

2006-09-08

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Watson Property

2. Location (please be specific): Southeast Corner of Fleatown Road and Clendaniel Road

3. Parcel Identification #: 2-30-13.00-136.00

4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Rita Lynn L.L.C.

Address: 995 N. Dupont Highway

City: Milford

State: DE

Zip: 19963

Phone:

Fax:

Email:

6. Applicant's Name: Rita Lynn L.L.C.

Address: 995 N. Dupont Highway

City: Milford

State: DE

Zip: 19963

Phone:

Fax:

Email:

7. Project Designer/Engineer: Davis, Bowen & Friedel, Inc.

Address: 23 N. Walnut Street

City: Milford

State: DE

Zip: 19963

Phone: (302)424-1441

Fax: (302)424-0430

Email: rbd@dbfinc.com

8. Please Designate a Contact Person, including phone number, for this Project: Joseph M. Joachimowski (302)424-1441

Information Regarding Site:	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: 53 Single Family Residential Lots	
11. Area of Project(Acres +/-): 64.199	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input checked="" type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. 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. N/A	
14. Present Zoning: AR1	15. Proposed Zoning: AR1
16. Present Use: Agriculture	17. Proposed Use: Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: None	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input checked="" type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? How will this demand be met? On-site individual wells	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:	
22. If a site plan please indicate gross floor area:	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 53 Gross Density of Project: 0.82 Unit/Acre Net Density 1.05 Units/Acre Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:
Number of renter-occupied units:
Number of owner-occupied units: 53

Target Population (check all that apply):

Renter-occupied units

Family

Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

First-time homebuyer – if checked, how many units

Move-up buyer – if checked, how many units

Second home buyer – if checked, how many units

Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: < 1%
Square Feet: 4200

Proposed Use: % of Impervious Surfaces: <30%
Square Feet:

27. What are the environmental impacts this project will have?

How much forest land is presently on-site? 17.21 Acres How much forest land will be removed? Max 6 Acres
Are there known rare, threatened, or endangered species on-site? Yes No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No
Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Pblications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the uWellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

29. 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? Yes No

Are the wetlands: Tidal Acres

Non-tidal Acres 3.689

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corp of Engineers signed off on the delineation? Yes No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands Yes No

30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :
31. 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 If yes, please list name:
32. List the proposed method(s) of stormwater management for the site: Infiltration & Stormwater Management Ponds Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Wetland areas, Perennial Stream Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 13.03 Acres Acres Square Feet Open space proposed (not including stormwater management ponds and waste water disposal areas) 8.52 acres/Sq ft. What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stormwater Management, Forested Stream Buffer Where is the open space located? See Plan Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Acres on-site that will be permanently protected Acres on-site that will be restored Acres of required wetland mitigation Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Buffers from wetlands, streams, lakes, and other natural water bodies 100' Buffers from stream
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

38. Will this project generate additional traffic? Yes No

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 the peak season 580 Trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? <1 %

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. One entrances proposed on Fleatown Road (2 Lane road 50' wide)

40. Will the street rights of way be public, private, or town? Public

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

42. 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. No connections are proposed

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

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

44. 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

Will this project affect, physically or visually, any historic or cultural resources? Yes No

If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

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

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

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them:

45. Please make note of the time-line for this project: Fall 2007

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

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

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 Dorothy.morris@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 Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, 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 NOTES

- The Sussex Conservation District reserves the Right to add, Modify, or delete any erosion and sediment control measures as they deem necessary.
- This site is not impacted by the 100-Yr Flood Plain as delineated on FEMA Map Panel #10001C0132J, Dated: Jan 06, 2005
- Wetlands Delineation performed by Environmental Resources, Inc.
- Access to all lots from Internal streets only.
- Declarant hereby grants Sussex County, its assigns and successors, the right, privilege and authority to enter upon such premises and inspect all open spaces for conformity with the provisions of the Sussex County Code and with all conditions of approval imposed upon this subdivision. Maintenance of the open spaces and all expenses of maintenance shall be by the homeowners association. In the event the homeowners association fails to maintain the open space according to the standards of the Sussex County Code and in accordance with the recorded or approved plan, the County may, following reasonable notice demand the deficiency of maintenance be corrected and/or enter the open space area to maintain same. The cost of such maintenance shall be charged to the homeowners association.
- No revision or re-recording will be made to any recorded subdivision in Sussex County without the written approval of all (100%) owners adjacent to or share a common boundary with the proposed revision in addition to 75% of the lot owners within the entire subdivision.
- No Certificates of Occupancy will be issued for any lot until all street signs are in place for the streets leading from the entrance of the development to the lot for which the permit is to be issued.
- No Certificates of Occupancy will be issued for any lot within this development until all required improvements have been installed, constructed or placed for the lot for which Occupancy permit is to be issued in a manner acceptable to Sussex County and the State of Delaware, or until the developer files a performance bond or other guarantee with the county for any uncompleted public or private streets or improvements.
- This property is located in the vicinity of land used primarily for agricultural purposes on which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals, and nighttime farm operations. The use and enjoyment of this property are expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural use or activities.
- A Homeowners Association shall be established for, but not limited to, all future maintenance and repairs of all stormwater management facilities, entrance subdivision signs and all open space areas.
- The Sussex Conservation District reserves the right to enter private property for purposes of periodic site inspection.
- All erosion and sediment control measures shall conform to the Delaware Erosion and Sediment Control Handbook dated 1989.
- All roadways shall be constructed to the State of Delaware, Department of Transportation standards and specifications and shall be dedicated to public use.
- All electrical, telephone, TV cable, communications, etc. lines and cables shall be placed underground.
- Declarant hereby grants to the Department of Natural Resources and Environmental Control, Division of Soil and Water Conservation Sediment and Stormwater program or its delegated agency, the right, privilege, and authority to enter upon said premises and inspect stormwater management within stormwater management easement. In the event that the delegated agency determines that maintenance is required within said stormwater management areas, all expenses shall be the responsibility of the maintenance corporation.

DATA COLUMN

TAX MAP ID	:2-90-13.00-136.00
DEER REF	:1812/150
EXISTING ZONING	:AR-1
EXISTING USE	:AGRICULTURE
PROPOSED USE	:SINGLE FAMILY RESIDENTIAL SUBDIVISION
TOTAL SITE AREA	:64.199+ACRES
MINIMUM LOT SIZE ALLOWED	: $\frac{1}{4}$ ACRES(32,700 SQFT)
MINIMUM ROAD FRONTAGE	:100'
MINIMUM LOT WIDTH	:100'
FRONT YARD SETBACK	:30'
SIDE YARD SETBACK	:15'
REAR YARD SETBACK	:20'
PROPOSED NUMBER OF LOTS	:53 SINGLE FAMILY RESIDENTIAL
TOTAL AMOUNT OF PROPOSED RIGHT-OF-WAY	:8.09+AC
TOTAL AREA OF LOTS	:45.31+AC
TOTAL AMOUNT OF PROPOSED OPEN SPACE	:13.03+AC(%)
TOTAL AMOUNT OF WETLANDS	:3.689+AC
TOTAL AMOUNT OF STORMWATER	:4.05+AC
EXIST AMOUNT OF WOODLANDS	:17.21+AC
MAX IMPERVIOUS AREA	:%
BUILDING MATERIAL	:WOOD
MAX BUILDING HEIGHT	:2 STORIES
AVERAGE DENSITY OF LOTS	: 0.82 UNITS/ACRE
MINIMUM LOT SIZE	:33,000 SQ.FT.
MAXIMUM LOT SIZE	:52,202 SQ.FT.
AVERAGE LOT SIZE	:37,038 SQ.FT.
PROPOSED SEWER	:ON-SITE
PROPOSED WATER	:ON-SITE
FIRE DISTRICT	:ELLENDALE
SCHOOL DISTRICT	:MILFORD
PERMANENT MONUMENTS FOUND	:9
PERMANENT MONUMENTS PLACED	:2
PERMANENT MONUMENTS TO BE PLACED	:149
VERTICAL DATUM	:NAVD 88

OWNERS/DEVELOPERS

RITA LYNN, INC.
895 N. DUPONT HIGHWAY
MILFORD, DELAWARE 19963

ENGINEER/SURVEYOR

DAVIS, BOWEN & FRIEDEL, INC.
23 NORTH WALNUT STREET
MILFORD, DELAWARE 19963

WETLANDS CONSULTANTS

ENVIRONMENTAL RESOURCES, INC.
ONE PLAZA EAST, SUITE 319
SALISBURY, MARYLAND 21801

WATSON PROPERTY PRELIMINARY SUBDIVISION SUBMISSION SUSSEX COUNTY, DELAWARE DBF PROJECT NO. 1452A002 AUGUST 2006



INDEX OF DRAWINGS

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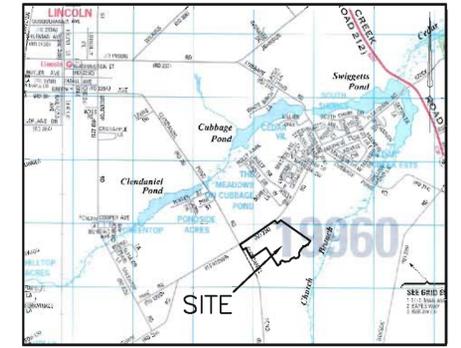
TITLE SHEET

PRELIMINARY RECORD PLAN



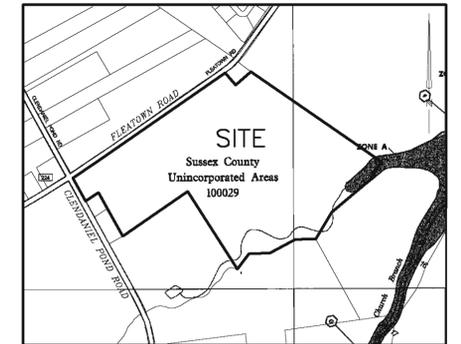
DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS

SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441



VICINITY MAP

SCALE: 1" = 3500'



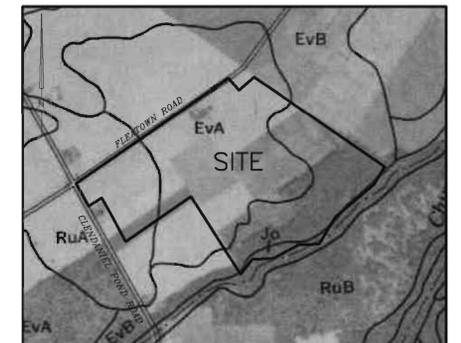
FEMA FLOODPLAIN MAP
PANEL: 10001C0132 J
DATED: JAN 6, 2005

SCALE: 1" = 800'



NATIONAL WETLANDS
INVENTORY MAP

SCALE: 1" = 800'



SOILS MAP

SCALE: 1" = 800'

SYMBOL	SOIL TYPE
EvA	EVESBORO LOAMY SAND, LOAMY SUBSTRATUM, 0-2% SLOPES
EvB	EVESBORO LOAMY SAND, LOAMY SUBSTRATUM, 2-5% SLOPES
RuA	RUMFORD LOAMY SAND, 0-2% SLOPES
Jo	JOHNSTON SILT LOAM

OWNERS CERTIFICATION

I, RITA LYNN, INC. HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE AND THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATION INDICATED, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DATE: _____ SIGNATURE _____

RITA LYNN, INC.

ENGINEERS CERTIFICATION

I, RANDY B. DUPLICHAN HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE: _____ SEAL _____

SIGNATURE _____
RANDY B. DUPLICHAN, P.E.

CURVE DATA

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	
C1	35.00'	103.00'	S 79°36'23" E	90°00'00"	25.00'	
C2	25.00'	39.27'	S 10°23'37" W	90°00'00"	25.00'	
C3	25.00'	39.27'	S 10°23'37" W	90°00'00"	25.00'	
C4	25.00'	39.27'	S 79°36'23" W	90°00'00"	25.00'	
C5	25.00'	39.27'	S 79°36'23" E	90°00'00"	25.00'	
C6	25.00'	39.27'	S 10°23'37" E	90°00'00"	25.00'	
C7	325.00'	391.74'	N 89°55'27" E	69°03'40"	223.62'	
C7A	325.00'	91.55'	N 63°27'48" E	16°08'23"	46.08'	
C7B	325.00'	91.55'	N 79°36'11" E	16°08'23"	46.08'	
C7C	325.00'	91.55'	S 84°15'26" E	16°08'23"	46.08'	
C7D	325.00'	91.55'	S 68°07'03" E	16°08'23"	46.08'	
C7E	325.00'	25.54'	S 57°47'47" E	04°30'09"	12.78'	
C8	275.00'	331.47'	N 89°55'27" E	69°03'40"	189.22'	
C8A	275.00'	217.90'	S 78°05'35" W	45°23'56"	115.03'	
C8B	275.00'	113.57'	N 67°22'35" W	23°39'44"	57.61'	
C9	25.00'	39.27'	S 10°32'43" E	90°00'00"	25.00'	
C10	25.00'	39.27'	S 79°27'17" E	90°00'00"	25.00'	
C11	25.00'	31.69'	S 19°14'06" E	72°37'13"	18.37'	
C12	52.00'	229.27'	S 70°45'50" W	252°37'21"	70.76'	
C12A	52.00'	116.98'	S 47°22'17" E	128°53'53"	108.76'	
C12B	52.00'	60.27'	S 34°58'43" W	68°24'26"	34.03'	
C12C	52.00'	52.02'	S 26°53'07" E	57°19'13"	28.42'	
C13	275.00'	211.05'	S 56°26'26" W	43°58'17"	111.03'	
C14	325.00'	249.42'	S 56°26'26" W	43°58'17"	131.21'	
C14A	325.00'	102.94'	S 69°21'08" W	18°08'53"	51.91'	
C14B	325.00'	100.70'	S 51°24'05" W	17°45'13"	50.76'	
C14C	325.00'	45.77'	S 38°29'23" W	08°04'11"	22.93'	
C15	25.00'	39.27'	S 33°25'34" W	90°00'00"	25.00'	
C16	25.00'	39.27'	S 33°25'34" W	90°00'00"	25.00'	
C17	25.00'	31.69'	N 24°44'11" E	72°37'13"	18.37'	
C18	52.00'	229.27'	S 83°81'11" E	252°37'13"	70.76'	
C18A	52.00'	48.53'	N 15°09'47" E	53°28'26"	26.20'	
C18B	52.00'	63.41'	N 76°50'11" E	69°52'22"	36.32'	
C18C	52.00'	81.07'	S 23°33'48" E	89°19'38"	51.39'	
C18D	52.00'	36.25'	S 41°04'24" W	39°56'47"	18.90'	
C19	275.00'	321.42'	N 68°05'24" W	66°58'03"	181.91'	
C19A	275.00'	65.00'	S 41°22'40" E	13°32'33"	32.65'	
C19B	275.00'	256.42'	S 74°51'41" E	53°25'29"	138.39'	
C20	325.00'	379.86'	N 68°05'24" W	66°58'03"	214.98'	
C20A	325.00'	247.18'	N 56°23'42" W	43°34'38"	129.92'	
C20B	325.00'	117.68'	N 98°33'23" W	20°44'45"	59.49'	
C20C	325.00'	15.00'	N 74°54'54" W	02°38'40"	7.50'	
C21	25.00'	31.69'	N 88°17'46" W	72°37'13"	18.37'	
C22	52.00'	229.27'	S 83.81'	N 01°42'14" E	252°37'13"	70.76'
C22A	52.00'	86.55'	N 76°55'31" W	95°21'44"	57.11'	
C22B	52.00'	142.72'	N 49°23'06" E	157°15'30"	258.57'	

LINE DATA

LINE	BEARING	DISTANCE
L1	S 59°32'43" E	45.00'
L2	N 21°49'04" W	40.00'
L3	S 55°23'37" W	5.00'
L4	N 60°45'21" E	71.98'

WETLAND LINE DATA

LINE	BEARING	DISTANCE
L1	N 29°44'24" E	16.60'
L2	N 78°21'10" E	46.22'
L3	N 14°32'37" E	22.09'
L4	N 01°36'34" W	49.97'
L5	N 19°17'50" E	64.43'
L6	N 21°35'23" E	49.23'
L7	N 30°17'43" E	56.41'
L8	N 40°21'43" E	40.81'
L9	S 76°09'28" E	35.12'
L10	N 20°18'11" E	28.38'
L11	N 08°06'21" E	13.53'
L12	N 82°56'53" E	41.44'
L13	S 68°14'40" E	51.44'
L14	S 37°14'24" E	52.57'
L15	S 30°17'15" E	51.14'
L16	S 72°32'30" E	59.57'
L17	N 62°43'33" E	42.81'
L18	N 35°14'00" E	55.86'
L19	N 74°52'01" E	42.72'
L20	N 56°42'26" E	26.42'
L21	N 39°39'52" E	40.52'
L22	N 33°59'53" E	40.29'
L23	N 80°32'09" E	51.96'
L24	S 77°59'43" E	43.61'
L25	S 67°23'11" E	61.57'
L26	N 88°28'00" E	59.82'
L27	S 96°55'58" E	34.53'
L28	N 66°57'26" E	20.95'
L29	N 44°19'25" E	24.96'
L30	N 10°18'06" E	40.96'
L31	N 04°57'48" E	72.14'
L32	N 37°00'59" E	43.35'
L33	N 13°07'42" E	44.33'
L34	N 24°46'01" E	35.00'
L35	S 66°01'35" E	23.52'
L36	N 44°45'12" E	9.63'
L37	N 36°40'28" W	25.97'
L38	N 21°10'51" E	30.67'
L39	N 22°57'54" E	53.46'
L40	N 19°40'05" E	48.27'
L41	N 10°42'47" E	48.97'
L42	N 34°35'07" E	19.80'
L43	N 52°55'35" E	46.49'
L44	N 61°33'37" E	39.72'
L45	S 88°21'24" E	53.64'
L46	S 86°17'39" E	38.32'
L47	N 66°56'50" E	37.39'
L48	N 46°23'58" E	33.13'
L49	N 41°25'32" E	30.50'
L50	N 58°15'34" E	36.66'
L51	N 38°44'54" E	53.67'
L52	N 30°02'44" E	26.42'
L53	N 34°44'57" E	47.73'



- DATA COLUMN:
1. WETLANDS EXIST ON SITE.
 2. WETLANDS EVALUATION WAS PERFORMED BY ENVIRONMENTAL RESOURCES, INC. IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND ASSOCIATED GUIDANCE.



THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION.

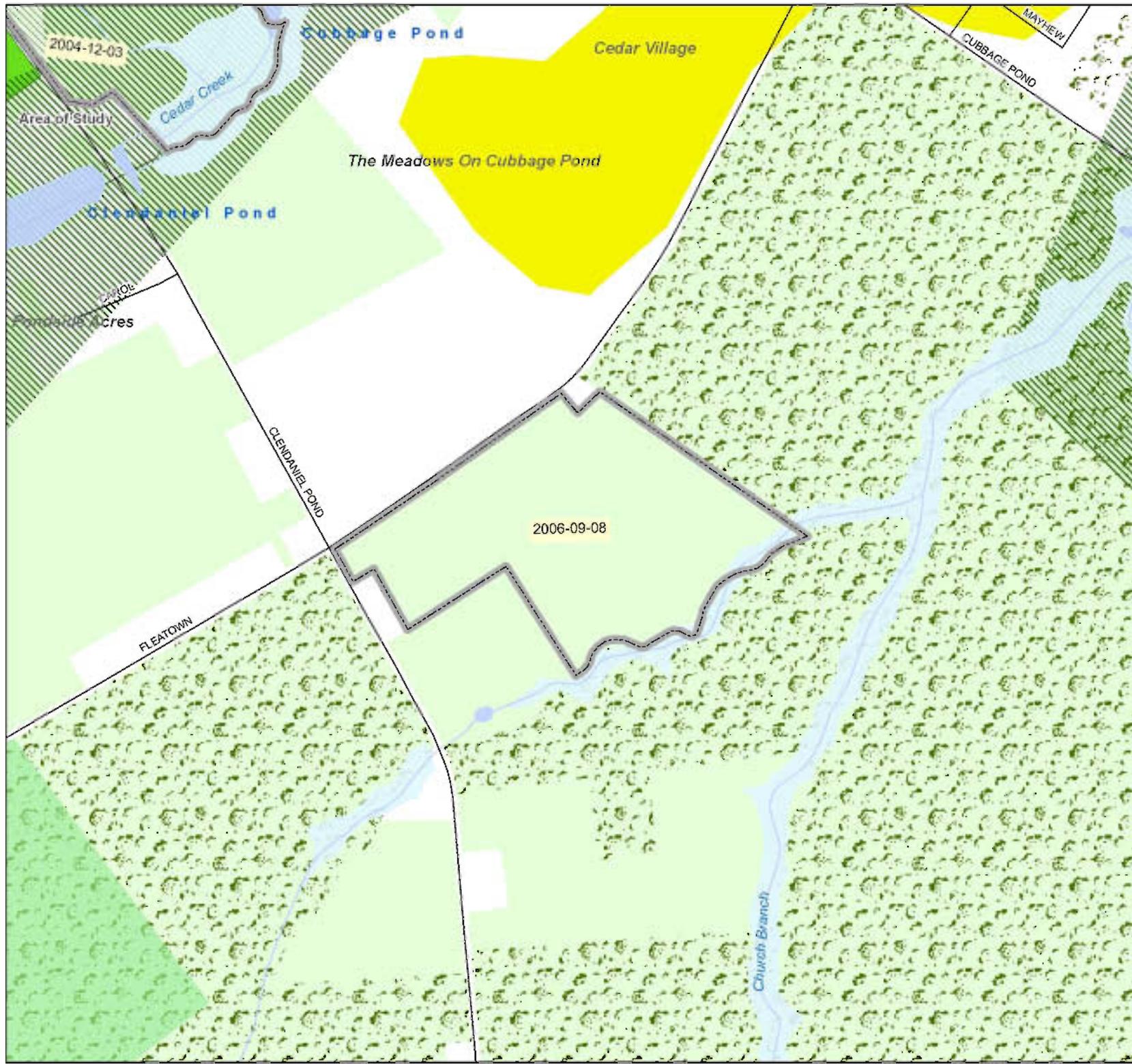
DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS, ENGINEERS & SURVEYORS
 SALISBURY, MARYLAND (410) 543-9091
 MILFORD, DELAWARE (302) 424-1441

WATSON PROPERTY
CEDAR CREEK HUNDRED
 SUSSEX COUNTY, DELAWARE

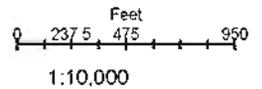
Date: AUGUST 2006
 Scale: 1" = 100'
 Dwn.By: JMJ
 Proj.No.: 1452A002
 Dwg.No.:

Preliminary Land Use Service (PLUS)

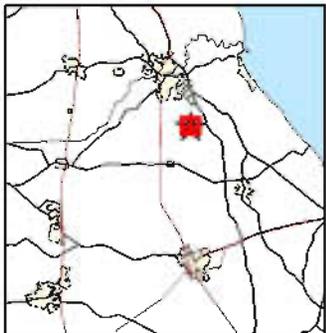
Watson Property
2006-09-08



- Project Area
 - Public-Owned
 - Ag District
 - Purchased Dev. Rights
 - Municipalities
- Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Working Forests
 - Highest Value Agriculture
 - Out of Play
 - Area of Dispute
 - Area of Study
 - Env. Sens. Dev. (Sussex)



Produced by the Delaware Office of State Planning Coordination.
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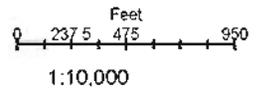


Preliminary Land Use Service (PLUS)

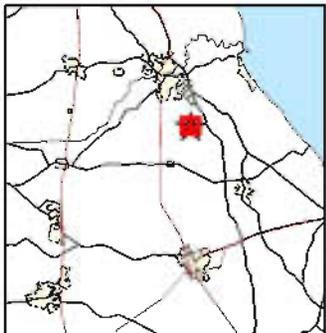
Watson Property
2006-09-08



- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



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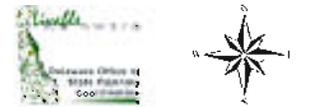
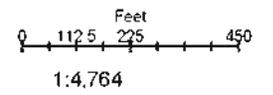


Preliminary Land Use Service (PLUS)

Watson Property
2006-09-08

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



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