

**PLUS 2006-09-10**  
**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](http://www.state.de.us/planning)[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

1. Project Title/Name: North Georgetown Residential Planned Community

2. Location ( please be specific): Rt. 18 Approx. 1,000' West of Rt. 113

3. Parcel Identification #: 1-35-14.00, PARCELS 31, 31.01, & 35      4. County or Local Jurisdiction Name: Town of Georgetown & Sussex County

5. Owner's Name: Adam Weber

Address: 13801 Baldwin Mill Rd

City: Baldwin

State: MD

Zip: 21013

Phone:

Fax:

Email:

Owner's Name: Robert J. Timmons

Address: 21999 Paradise Road

City: Georgetown

State: DE

Zip: 19947

Phone:

Fax:

Email:

6. Applicant's Name: Sussex Entertainment, LLC, C/O Constantine F. Malmberg, III

Address: 30 The Green

City: Dover

State: DE

Zip: 19901

Phone: (302) 672-5600

Fax: (302) 672-7336

Email:

cmalmberg@youngmalmberg.com

7. Project Designer/Engineer: Axiom Engineering, LLC - c/o Kenneth R. Christenbury, P.E.

Address: 18 Chestnut Street

City: Georgetown

State: DE

Zip: 19947

Phone: (302) 855-0810

Fax: (302) 855-0812

Email: ken@axeng.com

8. Please Designate a Contact Person, including phone number, for this Project: Kenneth R. Christenbury, P.E.

**Information Regarding Site:**

|   |   |
|---|---|
| 9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review<br><input type="checkbox"/> Subdivision   |   |
| 10. Brief Explanation of Project being reviewed:<br>The mixed use project consists of 507 Residential lots and approx. 14.07 acres of commercial area presently located in both the Town of Georgetown and Sussex County. The proposed zoning will be a MR1 with a RPC overlay with a portion of the project to be annexed into the town.   |   |
| 11. Area of Project(Acres +/-): 108.0176 Acres  |   |
| 12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1<br><input checked="" type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input 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.<br>N/A   |   |
| 14. Present Zoning: HC (Georgetown ), AR-1 (Sussex County)  | 15. Proposed Zoning: MR1 / RPC                  |
| 16. Present Use: Vacant   | 17. Proposed Use: Residential Planned Community |
| 18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:<br>Unknown  |   |
| 19. Comprehensive Plan recommendation:<br>If in the County, which area, according to their comprehensive plan, is the project located in:<br>New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/><br>Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/><br>Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/><br>Other <input checked="" type="checkbox"/> Municipality Environ. Sensitive Dev. District <input type="checkbox"/> |   |
| 20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility)<br>Service Provider Name: Town of Georgetown<br><br>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? 166,000 gpd<br><br>How will this demand be met? Town of Georgetown  |   |
| 21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility)<br>Service Provider Name: Town of Georgetown   |   |
| 22. If a site plan please indicate gross floor area: 113,700 sq.ft. (commercial)  |   |
| 23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Mixed Use  |   |
| 24. If residential, indicated the number of number of Lots/units: 507 Gross Density of Project: 21.3 units/ ac. Net Density 12.8 units/ ac.<br>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: 160  
Number of owner-occupied units: 347

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: 0%                      Proposed Use: % of Impervious Surfaces: 50 %  
Square Feet: 4,705,250    Square Feet: 2,352,625

27. What are the environmental impacts this project will have? Increased impervious cover, road crossing of existing ditch, forest removal

How much forest land is presently on-site? 75 acres +/-      How much forest land will be removed? 50 acres +/-

Are there known rare, threatened, or endangered species on-site?  Yes     No    Unknown

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area?  Yes     No **less than 10% of the project appears to be in an excellent recharge area**

Recharge potential maps are available at

Kent County

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

Sussex County

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

New Castle County has a map viewer that shows the Wellhead 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 **Less than 5% of the project area appears to be in a ZONE A**

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 21.38

If "Yes", have the wetlands been delineated?  Yes     No    Delineation work completed, monitoring well study in progress for verification of existing hydrology. Preliminary results indicate that portions of the site may not be jurisdictional.

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: Road crossing

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

|   |
|---|
| <p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</p>   |
| <p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?<br/><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: <b>Georgetown Vaughn Tax Ditch</b></p>  |
| <p>32. List the proposed method(s) of stormwater management for the site: <b>Wet Extended Detention Ponds</b></p> <p>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.): <b>Tax Ditch</b></p> <p>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</p>   |
| <p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? <b>13.5 Acres</b><br/>Open space proposed (not including stormwater management ponds and waste water disposal areas) <b>2.0 acres</b></p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? <b>active recreation, passive recreation and stormwater management</b></p> <p>Where is the open space located? <b>Through out site</b></p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| <p>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 type="checkbox"/> No If "Yes," what are they? <b>Unknown</b></p>  |
| <p>35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? <b>Water and Sewer Upgrades</b></p>  |
| <p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected <b>15.5</b></p> <p>Acres on-site that will be restored <b>n/a</b></p> <p>Acres of required wetland mitigation <b>n/a</b></p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed <b>Stormwater Management Ponds</b></p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies <b>n/a</b></p>  |
| <p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>  |

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 Unknown (traffic impact study pending)

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Unknown (traffic impact study pending)

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. The site will have access off of Rt. 18 (2 lanes with a variable right of way) approx. 1,000 feet west of rt. 113, a proposed entrance will be located approx 2,500 feet west of Rt. 113 the proposed entrance will consist of 2 lanes with a center median. (see plan)

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

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. see plan

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 unknown

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: wetlands impact

45. Please make note of the time-line for this project: 10 year build out

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

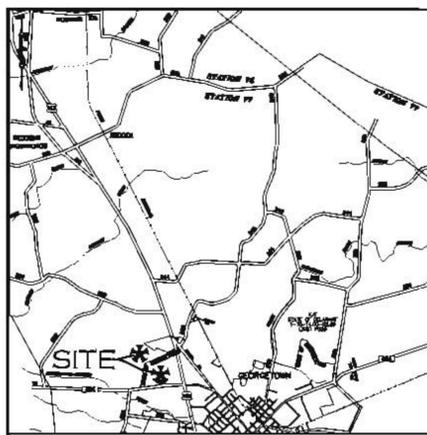
\_\_\_\_\_  
Signature of Person completing form

\_\_\_\_\_  
Date

(If different than property owner)

**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](mailto: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.



VICINITY MAP  
SCALE: 1" = 1 MILE



| Density Calculations for area of MR-1/RPC                                       |                      |                   |  |                        |                     |                                 |  |                  |
|---|----------------------|-------------------|--|------------------------|---------------------|---------------------------------|--|------------------|
| Parcel  | Gross Area (sq. ft.) | Gross Area (acre) | Wetlands Area (sq. ft.)                      | W/O wetlands (sq. ft.) | ROW Area* (SQ. FT.) | Net Development* Area (sq. ft.) | Code Lot** Area (sq. ft.)                              | Units Allowed*** |
| A   | 112244.00            | 2.58              | 0.00   | 112244.00              | 28061.00            | 84183.00                        | 4840   | 17.39            |
| B   | 108326.00            | 2.49              | 0.00   | 108326.00              | 27081.50            | 81244.50                        | 4840   | 16.79            |
| C   | 174840.00            | 4.01              | 0.00   | 174840.00              | 43710.00            | 131130.00                       | 4840   | 27.09            |
| D   | 142699.00            | 3.28              | 0.00   | 142699.00              | 35674.75            | 107024.25                       | 4840   | 22.11            |
| E   | 74795.00             | 1.72              | 0.00   | 74795.00               | 18698.75            | 56096.25                        | 4840   | 11.59            |
| Residential   | 4092346.00           | 93.95             | 911612.53                                    | 3180733.47             | 795183.37           | 2385550.10                      | 4840   | 492.88           |
| Totals  | 4705250.00           | 108.02            |  |                        |                     | 2845228.10                      |  |                  |
|   | 15%                  | 15%               | gross area allowed to be used for commercial |                        |                     |                                 |  |                  |
|   | 705787.50            | 16.20             | = RPC area allowed for commercial use        |                        |                     |                                 |  |                  |
|   | 612904.00            | 14.07             | = RPC proposed for Commercial Use            |                        |                     |                                 |  |                  |
| * Subtract 25% for roads or actual ROW, whichever is less                       |                      |                   |  |                        |                     |                                 | Units allowed  | 587.9            |
| ** Net Development Area includes parcel area minus Wetlands and R.O.W. area     |                      |                   |  |                        |                     |                                 | Lots proposed (single family detached and patio homes) | 181              |
|   |                      |                   |  |                        |                     |                                 | Apartments (can be above commercial)                   | 160              |
| *** MR-1 Allows 4,840 sq.ft./unit   |                      |                   |  |                        |                     |                                 | Duplex   | 36               |
|   |                      |                   |  |                        |                     |                                 | Townhomes  | 130              |
| **** Units Allowed calculated by dividing Net Development Area by Code Lot Area |                      |                   |  |                        |                     |                                 | Total units proposed                                   | 507              |

**WETLANDS CERTIFICATION:**  
THIS PROPERTY HAS BEEN EXAMINED BY JAMES C. MCQUEEN IV, ENVIRONMENTAL CONSULTANTS, INC. (JCM ED) FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 101, STATE SUBAGRICULTURAL LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE RELEVANT AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. ANY OF THE ABOVE RESOURCES THAT WERE FOUND ON THE PROPERTY ARE CLEARLY MAPPED ON THIS PLAN IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS AND DETAILED IN REPORTS PREPARED BY JCM ED USING BEST PROFESSIONAL JUDGMENT.

JCM ED  
PENCACER CORPORATE CENTER - 100 LAKE DRIVE, SUITE 3  
NEWARK, DELAWARE 19702  
(302) 737-0333 - FAX (302) 737-8545

**OWNER'S CERTIFICATION:**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN THAT THE PLAN WAS MADE AT MY DIRECTION 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.

SUSSEX ENTERTAINMENT, LLC - C/O CONSTANTINE F. WALBERG DATE  
30 THE GREEN - DOVER, DE 19801  
(302) 672-0600 - FAX (302) 672-7336

**SURVEYOR'S CERTIFICATION:**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE EXISTING TOPOGRAPHY AND PROPERTY BOUNDARY SHOWN ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES.

JAMES P. O'DONOR, DE P.L.S. 603 - VISTA DESIGN SURVEYS, INC. DATE  
11624 WOODCREST HWY. - SHOMELL, MD 21162  
(410) 302-3874 - FAX (410) 302-3875

**ENGINEER'S CERTIFICATION:**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED PROFESSIONAL STANDARDS AND PRACTICES AND BY THE TOWN OF GEORGETOWN LAND DEVELOPMENT REGULATIONS. ADDITIONAL DATA, ANALYSIS, DESIGN AND PERMITTING ARE REQUIRED PRIOR TO FINAL PLAN APPROVAL. PROJECT DENSITIES COULD BE AFFECTED PRIOR TO FINAL APPROVAL.

ROBERT H. CHRISTENSEN, P.E. - DE LICENSE No. 11553 DATE

**SITE DATA:**  
PROPOSED USE: DETACHED SINGLE FAMILY DWELLINGS  
EXISTING ZONING: IC (TOWN OF GEORGETOWN)/MR-1 (SUSSEX COUNTY)  
PROPOSED ZONING: IC & MR-1/RPC  
TOTAL AREA: 108,020 ± AC. (MR-1/RPC)  
14,800 ± AC. HIGHWAY COMMERCIAL  
122,811 ± AC. (SITE TOTAL)

| REQUIRED LOT SIZES (MIN.)                                  | NUMBER OF UNITS |
|--|-----------------|
| <b>SINGLE FAMILY DETACHED: S</b>                           |                 |
| WIDTH: 30'   |                 |
| DEPTH: 100'  |                 |
| AREA: 3,000 SQ. FT.  |                 |
| <b>PATIO HOUSE: P</b>                                      |                 |
| WIDTH: 30'   |                 |
| DEPTH: 100'  |                 |
| AREA: 3,000 SQ. FT.  | 80              |
| <b>TOWNHOUSE: TH</b>                                       |                 |
| WIDTH: 30'   |                 |
| DEPTH: 100'  |                 |
| AREA: 3,000 SQ. FT.  | 101             |
| <b>FIRST FLOOR COMMERCIAL: CA</b>                          |                 |
| WIDTH: 30'   |                 |
| DEPTH: 100'  |                 |
| AREA: 3,000 SQ. FT.  | 36              |
| <b>FIRST FLOOR COMMERCIAL UNITS (113,783 sq.ft. TOTAL)</b> |                 |
| <b>UPPER FLOOR APARTMENTS:</b>                             |                 |
| WIDTH: 100'  |                 |
| AREA: 1 ACRE PER 20 UNITS                                  |                 |
| <b>TOTAL NUMBER OF UNITS:</b>                              |                 |

MAXIMUM HEIGHT: 35' (MR-1/RPC)  
WATER SUPPLY: TOWN OF GEORGETOWN  
SEWAGE DISPOSAL: TOWN OF GEORGETOWN

**NOTES:**

- FORESTED BUFFERS, STREETS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
- ACCESS TO ALL LOTS SHALL BE PROVIDED FROM THE SUBDIVISION STREETS PROPOSED WITH THIS PLAN. NO DIRECT ACCESS TO STATE MAINTAINED ROADS ARE PROPOSED EXCEPT THE ENTRANCES SHOWN ON THIS PLAN.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 100050300 J DATED JANUARY 6, 2002, THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AND ZONE "A", WHICH IS AN APPROXIMATE 100-YEAR FLOODPLAIN BOUNDARY.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY PREPARED BY VISTA SURVEYS, INC. DATED JUNE 1, 2006, AND IS NOT THE RESULT OF A FIELD SURVEY BY AXIOM ENGINEERING, L.L.C.
- THIS PLAN DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- 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 SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER COORS. THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ARRANGEMENTS OR ACCOMMODATIONS WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

| REV | DESCRIPTION OF REVISION | REVISION BY/DATE | CHECKED BY/DATE |
|-----|-------------------------|------------------|-----------------|
|     |                         |                  |                 |
|     |                         |                  |                 |
|     |                         |                  |                 |
|     |                         |                  |                 |
|     |                         |                  |                 |

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREIN AND APPROPRIATE.

TAX MAP: 1-35-14.00, PARCELS 31, 31.01, 8 35

ENGINEER: XRC  
DESIGNER: MTR  
DRAFTER: MTR  
CHECKED BY: XRC  
DATE: 6/21/2006  
SCALE: 1" = 200'

**WARNING**  
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

SEAL

**AXIOM ENGINEERING L.L.C.**  
6 WEST MARKET ST. SUITE 1B  
GEORGETOWN, DE 19947  
PHONE: (302) 855-0610  
FAX: (302) 855-0612  
EMAIL: AXIOM@AXENG.COM

**CONCEPT PLAN**  
LANDS OF SUSSEX ENTERTAINMENT, LLC  
**NORTH GEORGETOWN**  
RESIDENTIAL PLANNED COMMUNITY  
TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

PROJECT NO: 0036-0501  
DRAWING: CP-1  
SHEET: 1 OF 3

N/F  
GREAT SOOTH  
BROADCASTING  
1-35-14.00-32.00  
L1516 P67

WETLANDS  
AREA  
406,520 sq. ft.

N/F  
FIRST BAPTIST CHURCH  
OF GEORGETOWN  
1-35-14.00-34.00  
P836 P335

N/F  
HARDY INVESTMENT  
ASSOCIATES, INC  
1-35-14.00-34.01  
L2376 P342  
P836 P335

N/F  
GEORGETOWN  
SC, L.L.C.  
1-35-14.00-35.05  
L3134 P193

N/F  
WAL-MART  
REAL ESTATE  
BUSINESS TRUST  
1-35-14.00-35.03  
L2569 P144

N/F  
ADVENTURAS  
PROPERTIES, L.L.C.  
1-35-14.00-35.06  
L3129 P350

N/F  
COLLEGE PARK  
CENTER, INC  
1-35-14.00-35.07  
L2448 P228

N/F  
CHARLES R &  
PATSY J HOLSTON  
1-35-14-39.02  
L2751 P264

N/F  
IRVIN B KING &  
JANET LEE KING  
1-35-14.00-25.00  
L587 P360

N/F  
JOHN WHITE &  
HELEN BERRY  
1-35-14.00-24.00  
L1483 P305

| REV | DESCRIPTION OF REVISION | REVISED BY/DATE | CHECKED BY/DATE |
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THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF AND APPURTAINANT.

TAX MAP: 1-35-14.00, PARCELS 31, 31.01, & 35

ENGINEER: KRC  
DESIGNER: MTR  
DRAFTER: MTR  
CHECKED BY: KRC  
DATE: 6/21/2006  
SCALE: 1" = 100'

WARNING  
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

SEAL



**AXIOM ENGINEERING L.L.C.**  
6 WEST MARKET ST SUITE 1B  
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PHONE: (302) 855-0810  
FAX: (302) 855-0812  
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**CONCEPT PLAN**  
LANDS OF SUSSEX ENTERTAINMENT, LLC  
**NORTH GEORGETOWN**  
RESIDENTIAL PLANNED COMMUNITY  
TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

PROJECT NO:  
0036-0501  
DRAWING:  
**CP-2**  
SHEET:  
2 OF 3

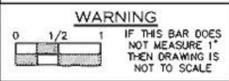


| REV | DESCRIPTION OF REVISION | REVISED BY/DATE | CHECKED BY/DATE |
|-----|-------------------------|-----------------|-----------------|
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TAX MAP: 1-35-14.00, PARCELS 31, 31.01, & 35

|             |           |
|-------------|-----------|
| ENGINEER:   | KRC       |
| DESIGNER:   | MTR       |
| DRAFTER:    | MTR       |
| CHECKED BY: | KRC       |
| DATE:       | 6/21/2006 |
| SCALE:      | 1" = 100' |



SEAL

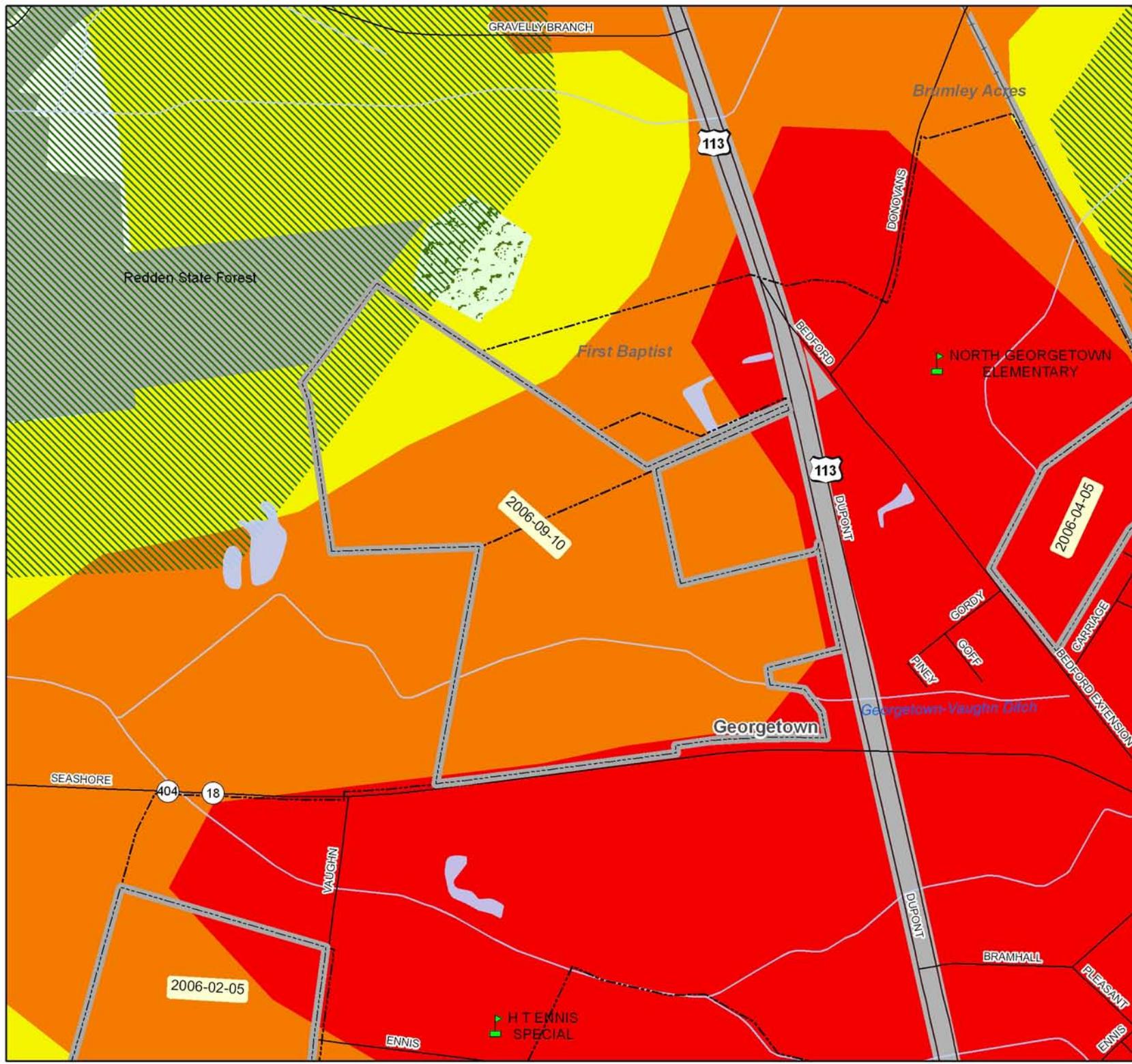
**AXIOM ENGINEERING L.L.C.**  
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**CONCEPT PLAN**  
 LANDS OF SUSSEX ENTERTAINMENT, LLC  
**NORTH GEORGETOWN**  
 RESIDENTIAL PLANNED COMMUNITY  
 TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

PROJECT NO: 0036-0501  
 DRAWING: CP-3  
 SHEET: 3 OF 3

# Preliminary Land Use Service (PLUS)

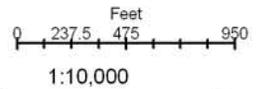
North Georgetown RPC  
2006-09-10



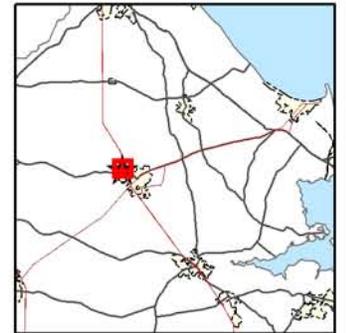
- Project Area
- Public-Owned
- Ag District
- Purchased Dev. Rights
- Municipalities

## 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)

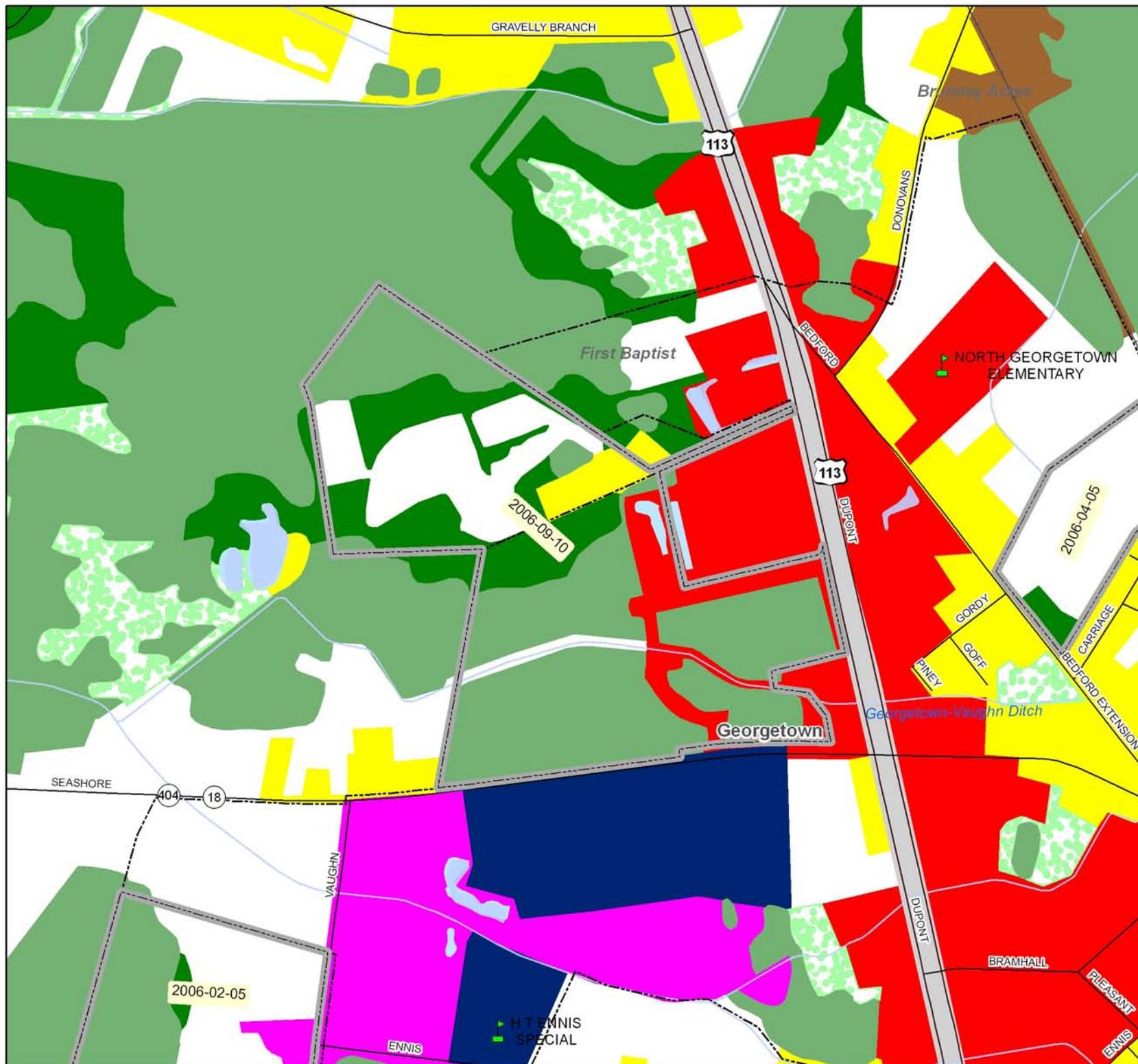


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[www.state.de.us/planning](http://www.state.de.us/planning)

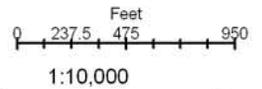


# Preliminary Land Use Service (PLUS)

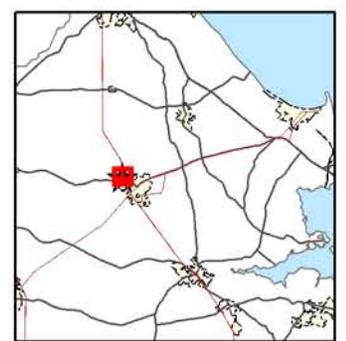
North Georgetown RPC  
2006-09-10



- 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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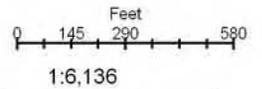


# Preliminary Land Use Service (PLUS)

North Georgetown RPC  
2006-09-10

2002 False-Color  
InfraRed Orthophotography

-  Project Area
-  Municipalities



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