



The Reybold Group
116 East Scotland Drive
Bear, DE 19701
(302) 832-7100
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www.Reybold.com

June 30, 2009

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

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

Dear Mr. Culver:

Attached to this letter is the Exploratory 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. A general overview of the property and proposed project can be found in Tab A and the SLD-1 Form that was submitted with the exploratory plan is in Tab N.

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 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.

Rezoning

The property is currently classified as Suburban District (S) zoning. Reybold will request that New Castle County reclassify the property to Suburban Transition (ST) in order to allow for mixed residential housing. Tab B contains a map showing the zoning classification of the surrounding properties which includes Suburban Transition (ST), Office Neighborhood (ON), Commercial Neighborhood (CN), and Neighborhood Conservation (NC10).

The surrounding areas cover a wide variety of zoning classifications ranging from a more commercial facet to the east to the residential to the west. Given the nature of the surrounding areas, it would appear that a community offering a variety of housing types for active adults would not only be a good infill at this location but offers a good transition from the corporate and commercial areas to the existing residential neighborhoods. To give a better idea of this concept, an aerial image with an overlay of the concept plan at the location is provided in Tab C.

In addition, it was found that the site is eligible for the redevelopment bonus as referred to in Section 40.08.130 in the UDC. As the table in Tab G shows, the site exceeds the Total Aggregate Percent Improvement requirement of 400%.

Concept/Design Plans

Based on the area's need for an active adult community, Reybold first developed several different concept plans that can be found in Tab D. 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.

After reviewing the initial concept plans and receiving input from various sources, a second set of concept plans was generated which can be found in Tab E. The second set of plans focused on preserving existing specimen trees and other significant green areas. The plans were based on a 150 dwelling unit count as was calculated using Tables 40.05.420, 40.05.421 and 40.05.510 from the Unified Development Code (UDC), and the redevelopment bonus. The tables and calculations can be found in Tab F.

Exploratory Plan

Using the concept plans as a guide, an exploratory plan was developed that encompassed as many of the desired features as possible. The original exploratory plan is in Tab J. It has a mix of single family detached homes, townhomes and condominium/apartment units. The single family homes were thoughtfully located at the side of the property that borders an existing single family home community. A clubhouse is located toward the center of the site and many specimen trees would be preserved through the plan.

After additional consideration, it was found that a greater amount of existing trees could be preserved and more green open spaces could be added by revising the plan. The new plan varies the facing of the single family homes. It also eliminates the rear load garages on the townhomes in the center of the site thereby eliminating the need for space for alley access to those garages. The final and most significant change is the condominium/apartment buildings. Instead of the two on the previous plan with one having a significantly large footprint, there are now three smaller buildings. The smaller footprints make way for additional open spaces, however, in order to maintain the dwelling unit count, a variance will be necessary to adjust the height of the buildings. The revised exploratory plan can be found in Tab I and a color rendering of the plan is in Tab H.

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.

Additional Considerations

Tab K contains a copy of a Forest Stand Delineation report which indicated that there were no mature or young forest areas on the property. There were, however, several specimen trees. Tab L contains a rendering of the revised exploratory plan showing the areas where specimen and other significant green areas would be preserved.

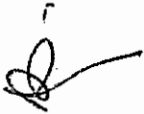
A Wetlands Investigation was completed at the property which reported that there were no wetlands or other waters of the U.S. present on the property. A copy of this report can be found in Tab M.

Summary

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

enclosures: as noted

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

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The Reybold Group
100 Garden of Eden Road
Redevelopment Exploratory Plan

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Tab A

The Reybold Group
Exploratory Plan Application
100 GARDEN OF EDEN ROAD
Wilmington, Delaware

Overview

The Reybold Group is submitting an exploratory application to New Castle County for the redevelopment of the property at 100 Garden of Eden Road, Wilmington Delaware.

- 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 present site has a 50,000 +/- square foot facility that is the Pilot School, a 2,200 square foot residential building and a 3,000 square foot commercial building.
- The site is currently owned by the Pilot School, Inc. and there are no known deed restrictions.
- Reybold has created a plan for an age-restricted or “active adult” community for the site. There are currently very few communities for this population group of baby-boomers. The plan provides different housing preferences and has lots of green space for persons to enjoy.
- Reybold intends to maintain open communication with residents and businesses near the 100 Garden of Eden Road site in order. Feedback from neighboring residents and organizations will help create the best plan possible.



100 Garden of Eden Road



Legend

- Major Roads**
- Ramp, Service Area
- US Highway
- State Route
- Interstate
- Tax Parcels
- Public and Private Schools
- PRIVATE
- PUBLIC
- Streets and Roads
- Interstate
- U.S. Route
- State Route
- County Roads
- neighborhood
- Private
- Service
- Interstate ramps
- Incorporated
- Railroad
- Aerial Photos
- Surface Water
- Adjacent Counties
- Adjacent States
- Delaware
- Other



Talleyville

100 Garden of Eden Rd, Wilmington, DE

McDaniel Heights

Image © 2008 DigitalGlobe
© 2008 Tele Atlas

Google

39°48'36.44" N 75°33'11.49" W elev 120 m Jun 6, 2004 Eye alt 1.44 km

This Deed, Made this

REC Y-73 PAGE 21

Twenty-sixth day of October, in the year of our LORD one thousand nine hundred and sixty-four.

BETWEEN, WOODLAWN TRUSTEES, INCORPORATED, a Corporation of the State of Delaware, party of the first part,

- AND -

THE PILOT SCHOOL, INCORPORATED, a Corporation of the State of Delaware, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part, its Successors and Assigns,

ALL

That certain lot, piece or parcel of Land situate in Brandywine Hundred, New Castle County and State of Delaware, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southwesterly side of Garden of Eden Road, said point of Beginning being a corner for lands now or formerly of Herman Regensburg, Jr. & wife, said point being distant North 75°-09'-44" West, 748.11 feet measured along the said southwesterly side of Garden of Eden Road with the intersection thereof with the northwesterly side of the Concord Turnpike, said northwesterly side of the Concord Turnpike being distant northwesterly 30 feet in the center line of concrete pavement, measured at right angles thereto; thence from said point of Beginning, North 14°-21'-30" East, 18.95 feet to a point in the center line of said Garden of Eden Road; thence thereby the three following described courses and distances: (1) North 75°-38'-30" West, 276.10 feet to a point; (2) North 74°-46'-30" West, 503.40 feet to a point; and (3) North 75°-17'-30" West, 243.21 feet to a point, a corner for lands of the Woodlawn Trustees, Inc.; thence thereby South 6°-56'-14" East, 886.20 feet to a point; thence still along line of said lands of the Woodlawn Trustees, Inc. and along line of lands of the Y. M. C. A., North 83°-03'-46" East, 1000.0 feet to a point in line of lands now or formerly of McCreary & McCreary Investment Company; thence thereby North 14°-12'-23" West, 107.92 feet to a field stone, a corner for said lands now or formerly of Herman Regensburg, Jr. & wife; thence thereby North 13°-28'-24" West, 384.11 feet to a point in the said southwesterly side of Garden of Eden Road and to the point and place of BEGINNING. CONTAINING within said described metes and bounds, 15.397 acres of Land, be the same more or less.

BEING a part of the same lands and premises which John W. Talley and Caroline E. Talley, his wife, by Indenture bearing date the Twenty-ninth day of October, A. D. 1930 and recorded in the Office of the Recorder of Deeds in and for New Castle County, in Deed Record E, Volume 30, Page 6, did grant and convey unto Woodlawn Trustees, Incorporated, a Corporation of the State of Delaware, in fee simple.

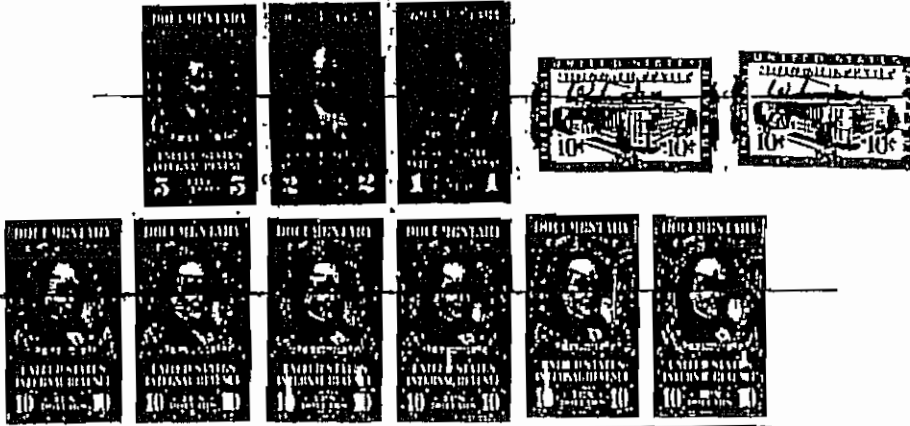
SUBJECT, NEVERTHELESS, to 10 foot wide easements for utilities and drainage along the Westerly and Southerly boundaries of this parcel of Land.

SUBJECT, ALSO, to the following restriction:

IT IS MUTUALLY covenanted and agreed between the parties hereto that the herein described lands and the buildings to be thereon erected shall never be used for any purposes other than those permitted by the zoning code of New Castle County as it applies to the said lands and the buildings to be thereon erected as of September 21, 1964, without the prior consent of the said party of the first part.

This restriction shall be construed as a covenant running with the land and shall be included in every conveyance of the herein described land and the buildings to be thereon erected or any part thereof.

It is further agreed between the parties hereto that the said party of the second part shall, within two (2) years from the date hereof, commence the erection of a private school upon the land herein described, but no building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition to or change or alteration therein be made, until plans and specifications, plot plan and grading plan, or satisfactory information shall have been submitted to and approved in writing by said party of the first part.



In Witness Whereof, the said WOODLAWN TRUSTEES, INCORPORATED, a Corporation of the State of Delaware, hath caused its name by Theodore S. Beck its Vice President to be hereunto set, and the common and corporate seal of the said corporation to be hereunto affixed, duly attested by its Secretary, the day and year first above written.

WOODLAWN TRUSTEES, INCORPORATED

Sealed and Delivered in the Presence of BY: *Theodore S. Beck* Vice President

Winifred D. Zappacosta ATTEST: *John J. Dugan, Jr.* Secretary

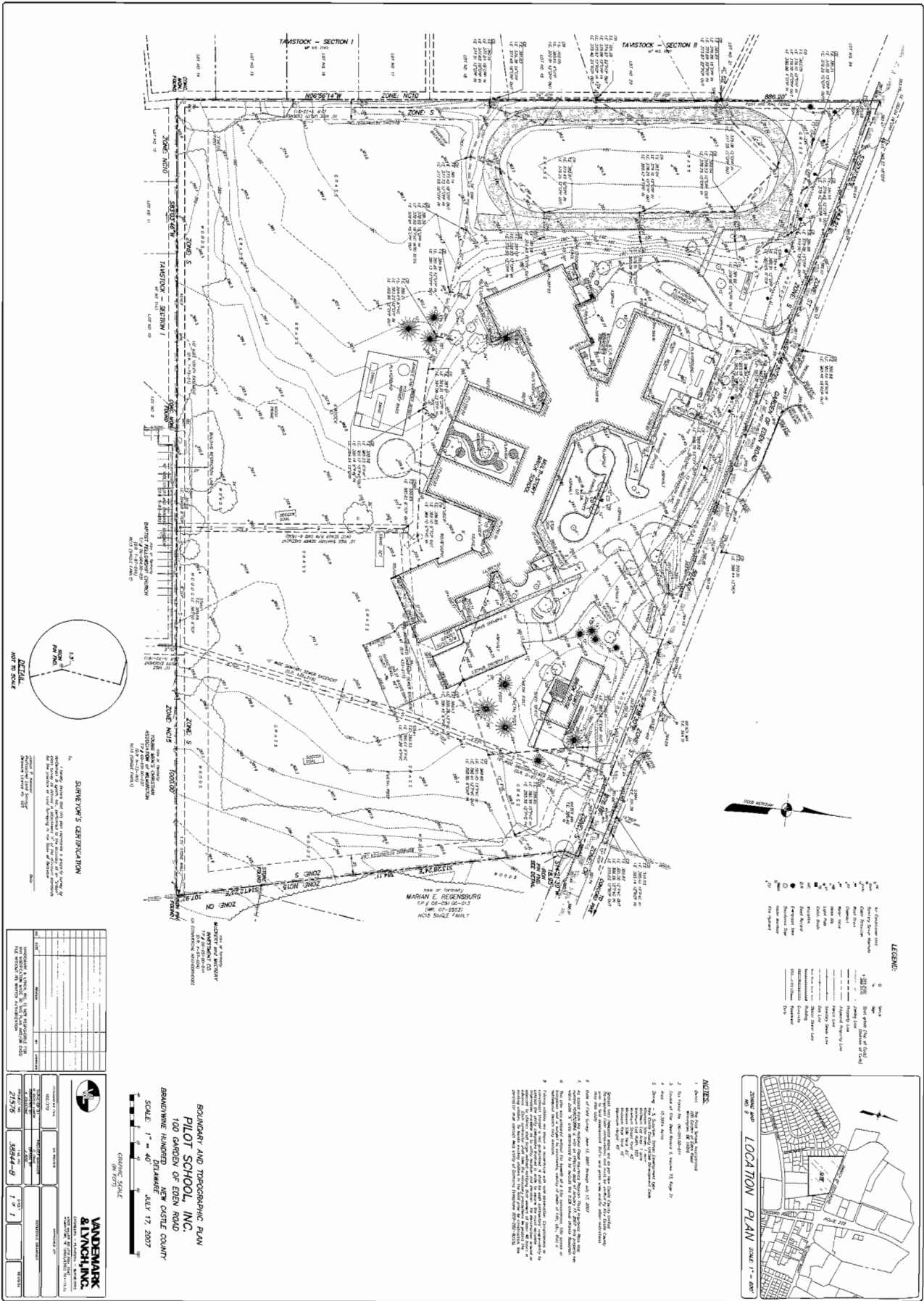
State of Delaware, }
NEW CASTLE County, } ss.

We It Remembered, That on this twenty-sixth day of October, in the year of our LORD one thousand nine hundred and sixty-four, personally came before me, the undersigned, a Notary Public for the State of Delaware, Theodore S. Beck, Vice President of WOODLAWN TRUSTEES, INCORPORATED,

a corporation existing under the laws of the State of Delaware, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said corporation, that the signature of the Vice President thereto is in his own proper handwriting and the seal affixed is the common and corporate seal of said corporation, and that his act of sealing, executing, acknowledging and delivering said Indenture was duly authorized by a resolution of the Board of Directors of said corporation.

GIVEN under my Hand and Seal of office, the day and year aforesaid.

Winifred D. Zappacosta
Notary Public



LEGEND

- 1. Lot Boundary
- 2. Proposed Building Footprint
- 3. Proposed Parking Lot
- 4. Proposed Driveway
- 5. Proposed Access Road
- 6. Proposed Utility Lines
- 7. Proposed Retention Pond
- 8. Proposed Stormwater Management Facility
- 9. Proposed Landscape Planting
- 10. Proposed Site Elevation
- 11. Proposed Site Grading
- 12. Proposed Site Drainage
- 13. Proposed Site Erosion Control
- 14. Proposed Site Security
- 15. Proposed Site Access
- 16. Proposed Site Circulation
- 17. Proposed Site Amenities
- 18. Proposed Site Features
- 19. Proposed Site Details
- 20. Proposed Site Notes

NOTES

1. The site plan is based on the site survey and the site plan submitted by the applicant.
2. The site plan is subject to the approval of the local planning commission and the local government.
3. The site plan is subject to the approval of the state planning commission and the state government.
4. The site plan is subject to the approval of the federal planning commission and the federal government.
5. The site plan is subject to the approval of the international planning commission and the international government.
6. The site plan is subject to the approval of the global planning commission and the global government.
7. The site plan is subject to the approval of the universal planning commission and the universal government.
8. The site plan is subject to the approval of the world planning commission and the world government.
9. The site plan is subject to the approval of the universe planning commission and the universe government.
10. The site plan is subject to the approval of the multiverse planning commission and the multiverse government.
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BOUNDARY AND TOPOGRAPHIC PLAN
PILOT SCHOOL, INC.
 100 GARDEN OF EDEN ROAD
 BRANDYWINE HUNDED, NEW CASTLE COUNTY,
 DELAWARE
 SCALE: 1" = 40'
 JULY 17, 2007

MADEMARK & LYNCH, INC.
 1000 PINE STREET, SUITE 200
 WILMINGTON, DELAWARE 19801
 TEL: 302.441.1111
 FAX: 302.441.1112
 WWW.MADEMARKANDLYNCH.COM

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	07/17/07	ML
2	REVISION	07/17/07	ML
3	REVISION	07/17/07	ML
4	REVISION	07/17/07	ML
5	REVISION	07/17/07	ML
6	REVISION	07/17/07	ML
7	REVISION	07/17/07	ML
8	REVISION	07/17/07	ML
9	REVISION	07/17/07	ML
10	REVISION	07/17/07	ML

LOCATION PLAN
 SCALE: 1" = 200'

DATE
 07/17/07

Tab B

The Reybold Group

Exploratory Plan Application

100 GARDEN OF EDEN ROAD
Wilmington, Delaware

Proposed Rezoning

The current zoning of the 100 Garden of Eden Road site is Suburban District (S). Reybold is asking New Castle County to rezone it to Suburban Transition (ST) district to allow for mixed residential housing.



Tab C

The Reybold Group
Exploratory Plan Application
100 GARDEN OF EDEN ROAD
Wilmington, Delaware

Community Character

As was seen on the zoning map, there are a variety of zones in the region surrounding the 100 Garden of Eden Road site from Suburban (S) to Commercial Neighborhood (CN). The proposed active adult community is an ideal infill for this area with its mix of dwelling unit types and inclusion of open space.



100 GARDEN OF EDEN ROAD
AERIAL PHOTO EXHIBIT



100 GARDEN OF EDEN ROAD
AERIAL PHOTO EXHIBIT

Tab D

The Reybold Group
Exploratory Plan Application
100 GARDEN OF EDEN ROAD
Wilmington, Delaware

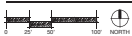
Initial Design/Concepts

The Reybold Group initially developed five different concept plans. While each of the plans is slightly different, they all have several common factors:

- Mix of single family detached homes, townhomes and condominiums/apartments;
- Single family homes located along the property line adjacent to suburban neighborhood;
- Condominiums/apartments at the side of the property closest to Route 202;
- Centrally located clubhouse; and
- Outdoor green areas.



CONCEPT PLAN A

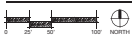


PILOT SCHOOL PROPERTY
New Castle County, Delaware





CONCEPT PLAN B



PILOT SCHOOL PROPERTY
New Castle County, Delaware





CONCEPT PLAN B- alternative 2



PILOT SCHOOL PROPERTY

New Castle County, Delaware





CONCEPT PLAN C

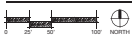


PILOT SCHOOL PROPERTY
New Castle County, Delaware





CONCEPT PLAN D



PILOT SCHOOL PROPERTY
New Castle County, Delaware



Tab E

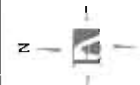
The Reybold Group

Exploratory Plan Application

100 GARDEN OF EDEN ROAD
Wilmington, Delaware


Focused Design/Concepts

After the initial concepts were created and provided to both New Castle County and the community association near the site, Reybold revised the concepts. While the plans maintain the same similarities of the initial concepts, the focus shifted toward areas of mature vegetation. Seven different layouts were created to maintain a level of density while attempting to preserve areas where there are mature “specimen” trees. On each plan, the location of the trees is noted.



CONCEPT A
100 GARDEN OF EDEN ROAD

FORESITE ASSOCIATES, INC.
208 DELAWARE STREET
NEW CASTLE, DE 19720
302.351.3421

ADAPTED FROM CONCEPT A PLAN BY EDSA, INC. 

HARRY & JEANETTE WEINBERG
JEWELRY COMPANY JEWELRY CAMPUS

Proposed Stormwater
Management
Proposed Landscaping/Amenity Space
77 Units with 14 Car-spaces Below

Proposed Stormwater
Management
Proposed Landscaping/Amenity Space
77 Units with 14 Car-spaces Below

Proposed Stormwater
Management
Proposed Landscaping/Amenity Space
77 Units with 14 Car-spaces Below

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77 Units with 14 Car-spaces Below

Proposed Stormwater
Management
Proposed Landscaping/Amenity Space
77 Units with 14 Car-spaces Below



- HIGH QUALITY TREES
- SPECIMEN TREES
- TREES IN POOR CONDITION
- TREES UNLIKELY TO SURVIVE DEMOLITION
- TREES LOST DUE TO DEVELOPMENT
- GARDEN/OPEN SPACE AREA

EXISTING BALD CYPRESS PRESERVED

CLUBHOUSE

FRONT LOADED TOWNHOMES

GARDEN OF EDEN ROAD
(A 50' WIDE PUBLIC ROAD)

3 EXISTING BALD CYPRESS TREES PRESERVED

ALLEY LOADED TOWNHOMES

EXISTING 24" DIA. TREE PRESERVED

TREE GROUPING LOST

SINGLE FAMILY HOMES

CONDOMINIUM BUILDING

36" MAPLE PRESERVED

CONDOMINIUM BUILDING

GARDEN/OPEN SPACE AREA

EXISTING 24" DIA. TREE PRESERVED

CONCEPT B
100 GARDEN OF EDEN ROAD

FORESITE ASSOCIATES, INC.
208 DELAWARE STREET
NEW CASTLE, DE 19720
302.351.3421



HIGH QUALITY TREES

SPECIMEN TREES

TREES IN POOR CONDITION

TREES UNLIKELY TO SURVIVE DEMOLITION

TREES LOST DUE TO DEVELOPMENT

GARDEN/OPEN SPACE AREA



CONCEPT C
100 GARDEN OF EDEN ROAD

FORESITE ASSOCIATES, INC.
 208 DELAWARE STREET
 NEW CASTLE, DE 19720
 302.351.3421

GARDEN/OPEN SPACE AREA

EXISTING 24" DIA. TREE LOST

TREE GROUPING LOST

SINGLE FAMILY HOMES

EXISTING BALD CYPRESS PRESERVED

FRONT LOADED TOWNHOMES

GARDEN OF EDEN ROAD
 (1/4" = 30' per graphic scale)

2 EXISTING BALD CYPRESS LOST

EXISTING 24" BALD CYPRESS PRESERVED

3 CONDOMINIUM BUILDINGS

EXISTING TREE MASS LOST DUE TO ROAD.

EXISTING 36" MAPLE LOST

EXISTING 24" DIA. TREE LOST

EXISTING 24" DIA. TREE PRESERVED



- HIGH QUALITY TREES
- SPECIMEN TREES
- TREES IN POOR CONDITION
- TREES UNLIKELY TO SURVIVE DEMOLITION
- TREES LOST DUE TO DEVELOPMENT
- GARDEN/OPEN SPACE AREA

EXISTING BALD CYPRESS PRESERVED

GARDEN OF EDEN ROAD
(14.30' WIDE PUBLIC ROAD)

FRONT LOADED TOWNHOMES

CONDOMINIUM BUILDINGS

EXISTING BALD CYPRESS TREES LOST

CONDOMINIUM BUILDING

CONCEPT D

100 GARDEN OF EDEN ROAD

FORESITE ASSOCIATES, INC.
208 DELAWARE STREET
NEW CASTLE, DE 19720
302.351.3421

SINGLE FAMILY HOMES

EXISTING 24" DIA. TREE LOST

TREE GROUPING LOST

EXISTING 24" DIA. TREE PRESERVED

CONDOMINIUM BUILDING

36" MAPLE LOST

EXISTING 24" DIA. TREE LOST

GARDEN/OPEN SPACE AREA

EXISTING TREE MASS LOST DUE TO SOUTHERN ROAD.



HIGH QUALITY TREES

 SPECIMEN TREES

 TREES IN POOR CONDITION

 TREES UNLIKELY TO SURVIVE DEMOLITION

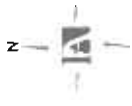
 TREES LOST DUE TO DEVELOPMENT

 GARDEN/OPEN SPACE AREA



CONCEPT E
 100 GARDEN OF EDEN ROAD

FORESITE ASSOCIATES, INC.
 208 DELAWARE STREET
 NEW CASTLE, DE 19720
 302.351.3421



- HIGH QUALITY TREES
- SPECIMEN TREES
- TREES IN POOR CONDITION
- TREES UNLIKELY TO SURVIVE DEMOLITION
- TREES LOST DUE TO DEVELOPMENT
- GARDEN/OPEN SPACE AREA



CONCEPT F
100 GARDEN OF EDEN ROAD

FORESITE ASSOCIATES, INC.
 208 DELAWARE STREET
 NEW CASTLE, DE 19720
 302.351.3421



- HIGH QUALITY TREES
- SPECIMEN TREES
- TREES IN POOR CONDITION
- TREES UNLIKELY TO SURVIVE DEMOLITION
- TREES LOST DUE TO DEVELOPMENT
- GARDEN/OPEN SPACE AREA



CONCEPT G
100 GARDEN OF EDEN ROAD

FORESITE ASSOCIATES, INC.
 208 DELAWARE STREET
 NEW CASTLE, DE 19720
 302.351.3421

Tab F

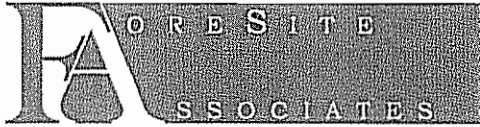
The Reybold Group
Exploratory Plan Application
100 GARDEN OF EDEN ROAD
Wilmington, Delaware

Land Calculations

Per New Castle County requirements, calculation tables for the site were completed:

- Table 40.05.420 – Calculation for Total Protected Land
- Table 40.05.421 – Residential Capacity Calculation
- Table 40.05.510 – Site Carrying Capacity
- Site Carrying Capacity with Redevelopment Bonus Calculation

Using New Castle County's formulas, it was found that the site has a capacity for 119.50 dwelling units. Section 40.08.130 of the Unified Development Code a redevelopment density bonus of up to 25% may be permitted which brings the allowable dwelling unit count to 150.



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

**100 Garden of Eden Road – Exploratory Sketch Plan
 Proposed Zoning – Suburban Transition (ST)**

Table 40.05.420
CALCULATION FOR TOTAL PROTECTED LAND

Step 1	Enter gross site area as determined by actual survey.			15.398 ac.	
	Subtract land within existing roads' ultimate rights-of-way; or land within major utilities' rights-of-way (minimum 50-foot width within subject property)			- 0.460 ac.	
	Subtract land cut off from use by railroad, highway, or waterbody			- 0	
	Subtract all waterbodies having an area greater than one (1) acre			- 0	
	Subtract land previously dedicated as open space			- 0	
	Equals Base Site Area			= 14.938 ac.	
Step 2	Measure all natural resources in the base site area and enter in the Acres Measured Column 2. If resources overlap, measure only that resource with the highest resource protection ratio. These numbers provide each resource's area of land. Multiply by Resource Protection Ratio for the district Columns 3 or 4, and insert result in Column 5.				
	Natural Resource	Areas Measured Column 2	Multiply Column 2 by Resource Protection Ratio		Protected Land. Column 5
			CN, CR, ON, OR, BP, I, HI Districts Column 3	All other districts Column 4	
	Floodplain/Floodway		1.00	1.00	0
	Wetland (see Sec. 10.320)		1.00	1.00	0
	Riparian Buffer		1.00	1.00	0
	Drainageways		0.00	0.40	0
	Cockeysville Formation - WRPA		0.50	0.50	0
	Cockeysville Formation Drainage Area - WRPA		0.50	0.50	0
	Sinkhole		1.00*	1.00*	0
	Wellhead - WRPA Class A		1.00*	1.00	0
	Wellhead - WRPA Class B & C		0.50	0.50	0
	Recharge Areas - WRPA		0.50*	0.50	0
	Slope or Geologic Sites - CNA		0.90	1.00	0
	Steep slopes (>25%)		1.00	1.00	0
	Steep slopes (15-25%)		0.25	0.50	0
	Rare Species Site - CNA		1.00	1.00	0
	Forests, Mature - CNA**		0.70	0.85	0
	Forests, Mature**		0.50	0.70	0
	Forests, Young CNA**		0.40	0.60	0
	Forests, Young **		0.20	0.50	0
Other CNA		0.25	0.25	0	
Historic	See Article 15				
Step 3	Sum of Step 2 column equals Total Resource Land	0			
Step 4	Protected Resource Land equals sum of Protected Land column			14.938 ac.	
NOTES: * There are other standards of protection which include mandatory mitigation or construction in Article 10. ** Any further developer shall be required to use the original forest cover as set forth in Sections 40.03.301 C and E.					
Updated 7/12/05					

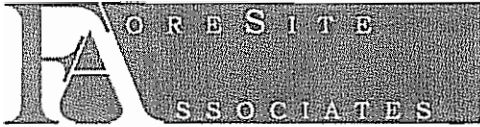


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 New Castle, DE 19720
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 Fax: 302.351.3456

**100 Garden of Eden Road – Exploratory Sketch Plan
 Proposed Zoning – Suburban Transition (ST)**

**Table 40.05.421
 RESIDENTIAL CAPACITY CALCULATION**

Step 1	Take Base Site Area (Table 40.05.420 Step 1)		=14.938 ac.	
	Subtract Total Resource Land (Table 40.05.420 Step 3)		- 0 ac.	
	Equals Total Unrestricted Land		= 14.938 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		= 2.30 ac.		
Add Protected Resource Land (Table 40.05.420 Step 4)		+ 0 ac.		
Equals Site Protected Land		= 2.30 ac		
Step 2	Enter Base Site Area (Table 40.05.420 Step 1)		14.938 ac.	
	Multiply by Minimum Open Space Ratio (Table 40.04.110)		x 0.40	
	Equals Minimum District Required Open Space		= 5.98 ac.	
Step 3	Enter Base Site Area (Table 40.05.420 Step 1)		15.398 ac.	
	Subtract Required Protected Land (Step 1 or 2, whichever is greater)		- 5.98 ac.	
	Equals Net Buildable Site Area		= 9.42 ac.	
	Multiply by Maximum Net Density (Table 40.04.110)		x 14.50 ac.	
	Equals Site Specific Maximum Density Yield		= 136.56 du	
Step 4	Enter Base Site Area (Table 40.05.420 Step 1)		14.938 ac.	
	Multiply by Maximum Gross Density (Table 40.04.110)		x 8.00 ac.	
	Equals District Maximum Density Yield		= 119.50 du	
Step 5	Maximum Yield for Site (Step 3 or 4, whichever is less)		= 119.50 du	



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 Fax: 302.351.3456

**100 Garden of Eden Road - Exploratory Sketch Plan
 Proposed Zoning – Suburban Transition (ST)**

Table 40.05.510 SITE CARRYING CAPACITY			
Line	Action	Residential Yield (dwelling units)	Nonresidential Yield (floor area in sq. ft.)
Line 1	Enter Results from Traffic Impact Study		
Line 2	Enter Development Capacity of the Site as Determined Under Section 40.05.210 – School Capacity Certification		
Line 3	Enter Development Capacity of the Site as Determined Using Form 40.05.310 – Water Capacity Certification		
Line 4	Enter Results from Table 40.05.320 – Sewer Capacity Calculation		
Line 5	Concurrency Capacity – Select the Lowest Intensity from Lines 1, 2, 3 and 4		
Line 6	Maximum Resource Capacity Enter Results from Tables 40.05.421 and 40.05.422	119 d.u.	
Site Carrying Capacity - Enter lowest of Lines 5 and 6			



100 Garden of Eden Road
001.11

By: ALH
Checked By: MMM
Date: 6/29/2009

	Units	Sq. Ft.
Single Family Homes	21	42,000
Townhomes	46	92,000
Condominiums	83	147,195
Community Center		2,300
Total:	150 units	283,495

Step 1	Take Base Site Area (Table 40.05.420 Step 1)	=14.938 ac.	
	Subtract Total Resource Land (Table 40.05.420 Step 3)	- 0 ac.	
	Equals Total Unrestricted Land	= 14.938 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	= 2.30 ac.		
Add Protected Resource Land (Table 40.05.420 Step 4)	+ 0 ac.		
Equals Site Protected Land	= 2.30 ac.		
Step 2	Enter Base Site Area (Table 40.05.420 Step 1)	14.938 ac.	
	Multiply by Minimum Open Space Ratio (Table 40.04.110)	x 0.40	
	Equals Minimum District Required Open Space	= 5.98 ac.	
Step 3	Enter Base Site Area (Table 40.05.420 Step 1)	15.398 ac.	
	Subtract Required Protected Land (Step 1 or 2, whichever is greater)	- 5.98 ac.	
	Equals Net Buildable Site Area	= 9.42 ac.	
	Multiply by Maximum Net Density (Table 40.04.110)	x 14.50 ac.	
	Equals Site Specific Maximum Density Yield	= 136.56 du	
Step 4	Enter Base Site Area (Table 40.05.420 Step 1)	14.938 ac.	
	Multiply by Maximum Gross Density (Table 40.04.110)	x 8.00 ac.	
	Equals District Maximum Density Yield	= 119.50 du	
Step 5	Maximum Yield for Site (Step 3 or 4, whichever is less)	= 119.50 du	

Per Table 40.05.421 of New Castle County's Unified Development Code (UDC), the maximum yield for the site is 119.50 dwelling units.

Per Section 40.08.130 of the UDC, a redevelopment density bonus of up to 25% may be permitted.

Total with Redevelopment Bonus: 119.50 units x 25% = 150 units

Tab G

The Reybold Group

Exploratory Plan Application

100 GARDEN OF EDEN ROAD
Wilmington, Delaware

Redevelopment Component per Unified Development Code

Since it is intended that the existing buildings would be demolished in order to develop the site as proposed, Table 40.08.130 B was completed to calculate the value of such an improvement. As shown on the following table, the total aggregate percent improvement well exceeds the 400% requirement.

100 Garden of Eden Road Site

TABLE 40.08.130 B					
Work Table to Calculate Value of Individual Design Element Improvements and Total Aggregate Percent Improvement for Redevelopment Land Development Plans					
(a) Improvement Design Elements (at least four (4) separate design element improvements shall be made.)	(b) UDC Site Specific Requirements and Standards	(c) Current or Existing Situation	(d) Proposed Improvement to Existing Situation	(e) Percent Improvement (d/b)	(f) Comments
Parking					
Number of required spaces	122 spaces	63 spaces	Compliant	52%	Per Section 40.03.522 of the UDC
Bicycle parking	20 spaces	0 spaces	25 spaces	100%	Per Section 40.03.527 of the UDC
Handicap spaces	6 spaces	1 space	6 spaces	$1-(1/6)*100=83\%$	Per Section 40.03.526 of the UDC
Landscape area					Per Table 40.04.110 Part A of the UDC
Plant units					
Curbing	100%	31%	Curbed	69%	Per Section 40.22.611 of the UDC
Bufferyards					
Opacity					
- <u>Street yard</u>	0.20	Assumed Compliant			Per Table 40.04.111 A of the UDC
- Buffer width	15'	Assumed Compliant			Per Table 40.23.140 of the UDC
- Plant units	1.55	Assumed Compliant			Per Table 40.23.140 of the UDC
- <u>Rear yard</u>	0.30	Assumed Compliant			Per Table 40.04.111 B of the UDC
- Buffer width	15'	Assumed Compliant			Per Table 40.23.140 of the UDC

- Plant units	1.80	Not Computed			Per Table 40.23.140 of the UDC
- <u>Side Yard(s)</u>	0.30	Assumed compliant			Per Table 40.04.111 B of the UDC
- Buffer width	15'	Assumed compliant			Per Table 40.23.140 of the UDC
- Plant units	1.80	Assumed compliant			Per Table 40.23.140 of the UDC
Parking buffer	1 plant/16 parking spaces = 5 plants	Assumed Compliant			Per Table 40.04.111 A of the UDC
On-lot landscaping	None required				Per Section 40.23.120 of the UDC
Landscape surface ratio	0.50	Assumed compliant			Per Table 40.04.110 A of the UDC
Street trees	None required	None required			Per Section 40.23.151 of the UDC
Reforestation and mitigation	N/A	N/A			Per Section 40.23.240 of the UDC
Additional standards for limited uses (Table 40.03.210)	N/A	N/A			Per Table 40.03.210 of the UDC
Riparian buffer area vegetation	N/A	N/A			Per Section 40.10.330 of the UDC
Mitigation and restoration of other natural resources	N/A	N/A			
Off-site transportation improvements and/or capacity	N/A		Unknown		
Stormwater quantity management	Management of the 100-yr. storm event.	No BMPs	Addition of SWM practices.	100%	Per Section 40.22.210 of the UDC
Stormwater quality management	Manage the rate and volume of the water-quality event.	No known SWM practices.	Addition of SWM practices.	100%	Per Section 40.22.210 of the UDC
Historic	N/A				Per Section 40.15.110 of

preservation buffer					the UDC
Building setbacks					
- Street yard	40'	Of 440' of building frontage, 42' in setback	Compliant	$42/440*100=10\%$	Per Table 40.04.110 Part B of the UDC
- Rear yard	40'	Compliant			Per Table 40.04.110 Part B of the UDC
- Side yard	25'	Compliant			Per Table 40.04.110 Part B of the UDC
Paving setbacks					
- Street yard	20'	Compliant			Per Table 40.04.110 Part B of the UDC
- Rear yard	10'	Compliant			Per Table 40.04.110 Part B of the UDC
- Side yard	10'	Compliant			Per Table 40.04.110 Part B of the UDC
Architectural	N/A				
Other	Dead end parking areas not permitted	2 of 4 are dead end parking areas	Dead end parking areas not proposed	50%	Per Section 40.22.611C of the UDC
Other	Sufficient access for emergency vehicles	Insufficient access for emergency vehicles	Sufficient access for emergency vehicles	Not Counted	Per Section 40.22.611I of the UDC
Other	18' One way Entrance Road	16	18 or 24	$1-(16/18)*100=11\%$	
Total Aggregate Percent Improvement (column e), must exceed four hundred (400) percent = 575 % +/-					

Tab H

The Reybold Group
Exploratory Plan Application
100 GARDEN OF EDEN ROAD
Wilmington, Delaware

Exploratory Plan Color Rendering

For a better visibility of the Exploratory Plan, a color aerial rendering was created. This rendering provides an excellent visual of the dwelling units, common areas, stormwater management areas and potential landscaping. The rendering also shows which trees were preserved in the development of the Exploratory Plan.



Forrester Associates, Inc.
 508 Delaware Street
 New Castle, DE 19720
 Phone: 302.351.9421
 www.forresterassociates.com



100 GARDEN OF EDEN ROAD



NEW CASTLE COUNTY, DELAWARE

JUNE 14, 2009

Tab I

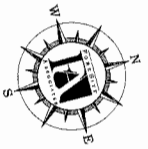
The Reybold Group

Exploratory Plan Application

100 GARDEN OF EDEN ROAD
Wilmington, Delaware

Revised Exploratory Plan – June 12, 2009

The revised exploratory plan submitted mimics the focused concept plan F. On this plan, the single family homes are turned in a slightly different direction from each other to create a better visual effect. Townhomes all have front load garages to eliminate the extra space required for rear access. The condominiums/apartments located at the east side of the property are broken into three smaller buildings with smaller footprints. Reybold will be requesting a variance to the height for these buildings in order to keep the footprint smaller but without losing any dwelling units. The plan preserves most of the specimen trees as well as a large tree grouping. The plan also allows for a greater amount of open space in the community.



FOREST ASSOCIATES

LAND PLANNING
 LAND DEVELOPMENT
 WATER RESOURCES ENGINEERING
 LAND SURVEYING
 ENVIRONMENTAL ENGINEERING

208 BELLAIR STREET
 NEW CASTLE, DE 19720
 PHONE: 302.351.3421
 FAX: 302.351.3466
 EMAIL: INFO@FORESTASSOCIATES.COM

100 GARDEN OF EDEN ROAD

REYBOLD VENTURE GROUP XXXII, LLC

116 E. SCOTLAND DR. BEAR, DE 19709

DATE: 01/17	SCALE: 1"=50'
PROJECT: 100 GARDEN OF EDEN ROAD	SHEET: 2 OF 2
CLIENT: REYBOLD VENTURE GROUP XXXII, LLC	DATE: 01/17
DESIGNER: FOREST ASSOCIATES	SCALE: 1"=50'
DATE: 01/17	SCALE: 1"=50'
PROJECT: 100 GARDEN OF EDEN ROAD	SHEET: 2 OF 2
CLIENT: REYBOLD VENTURE GROUP XXXII, LLC	DATE: 01/17
DESIGNER: FOREST ASSOCIATES	SCALE: 1"=50'
DATE: 01/17	SCALE: 1"=50'

LEGEND

	PROPOSED FEATURES
	RI ROADWAY
	RI SUBMITTAL/WORKING PARTY
	RI BARRIER WALL
	RI LIMIT OF DISTURBANCE
	RI SUBMITTAL SIGNAGE LINE
	RI SUBMITTAL SIGNAGE MARK
	8" S.S.

	EX BOUNDARY LINE
	EX ADJACENT LINE
	EX SETBACK LINE
	EX CONTOUR LINE
	EX DRAINAGE STRUCTURE
	EX INLET LINE
	EX SOCK BOUNDARY & TREE

SOIL TYPE DESCRIPTIONS

MSA WINDY HILLS SANDY SILT LOAM - 3 TO 3 PERCENT CLAY, USDB

MSB ALONG SILENT LOAM - 0 TO 3 PERCENT CLAY, USDB

MSD TULLYVILLE SILT LOAM - 7 TO 9 PERCENT CLAY, MODERATELY BLOATED, USDB



Tab J

The Reybold Group

Exploratory Plan Application

100 GARDEN OF EDEN ROAD
Wilmington, Delaware

Original Exploratory Plan – May 29, 2009

The initial exploratory plan submitted mimics the focused concept plan B. The single family homes are laid out plainly at the side of the property bordering the existing neighborhood. Townhomes are set up so that some feature a garage at the front of the home while others have the garage to the rear with alley access. The condominiums/apartments are located at the east side of the property and are condensed into two buildings – one larger, one smaller. While the plan preserves many specimen trees, one larger tree grouping is lost and open spaces are minimized due to the large footprint of the larger condominium/apartment building and the space required for alley access for rear garage townhomes.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

CERTIFICATE OF OWNER

I, _____, the owner of the above described property, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of the above certificate and the plans and specifications thereon, and that I have authorized the preparation and filing of the same.

DATE: _____

CERTIFICATE OF PLAN APPROVAL

APPROVED: _____ DATE: _____

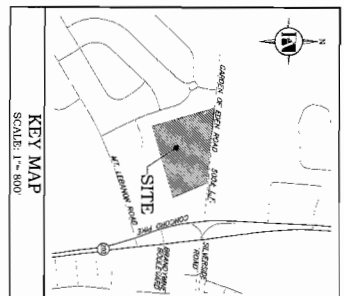
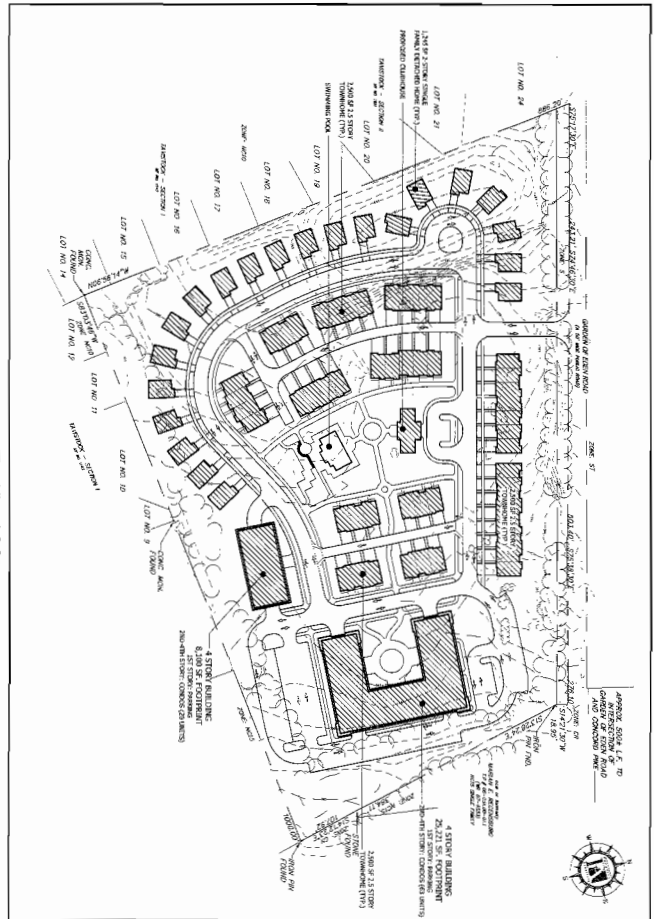
FOR SUBMITTAL TO THE LOCAL, STATE AND FEDERAL AGENCIES FOR PERMITS AND APPROVALS.

CONTRACT NUMBER: _____

CERTIFICATE OF ACCURACY

I, _____, the owner of the above described property, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of the above certificate and the plans and specifications thereon, and that I have authorized the preparation and filing of the same.

DATE: _____



SITE DATA

OWNER: REYBOLD VENTURE GROUP XXXII, LLC
ADDRESS: 116 E. SCOTLAND DR., BEAR, DE 19709
PROJECT NO.: 2009-0201
DATE: 08/11/09
SCALE: 1" = 100'
PROJECT TYPE: COMMERCIAL
PROJECT DESCRIPTION: 100 GARDEN OF EDEN ROAD, BEAR, DE 19709
PREPARED BY: JAMES W. ROBERTSON, P.E., CIVIL ENGINEER
CHECKED BY: JAMES W. ROBERTSON, P.E., CIVIL ENGINEER
DATE: 08/11/09

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	CONCRETE PAVEMENT	10,000	10.0
2	ASPHALT PAVEMENT	20,000	20.0
3	GRASS	50,000	50.0
4	TOTAL	80,000	80.0

PLAN INDEX

- 1 INDEX SHEET
- 2 PLAN VIEW

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

FOR SITE ASSOCIATES
 LAND PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 ROBERTSON ASSOCIATES, INC.
 200 DELAWARE STREET
 BEAR, DE 19709
 PHONE: 302.351.3421
 FAX: 302.351.3456
 WWW.ROBERTSONASSOCIATES.COM

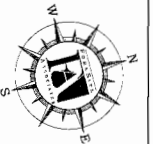
SCALE: 1" = 100'

AS NOTED

100 GARDEN OF EDEN ROAD

EXPLORATORY SKETCH PLAN

1 OF 2



FOREST
LAND ASSOCIATES
 LAND PLANNING
 WATER RESOURCES ENGINEERING
 LAND SURVEYING
FOREST ASSOCIATES INC.
 1350 W. MOUNTAIN VIEW RD.
 NEW CASTLE, DE 19720
 PHONE: 302.451.1421
 FAX: 302.451.1486
 INFO@FORESTLANDASSOCIATES.COM

100 GARDEN OF EDEN ROAD

REYBOLD VENTURE GROUP XXXII, LLC

116 E. SCOTLAND DR. BEAR, DE 19709

NO.	REVISION / COMMENT	DATE

FOR SETBACK
 MAJOR PLANNING DEVELOPMENT TEAM
 PLANNING
 REYBOLD VENTURE GROUP XXXII, LLC
 116 E. SCOTLAND DR. BEAR, DE 19709

SCALE
 1" = 20'

100 GARDEN OF EDEN ROAD
 EXPLORATORY
 SKETCH PLAN
 SHEET: **2** OF **2**
 DATE: 12-10-20

PREPARED BY: [Name]
 CHECKED BY: [Name]

PROPOSED FEATURES:

- RE. ROADWAY
- RE. SIDEWALK/WALKWAY PATH
- RE. REFERRED
- RE. LIMIT OF DISTANCE
- RE. SANITARY SEWER LINE
- RE. SANITARY SEWER MANHOLE

EXISTING FEATURES:

- EX. BOUNDARY LINE
- EX. ADJACENT LINE
- EX. EASEMENT
- EX. SETBACK LINE
- EX. CONTOUR
- EX. DRAINAGE PATTERN
- EX. PREVIOUS STAKEOUT
- EX. PREVIOUS
- EX. SINK BOUNDARY & TYPE

LEGEND:

- R- ROADWAY
- RE. SIDEWALK/WALKWAY PATH
- RE. REFERRED
- RE. LIMIT OF DISTANCE
- RE. SANITARY SEWER LINE
- RE. SANITARY SEWER MANHOLE
- EX. BOUNDARY LINE
- EX. ADJACENT LINE
- EX. EASEMENT
- EX. SETBACK LINE
- EX. CONTOUR
- EX. DRAINAGE PATTERN
- EX. PREVIOUS STAKEOUT
- EX. PREVIOUS
- EX. SINK BOUNDARY & TYPE



SOIL TYPE DESCRIPTIONS
 MVA WACHUNG AND CAVART SALT TOWNS - 0 TO 3 PERCENT SLOPES, HSG B
 MVA ALAMO SALT TOWNS - 0 TO 3 PERCENT SLOPES, HSG C
 THEE TALLENTS SALT TOWNS - 2 TO 5 PERCENT SLOPES, HSG D

Tab K

The Reybold Group
Exploratory Plan Application
100 GARDEN OF EDEN ROAD
Wilmington, Delaware

Forest Stand Delineation

To follow is a Forest Stand Delineation Report completed by JCM Environmental. Neither a mature forest nor a young forest were observed on the property. However, four specimen trees were located within the property boundaries. The report gives greater detail about the vegetation and trees observed within the property boundaries.

Pilot School 100 Garden of Eden Road Forest Stand Delineation Report



This report was prepared for the exclusive use of the Reybold Group and Foresite Associates, Inc.
Unauthorized duplication is prohibited.

PURPOSE

This document presents the findings from the forest stand delineation completed for the Pilot School Property (Tax Parcel #0605100014) located at 100 Garden of Eden Road in the Talleyville area of New Castle County, Delaware. Field observations and data analysis have been summarized in this report by JCM Environmental for review by New Castle County.

This document describes the forest stand delineation and data collection made within the property boundaries as shown on the Exploratory Plan issued by Foresite Associates, Inc. inserted at the end of this report.

The field delineation was performed within the boundaries of the subject property located at Latitude 39°-48'-31" North and Longitude 75°-33'-13" West as shown in Figure 1. The property is bordered by private residential lots to the west, southwest, and east; institutional properties to the southeast; and Garden of Eden Road to the north. The subject property consisted of a private school and a tenant house surrounded by maintained lawn and landscape areas. Hedgerows and scattered trees were observed along the north, west and southern property boundaries. A stand of trees was observed along the eastern boundary of the property.



Figure 1. Site Location Map

DELINEATION HISTORY

Specific forest stand delineations were performed by this firm to accurately define the limits of mature forests, young forests, and non-forest areas as defined by the New Castle County Unified Development Code (UDC). The property was investigated by this firm in May 2009.

METHODS

A site plan showing property boundaries, roads, waterways and other points of reference was used in conjunction with 1992 and 2002 infrared aerial photographs to estimate probable forest types and locate data points within the property. This plan was taken into the field during data collection, where data point locations were adjusted based on actual observed field conditions. The data collected was then compared to the site conditions observed on historical aerial photographs from 1937, 1954, 1961, 1968, 1992, 1997, 2002, and 2007. These aerials are attached at the back of this report.

The forest stand delineations were based on data collected from 0.1-acre plots intended to represent specific forest or non-forest areas within the property. The diameter at breast height (DBH) was measured for all trees ≥ 6 " DBH. Species were identified and the percentage of canopy cover the recorded trees provided to the plot was estimated. Forest types were determined based on the UDC definitions, and the areas were corroborated by comparison to historical aerial photos.

DESIGNATIONS

Mature Forest Areas

The New Castle County UDC defines mature forests as

“An area or stand of trees whose total combined contiguous canopy covers an area of one acre or more composed of canopies of trees having a DBH of at least 18 inches or greater covering at least 75% of that area.”

No mature forest cover was observed on the property.

Young Forest Areas

The New Castle County UDC defines young forests as

“An area or stand of trees whose total combined canopy covers an area of one acre or more, with canopy trees having a DBH of six inches and covering at least 60% of the area. However, no trees kept or grown for commercial purposes shall be considered a young forest.”

No young forest cover was observed on the property.

Non-Forest Areas

Areas that do not meet the forest-type criteria for DBH, acreage or canopy cover are considered non-forest areas, which may include sapling areas, scrub/shrub areas, hedgerows, landscaped areas, and forest areas decimated by natural events such as lightning, fire, flooding, disease, etc.

The non-forest areas of within the property consisted of maintained lawn areas with landscape trees and shrubs, hedgerows, and a tree stand along the eastern boundary which was less than 1 acre. The lawn areas consisted of turf grasses and common lawn weeds such as Dandelion, Clovers, Plantains, and Cinquefoil. Common landscape tree and shrubs planted around the buildings and in the rear of the property included Norway Maple, Bald Cypress, Spruces, Pines, Pear, Holly, Flowering Dogwood, Yew, Crabapple, Forsythia, and Viburnum. The hedgerows consisted of Norway Maple, Tulip Poplar, Pin Oak, Black Cherry, Red Maple, Green Ash, Sassafras, Flowering Dogwood, Bush Honeysuckle, Euonymus, Common Greenbrier, and Japanese Honeysuckle.



Typical lawn area in the central portion of the property.



Hedgerow along Garden of Eden Road in the northwestern portion of the property.



Landscape plantings along the southern boundary.



Lawn and hedgerow in the northeastern portion of the property.

A stand of trees along the eastern property boundary, which also extended off property, was examined. It appears that this was left unmaintained circa 1968 (see aerials). This stand met the criteria of canopy trees having a DBH of >6" covering at least 60% of the area. However, the canopy cover was <1 acre and therefore does not meet the definition of a young forest. The stand consisted of Norway Maple, Boxelder, and Green Ash which contributed to the canopy. Other vegetation observed included Multiflora Rose, Blackberry, Bush Honeysuckle, Black Cherry, Meadow Onion, Garlic Mustard, English Ivy, and Japanese Honeysuckle.



View of the tree stand along the eastern boundary of the property.



Typical understory of the tree stand.

Specimen Trees

The New Castle County UDC defines specimen trees as those listed in the State Big Trees Program, or trees in good health that are not in forested areas and exceed 24 inches DBH in size.

Four specimen trees were located within the property boundaries. An estimated (due to poison ivy and briars) 28.0" DBH Tulip Poplar adjacent to Garden of Eden Road, a 26.1" DBH Bald Cypress located to the west of the playground area, a 24.5" DBH Bald Cypress located to the southwest of the building complex, and a 24.7" DBH Silver Maple located to the south of the building complex. A 28.2" Red Maple in the southwestern portion of the property was in poor condition and was not considered a specimen tree. Several large dead branches were evident. The tree splits into 3 trunks (multi-stemmed) and is not a stable tree.



View of the specimen tree Tulip Poplar adjacent to Garden of Eden Road.



26.1" DBH Bald Cypress located to the west of the playground area.



24.7" DBH Silver Maple located south of building.



Red Maple not considered a specimen tree.

CONCLUSION

The purpose of this report is to identify forest cover types as defined by the New Castle County UDC. Based on historical photo references and the field investigation, the entire property is considered non-forest; no forest cover as defined by the UDC is present within the subject property. Four specimen trees were identified and located on the Exploratory Plan.



1937 Aerial



1954 Aerial



1961 Aerial



1968 Aerial



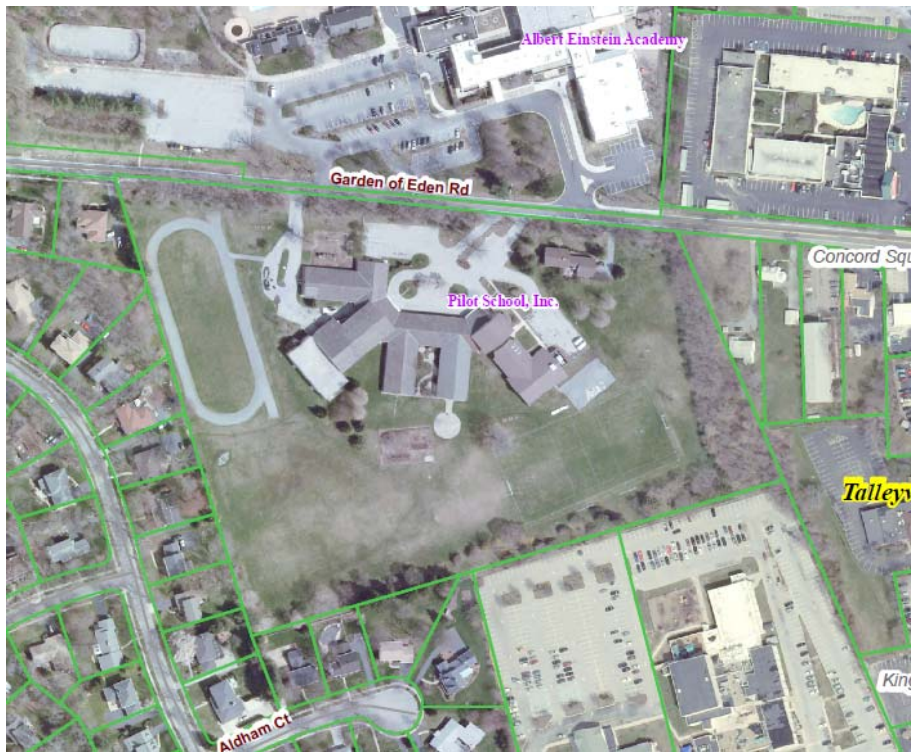
1992 Aerial



1997 Aerial



2002 Aerial



2007 Aerial

Tab L

The Reybold Group

Exploratory Plan Application

100 GARDEN OF EDEN ROAD
Wilmington, Delaware

Specimen Trees

The following page is a rendering of the exploratory plan showing actual photos of the specimen and other significant trees that will be able to be preserved with this plan. Reybold will be requesting a variance to the height of the condominium buildings to accommodate dwelling units as opposed to increasing the footprint of the condominium buildings. If the footprints to the condominium buildings were increased, fewer trees would be able to be preserved.

REYBOLD GROUP
REYBOLD GROUP
REYBOLD GROUP

Royce Associates, Inc.
200 DELAWARE STREET
WEST CAPITAL, DC 19720
PHOTOGRAPHY: 810.251.3401
WWW.REYBOLDGROUP.COM



100 GARDEN OF EDEN ROAD

PRESERVED TREE EXHIBIT



Tab M

The Reybold Group
Exploratory Plan Application
100 GARDEN OF EDEN ROAD
Wilmington, Delaware

Wetlands Investigation

A Wetlands Investigation was performed and completed by JCM Environmental for 100 Garden of Eden Road. It was determined that no wetlands or other waters of the U.S. were present on the property at the time of the investigation. To follow is as a complete set of findings.



Corporate Office
Pencader Corporate Center
100 Lake Drive, Suite 3
Newark, Delaware 19702
P: 302.737.9335
F: 302.737.9546

May 26, 2009

Reybold Group
Landmark Engineering, Inc.
100 West Commons Boulevard
Suite 301
New Castle, Delaware 19720

Attention: Mr. Jerry Hiesler

Subject: Wetlands Investigation for Pilot School, 100 Garden of Eden Road
Tax Parcel 06-051.00-014

Dear Mr. Hiesler,

At your request, JCM Environmental investigated the above captioned tax parcel (subject property) for the presence of wetlands. The investigation was performed in accordance with the Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1) and included investigating soils, vegetation, and hydrology.

No wetland areas were encountered on the subject property.

The subject property is located at 100 Garden of Eden Road in the Talleyville area of New Castle County, Delaware. The subject property was bordered by private residential lots to the west, southwest, and east; institutional properties to the southeast; and Garden of Eden Road to the north. The subject property consisted of a private school and a tenant house surrounded by maintained lawn and landscape areas. Hedgerows and a stand of trees were observed along the property boundaries. Site elevations lie above and below the 390 foot contour line according to the Wilmington North Quadrangle of the 7.5 Minute Series U.S. Geological Survey Map (see attached maps).

According to the New Castle County Soil Survey, the property is underlain with Aldino silt loam (AdA), Talleyville silt loam (TaB2), and Watchung and Calvert silt loams (WcA). The Aldino series is moderately well drained and the Talleyville series is well drained. Both series are not considered hydric by USDA Natural Resource Conservation Service. Watchung and Calvert soils are poorly drained and are considered hydric.

Surface water runoff from parking lot and lawn areas within the subject property drain southwesterly through swales to onsite catch basins. Neither hydrology indicators nor indicators that would suggest seasonal high water tables within 18" of the surface were observed within the subject property.

Common vegetation in the maintained lawn areas consisted of turf grasses and common lawn weeds such

as Dandelion, Clovers, Plantains, and Cinquefoil. Common landscape tree and shrubs planted around the buildings and in the rear of the property included Norway Maple, Bald Cypress, Spruces, Pines, Pear, Holly, Flowering Dogwood, Yew, Crabapple, Forsythia, and Viburnum. The hedgerows consisted of Norway Maple, Tulip Poplar, Pin Oak, Black Cherry, Red Maple, Green Ash, Sassafras, Flowering Dogwood, Bush Honeysuckle, Euonymus, Greenbrier, and Japanese Honeysuckle. A stand of trees along the eastern property boundary consisted of Norway Maple, Boxelder, Green Ash, Multiflora Rose, Blackberry, Bush Honeysuckle, Black Cherry, Meadow Onion, Garlic Mustard, English Ivy, and Japanese Honeysuckle.

No hydric soil conditions were observed on the property. The soils have been disturbed, graded, and filled since the publication of the soil survey and the original soil conditions are not present. The soil survey indicates an unclassified drainage in the southeastern corner of the property. This feature is no longer present due to the extensive development in the area since the soil survey.

Both the U.S. Fish and Wildlife Service National Wetland Inventory map and the Statewide Wetland Mapping Program map depict no wetland areas in association with the subject property (see attached maps).

Based on the above, it was determined that no wetlands or other waters of the U.S. were present on the subject property at the time of the investigation.

If you have any questions please feel free to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd A. Hoernemann". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Todd A. Hoernemann
Environmental Scientist



View of front entrance of the Pilot School.



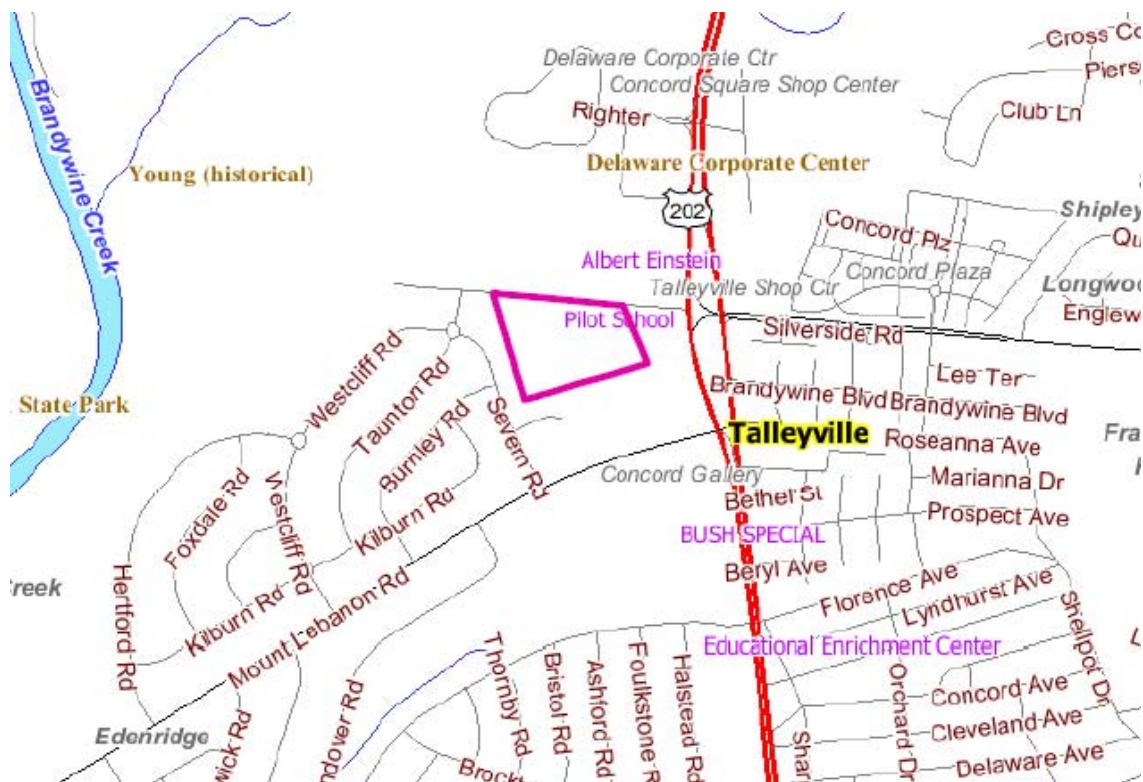
View of hedgerow along Garden of Eden Road.



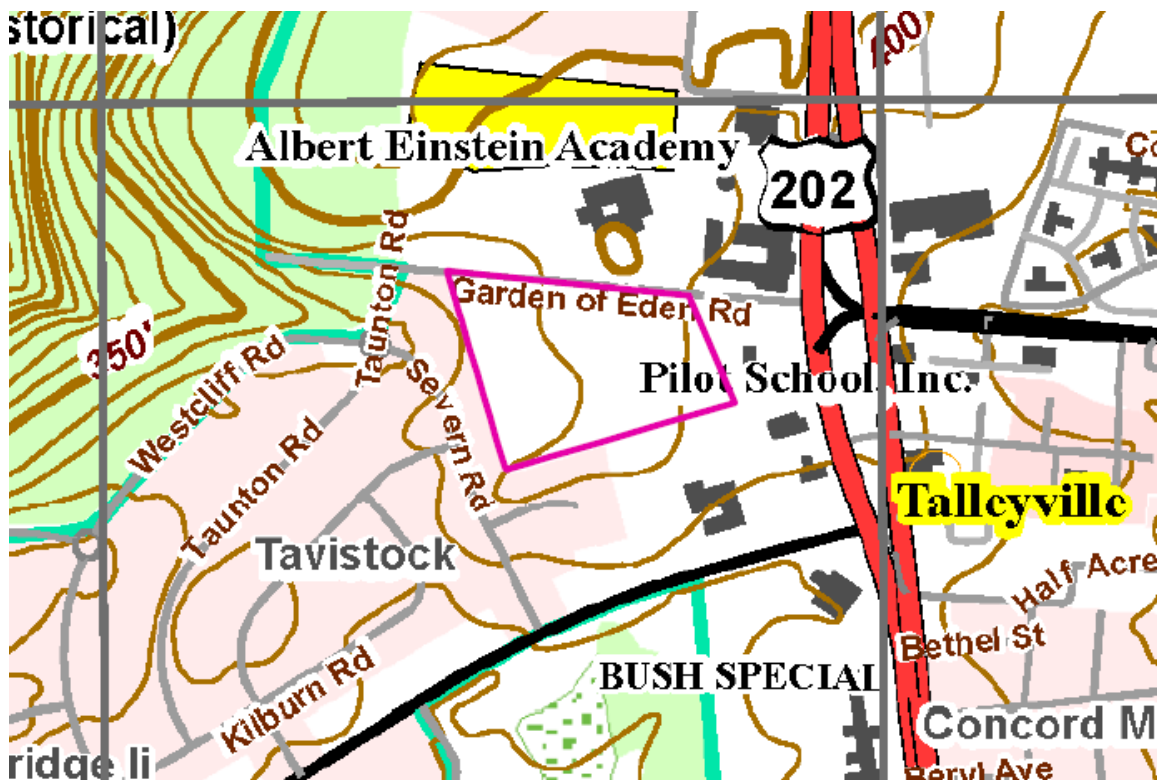
View of lawn area and landscaping in the central portion of the property, looking east.



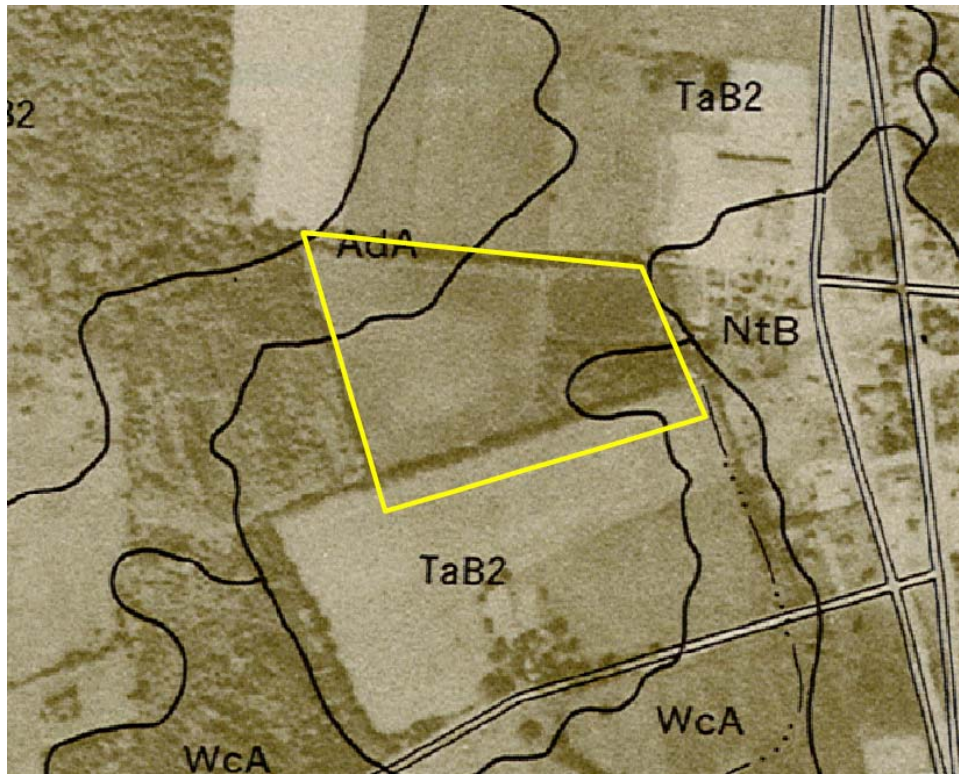
View of lawn and track area in the western portion of the property, looking south.



Location Map



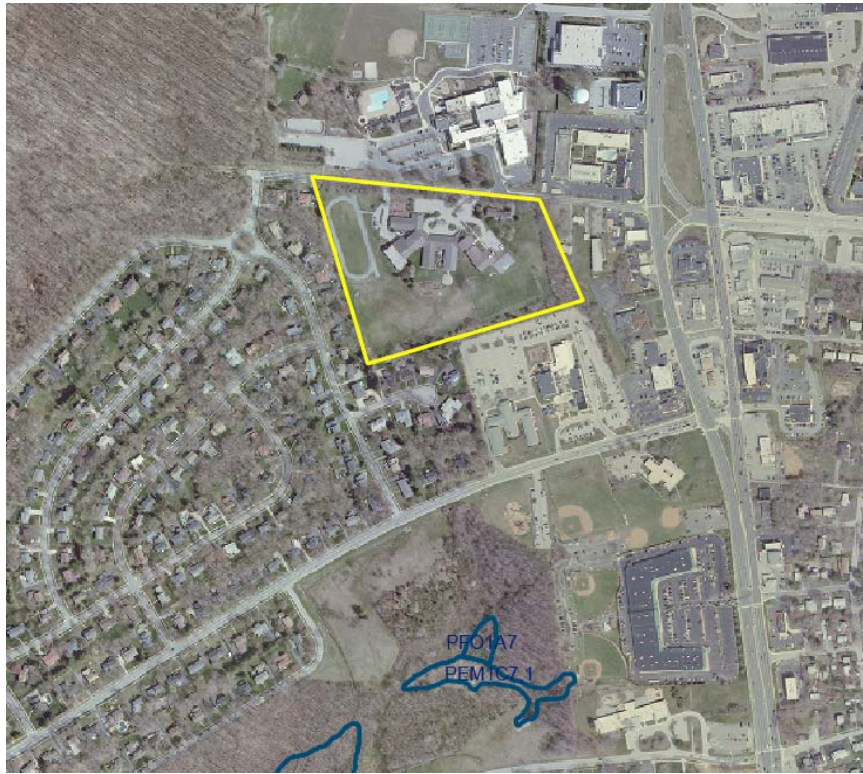
Wilmington North 7.5' USGS Quadrangle Map (DataMIL)



1970 New Castle County Soil Survey



National Wetlands Inventory Map



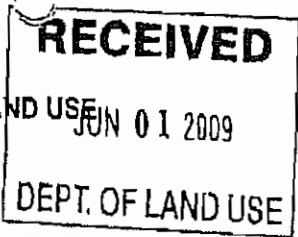
State of Delaware Wetland Mapping Program Map



2007 Aerial Photograph

Tab N

NEW CASTLE COUNTY DEPARTMENT OF LAND USE



SLD-1 Form
(Application for Plan Review)

<u>Level of Plan Submission</u>	<u>Plan Type</u>	Date Rec'd. _____
<input checked="" type="checkbox"/> Exploratory Sketch Plan	<input checked="" type="checkbox"/> Major Land Development	
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Minor Land Development	App. No. _____
<input type="checkbox"/> Check Print	<input type="checkbox"/> Resubdivision	Assigned Planner _____
<input type="checkbox"/> Record Plan	<input type="checkbox"/> Site	
<input type="checkbox"/> Revised Plan	<input type="checkbox"/> Utility	
	<input type="checkbox"/> Parking	
<input type="checkbox"/> Engineering Section Submission Only	<input type="checkbox"/> Sanitary Sewer	Assigned Engineer _____
	<input type="checkbox"/> Grading / E&S / Stormwater	
	<input type="checkbox"/> Floodplain	
	<input type="checkbox"/> General Permit	

- 1) Name of Plan 100 Garden of Eden Road
- Former Plan Name or Alias N/A
- Tax Parcel Number(s) T.P. #06-051.00-014
- 2) Name of Legal Property Owner(s) The Pilot School, Inc., Mrs. Kathy Craven 302.478.1740
If legal owner is a business entity, name of responsible employee acting for the business. Phone #
- Address 100 Garden of Eden Rd. Wilmington, DE 19803
- 3) Name of Applicant Reybold Venture Group XXXII, LLC
If applicant is a business entity, name of responsible employee acting for the business. Phone # 302.832.7100
- Address Jerome S. Heislor, Jr., Executive Member
116 East Scotland Dr. Bear, DE 19701
- 4) Firm or Person Responsible for the Preparation of the Plan (Engineer/Surveyor):
- Name and Title Andrew C. Hayes, P.E.
- Firm ForeSite Associates, Inc.
- Address 208 Delaware Street, New Castle DE 19720
- Telephone 302.351.3421
- FAX 302.351.3456
- Email ach@foresiteassociates.com
- 5) Existing Zoning S Proposed Zoning Changes (if applicable) ST
- 6) Also submitted are the following applicable fees as indicated: (See Appendix 2 for Details)

- Exploratory Sketch Plan Submission
- Planning Land Development &/or Rezoning Review and Processing Fee
 Amount of Check \$ 500
- Engineering Review and Processing Fee
 Amount of Check \$ _____

- Preliminary Plan Submission
- Planning Land Development &/or Rezoning Review and Processing Fee
 Amount of Check \$ _____
- Engineering Review and Processing Fee
 Amount of Check \$ _____

- Record Plan Submission
- Planning Check Print Filing Fee
 Amount of Check \$ _____
- Planning Land Development &/or Rezoning Review and Processing Fee
 Amount of Check \$ _____
- Engineering Review and Processing Fee
 Amount of Check \$ _____
- Recorder of Deeds Fee
 Amount of Check \$ _____
- Delaware Document Account Fee
 Amount of Check \$ _____

7) Other Items: (See Appendix 1 for Details)

8) It is required that the applicant notify the Federal Aviation Administration on their Form 7460-1, available at the New Castle County Airport Manager's Office if proposed construction, or crane operation will exceed 200 feet above ground level, or will penetrate a slope of 100:1 outward and upward from the nearest point of the nearest runway for a distance of 20,000 feet. For construction, or crane operations in closer proximity to any other airport or heliport in New Castle County, the obstruction/height criteria may vary. Clarification should be made by contacting the New Castle County Airport Manager's Office.

I certify that, to the best of my knowledge, all information listed above and all information and statements contained in any documents or plans submitted with this application are true, correct, and complete and the legal owner of the land agrees with the filing of this application. I understand that any person who falsifies any information on any application made with the Department shall be subject to criminal proceedings under Title 11 of the Delaware Code.

I certify that I will post an application notice for this Major/Minor Land Development Plan according to New Castle County Code Chapter 40 (UDC) §31.320(F)(2) within 10 days of submission of this completed SLD application.

MANDATORY PLAN SUBMISSION DATA	
X Residential () Non-Residential	
Site Acreage: <u>14.938</u>	
Disturbed Acreage: <u>13.61</u>	
Number of Lots: <u>1</u>	
Estimated Number of Pumps: <u>0</u>	
Estimated Sanitary Sewer Flow: <u>35,650</u> (GPD)	
Proposed GFA: <u>264,000 S.F.</u> (If Applicable)	
Building Footprint: <u>117,369 S.F.</u> (if Applicable)	
Sewer: <u>Public, NCC</u>	
Water: <u>Public, City of Wilmington</u>	

Signature of Legal Property Owner

Mrs. Kathy Craven 5/29/09
Date

The Pilot School, Inc. Mrs. Kathy Craven
(Print Legal Owner Name)

Signature of Applicant

[Signature] 5-29-09
Date

Reybold Venture Group XXXII, LLC Mr. Jerome S. Heisler, Jr.
(Print Applicant Name)

Signature of Engineer/Surveyor

[Signature] 05.29.09
Date

Andrew C. Hayes, P.E.
(Print Engineer/Surveyor Name)