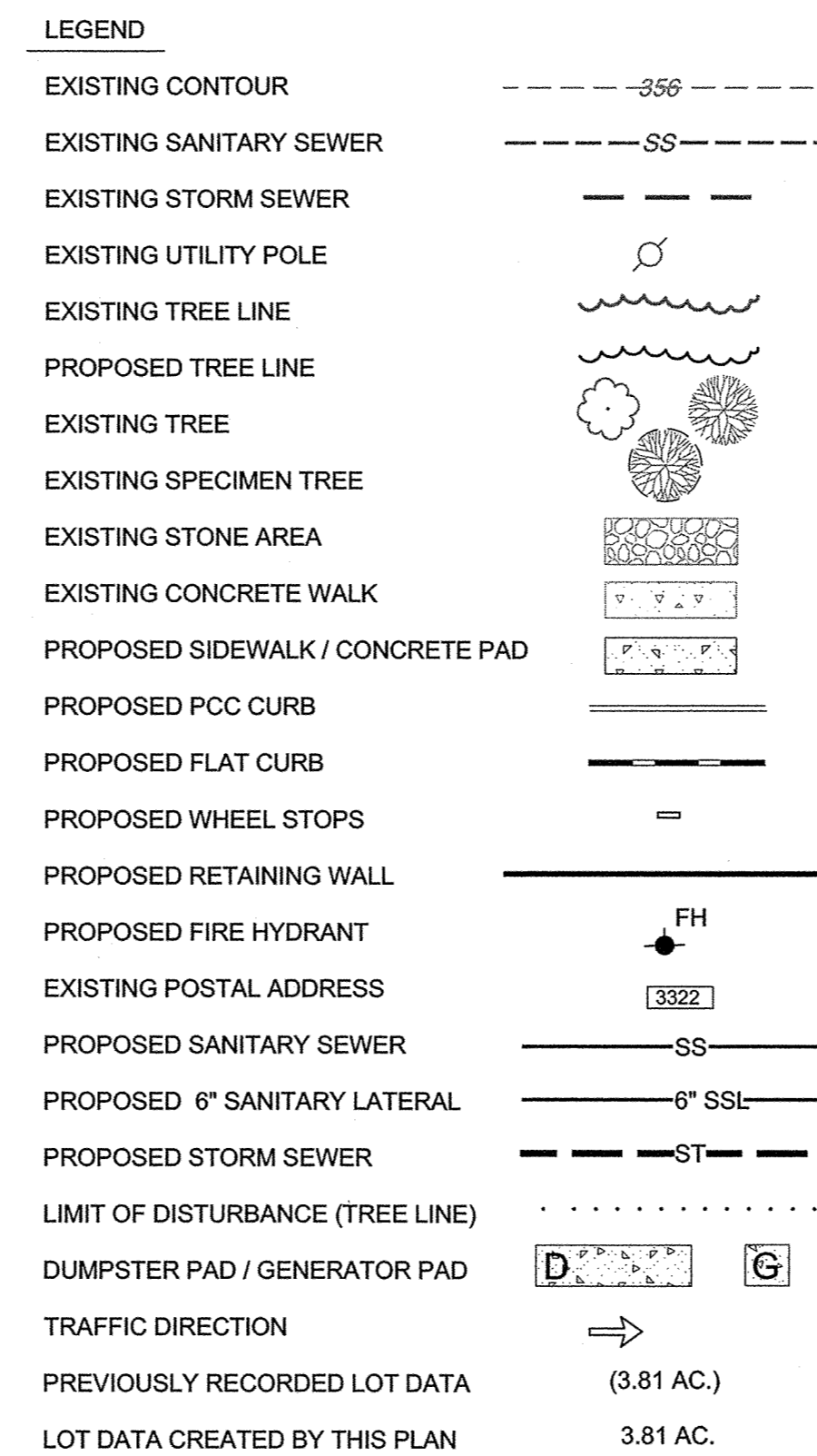
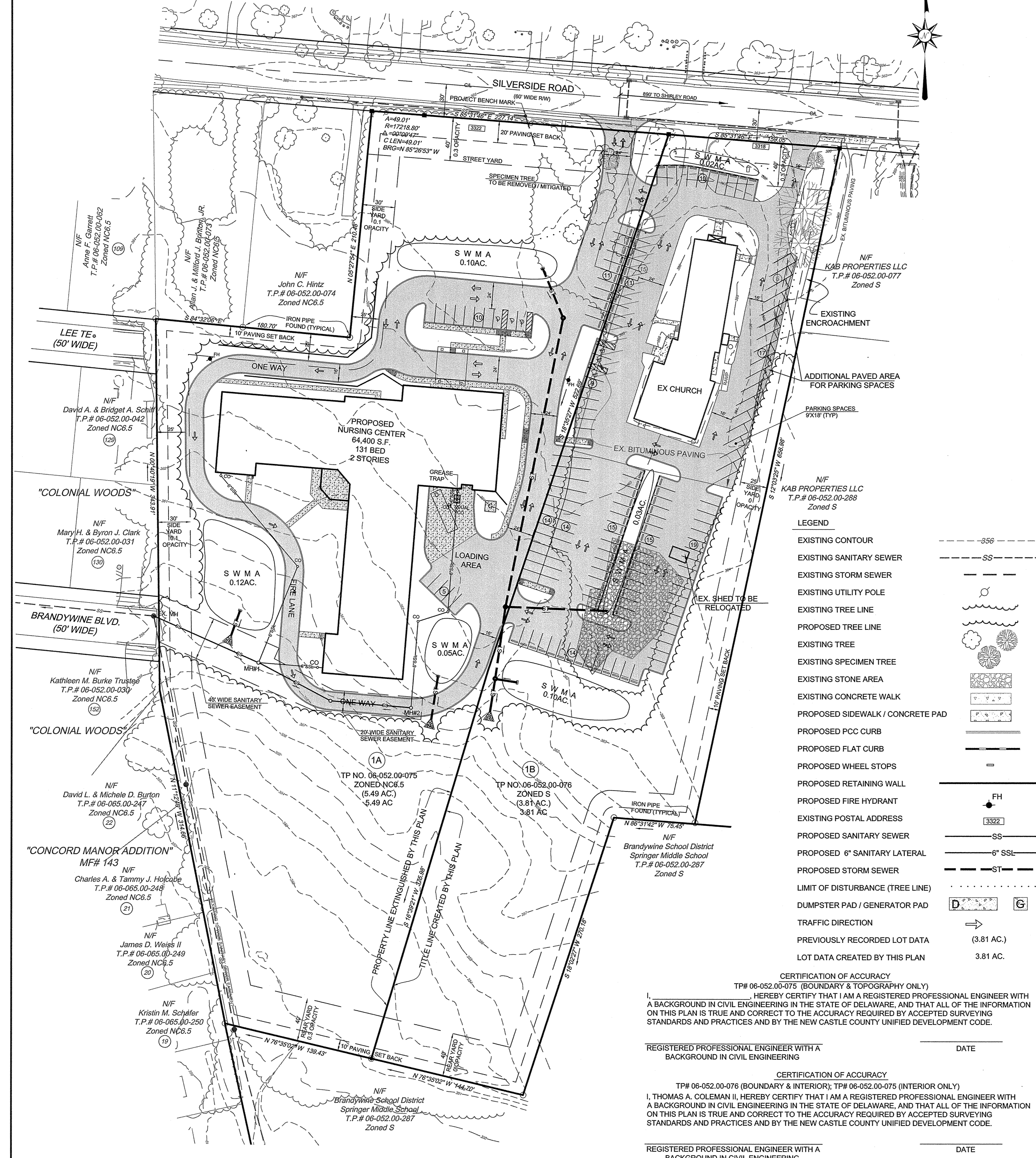


NATURAL RESOURCE PROTECTION TABLE			
GROSS AREA	PROTECTION REQUIRED	DISTURBANCE (ALLOWED BY U.D.C.)	AREA OF ACTUAL DISTURBANCE
YOUNG FOREST	7.0 ACRE	3.5 ACRE (50%)	3.0 ACRE



THE PURPOSES OF THIS PLAN ARE:
1. TO DEPICT THE PROPOSED CONSTRUCTION AND DEVELOPMENT OF A NURSING CENTER AND ASSOCIATED PARKING.
2. TO DEPICT THE EXPANSION OF THE EXISTING CHURCH PARKING LOT.
3. TO COMBINE THE TWO PARCELS BY ELIMINATING THE SHARED PROPERTY LINE WHILE REPLACING THE AFOREMENTIONED PROPERTY LINE WITH A TITLE SUBDIVISION LINE.
4. TO CREATE A CROSS ACCESS AND SHARED PARKING AGREEMENT BETWEEN BOTH PARCELS

- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO PAVED AREAS, SIDEWALKS, CURBS, LANDSCAPING, OPEN SPACE, DRAINAGE AND / OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.
- NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
- DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
- FIRE HYDRANTS: MINIMUM MAIN 8" ALL FIRE LINES, FIRE HYDRANTS, STAND PIPES AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS, AUGUST 2006. AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (NFPA 13).
- NO PORTION OF THIS SITE LIES WITHIN A FEMA 100 YEAR FLOOD PLAIN PER F.I.R.M. No. 10003C0066J PANEL 66 OF 476, DATED JANUARY 2007.
- NO WETLANDS WERE FOUND ON EITHER SITE PURSUANT TO REPORTS BY STEPHENS ENVIRONMENTAL CONSULTING, INC. DATED JANUARY 31, 2010 AND MARCH 29, 2010.
- THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED PURSUANT TO MAPS PREPARED BY THE DELAWARE NATURE EDUCATION SOCIETY (DNES), CRITICAL NATURAL AREAS ARE NOT LOCATED WITHIN THE EXISTING SITE.
- A LANDSCAPE PLAN PREPARED BY DESIGNS ETC., DATED _____ AND LAST REVISED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED TO BE PART OF THIS PLAN.
- 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.
- THE NEW CASTLE COUNTY W.R.P.A. MAP NO. 1 OF 3 DATED 1993 (REVISED FEB. 2006) DEPICTS THAT THE SITE IS NOT LOCATED WITHIN A WATER RESOURCE PROTECTION AREA.
- PERFORMANCE SURETY: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA) DATED _____ AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON INSTRUMENT NO. _____.
- FOR CROSS ACCESS, AND / OR SHARED PARKING SEE AGREEMENT DATED _____ AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, DELAWARE ON _____ UNDER INSTRUMENT NO. _____.
- FOR RESTRICTIONS BINDING THIS LOT REFER TO DECLARATION OF RESTRICTIONS DATED _____ AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____.
- THIS PLAN SUPERSEDES, IN PART, THE "RECORD RESUBDIVISION PLAN OF NORTH BAPTIST CHURCH" RECORDED 125895, IN THE OFFICE OF THE RECORDER OF DEEDS, STATE OF DELAWARE, MICROFILM NO. 12870.
- POSTAL ADDRESS, WILMINGTON, DE. 19810.
- ANY SEDIMENT DEPOSITS REMOVED DURING THE MAINTENANCE OF STORMWATER MANAGEMENT AREAS MUST BE DISPOSED OFF SITE AT AN APPROVED DUMPING LOCATION.
- 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 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 OWNERS OF THE PROPERTY SHOWN IN THIS PLAN.
- THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, _____ 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 LONG TERM ANNUAL INSPECTIONS. THESE FUNDS SHALL BE PAID TO NCC PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS 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 THIS REQUIREMENT.
- 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 SANITARY SEWER EASEMENT SHOWN ON THIS PLAN.
- NO PORTION OF THIS SITE CONTAINS STEEP SLOPES

CERTIFICATION OF OWNERSHIP
TP NO. 06-052-00-075
I, _____, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE 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 UDC.

DATE _____

CERTIFICATION OF OWNERSHIP
TP NO. 06-052-00-076
I, _____, HEREBY CERTIFY THAT NORTH BAPTIST CHURCH IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE UDC.

DATE _____

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

APPROVED _____ BY _____
DATE _____ COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY



PLAN DATA

1. APPLICATION NUMBER	20100329	
2. TAX PARCEL NUMBER/SOURCE OF TITLE	TP 06-052-00-075 / W.R. 139769	
TAX PARCEL NUMBER/SOURCE OF TITLE	TP 06-052-00-076 / D.R. L80117	
3. EXISTING ZONING	NC6.5 & S	
4. DATUM	NAVD88	
5. THE TOPOGRAPHY DEPICTED ON PARCEL 075 WAS DERIVED FROM THE BOUNDARY AND TOPOGRAPHY PLAN PREPARED BY MCBRIDE & ZIEGLER JUNE 8, 2009. THE TOPOGRAPHY DEPICTED ON PARCEL 076 WAS DERIVED FROM A TOPOGRAPHIC SURVEY BY KARINS AND ASSOCIATES JUNE 2, 2010. PROJECT BENCHMARK: SANITARY SEWER MANHOLE INV.: 399.98		
6. SUBDIVISION DATA:		
BASE SITE AREA	9,304+ AC.	
TP 06-052-00-075	5,464+ AC.	
TP 06-052-00-076	3,814+ AC.	
FLOOR AREA (PROPOSED)	64,400 S.F.	
BUILDING COVERAGE	TP#-075 0.75 AC	TP#-076 0.20 AC
PARKING / IMPERVIOUS AREA	TP#-075 1.12 AC	TP#-076 1.33 AC
LANDSCAPE / OPEN SPACE (INCLUDES 0.42+ AC. STORMWATER MANAGEMENT AREAS)	TP#-075 3.62 AC	TP#-076 2.28 AC
TOTAL	5.49 AC	3.81 AC
8. PARKING: (INCLUDES TP# 06-052-00-075 & 076)		
REQUIRED: NURSING HOME: 0.33 PS/ BED ROOM X 131 BED ROOMS =	44 SPACES	
PROVIDED: (INCLUDES 3 HANDICAP SPACES):	20 SPACES (EXISTING)	
TP# 06-052-00-075	138 SPACES	
TP# 06-052-00-076	64 SPACES	
TOTAL PROVIDED (TP#-075 & -076)	164 SPACES	
9. BULK AREA REQUIREMENTS:		
NC6.5 ZONING-OTHER PERMITTED USES (TP# 06-052-00-075)	1 AC.	
MINIMUM LOT WIDTH:	150'	
MINIMUM STREET YARD:	40'	
MINIMUM SIDE YARD:	30'	
MINIMUM REAR YARD:	40'	
PAVING STREET YARD / OTHER:	20'10"	
MAXIMUM BUILDING HEIGHT:	45'	
S ZONING-ASSEMBLY / WORSHIP (TP# 06-052-00-076)	1 AC.	
MINIMUM LOT AREA:	100'	
MINIMUM STREET YARD:	40'	
MINIMUM SIDE YARD:	25'	
MINIMUM REAR YARD:	40'	
PAVING STREET YARD / OTHER:	20'10"	
MAXIMUM BUILDING HEIGHT:	45'	
10. MONUMENTS:		
EXISTING	0	
PROPOSED	4	
11. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.		
12. WATER SUPPLY: UNITED WATER DELAWARE WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.		
13. SANITARY SEWER: NEW CASTLE COUNTY SEWERAGE IS SUBJECT TO THE APPROVAL OF 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 (LDA) 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.		
14. SANITARY SEWER FLOW DATA: NURSING FACILITY: 100 GPD PER PERSON X 140 PERSONS = 14,000 GPD PEAK FLOW: 14,000 GPD X 4 = 56,000 GPD		

EXPLORATORY SKETCH MAJOR LAND DEVELOPMENT AND TITLE SUBDIVISION PLAN FOR SILVERSIDE CADIA REHABILITATION & NORTH BAPTIST CHURCH

SITUATE IN: BRANDYWINE HUNDRED, NEW CASTLE COUNTY, DELAWARE

date		checked	
revisions			

Karins and Associates
ENGINEERS • PLANNERS • SURVEYORS
NEWARK, DE • MILLSBORO, DE
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PHONE: (302) 369-2900 FAX: (302) 369-2975
PHONE: (302) 934-9656 FAX: (302) 934-9679

OWNER & APPLICANT (075): JOHN C. HINTZ, 3322 SILVERSIDE ROAD, WILMINGTON, DE 19810
OWNER & APPLICANT (076): NORTH BAPTIST CHURCH, 3318 SILVERSIDE ROAD, WILMINGTON, DE 19810

APPROVED: _____
PROFESSIONAL ENGINEER

SURVEY BY: MCBRIDE & ZIEGLER, INC., KA
DESIGNED BY: TAC / BMB
DRAWN BY: GC
CHECKED BY: TAC / DS

SCALE: 1" = 50'
DATE: 6/1/10
DRAWING NO. 2395 - R01

CERTIFICATION OF ACCURACY
TP# 06-052-00-075 (BOUNDARY & TOPOGRAPHY ONLY)
I, _____, 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.
REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING _____ DATE _____

CERTIFICATION OF ACCURACY
TP# 06-052-00-076 (BOUNDARY & INTERIOR); TP# 06-052-00-075 (INTERIOR ONLY)
I, THOMAS A. COLEMAN II, 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.
REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING _____ DATE _____