#### GENERAL NOTES:

DELAWARE STATE DIVISION OF PUBLIC HEALTH

- 1. TOPOGRAPHY & BOUNDARY SURVEY PERFORMED BY VANDEMARK & LYNCH, INC. JUNE 12, 2007 THROUGH JULY 17, 2007. FIELD VERIFIED BY FORESITE ASSOCIATES INC. MAY 22,
- 2. 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. 8284.
- FLOOD PLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 10003C0066J. EFFECTIVE DATE 01/17/07, THIS SITE IS NOT
- LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. 4. THIS SITE CONTAINS NO WETLANDS. SEE REPORT BY JCM ENVIRONMENTAL, INC., DATED
- MAY 26, 2009. 5. 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. SEE REPORT BY JCM ENVIRONMENTAL INC. DATED MAY 2009 AND ADDENDUM LETTER DATED JULY 13, 2009.
- 8. UTILITIES: WATER SUPPLY: CITY OF WILMINGTON. SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE
- **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 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 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 AMMENDED. A LANDSCAPE PLAN, PREPARED BY
- AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN. 10. THESE PLANS DEPICT FIRE PROTECTION ELEMENTS FOR THE SITE AND DO NOT INCLUDE ANY
- INFORMATION ON BUILDING FIRE PROTECTION BEYOND THE LOCATION OF THE BUILDING'S EXTERIOR FIRE DEPARTMENT CONNECTION.

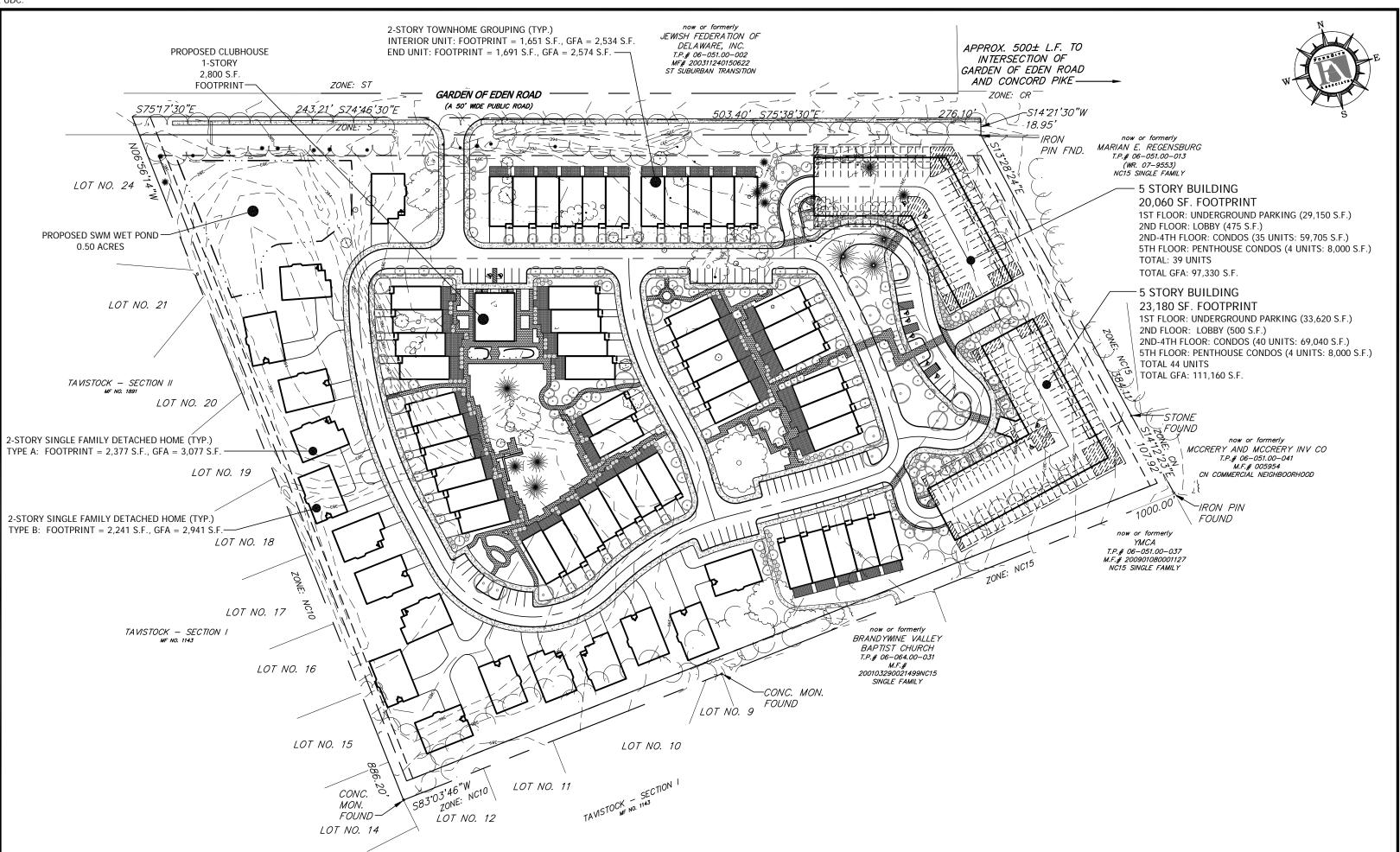
11. ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE

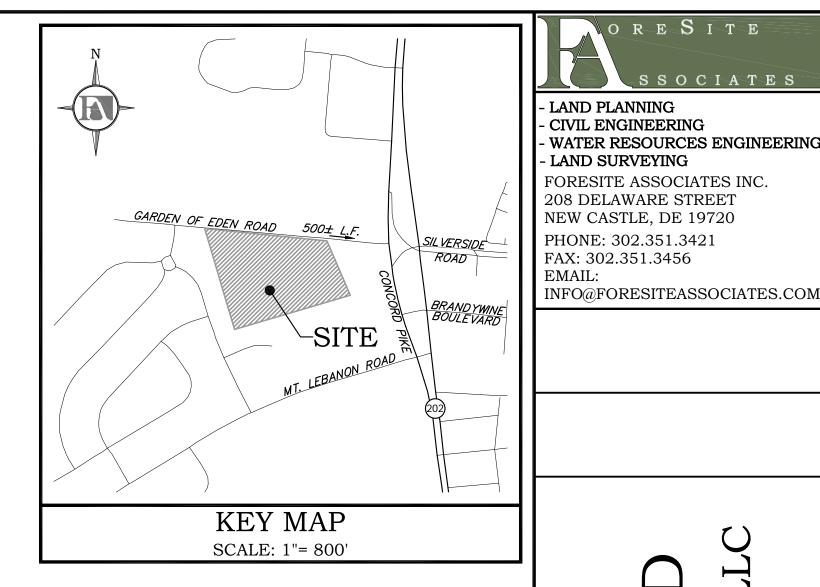
- CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS 12. TOWNHOME UNITS SHALL BE DEED RESTRICTED SUCH THAT GARAGE SPACE MAY NOT BE
- CONVERTED INTO LIVING SPACE. SEE DEED OF RESTRICTIONS, DATED \_\_\_\_\_, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY. STATE OF DELAWARE, DEED RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_(OR MICROFILM/INSTRUMENT
- 13. THE PROPOSED SINGLE FAMILY AND TOWNHOME BUILDING HEIGHTS ARE TO BE APPROXIMATELY 35'.
- 14. THE PROPOSED APARTMENT/CONDO BUILDING HEIGHTS ARE TO BE APPROXIMATELY 58'. 15. 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
- 16. 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

- 17. 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.
- 18. 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 (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE
- 19. LIMIT OF DISTURBANCE IS APPROXIMATELY 14.00± AC. 20. 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.
- 21. NO DEBRIS SHALL BE BURIED ON THE SITE.
- 22. DRIVES CONSTRUCTED WITHIN THE LIMITS OF THE DEVELOPMENT ARE TO REMAIN PRIVATE AND ARE TO BE MAINTAINED BY THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL PROVIDE THIRD PARTY INSPECTIONS FOR THE CONSTRUCTION OF ALL STREETS AND ACCESS WAYS, INCLUDING A SEALED REPORT FROM A REGISTERED DESIGN PROFESSIONAL IN THE STATE OF DELAWARE THAT THE STREET AND ACCESS WAY CONSTRUCTION HAS BEEN
- INSTALLED AS DESIGNED. 23. 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.
- 24. A LIGHTING PLAN, PREPARED BY \_\_ APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- 25. 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. 26. FOR MAINTENANCE OF COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR DRAINAGE FACILITIES SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY,
- STATE OF DELAWARE, INSTRUMENT NO.\_\_ THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST-BEARING ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON
- FACILITIES FOR A TWO (2) YEAR PERIOD, AS DETERMINED BY THE LANDSCAPE PLAN. 28. THE DEVELOPER SHALL PAY FUNDS TO NEW CASTLE COUNTY FOR THE PURPOSE OF RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS.
- DIMENSIONAL VARIANCE No.\_\_\_\_\_ WAS GRANTED FOR THIS SITE ON\_\_\_\_ THE FIFTY (50) FOOT HEIGHT REQUIREMENT TO CONSTRUCT THE CONDOMINIUM BUILDINGS
- FIFTY-EIGHT (58) FEET IN HEIGHT. 30. DIMENSIONAL VARIANCE NO. WAS GRANTED FOR THIS SITE ON THE REQUIREMENT THAT IF THERE ARE SINGLE-FAMILY DETACHED OR SINGLE-FAMILY ATTACHED DWELLINGS WITHIN ONE HUNDRED (100) FEET OF A PROPERTY LINE OF THE PARCEL TO BE DEVELOPED WITH A BUILDING OVER FIFTY (50) FEET, THE REQUIRED FRONT STREET, SIDE OR REAR YARDS ADJACENT TO THOSE DWELLINGS SHALL BE AT A MINIMUM EQUAL TO THE HEIGHT OF THE PROPOSED BUILDING, TO CONSTRUCT THE CONDOMINIUM
- LOT LINE WITH A SINGLE -FAMILY DETACHED RESIDENCE. 31. A WAIVER IS REQUESTED FROM THE REQUIREMENT TO MANAGE THE RATE AND VOLUME OF THE 2.0" NRCS TYPE II RAINFALL EVEN TO ONLY MANAGE THE RATE AS THE SITE DOES NOT
- APPEAR TO SUPPORT INFILTRATION. 32. A WAIVER IS REQUESTED FROM THE REQUIREMENT TO PROVIDE 9' x 18' PARKING SPACES TO PROVIDE 9' X 36' DOUBLE DEPTH PARKING SPACES BELOW THE CONDOMINIUM BUILDINGS.

BUILDINGS WITH A FORTY-FIVE (45) FOOT SIDE YARD SETBACK ADJACENT TO THE COMMON

- 33. A WAIVER IS REQUESTED FROM THE REQUIREMENT THAT DEAD-END PARKING AISLES SHALL NOT BE PERMITTED TO ALLOW DEAD-END PARKING BELOW THE CONDOMINIUM BUILDINGS.
- 34. ANY SPECIMEN TREE(S) WHICH ARE TO BE REMOVED SHALL BE MITIGATED AT THE RATE





## SITE DATA

REYBOLD VENTURE GROUP XXXII, LLC 116 EAST SCOTLAND DRIVE BFAR, DF 19701 PHONE: 302.832.7100 THE PILOT SCHOOL, INC. OWNER/SITE ADDRESS: 100 GARDEN OF EDEN ROAD WILMINGTON, DE 19803 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

TYPE OF PLAN: REDEVELOPMENT PUBLIC WATER, CITY OF WILMINGTON WATER: PUBLIC SEWER, NEW CASTLE COUNTY SEWER:

PROPOSED RIGHT-OF-WAY:  $0.460 \pm AC$ . DISTRICT & BULK STANDARDS: 0.40\*14.938=5.98 AC. 6.43 AC. GFA: MIN. SITE AREA (AC.): 15.398 LOT AREA (AC.): 0.04 15.398 LOT WIDTH (FT.) STREET YARD (FT.) SIDE YARD (FT.) 20 (SEE NOTE #30) REAR YARD (FT.) PAVING STREET YARD/OTHER: N/A BUILDING HEIGHT: 58' (SEE NOTE #29) SWM PONDS: 25,883± SF.

OTHER PERVIOUS/LNDSCP 254,021 ± SF TOTAL OPEN SPACE: 279,904± SF. (6.43 AC.) LAND USE: SINGLE FAMILY HOMES: 39,457 S.F. 51,357 S.F. TOWNHOMES: 50 UNITS 83,430 S.F. 127,580 S.F CONDOS: 83 UNITS 43,240 S.F. 208,490 S.F.

COMMUNITY CENTER

150 UNITS 168,927 S.F. 390,227 S.F. TOTAL GROSS FLOOR AREA: 390,227 S.F. PARKING REQUIREMENTS: PROVIDED SINGLE FAMILY HOMES: TOWNHOMES: 145 CONDOS:
TOTAL NUMBER OF SPACES: HANDICAPPED SPACES (INCLUDED ABOVE):

2,800 S.F.

TOTAL PEAK GPD 119,700

2,800 S.F.

CONCRETE MONUMENTS: EXISTING: 2 PROPOSED: 0 SEWER FLOWS:

LANDSCAPE AREA:

TOWNHOMES **APARTMENTS TOTAL AVG. GPD** 34,200 PEAKING FACTOR 3.5

SSOCIATES

COMMENT FORESITE

SEAL MAJOR LAND DEVELOPMENT PLAN INDEX SHEET

PRELIMINARY **PLAN** 

COLUMBIA PLACE AT GARDEN OF EDEN ROAD

BRANDYWINE HUNDRED WILMINGTON NEW CASTLE COUNTY DELAWARE PROJECT #: 09.15.09 SURVEYED BY: SHEET: CREATED BY: ALH/JJL DRAWN BY: ALH/JJL CHECKED BY: 1 OF 2

N.C.C. APPLICATION #20090201 © FORESITE ASSOCIATES, INC. ALL RIGHTS RESERV

### CERTIFICATE OF OWNER

, 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

#### CERTIFICATE OF PLAN APPROVAL

APPROVED \_\_\_\_\_\_ BY \_\_\_\_ FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY. COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

SCALE: 1"= 100'

## 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.

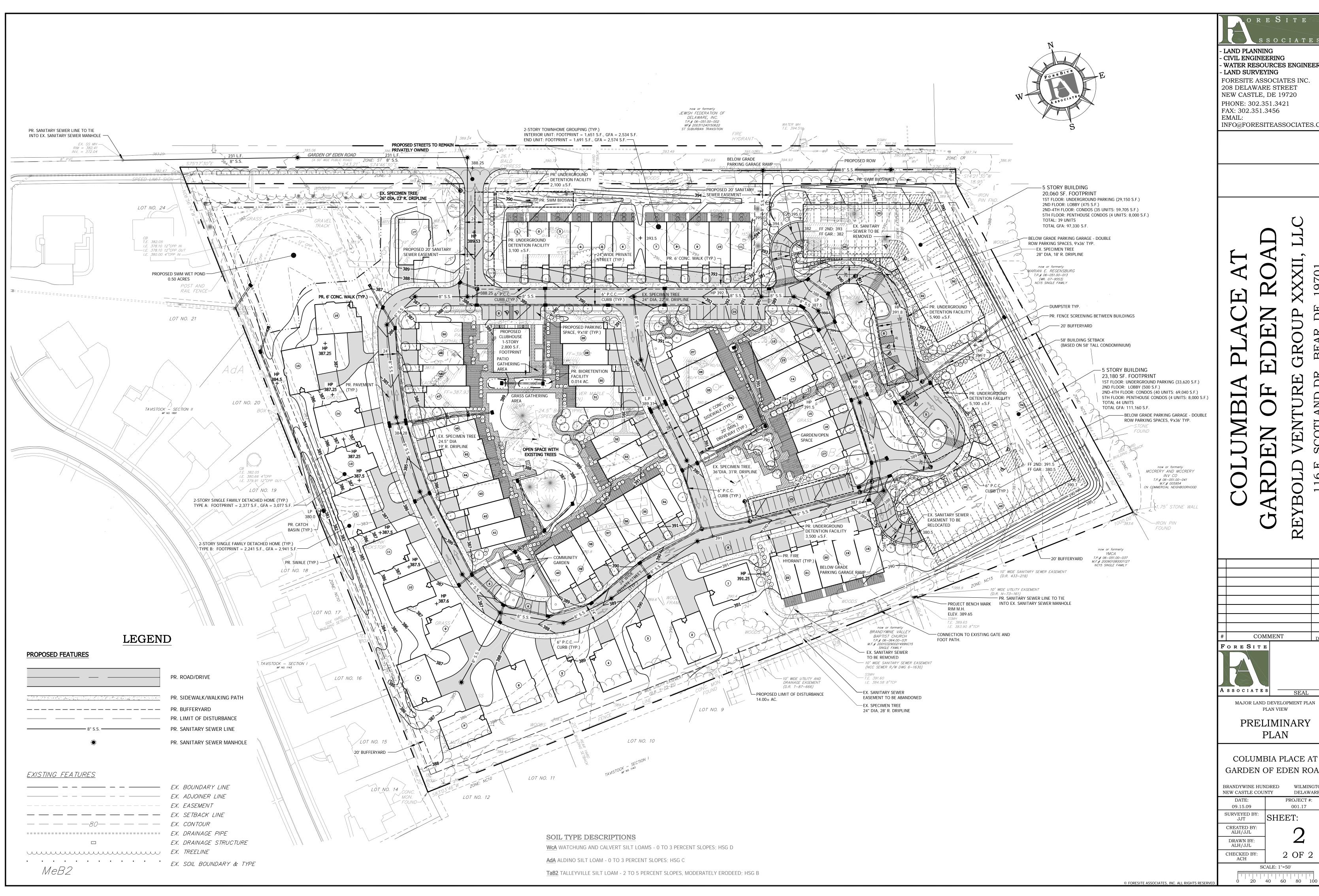
ANDREW C. HAYES, P.E. DE. LICENSE NO. 13280

# PLAN INDEX

INDEX SHEET PLAN VIEW

SCALE:

AS NOTED



SSOCIATES 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 INFO@FORESITEASSOCIATES.COM

COMMENT Fore Site | A ssociates|

> MAJOR LAND DEVELOPMENT PLAN PLAN VIEW

PRELIMINARY PLAN

GARDEN OF EDEN ROAD

BRANDYWINE HUNDRED WILMINGTON NEW CASTLE COUNTY DELAWARE 09.15.09 SURVEYED BY: JJT SHEET:

CREATED BY: ALH/JJL DRAWN BY: ALH/JJL

2 OF 2

SCALE: 1"=50'