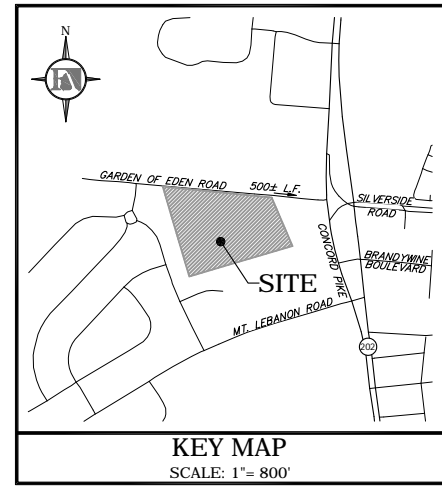


GENERAL NOTES:

- TOPOGRAPHY & BOUNDARY SURVEY PERFORMED BY VANDEMARK & 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. 8284.
- FLOOD PLAN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 1000300060 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.
- 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 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 AMENDED.
- 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 BEYOND THE LOCATION OF THE BUILDING'S EXTERIOR FIRE DEPARTMENT CONNECTION.
- ALL FIRE LINES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLER CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS.
- 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 AND TOWNHOME BUILDING HEIGHTS ARE TO BE APPROXIMATELY 35'.
- THE PROPOSED APARTMENT/CONDO BUILDING HEIGHTS ARE TO BE APPROXIMATELY 55'. 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.
- 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 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.
- LIMIT OF DISTURBANCE IS APPROXIMATELY 14.00 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. THE OWNER/DEVELOPER SHALL PROVIDE THIRD PARTY INSPECTIONS FOR THE CONSTRUCTION OF ALL STREETS AND ACCESSWAYS, 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.
- 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.
- 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 _____ AND OF 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.
- 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 _____ FROM THE FIFTY (50) FOOT HEIGHT REQUIREMENT TO CONSTRUCT THE CONDOMINIUM BUILDINGS FIFTY-SIX AND ONE HALF (56.5) FEET IN HEIGHT.
- DIMENSIONAL VARIANCE NO. _____ WAS GRANTED FOR THIS SITE ON _____ FROM 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 BUILDINGS WITH A FORTY-FIVE (45) FOOT SIDE YARD SETBACK ADJACENT TO THE COMMON LOT LINE WITH A SINGLE-FAMILY DETACHED RESIDENCE.
- A WAIVER IS REQUESTED FROM THE REQUIREMENT TO PROVIDE 9' x 18' PARKING SPACES TO PROVIDE 9' x 30' DOUBLE DEPTH PARKING SPACES BELOW THE CONDOMINIUM BUILDINGS.
- A WAIVER IS REQUESTED FROM THE REQUIREMENT THAT DEAD-END PARKING AREAS SHALL NOT BE PERMITTED TO ALLOW DEAD-END PARKING BELOW THE CONDOMINIUM BUILDINGS.
- ANY SPECIEM TREE(S) WHICH ARE TO BE REMOVED SHALL BE MITIGATED AT THE RATE REQUIRED BY THE LDC.
- RECORD AND RECORD RE-SUBDIVISION PLANS FOR THIS PROJECT SHALL BE DEEMED COMPLIANT WITH THIS PRELIMINARY PLAN WHEN THE TOTAL UNIT COUNT AND TOTAL GROSS FLOOR AREA ARE EQUAL TO OR LESS THAN THE VALUES SHOWN AND THE PLANIMETRICS GENERALLY REFLECT THOSE DEPICTED ON THIS PLAN.
- A VARYING WIDTH STRIP IS HEREBY DEDICATED TO PUBLIC USE AS PER THIS PLAN.



SITE DATA

DEVELOPER: REYBOLD VENTURE GROUP XXXII, LLC
 116 EAST SCOTLAND DRIVE
 BEAR, DE 19701
 PHONE: 302.832.7100

OWNER/SITE ADDRESS: THE PILOT SCHOOL, INC.
 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
 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:	0.40"14.938± AC.	6.43 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	20 (SEE NOTE #30)
REAR YARD (FT.):	20	20
PAVING STREET YARD/OTHER:	N/A	N/A
BUILDING HEIGHT:	50'	35/56.5' (SEE NOTE #13 & #29)
LANDSCAPE AREA:	SWIM PONDS: 25.883± SF OTHER PERVIOUS/LANDSC: 254,021± SF TOTAL OPEN SPACE: 279,904± SF (6.43 AC.)	

LAND USE:

LAND USE	UNITS	FOOTPRINT	GFA
SINGLE FAMILY HOMES:	17 UNITS	40,150 S.F.	52,400 S.F.
TOWNHOMES:	50 UNITS	85,000 S.F.	136,100 S.F.
CONDOS:	83 UNITS	43,240 S.F.	216,490 S.F.
COMMUNITY CENTER:		2,800 S.F.	2,800 S.F.
TOTAL:	150 UNITS	171,190 S.F.	407,790 S.F.
TOTAL GROSS FLOOR AREA:			407,790 S.F.

PARKING REQUIREMENTS:

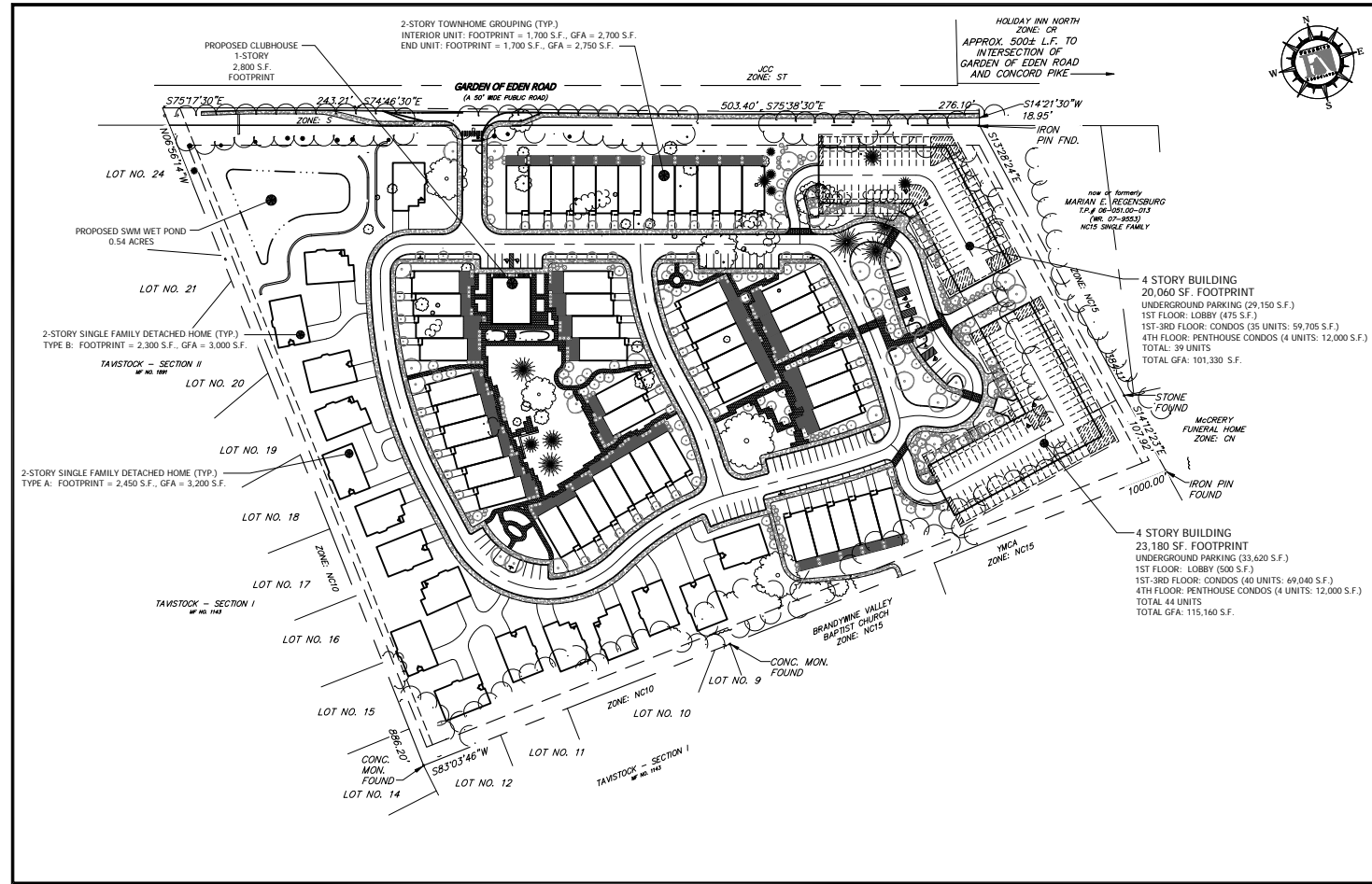
	REQUIRED	PROVIDED
SINGLE FAMILY HOMES:	34	34
TOWNHOMES:	113	145
CONDOS:	187	229
TOTAL NUMBER OF SPACES:	334	408
HANDICAPPED SPACES (INCLUDED ABOVE):	11	11

CONCRETE MONUMENTS:

	EXISTING	PROPOSED
EXISTING:	2	0
PROPOSED:	0	0

SEWER FLOWS:

GPD/UNIT	UNIT DESCRIPTION	NO. OF UNITS	GPD
300	SINGLE FAMILY HOMES	17	5,100
250	TOWNHOMES	50	12,500
200	CONDOS	83	16,600
	TOTAL AVG. GPD		34,200
	PEAKING FACTOR		3.5
	TOTAL PEAK GPD		119,700



SCALE: 1" = 100'

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. _____ DATE _____
 DE. LICENSE NO. 13280

PLAN INDEX

1	INDEX SHEET
2	PLAN VIEW

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

**COLUMBIA PLACE AT
 GARDEN OF EDEN ROAD**

REYBOLD VENTURE GROUP XXXII, LLC
 116 E. SCOTLAND DR. BEAR, DE 19701

#	SEWER GRADING NOTES	J/J	BY DATE
1			

FORESITE ASSOCIATES

MAJOR LAND DEVELOPMENT PLAN
 INDEX SHEET

PRELIMINARY PLAN

COLUMBIA PLACE AT
 GARDEN OF EDEN ROAD

BRANDYWINE HUNDRED NEW CASTLE COUNTY
 WILMINGTON DELAWARE

DATE: 09.15.09 PROJECT #: 001.17

SURVEYED BY: JJJ SHEET: 1

CREATED BY: ALH/JJJ 1 OF 2

DRAWN BY: ALH/JJJ

CHECKED BY: ACH

SCALE: AS NOTED

N.C.C. APPLICATION #20090201
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