

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): 2016-07-10
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2

1. Project Title/Name: COUNTRY HOUSE

2. Location (please be specific): 4830 KENNETT PIKE, WILMINGTON

3. Parcel Identification #: 07-023.00-002

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 type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Review
11. Brief Explanation of Project being reviewed: 210,716 SQ.FT. EXPANSION WITH 55 INDEPENDENT LIVING APRTMENTS, AMENITIES AND BELOW BUILDING PARKING AREAS 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 +/-): 42.6 Number of Residential Units: Commercial square footage:	
13. Present Zoning: S- SUBURBAN	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? How many forested acres will be removed? 10.23-AC. 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: 1.04-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? <u>50- FEET</u>	
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: 31-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: 128 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. ADJOINING CHARIS PROPERTY WILL CONNECT (PEDESTRIAN & VEHICULAR)

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

5/26/16
 Date



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

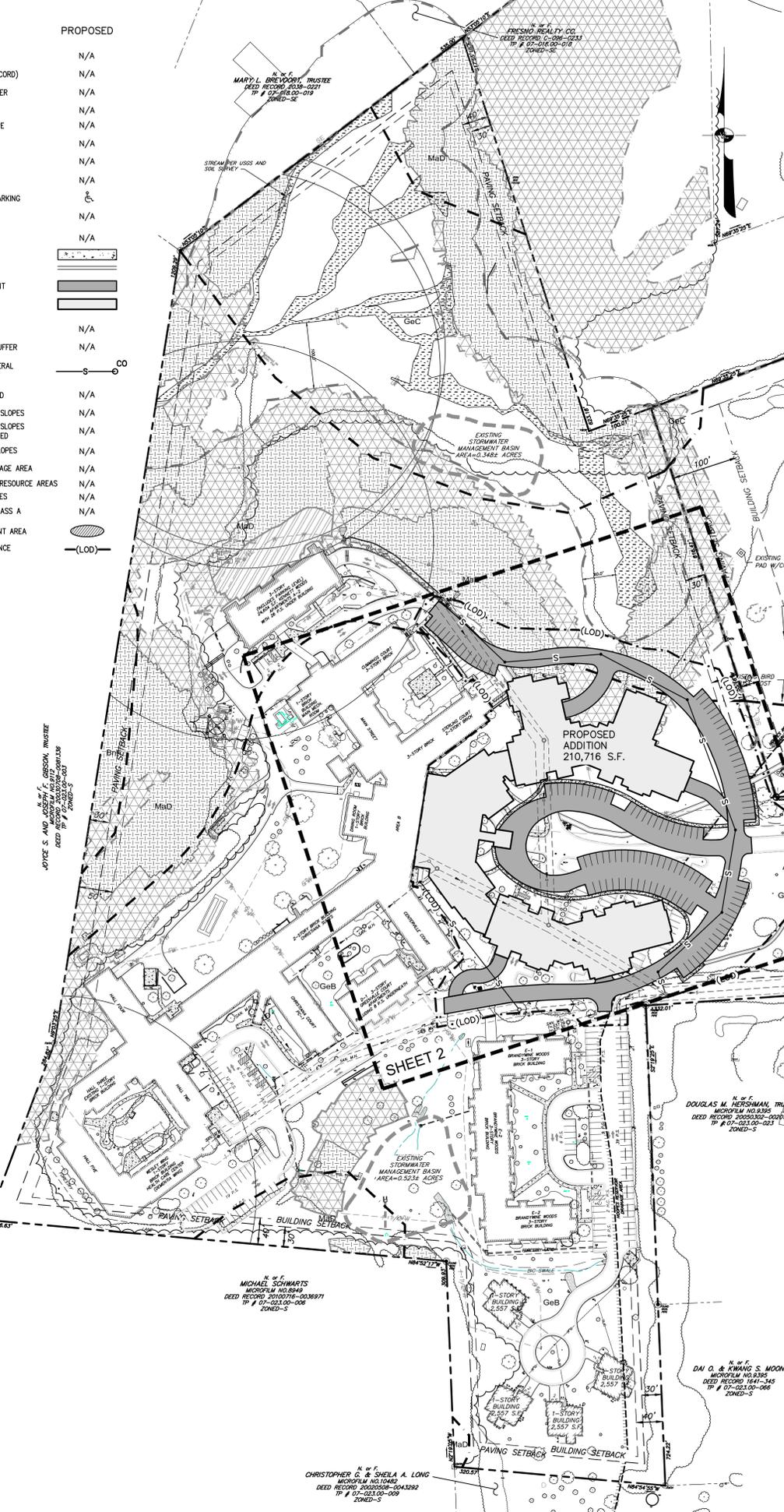
5/26/16
 Date

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.

LEGEND

EXISTING	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
	STORM SEWER PIPE N/A
	RETAINING WALL N/A
	SIGNS N/A
	LIGHT POLE N/A
	HANDICAP PARKING MARKING N/A
	TREES N/A
	ZONING N/A
	CONCRETE CURB N/A
	EDGE OF PAVEMENT N/A
	BUILDING N/A
	WETLANDS N/A
	EDGE OF RIPARIAN BUFFER N/A
	SANITARY SEWER LATERAL WITH CLEANOUT N/A
	TO BE DEMOLISHED N/A
	PRECAUTIONARY STEEP SLOPES N/A
	PRECAUTIONARY STEEP SLOPES PREVIOUSLY DISTURBED N/A
	PROHIBITIVE STEEP SLOPES N/A
	HOOPES RESERVOIR DRAINAGE AREA N/A
	EDGE OF MATURE FOREST RESOURCE AREAS N/A
	BRUSH/SMALL TREES N/A
	WELL HEAD AREA CLASS A N/A
	STORMWATER MANAGEMENT AREA N/A
	LIMITS OF DISTURBANCE (LOD) N/A



GENERAL DATA:

- OWNER: PENINSULA UNITED METHODIST HOMES, INC. 726 LOVEVILLE ROAD, SUITE 3000 HOODESSON, DE 19707-1519 CONTACT: JONATHAN GRANT PHONE NO. 235-8800
- SOURCE OF TITLE: DEED RECORD: K-060-0122 SOURCE OF DEED RESTRICTIONS RECORD: C-085-0904 INSTRUMENT NO. 20020802-074410
- TAX PARCEL NO. 07-023.00-002
- AREA: 42.602± ACRES
- ZONING: S (SUBURBAN)(OTHER PERMITTED USE)
- MODIFIED GRID NO.: 092/372
- HORIZONTAL DATUM: LOCAL ASSUMED COORDINATES.
- VERTICAL DATUM: N.C.V.D. 1929- TOPOGRAPHIC SURVEY FROM MULTIPLE SURVEYS INCLUDING VARIOUS SURVEYS COMPLETED BY VANDEMARK AND LYNCH FROM DECEMBER 2001 THROUGH MAY 2007.
- BENCHMARK: BENCHMARK IS 2x1 CONCRETE MONUMENT, ELEVATION = 342.55
- WATER: EXISTING ONSITE WELLS
- SEWER: NEW CASTLE COUNTY SEWERAGE IS SUBJECT TO THE 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 PROPOSED FACILITY IMPROVEMENTS WILL ALLOW FOR INCREASING THE NUMBER OF RESIDENTS TO JUST UNDER THE CAPACITY APPROVED FOR THE SITE AT THE TIME OF A PREVIOUSLY APPROVED RECORD PLAN. ADDITIONAL SEWER CAPACITY OF 800 GALLONS PER DAY ARE REQUIRED FOR THIS PLAN.

ACREAGE: EXISTING

BUILDING COVER	166,805 S.F.	= (3.83±ACRS.)	= 9%
PAVING COVER	245,017 S.F.	= (5.62±ACRS.)	= 13%
OPEN SPACE	1,443,921 S.F.	= (33.15±ACRS.)	= 78%
TOTAL	1,855,743 S.F.	= (42.60±ACRS.)	= 100%

PROPOSED (INCLUDING EXISTING TO REMAIN)

BUILDING COVER	241,910 S.F.	= (5.55±ACRS.)	= 13%
PAVING COVER	224,180 S.F.	= (5.15±ACRS.)	= 12.6%
SWM AREA (IN PAVING)	8,712 S.F.	= (0.20±ACRS.)	= 0.4%
OPEN SPACE	1,378,838 S.F.	= (31.65±ACRS.)	= 73.9%
SWM AREA (IN OPEN SPACE)	2,108 S.F.	= (0.05±ACRS.)	= 0.1%
TOTAL	1,855,743 S.F.	= (42.60±ACRS.)	= 100%

14. BUILDING SQUARE FOOTAGE

	EXISTING	PROPOSED NET ADDITIONAL	TOTAL
BUILDING SQUARE FOOTAGE	342,338	210,716	553,054
BUILDING USES			
NURSING HOME BEDS	48	0	48
ASSISTED LIVING UNITS	38	0	38
INDEPENDENT LIVING AGE RESTRICTED UNITS (APARTMENTS/DETACHED DWELLING UNITS)	135	55	190
PARKING	314	86	400
(INCLUDES 2 GARAGE PARKING AREAS BELOW ADDITION) (HC REQUIREMENT FOR 400 SPACES IS 8 HC)			
PARKING REQUIRED			
NURSING HOME BEDS	48 @ 0.33 SPACES/BED =	16	
ASSISTED LIVING (AGE RESTRICTED)	38 @ 1.5 SPACES/UNIT =	57	
INDEPENDENT LIVING (AGE RESTRICTED)	190 @ 1.5 SPACES/UNIT =	285	
TOTAL REQUIRED			358

- THIS SITE DOES NOT LIE WITHIN ANY CRITICAL NATURAL AREAS.
- THE EXISTING ON-SITE WELL IS LISTED AS A TRANSIENT, NON-COMMUNITY WELL AS SHOWN ON THE WRPA MAP ENTITLED "WATER RESOURCE PROTECTION AREAS", REVISED FEB. 2006.
- THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14, OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
- THE LOCATION OF THE EXISTING BUILDING & PAVING IDENTIFIED ON THIS PLAN DOES NOT COMPLY WITH DIMENSIONAL REGULATIONS IN EFFECT AT THE TIME OF APPROVAL. THE BUILDING & PAVING MAY OR MAY NOT HAVE NONCONFORMING STATUS UNDER THE PROVISIONS OF CHAPTER 40 OF THE NEW CASTLE COUNTY CODE. RECORDATION OF THIS PLAN DOES NOT CONSTITUTE VERIFICATION OF NONCONFORMING STATUS.
- 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: 7.0± ACRES LIMIT OF DISTURBANCE MUST BE DELINEATED IN THE FIELD.
- A LANDSCAPE PLAN PREPARED BY _____ LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THIS RECORD PLAN.
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA) AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ INSTRUMENT NUMBER _____.

33. PROTECTED RESOURCES

PROTECTED RESOURCE	TOTAL AREA	PROPOSED AREA TO BE DISTURBED	% OF AREA TO BE DISTURBED	ALLOWED DISTURBANCE
WETLANDS	1.04 AC.	0.00 AC.	0.0%	0%
REPAIRIAN BUFFER (INCLUDING WETLANDS)	7.19 AC.	0.00 AC.	0.0%	0%
PROHIBITIVE STEEP SLOPES	5.24 AC.	0.22 AC.	4.2%	0%
PRECAUTIONARY STEEP SLOPES	4.46 AC.	0.33 AC.**	7.4	50%
MATURE FOREST	10.23 AC.	0.00 AC.	0.0%	30%

* SEE NOTE 36 BELOW, VARIANCE REQUIRED.
** INCLUDES 1,490 SF. OF SLOPES DISTURBED PER MF. 10985, AND 11,097 SF. OF SLOPES DISTURBED PER NCC. APP. NO. 2001-1189-S

34. IMPERVIOUS AREAS WITHIN PROTECTED RESOURCES

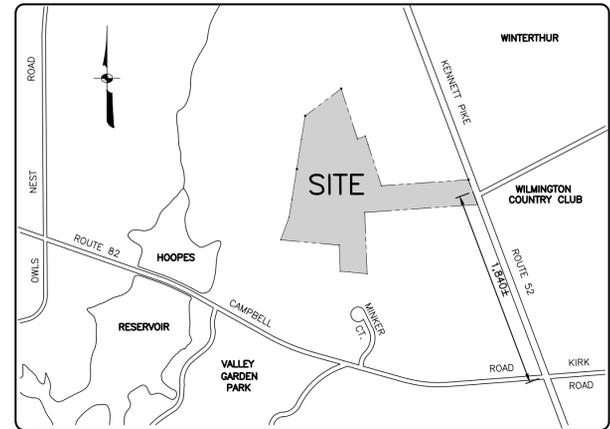
PROTECTED RESOURCE	TOTAL AREA	EXISTING IMPERVIOUS	% OF TOTAL AREA	PROPOSED IMPERVIOUS	% OF TOTAL AREA	ALLOWED IMPERVIOUS
CLASS "A" WELLS	9.98 AC.	2.14 AC.	21.4%	0.00 AC.	0.0%	0%
HOOPES RESERVOIR	32.86 AC.	7.94 AC.	24.2%	3.05 AC.	9.0%	10%

* SEE NOTE 36 BELOW, VARIANCE REQUIRED.

35. PROTECTED RESOURCE OVERLAP AREA CALCULATION FOR SITE CAPACITY CALCULATION.

RESOURCE PROTECTION AREA	SQUARE FEET	ACRES
Wetlands	45,440	1.04
RBA (-Wetlands)	267,884	6.15
Proh. Steep Slopes (-RBA & Wetlands)	149,739	3.44
Class A Wells (-RBA, Wet., & Proh. Steep Slopes)	253,647	5.82
Mature Forest (-Steep Slopes & Wells)	30,249	0.69
Prec. Steep Slopes (-Mature Forest & Wells)	85,639	1.97

- NEW CASTLE COUNTY SHALL BE GRANTED RIGHT OF ACCESS TO AND ALONG ALL PROPOSED SANITARY SEWER EASEMENTS FOR THE PURPOSE OF MAINTENANCE, REPAIR AND REPLACEMENT.
- 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 CFS 116 IN AN AGGREGATE QUANTITY EQUAL OR GREATER THAN A "REPORTABLE QUANTITY" DEFINED BY 40 CF 177.
- THIS PLAN SUPERSEDES, IN PART, THE PLAN OF METHODIST COUNTRY HOUSE, DATED OCTOBER 24, 1991, AND RECORDED ON DECEMBER 30, 1991, MICROFILM NO. 11094, AND THE RECORD RESUBDIVISION PLAN, DATED AUGUST 28, 2001, REVISED THROUGH JUNE 11, 2002, AND RECORDED ON JULY 02, 2002, INSTRUMENT NO. 200207020063833, AND THE RECORD RESUBDIVISION PLAN, DATED SEPTEMBER 19, 2002, REVISED THROUGH DECEMBER 16, 2002, AND RECORDED ON JANUARY 3, 2003, INSTRUMENT NO. 200301030001503, AND THE RECORD RESUBDIVISION PLAN DATED FEBRUARY 24, 2003, REVISED THROUGH MAY 29, 2003, AND RECORDED WITH INSTRUMENT NO. 2003060608071, THE RECORD RESUBDIVISION PLAN DATED SEPTEMBER 21, 2004, REVISED THROUGH MARCH 3, 2005, AND RECORDED WITH INSTRUMENT NO. 200504200027335, THE RECORD RESUBDIVISION PLAN DATED JUNE 6, 2005, AND RECORDED WITH INSTRUMENT NO. 2005090608993, AND THE RECORD RESUBDIVISION PLAN DATED SEPTEMBER 7, 2012, WITH INSTRUMENT NO. 20130630000553.
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISION OF SECTION 20-70(C) AND (D) OF THE NEW CASTLE COUNTY CODE IN EFFECT PRIOR TO DEC. 31, 1997.
- THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS, RECREATIONAL FACILITIES, 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 (IF SUCH PLAN IS A PART OF THIS 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 WITHIN THE PREVIOUSLY APPROVED LIMIT OF DEVELOPMENT LINE 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.
- NO NEW TRUCK LOADING OR TRASH ENCLOSURES ARE REQUIRED FROM THIS DEVELOPMENT. ALL EXISTING LOADING AND TRASH ENCLOSURES WILL REMAIN.
- VARIANCES REQUIRED:
 - HOOPES RESERVOIR DRAINAGE AREA: CONSTRUCT IMPERVIOUS COVER TO 35% OF THE AREA. EXISTING NON-CONFORMING IMPERVIOUS COVER IS 24.2%, ALLOWED IS 10%. (UDC SECTION 40.10.127.B.1)
 - SITE CAPACITY: CONSTRUCT UP TO A GROSS SQUARE FLOOR AREA OF 553,054 S.F. EXISTING GROSS FLOOR AREA IS 348,118 S.F., ALLOWED IS 222,156 S.F. (UDC TABLE 40.05.422 NON-RESIDENTIAL CAPACITY CALCULATION)
 - PROTECTED RESOURCES DISTURBANCE: TO DISTURB UP TO 4.2% OF THE PROHIBITIVE SLOPES. ALLOWED IS 0%. (UDC TABLE 40.10.010 RESOURCE PROTECTION LEVELS, IN ACCORDANCE WITH SECTION 40.10.130.C)



LOCATION PLAN SCALE: 1" = 800'

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.

DATE _____ SIGNATURE _____

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 _____

CERTIFICATION OF APPROVAL

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

APPROVED _____ BY _____ GENERAL MANAGER FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

THE PURPOSE OF THIS PLAN IS TO EXPAND THE FACILITIES ON THE SITE BY 210,716 SQUARE FEET, TO INCLUDE 55 ADDITIONAL INDEPENDENT LIVING APARTMENT UNITS, WITH PARKING GARAGE.

APPLICATION NO. EXPLORATORY SKETCH MAJOR LAND DEVELOPMENT PLAN COUNTRY HOUSE
 4830 KENNETT PIKE - ROUTE 52
 CHRISTINA HUNDRED NEW CASTLE COUNTY DELAWARE
 SCALE: 1"=100' APRIL 18, 2016

50 0 25 50 100 150 200
 GRAPHIC SCALE (FEET)

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:	23592-EXPLOR-01		1 OF 3
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		

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



LEGEND		
EXISTING	PROPOSED	
D.R.	DEED RECORD	N/A
M.F.	MICROFILM (COUNTY RECORD)	N/A
T.P. NO.	TAX PARCEL NUMBER	N/A
---	FENCE LINE	N/A
---	STORM SEWER PIPE	N/A
---	RETAINING WALL	N/A
⊥	SIGNS	N/A
⊥	LIGHT POLE	N/A
♿	HANDICAP PARKING MARKING	♿
⊙	TREES	N/A
---	ZONING	N/A
---	CONCRETE	---
---	CURB	---
---	EDGE OF PAVEMENT	---
---	BUILDING	---
---	WETLANDS	N/A
---	EDGE OF RIPARIAN BUFFER	N/A
---	SANITARY SEWER LATERAL WITH CLEANOUT	---
---	TO BE DEMOLISHED	N/A
---	PRECAUTIONARY STEEP SLOPES	N/A
---	PRECAUTIONARY STEEP SLOPES PREVIOUSLY DISTURBED	N/A
---	PROHIBITIVE STEEP SLOPES	N/A
---	HOOPES RESERVOIR DRAINAGE AREA	N/A
---	EDGE OF MATURE FOREST RESOURCE AREAS	N/A
---	BRUSH/SMALL TREES	N/A
---	WELL HEAD AREA CLASS A	N/A
---	STORMWATER MANAGEMENT AREA	---
N/A	LIMITS OF DISTURBANCE	---
N/A	COMPOST FILTER LOG	---
N/A	SUPER SILT FENCE	---
N/A	STABILIZED CONSTRUCTION ENTRANCE	---

APPLICATION NO.
 EXPLORATORY SKETCH
 SCHEMATIC PRE-BULK EROSION AND
 SEDIMENT CONTROL PLAN
COUNTRY HOUSE
 4830 KENNETT PIKE - ROUTE 52
 CHRISTINA HUNDRED NEW CASTLE COUNTY
 DELAWARE
 SCALE: 1"=30' APRIL 18, 2016

GRAPHIC SCALE (FEET)

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:	23592-EXPLOR-01	2	OF 3
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		

P:\Land Projects\23592 ACTS Country House\Plan Prod\23592-EXPLOR-01.dwg, 5/3/2016 11:26:22 AM, Chris Haley, VanDemark & Lynch, Inc.

EXISTING		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	
	STORM SEWER PIPE	N/A	
	RETAINING WALL	N/A	
	SIGNS	N/A	
	LIGHT POLE	N/A	
	HANDICAP PARKING MARKING		
	TREES	N/A	
	ZONING	N/A	
	CONCRETE CURB		
	EDGE OF PAVEMENT		
	BUILDING		
	WETLANDS	N/A	
	EDGE OF RIPARIAN BUFFER	N/A	
	SANITARY SEWER LATERAL WITH CLEANOUT		
	TO BE DEMOLISHED	N/A	
	PRECAUTIONARY STEEP SLOPES	N/A	
	PRECAUTIONARY STEEP SLOPES PREVIOUSLY DISTURBED	N/A	
	PROHIBITIVE STEEP SLOPES	N/A	
	HOOPES RESERVOIR DRAINAGE AREA	N/A	
	EDGE OF MATURE FOREST RESOURCE AREAS	N/A	
	BRUSH/SMALL TREES	N/A	
	WELL HEAD AREA CLASS A	N/A	
	STORMWATER MANAGEMENT AREA		
N/A	LIMITS OF DISTURBANCE	(LOD)	



APPLICATION NO.
 EXPLORATORY SKETCH
 MAJOR LAND DEVELOPMENT PLAN
COUNTRY HOUSE
 4830 KENNETT PIKE - ROUTE 52
 CHRISTINA HUNDRED NEW CASTLE COUNTY
 DELAWARE
 SCALE: 1"=100' APRIL 18, 2016

50 0 25 50 100 150 200
 GRAPHIC SCALE (FEET)

NO.	DATE	REVISION	BY	APPROVED

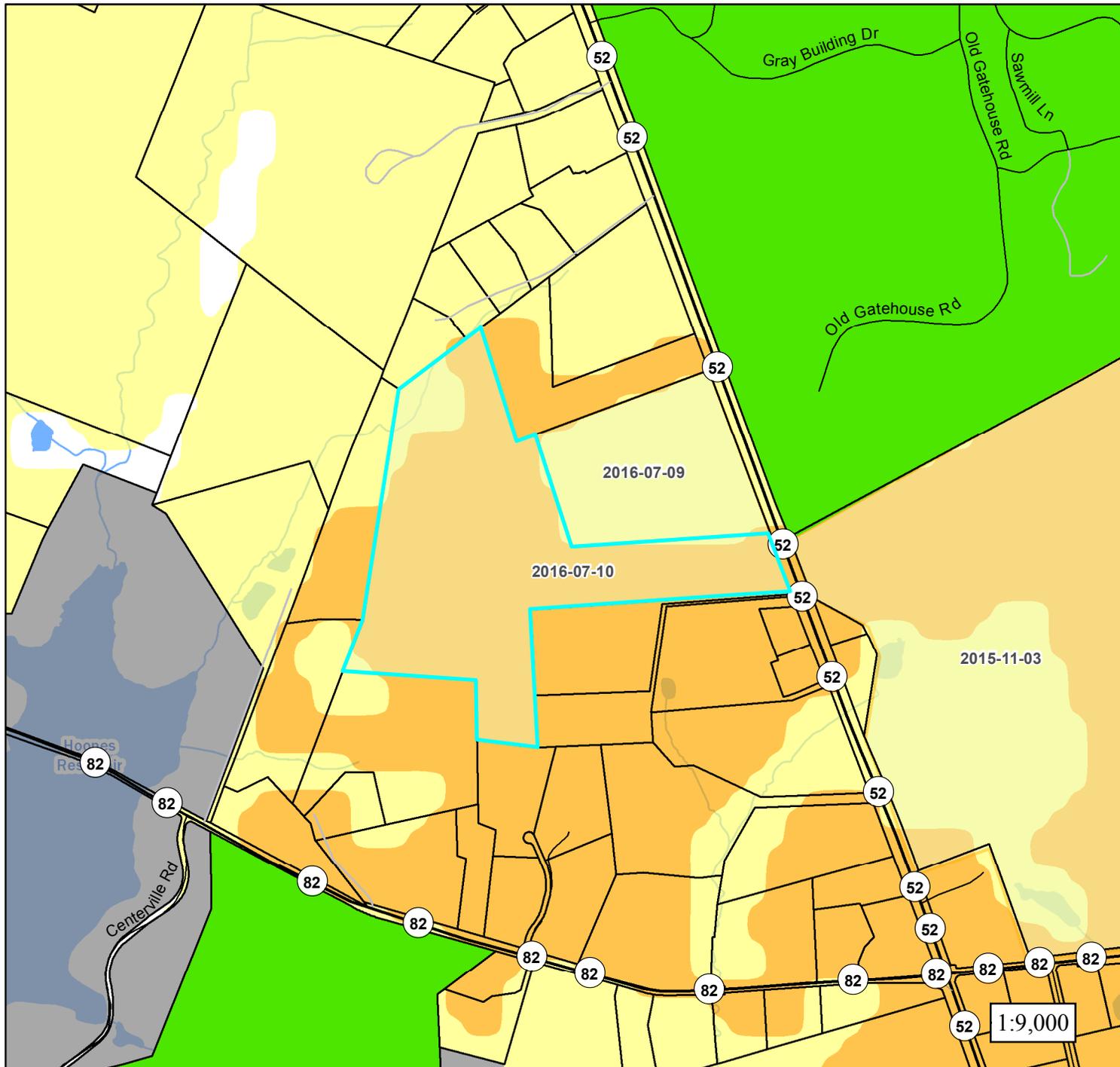
VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.



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:	23592-EXPLOR-01		3 OF 3
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		

Preliminary Land Use Service (PLUS)



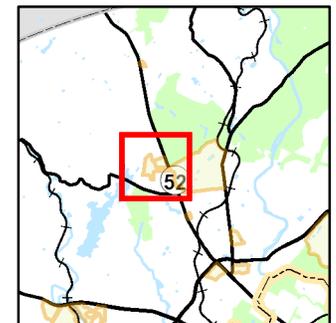
Country House 2016-07-10

Legend

2015 State Strategies

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

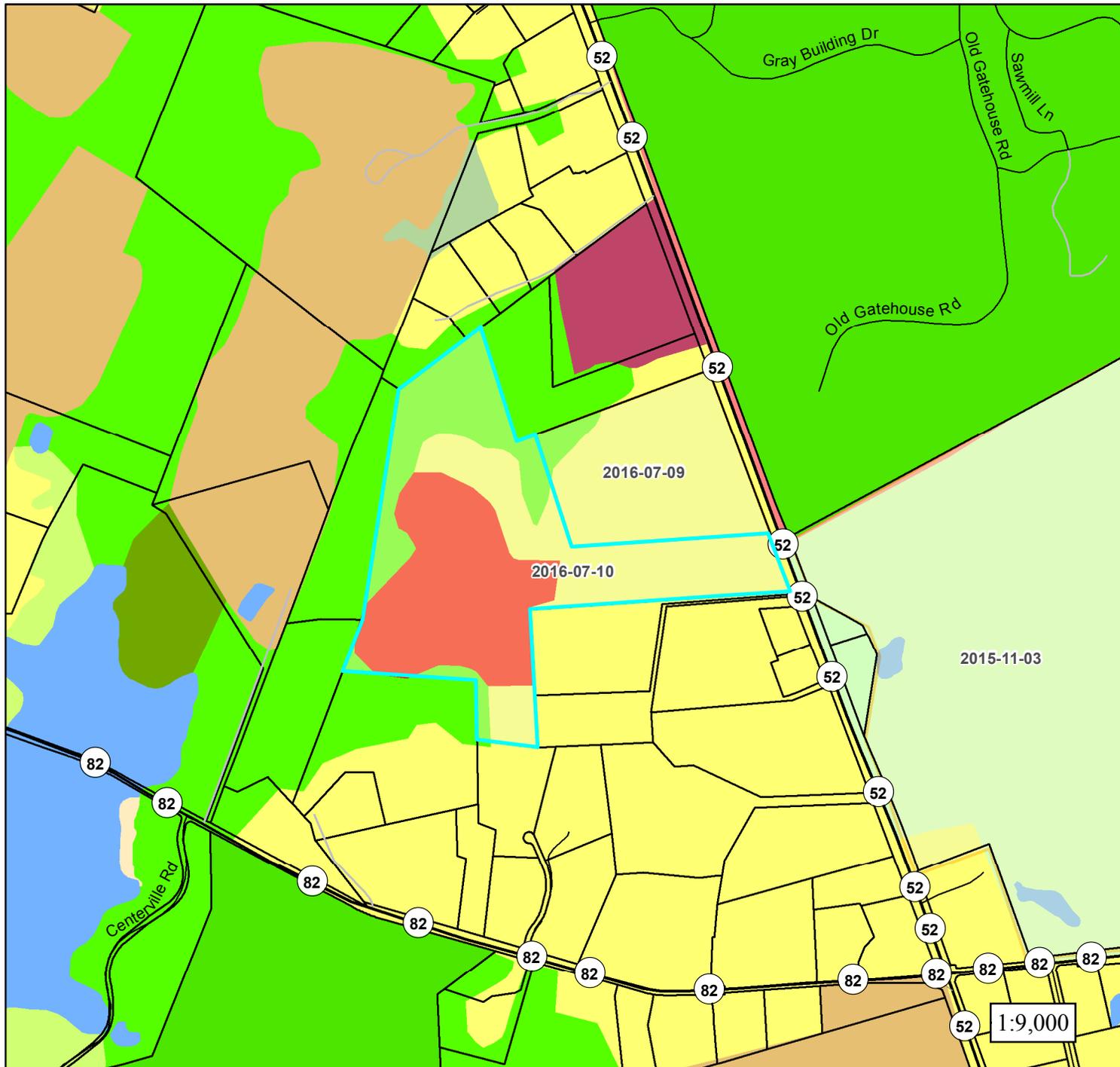
Location Map



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

Preliminary Land Use Service (PLUS)

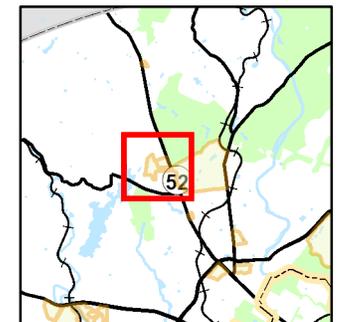
**Country House
2016-07-10**



Legend

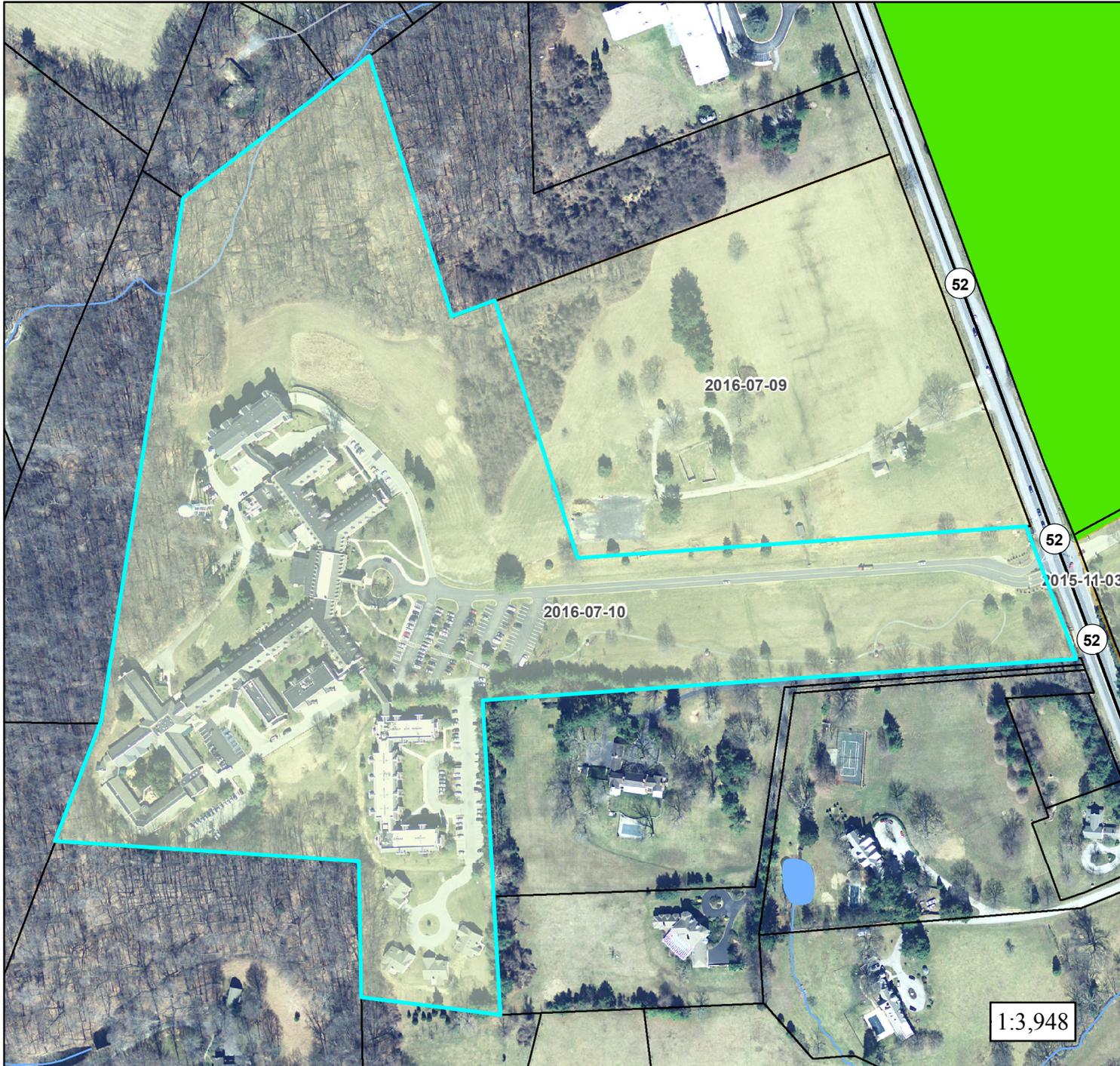
- PLUS Project Areas
- 2007 Land Use LULC Category**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined 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)

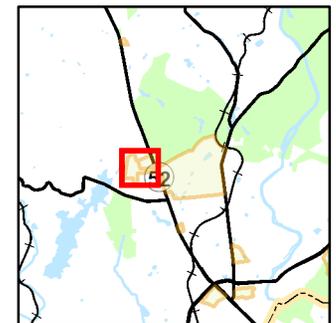


Country House
2016-07-10

Legend

PLUS Project Areas

Location Map



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