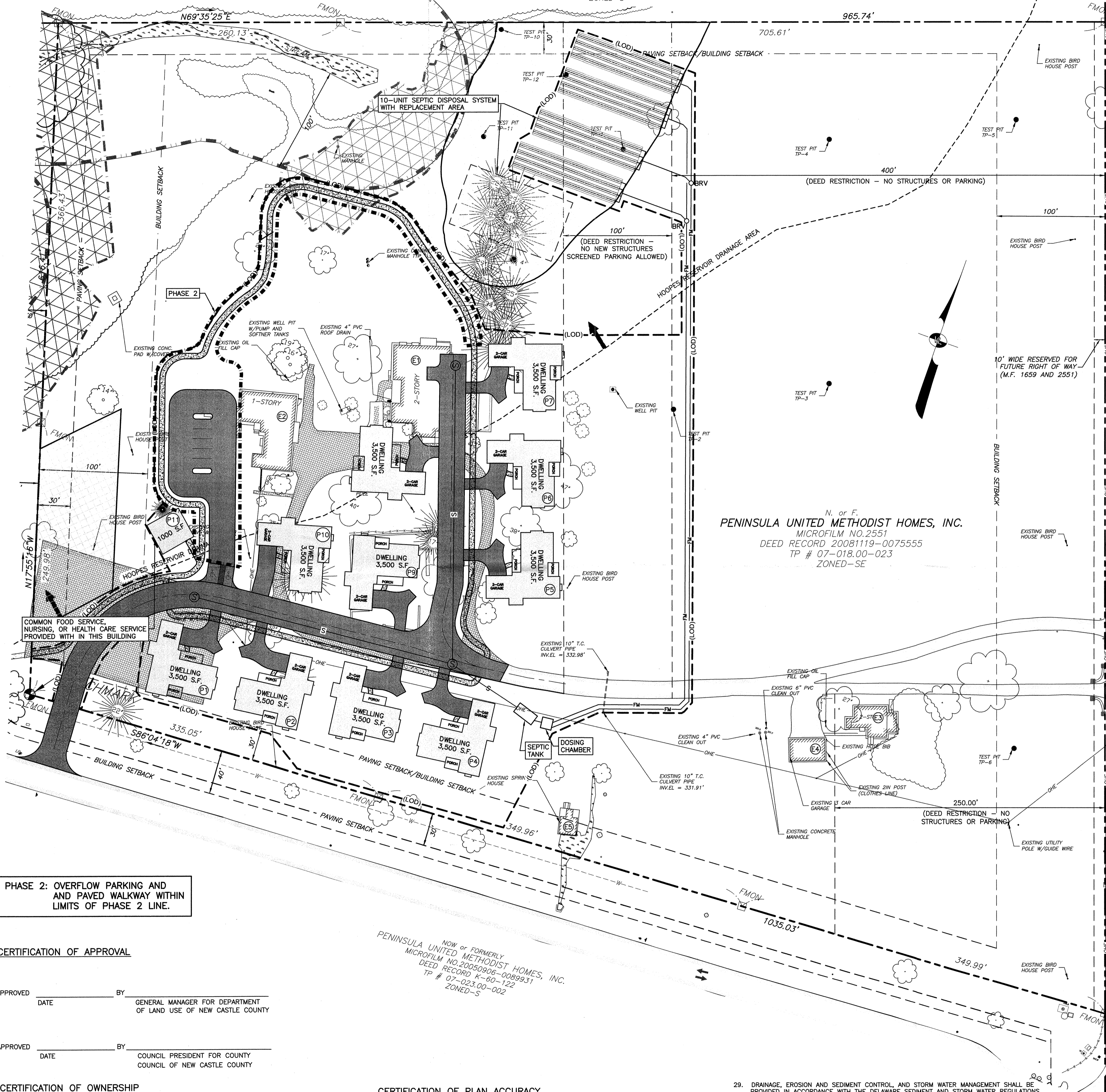


NOW or FORMERLY
PENINSULA UNITED METHODIST HOMES, INC.
MICROFILM NO. 1659
DEED RECORD 20081229-0121376
TP # 07-018.00-021
ZONED-S



N. or F.
PENINSULA UNITED METHODIST HOMES, INC.
MICROFILM NO. 2551
DEED RECORD 20081119-0075555
TP # 07-018.00-023
ZONED-SE

GENERAL DATA:

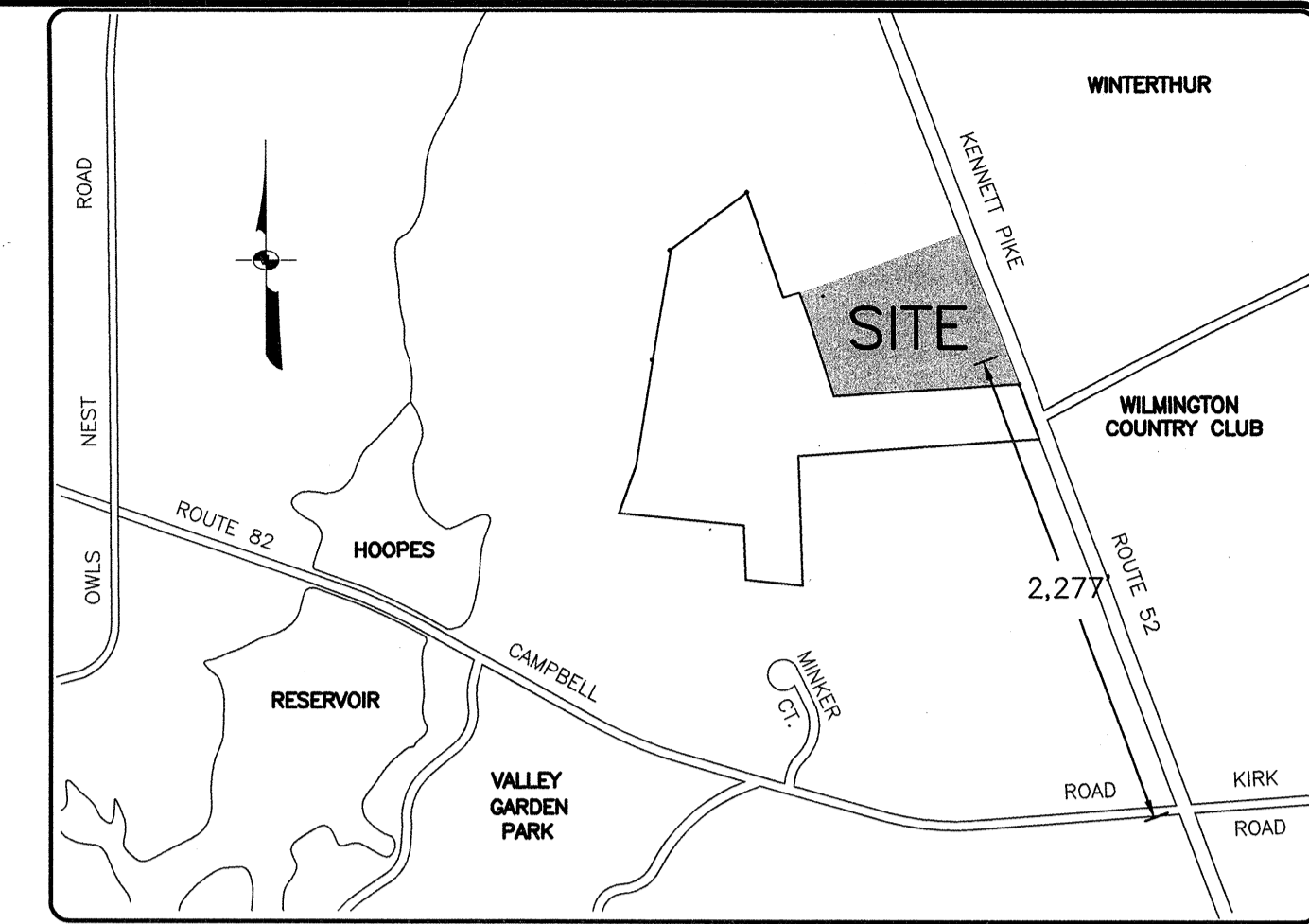
- OWNER: PENINSULA UNITED METHODIST HOMES, INC.
726 LOVEVILLE ROAD, SUITE 3000
HOCKESSIN, DE 19707-1519
CONTACT: JOHN OPPENHEIMER
PHONE NO. 235-6800
- TAX PARCEL NO.: 07-018.00-023.
- SOURCE OF TITLE: INSTRUMENT NO. 20081119-0075555.
- SOURCE OF DEED RESTRICTIONS: INSTRUMENT NO. 20081119-0075556.
- AREA: 17.188± ACRES.
- TOPOGRAPHY FEATURES BASED ON AERIAL FLOWN ON MARCH 21, 2008 BY AXIS GEOSPATIAL LLC AND SUPPLEMENTED BY A PARTIAL FIELD SURVEY DATED MAY 15-19, 2008.
- ZONING: SE (SUBURBAN ESTATE)
BUILDING SETBACK:
FRONT YARD: 100
REAR YARD: 100
SIDE YARD: 30
BUILDING HEIGHT: 40
PAVING STREET: 50
PAVING OTHER: 30
- MODIFIED GRID NO.: 092/372
- HORIZONTAL DATUM: LOCAL ASSUMED COORDINATES
- VERTICAL DATUM: N.G.V.D. 1929
- BENCHMARK: BENCHMARK IS FOUND CONCRETE MON., ELEVATION = 342.55
- WATER: CITY OF WILMINGTON WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- SEWER: ON-SITE SEPTIC TO BE DEVELOPED. EXISTING BUILDINGS ARE CONNECTED TO EXISTING SEPTIC SYSTEMS. SEPTIC SYSTEM FEASIBILITY HAS BEEN SATISFACTORILY ESTABLISHED FOR THIS LOT. THE FEASIBILITY INDICATES ONLY THAT, AT THE TIME OF TESTING, THERE WAS AT LEAST ONE AREA ON THIS LOT THAT COULD MEET THE STANDARDS FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM. FEASIBILITY IS NOT A DESIGN APPROVAL AND DOES NOT IMPLY A GUARANTEE THAT SUCH APPROVAL CAN BE OBTAINED. SUCH FACTORS AS BUILDING SIZE AND USE, PLACEMENT ON THE LOT, AND LOCATION OF WATER WELLS (IF APPLICABLE) WILL INFLUENCE THE FINAL DESIGN. NO BUILDING PERMITS WILL BE ISSUED WITHOUT REVIEW AND APPROVAL OF A DETAILED DESIGN FOR THIS LOT.
- HOOPES RESERVOIR DRAINAGE AREA 6.88± ACRES.
EXISTING IMPERVIOUS AREA 0.42± ACRES. (6%)
PROPOSED IMPERVIOUS AREA 0.42± ACRES. (6%)

RESOURCE PROTECTION AREA	SQUARE FEET	ACRES
WETLANDS	4,587	0.11
RBA (-WETLANDS)	44,967	1.03
PREC. STEEP SLOPES	26,374	0.61
MATURE FOREST	1,862	0.04

ACREAGE:	EXISTING	PROPOSED	TOTAL
BUILDING COVER	9,917 S.F. = (0.23±ACRS.)	32,816 S.F. = (0.75±ACRS.)	42,733 S.F. = (0.98±ACRS.)
PAVING COVER	43,714 S.F. = (1.00±ACRS.)	36,288 S.F. = (0.84±ACRS.)	80,002 S.F. = (1.84±ACRS.)
OPEN SPACE	695,078 S.F. = (15.96±ACRS.)	680,941 S.F. = (15.63±ACRS.)	1,376,019 S.F. = (31.59±ACRS.)
TOTAL	748,709 S.F. = (17.19±ACRS.)	748,709 S.F. = (17.19±ACRS.)	748,709 S.F. = (17.19±ACRS.)

BUILDING	EXISTING*	PROPOSED	TOTAL
E1	9190	TO BE REMOVED	0
E2	3416	TO BE REMOVED	0
E3	1450	TO REMAIN	1,450
E4	650	TO REMAIN	650
E5	421	TO REMAIN	423
P1-P10	0	10 @ 3,500 sf.	35,000
P11	0	1 @ 1,000 sf.	1,000
TOTAL	15,127 sf.	36,000 sf.	38,523 sf.

- * EXISTING FIGURES (PER T.P. INFO) - TO BE FIELD VERIFIED.
- ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE CURRENT STATE FIRE PREVENTION REGULATIONS.
- NO CERTIFICATE OF USE WILL BE SOUGHT, NOR WILL THE DIVISION OF DEVELOPMENT AND LICENSING OF THE DEPARTMENT OF LAND USE ISSUE A CERTIFICATE OF USE, WHERE THE PROPOSED USE FOR ANY PARCEL IN THE SUBJECT LAND SHALL INVOLVE THE STORAGE, USE OR MAINTENANCE OF SUBSTANCES OR SUBSTANCES LISTED IN 40 CFR 116 IN AN AGGREGATE QUANTITY EQUAL OR GREATER THAN A "REPORTABLE QUANTITY" DEFINED BY 40 CFR 177.
- THIS PLAN SUPERSEDES, IN PART, THE PLAN OF GRACE UNITED METHODIST CHURCH, DATED 2/19/74, AND RECORDED ON 2/28/74, MICROFILM NO. 2551, AND THE RECORD RESUBDIVISION PLAN, DATED 2/26/69, REVISED THROUGH 11/11/70 AND RECORDED ON 12/16/70, MICROFILM NO. 1659, AND THE RECORD PLAN RECORDED ON 4/7/69, MICROFILM NO. 1286.
- THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS WAYS, DRAINAGE FACILITIES AND UTILITIES AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR THE LANDSCAPE PLAN SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
- THE WETLANDS BOUNDARIES DEPICTED ON THE NORTH WEST CORNER OF THE SITE ON THIS PLAN WERE DELINEATED IN THE FIELD BY DUFFIELD ASSOCIATES, INC., DURING THE MONTH OF APRIL, 2007, IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS, DATED JANUARY 10, 1989, IN THE WETLANDS IN THE VICINITY OF THE SOUTHERN PROPERTY LINE WERE DELINEATED, IN THE FIELD, BY DUFFIELD ASSOCIATES, INC., DURING THE MONTH OF OCTOBER, 2008.
- THERE SHALL BE NO DEBRIS DISPOSAL ON THIS SITE.
- THE STEEP SLOPES SHOWN ON THIS PLAN WERE DELINEATED BY VANDEMARK & LYNCH, INC. IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE BASED ON THE TOPOGRAPHIC SURVEY.
- THIS SITE DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR NEW CASTLE COUNTY, DELAWARE, PANEL 0065, MAP NO. 10003C00651, COMMUNITY NO. 105085, REVISED JANUARY 17, 2007.
- THIS SITE DOES NOT LIE WITHIN ANY CRITICAL NATURAL AREAS.
- THE EXISTING ON-SITE WELLS MAY REMAIN TO SERVE THE CHARIS HOUSE DEVELOPMENT. THE WELLS ARE NOT LISTED OR SHOWN ON THE WRPA MAP ENTITLED "WATER RESOURCE PROTECTION AREAS", REVISED MAY, 2001.
- THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14, OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
- THE LOCATION OF THE EXISTING BUILDING & PAVING IDENTIFIED ON THIS PLAN DOES NOT COMPLY WITH DIMENSIONAL REGULATIONS IN EFFECT AT THE TIME OF APPROVAL. THE BUILDING & PAVING MAY OR MAY NOT HAVE NONCONFORMING STATUS UNDER THE PROVISIONS OF CHAPTER 40 OF THE NEW CASTLE COUNTY CODE. RECORDATION OF THIS PLAN DOES NOT CONSTITUTE VERIFICATION OF NONCONFORMING STATUS.



BLOCK MAP C-2-N LOCATION PLAN SCALE: 1" = 800'

EXISTING	LEGEND	PROPOSED
D.R.	DEED RECORD	N/A
MF	MICROFILM (COUNTY RECORD)	N/A
T.P. NO.	TAX PARCEL NUMBER	N/A
---	FENCE LINE	N/A
---	CONTOURS	N/A
---	PROPERTY LINE	N/A
---	DEED RESTRICTIONS/SETBACKS	N/A
---	SPOT ELEVATIONS	N/A
---	SPOT ELEVATIONS	N/A
---	LIGHT POLE	N/A
---	TREES	N/A
---	TREELINE	N/A
---	BRUSH LINE	N/A
---	WETLANDS	N/A
---	CONCRETE	N/A
---	LIMIT OF APPROVED SOILS	N/A
---	PAVEMENT	N/A
---	BUILDING	N/A
---	EDGE OF RIPARIAN BUFFER	N/A
---	EDGE OF FOREST RESOURCE AREAS	N/A
---	SOILS	N/A
---	PAVING TO BE DEMOLISHED	N/A
---	PRECAUTIONARY STEEP SLOPES	N/A
---	DRAINAGE PATTERN	N/A
---	HOOPES RESERVOIR DRAINAGE AREA	N/A
---	STORMWATER MANAGEMENT AREAS	N/A
---	BULL RUN VALVE	BRV
---	SANITARY SEWER	S
---	SANITARY SEWER MANHOLE	SM
---	LIMITS OF DISTURBANCE	(LOD)

THE PURPOSE OF THIS PLAN IS TO DEVELOP THE SITE WITH INSTITUTIONAL HOUSING, TYPE II: 10 INDEPENDENT LIVING CONTINUING CARE RETIREMENT COMMUNITY DWELLINGS AND A 1,000 SQUARE FOOT COMMON FOOD SERVICE, NURSING, OR HEALTH CARE SERVICE BUILDING.

APPLICATION NO. 2008-0838
EXPLORATORY SKETCH
MAJOR LAND DEVELOPMENT PLAN
COUNTRY HOUSE ESTATES
4832 KENNETT PIKE - ROUTE 52
CHRISTIANA HUNDRED - NEW CASTLE COUNTY
DELAWARE

SCALE: 1" = 50' NOVEMBER 22, 2008

GRAPHIC SCALE (IN FEET)

RECEIVED
JAN 22 2009
DEPT. OF LAND USE

VANDEMARK & LYNCH, INC.
ENGINEERS - PLANNERS - SURVEYORS
4305 MILLER RD., P.O. BOX 2047
WILMINGTON, DE 19899/(302) 764-7635

PERMANENT FILE 092/372	QA REVIEW	APPROVED BY
SURVEYED BY G. MITCHELL	PROJECT MANAGER G. MITCHELL	REFERENCE DRAWINGS
COMPUTED BY G. HALEY	DRAWN BY G. HALEY	
PROJECT NO. 22101	FILE NO. 39485-L	SHEET 1 OF 2
		REVISION

PHASE 2: OVERFLOW PARKING AND PAVED WALKWAY WITHIN LIMITS OF PHASE 2 LINE.

CERTIFICATION OF APPROVAL

APPROVED _____ BY _____
DATE _____ GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

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

CERTIFICATION OF OWNERSHIP

I, _____, HEREBY CERTIFY THAT PENINSULA UNITED METHODIST HOMES, INC., IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN, AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN WAS MADE AT ITS DIRECTION, AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

NOW or FORMERLY
PENINSULA UNITED METHODIST HOMES, INC.
MICROFILM NO. 20080806-008931
DEED RECORD K-80-122
TP # 07-023.00-002
ZONED-S

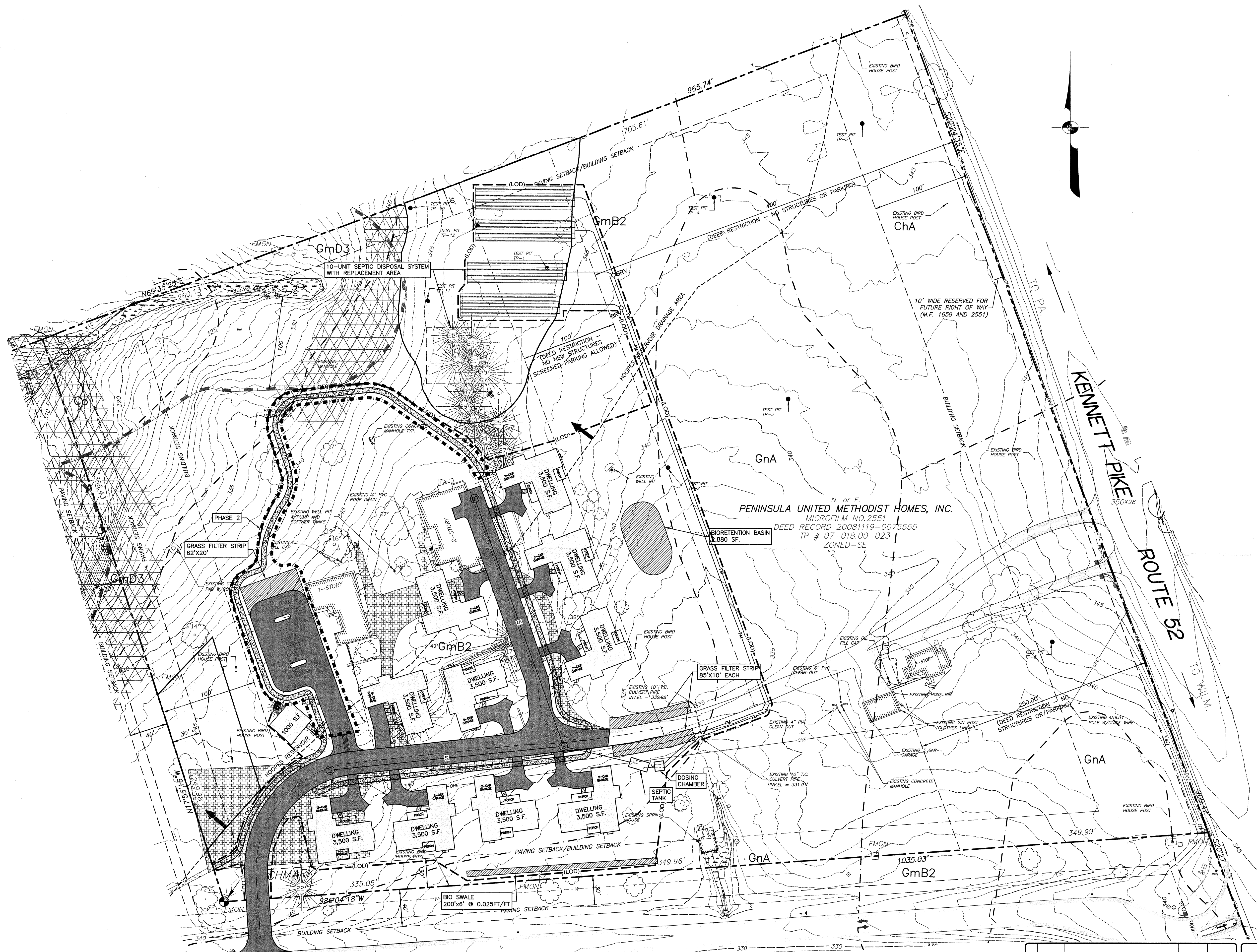
CERTIFICATION OF PLAN ACCURACY

I, STEPHEN L. JOHNS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR 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.

- DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORM WATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORM WATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
- ACREAGE OF DISTURBED AREA: 5.6± ACRES. LIMIT OF DISTURBANCE MUST BE DELINEATED IN THE FIELD.
- A LANDSCAPE PLAN PREPARED BY _____ LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THIS RECORD PLAN.
- 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 WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____, INSTRUMENT NUMBER _____.

DATE _____ SIGNATURE _____

DATE _____ SIGNATURE _____



EXISTING	LEGEND	PROPOSED
D.R.	DEED RECORD	N/A
MF	MICROFILM (COUNTY RECORD)	N/A
T.P. NO.	TAX PARCEL NUMBER	N/A
---	FENCE LINE	N/A
---	CONTOURS	N/A
---	PROPERTY LINE	N/A
---	DEED RESTRICTIONS/SETBACKS	N/A
367x34	SPOT ELEVATIONS	N/A
FMON	SPOT ELEVATIONS	N/A
LP	LIGHT POLE	N/A
○	TREES	N/A
---	TREELINE	N/A
---	BRUSH LINE	N/A
---	WETLANDS	N/A
---	CONCRETE	N/A
---	LIMIT OF APPROVED SOILS	N/A
---	PAVEMENT	N/A
---	BUILDING	N/A
---	EDGE OF RIPARIAN BUFFER	N/A
---	EDGE OF FOREST RESOURCE AREAS	N/A
---	SOILS	N/A
N/A	PAVING TO BE DEMOLISHED	N/A
---	PRECAUTIONARY STEEP SLOPES	N/A
---	DRAINAGE PATTERN	N/A
---	HOOPS RESERVOIR DRAINAGE AREA	N/A
---	STORMWATER MANAGEMENT AREAS	N/A
N/A	BULL RUN VALVE	BRV
N/A	SANITARY SEWER	S
N/A	SANITARY SEWER MANHOLE	SM
N/A	LIMITS OF DISTURBANCE	(LOD)

APPLICATION NO. 2008-0838
EXPLORATORY SKETCH
STORMWATER MANAGEMENT PLAN
COUNTRY HOUSE ESTATES
4832 KENNETT PIKE - ROUTE 52
CHRISTIANA HUNDRED - NEW CASTLE COUNTY
DELAWARE
 SCALE: 1" = 50'
 NOVEMBER 22, 2008

PHASE 2: OVERFLOW PARKING AND PAVED WALKWAY WITHIN LIMITS OF PHASE 2 LINE.

THE FOLLOWING SOILS ARE CLASSIFIED AS "B" OR "C" BY THE SOIL CONSERVATION SERVICE FOR DETERMINATION OF THE RUNOFF CURVE NUMBER:
 B-SOIL - CHESTER LOAM, 0 - 3% SLOPES
 GmB2 - GLENELG AND MANOR LOAMS: 3% - 8% SLOPES, MODERATELY ERODED
 GmD3 - GLENELG AND MANOR LOAMS: 15% - 25% SLOPES, SEVERELY ERODED
 C-SOIL - CODORUS SILT LOAM
 GmA - GLENVILLE SILT LOAM: 0%-3% SLOPES

NO.	DATE	REVISION	BY	APPROVED

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

VANDEMARK & LYNCH, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 4305 MILLER RD./PO BOX 2047
 WILMINGTON, DE 19899/(302) 764-7635

PERMANENT FILE 092/372	QA REVIEW	APPROVED BY
SURVEYED BY	PROJECT MANAGER C. MITCHELL	REFERENCE DRAWINGS
COMPUTED BY	DRAWN BY C. HALEY	
PROJECT NO. 22101	FILE NO. 39485-L	SHEET 2 OF 2