

**PLUS 2006-11-02**  
**Preliminary land Use Service (PLUS)**

Delaware State Planning Coordination  
122 William Penn Street • 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: Evergreen

2. Location ( please be specific): West Side Sussex County Road #362, 0.35 miles south of Sussex County Road #368

3. Parcel Identification #: 1-34-16.00-51.00

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: William Warrington

Address: PO Box 74

City: Ocean View

State: Delaware

Zip: 19970

Phone: 302.539.1777

Fax: 302.539.1658

Email:

6. Applicant's Name: William Warrington

Address: PO Box 74

City: Ocean View

State: Delaware

Zip: 19970

Phone: 302.539.1777

Fax: 302.539.1658

Email:

7. Project Designer/Engineer: Kercher Engineering, Inc.

Address: 413 East Market Street

City: Georgetown

State: Delaware

Zip: 19947

Phone: 302.854.9062

Fax: 302.854.9064

Email: kts@kercherei.com

8. Please Designate a Contact Person, including phone number, for this Project: Kevin Smith – 302.854.9062

<b>Information Regarding Site:</b>	
9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: 49 single family lots – 7,500 s.f. – completely surrounded by existing subdivision of similar lot size.	
11. Area of Project(Acres +/-): 16.02	
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 checked="" type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input checked="" 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. No, 1 <sup>st</sup> review	
14. Present Zoning: GR	15. Proposed Zoning: GR-RPC
16. Present Use: Vacant	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: unknown	
19. Comprehensive Plan recommendation: General (GR) 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 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 checked="" type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilites  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? 14,700 gpd  How will this demand be met? By service provider (new waterlines)	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County	
22. If a site plan please indicate gross floor area: N/A	
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: 49 Gross Density of Project: 3.06 units/ac. Net Density 5.13 units/ac. 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: 10  
Number of owner-occupied units: 39

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 10

Move-up buyer – if checked, how many units 10

Second home buyer – if checked, how many units 19

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

26. Present Use: % of Impervious Surfaces: 0  
Square Feet: 0  
Proposed Use: % of Impervious Surfaces: 35.7  
Square Feet: 249,076

27. What are the environmental impacts this project will have? None, other than tree removal for roads and homes, wetlands will not be disturbed.

How much forest land is presently on-site? 16.02 acres How much forest land will be removed? 9 +/- 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/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

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 2.01

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

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input checked="" type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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 :</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: Private ditch (no name)</p>
<p>32. List the proposed method(s) of stormwater management for the site: BMP's, possible stormwater detention/wet pond</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.): private ditch and/or roadside swale, possible infiltration</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much? 1.32 Acres 57,365 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 0 acres/Sq ft.</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)? Stormwater management, passive recreation</p> <p>Where is the open space located? South, North, and at entrance</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 checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed silt fence, dewatering, stabilized construction entrance, bioswales if applicable.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies None</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input 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 530

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. Sussex County Road #362, two lanes 11' wide, no shoulders

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

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. None, surrounded by existing developments with housing in place.

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: Construction begin 01/2007, final build out 01/2017

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

\_\_\_\_\_  
Signature of property owner

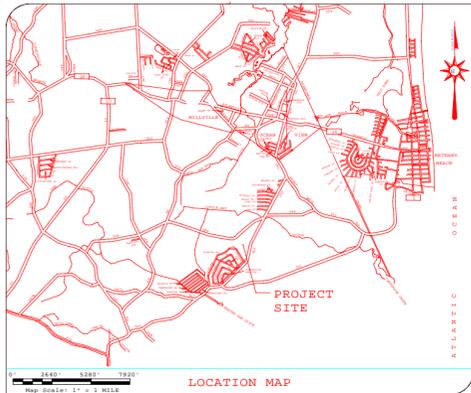
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

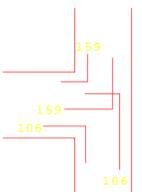
This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (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, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, 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.



LOCATION MAP

PLAN LEGEND

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- EXISTING SANITARY SEWER PIPING
- EXISTING WATER MAIN / SERVICE
- EXISTING SOIL SERIES LIMITS
- EXISTING TREE LINE
- EXISTING WETLANDS LIMITS
- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED BUILDING RESTRICTION LINE



TRAFFIC FLOW SCHEMATIC  
SUSSEX COUNTY ROAD #362 ENTRANCE

SCR #362 SPEED LIMIT = 50 MPH  
ENTRANCE ADT = 530  
HIGHWAY ADT (2002) = 1405  
CLASS "C" ENTRANCE

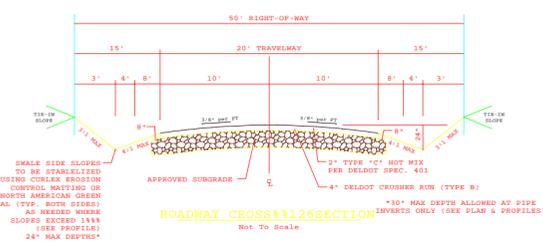
GENERAL NOTES

1. THE PROJECT SITE IS KNOWN AS EVERGREEN, (T.P. 1-34-16-51), AND IS LOCATED ON THE WEST SIDE OF THE SUSSEX COUNTY ROAD #362, APPROXIMATELY 0.35 MILES SOUTH OF SUSSEX COUNTY ROAD #368 NEAR OCEAN VIEW, DELAWARE.
2. A TOPOGRAPHIC AND OUTBOUND SURVEY HAS BEEN PERFORMED FOR THIS SITE BY MILLER-LEWIS, INC. SEAFORD, DELAWARE 19973. TOPOGRAPHY IS BASED ON NGVD 1929.
3. ALL PROPOSED ROADS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE. NO STORMWATER MANAGEMENT SHALL BE PERMITTED TO DISCHARGE INTO THE EXISTING STATE HIGHWAY DRAINAGE SYSTEM.
4. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE. NO STORMWATER MANAGEMENT SHALL BE PERMITTED TO DISCHARGE INTO THE EXISTING STATE HIGHWAY DRAINAGE SYSTEM.
5. ALL SUBDIVISION LOTS SHALL BE ACCESSED FROM THE INTERIOR SUBDIVISION STREETS ONLY. NO DIRECT ACCESS TO SUSSEX COUNTY ROAD #362 SHALL BE PERMITTED.
6. THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
7. THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
8. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL O.S.H.A. (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS AND REQUIREMENTS.
9. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, 1989.
10. CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW DELAWARE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
11. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY MILLER-LEWIS, INC. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
12. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 10029 0513 J, MAP NUMBER 10050C015J, DATED JANUARY 6, 2005, THIS PROPERTY IS IN A ZONE "X"-UNSHADED, WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
13. THE WETLANDS BOUNDARY SHOWN WAS DELINEATED BY COASTAL & ESTUARINE RESEARCH, INC.
14. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATION.
15. IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE, TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A PLOT PLAN OF THE DEVELOPMENT SHOWING EACH BUILDING LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL HOMES IN A CONSECUTIVE MANNER AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH HOME TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
16. ALL CUL-DE-SACS ARE TO HAVE A 38' PAVED RADIUS. NO PARKING ON CUL-DE-SAC SHALL BE PERMITTED.

SOILS DATA

SOILS MAPPED FROM SHEET 70 OF THE SOIL SURVEY OF SUSSEX COUNTY (1974)

Soils Name	Slopes	Hydrolic Soils Group
Fa Fallington sandy loam/A		D
Wo Woodston sandy loam	N/A	C



SITE DATA and ZONING SCHEDULE

EXISTING SITE USE:	VACANT	
PROPOSED SITE USE:	49 SINGLE-FAMILY DETACHED DWELLINGS	
CURRENT ZONING:	GR	(RSC-CONDITIONAL USE)
PROPOSED ZONING:	GR	(RSC-CONDITIONAL USE)
WETLANDS AREA:	87,454 S.F. (2.01 Ac.)	
STORMWATER MANAGEMENT/ OPEN SPACE AREA:	57,365 S.F. (1.31 Ac.)	
LOT AREA:	413,452 S.F. (9.49 Ac.)	
RIGHT-OF-WAY AREA:	136,906 S.F. (3.14 Ac.)	
DEDICATED AREA:	2,437 S.F. (0.06 Ac.)	
TOTAL SITE AREA:	697,794 S.F. (16.02 Ac.)	
ORDINANCE ITEM:		PROVIDED!
MINIMUM LOT AREA:	7,500 Sq. Ft.	7,500 Sq. Ft.
MINIMUM LOT WIDTH:	40 Ft.	40 Ft.
MINIMUM LOT DEPTH:	100 Ft.	100 Ft.
MINIMUM SETBACKS:		
FRONT:	10 Ft.	10 Ft.
SIDE:	10 Ft.	10 Ft.
REAR:	10 Ft.	10 Ft.
MAXIMUM BUILDING HEIGHT:	42 Ft.	42 Ft.
SEWER SERVICE:	SUSSEX COUNTY	
WATER SERVICE:	TIDEMATE UTILITIES	
OWNER / DEVELOPER:		
WILLIAM WARRINGTON		
PO BOX 74		
OCEAN VIEW, DE 19970		
Phone: (302) 539-1777		
Fax: (302) 539-1658		

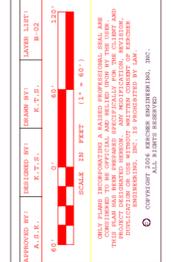


REVISIONS

NO.	DATE	DESCRIPTION
1	05/08/02	ISSUED FOR PERMIT
2	05/08/02	ISSUED FOR PERMIT
3	05/08/02	ISSUED FOR PERMIT
4	05/08/02	ISSUED FOR PERMIT
5	05/08/02	ISSUED FOR PERMIT
6	05/08/02	ISSUED FOR PERMIT
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46	05/08/02	ISSUED FOR PERMIT
47	05/08/02	ISSUED FOR PERMIT
48	05/08/02	ISSUED FOR PERMIT
49	05/08/02	ISSUED FOR PERMIT
50	05/08/02	ISSUED FOR PERMIT

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE.

DESIGN PROFESSIONAL DATE



APPLICANT: WILLIAM WARRINGTON  
OCEAN VIEW, DE 19970  
Phone: (302) 539-1777  
Fax: (302) 539-1658

OWNER: WILLIAM WARRINGTON  
OCEAN VIEW, DE 19970  
Phone: (302) 539-1777  
Fax: (302) 539-1658

PREPARED BY: EVERGREEN  
MILFORD, DE 19967  
Phone: (302) 539-1777  
Fax: (302) 539-1658

OWNER CERTIFICATE

I HEREBY CERTIFY THAT I AM THE QUALIFIABLE 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.

WILLIAM WARRINGTON  
OCEAN VIEW, DE 19970  
Phone: (302) 539-1777  
Fax: (302) 539-1658

DATE

WETLANDS CERTIFICATION

I HEREBY CERTIFY THAT THIS PROPERTY HAS BEEN EXAMINED FOR WETLANDS/WATERS OF THE UNITED STATES IN ACCORDANCE WITH CRITERIA POINTS IN THE 1987 U.S. ARMY CORPS OF ENGINEERS' WETLAND DELINEATION MANUAL AND ASSOCIATED GUIDANCE MEMORANDA. THE DELINEATION HERE SHOWN, IN MY BEST PROFESSIONAL JUDGEMENT, ACCURATELY DEPICTS WETLANDS/WATERS OF THE UNITED STATES BOUNDARIES PRESENT WITHIN THE SUBJECT PROPERTY.

EVELYN M. MAURMEYER  
COASTAL & ESTUARINE RESEARCH, INC.  
MAINE STUDIOS COMPLEX  
PO BOX 674  
LEWIS, DELAWARE 19958  
(302) 645-9610  
(302) 645-7652

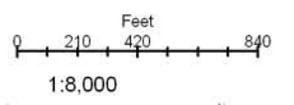
DATE

# Preliminary Land Use Service (PLUS)

Evergreen  
2006-11-02



- 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)



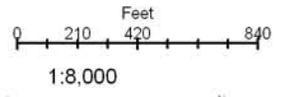
Produced by the Delaware Office of State Planning Coordination.  
[www.state.de.us/planning](http://www.state.de.us/planning)



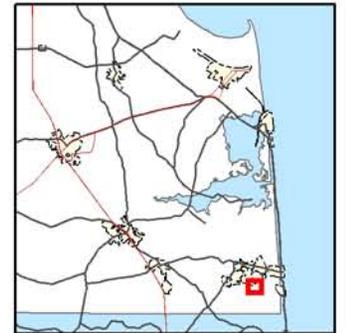
# Preliminary Land Use Service (PLUS)

Evergreen  
2006-11-02

-  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



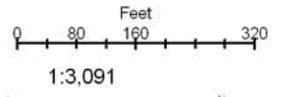
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# Preliminary Land Use Service (PLUS)

Evergreen  
2006-11-02

-  Project Area
-  Municipalities



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