

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

1. Project Title/Name: Trappe Trails

2. Location (please be specific): East of Pepper Pond Road (County Road 449), South of Laurel Road (Route 24), West
3. Little Hill Road (County Road 422-A), and north of Goose Nest Road

4. Parcel Identification #: 232-22.00-5.00

5. County or Local Jurisdiction Name: Sussex

6. Owner's Name: Golden Acres Limited Partnership

Address: 14521 Laurel Road

City: Laurel

State: DE

Zip: 19956

Phone:

Fax:

Email:

7. Applicant's Name: Trappe Trails, LLC

Address: 4001 Kennett Pike

City: Wilmington

State: DE

Zip: 19807

Phone:

Fax:

Email:

8. 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: wzc@dbfinc.com

9. Please Designate a Contact Person, including phone number, for this Project: W. Zachary Crouch, P.E.

Information Regarding Site:	
10. 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	
11. Brief Explanation of Project being reviewed: Single Family Home subdivision consisting of 85 lots.	
12. Area of Project(Acres +/-): 85.77 acres	
13. 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)	
14. 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	
15. Present Zoning: AR-1	16. Proposed Zoning: AR-1
17. Present Use: Agricultural	18. Proposed Use: Residential
19. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: N/A	
20. 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"/>	
21. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities 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? 22,000 gpd How will this demand be met? Existing	
22. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities	
23. If a site plan please indicate gross floor area:	
24. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
25. If residential, indicated the number of number of Lots/units: 85 Gross Density of Project: .99 Net Density 1.18 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

26. If residential, please indicate the following:

Number of renter-occupied units: N/A
Number of owner-occupied units: N/A

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 N/A
 Move-up buyer – if checked, how many units N/A
 Second home buyer – if checked, how many units N/A
 Active Adult (Check only if entire project is restricted to persons over 55)

27. Present Use: % of Impervious Surfaces: 0%
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 11%
Square Feet: 418,173

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

How much forest land is presently on-site? ±48.49 acres How much forest land will be removed? ±19.92 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 3.71

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: Projected 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input 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 : See Site Plan</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name: Unavailable</p>
<p>32. List the proposed method(s) of stormwater management for the site: Stormwater management ponds</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.): Existing Ditch</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? 29.36 Acres 1,278,912 Square Feet</p> <p>[Open space proposed (not including stormwater management ponds and waste water disposal areas) 18.90/823,277.6 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)? Active, Passive</p> <p>Where is the open space located? See Siteplan</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 N/A</p> <p>Acres on-site that will be restored N/A</p> <p>Acres of required wetland mitigation N/A</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed TBD</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 50'±</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 895 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 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. Connection to Pepper Pond Road (SR 449) a one lane roadway. Connection to Little Hill Road (RD 422A) a one lane roadway

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: Fall 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

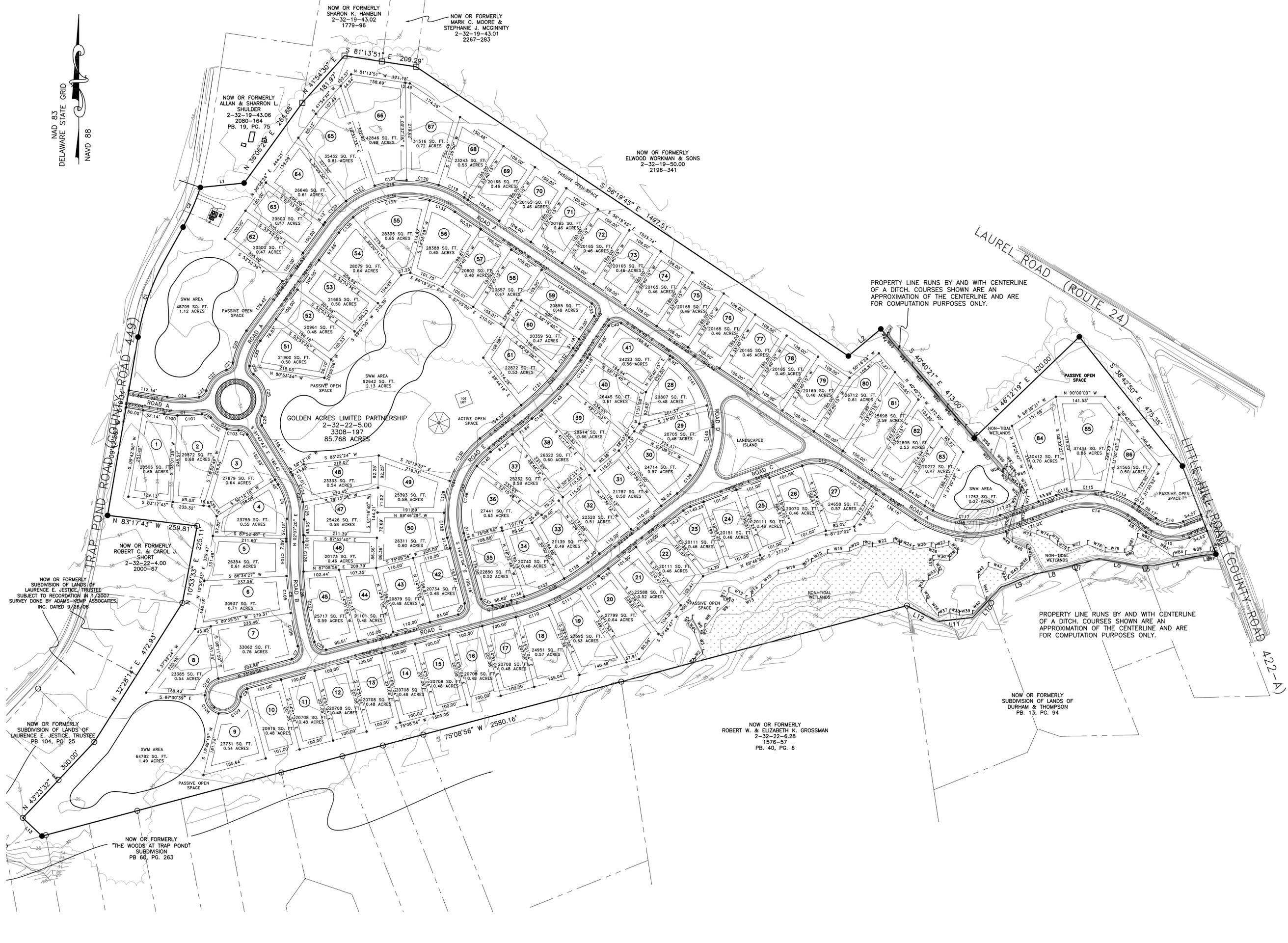
Signature of Person completing form
(If different than property owner)

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, 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.

NAD 83
DELAWARE STATE GRID
NAVD 88



PROPERTY LINE RUNS BY AND WITH CENTERLINE OF A DITCH. COURSES SHOWN ARE AN APPROXIMATION OF THE CENTERLINE AND ARE FOR COMPUTATION PURPOSES ONLY.

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



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

PRELIMINARY SITE PLAN

TRAPPE TRAILS
TRAP POND ROAD/LITTLE HILL ROAD
BROADCREEK HUNDRED, SUSSEX COUNTY, DELAWARE

Date: FEB 2007
Scale: 1" = 120'
Dwn.By: JML
Proj.No.: 1608A01D
Dwg.No.:

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WETLANDS TABLE

LINE	BEARING	DISTANCE
W1	N 48°24'51" E	6.73'
W2	N 45°17'22" E	30.54'
W3	N 21°54'42" W	63.41'
W4	N 37°36'48" W	30.94'
W5	N 38°02'57" E	19.93'
W6	S 30°12'48" E	50.79'
W7	N 29°43'09" E	21.72'
W8	N 37°29'51" E	57.70'
W9	N 50°30'02" E	45.63'
W10	N 75°34'26" W	16.03'
W11	N 30°25'15" E	28.47'
W12	S 65°21'43" E	54.20'
W13	N 67°04'04" E	17.71'
W14	N 47°41'22" E	39.05'
W15	N 50°14'26" E	62.10'
W16	N 76°49'48" E	79.55'
W17	N 49°40'48" E	24.80'
W18	N 61°34'48" E	51.89'
W19	N 83°44'09" E	64.49'
W20	N 66°36'41" E	43.11'
W21	S 78°28'27" E	26.89'
W22	N 76°35'42" E	63.09'
W23	S 63°00'34" E	18.62'
W24	S 71°26'27" E	41.14'
W25	N 81°45'50" E	52.87'
W26	S 72°28'43" E	13.43'
W27	N 76°08'15" E	37.64'
W28	S 46°59'02" E	36.05'
W29	S 48°20'40" W	29.74'
W30	N 85°54'40" W	49.20'
W31	S 03°30'19" E	14.82'
W32	S 31°17'53" E	30.38'
W33	S 60°12'48" W	33.56'
W34	S 30°47'04" W	40.44'
W35	S 26°45'05" E	33.33'
W36	S 40°05'05" E	53.82'
W37	N 74°04'15" E	34.24'
W38	S 76°33'53" E	28.79'
W39	N 85°14'54" E	37.71'
W40	N 45°35'36" E	54.64'
W41	N 19°12'12" W	68.56'
W42	N 39°45'47" E	44.23'
W43	S 72°22'49" E	51.15'
W44	S 26°46'41" E	22.34'
W45	N 53°00'09" E	43.66'
W46	N 44°13'39" E	36.97'
W47	N 12°57'55" W	35.32'
W48	N 65°58'59" W	45.88'
W49	N 47°59'20" W	21.66'
W50	N 15°43'33" E	79.14'
W51	N 20°19'58" E	56.60'
W52	N 44°45'31" W	0.96'
W53	N 20°00'07" W	11.15'
W54	N 48°45'40" W	40.88'
W55	N 39°03'43" W	23.05'
W56	S 70°09'34" W	3.12'
W57	N 39°17'27" W	128.92'
W58	N 41°46'38" W	59.10'
W59	N 41°25'09" W	18.91'
W60	N 40°34'37" W	75.22'
W61	N 40°13'01" W	82.97'
W62	N 40°40'29" W	59.92'
W63	N 40°12'46" W	50.84'
W64	N 18°01'12" W	0.51'
W65	S 41°33'27" E	64.57'
W66	S 42°02'01" E	60.29'
W67	S 33°46'04" E	6.02'
W68	S 41°45'27" E	24.77'
W69	N 76°31'35" E	9.77'
W70	S 34°02'45" E	59.68'
W71	S 16°19'55" W	48.35'
W72	S 03°52'40" W	52.55'
W73	S 67°44'48" E	49.94'
W74	S 69°15'28" E	39.83'
W75	S 50°47'46" E	28.02'
W76	S 61°30'19" E	35.53'
W77	N 70°41'08" E	58.85'
W78	S 68°39'37" E	54.94'
W79	S 85°51'21" E	55.54'
W80	N 70°06'57" E	24.11'
W81	N 22°14'17" E	39.46'
W82	S 68°45'20" E	42.02'
W83	S 57°46'09" E	76.07'
W84	N 81°04'28" E	35.63'
W85	N 81°21'07" E	72.44'
W86	S 83°14'38" E	13.12'
W87	S 19°52'59" E	7.74'

EXISTING CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	683.00'	231.90'	230.79'	N 19°08'26" E	19°27'14"
C2	683.00'	124.31'	124.14'	N 23°38'17" E	10°25'41"

EXISTING LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84°15'28" E	126.75'
L2	N 50°16'23" E	121.72'
L3	S 83°43'13" W	53.39'
L4	S 77°50'53" W	126.82'
L5	S 88°40'13" W	46.40'
L6	N 80°01'47" W	114.93'
L7	S 76°03'13" W	131.86'
L8	S 78°20'53" W	58.64'
L9	S 68°58'53" W	104.30'
L10	S 43°19'13" W	119.96'
L11	S 83°34'13" W	100.87'
L12	N 63°08'27" W	100.10'
L13	N 46°36'28" W	75.96'

PROPOSED R.O.W. CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.29'	108.66'	108.15'	N 89°51'29" W	19°08'18"
C2	26.00'	28.94'	27.47'	S 68°03'17" E	63°46'29"
C3	89.00'	92.12'	88.06'	N 65°49'05" W	59°18'06"
C4	26.00'	28.89'	27.43'	S 63°37'55" E	63°40'26"
C5	175.00'	103.59'	102.09'	S 14°50'11" E	33°55'02"
C6	1025.00'	303.65'	302.54'	N 06°21'52" W	16°58'25"
C7	26.00'	40.84'	36.77'	S 30°08'56" W	90°00'00"
C8	52.00'	229.27'	83.81'	N 51°09'41" W	252°37'13"
C9	25.00'	31.69'	29.61'	N 38°50'19" E	72°37'13"
C10	675.00'	268.04'	266.29'	S 63°46'22" W	22°45'08"
C11	75.00'	23.06'	22.97'	N 61°12'11" E	17°36'48"
C12	125.00'	117.07'	112.84'	S 83°09'35" E	53°39'40"
C13	295.00'	273.40'	263.72'	N 82°52'46" W	53°06'02"
C14	215.00'	203.13'	195.66'	S 82°21'48" E	54°07'58"
C15	135.00'	131.16'	126.06'	N 83°07'44" W	55°39'52"
C16	85.00'	82.58'	79.37'	N 83°07'44" W	55°39'52"
C17	265.00'	250.37'	241.16'	S 82°21'48" E	54°07'58"
C18	245.00'	227.06'	219.02'	N 82°52'46" W	53°06'02"
C19	295.00'	450.84'	408.23'	N 79°53'20" E	87°33'51"
C20	226.44'	100.59'	99.77'	N 23°20'11" E	25°27'11"
C21	26.00'	29.06'	27.57'	S 40°45'38" W	64°02'29"
C22	89.00'	87.45'	83.97'	N 44°37'59" E	56°17'48"
C23	26.00'	28.37'	26.98'	S 47°44'38" W	62°31'06"
C24	275.00'	92.16'	91.73'	N 89°53'07" W	19°12'06"
C25	89.00'	134.28'	121.90'	S 11°20'38" E	86°26'44"
C26	26.00'	28.89'	27.43'	N 00°02'31" E	63°40'26"
C27	225.00'	133.19'	131.26'	S 14°50'11" E	33°55'02"
C28	975.00'	288.84'	287.78'	N 06°21'52" W	16°58'25"
C29	26.00'	40.84'	36.77'	N 59°51'04" W	90°00'00"
C30	26.00'	40.84'	36.77'	S 30°08'56" W	90°00'00"
C31	275.00'	317.32'	300.00'	N 18°12'18" E	66°06'45"
C32	725.00'	222.58'	221.71'	S 42°27'58" W	17°35'26"
C33	26.00'	40.84'	36.77'	S 11°19'45" E	90°00'00"
C34	245.00'	374.43'	339.04'	N 79°53'20" E	87°33'51"
C35	175.00'	78.66'	78.00'	N 23°13'48" E	25°45'12"
C36	26.00'	27.43'	26.17'	N 24°20'46" W	60°26'28"
C37	26.00'	40.84'	36.77'	N 59°51'04" W	90°00'00"
C38	625.00'	248.19'	246.56'	S 63°46'22" W	22°45'08"
C39	240.00'	455.43'	390.11'	S 01°57'59" E	108°43'32"
C40	26.00'	40.84'	36.77'	N 78°40'15" E	90°00'00"
C41	775.00'	237.93'	237.00'	S 42°27'58" W	17°35'26"
C42	225.00'	259.62'	245.46'	N 18°12'18" E	66°06'45"

PROPOSED DOT CURVE TABLE

C100	325.29'	37.99'	37.97'	N 83°37'33" W	06°41'32"
C101	325.29'	71.15'	71.01'	S 86°45'44" W	12°31'54"
C102	89.00'	57.40'	56.41'	N 54°38'36" W	36°57'09"
C103	89.00'	34.72'	34.50'	N 84°17'39" W	22°20'57"
C104	1025.00'	99.25'	99.21'	N 00°39'06" W	05°32'53"
C105	1025.00'	106.92'	106.87'	N 06°24'51" W	05°58'36"
C106	1025.00'	97.48'	97.44'	N 12°07'36" W	05°26'56"
C107	52.00'	65.94'	61.61'	N 38°49'08" E	72°39'35"
C108	52.00'	71.40'	65.92'	N 36°50'40" W	78°40'02"
C109	52.00'	91.93'	80.42'	S 63°10'30" W	101°17'36"
C110	675.00'	102.55'	102.45'	S 70°47'48" W	08°42'16"
C111	675.00'	101.82'	101.72'	S 62°07'24" W	08°38'33"
C112	675.00'	63.68'	63.66'	S 55°05'57" W	05°24'19"
C113	265.00'	14.75'	14.75'	S 56°53'28" E	03°11'19"
C114	265.00'	94.83'	94.32'	S 68°44'12" E	20°30'09"
C115	265.00'	94.83'	94.32'	S 89°14'22" E	20°30'09"
C116	265.00'	45.97'	45.91'	N 75°32'23" E	09°56'20"
C117	245.00'	200.00'	194.49'	N 86°02'36" W	46°46'21"
C118	245.00'	27.06'	27.04'	S 59°29'35" E	06°19'40"
C119	295.00'	82.67'	82.40'	S 64°21'27" E	16°03'25"
C120	295.00'	93.89'	93.49'	S 81°30'13" E	18°14'07"
C121	295.00'	93.89'	93.49'	N 80°15'40" E	18°14'07"
C122	295.00'	93.89'	93.49'	S 62°01'33" E	18°14'07"
C123	295.00'	86.51'	86.20'	N 44°30'27" E	16°48'06"
C124	225.00'	82.68'	82.22'	S 21°16'03" E	21°03'18"
C125	225.00'	50.51'	50.40'	S 04°18'32" E	12°51'45"
C126	975.00'	84.64'	84.61'	S 00°21'52" E	04°58'25"
C127	975.00'	204.20'	203.83'	S 08°51'04" E	12°00'00"
C128	275.00'	72.36'	72.15'	N 07°18'46" W	15°04'36"
C129	275.00'	93.32'	92.87'	N 09°56'47" E	19°26'32"
C130	275.00'	151.64'	149.72'	N 35°27'52" E	31°35'37"
C131	725.00'	140.28'	140.06'	N 45°43'06" E	11°05'09"
C132	725.00'	82.31'	82.26'	N 36°55'23" E	06°30'17"
C133	245.00'	80.12'	79.77'	N 65°41'53" W	18°44'16"
C134	245.00'	234.22'	225.40'	S 77°32'44" W	54°46'31"
C135	245.00'	60.08'	59.93'	S 43°07'56" W	14°03'04"
C136	625.00'	38.49'	38.48'	N 73°23'05" E	03°31'42"
C137	625.00'	126.82'	126.60'	N 65°48'27" E	11°37'34"
C138	625.00'	82.88'	82.82'	N 56°11'44" E	07°35'52"
C139	240.00'	107.00'	106.11'	N 39°37'29" E	25°32'58"
C140	240.00'	175.30'	171.43'	N 05°55'40" E	41°50'59"
C141	240.00'	173.13'	169.40'	N 35°39'47" W	41°19'56"
C142	775.00'	95.22'	95.16'	S 37°11'26" W	07°02'22"
C143	775.00'	105.98'	105.90'	S 44°37'41" W	07°50'07"
C144	775.00'	36.73'	36.73'	S 49°54'13" W	02°42'56"
C145	225.00'	56.69'	56.54'	S 44°02'36" W	14°26'09"
C146	225.00'	202.93'	196.13'	S 10°59'14" W	51°40'36"

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



SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 484-1441

PRELIMINARY SITE PLAN

TRAPPE TRAILS
TRAP POND ROAD/LITTLE HILL ROAD
BROADCREEK HUNDRED, SUSSEX COUNTY, DELAWARE

Date: FEB 2007
Scale:
Dwn.By: JML
Proj.No.: 1608A001D
Dwg.No.:

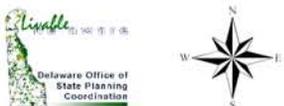
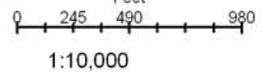
Preliminary Land Use Service (PLUS)

Trappe Trails
2007-03-01

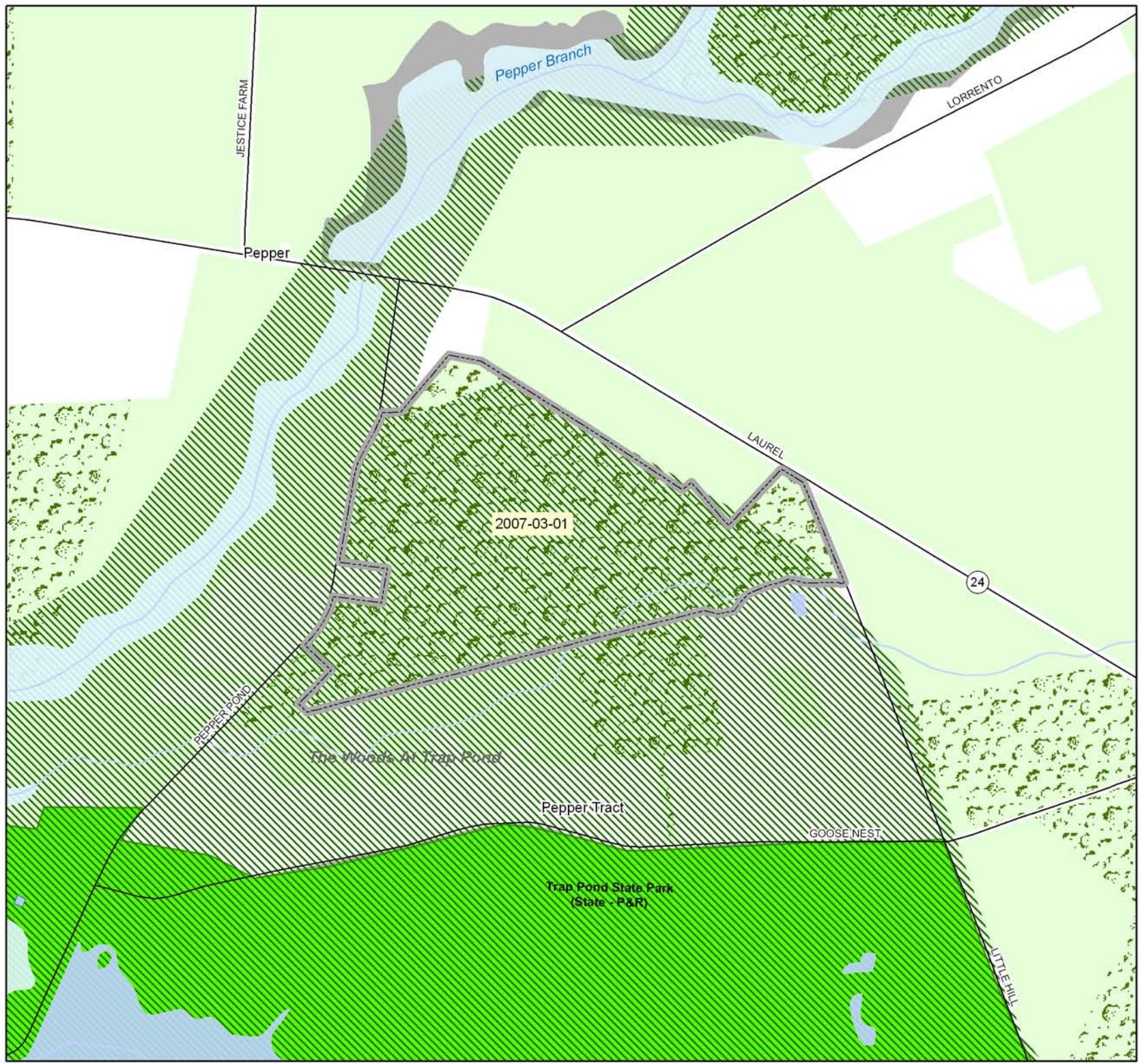
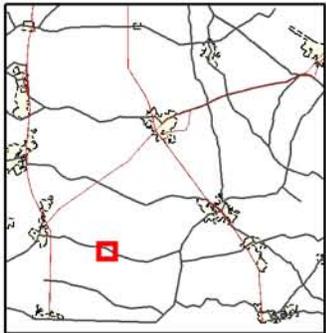
-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

Strategies

-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)

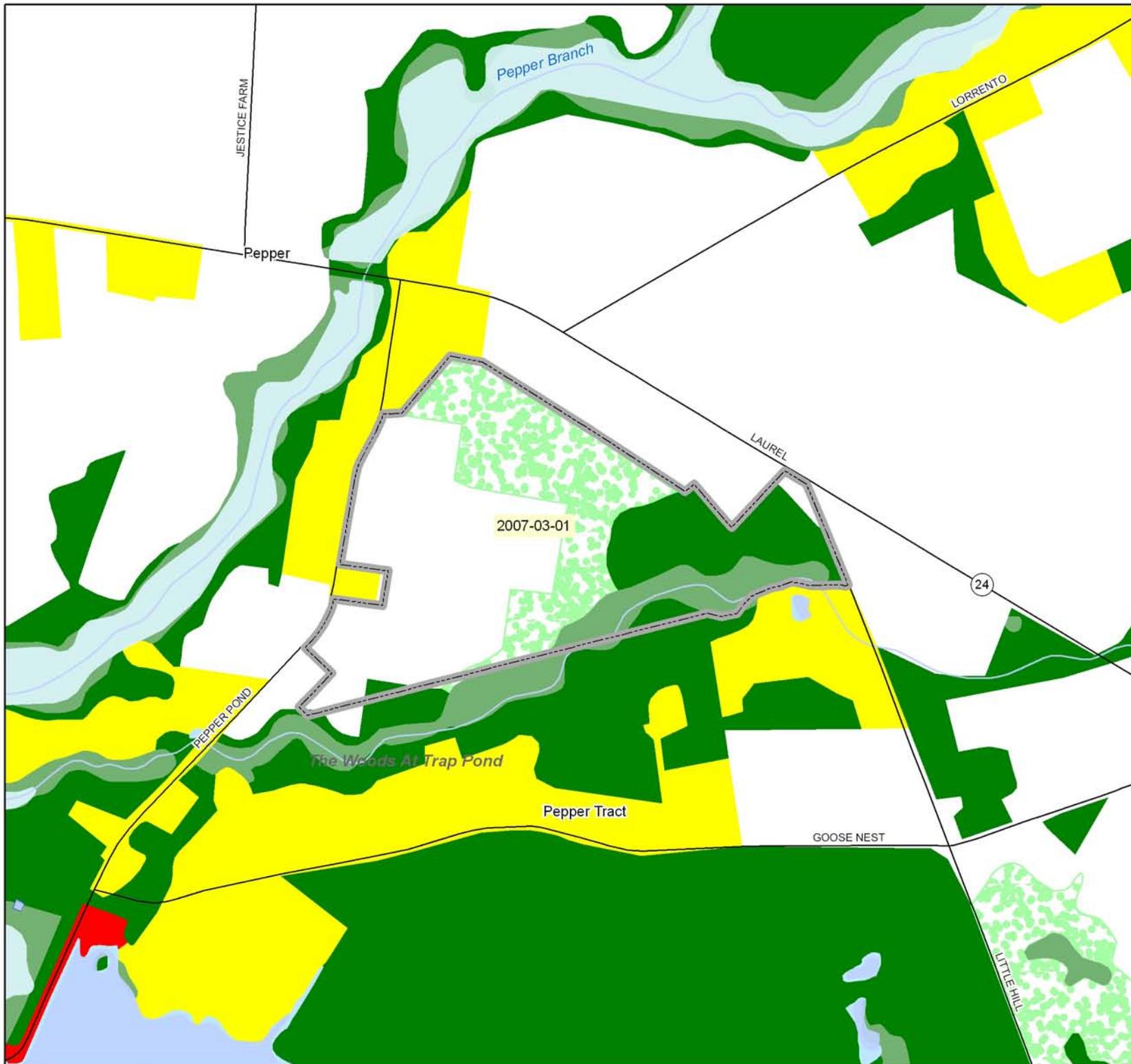


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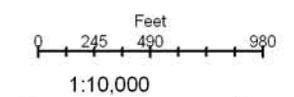


Preliminary Land Use Service (PLUS)

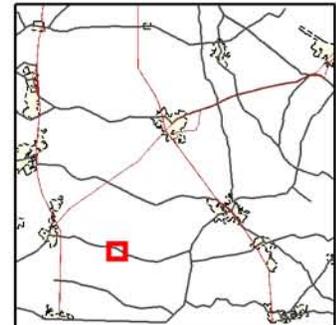
Trappe Trails
2007-03-01



- 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



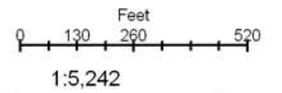
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Preliminary Land Use Service (PLUS)

Trappe Trails
2007-03-01

-  Project Area
-  Municipalities



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