

Preliminary Land Use Service (PLUS)**Delaware State Planning Coordination**

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): 2016-07-09
Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 3

1. Project Title/Name: CHARIS PROPERTY

2. Location (please be specific): 4832 KENNETT PIKE, WILMINGTON

3. Parcel Identification #: 07-018.00-023

4. County or Local Jurisdiction Name: where project is located: NEW CASTLE COUNTY

5. If contiguous to a municipality, are you seeking annexation: NO

6. Owner's Name: ACTS RETIREMENT LIFE COMMUNITIES, INC.

Address: 726 LOVEVILLE ROAD, SUITE 3000

City: HOCKESSIN

State: DE

Zip: 19707-1519

Phone: 302-235-6800

Fax:

Email: JONATHAN@ACTSLIFE.ORG

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): N/A

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

8. Project Designer/Engineer: VANDEMARK & LYNCH, INC.

Address: 4305 MILLER ROAD

City: WILMINGTON

State: DE

Zip: 19802

Phone: 302-764-7635x153

Fax: 302-764-4170

Email: cmitchell@vandemarklynch.com

9. Please Designate a Contact Person, including phone number, for this Project: CLIFFORD O. MITCHELL, P.E.

Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: 20 INDEPENDENT LIVING CONTINUING CARE RETIREMENT COMMUNITY UNITS IN 10 NEW STRUCTURES WITH 2 NEW ACCESSORY BUILDINGS If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.	
12. Area of Project (Acres +/-): 17.2 Number of Residential Units: 20 Commercial square footage:	
13. Present Zoning: SE- SUBURBAN ESTATE	14. Proposed Zoning: N/A
15. Present Use: CONTINUING CARE RETIREMENT COMMUNITY	16. Proposed Use: SAME
17. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: CITY OF WILMINGTON Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: NEW CASTLE COUNTY Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): N/A	
20. Environmental impacts: How many forested acres are presently on-site? 0.01-AC. How many forested acres will be removed? 0 To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: 0.002-AC. If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? 50-FEET	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: BIO-RETENTION BASIN & INFILTRATION TRENCH	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres: 13.7-AC. What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? ACTIVE & PASSIVE RECREATION, STORMWATER MANAGEMENT	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 47 VPD

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5%

26. Will the project connect to state maintained roads? Yes No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. CONNECTS TO ADJOINING COUNTRY HOUSE (PEDESTRIAN & VEHICULAR) WILL CONNECT TO ADJACENT PROPERTY TO THE NORTH WITH WALKING TRAIL

28. Are there existing sidewalks? Yes No; bike paths Yes No
Are there proposed sidewalks? Yes No; bike paths Yes

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? Yes No

Has this site been evaluated for historic and/or cultural resources? Yes No

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No

Person to contact to arrange visit: ** phone number: 215-661-8330x609
** KEN KARMERIS C/O PATTY STATUTI

31. Are any federal permits, licensing, or funding anticipated? Yes No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

Date

5/26/16

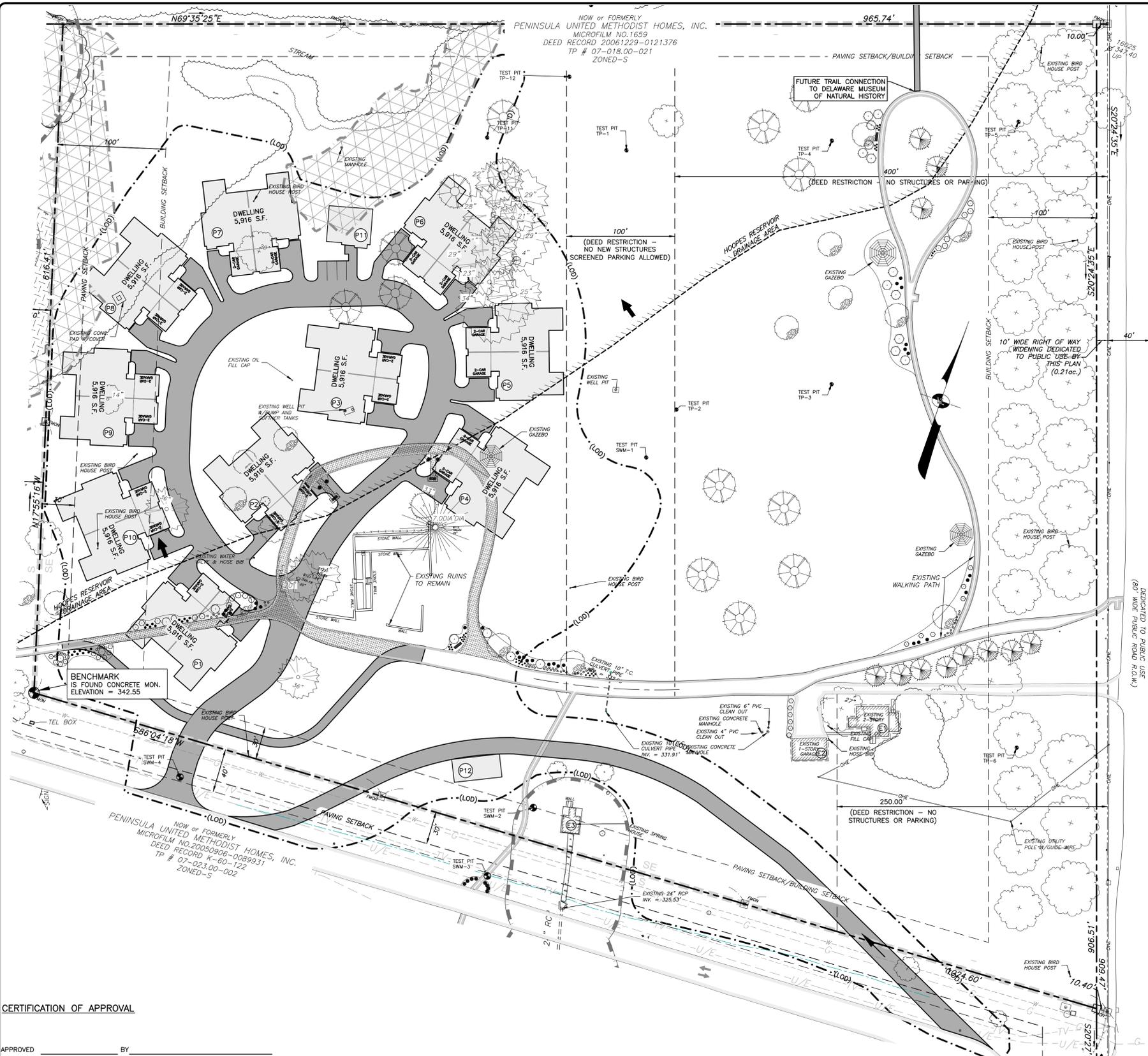
Signature of Person completing form
(If different than property owner)

Date

5/26/16

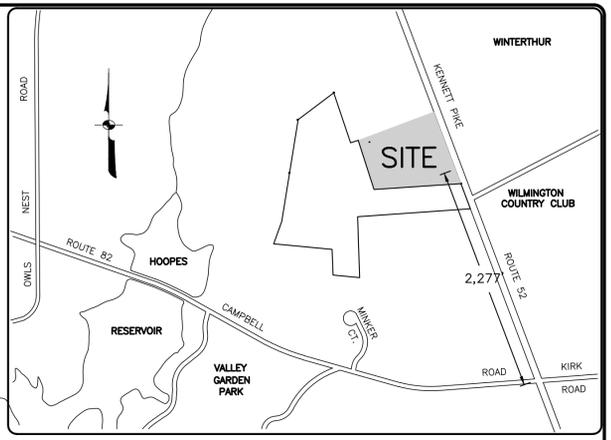
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at PLUS@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact the Office of State Planning at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.



- GENERAL DATA:**
- OWNER: PENINSULA UNITED METHODIST HOMES, INC. 726 LOVEVILLE ROAD, SUITE 3000 HOCKESSIN, DE 19707-1519 CONTACT: JONATHAN GRANT PHONE NO. 235-6800
 - TAX PARCEL NO.: 07-018.00-023.
 - SOURCE OF TITLE: INSTRUMENT NO. 20081119-0075555.
 - SOURCE OF DEED RESTRICTIONS: INSTRUMENT NO. 20081119-0075556.
 - AREA: 17.188± ACRES.
 - TOPOGRAPHY FEATURES BASED ON AERIAL FLOWN ON MARCH 21, 2008 BY AXIS GEOSPATIAL LLC AND SUPPLEMENTED BY A PARTIAL FIELD SURVEY DATED MAY 15-19, 2008.
 - ZONING: SE (SUBURBAN ESTATE) BUILDING SETBACK: FRONT YARD: 100 REAR YARD: 100 SIDE YARD: 30 BUILDING HEIGHT: 30 PAVING STREET: 50 PAVING OTHER: 30
 - MODIFIED GRID NO.: 092/372
 - HORIZONTAL DATUM: LOCAL ASSUMED COORDINATES
 - VERTICAL DATUM: N.G.V.D. 1929
 - BENCHMARK: BENCHMARK IS FOUND CONCRETE MON., ELEVATION = 342.55
 - WATER: EXISTING WELLS ON ADJACENT PARCEL OWNED BY THE SAME OWNER OF THIS PROPERTY.
 - SEWER: PUBLIC. EXISTING BUILDING E1 IS CONNECTED TO THE EXISTING SEPTIC SYSTEM. SEWERAGE IS SUBJECT TO APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
 - ACREAGE: EXISTING: BUILDING COVER 2,521 S.F. = (0.06±ACS.) = 0.5% PAVING COVER 26,835 S.F. = (0.62±ACS.) = 3.5% OPEN SPACE 719,353 S.F. = (16.51±ACS.) = 96.0% TOTAL 748,709 S.F. = (17.19±ACS.) = 100% PROPOSED (INCLUDING EXISTING TO REMAIN): BUILDING COVER 64,024 S.F. = (1.47±ACS.) = 8% PAVING/SIDEWALK COVER 71,980 S.F. = (1.65±ACS.) = 10% SWM AREA 15,249 S.F. = (0.35±ACS.) = 2% OPEN SPACE 597,456 S.F. = (13.72±ACS.) = 80% TOTAL 748,709 S.F. = (17.19±ACS.) = 100%
 - BUILDING SQUARE FOOTAGE:

BUILDING	EXISTING*	PROPOSED	TOTAL
E1	1450	TO REMAIN	1,450
E2	650	TO REMAIN	650
E3	421	TO REMAIN	421
P1-P10	0	10 @ 5,916 sf.	59,160
P11	0	1 @ 1,400 sf.	1,200
P12	0	1 @ 943 sf.	943
TOTAL	2,521 sf.	61,503 sf.	64,024 sf.
 - * EXISTING FIGURES (PER T.P. INFO) - TO BE FIELD VERIFIED.
 - ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE CURRENT STATE FIRE PREVENTION REGULATIONS.
 - NO CERTIFICATE OF USE WILL BE SOUGHT, NOR WILL THE DIVISION OF DEVELOPMENT AND LICENSING OF THE DEPARTMENT OF LAND USE ISSUE A CERTIFICATE OF USE, WHERE THE PROPOSED USE FOR ANY PARCEL IN THE SUBJECT LAND SHALL INVOLVE THE STORAGE, USE OR MAINTENANCE OF A SUBSTANCE OR SUBSTANCES LISTED IN 40 CFR 116 IN AN AGGREGATE QUANTITY EQUAL OR GREATER THAN A "REPORTABLE QUANTITY" DEFINED BY 40 CFR 177.
 - THIS PLAN SUPERSEDES, IN PART, THE PLAN OF GRACE UNITED METHODIST CHURCH, DATED 2/15/74, AND RECORDED ON 2/28/74, MICROFILM NO. 2551, AND THE RECORD RESUBDIVISION PLAN, DATED 2/26/69, REVISED THROUGH 11/11/70 AND RECORDED ON 12/16/70, MICROFILM NO. 1659, AND THE RECORD PLAN RECORDED ON 4/7/69, MICROFILM NO. 1286.
 - THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS WAYS, DRAINAGE FACILITIES AND UTILITIES AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR THE LANDSCAPE PLAN SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
 - THE WETLANDS BOUNDARIES DEPICTED ON THE NORTH WEST CORNER OF THE SITE ON THIS PLAN WERE DELINEATED, IN THE FIELD, BY DUFFIELD ASSOCIATES, INC., DURING THE MONTH OF DECEMBER 2015, IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS, DATED JANUARY 10, 1989.
 - THERE SHALL BE NO DEBRIS DISPOSAL ON THIS SITE.
 - THE STEEP SLOPES SHOWN ON THIS PLAN WERE DELINEATED BY VANDEMARK & LYNCH, INC IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE BASED ON THE TOPOGRAPHIC SURVEY.
 - THIS SITE DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR NEW CASTLE COUNTY, DELAWARE, PANEL 0065, MAP NO. 10003C0065J, COMMUNITY NO. 105085, REVISED JANUARY 17, 2007.
 - THIS SITE DOES NOT LIE WITHIN ANY CRITICAL NATURAL AREAS.
 - THE EXISTING ON-SITE WELLS MAY REMAIN TO SERVE THE COUNTRY HOUSE ESTATES DEVELOPMENT. THE WELLS ARE NOT LISTED OR SHOWN ON THE WRPA MAP ENTITLED "WATER RESOURCE PROTECTION AREAS", REVISED MAY, 2001.
 - THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14, OF THE NEW CASTLE COUNTY CODE AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
 - THE LOCATION OF THE EXISTING BUILDING & PAVING IDENTIFIED ON THIS PLAN DOES NOT COMPLY WITH DIMENSIONAL REGULATIONS IN EFFECT AT THE TIME OF APPROVAL. THE BUILDING & PAVING MAY OR MAY NOT HAVE NONCONFORMING STATUS UNDER THE PROVISIONS OF CHAPTER 40 OF THE NEW CASTLE COUNTY CODE. RECORDATION OF THIS PLAN DOES NOT CONSTITUTE VERIFICATION OF NONCONFORMING STATUS.
 - DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORM WATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORM WATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
 - ACREAGE OF DISTURBED AREA: 7.49± ACRES. LIMIT OF DISTURBANCE MUST BE DELINEATED IN THE FIELD.
 - A LANDSCAPE PLAN PREPARED BY _____ LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THIS RECORD PLAN.
 - ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA) AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ INSTRUMENT NUMBER _____



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

- BUILDING P1 THROUGH P10 SHALL HAVE A MINIMUM OF TWO OFF-STREET PARKING SPACES. BUILDINGS P11 AND P12 TOTAL 2,143 SQUARE FEET AND SHALL HAVE A MINIMUM OF FOUR PARKING SPACES.
- VARIANCES REQUIRED:
 - HOOPES RESERVOIR DRAINAGE AREA: CONSTRUCT IMPERVIOUS COVER OF 27% OF THE AREA. EXISTING IMPERVIOUS COVER IS 1%, ALLOWED IS 10%. (UDC SECTION 40.10.127.B.1)
 - BUILDING SETBACK: TO CONSTRUCT A BUILDING 10 FEET FROM THE REAR PROPERTY LINE. 100 FEET IS REQUIRED. (UDC TABLE 40.04.110B, SUBURBAN ESTATE, OTHER PERMITTED USES)
 - PAVING OTHER SETBACK: TO CONSTRUCT A PAVED WALKING PATH 10 FEET FROM THE SIDE SETBACK. 30 FEET IS REQUIRED. (UDC TABLE 40.04.110B, SUBURBAN ESTATE, OTHER PERMITTED USES)
 - SITE CAPACITY: CONSTRUCT UP TO A GROSS SQUARE FLOOR AREA OF 65,000 S.F. EXISTING GROSS FLOOR AREA IS 2,521 S.F. ALLOWED IS 59,154 S.F. (TABLE 40.05.422 NON-RESIDENTIAL CAPACITY RATIO CALCULATION)
- PROPOSED SANITARY SEWER FLOWS:

20 UNITS WITH 2 PERSONS/UNIT @ 100 GPD/PERSON =	4,000 GPD
4 EMPLOYEES @ 20 GPD/EMPLOYEE =	80 GPD
	4,080 GPD (AVERAGE)
	X 4
	16,320 GPD (PEAK)

PROTECTED RESOURCE	TOTAL AREA	PROPOSED AREA TO BE DISTURBED	% OF AREA TO BE DISTURBED	ALLOWED DISTURBANCE
WETLANDS	0.002 AC.	0.00 AC.	0.0%	0%
REPARIAN BUFFER (INCLUDING WETLANDS)	0.17 AC.	0.00 AC.	0.0%	0%
PRECAUTIONARY STEEP SLOPES	0.65 AC.	0.02 AC.	3.0%	50%
MATURE FOREST	0.01 AC.	0.00 AC.	0.0%	30%

PROTECTED RESOURCE	TOTAL AREA	EXISTING IMPERVIOUS	% OF TOTAL AREA	PROPOSED IMPERVIOUS	% OF TOTAL AREA	ALLOWED IMPERVIOUS	VARIANCE REQUIRED
HOOPES RESERVOIR	6.88 AC.	0.07 AC.	1%	1.86 AC.	27%	10%	27%

RESOURCE PROTECTION AREA	SQUARE FEET	ACRES
Wetlands	82	0.002
RBA(-Wetlands)	7,504	0.17
Mature Forest (-RBA)	542	0.01
Prec. Steep Slopes		
(-Mature Forest & Wells)	27,460	0.63

THE PURPOSE OF THIS PLAN IS TO DEVELOP THE SITE WITH INSTITUTIONAL HOUSING, TYPE II: 20 INDEPENDENT LIVING CONTINUING CARE RETIREMENT COMMUNITY DWELLINGS AND A 1,200 SQUARE FOOT COMMON FOOD SERVICE, NURSING, OR HEALTH CARE SERVICE BUILDING.

APPLICATION NO. EXPLORATORY SKETCH
 MAJOR LAND DEVELOPMENT PLAN
 CHARIS PROPERTY
 4832 KENNETT PIKE - ROUTE 52
 CHRISTINA HUNDRED NEW CASTLE COUNTY
 DELAWARE
 SCALE: 1"=50' MARCH 31, 2016

CERTIFICATION OF APPROVAL

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

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

CERTIFICATION OF OWNERSHIP

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

CERTIFICATION OF PLAN ACCURACY

I, CLIFFORD O. MITCHELL, HEREBY CERTIFY THAT I AM A REGISTERED 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.

DATE _____ SIGNATURE _____

DATE _____ SIGNATURE _____

LEGEND

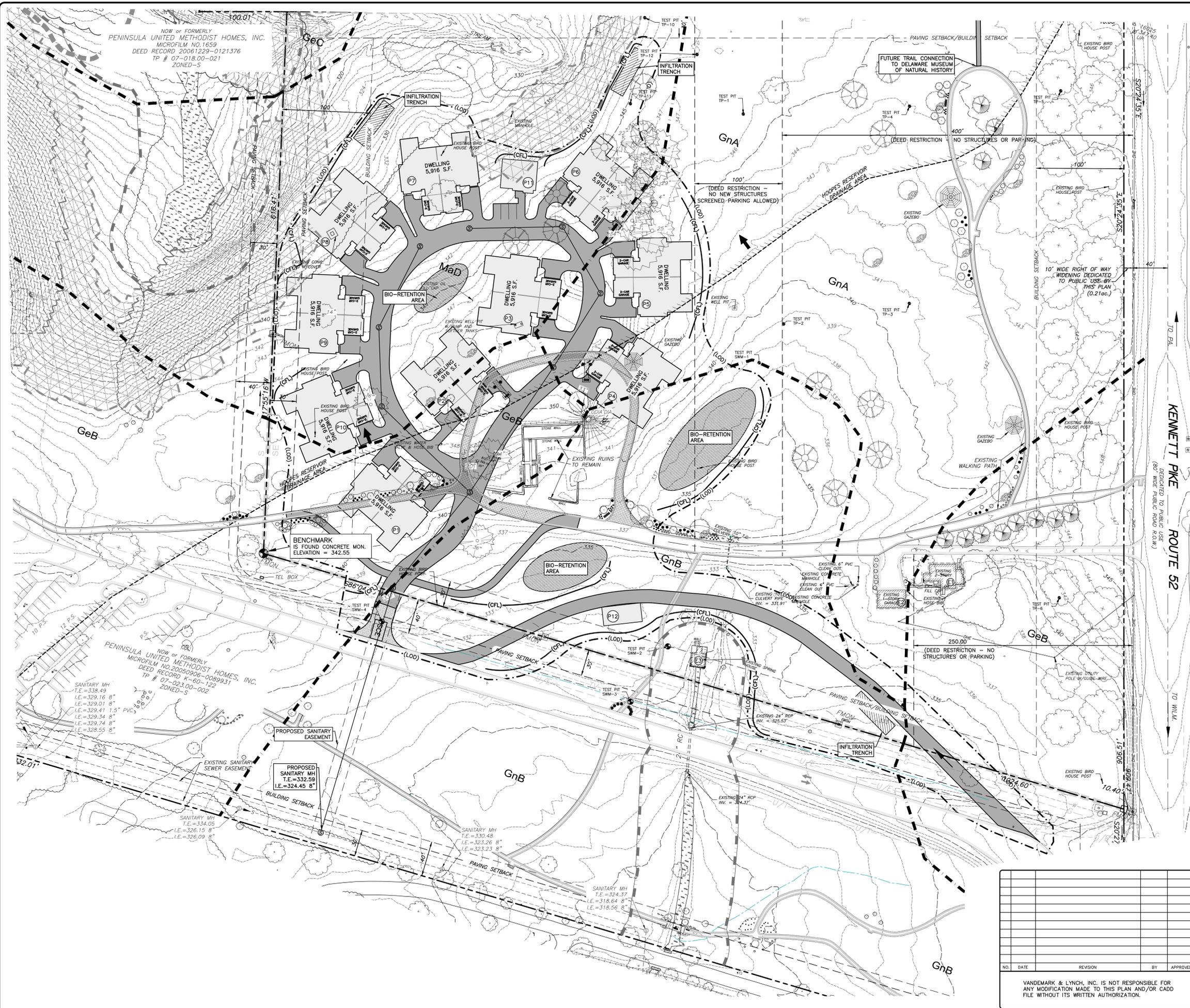
EXISTING	PROPOSED	EXISTING	PROPOSED
PROPERTY LINE	N/A	BUILDING	█
DEED RESTRICTIONS/SETBACKS	N/A	EDGE OF RIPARIAN BUFFER	█
FENCE LINE	N/A	EDGE OF FOREST RESOURCE AREAS	█
PROPERTY MARKER	N/A	SOILS	█
TREES	N/A	PAVING TO BE DEMOLISHED	█
TREELINE	N/A	PRECAUTIONARY STEEP SLOPES	█
BRUSH LINE	N/A	DRAINAGE PATTERN	█
WETLANDS	N/A	HOOPES RESERVOIR DRAINAGE AREA	█
CONCRETE	█	STORMWATER MANAGEMENT AREAS	█
PAVEMENT	█	LIMITS OF DISTURBANCE	(LOD)

NO.	DATE	REVISION	BY	APPROVED

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

VANDEMARK & LYNCH, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 4305 MILLER ROAD WILMINGTON, DE 19802/(302) 764-7635 WWW.VANDEMARKLYNCH.COM

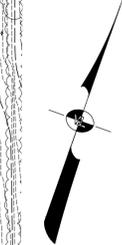
SURVEYED BY:	FILE NAME	REVISION	SHEET
COMPUTED BY:	23938-EXPLOR-01		1 OF 2
PROJECT MANAGER	PERMANENT FILE	QA REVIEW	SIZE
C. MITCHELL	092/372		
DRAWN BY:	APPROVED BY:		
C. HALEY	SEAL IS NOT VALID UNLESS RED OR EMBOSSED		



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

SOIL CLASSIFICATION:

GeB	GLENELG LOAM, 3-8% - CLASS C
GeC	GLENELG LOAM, 8-15% - CLASS B
GnA	GLENVILLE SILT LOAM, 0-3% - CLASS D
GnB	GLENVILLE SILT LOAM, 3-8% - CLASS D
MoD	MANOR LOAM, 15-25% - CLASS B



**SCHEMATIC PRE-BULK
 EROSION AND SEDIMENT CONTROL PLAN
 CHARIS PROPERTY**
 4832 KENNETT PIKE - ROUTE 52
 CHRISTINA HUNDRED NEW CASTLE COUNTY
 DELAWARE
 SCALE: 1"=50' MARCH 31, 2016

GRAPHIC SCALE (FEET)

NO.	DATE	REVISION	BY	APPROVED

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VANDEMARK & LYNCH, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 4305 MILLER ROAD
 WILMINGTON, DE 19802/(302) 764-7635
 WWW.VANDEMARKLYNCH.COM

SURVEYED BY:	FILE NAME:	REVISION:	SHEET:
COMPUTED BY:	23938-EXPLOR-01		2 OF 2
PROJECT MANAGER:	PERMANENT FILE:	QA REVIEW:	SIZE:
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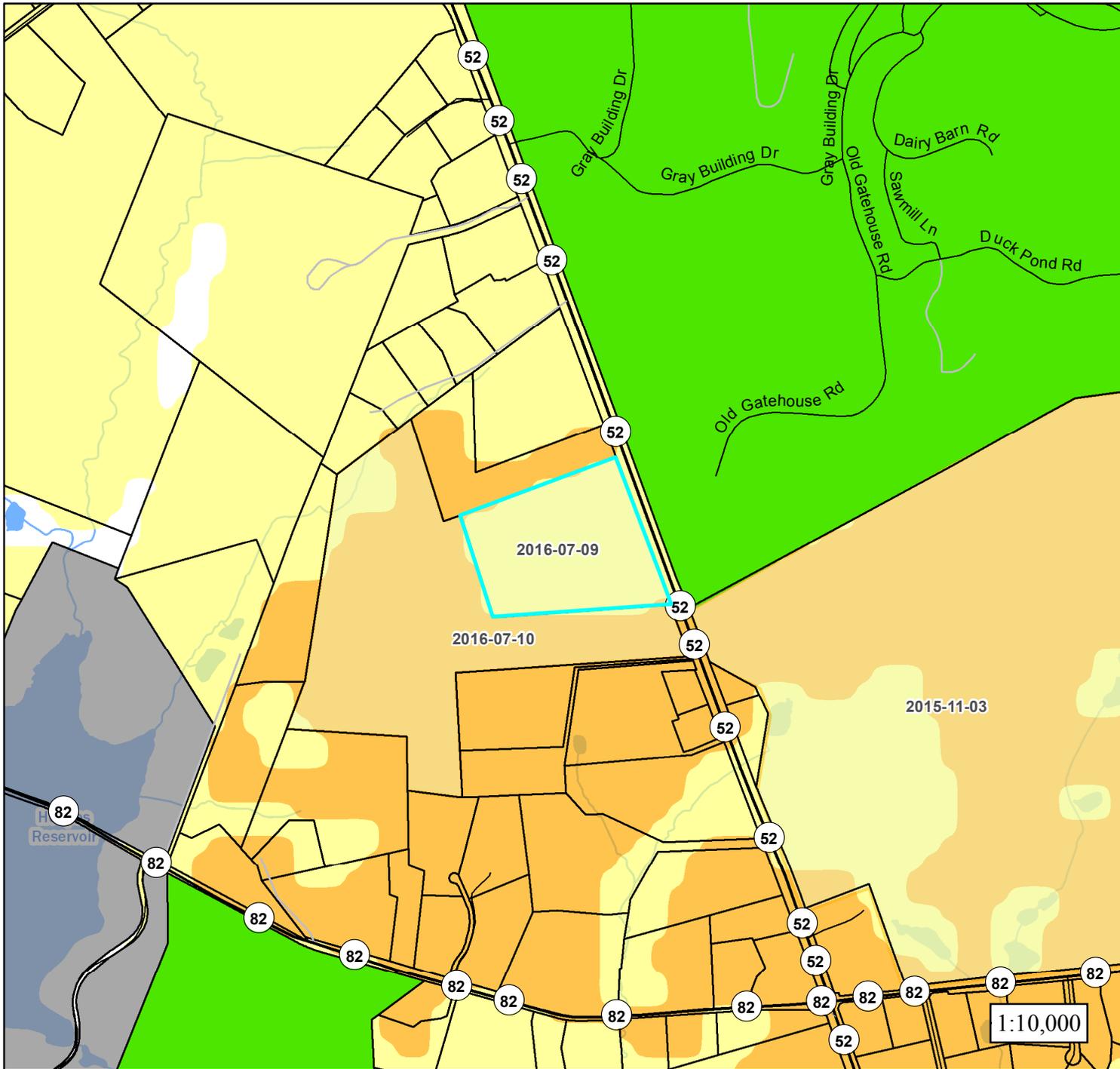
Preliminary Land Use Service (PLUS)

Charis Property
2016-07-09

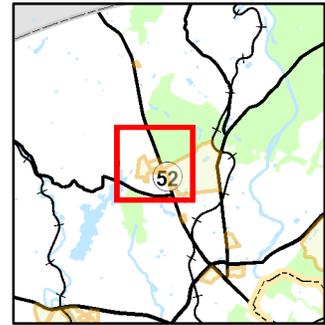
Legend

2015 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- PLUS Project Areas

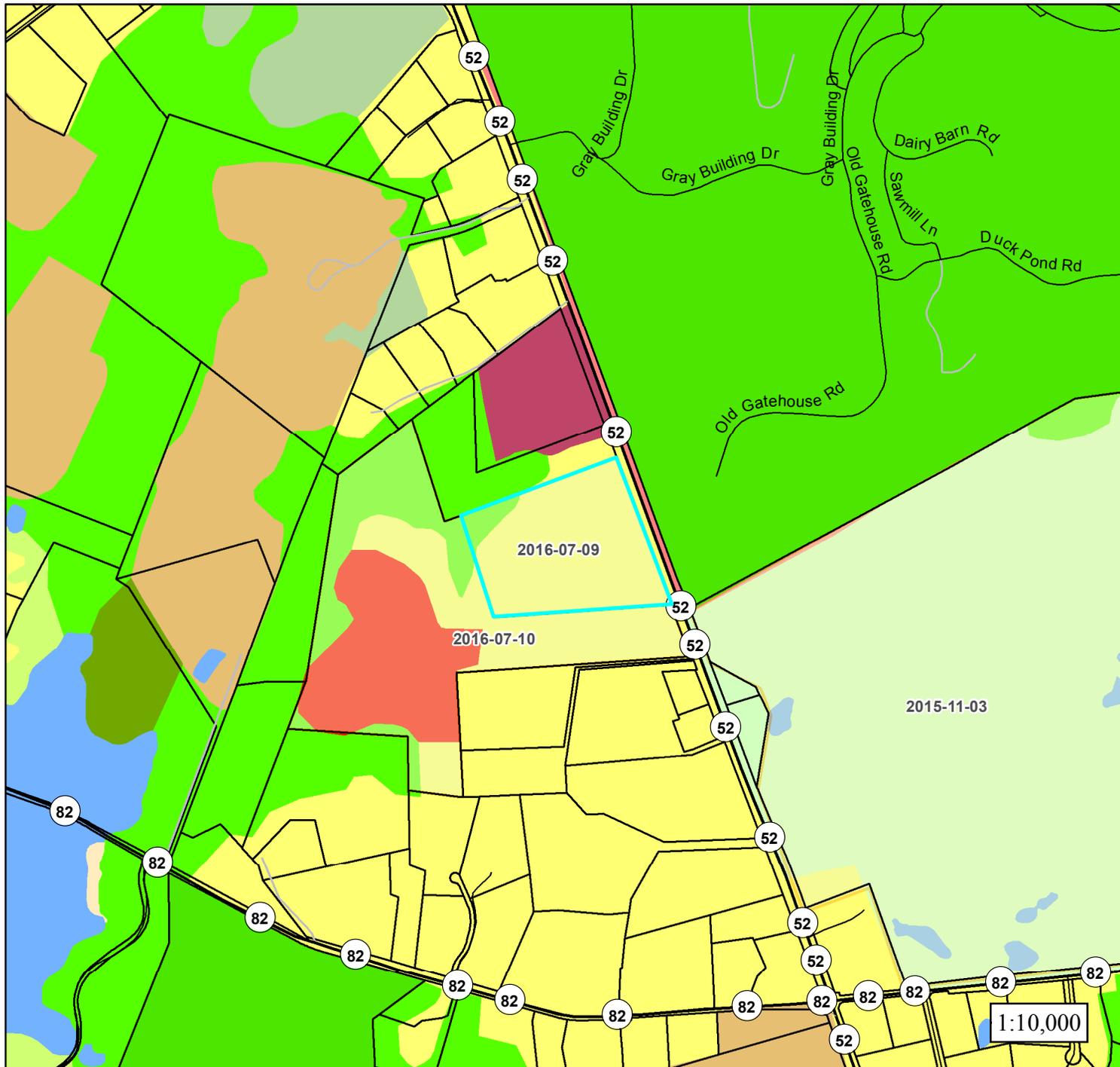


Location Map



Preliminary Land Use Service (PLUS)

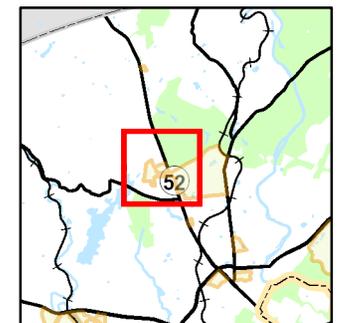
Charis Property
2016-07-09



Legend

- PLUS Project Areas
- 2007 Land Use**
- LULC Category**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Orchards/Nurseries/Horticulture
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Man-made Reservoirs and Impoundments
- Marinas/Port Facilities/Docks
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Sandy Areas and Shoreline
- Extraction and Transitional

Location Map



Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)

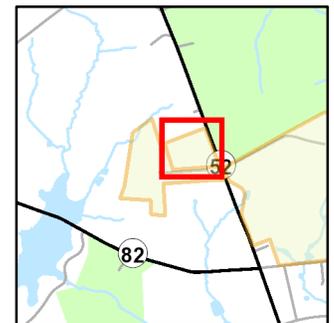


Charis Property
2016-07-09

Legend

PLUS Project Areas

Location Map



Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov