

GENERAL NOTES:

- TOPOGRAPHY SURVEY PERFORMED BY TETRA TECH, INC. MARCH 3, 2008, AERIAL MAPPING BY LAND & MAPPING SERVICES, JANUARY 28, 2008 (FIELD VERIFIED ON MARCH 3, 2008), BOUNDARY SURVEY PERFORMED BY TETRA TECH, INC. MARCH 5, 2008.
- FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 10002C0060, EFFECTIVE DATE 01/17/07, THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. THE FLOODLINE APPROXIMATED DEPICTED ON THIS PLAN IS AN ESTIMATION OF THE LIMITS OF FLOODING DURING THE 100-YEAR EVENT.
- THE WETLANDS BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN THE FEDERAL MANUAL OF IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS. SEE REPORT BY XOM ENVIRONMENTAL, INC. DATED MAY 2008. THE WETLANDS INVESTIGATION WAS COMPLETED FOR THE ENTIRE EAST SIDE OF HURRICANE RUN AND NORTH SIDE OF ROCKY RUN. ALL AREAS WEST OF HURRICANE RUN AND SOUTH OF ROCKY RUN ARE ASSUMED 100% PROTECTED.
- WRPA: THE SITE IS NOT WITHIN A WATER RESOURCE PROTECTION AREA, MAP DATED FEBRUARY 2006.
- THIS SITE HAS 28.01± ACRES LOCATED IN A CRITICAL NATURAL AREA.
- THERE ARE APPROXIMATELY 1.67± ACRES OF PRECAUTIONARY STEEP SLOPES. THIS PLAN PROPOSES TO IMPACT 0.20± ACRES (12.0%) OF PRECAUTIONARY STEEP SLOPES. THERE ARE APPROXIMATELY 0.32± ACRES OF YOUNG FOREST, THIS PLAN PROPOSES TO IMPACT 0.16± ACRES (50%) OF YOUNG FOREST.
- A FOREST STAND DELINEATION REPORT WAS PREPARED BY XOM ENVIRONMENTAL, INC. DATED MAY 2008.
- UTILITIES:
 - WATER SUPPLY: UNITED WATER, SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
 - SANITARY SEWER: SEPTIC SYSTEM FEASIBILITY HAS BEEN SATISFACTORILY ESTABLISHED FOR THIS PROPERTY. THE FEASIBILITY INDICATED ONLY THAT, AT THE TIME OF TESTING, THERE WAS AT LEAST ONE AREA ON THE PROPERTY THAT COULD MEET THE STANDARDS FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM (DUAL SYSTEMS OUTSIDE THE SEWER AREA) AND A SINGLE REPLACEMENT SYSTEM. FEASIBILITY IS NOT A DESIGN APPROVAL AND DOES NOT IMPLY A GUARANTEE THAT SUCH APPROVAL CAN BE OBTAINED. FACTORS SUCH AS BUILDING SIZE AND USE, THE PROPOSED SEWER LINES, THE REQUIREMENT FOR A DUAL SYSTEM OUTSIDE THE SEWER SERVICE AREA, THE PLACEMENT ON THE LOT, AND LOCATION OF WATER WELL (IF APPLICABLE) WILL INFLUENCE THE FINAL DESIGN. NO BUILDING PERMITS WILL BE ISSUED WITHOUT REVIEW AND APPROVAL OF A DETAILED DESIGN FOR THE PROPERTY. THE AVAILABLE DISPOSAL AREA SHOWN ON THIS PLAN HAS BEEN PRELIMINARILY DESIGNED TO SUPPORT THE PROPOSED SCHOOL, EXISTING HOUSE, AND ASSOCIATED FACILITIES.
 - 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. THE FACILITIES ARE PROPOSED TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER.
- 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.
- 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 EXISTING IN SAID EASEMENT.
- THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE, EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS, RECREATIONAL FACILITIES AND UTILITIES, AND SELECTIVE THINNING OF EXISTING TREES. SPECIFIC SPECIES OF PLANT MATERIALS AS DESIGNATED ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SUCH AS ORANGE CONSTRUCTION FENCING SHALL BE ERRECTED AT THE DRIP LINE OF ALL SPECIMEN TREES DURING CONSTRUCTION.
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE SANITARY CONDITION.
- LIMIT OF DISTURBANCE IS APPROXIMATELY 1.53± AC.
- THE PROPOSED ENTRANCE/EXIT IS CONCEPTUAL ONLY AND IS SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- NO DEBRIS SHALL BE BURIED ON THE SITE.
- THE SERVICE DRIVES AND PARKING AREAS SHOWN ON THIS PLAN ARE PROPOSED TO BE PRIVATELY MAINTAINED. THE LIMITS OF RIGHT-OF-WAY DEDICATION ARE TO BE DETERMINED DURING THE FINAL DESIGN PROCESS, SUBJECT TO THE REVIEW AND APPROVAL OF THE DELAWARE DEPARTMENT OF TRANSPORTATION.
- 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 DATED AUGUST 27, 2008. A WAIVER IS REQUESTED TO PROVIDE OVERFLOW PARKING ON AN ALTERNATIVE SURFACE.
- AN ALTERNATIVE CONCEPTUAL ENTRANCE DESIGN UTILIZING A ROUNDABOUT IS DEPICTED AS AN INSET ON SHEET 2 OF THE PLAN SET. SHOULD THE ROUNDABOUT BE SELECTED AS THE MEANS OF ACCESS FOR THE SITE, THE ADDING PROPERTY OWNER AT 204 WOODLAWN ROAD, T.P. #06-029.00-005, WOULD BE REQUIRED TO BECOME PARTY TO THE APPLICATION, SIGN THE REQUIRED DOCUMENTS AND PLANS, AND APPROVE OF THE ACTION.
- DIMENSIONAL VARIANCE NO. _____, APPLICATION NO. _____ WAS GRANTED FOR THIS SITE ON _____ FROM THE REQUIRED 100' STREET YARD BUILDING SETBACK TO MAINTAIN A DWELLING 68' FROM THE PROPOSED RIGHT OF WAY FOR WOODLAWN ROAD.
- THE MINIMUM SIZE OF THE AREA TO BE DEVELOPED PER SECTION 40.22.260 C OF THE UDC: 2,100 S.F. (AVG.) ± 3.5 = 7,350 S.F. (GROSS) ± 14.70 ACRES AVAILABLE FOR GROUNDWATER RECHARGE AFTER PROJECT COMPLETION, 44.85 AC. PROVIDED.
- 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.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- A TRAFFIC IMPACT STUDY FOR THIS PROJECT WAS PREPARED BY FLEMMING ENGINEERING, INC. SEPTEMBER 9, 2008, AND APPROVED BY DELDOT ON SEPTEMBER 29, 2008. THE PROPOSED DEVELOPMENT IS REQUIRED TO FOLLOW THE RECOMMENDATIONS IN DELDOT'S APPROVAL REPORT OR AS AMENDED PRIOR TO ENTRANCE PLAN APPROVAL.
- FOR THE MAINTENANCE OF SCHOOL, OPEN SPACE AND PUBLIC ACCESS OPEN SPACE AS SHOWN ON THIS PLAN SEE THE MAINTENANCE AGREEMENT DATED _____ IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____

SITE DATA

OWNER: WOODLAWN COMPANY
WOODLAWN TRUSTEES INCORPORATED
1020 NORTH BANCROFT PARKWAY, 2ND FLOOR
P.O. BOX 2900 WILMINGTON, DE 19805
PH: (302) 655-6215

DEVELOPER: THE PILOT SCHOOL
100 GARDEN OF EDEN ROAD
WILMINGTON, DE 19803
PH: (302) 478-1740

SITE ADDRESS: TAX MAP PARCEL NO.: 06-029.00-002
EXISTING ZONING: SE - SUBURBAN ESTATE
SOURCE OF TITLE: DEED RECORD 5, VOLUME 23, PAGE 435, NO. 11
NAD 83
NAVD 88
N 662510.00, E 61725.95, ELEV. 348.81', GPS PT. #17531,
NAIL IN PHOTO PANEL.

PURPOSE OF PLAN: TO SHOW THE PROPOSED SCHOOL, BARN, ATHLETIC FACILITIES, AND ASSOCIATED IMPROVEMENTS

SITE ACREAGE: GROSS SITE AREA: 50.3365± AC.
EXISTING RIGHT OF WAY: 0.4776± AC.
PROPOSED RIGHT OF WAY: 0.2786± AC.
BASE SITE AREA: 49.5804± AC.

WETLANDS: 2.61± AC. OF WETLANDS WERE FIELD DELINEATED ON THIS PROPERTY ON THE NORTH SIDE OF ROCKY RUN AND THE EAST SIDE OF HURRICANE RUN, SEE GENERAL NOTE #4

DISTRICT & BULK STANDARDS:

	REQUIRED	PROVIDED
LSR/OSR:	0.75*49.58=37.19 AC.	0.90 (44.65 AC.)
UTILITIES:	PUBLIC WATER	PUBLIC WATER
MIN. SITE AREA (AC.):	5	49.58
LOT AREA (AC.):	40	40
BUILDING HEIGHT:	100	100
LOT WIDTH (FT.):	300	300
STREET YARD (FT.):	30	30
REAR YARD (FT.):	100	100
PAVING STREET YARD/OTHER:	50/20	

DENSITY COMPUTATIONS:

RESOURCES	REQUIRED	PROVIDED
RIPARIAN BUFFER	8.81± AC. * 1.0 = 8.81± AC.	
SLOPE - CNA	12.46± AC. * 1.0 = 12.46± AC.	
STEEP SLOPES (>25%)	0.67± AC. * 1.0 = 0.67± AC.	
STEEP SLOPES (15-25%)	1.67± AC. * 0.5 = 0.84± AC.	
FORESTS, MATURE - CNA	6.49± AC. * .85 = 5.52± AC.	
FORESTS, MATURE	0.76± AC. * .70 = 0.53± AC.	
FORESTS, YOUNG - CNA	0.04± AC. * .60 = 0.02± AC.	
FORESTS, YOUNG	0.32± AC. * .50 = 0.16± AC.	
OTHER CNA	0.23± AC. * .25 = 0.06± AC.	
TOTAL RESOURCE LAND:	29.07± AC.	
TOTAL PROTECTED RESOURCE LAND:	49.58± AC.	
BASE SITE AREA	29.07± AC.	
PROTECTED RESOURCE LAND	29.07± AC.	
BUILDABLE LAND, SITE:	20.51± AC.	
UNDISTURBED NATURAL RESOURCES:	31.14± AC.	
OTHER PERVIOUS/LANDSP:	12.66± AC.	
SEPTIC DISPOSAL AREA:	0.85± AC.	
TOTAL LANDSCAPED AREA:	44.65± AC.	

LANDSCAPE AREA: FOOTPRINT AREA GROSS FLOOR AREA
PROPOSED SCHOOL: 57,455± S.F. 73,819± S.F.
PROPOSED BARN: 1,280± S.F. 1,280± S.F.
TOTAL PROPOSED AREA: 58,735± S.F. 75,099± S.F.
EXISTING HOUSE: 1,272± S.F.
TOTAL FLOOR AREA: 59,962± S.F. 77,538± S.F.

LOT COVERAGE: BUILDINGS: 1.38± AC.
OTHER IMPERVIOUS AREA: 3.00± AC.
PERVIOUS PAVING/PAVERS: 0.27± AC.
NET LOT COVERAGE AREA: 4.75± AC. (9.54%)

PARKING REQUIREMENTS: PER UDC CLASSROOMS: 31 CLASSROOMS X 2 SPACES PER CLASSROOM REQUIRED = 62
ATHLETICS: 2 FIELDS X 15 SPACES PER FIELD REQUIRED = 30
ASSEMBLY: 140 PERMANENT SEATS X 1 SPACE PER 4 SEATS = 35
RESIDENCE: 1 RESIDENCE X 10 SPACES PER RESIDENCE = 10
PER PARKING DEMANDS AND NEEDS ANALYSIS* ASSEMBLY: 400 SEATING CAP. X 0.4 SPACES PER SEAT = 160
RESIDENCE: 1 RESIDENCE X 2 SPACES PER RESIDENCE = 2
*SEE NOTE 20 OF GENERAL NOTES

SEWER FLOWS: N/A

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 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: WOODLAWN TRUSTEES INCORPORATED DATE _____
WILMINGTON, DE 19805

N.C.C. APPLICATION NO.: 2008-0419S

FOR SITE ASSOCIATES

LAND PLANNING
CIVIL ENGINEERING
WATER RESOURCES ENGINEERING

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

PHONE: 302.351.3421
FAX: 302.351.3456
EMAIL: INFO@FORESITEASSOCIATES.COM

LAND SURVEYING:
TETRA TECH
240 CONTINENTAL DRIVE, SUITE 200
NEWARK, DE 19713

ARCHITECTURE:
ABHA ARCHITECTS
621 N. LINCOLN STREET
WILMINGTON, DE 19806

THE PILOT SCHOOL
100 GARDEN OF EDEN ROAD, WILMINGTON, DE 19803

RECEIVED
OCT 15 2008
DEPT. OF LAND USE

FOR SITE ASSOCIATES

PRELIMINARY MAJOR
LAND DEVELOPMENT PLAN

INDEX SHEET

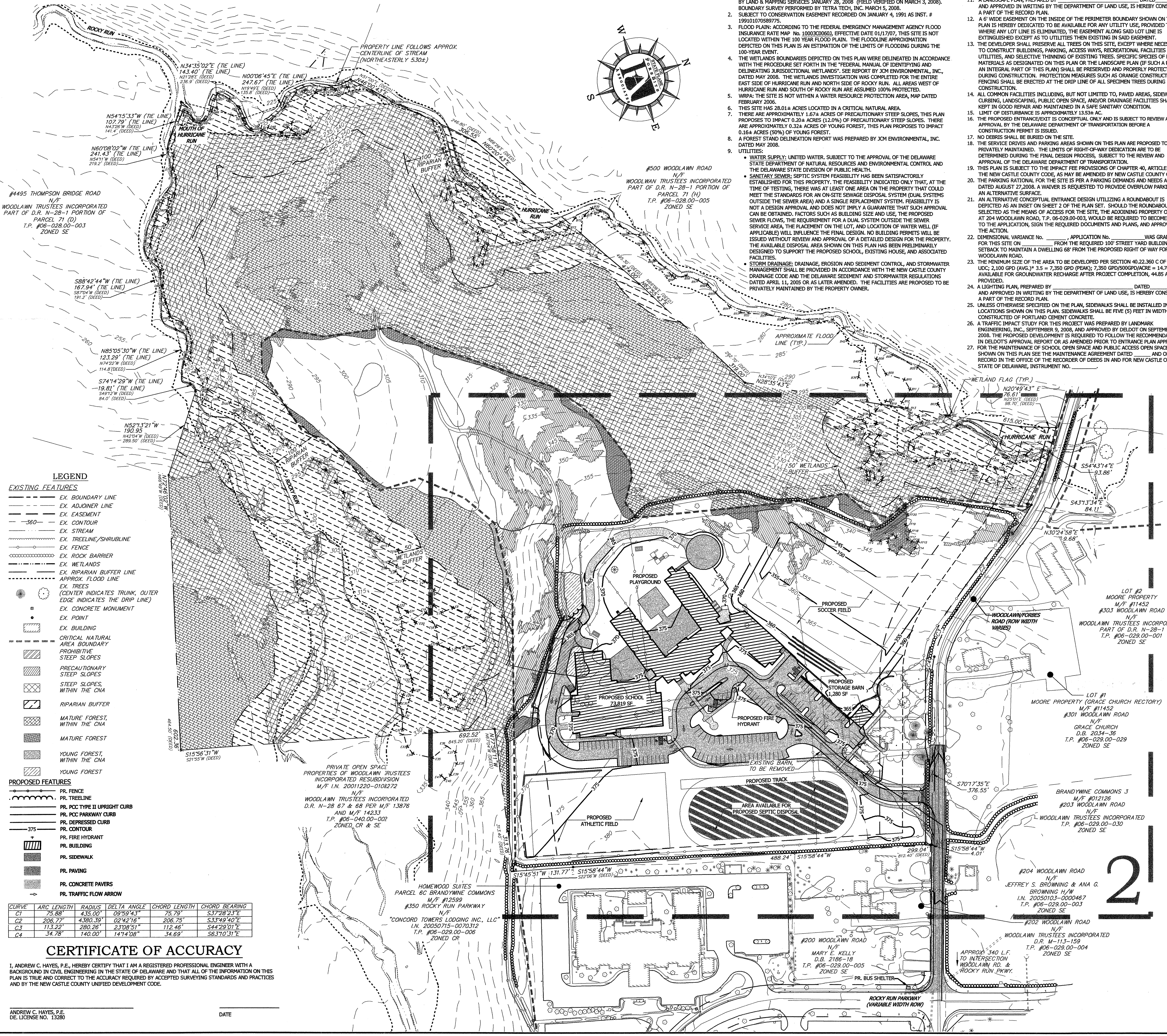
THE PILOT SCHOOL

DATE:	PROJECT #:
10.14.08	001.11

SHEET:
1 OF 2

CHECKED BY: ACH/MMM

SCALE: 1"=100'



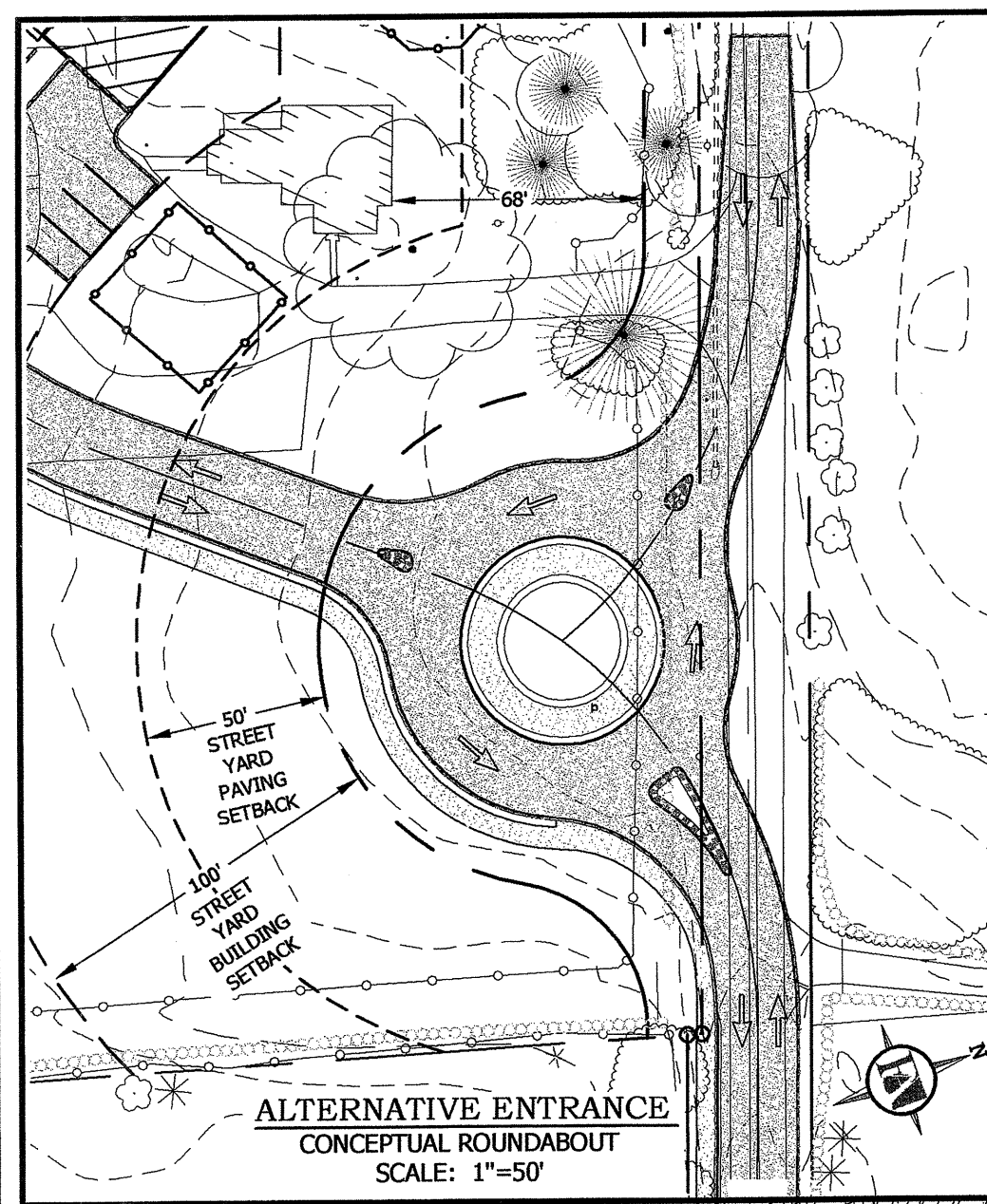
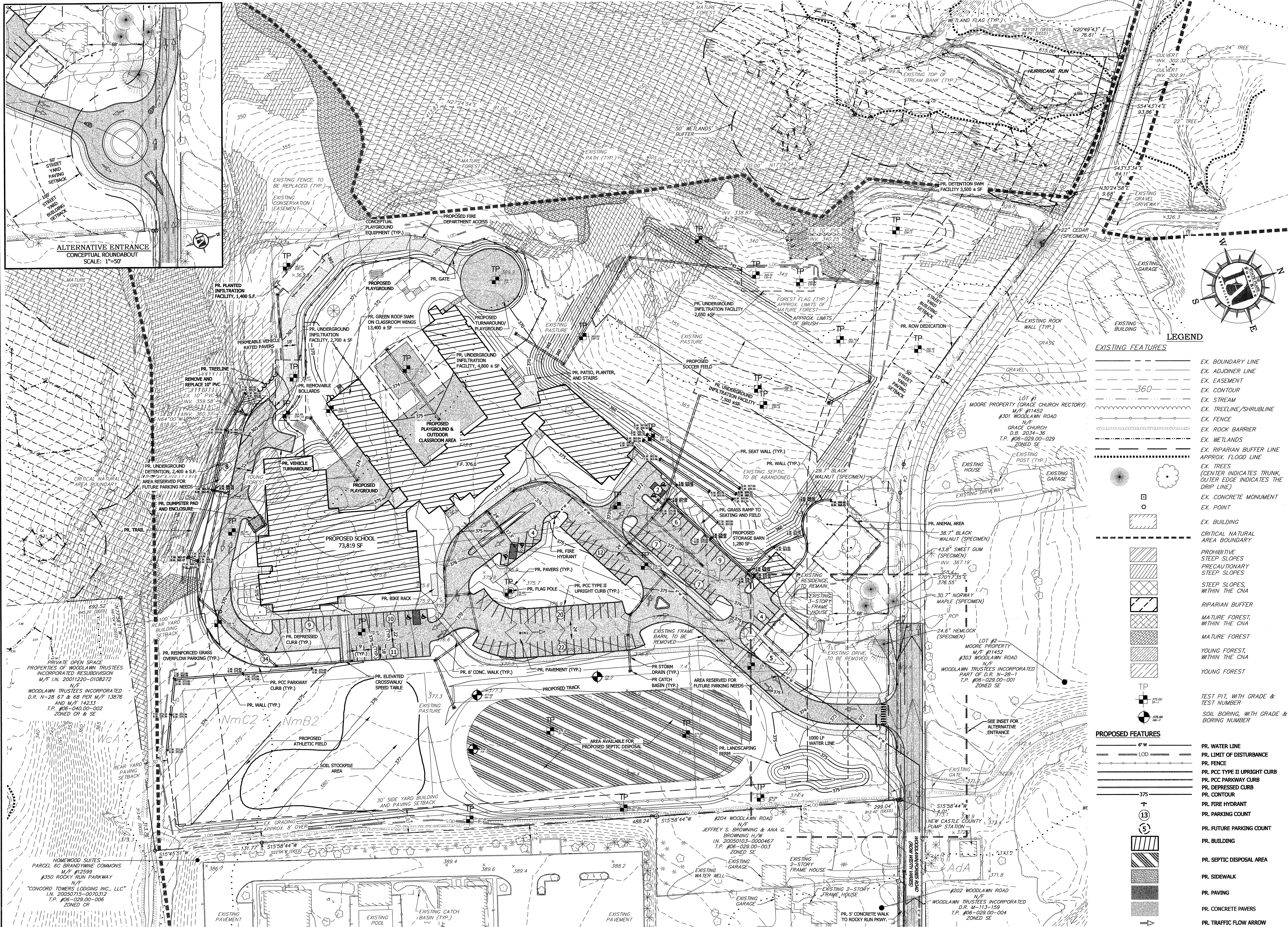
- LEGEND**
- EXISTING FEATURES**
- EX. BOUNDARY LINE
 - EX. ADJOINER LINE
 - EX. EASEMENT
 - EX. CONTOUR
 - EX. STREAM
 - EX. TREELINE/SHRUBLINE
 - EX. FENCE
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 - MATURE FOREST
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 - YOUNG FOREST
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- PR. FENCE
 - PR. TREELINE
 - PR. PCC TYPE II UPRIGHT CURB
 - PR. PCC PARKWAY CURB
 - PR. DEPRESSED CURB
 - PR. CONTOUR
 - PR. FIRE HYDRANT
 - PR. BUILDING
 - PR. SIDEWALK
 - PR. PAVING
 - PR. CONCRETE PAVERS
 - PR. TRAFFIC FLOW ARROW

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	75.88'	435.00'	28°59'43"	75.79'	S37°28'23"E
C2	206.77'	4380.39'	02°42'16"	206.75'	S33°49'40"E
C3	113.22'	280.26'	23°08'51"	112.46'	S44°29'01"E
C4	34.78'	140.00'	147°4'08"	34.69'	S83°10'31"E

CERTIFICATE OF ACCURACY

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

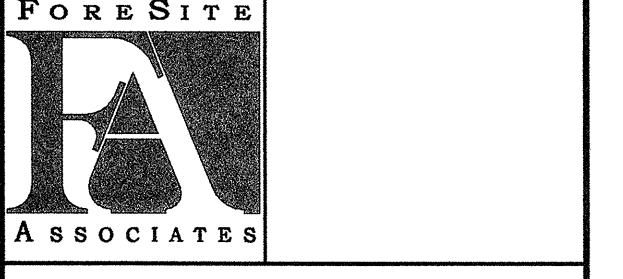
ANDREW C. HAYES, P.E. DATE _____
DE. LICENSE NO. 13289



THE PILOT SCHOOL
THE PILOT SCHOOL
 100 GARDEN OF EDEN ROAD, WILMINGTON, DE 19803

- LEGEND**
- EXISTING FEATURES**
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 - EX. ADJOINER LINE
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 - PR. FUTURE PARKING COUNT
 - PR. BUILDING
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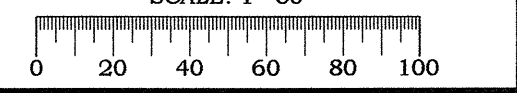
#	COMMENT	BY	DATE



PRELIMINARY MAJOR LAND DEVELOPMENT PLAN
PLAN VIEW

THE PILOT SCHOOL

WILMINGTON NEW CASTLE COUNTY	BRANDYWINE HUNDRED DELAWARE
DATE: 10.14.08	PROJECT #: 001.11
ENGINEER: ACH	SHEET: 2
DESIGN BY: ACH	DRAWN BY: ALH
CHECKED BY: ACH/MMM	SCALE: 1"=50'



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