

GENERAL NOTES

- TOPOGRAPHY & BOUNDARY SURVEY PERFORMED BY FORESITE ASSOCIATES INC., MAY 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. 8284. FLOOD PLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 10003C00661,
- EFFECTIVE DATE 01/17/07, THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. THIS SITE CONTAINS NO WETLANDS. SEE REPORT BY JCM ENVIRONMENTAL, INC., DATED MAY 26, 2009
- 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.
- 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 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/UNIT SHOWN ON 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. STORMWATER MANAGEMENT AND DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER DURING CONSTRUCTION AND PRIVATELY MAINTAINED BY THE PROJECT'S OWNER(S) AFTER
- 9. A LANDSCAPE PLAN, PREPARED BY DESIGNS ETC. DATED FEBRUARY 15, 2011 AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN. 10. THE PLAN SET TITLED "FIRE MARSHAL SITE PLAN" AS APPROVED BY THE OFFICE OF STATE FIRE MARSHAL FOR THE STATE OF
- DELAWARE IS HEREBY CONSIDERED PART OF THE RECORD PLAN.
- THE PROPOSED SINGLE FAMILY AND TOWNHOME BUILDING HEIGHTS ARE TO BE NO MORE THAN 35'. 12. THE PROPOSED APARTMENT/CONDO BUILDING HEIGHTS ARE TO BE NO MORE THAN 56.5'.
- 13. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE. A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.
- 4. 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

TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS)

- EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT. . 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. UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR
- IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE 17. LIMIT OF DISTURBANCE IS APPROXIMATELY $14.70 \pm AC$.

PR. PORTLAND CEMENT SIDEWALK

PR. CONCRETE MONUMENT

— — PR. ROAD/DRIVE

----- EX. ADJOINER LINE

EX. SIDEWALK

— — — — — — EX. EASEMENT

18. 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. 19. NO DEBRIS SHALL BE BURIED ON THE SITE.

- 20. 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.
- 21. 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. AND APPROVED IN WRITING BY THE 22 A LIGHTING PLAN PREPARED BY
- DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN. 23. 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
- __AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 24. 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.

JANUARY 20, 2010 FROM THE FIFTY (50) FOOT HEIGHT REQUIREMENT TO CONSTRUCT THE CONDOMINIUM BUILDINGS FIFTY-SIX

26. DIMENSIONAL VARIANCE No. 2 (BOARD OF ADJUSTMENT APPLICATION NUMBER: 2009-0523-A) WAS GRANTED FOR THIS SITE ON JANUARY 20, 2010 FROM THE FRONT, STREET, SIDE OR REAR YARD SETBACK REQUIREMENTS, 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 FOLIAL TO THE HEIGHT OF THE PROPOSED BUILDING. TO CONSTRUCT THE CONDOMINIUM BUILDINGS WITH A FORTY-FIVE (45) FOOT SIDE AND REAR YARD SETBACK FOR TWO PROPOSED CONDOMINIUM

25. DIMENSIONAL VARIANCE No. 1 (BOARD OF ADJUSTMENT APPLICATION NUMBER: 2009-0523-A) WAS GRANTED FOR THIS SITE ON

- 27. ANY SPECIMEN TREE(S) WHICH ARE TO BE REMOVED SHALL BE MITIGATED AT THE RATE REQUIRED BY THE UDC. 28. A VARYING WIDTH STRIP OF RIGHT-OF-WAY IS HEREBY DEDICATED TO PUBLIC USE AS PER THIS PLAT. 29. IN ACCORDANCE WITH SECTION 40.26.250 OF THE COUNTY CODE, THE PLAN PROPOSES TOWNHOUSES AND DETACHED APARTMENT
- UNITS WITHOUT THE 30 FOOT BUILDING SPACING 30. 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 FASEMENT 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 HEREIN 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 JOINTLY AND SEVERALLY AGAINST THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN.
- 31. THIS PLAN IS BEING PROPOSED PURSUANT TO THE AGE RESTRICTED DEVELOPMENT OPTION, AS OUTLINED IN SECTION 40.07.700 OF THE COUNTY CODE.
- 32. THE BASEMENT CONSTRUCTION SHALL BE PENDING SOIL TESTING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO ESTABLISH THE SEASONAL HIGH GROUNDWATER ELEVATION AND SOIL BEARING CAPACITY.

BENCHMAR

GPS MAGNAII

10042

PROPOSED CLUBHOUSE —

-STORY 2,800 S.F. FOOTPRINT

IS HEREBY DEDICATED TO

2-STORY SINGLE FAMILY DETACHED HOME (TYP.)

TAVISTOCK - SECTION II LOT NO. 21

TYPE B: FOOTPRINT = 2,300 S.F., GFA = 3,000 S.F.

2-STORY SINGLE FAMILY DETACHED HOME (TYP.)

TYPE A: FOOTPRINT = 2,450 S.F., GFA = 3,200 S.F.

ZONE: NC10

PUBLIC USE AS PER THIS PLAT.

N: 659229.5110; E: 617319.3820.

2<u>43.21' S74</u> 46'<u>30"E</u>

- S-84° 48' 52" F

33. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED

2-STORY TOWNHOME GROUPING (TYP.)

- INTERIOR UNIT: FOOTPRINT = 1.700 S.F., GFA = 2.700 S.F.

GARDEN OF EDEN ROAD

(50' PUBLIC R.O.W.)

JEWISH COMMUNITY CENTER

#101 GARDEN OF EDEN ROAD

JEWISH FEDERATION OF DELAWARE INC.

503.40' S75°38'30"E___

MON. FOUND

SCALE: 1"= 100'

END UNIT: FOOTPRINT = 1,700 S.f., GFA = 2,750 S.f.

- WITH FACILITY MAINTENANCE AND INSPECTIONS. AN AMOUNT OF ______ 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. 34. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL
- 35. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS
- RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON ______, AT INSTRUMENT NO. 36. 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. . DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE. 38. THIS PLAN SHOULD INCLUDE TWO 9'x20' PARKING SPACES BEYOND THE EDGE OF THE PROPOSED SIDEWALK PER EACH ATTACHED
- AND DETACHED DWELLING UNIT 39. ADDRESSES SHOWN ON PLAN ARE PER THE NCC DEPARTMENT OF ADMINISTRATIVE SERVICES, MAPPING, AND GIS SERVICES. 40. A TRAFFIC OPERATIONAL ANALYSIS (TOA) FOR THIS PROJECT WAS PREPARED BY LANDMARK ENGINEERING, INC., SEPTEMBER 9,
- 2008. AND APPROVED BY DELDOT ON FEBRUARY 4, 2010. THE PROPOSED DEVELOPMENT IS REQUIRED TO FOLLOW THE RECOMMENDATIONS IN DELDOT'S APPROVAL REPORT OR AS AMENDED PRIOR TO ENTRANCE PLAN APPROVAL.
- 41. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, AGREEMENTS BETWEEN DELDOT AND THE APPLICANT SHALL BE 42. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN
- ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE. 43. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION.
- THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK. 44. THE FOLLOWING SANITARY SEWER EASEMENTS ARE TO BE ABANDONED AS PER THIS PLAN: DEED REFERENCE 433-219, D-81-296 & R/W DWG 6-1630. SANITARY SEWER EASEMENT, DEED REFERENCE 433-217 WAS PREVIOUSLY ABANDONED.

HOLIDAY INN NORTH

ZONE: CR

APPROX. 500± FT. TO

GARDEN OF EDEN ROAD

AND CONCORD PIKE —

—S14°21'30"W

PIN FND.

10' WIDE IJTILITY EASEMEN

(D.R. N-73-161)

<u> 18.95'</u>

INTERSECTION OF

#8 GARDEN OF EDEN ROAD

D.R. 0-48-442 & D.R. M-51-515

" N/F — FLORENCE I. & LOUIS J. MIRTO JR. H/W

- #10 GARDEN OF EDEN ROAD

MARIAN E. REGENSBURG

T.P. #06-051.00-013 ZONED NC15

4 STORY BUILDING

TOTAL: 38 UNITS

TOTAL GFA: 100,309 S.F.

20,060 SF. FOOTPRINT

1ST FLOOR: LOBBY (475 S.F.)

UNDERGROUND PARKING (29,150 S.F.), 80 SPACES

1ST-3RD FLOOR: CONDOS (34 UNITS: 58,684 S.F.)

4TH FLOOR: PENTHOUSE CONDOS (4 UNITS: 12,000 S.F.)

McCRERY FUNERAL HOME

M/F #5954 #3924 CONCORD PIKE N/F McCRERY AND McCRERY INV CO

4 STORY BUILDING

TOTAL 44 UNITS

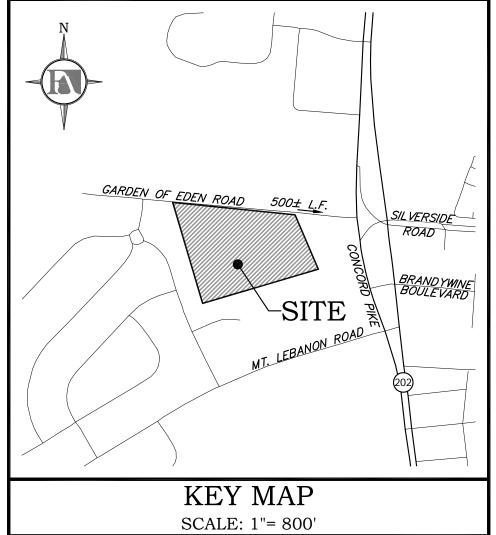
TOTAL GFA: 115,160 S.F.

- 23,180 SF. FOOTPRINT

1ST FLOOR: LOBBY (500 S F)

UNDERGROUND PARKING (33,620 S.F.), 92 SPACES

1ST-3RD FLOOR: CONDOS (40 UNITS: 69,040 S.F.) 4TH FLOOR: PENTHOUSE CONDOS (4 UNITS: 12,000 S.F.)



SITE DATA

REYBOLD VENTURE GROUP XXXII, LLC 116 EAST SCOTLAND DRIVE BEAR, DE 19701 PHONE: 302.832.7100 PILOT SCHOOL, INCORPORATE OWNER/SITE ADDRESS: 100 GARDEN OF EDEN ROAD WILMINGTON, DE 19803 TAX MAP PARCEL NO.: 06-051.00-014 MAP 3, GRID E11 ADC REFERENCE: **EXISTING ZONING:** S - SUBURBAN DISTRICT ST - SUBURBAN TRANSITION DISTRICT, PROPOSED ZONING: REDEVELOPMENT & AGE RESTRICTED DEVELOPMENT OPTIONS SOURCE OF TITLE: DEED RECORD Y, VOLUME 73, PAGE 21 HORIZONTAL DATUM: VERTICAL DATUM: PROJECT BENCH MARK(S): N: 659229.5110, E: 617319.3820, ELEV: 388.84, GPS MAG. NAIL IN JCC PARKING LOT GROSS ACREAGE: $15.402 \pm AC$ NET ACREAGE: 14.938± AC PROPOSED LAND USE: RESIDENTIAL PUBLIC WATER, CITY OF WILMINGTON PROPOSED RIGHT-OF-WAY: 0.464 ± AC. MAJOR LAND DEVELOPMENT, REDEVELOPMENT, REZONING TYPE OF PLAN: PURPOSE OF PLAN: TO SHOW THE PROPOSED ACTIVE ADULT RESIDENTIAL DEVELOPMENT DISTRICT & BULK STANDARDS: GFA: UTILITIES: PUBLIC MIN. SITE AREA (AC. LOT AREA (AC.): 14.938 LOT WIDTH (FT.) STREET YARD (FT.) 20/45 (SEE NOTE #28) SIDE YARD (FT.) REAR YARD (FT.) 20/45 (SEE NOTE #28) PAVING STREET YARD/OTHER: 35'/56.5' (SEE NOTE #12 & #27 BUILDING HEIGHT: LANDSCAPE AREA: STORMWATER MANAGEMENT: 15,522± SF. (0.356 AC.) OTHER PERVIOUS/LNDSCP: 290,841 ± SF. (6.677 AC.) TOTAL OPEN SPACE: 306,363 ± SF. (7.033 AC.) USEABLE OPEN SPACE (INCLUDED ABOVE): 119,234± SF. (2.74 AC.) LAND USE: SINGLE FAMILY HOMES: 17 UNITS 40,150 S.F. 52,400 S.F 136,100 S.F TOWNHOMES: 50 UNITS 85.000 S.F. CONDOS: 82 UNITS 43,240 S.F. 215.469 S.F. 2,800 S.F. 2,800 S.F. 149 UNITS 171,190 S.F. 406,769 S.F TOTAL GROSS FLOOR AREA OPEN SPACE: 306,363 ± SF. (7.033 AC.) **BUILDING FOOTPRINTS:** 171,190± SF. (3.930 AC.) 173,134± SF. (3.975 AC.) PARKING REQUIREMENTS: SINGLE FAMILY HOMES (17 UNITS x 2): TOWNHOMES (50 UNITS x 2.25): OTAL NUMBER OF SPACES HANDICAPPED SPACES (INCLUDED ABOVE): CONCRETE MONUMENTS: EXISTING: PROPOSED: SEWER FLOWS: GPD/UNIT NO. OF UNITS GPD 12,500 **TOWNHOMES** CONDOMINIUMS 16,400 CLUBHOUSE 300 **TOTAL AVG. GPD** 34,300

PLAN INDEX 1 INDEX SHEET

2 PLAN VIEW

FOR AGENCY REVIEW

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 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

CERTIFICATE OF PLAN APPROVAL

APPROVED	BY	GENERAL MANA
FOR DEPARTMENT OF LA	ND USE OF NEW CASTLE COUNTY.	OLIVEIU IL III III
ADDDOVED	RV	
APPROVED	BY DATE	COUNCIL PRESI

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

PEAKING FACTOR 3.5 TOTAL PEAK GPD 120,050

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 EMAIL: INFO@FORESITEASSOCIATES.COM

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COMMENT Fore Site | SEAL

MAJOR LAND DEVELOPMENT PLAN INDEX SHEET REVISED

PRELIMINARY PLAN

COLUMBIA PLACE AT

GARDEN OF EDEN ROAD BRANDYWINE HUNDRED WILMINGTON

NEW CASTLE COUNTY DELAWARE 02.09.12 SURVEYED BY: SHEET: CREATED BY: ACH DRAWN BY: CHECKED BY: 1 OF 2 ACH, MMM

SCALE: AS NOTED