PLUS 2006-11-14
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/planningwww.dnrec.state.de.us/dnrec2000/ www.dnrec.state.de.us/DNRECeis/ datamil.udel.edu/ www.state.de.us/deptagri/

1. Project Title/Name: The Woods at Burton Pond

2. Location (please be specific): Conleys Chapel Road, Indian River Hundred, Delaware

3. Parcel Identification #: 2-34-11.00-72.00

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Spring Breeze Association

Address: 105 Foulk Road

City: Wilmington	State: DE	Zip: 19803
Phone: 302-429-8700	Fax: 302-429-1086	Email:

6. Applicant's Name: Davis, Bowen, & Friedel, Inc.

Address: 23 North Walnut Street

City: Milford	State: DE	Zip: 19963
Phone: 302-424-1441	Fax: 302-424-0430	Email: dbf@dbfinc.com

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

Address: 23 North Walnut Street

City: Milford	State: DE	Zip: 19963
Phone: 302-424-1441	Fax: 302-424-0430	Email: wzc@dbfinc.com

8. Please Designate a Contact Person, including phone number, for this Project: W. Zachary Crouch, 302-424-1441, wzc@dbfinc.com

Information Regarding Site:

9. Type of Review: ☐ Rezoning ☐ Comp. Plan Amendment (Kent County Only) ☐ Site Plan Review ☒ Subdivision

10. Brief Explanation of Project being reviewed: A 114+/- acre lot to be subdivided into167 single family lots.

11. Area of Project(Acres +/-): 113.93 Ac.

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Investment Level 1 ☐ Investment Level 2 ☐ Investment Level 3 ☒ Investment Level 4 ☐ 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: AR-1	15. Proposed Zoning: AR-1 (Cluster)
16. Present Use: Wooded	17. Proposed Use: Single family

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: N/A

19. Comprehensive Plan recommendation:
If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐ Kent ☐ Sussex ☒

Suburban ☐ Inside growth zone ☐ Town Center ☐ Low Density ☒
Suburban reserve ☐ Outside growth zone ☐ Developing ☐
Other ☐ Environ. Sensitive Dev. District ☐

20. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: Artesian Water Company

Will a new public well be located on the site? ☐ Yes ☒ No What is the estimated water demand for this project? 34.500 gpd

How will this demand be met? Artesian Water Company

21. Wastewater: ☒ Central (Community system) ☐ Individual On-Site ☐ Public (Utility)
Service Provider Name: The gravity sewer will connect into the existing community system within Spring Breeze.

22. If a site plan please indicate gross floor area: N/A

23. If a subdivision: ☐ Commercial ☒ Residential ☐ Mixed Use

24. If residential, indicated the number of number of Lots/units: 167 Gross Density of Project: 1.46 Net Density 4.37
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: 0
Number of owner-occupied units: 167

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 108
☒ Move-up buyer – if checked, how many units 43
☒ Second home buyer – if checked, how many units 16
☐ 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: 21.67%
Square Feet: 0 Square Feet: 1,075,488

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

How much forest land is presently on-site? 113.93+/- Ac. How much forest land will be removed? 67.5+/- Ac.

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 22.01

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

30. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☒ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☒ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☒ 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)?
☐ Yes ☒ No

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: Storm Drains with Infiltration Pond and Wet Pond

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.): Infiltration and outlet to the wetlands.

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 62.50+/- Acres 2,722,479+/- Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 33.18+/- 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)? Passive recreation, wetlands, and stormwater management

Where is the open space located? Refer to plans

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? ☐ Yes ☒ No If "Yes," what are they?

36. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ 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

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ 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 1,667

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2%

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. Two entrances on Conleys Chapel Road

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. N/A

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: December 2008

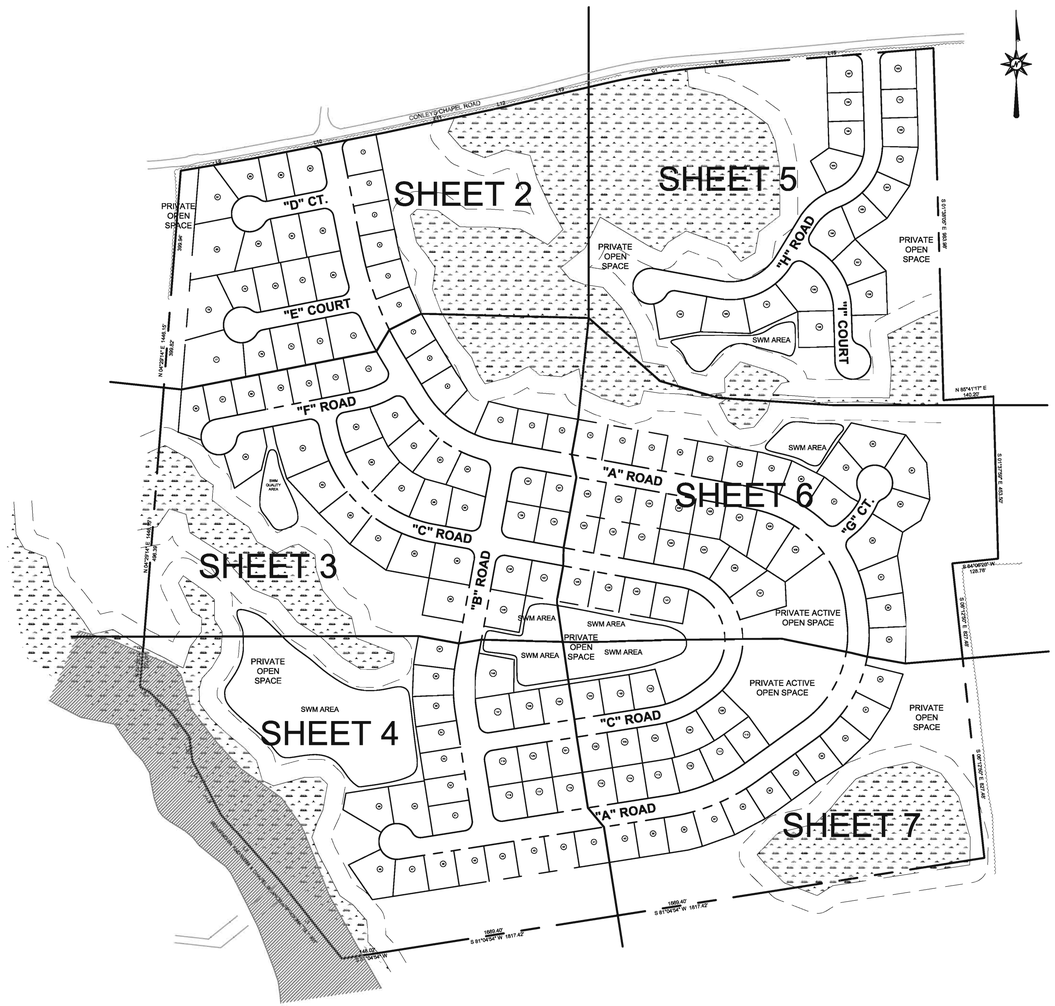
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

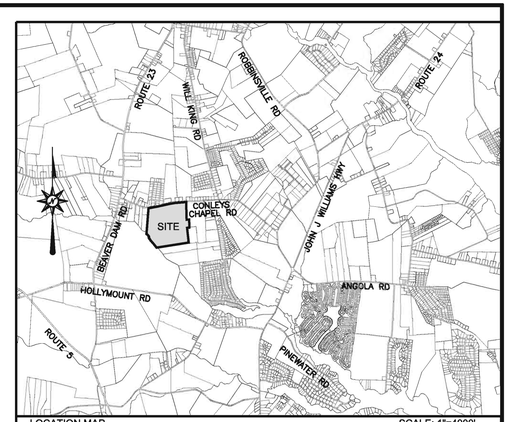
_____ _____
Signature of property owner Date

_____ _____
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 **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.





LOCATION MAP SCALE: 1"=4000'

SITE DATA

1. SUBDIVISION #
2. TAX PARCEL NUMBER 2-34 11.00 72.00
3. EXISTING ZONING (CLUSTER OPTION) AR1
4. DATUM NAVD-88
5. GROSS AREA 113.93 AC
6. SUBDIVISION DATA
   - Area in Lots 38.20 AC
   - Area in Public R/W 13.23 AC
   - Open Space
     - Area in Wetlands 22.01 AC
     - Other 40.49 AC
   - Total Open Space 62.50 AC
7. LOT DATA
   - Number of Lots 167
   - Typical Lot Size 85'x100'
   - Minimum Lot Area 7,500 S.F.
   - Average Lot Area 9,964 S.F.
   - Density 1.47 Lots / Acre
8. NO DEBRIS will be buried or disposed of on this site.

WATER SUPPLY - CENTRAL ARTESIAN WATER COMPANY
Water supply is subject to the approval of the Delaware State Department of Natural Resources and Environmental Control and the Delaware State Division of Public Health.

9. SANITARY SEWER CENTRAL SEWER SYSTEM
   High quality effluent type using natural systems such as land application or trickling filters, etc. Phase 1 treatment & disposal has been sized to accomodate this development.
10. A 100-YEAR FLOOD PLAIN exists on this parcel, in accordance with F.I.R.M. Map, numbers 10005C0330 J and 10005C0337J, dated January 6, 2005, Sussex County, Delaware.
11. WETLANDS: The wetlands depicted on this site were delineated by Atlantic Hydrologic in December, 2003 in accordance with the procedure set forth in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, dated 1987, or as later amended. See the Wetlands Plan dated 2003.
12. Site layout, topographic survey, boundary survey, and wetlands survey provided by Karins and Associates.

OWNER:
SPRING BREEZE ASSOC.
105 FOULK RD.
WILMINGTON, DELAWARE 19803

0' 200' 400' 600'

LOT NUMBER (51)
EXISTING WETLANDS
WETLANDS BUFFER 15
PROPOSED CONTOUR 15
EXISTING CONTOUR 15

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

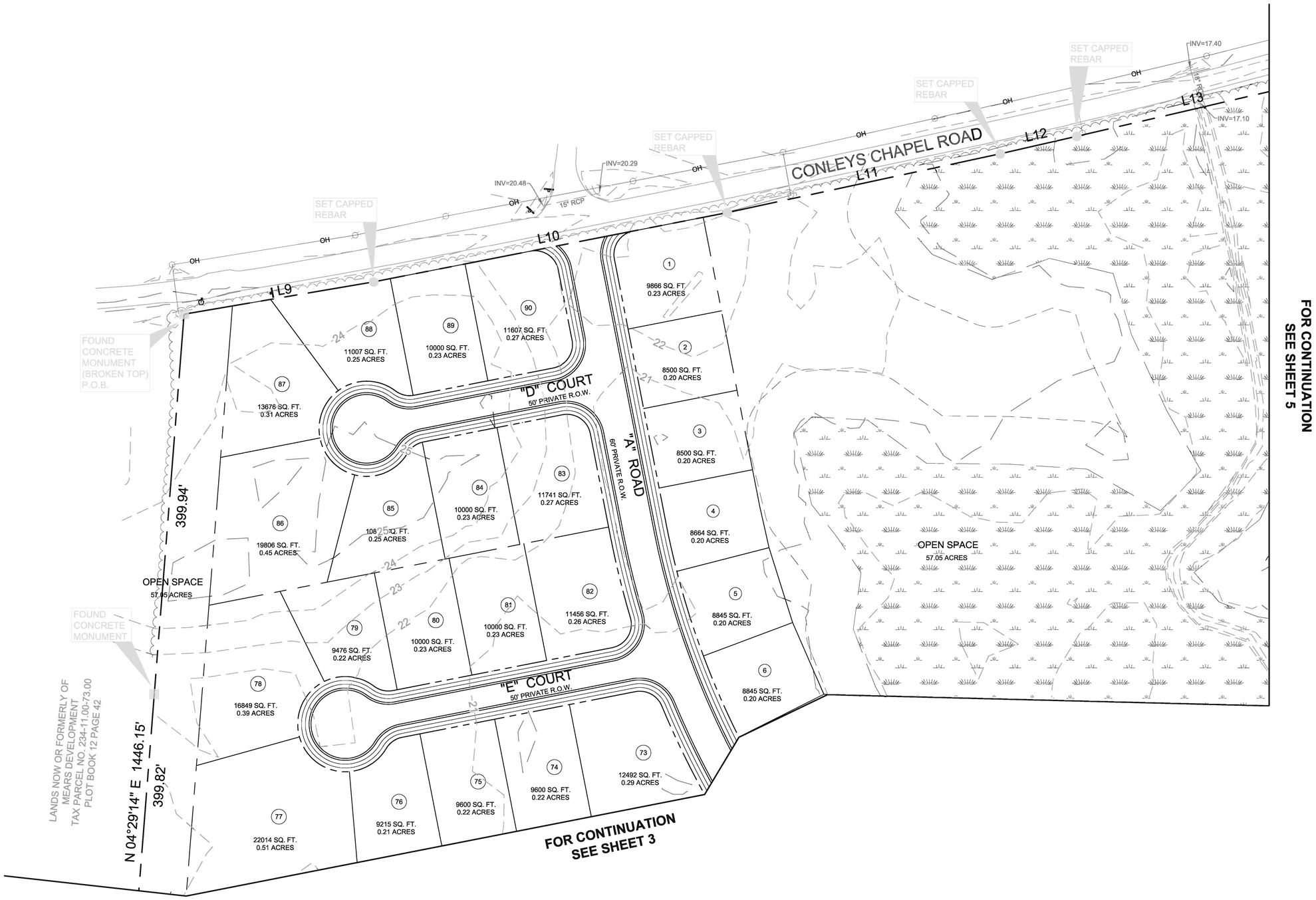
THE WOODS AT BURTON POND
CONLEYS CHAPEL ROAD
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

PLUS PLAN

Date: 10-30-06
Scale: 1" = 200'
Dwn.By:
Proj.No.:
Dwg.No.:

1 of 7

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. COPYRIGHT © 2006



LINE	BEARING	DISTANCE
L9	N 80°19'42" E	202.12'
L10	N 78°55'53" E	378.65'
L11	N 77°50'30" E	293.28'
L12	N 77°09'47" E	82.45'
L13	N 76°55'40" E	254.79'

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

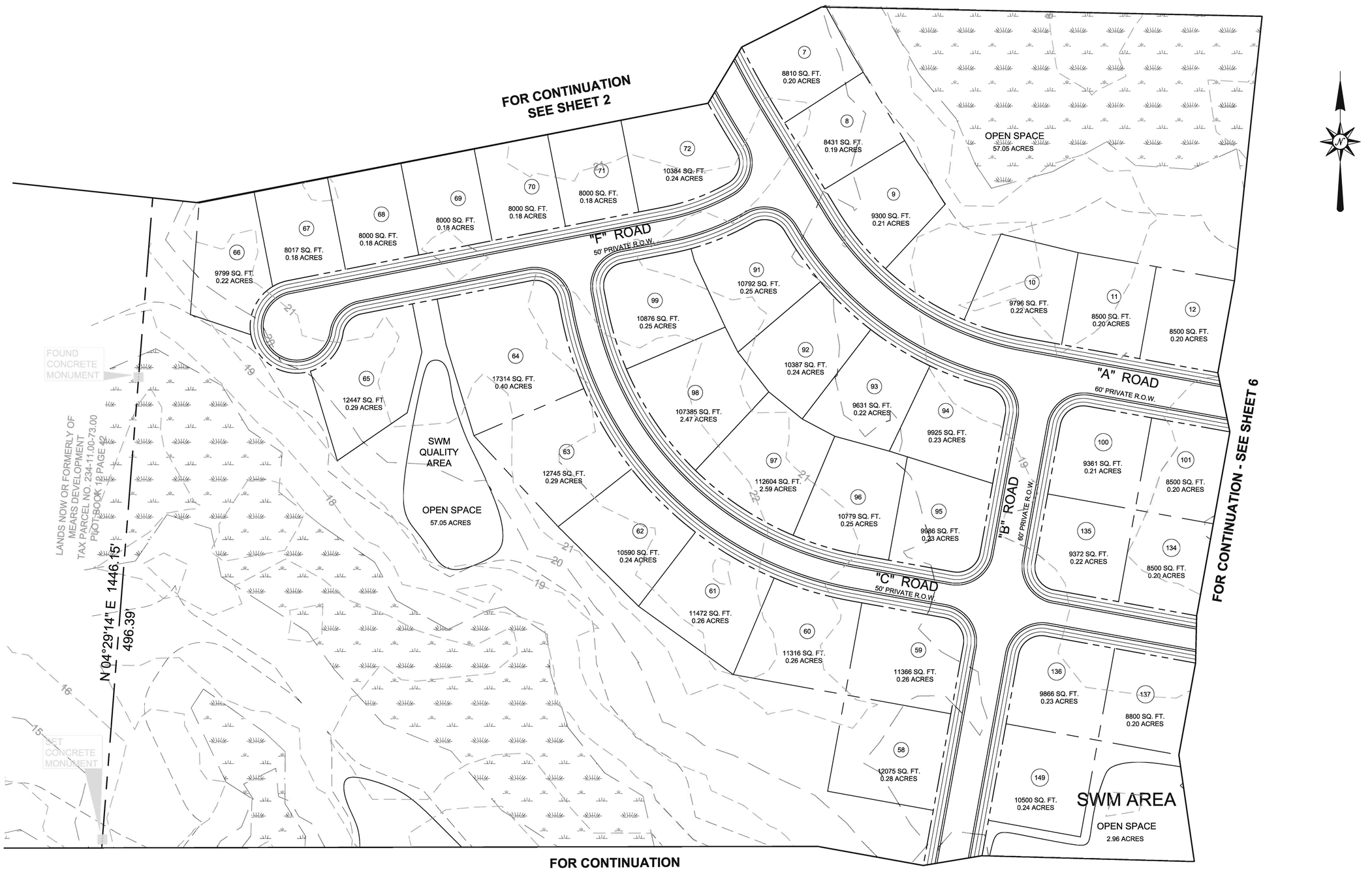
PLUS PLAN

THE WOODS AT BURTON POND
CONLEYS CHAPEL ROAD
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

Date: 10-30-06
Scale: 1" = 50'
Dwn.By:
Proj.No.:
Dwg.No.:

2 of 7

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. COPYRIGHT © 2006



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

dbf

PLUS PLAN

THE WOODS AT BURTON POND
CONLEYS CHAPEL ROAD
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

Date:	10-30-06
Scale:	1" = 50'
Dwn.By:	
Proj.No.:	
Dwg.No.:	

3 of 7

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. COPYRIGHT © 2006

FOR CONTINUATION
SEE SHEET 3

FOR CONTINUATION
SEE SHEET 7

SWM AREA
OPEN SPACE
57.05 ACRES

SWM AREA
OPEN SPACE
2.96 ACRES

"A" ROAD
50' PRIVATE R.O.W.

"B" ROAD
60' PRIVATE R.O.W.

"C" ROAD
50' PRIVATE R.O.W.

"A"
60' PRIV

57	8843 SQ. FT. 0.20 ACRES
56	9165 SQ. FT. 0.21 ACRES
55	8996 SQ. FT. 0.21 ACRES
54	8625 SQ. FT. 0.20 ACRES
53	8625 SQ. FT. 0.20 ACRES
52	8625 SQ. FT. 0.20 ACRES
51	9394 SQ. FT. 0.22 ACRES
50	13816 SQ. FT. 0.32 ACRES
49	11980 SQ. FT. 0.28 ACRES
48	11778 SQ. FT. 0.27 ACRES
47	9125 SQ. FT. 0.21 ACRES
46	8500 SQ. FT. 0.20 ACRES
45	8500 SQ. FT. 0.20 ACRES
44	8500 SQ. FT. 0.20 ACRES
43	8500 SQ. FT. 0.20 ACRES
42	8500 SQ. FT. 0.20 ACRES
41	8500 SQ. FT. 0.20 ACRES
148	11692 SQ. FT. 0.27 ACRES
147	9459 SQ. FT. 0.22 ACRES
146	8500 SQ. FT. 0.20 ACRES
145	8500 SQ. FT. 0.20 ACRES
121	8500 SQ. FT. 0.20 ACRES
120	8500 SQ. FT. 0.20 ACRES
119	9366 SQ. FT. 0.22 ACRES
118	9366 SQ. FT. 0.22 ACRES
117	8500 SQ. FT. 0.20 ACRES
116	8500 SQ. FT. 0.20 ACRES

N 04°29'14" E 150.00'

RUNNING BY AND WITH ℄ CHAPEL BRANCH APPROXIMATELY 961'

1669.40'
S 81°04'54" W 1817.42'

148.02'
S 81°04'54" W

OPEN SPACE
57.05 ACRES

LANDS NOW OR FORMERLY OF
SPRINGCAP, L.L.C.
TAX PARCEL NO. 234-11.00-78.00
DEED RECORD D2884-189

LANDS NOW OR FORMERLY OF
SUSSEX COUNTY
TAX PARCEL NO. 234-11.00-69.04
DEED RECORD D1955-203

FOUND
CONCRETE
MONUMENT
(BROKEN TOP)

EX. 40' WIDE SANITARY
SEWER EASEMENT

SANITARY SEWER CONNECTION TO SPRING BREEZE PHASE 1

LINE	BEARING	DISTANCE
L1	N 38°32'33" W	282.13'
L2	N 41°35'05" W	243.86'
L3	N 27°44'28" W	78.47'
L4	N 28°36'34" W	91.30'
L5	N 07°07'30" W	68.17'
L6	N 36°50'05" W	83.79'
L7	N 46°34'41" W	84.73'
L8	N 61°14'37" W	28.78'

0' 50' 100' 150'

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

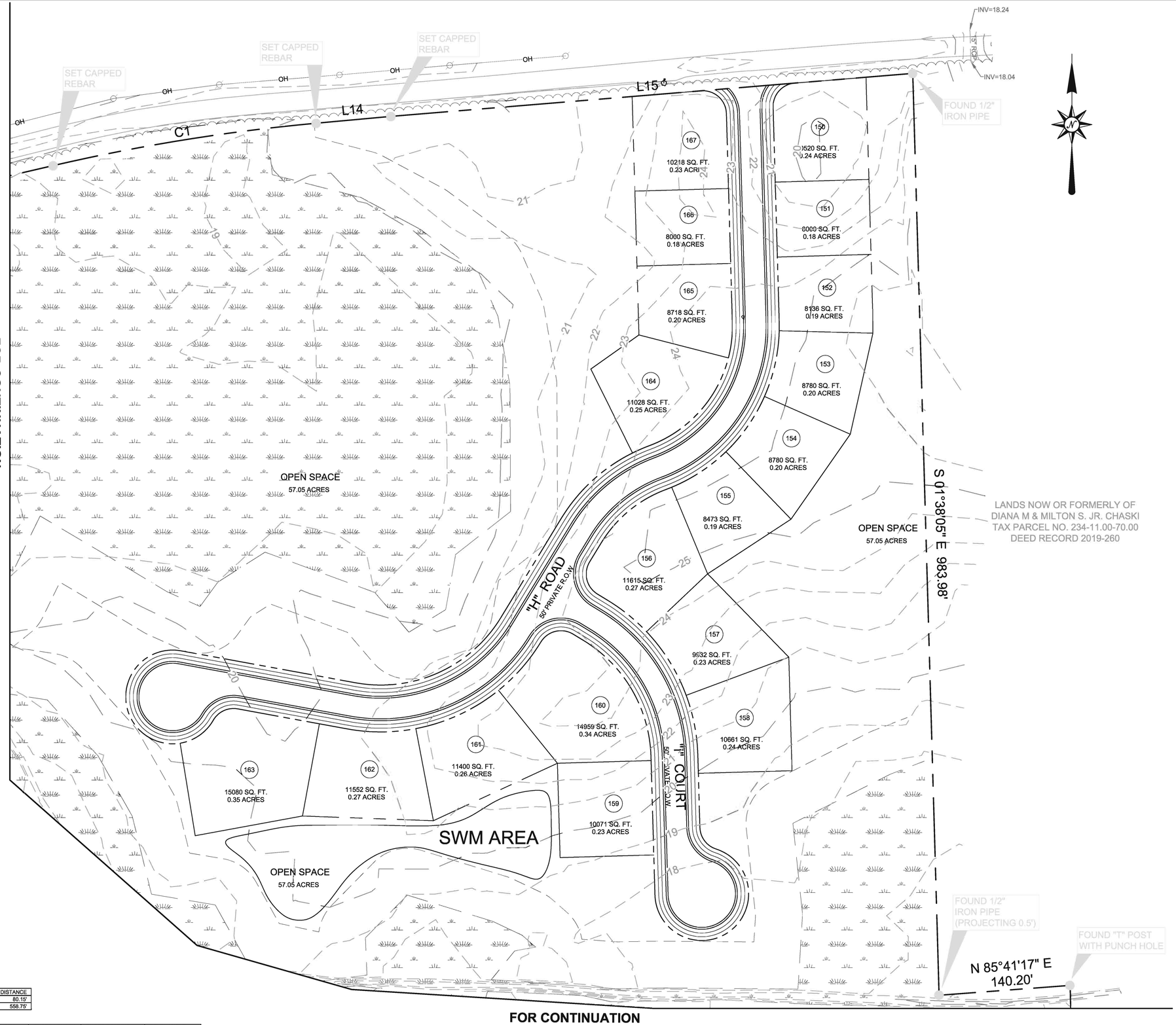
THE WOODS AT BURTON POND
CONLEYS CHAPEL ROAD
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

PLUS PLAN

Date: 10-30-06
Scale: 1" = 50'
Dwn.By:
Proj.No.:
Dwg.No.:

4 of 7

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. COPYRIGHT © 2006



FOR CONTINUATION
SEE SHEET 2

FOR CONTINUATION
SEE SHEET 6

LINE	BEARING	DISTANCE
L14	N 84°45'46" E	80.15'
L15	N 85°17'30" E	558.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2079.97'	284.42'	284.20'	N 80°50'43" E	07°50'05"

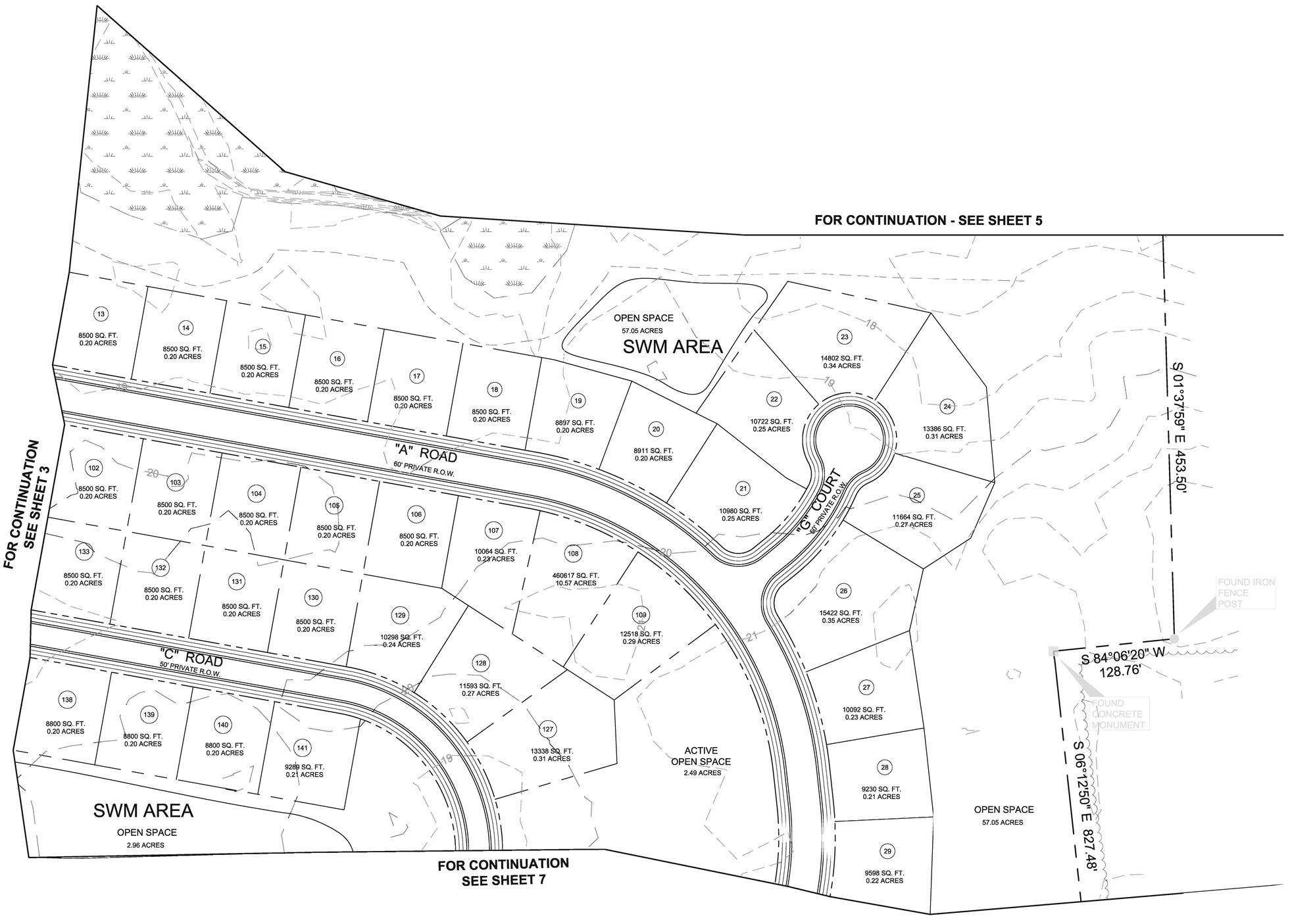
DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

PLUS PLAN

THE WOODS AT BURTON POND
CONLEYS CHAPEL ROAD
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

Date: 10-30-06
Scale: 1" = 50'
Dwn.By:
Proj.No.:
Dwg.No.:

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. COPYRIGHT © 2006



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

PLUS PLAN

THE WOODS AT BURTON POND
CONLEYS CHAPEL ROAD
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

Date:	10-30-06
Scale:	1" = 50'
Dwn.By:	
Proj.No.:	
Dwg.No.:	

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. COPYRIGHT © 2006

FOR CONTINUATION
SEE SHEET 6

FOR CONTINUATION
SEE SHEET 4

SWM AREA
OPEN SPACE
2.96 ACRES

ACTIVE
OPEN SPACE
2.49 ACRES

OPEN SPACE
57.05 ACRES

"C" ROAD
50' PRIVATE R.O.W.

ROAD
TE R.O.W.

OPEN SPACE
57.05 ACRES

144	8500 SQ. FT. 0.20 ACRES
143	8500 SQ. FT. 0.20 ACRES
142	8282 SQ. FT. 0.19 ACRES
126	10561 SQ. FT. 0.24 ACRES
125	10483 SQ. FT. 0.24 ACRES
124	8760 SQ. FT. 0.20 ACRES
123	8500 SQ. FT. 0.20 ACRES
122	8500 SQ. FT. 0.20 ACRES
110	8500 SQ. FT. 0.20 ACRES
111	9045 SQ. FT. 0.21 ACRES
112	9061 SQ. FT. 0.21 ACRES
113	8693 SQ. FT. 0.20 ACRES
114	8500 SQ. FT. 0.20 ACRES
115	8500 SQ. FT. 0.20 ACRES
30	9753 SQ. FT. 0.22 ACRES
31	9753 SQ. FT. 0.22 ACRES
32	9654 SQ. FT. 0.22 ACRES
33	8850 SQ. FT. 0.20 ACRES
34	8500 SQ. FT. 0.20 ACRES
35	8665 SQ. FT. 0.20 ACRES
36	8782 SQ. FT. 0.20 ACRES
37	8760 SQ. FT. 0.20 ACRES
38	8814 SQ. FT. 0.20 ACRES
39	8500 SQ. FT. 0.20 ACRES
40	8500 SQ. FT. 0.20 ACRES

LANDS NOW OR FORMERLY OF
PAUL A & MARIE H COLLINS
TAX PARCEL NO. 234-11.00-69.01

S 06°12'50" E 827.48'

FOUND
CONCRETE
MONUMENT
(DISTURBED)

1669.40'
S 81°04'54" W 1817.42'

LANDS NOW OR FORMERLY OF
SUSSEX COUNTY
TAX PARCEL NO. 234-11.00-69.04
DEED RECORD D1955-203

0' 50' 100' 150'

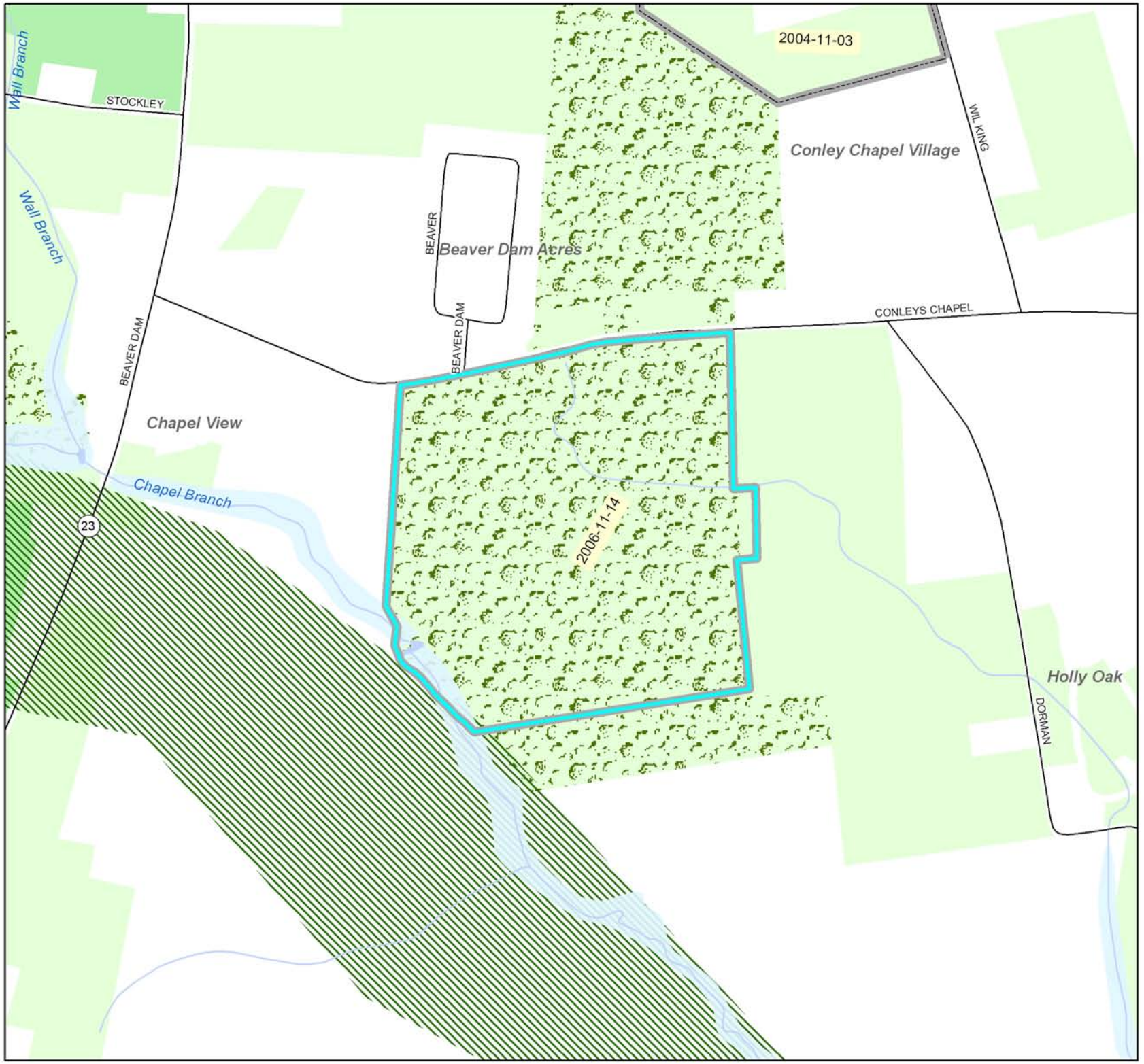
DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

PLUS PLAN

THE WOODS AT BURTON POND
CONLEYS CHAPEL ROAD
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

Date:	10-30-06
Scale:	1" = 50'
Dwn.By:	
Proj.No.:	
Dwg.No.:	7 of 7

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. COPYRIGHT © 2006



Preliminary Land Use Service (PLUS)

Woods at Burton Pond
2009-11-14

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

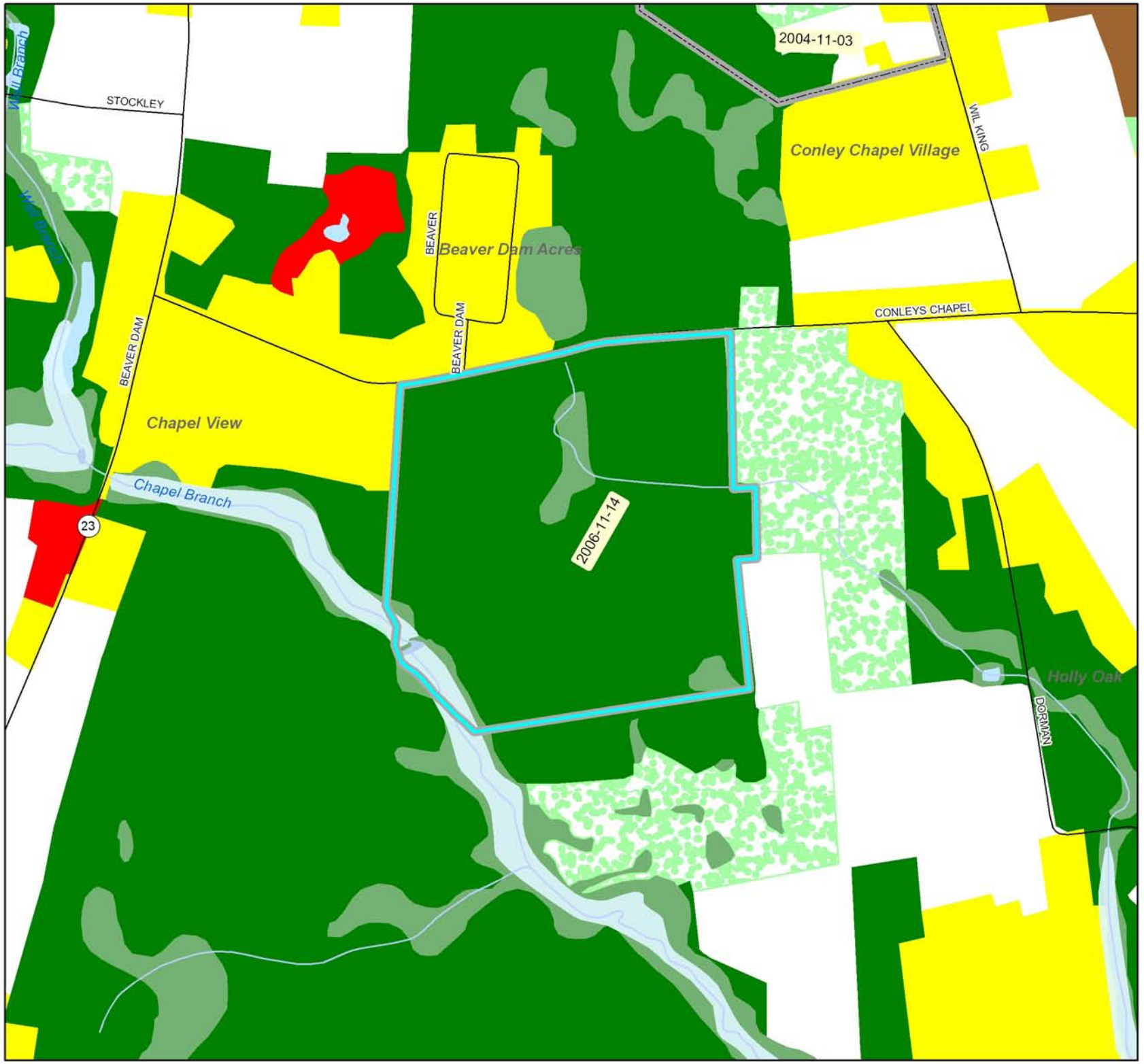
Strategies

- 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)

Feet
0 240 480 960
1:10,000

Delaware Office of State Planning Coordination

Produced by the Delaware Office of State Planning Coordination.
www.state.de.us/planning



Preliminary Land Use Service (PLUS)

Woods at Burton Pond
2009-11-14

- 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

Feet
0 240 480 960

1:10,000

Delaware Office of State Planning Coordination

Produced by the Delaware Office of State Planning Coordination.
www.state.de.us/planning

Preliminary Land Use Service (PLUS)

Woods at Burton Pond
2009-11-14

Project Area

Municipalities

Feet

0 240 480 960

1:10,000

Delaware Office of State Planning Coordination

Produced by the Delaware Office of State Planning Coordination.
www.state.de.us/planning