUST BE GIVEN TO NEW CASTLE COUNTY PRIOR TO ANY CONSTRUCTION STARTING.
- LIMIT OF DISTURBANCE IS APPROXIMATELY 13.61+ AC.
- THE PROPOSED ENTRANCE/EXIT IS CONCEPTUAL ONLY AND IS SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- NO DEBRIS SHALL BE BURIED ON THE SITE.
- DRIVES CONSTRUCTED WITHIN THE LIMITS OF THE DEVELOPMENT ARE TO REMAIN PRIVATE AND ARE TO BE MAINTAINED BY THE OWNER/DEVELOPER.
- 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.
- A LIGHTING PLAN, PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_ AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- PRIOR TO 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.



**SITE DATA**

DEVELOPER: REYBOLD VENTURE GROUP XXXII, LLC  
 116 EAST SCOTLAND DRIVE  
 BEAR, DE 19703  
 PHONE: 302.832.7100

OWNER/SITE ADDRESS: THE PILOT SCHOOL, INC.  
 100 GARDEN OF EDEN ROAD  
 WILMINGTON, DE 19810

TAX MAP PARCEL NO.: 06-051-00-014  
 EXISTING ZONING: S - SUBURBAN DISTRICT  
 PROPOSED ZONING: ST - SUBURBAN TRANSITION DISTRICT, REDEVELOPMENT OPTION  
 SOURCE OF TITLE: DEED RECORD Y, VOLUME 73, PAGE 21  
 HORIZONTAL DATUM: NAD 83  
 VERTICAL DATUM: NAVD 88  
 PROJECT BENCH MARK(S): RIM M.H. 389.65  
 GROSS ACREAGE: 15.398+ AC.  
 NET ACREAGE: 14.938+ AC.  
 PROPOSED LAND USE: RESIDENTIAL  
 PURPOSE OF PLAN: TO SHOW THE PROPOSED ACTIVE ADULT RESIDENTIAL DEVELOPMENT  
 WATER: PUBLIC WATER, CITY OF WILMINGTON  
 SEWER: PUBLIC SEWER, NEW CASTLE COUNTY  
 PROPOSED RIGHT-OF-WAY: 0.460 ± AC.

DISTRICT & BULK STANDARDS:

	REQUIRED	PROVIDED
LSR:	0.35*/14.938=2.33 AC.	7.391 AC.
GFA:	N/A	N/A
UTILITIES:	PUBLIC	PUBLIC
MIN. SITE AREA (AC.):	5	15.398
LOT AREA (AC.):	0.04	15.398
LOT WIDTH (FT.):	100	943
STREET YARD (FT.):	25	25
SIDE YARD (FT.):	12	12
REAR YARD (FT.):	20	20
PAVING STREET YARD/OTHER:	N/A	N/A
BUILDING HEIGHT:	50'	50'
SWM PONDS:	16,054+ SF.	
OTHER PERVIOUSLANDSCAP:	305,894+ SF.	
TOTAL OPEN SPACE:	321,948+ SF. (7.391 AC.)	

LAND USE:

LAND USE	UNITS	SQ. FT.
SINGLE FAMILY HOMES:	21 UNITS	42,000 S.F.
TOWNHOMES:	46 UNITS	92,000 S.F.
CONDOS:	83 UNITS	147,195 S.F.
COMMUNITY CENTER:		2,300 S.F.
<b>TOTAL:</b>	<b>150 UNITS</b>	<b>283,495 S.F.</b>
<b>TOTAL GROSS FLOOR AREA:</b>		<b>283,495 S.F.</b>

PARKING REQUIREMENTS:

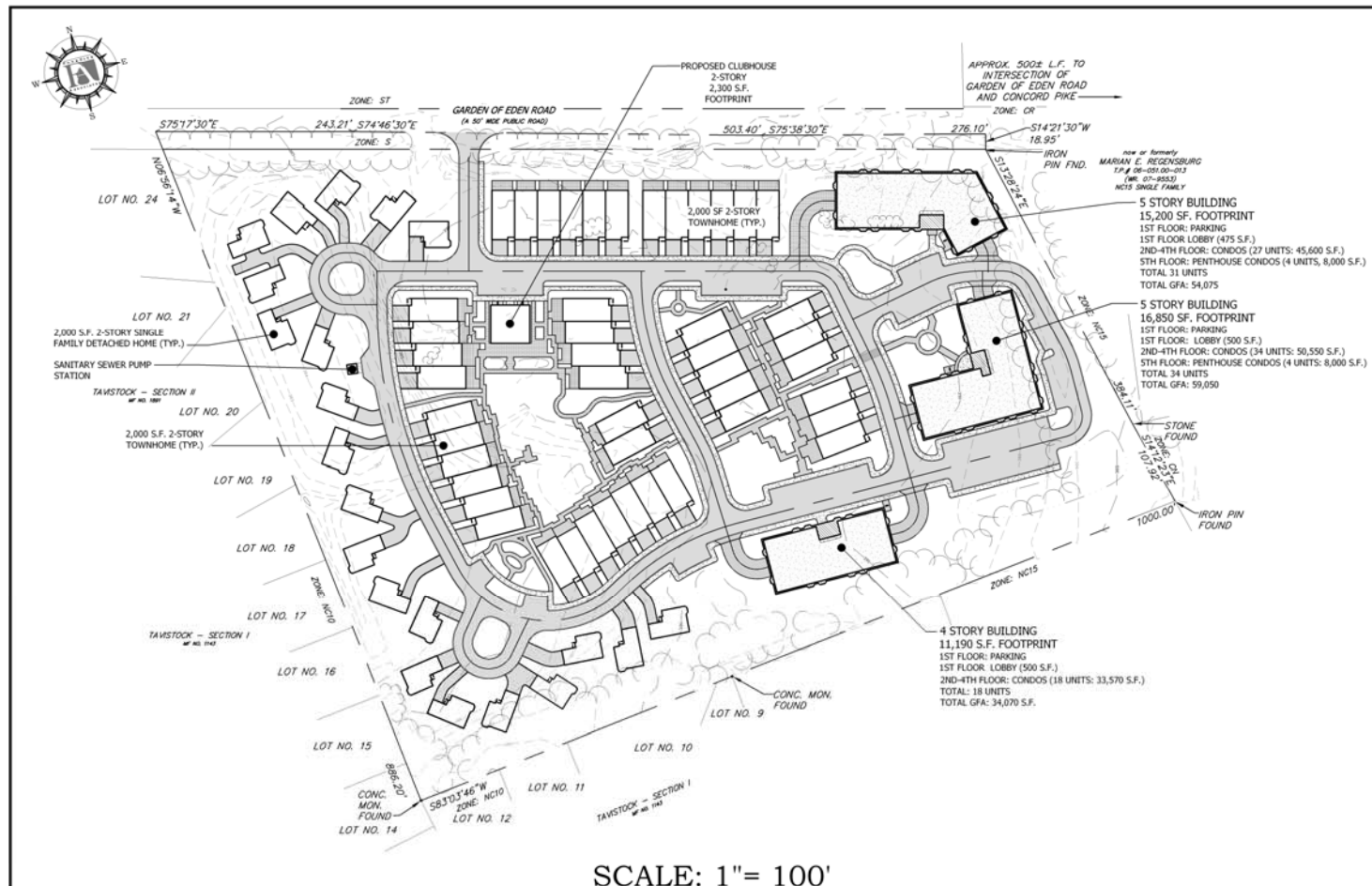
	REQUIRED	PROVIDED
SINGLE FAMILY HOMES:	42	42
TOWNHOMES:	104	114
CONDOS:	187	172
COMMUNITY CENTER (1 P.S./1000 S.F. x 2,304 S.F. + 1 P.S./EMPL. x 1 E.M.P.):	4	9
<b>TOTAL NUMBER OF SPACES:</b>	<b>337</b>	<b>337</b>

CONCRETE MONUMENTS:

	EXISTING	PROPOSED
EXISTING:	2	0
PROPOSED:	0	0

SEWER FLOWS:

GROUND	UNIT DESCRIPTION	NO. OF UNITS	GPD
300	SINGLE FAMILY HOMES	21	6,300
250	TOWNHOMES	46	11,500
200	APARTMENTS	83	16,600
<b>TOTAL AVG. GPD</b>			<b>34,400</b>
<b>PEAKING FACTOR</b>			<b>3.5</b>
<b>TOTAL PEAK GPD</b>			<b>120,400</b>



**CERTIFICATE OF OWNER**

I, \_\_\_\_\_ 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.

\_\_\_\_\_  
 AUTHORIZED REPRESENTATIVE

\_\_\_\_\_  
 DATE

**CERTIFICATE OF PLAN APPROVAL**

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_ GENERAL MANAGER  
 FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_ COUNCIL PRESIDENT  
 FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

**CERTIFICATE OF ACCURACY**

I, ANDREW C. HAYES, P.E., 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.

ANDREW C. HAYES, P.E.  
 DE. LICENSE NO. 13280

\_\_\_\_\_  
 DATE

**PLAN INDEX**

- INDEX SHEET
- PLAN VIEW

N.C.C. APPLICATION #20090201  
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**FORESITE ASSOCIATES**

- LAND PLANNING
- CIVIL ENGINEERING
- WATER RESOURCES ENGINEERING
- LAND SURVEYING

FORESITE ASSOCIATES INC.  
 208 DELAWARE STREET  
 NEW CASTLE, DE 19720  
 PHONE: 302.351.3421  
 FAX: 302.351.3456  
 EMAIL: INFO@FORESITEASSOCIATES.COM

**100 GARDEN OF EDEN ROAD**

**REYBOLD VENTURE GROUP XXXII, LLC**

116 E. SCOTLAND DR. BEAR, DE 19709

#	REVISION	DATE
1	REVISED LAYOUT	ADH/JUL 06/12/09
2	COMMENT	BY DATE

**FORESITE ASSOCIATES**

MAJOR LAND DEVELOPMENT PLAN  
 INDEX SHEET

**EXPLORATORY SKETCH PLAN**

100 GARDEN OF EDEN ROAD

DATE:	PROJECT #:
05.29.09	001.17
SURVEYED BY: JJT	SHEET: 1
CREATED BY: ALH/JUL	1 OF 2
DRAWN BY: ALH/JUL	
CHECKED BY: ACH	

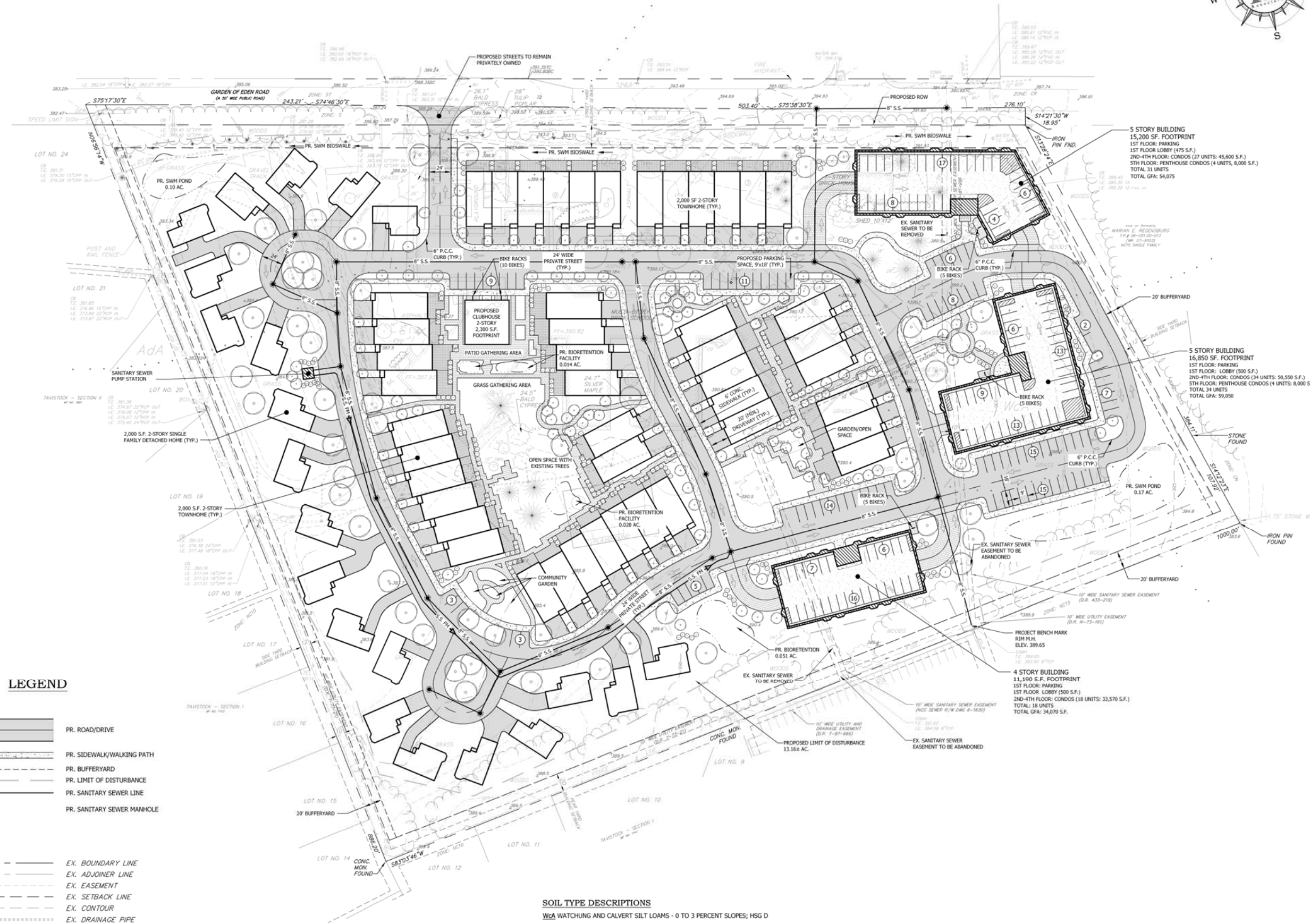
SCALE:  
 AS NOTED



**FORESITE ASSOCIATES**

- LAND PLANNING
- CIVIL ENGINEERING
- WATER RESOURCES ENGINEERING
- LAND SURVEYING

FORESITE ASSOCIATES INC.  
208 DELAWARE STREET  
NEW CASTLE, DE 19720  
PHONE: 302.351.3421  
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EMAIL: INFO@FORESITEASSOCIATES.COM



**LEGEND**

**PROPOSED FEATURES**

- PR. ROAD/DRIVE
- PR. SIDEWALK/WALKING PATH
- PR. BUFFERYARD
- PR. LIMIT OF DISTURBANCE
- PR. SANITARY SEWER LINE
- PR. SANITARY SEWER MANHOLE

**EXISTING FEATURES**

- EX. BOUNDARY LINE
- EX. ADJOINER LINE
- EX. EASEMENT
- EX. SETBACK LINE
- EX. CONTOUR
- EX. DRAINAGE PIPE
- EX. DRAINAGE STRUCTURE
- EX. TREELINE
- EX. SOIL BOUNDARY & TYPE

**SOIL TYPE DESCRIPTIONS**

- WcA** WATCHUNG AND CALVERT SILT LOAMS - 0 TO 3 PERCENT SLOPES; HSG D
- AdA** ALDINO SILT LOAM - 0 TO 3 PERCENT SLOPES; HSG C
- TaB2** TALLEYVILLE SILT LOAM - 2 TO 5 PERCENT SLOPES, MODERATELY ERODED; HSG B

**100 GARDEN OF EDEN ROAD**  
**REYBOLD VENTURE GROUP XXXII, LLC**  
116 E. SCOTLAND DR. BEAR, DE 19709

NO.	REVISION	DATE
1	REVISED LAYOUT	ALH/AJL 06/12/20
2	COMMENT	BY DATE



**EXPLORATORY SKETCH PLAN**

100 GARDEN OF EDEN ROAD

BRANDYWINE HUNDRED NEW CASTLE COUNTY	WILMINGTON DELAWARE
DATE: 05.29.09	PROJECT #: 001.17
SURVEYED BY: JTT	SHEET: <b>2</b>
CREATED BY: ALH/AJL	2 OF 2
DRAWN BY: ALH/AJL	
CHECKED BY: ACH	

SCALE: 1"=50'  
0 20 40 60 80 100