

**GENERAL NOTES:**

- TOPOGRAPHY SURVEY PERFORMED BY TETRA TECH, INC. MARCH 3, 2008. AERIAL MAPPING BY LAND & MAPPING SERVICES JANUARY 28, 2008 (FIELD VERIFIED ON MARCH 3, 2008). BOUNDARY SURVEY PERFORMED BY TETRA TECH, INC. MARCH 5, 2008. BOUNDARY SURVEY UPDATED BY FORESITE ASSOCIATES, INC. ON DECEMBER 5, 2009.
- SUBJECT TO CONSERVATION EASEMENT RECORDED ON JANUARY 4, 1991 AS INST. # 199101070589775.
- FLOOD PLAN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 10002C0060, EFFECTIVE DATE 01/17/07. THIS SITE IS NOT LOCATED WITHIN A FEMA DELINEATED 100 YEAR FLOOD PLAIN. THE FLOODLINE DEPICTED ON THIS PLAN DEPICTS THE LIMITS OF FLOODING DURING THE 100-YEAR EVENT BASED ON A NON-DELINEATED FLOODPLAIN STUDY.
- THE WETLANDS BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN THE "FEDERAL MANUAL OF IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS" - SER REPORT BY JCM ENVIRONMENTAL, INC., DATED MAY 2008 (UPDATED OCTOBER 2008). THE WETLANDS INVESTIGATION WAS COMPLETED FOR THE ENTIRE EAST SIDE OF HURRICANE RUN AND NORTH SIDE OF ROCKY RUN. ALL AREAS WEST OF HURRICANE RUN AND SOUTH OF ROCKY RUN ARE ASSUMED 100% PROTECTED.
- WSPA, THE SITE IS NOT WITHIN A WATER RESOURCE PROTECTION AREA, MAP DATED FEBRUARY 2006.
- THIS SITE HAS 27.65+ ACRES LOCATED IN A CRITICAL NATURAL AREA.
- THERE ARE APPROXIMATELY 1.38+ ACRES OF PRECAUTIONARY STEEP SLOPES. THIS PLAN PROPOSES TO IMPACT 0.07+ ACRES (5.1%) OF PRECAUTIONARY STEEP SLOPES. THERE ARE APPROXIMATELY 0.63+ ACRES OF PROHIBITIVE SLOPES. THIS PLAN PROPOSES TO IMPACT 0.00+ ACRES (1.1%) OF PROHIBITIVE SLOPES. THERE ARE APPROXIMATELY 0.77+ ACRES OF MATURE FOREST. THIS PLAN PROPOSES TO IMPACT 0.16+ ACRES (20.8%) OF MATURE FOREST. THERE ARE APPROXIMATELY 0.55+ ACRES OF YOUNG FOREST. THIS PLAN PROPOSES TO IMPACT 0.22+ ACRES (40.0%) OF YOUNG FOREST. DISTURBANCE WITHIN THE CRITICAL NATURAL AREA SHALL BE LIMITED TO CONSTRUCTION OF THE PROPOSED STORMWATER MANAGEMENT OUTFALL AND IMPROVEMENTS TO THE RESOURCES WITHIN THE CRITICAL NATURAL AREA AS APPROVED BY DNREC. THIS PLAN PROPOSES TO IMPACT AN ADDITIONAL 0.85+ ACRES OF SLOPES WITHIN THE CNA AND 0.95+ ACRES OF RIPARIAN BUFFER AREA WITHIN THE CRITICAL NATURAL AREA.
- DNREC RESERVES THE RIGHT TO REQUEST MODIFICATIONS TO THE DESIGN OR CONSTRUCTION FOR THOSE PORTIONS OF THE PROJECT WITHIN THE CRITICAL NATURAL AREA SHOULD CRITICAL HABITAT BE DISCOVERED.
- A FOREST STAND DELINEATION REPORT WAS PREPARED BY JCM ENVIRONMENTAL, INC. DATED MAY 2008 AND AMENDED IN A LETTER REPORT DATED JULY 9, 2009. TREES EQUAL TO OR LARGER THAN 24" IN DIAMETER OUTSIDE OF WOODS, THAT QUALIFY AS SPECIMEN TREES, ARE CALLED OUT ON THIS PLAN.
- UTILITIES:
  - WATER SUPPLY: UNITED WATER. 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: 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 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. 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 CONSTRUCTION IS COMPLETE.

**LEGEND**

**EXISTING FEATURES**

- EX. BOUNDARY LINE
- EX. ADJOINER LINE
- EX. EASEMENT
- EX. STREAM
- EX. WETLANDS
- EX. RIPARIAN BUFFER LINE
- LIMITS OF 100-YR. FLOOD LINE
- EX. CONCRETE/STONE MONUMENT
- EX. POINT
- EX. BUILDING
- CRITICAL NATURAL AREA BOUNDARY
- PROHIBITIVE SLOPES
- PRECAUTIONARY STEEP SLOPES
- STEEP SLOPES, WITHIN THE CNA
- RIPARIAN BUFFER
- MATURE FOREST, WITHIN THE CNA
- MATURE FOREST
- YOUNG FOREST, WITHIN THE CNA
- YOUNG FOREST

**PROPOSED FEATURES**

- PR. FENCE
- PR. MONUMENT
- PR. FIRE HYDRANT
- PR. BUILDING
- PR. SIDEWALK
- PR. PAVING
- PR. CONCRETE PAVERS
- PR. TRAFFIC FLOW ARROW

BOUNDARY CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
C-1	435.00	155.72'	78.70'	20'30"40"	S42°48'26"E	154.89'
C-2	4380.39	161.52'	80.77'	2'06'46"	S33°36'29"E	161.51'
C-3	280.26	104.64'	52.94'	2'12'33"	S45°21'39"E	104.04'
C-4	140.00	34.78'	17.48'	14'14"08"	S63°10'31"E	34.69'

**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.

204, 208 & 212 WOODLAWN ROAD  
 AUTHORIZED REPRESENTATIVE  
 PILOT SCHOOL, INCORPORATED

DATE \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

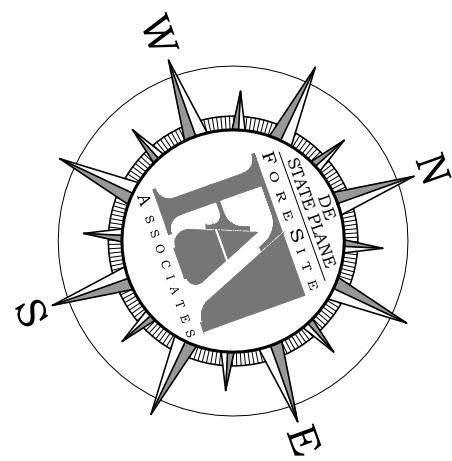
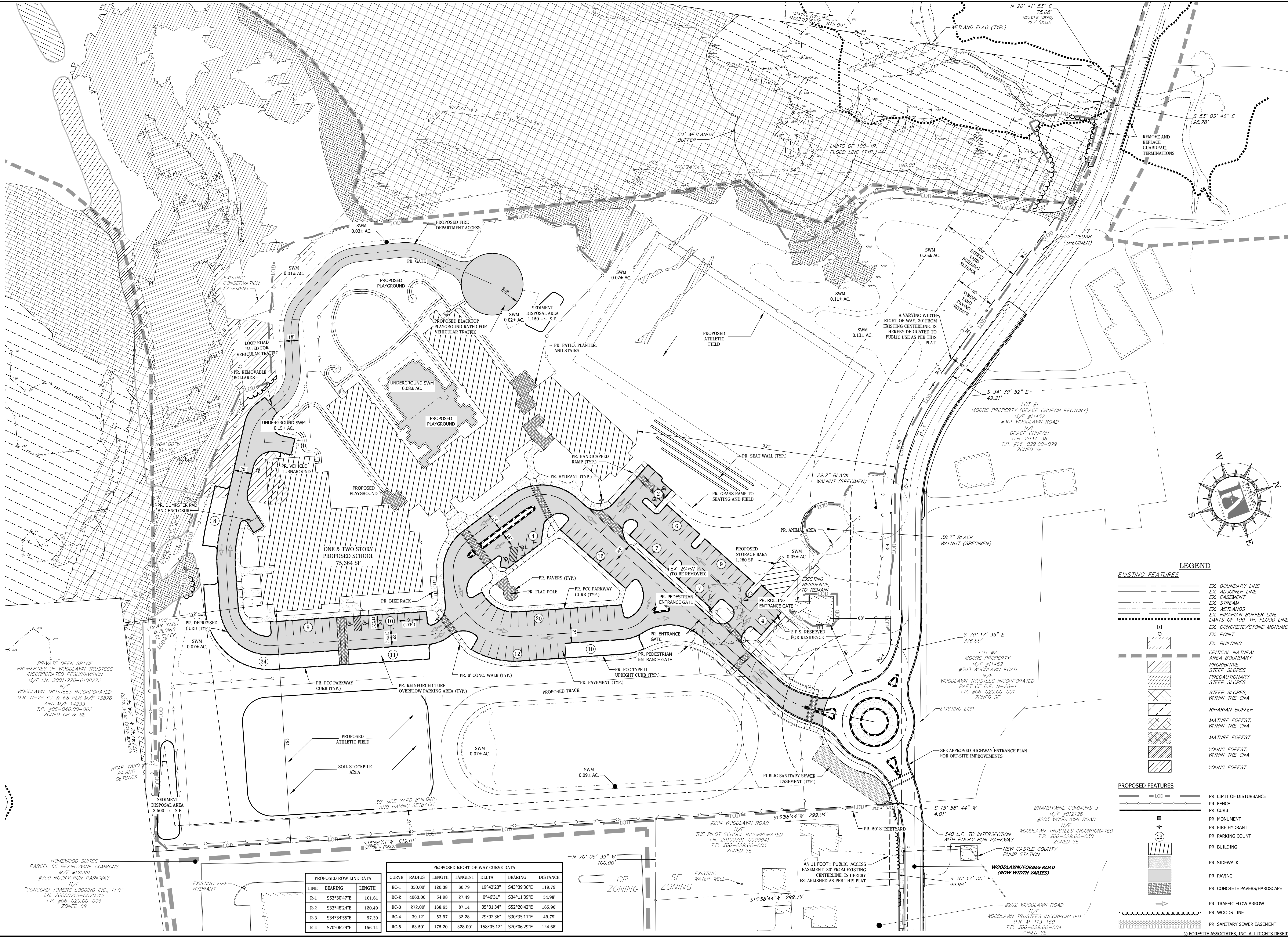
I, ANDREW C. HAYES, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

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

DATE \_\_\_\_\_

- ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE PROVIDED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS. SPRINKLERS AND STANDPIPES SHALL BE REQUIRED.
- FIRE DEPARTMENT ACCESS SHALL BE PROVIDED FOR ANY PROPOSED GATES AND BOLLARDS THROUGH THE USE OF A SYSTEM OR DEVICE APPROVED BY THE OFFICE OF THE STATE FIRE MARSHAL AFTER CONSULTATION WITH THE LOCAL FIRE CHIEF.
- GATES SHALL COMPLY WITH DELAWARE STATE FIRE PREVENTION REGULATIONS, SECTION 705.2.8, AND OTHER APPLICABLE REGULATIONS FOR GATED SITES.
- THE PLAN SET TITLED "FIRE MARSHAL PLAN" AS APPROVED BY THE OFFICE OF STATE FIRE MARSHAL FOR THE STATE OF DELAWARE IS HEREBY CONSIDERED PART OF THE RECORD PLAN.
- A LANDSCAPE PLAN, PREPARED BY DESIGNS ETC. DATED FEBRUARY 15, 2009 AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- A 6' WIDE EASEMENT ON THE INSIDE OF THE PERIMETER BOUNDARY SHOWN ON THIS PLAN IS HEREBY 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, ACCESS WAYS, 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 ERRECTED AT THE DRIP LINE OF ALL SPECIMEN 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.
- THE PROPOSED MULCH TRAIL LOCATIONS ARE APPROXIMATE AND THE TRAILS ARE TO BE LOCATED SUCH AS TO MINIMIZE THE DISTURBANCE TO EXISTING VEGETATION.
- LIMIT OF DISTURBANCE IS APPROXIMATELY 15.30+ 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.
- THE SERVICE DRIVES AND PARKING AREAS SHOWN ON THIS PLAN ARE PROPOSED TO BE PRIVATELY MAINTAINED.
- 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.
- AN 11 FOOT+ PUBLIC ACCESS EASEMENT, 30' FEET FROM EXISTING CENTERLINE, IS HEREBY ESTABLISHED, AS PER THIS PLAN, ALONG THE FRONTAGE OF PARCEL 06-029-00-003.
- A 30' STREET YARD BUFFER FROM THE PROPOSED RIGHT OF WAY FOR 212 WOODLAWN ROAD IS DEPICTED ON TAX PARCEL 06-029-00-003, AS PER THIS PLAN.
- AREA VARIANCE NO. 1, APPLICATION NO. 2008-0712-A WAS GRANTED FOR THIS SITE ON NOVEMBER 13, 2008 FROM THE REQUIRED 100' STREET YARD BUFFER SETBACK TO MAINTAIN A DWELLING 68' FROM THE PROPOSED RIGHT OF WAY FOR WOODLAWN ROAD.
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**THE PILOT SCHOOL**  
 100 GARDEN OF EDEN ROAD, WILMINGTON, DE 19803



**LEGEND**

- EXISTING FEATURES**
- EX. BOUNDARY LINE
  - EX. ADJOINER LINE
  - EX. EASEMENT
  - EX. STREAM
  - EX. WETLANDS
  - EX. RIPARIAN BUFFER LINE
  - EX. LIMITS OF 100-YR. FLOOD LINE
  - EX. CONCRETE/STONE MONUMENT
  - EX. POINT
  - EX. BUILDING
  - CRITICAL NATURAL AREA BOUNDARY
  - PROHIBITIVE SLOPES
  - PRECAUTIONARY SLOPES
  - STEEP SLOPES, WITHIN THE CNA
  - RIPIARIAN BUFFER
  - MATURE FOREST, WITHIN THE CNA
  - MATURE FOREST
  - YOUNG FOREST, WITHIN THE CNA
  - YOUNG FOREST
- PROPOSED FEATURES**
- PR. LIMIT OF DISTURBANCE
  - PR. FENCE
  - PR. CURB
  - PR. MONUMENT
  - PR. FIRE HYDRANT
  - PR. PARKING COUNT
  - PR. BUILDING
  - PR. SIDEWALK
  - PR. PAVING
  - PR. CONCRETE PAVERS/HARDSCAPE
  - PR. TRAFFIC FLOW ARROW
  - PR. WOODS LINE
  - PR. SANITARY SEWER EASEMENT

**PROPOSED ROW LINE DATA**

LINE	BEARING	LENGTH
R-1	S53°30'47"E	101.61
R-2	S33°48'24"E	120.49
R-3	S34°34'55"E	57.30
R-4	S70°06'29"E	156.14

**PROPOSED RIGHT-OF-WAY CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
RC-1	350.00'	120.38'	60.79'	19°42'23"	S43°39'36"E	119.79'
RC-2	4063.00'	54.98'	27.49'	0°46'31"	S34°11'39"E	54.98'
RC-3	272.00'	168.65'	87.14'	35°31'34"	S52°20'42"E	165.96'
RC-4	39.12'	53.97'	32.28'	79°02'36"	S30°35'11"E	49.79'
RC-5	63.50'	175.20'	328.00'	158°05'12"	S70°06'29"E	124.68'

#	COMMENT	BY	DATE
7	PER NCC COMMENTS	ALH	04.20.11
6	PER NCC COMMENTS	ALH	04.13.11
5	PER NCC COMMENTS	ALH	07.28.10
4	NO REVISIONS THIS SHEET	ALH	06.29.10
3	NO REVISIONS THIS SHEET	ALH	04.22.10
2	PER DELDOT REVIEW	MDS	03.22.10
1	ISSUED FOR REVIEW	MMM	12.08.09



RECORD MAJOR LAND DEVELOPMENT PLAN  
**PLAN VIEW**

**THE PILOT SCHOOL**

WILMINGTON	BRANDYWINE HUNDRED
NEW CASTLE COUNTY	DELAWARE
DATE: 11.09.09	PROJECT #: 001.11
SURVEYED BY: ACH/ALH	<b>SHEET: 2</b>
CREATED BY: ACH/ALH	<b>2 OF 2</b>
DRAWN BY: ALH	
CHECKED BY: MMM	

SCALE: 1"=50'

0 20 40 60 80 100