



The Reybold Group
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Bear, DE 19701
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www.Reybold.com

April 16, 2009

Mr. David M. Culver
General Manager
New Castle County Department of Land Use
87 Reads Way
New Castle, DE 19720

**Re: Conceptual Exploratory Plan
Proposed Pilot School Development
100 Garden of Eden Road, Wilmington, Delaware**

Dear Mr. Culver:

Attached to this letter is the proposed Conceptual Plan relating to the Pilot School site at 100 Garden of Eden Road, Wilmington, Delaware. Reybold is interested in redeveloping the Pilot School property as an age-restricted or "active adult" community. The proposed plan offers a unique opportunity to provide this residential resource to an area that currently does not have many options for those persons desiring to live in a mixed product age-restricted community.

Site Location & Details

The 100 Garden of Eden Road site is located approximately one block west of Route 202 on Garden of Eden Road and is situated across from the Jewish Community Center. It is just to the north of the Brandywine Valley Baptist Church and the YMCA which are located on Mt. Lebanon Road. The remaining surrounding area includes residential.

The total acreage of the site is approximately 15.4+/- acres. The site is improved with a 50,000+/- square foot building which is currently the main school facility, a 2,200 square foot residential building and a 3,000 square foot commercial building. A copy of the topographic/boundary map and aerial view can be found in Tab A.

Overall Design & Concept

Reybold has created a plan for an age-restricted or "active adult" community for the 100 Garden of Eden Road site. In this age where the baby-boomers are prominent in the population, it has become evident that this type of community is a valued resource, however, at this time there are few communities in the Route 202/Concord Pike region. Based on the area's need for this type of community, Reybold developed several different concept plans that can be found in Tabs B through F. All of the plans incorporate a variety of housing types to meet the needs and wants of different people. Each plan has single family homes to the west where the community would border an existing residential area, a clubhouse with amenities, condominiums to the east and northeast, and townhomes.

Concept A

Concept A proposes 20 single family homes, 52 townhomes and 81 condominiums/apartments for a total of 153 dwelling units. The condominium units are located to the east of the site with townhomes in the middle. Central to the location is the clubhouse. This overall plan provides an appealing layout and blends the lower density to the higher density housing well.

Concepts B and B Alternative

These two alternatives utilize a more sectioned approach to the layout with a plan that separates the different types of housing. Concept Plan B includes 23 single family homes, 67 townhomes and 54 condominiums/apartments. Concept B Alternative favors higher density with 22 single family homes, 45 townhomes and 108 condominiums/apartments. The clubhouse and amenities are located to the west on the plan and condominiums/apartments are to the north on the plan.

Concept C

Concept C shows a very block style of layout with the single family homes (21) to the west, apartments/condominiums (139) to the east, and townhomes (25) in between. This plan also favors higher density housing. The clubhouse and amenities are located in the northeast corner of the property.

Concept D

Like Concept A, Concept C has a good balance of low density to high density housing that includes 23 single family homes, 40 townhomes and 95 condominiums/apartments. Once again, the single family homes are to the west abutting the existing residential area. The clubhouse in this model remains central to the community.

Community Impact

While development of any kind has the potential to raise up concerns from neighboring residents and businesses, Reybold makes a point of keeping everyone informed and being willing to speak or meet with persons as necessary to address any concerns. Reybold has already met with representatives from the surrounding community to discuss the proposed project, to answer any questions, and get feedback regarding the proposed project. Reybold will also soon be meeting with representatives from the neighboring JCC, YMCA and Brandywine Valley Baptist Church.

Summary

A copy of the original SLD-1 form and required submission fee is with your enclosure. A copy of the SLD-1 Form can be found in Tab H. Reybold believes that the type of development that has been proposed in this document would be ideal for the location at 100 Garden of Eden Road. The impact on surrounding communities, roadways, utilities and other services will be minimal. Additionally, the fact that it will be an age-restricted community is a great benefit to the area. Lastly, as with any Reybold project, we will be diligent in obtaining feedback from current area residents in order to create the best plan possible.

Thank you for your consideration. Please feel free to contact me with any questions or concerns.

Sincerely,



Jerome S. Heisler, Jr.
Executive Manager

attachments: as noted

SLD-1 Form Application for Plan Review and Required Submission Fee

cc: Christopher Coons, County Executive
Councilman Bob Weiner
Tracy Surles, New Castle County

Michael Svaby, NCC Special Services
Kathy Craven, Pilot School Inc.
Frank Maderich, Tavistock Civic Association



208 Delaware Street
 New Castle, DE 19720
 Phone: 302.351.3421
 Fax: 302.351.3456

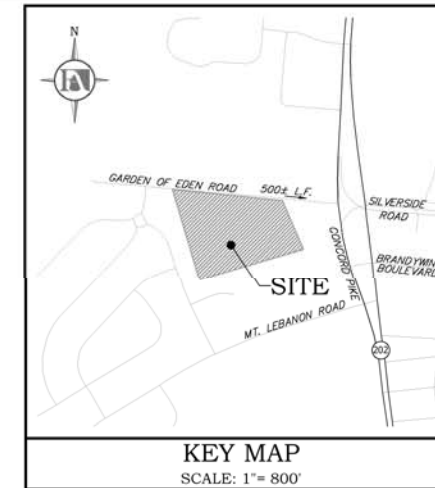
Pre-Exploratory -- Existing Pilot School Site
 Proposed Zoning -- Suburban Transition (ST)
 Proposed Use -- Apartments

Table 40.05.421 RESIDENTIAL CAPACITY CALCULATION			
Step 1	Take Base Site Area (Table 40.05.420 Step 1)	= 15.4 ac.	
	Subtract Total Resource Land (Table 40.05.420 Step 3)	-1.37 ac.	
	Equals Total Unrestricted Land	= 14.03 ac.	
	Multiply by Usability Factor	Suburban Reserve	0.015
		Suburban Estate (includes NC2a)	0.022
		Suburban – Single Family and Open Space (includes NC40, NC21 and NC15)	0.049
		Suburban – Hamlet Village	0.072
		Suburban Transition (includes all other NC districts)	0.154
		Traditional Neighborhood	0.150
	Manufactured Homes	0.136	
Equals Usable Land	= 2.16		
Add Protected Resource Land (Table 40.05.420 Step 4)	+ 0.96		
Equals Site Protected Land	=3.12 ac.		
Step 2	Enter Base Site Area (Table 40.05.420 Step 1)	15.4 ac.	
	Multiply by Minimum Open Space Ratio (Table 40.04.110)	X 0.40	
	Equals Minimum District Required Open Space	= 6.16 ac.	
Step 3	Enter Base Site Area (Table 40.05.420 Step 1)	15.4 ac.	
	Subtract Required Protected Land (Step 1 or 2, whichever is greater)	- 6.16 ac.	
	Equals Net Buildable Site Area	= 9.24 ac.	
	Multiply by Maximum Net Density (Table 40.04.110)	x 14.50 ac.	
	Equals Site Specific Maximum Density Yield	=133 d.u.	
Step 4	Enter Base Site Area (Table 40.05.420 Step 1)	15.4 ac.	
	Multiply by Maximum Gross Density (Table 40.04.110)	X 8.00	
	Equals District Maximum Density Yield	= 123.2	
Step 5	Maximum Yield for Site (Step 3 or 4, whichever is less)	= 123 d.u.	

Note: The 25% density bonus (123 x 25% = 30 d.u.) creates an additional yield of 30 d.u. The **Maximum Yield for Site** then equals **153 dwelling units**.

GENERAL NOTES:

- TOPOGRAPHY & BOUNDARY SURVEY PERFORMED BY VANDERMARK & 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. 0294.
- FLOOD PLAIN: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 1000300661, EFFECTIVE DATE 01/17/07, THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- THIS SITE CONTAINS NO WETLANDS.
- 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.
- 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 MUST BE DETERMINED 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. ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS.
- 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 OR THE LOCATION OF THE BUILDING'S EXTERIOR FIRE DEPARTMENT CONNECTION.
- ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS.
- ALL TOWNHOME UNITS SHALL BE CONSTRUCTED WITH MINIMUM TWO HOUR RATED (CLASS C) FIRE BARRIER WALLS BETWEEN UNITS. THEY SHALL BE SUBJECT TO THE FOLLOWING CRITERIA:
 - A SPECIFIC BUILDING SECTION DETAIL SHALL BE SUBMITTED TO THE OFFICE OF STATE FIRE MARSHAL PRIOR TO APPROVAL FOR BUILDING CONSTRUCTION.
 - THE WALL CONSTRUCTION (FIRE BARRIER WALL) SHALL MEET OR EXCEED THE STANDARDS OF NFPA221, STANDARD FOR FIRE WALLS AND FIRE BARRIER WALLS.
 - THE FIRE BARRIER WALL IS TO HAVE A MINIMUM TWO HOUR FIRE RESISTANCE RATING.
 - THE FIRE BARRIER WALL IS TO EXTEND FROM THE FOUNDATION OR FLOOR BELOW TO THE UNDERSIDE OF THE ROOF OR FLOOR DECK ABOVE; OPENINGS, IF ANY, SHALL BE PROTECTED WITH A 1 1/2 HOUR RATED PROTECTIVE ASSEMBLY ON ONE SIDE OF THE OPENING.
- 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 HOMES, TOWNHOMES, AND CONDOS SHALL BE TYPE V CONSTRUCTION; WOOD FRAME.
- THE PROPOSED SINGLE FAMILY AND TOWNHOME BUILDING HEIGHTS ARE TO BE APPROXIMATELY 45'.
- THE PROPOSED APARTMENT/CONDO BUILDING HEIGHTS ARE TO BE APPROXIMATELY 50'.
- THE PROPOSED CONDOS SHALL BE SERVED BY A SPRINKLER SYSTEM IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATIONS.
- 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.
- 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 ERECTED AT THE DGR LINE OF ALL SPECIFIC 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.
- EXTERIOR LIGHTING SHALL BE SHIELDED SO THAT IT IS REFLECTED AWAY FROM ADJACENT PROPERTIES AND FROM PASSING MOTORISTS.
- ALL PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND WITHIN THE LAND DEVELOPMENT. SUCH UTILITIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY OR OTHER COMPANY PROVIDING SERVICE, EXCEPT WHERE IT IS DEMONSTRATED TO THE SATISFACTION OF THE NEW CASTLE COUNTY THAT UNDERGROUND INSTALLATIONS ARE NOT FEASIBLE BECAUSE OF PHYSICAL CONDITIONS OF THE LAND.
- FOR MAINTENANCE DECLARATION OF OPEN SPACES, LANDSCAPING, AND/OR STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN, 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 NO.).
- A CERTIFIED CONSTRUCTION REVIEWER (CCR) SHALL BE REQUIRED FOR THIS PROJECT.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN AND SHALL BE SIX FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- 48 HOUR NOTICE MUST BE GIVEN TO NEW CASTLE COUNTY PRIOR TO ANY CONSTRUCTION STARTING.
- LIMIT OF DISTURBANCE IS APPROXIMATELY 13.61+ 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.
- 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.



SITE DATA

DEVELOPER: REYBOLD VENTURE GROUP XXXII, LLC
 116 EAST SCOTLAND DRIVE
 BEAR, DE 19703
 PHONE: 302.832.7100

OWNER/SITE ADDRESS: THE PILOT SCHOOL, INC.
 100 GARDEN OF EDEN ROAD
 WILMINGTON, DE 19810

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
 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:	0.35"/14.938± AC.	7.391 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	12
REAR YARD (FT.):	20	20
PAVING STREET YARD/OTHER:	N/A	N/A
BUILDING HEIGHT:	50'	50'
SWM PONDS:	16,054+ SF.	
OTHER PERVIOUSLANDSCAP:	305,894+ SF.	
TOTAL OPEN SPACE:	321,948+ SF. (7.391 AC.)	

LAND USE:

LAND USE	UNITS	SQ. FT.
SINGLE FAMILY HOMES:	21 UNITS	42,000 S.F.
TOWNHOMES:	46 UNITS	92,000 S.F.
CONDOS:	83 UNITS	147,195 S.F.
COMMUNITY CENTER:		2,300 S.F.
TOTAL:	150 UNITS	283,495 S.F.
TOTAL GROSS FLOOR AREA:		283,495 S.F.

PARKING REQUIREMENTS:

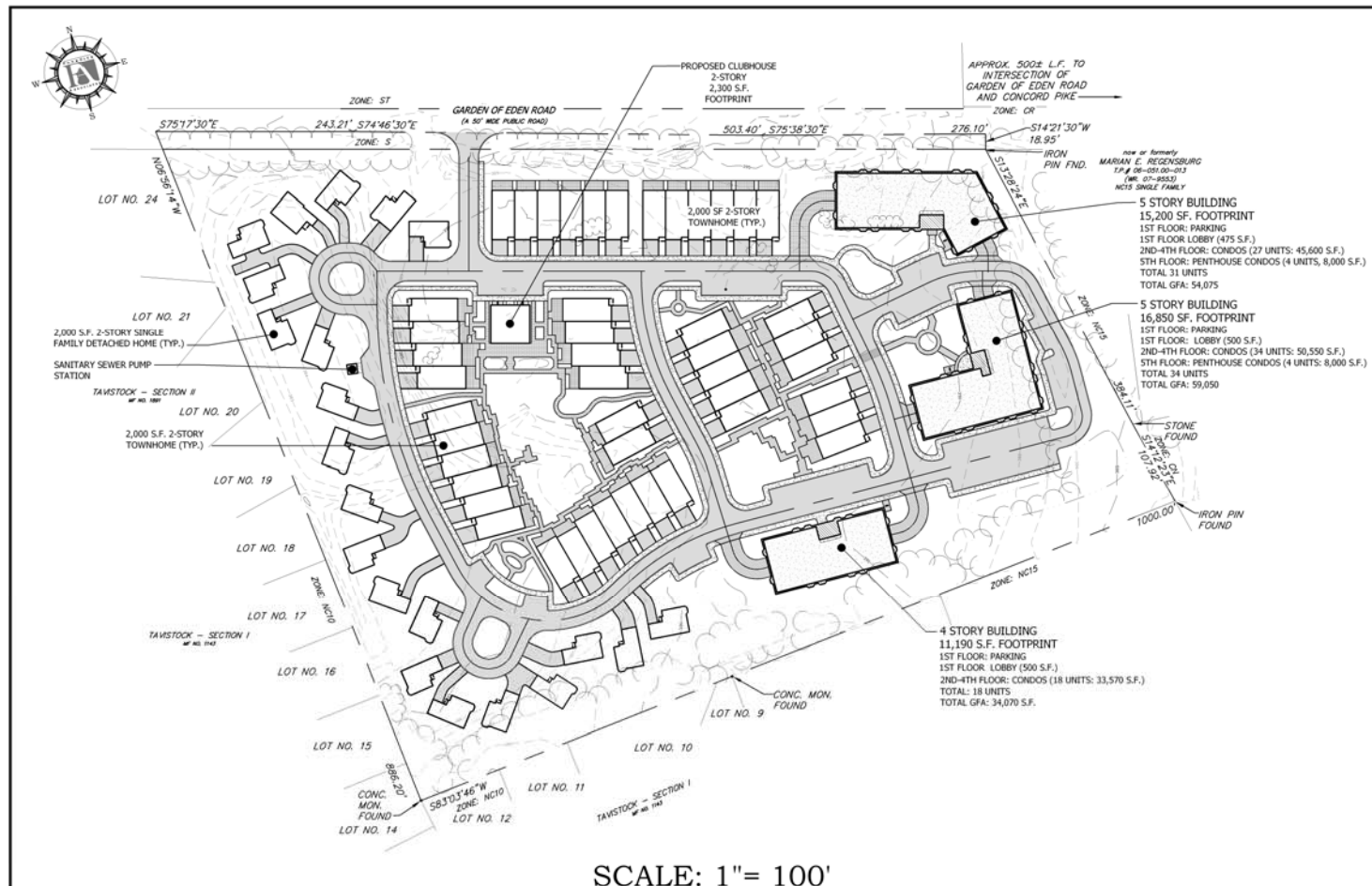
	REQUIRED	PROVIDED
SINGLE FAMILY HOMES:	42	42
TOWNHOMES:	104	114
CONDOS:	187	172
COMMUNITY CENTER (1 P.S./1000 S.F. x 2,304 S.F. + 1 P.S./EMPL. x 1 E.M.P.):	4	9
TOTAL NUMBER OF SPACES:	337	337

CONCRETE MONUMENTS:

	EXISTING	PROPOSED
EXISTING:	2	0
PROPOSED:	0	0

SEWER FLOWS:

GROUND	UNIT DESCRIPTION	NO. OF UNITS	GPD
300	SINGLE FAMILY HOMES	21	6,300
250	TOWNHOMES	46	11,500
200	APARTMENTS	83	16,600
TOTAL AVG. GPD			34,400
PEAKING FACTOR			3.5
TOTAL PEAK GPD			120,400



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.
 DE. LICENSE NO. 13280

 DATE

PLAN INDEX

- 1 INDEX SHEET
- 2 PLAN VIEW

N.C.C. APPLICATION #20090201
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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

100 GARDEN OF EDEN ROAD
REYBOLD VENTURE GROUP XXXII, LLC
 116 E. SCOTLAND DR. BEAR, DE 19709

#	REVISION	DATE
1	REVISED LAYOUT	ADH/JUL 06/12/09
2	COMMENT	BY DATE

FORESITE ASSOCIATES

MAJOR LAND DEVELOPMENT PLAN INDEX SHEET

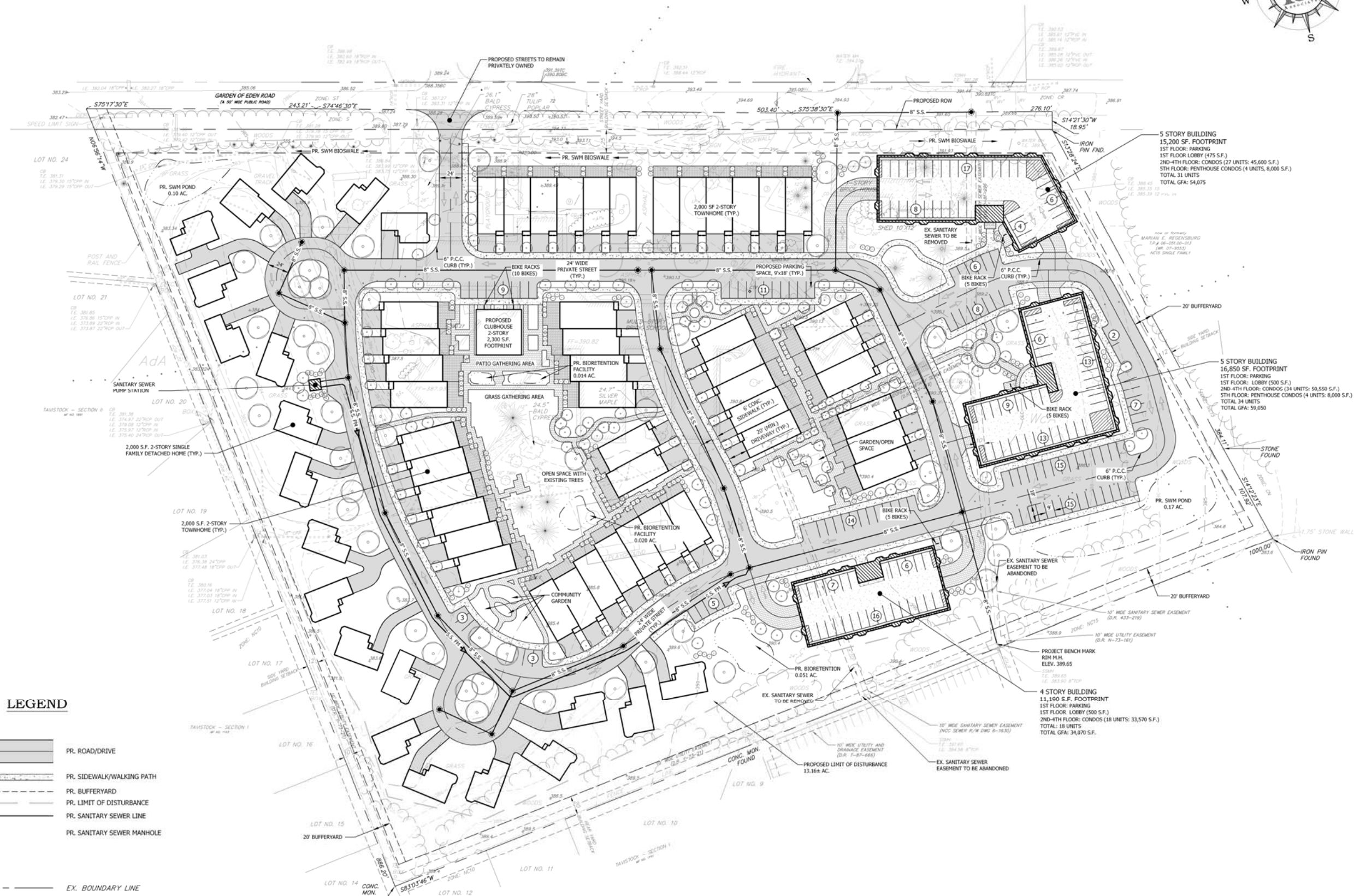
EXPLORATORY SKETCH PLAN

100 GARDEN OF EDEN ROAD

DATE:	PROJECT #:
05.29.09	001.17
SURVEYED BY: JJT	SHEET: 1
CREATED BY: ALH/JUL	1 OF 2
DRAWN BY: ALH/JUL	
CHECKED BY: ACH	
SCALE: AS NOTED	



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



LEGEND

- PROPOSED FEATURES**
- PR. ROAD/DRIVE
 - PR. SIDEWALK/WALKING PATH
 - PR. BUFFERYARD
 - PR. LIMIT OF DISTURBANCE
 - PR. SANITARY SEWER LINE
 - PR. SANITARY SEWER MANHOLE
- EXISTING FEATURES**
- EX. BOUNDARY LINE
 - EX. ADJOINER LINE
 - EX. EASEMENT
 - EX. SETBACK LINE
 - EX. CONTOUR
 - EX. DRAINAGE PIPE
 - EX. DRAINAGE STRUCTURE
 - EX. TREELINE
 - EX. SOIL BOUNDARY & TYPE

SOIL TYPE DESCRIPTIONS
 WcA WATCHUNG AND CALVERT SILT LOAMS - 0 TO 3 PERCENT SLOPES; HSG D
 AdA ALDINO SILT LOAM - 0 TO 3 PERCENT SLOPES; HSG C
 TbB2 TALLEYVILLE SILT LOAM - 2 TO 5 PERCENT SLOPES, MODERATELY ERODED; HSG B

100 GARDEN OF EDEN ROAD
REYBOLD VENTURE GROUP XXXII, LLC
 116 E. SCOTLAND DR. BEAR, DE 19709

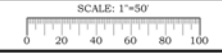
NO.	REVISION	DATE
1	REVISED LAYOUT	ALH/AJL 06/12/20
2	COMMENT	BY DATE



MAJOR LAND DEVELOPMENT PLAN
 PLAN VIEW
EXPLORATORY SKETCH PLAN

100 GARDEN OF EDEN ROAD

BRANDYWINE HUNDRED NEW CASTLE COUNTY	WILMINGTON DELAWARE
DATE: 05.29.09	PROJECT #: 001.17
SURVEYED BY: JTT	SHEET: 2
CREATED BY: ALH/AJL	2 OF 2
DRAWN BY: ALH/AJL	
CHECKED BY: ACH	



MeB2