

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: Mixed Use Retail/ Office/ Residential Condominium	
11. Area of Project(Acres +/-): ±68.30 Acres	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input 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. N/A	
14. Present Zoning: AR-1	15. Proposed Zoning: CR-1 C.U.
16. Present Use: Agriculture	17. Proposed Use: Mixed Use Retail/ Office/ Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Agricultural crop production, with associated fertilizer and pesticide uses.	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input 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 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? Fire protection & typical daily use associated with retail/ office and residential condominiums How will this demand be met? Tidewater Utilities to provide service.	
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 Sewer	
22. If a site plan please indicate gross floor area: ±279,400 S.F. retail, ±120,470 S.F. office & ±64,000 S.F. residential condominium	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 48 Residential condominiums Gross Density of Project: N/A Net Density 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: **12**

Number of owner-occupied units: **36**

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 **12**

Move-up buyer – if checked, how many units **18**

Second home buyer – if checked, how many units **18**

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

26. Present Use: % of Impervious Surfaces: **0 %**
Square Feet: **0 S.F.**

Proposed Use: % of Impervious Surfaces: **±61.4%**
Square Feet: **±1,826,223 S.F.**

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

How much forest land is presently on-site? **0 Ac.** How much forest land will be removed? **N/A**

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

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 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: Storm water management retention/ detention basins and other best management practices as appropriate.</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.): Storm water will be treated by on-site methods listed above before ultimately outfalling to Pot Hook Creek complex.</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? Acres ±26.38 Ac. Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) ±22.61 Ac. 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)? Storm water management, buffers, landscape planting areas</p> <p>Where is the open space located? Southern end of the site (storm water management), edges of project and interior landscape islands (plantings)</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? SRA Lands along Pot Hook Creek</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? Lands dedicated and contribution towards Gills Neck Road widening & improvements; force main upgrades to regional sewer system</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 Storm water detention/ infiltration basin(s) as appropriate</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</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
38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 21,179 ADTs What percentage of those trips will be trucks, excluding vans and pick-up trucks? ±5% - Deliveries & suppliers, trash collection, etc.
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. Project has a proposed entrance on Kings Highway (SCR 268, 2 lanes, 40' pavement including 8' shoulders) across from Clay Road. Project also has access to Gills Neck Road (SCR 269) through a shared access with the proposed Governors multi-family residential project. Gills Neck Road is currently 2 lanes (20' pavement), but is planned to be improved to a boulevard section across the Village Centre frontage. Also of note is the interconnectivity between the project and the proposed Governors multi-family and Senators subdivision as well as the approved Hawkseye subdivision to the east, which will help to keep local traffic off of Gills Neck Road. In addition, an extensive network of sidewalks and multi-use pathways will be available on site and interconnected with off site extensions.
40. Will the street rights of way be public, private, or town? N/A
41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 #39 above.
43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The multi-use pathway connects via the proposed Governors & Senators projects and approved Hawkseye subdivision to the Junction & Breakwater Hiking/ Biking trail
44. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has this site been evaluated for historic and/or cultural resources? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply) <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:
45. Please make note of the time-line for this project: Preliminary Approval late 2007, Final Approval late 2008, Phased Construction to begin mid-2009.

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.

February 28, 2007

Ms. Dorothy Morris
Office of State planning Coordination
540 S. DuPont Hwy., Suite 7
Dover, DE 19901

**RE: J.G.Townsend Village Centre - CR-1 Conditional Use
Tax Parcel 3-35-12-3 (Portion)**

Dear Ms. Morris,

Attached you will find our completed PLUS application and site plan for the J.G.Townsend Village Centre Development.

1. PLUS Application – 2/28/07
2. Color Graphic of the Site Plan
3. Sht. #1- Zoning Plan – dated 2/28/07
4. Sht. #2 – Site Plan – dated 2/28/07
5. Sht. #3 – Survey – June 7th, 2006

The project is a rezoning application from AR-1 to CR-1/CU. It proposes +/-48 Multi-family units; +/-279,400sq.ft. retail space; +/-172,100 sq.ft. office space; +/- 1,000 seat performing Arts Center; +/-100room Motel; and a potential reserve area for future retail on +/-68.30 acres off of Kings Hwy. and Gills Neck Road (SCR 267) near Lewes. The project is in the Environmentally Sensitive Development District. The non-wooded portions of the site are currently used for agricultural field crop production.

We have had extensive contact with DeIDOT regarding the development of this parcel, access points and associated improvements along Gills Neck Road in addition to right-of-way dedication. We have also coordinated the location of the proposed highway entrance with them and have proceeded with their endorsement of such. In addition, the developer is currently working with both DNREC and DeIDOT on achieving a corridor link to a regional bikeway connection.

The developer has also met with Sussex County Engineering to discuss sewer capacity issues and developer-funded main line improvements to the existing regional sewer system.

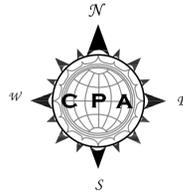
We have identified both 404 and tidal wetlands areas along Pot Hook Creek. There are no wetlands incorporated into this application. The project as proposed calls for no disturbance in these adjacent wetland areas along Pot Hook Creek.

In summary, we believe we have addressed the pertinent development issues for this site. Please don't hesitate to contact me if we can answer any questions or provide any additional information. We look forward to discussing the project with you in the near future. Please confirm that we will be heard in the March meetings.

Sincerely,
For LANDDESIGN, Inc.,

Tom Ford
President

Cc: Paul Townsend, Martin Dusbiber



NOTES:

1. OUTPARCEL & EASEMENT AREAS PER PLAT ENTITLED LANDS TO BE GRANTED TO THE BOARD OF PUBLIC WORKS CITY OF LEWES, PREPARED BY CHARLES D. MURPHY, JR., AND DATED JULY 22, 1988, CONTAINING 1,600 S.F. ± (0.04 ACRES);
2. CLASS "B" SURVEY
3. THIS SURVEY DOES NOT CERTIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS AND RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY.

NOTE:

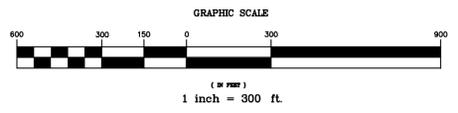
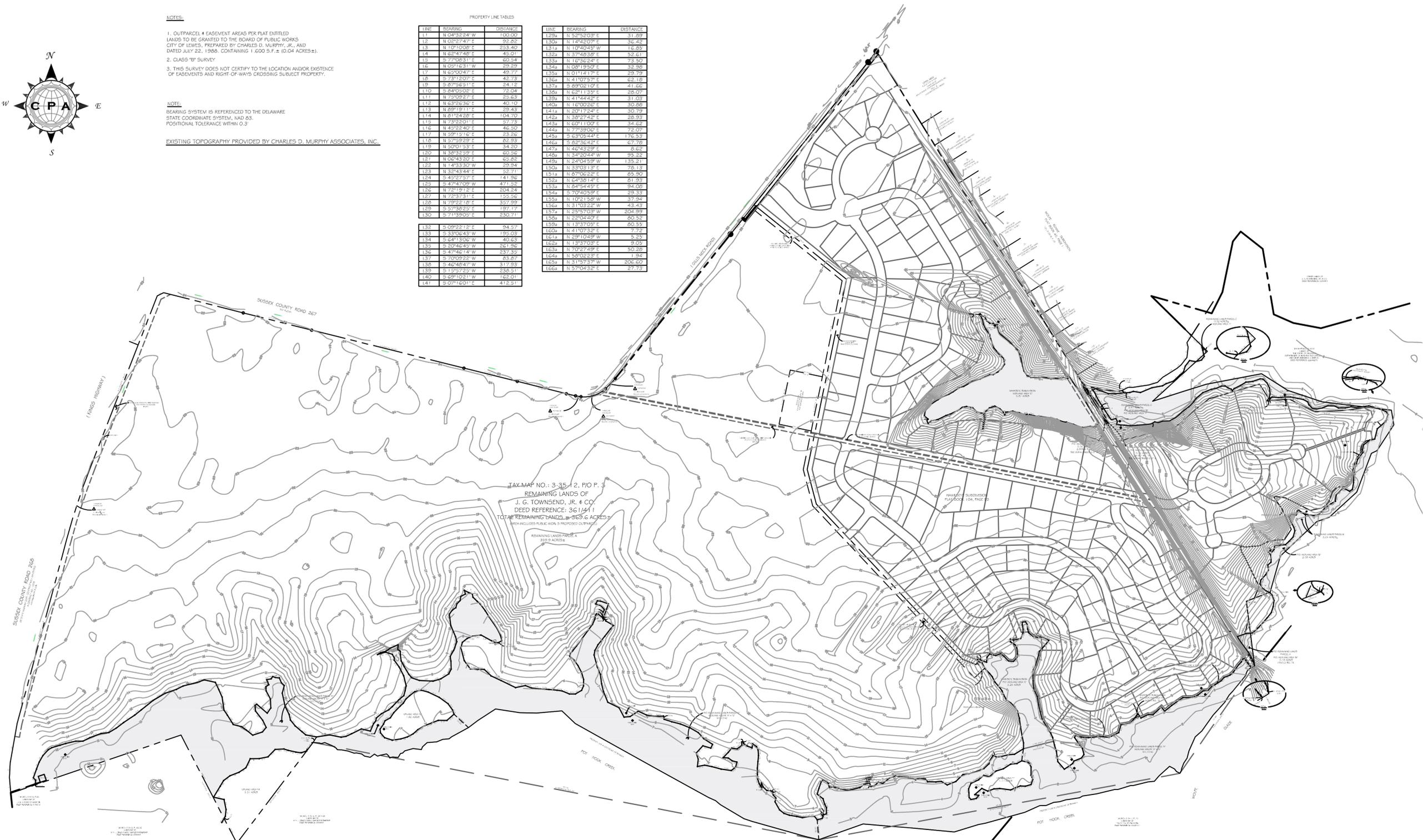
BEARING SYSTEM IS REFERENCED TO THE DELAWARE STATE COORDINATE SYSTEM, NAD 83. POSITIONAL TOLERANCE WITHIN 0.3'

EXISTING TOPOGRAPHY PROVIDED BY CHARLES D. MURPHY ASSOCIATES, INC.

PROPERTY LINE TABLES

LINE	BEARING	DISTANCE
11	N 04°33'24" W	100.00
12	N 02°27'47" E	92.22
13	N 10°10'08" E	233.40
14	N 82°47'48" E	45.01
15	S 77°08'37" E	60.54
16	N 09°16'31" W	25.20
17	N 65°00'47" E	49.77
18	S 73°18'07" E	42.73
19	S 07°46'51" E	24.12
20	S 24°01'02" E	22.04
21	N 73°05'27" E	25.63
22	N 63°26'36" E	40.10
23	N 89°19'11" E	25.43
24	N 81°24'28" E	104.70
25	N 73°22'07" E	37.73
26	N 45°24'40" E	46.20
27	N 29°17'16" E	33.26
28	N 57°59'23" E	62.33
29	N 30°01'53" E	34.20
30	N 30°13'29" E	60.26
31	N 06°43'30" E	65.22
32	N 14°33'30" W	29.54
33	N 33°43'44" E	32.71
34	S 43°27'57" E	141.96
35	S 47°47'09" W	471.52
36	N 72°16'12" E	204.24
37	N 72°37'31" E	132.26
38	N 79°21'01" E	337.39
39	S 57°38'25" E	197.17
40	S 71°33'02" E	230.71
41	S 09°22'12" E	84.27
42	S 33°00'43" W	135.63
43	S 24°13'02" W	40.83
44	S 20°46'43" W	261.96
45	S 47°46'18" W	237.29
46	S 70°09'22" W	23.27
47	S 46°48'47" W	317.93
48	S 15°37'22" W	258.01
49	S 69°10'21" W	162.01
50	S 07°16'01" E	412.51

LINE	BEARING	DISTANCE
129	N 52°52'09" E	31.29
130	N 14°42'07" E	36.22
131	N 10°40'49" W	16.40
132	N 37°48'25" E	32.51
133	N 16°36'24" E	73.50
134	N 08°19'50" E	32.30
135	N 01°14'19" E	29.00
136	N 41°07'57" E	62.10
137	S 89°02'10" E	41.66
138	N 62°11'39" E	28.07
139	N 41°44'42" E	31.03
140	N 16°00'26" E	30.60
141	N 20°17'24" E	20.79
142	N 30°27'42" E	29.31
143	N 60°11'00" E	34.62
144	N 77°39'05" E	72.07
145	S 63°09'44" E	176.33
146	S 63°36'42" E	67.70
147	N 46°43'29" E	6.62
148	N 34°20'44" W	35.22
149	N 24°02'59" W	135.21
150	N 33°03'13" E	76.13
151	N 67°06'22" E	65.50
152	N 64°39'14" E	81.33
153	N 84°54'45" E	94.08
154	S 70°40'59" E	29.33
155	N 102°13'26" W	27.20
156	N 31°03'22" W	23.23
157	N 25°57'03" W	204.49
158	N 22°04'40" E	80.52
159	N 13°37'05" E	202.53
160	N 41°07'32" E	7.72
161	N 29°10'49" W	5.23
162	N 30°10'03" E	9.00
163	N 70°27'45" E	50.22
164	N 50°02'23" E	1.94
165	N 31°57'37" W	206.60
166	N 57°04'32" E	27.73



COMPASS POINT ASSOCIATES
 SURVEYING
 LAND PLANNING
 P.O. Box 246
 Harbeson, DE 19951
 (302) 684-2980
 fax (302) 684-2983
 cpallic@comcast.net

professional seal

BOUNDARY SURVEY
 REMAINING LANDS OF
J. G. TOWNSEND, JR. & CO.
 LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

Project:

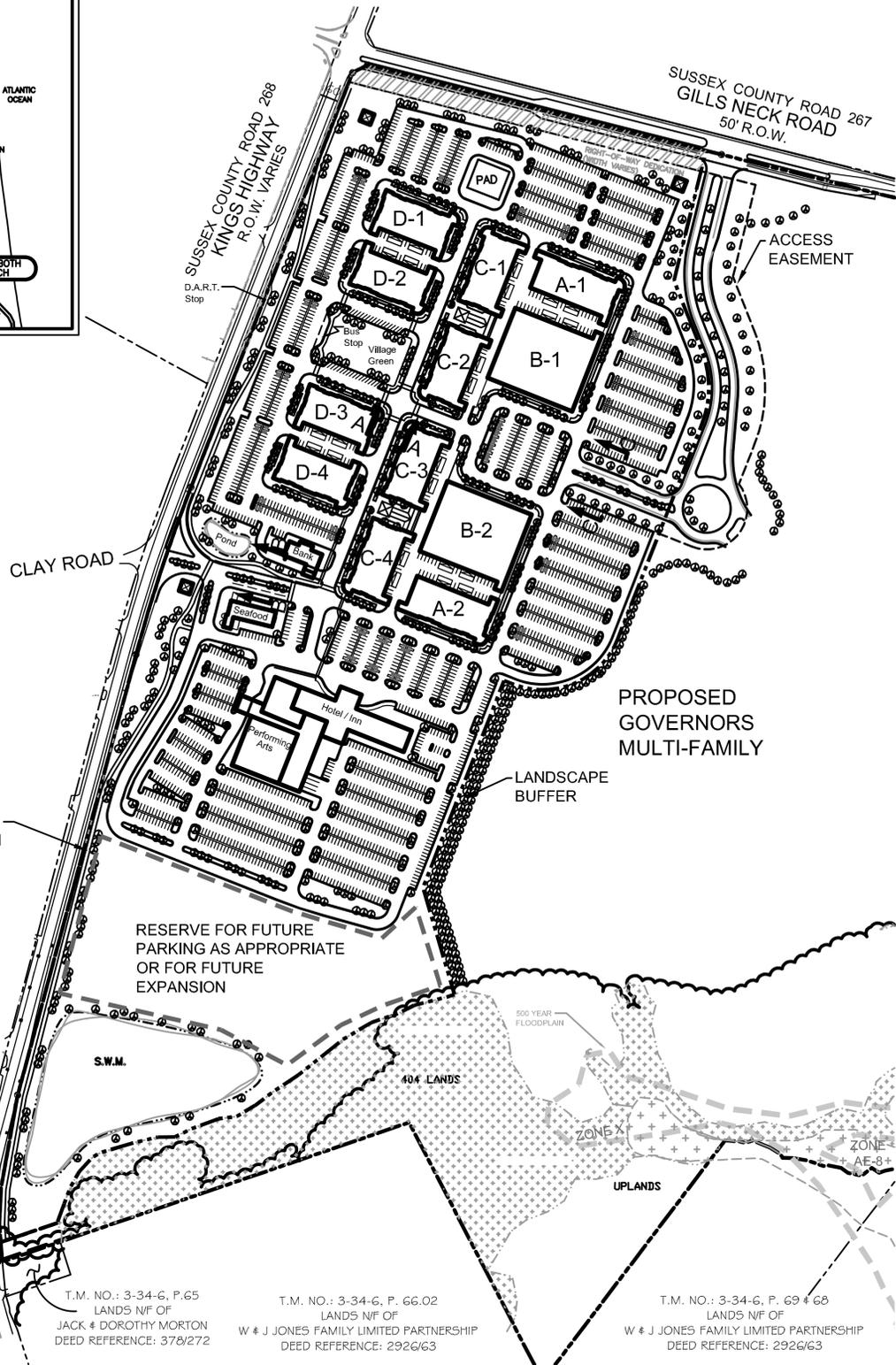
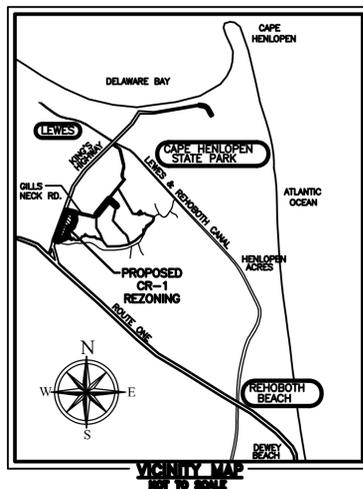
Revisions

Surveyed By: V. W., G.H.
 Prepared By: M. Walch
 Checked By: P.E. Loewenstein
 Job #: 050610

Date:
 June 7, 2006

Scale:
 1" = 300'

Sheet of



SITE DATA:

- TAX PARCEL:** 3-35-12-3 (PORTION)
OWNER: J.G. TOWNSEND, JR. & CO.
 P.O. BOX 430
 GEORGETOWN, DE 19947
- DEVELOPER:** L.T. ASSOCIATES, L.L.C.
 P.O. BOX 789
 LEWES, DE 19958
- PROPOSED ZONING:** CR-1 C.U.
PROPOSED LAND USE: RETAIL/ OFFICE/ RESIDENTIAL MIXED USE
- PROJECT AREA:** ±68.30 AC.
- WETLANDS/ WOODED AREA/ FIELDS ALLOCATION:**
 WOODED AREA: ±0.00% ±0.00 AC.
 OPEN FIELD: ±100.00% ±68.30 AC.
TOTAL: ±100.00% ±68.30 AC.

- NOTES:**
- SITE IS IN FLOOD ZONE X AS SHOWN PER FEMA MAP #10005C0195J DATED JANUARY 6, 2005.
 - THERE ARE NO FEDERAL 404 LANDS OR STATE TIDAL WETLANDS ON SITE.
 - BOUNDARY SURVEY PER COMPASS POINT ASSOCIATES, FROM DRAWING TITLED "REMAINING LANDS OF J.G. TOWNSEND, JR. & CO." AND DATED JUNE 7, 2006.

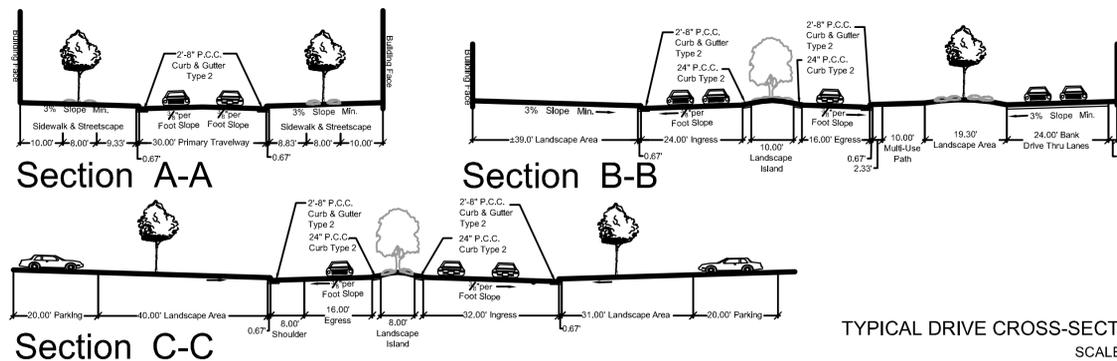
PARKING CALCULATIONS:

TOWNSEND VILLAGE CENTRE	QTY.	SQ.FT.	SQ.FT. TOTAL	CTY. Parking REQUIRED
RETAIL SPACE				5/1k
Type A	2 X	19,050 =	38100	
Type B	2 X	48,800 =	97600	
Type C	4 X	16,250 =	65000	
Type D	4 X	16,250 =	65000	
PAD SITE	1 X	8000 =	8000	
RESTAURANT	1 X	5700 =	5700	
			279400 =	1397
OFFICE SPACE (Note: Sq. Ft. X .7 to account for stairwells, etc.) / 1200sq.ft.				
Type A	2	19,050 =	26670	
Type B	4	16,250 =	45500	
Type C	4	16,250 =	45500	
Type D	4	16,250 =	45500	
BANK	1 X	4000 =	2800	
			120470	602.35
Condo-RESIDENCES (3 Bld.m + 1 Accessory)	48			120
MOTEL	100	rooms		150
PERFORMING ARTS	1000	seats	shared 50%	125
FUTURE DEVELOPABLE LANDS 100,000 SQ.FT./AC.				0
SUB-TOTAL:				2394
Handicap spaces required:				96
CR-1 Required 20% Parking Increase:				479
TOTAL:				2873

TOTAL PARKING REQUIRED: 2,873 SPACES **TOTAL PARKING PROPOSED: 2,394 SPACES**
 HANDICAP SPACES REQUIRED: 115 SPACES HANDICAP SPACES PROPOSED: 100 SPACES
 LOADING SPACES REQUIRED: 17 SPACES LOADING SPACES PROPOSED: 28

COMMERCIAL BUILDING COMPOSITIONS

- TYPE A BUILDING (2 TOTAL)**
 2 STORY
 FIRST FLOOR: 19,050 SQ. FT. RETAIL
 SECOND FLOOR: 19,050 SQ. FT. OFFICE
 x 70% = 13,335 SQ. FT.
- TYPE B BUILDING (2 TOTAL)**
 1 STORY
 48,800 SQ. FT. RETAIL
- TYPE C BUILDING (4 TOTAL)**
 3 STORY
 FIRST FLOOR: 16,250 SQ. FT. RETAIL
 SECOND FLOOR: 16,250 SQ. FT. OFFICE
 x 70% = 11,375 SQ. FT.
CONDITIONAL USE THIRD FLOOR: 16,250 SQ. FT. (12) RESIDENCES @ ±1,333.0 S.F. EA.
- TYPE D BUILDING (4 TOTAL)**
 2 STORY
 FIRST FLOOR: 16,250 SQ. FT. RETAIL
 SECOND FLOOR: 16,250 SQ. FT. OFFICE
 x 70% = 11,375 SQ. FT.



TYPICAL DRIVE CROSS-SECTIONS
 SCALE: 1"=20'
PRELIMINARY SITE PLAN

10' MULTI-USE PATH

RESERVE FOR FUTURE PARKING AS APPROPRIATE OR FOR FUTURE EXPANSION

PROPOSED GOVERNORS MULTI-FAMILY

LANDSCAPE BUFFER

T.M. NO.: 3-34-6, P.65
 LANDS N/F OF
 JACK & DOROTHY MORTON
 DEED REFERENCE: 378/272

T.M. NO.: 3-34-6, P. 66.02
 LANDS N/F OF
 W & J JONES FAMILY LIMITED PARTNERSHIP
 DEED REFERENCE: 2926/G3

T.M. NO.: 3-34-6, P. 69 & 68
 LANDS N/F OF
 W & J JONES FAMILY LIMITED PARTNERSHIP
 DEED REFERENCE: 2926/G3

- LEGEND:**
- PARCEL BOUNDARY
 - PROJECT LIMITS
 - EXISTING TREELINE
 - 404 LANDS
 - STATE WETLANDS
 - FLOOD PLAIN
 - RIGHT-OF-WAY DEDICATION
 - HANDICAP PARKING SPACE LOCATIONS



SCALE: 1"=200'

REVISIONS

LAND DESIGN
 SURVEYING/LANDSCAPE ARCHITECTURE INC
 Oak Square Suite 3
 Ocean View, DE 19870
 302/831-1818
 302/839-0328 FAX
 landdesignco.com

Consulting Engineers:
GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 BALTIMORE, BALTIMORE, LEWES, SEAFORD, YORK
 www.gmbinc.com

PRELIMINARY SITE PLAN
TOWNSEND VILLAGE CENTRE
 GILLS NECK ROAD (SCR 267)
 LEWES & REHOBOTH HUNDRED SUSSEX COUNTY DELAWARE

SURVEY SOURCE:
 Compass Point Associates

SITE PLAN: TJF DATE
 DRAWING: RWB
 REVIEW: TJF 2/28/07

SHEET
2
 OF 4 SHEETS

TOWNSEND Village Centre

Lewes & Rehoboth Hundred,
Sussex County, Delaware
Presented By:
L.T. ASSOCIATES, L.L.C.



Consulting Engineers:



GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALSBURY · BALTIMORE · LEWES · SEAFORD · YORK
www.gmbnet.com



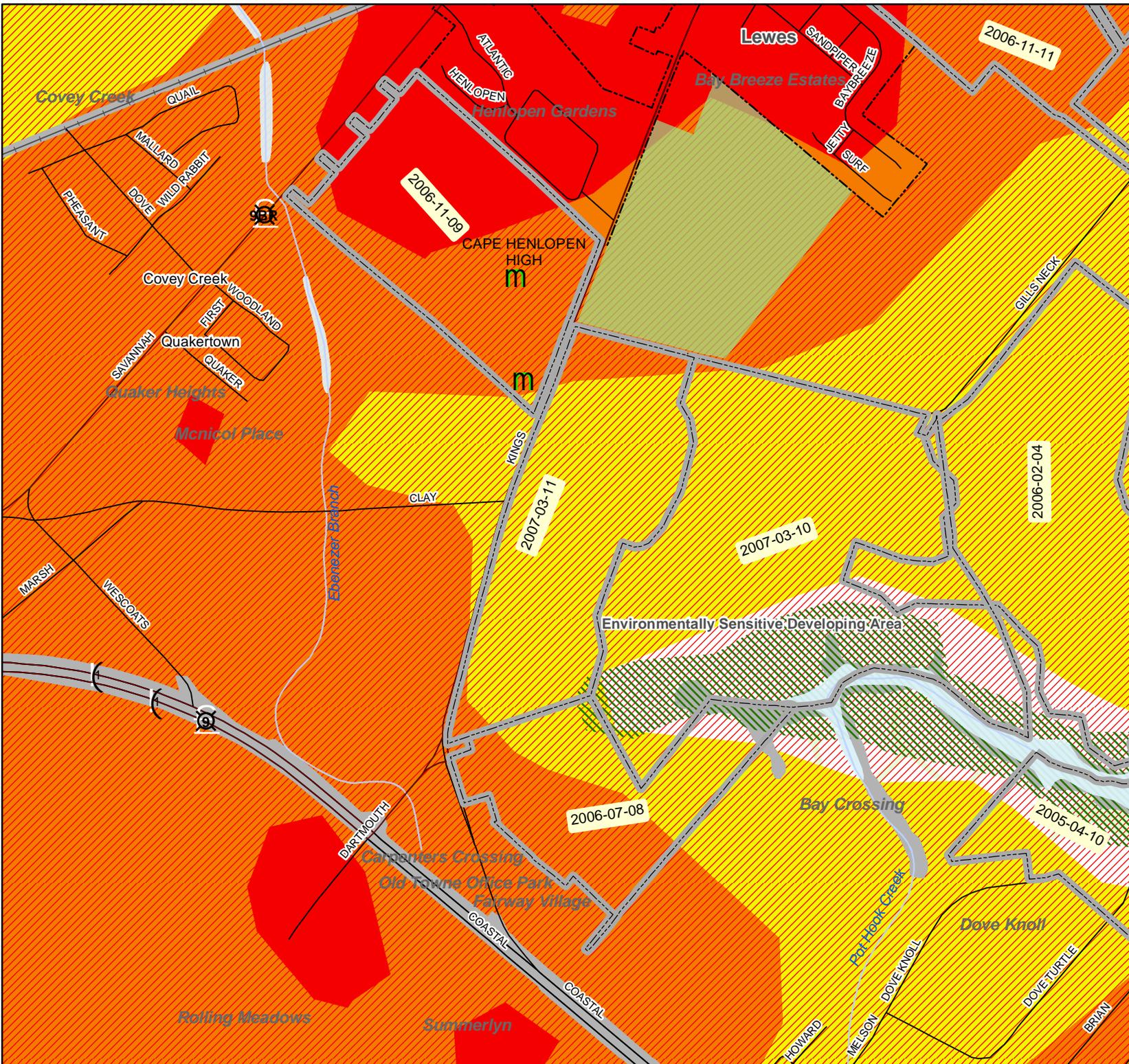
Oak Square Suite 3 · Central Ave.
Ocean View, DE 19970 (302) 537-1919
landzn@aol.com FAX: (302) 539-0328



Preliminary Land Use Service (PLUS)

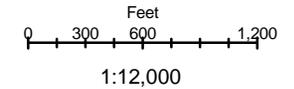
JG Townsend Village Centre

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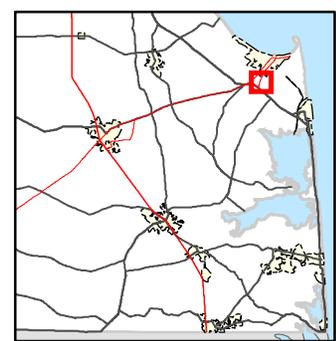


- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

- ### 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)



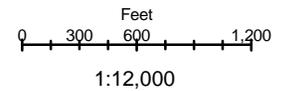
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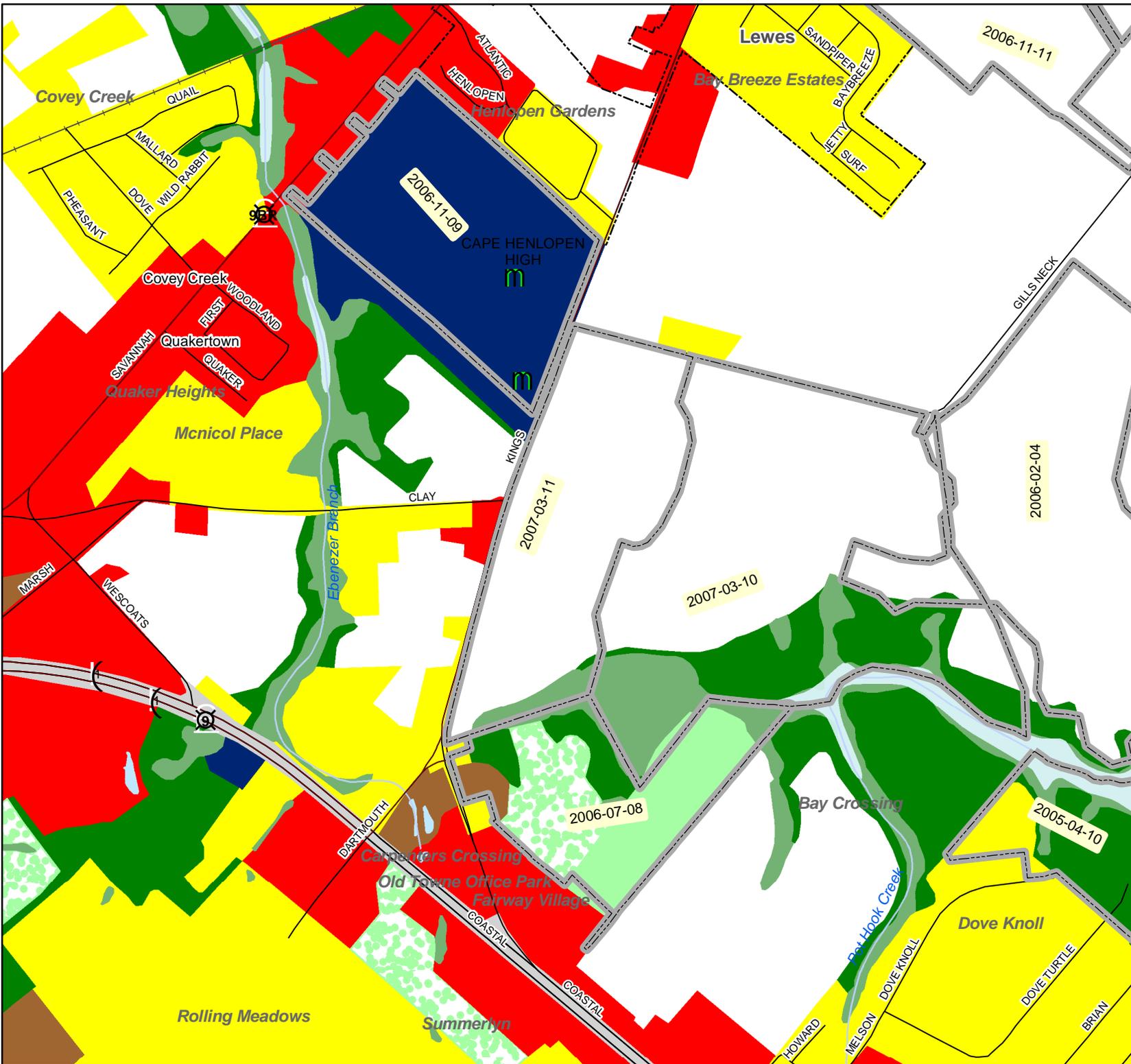
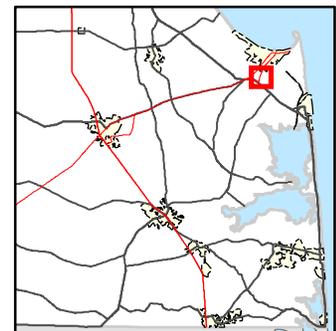
Preliminary Land Use Service (PLUS)

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-  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

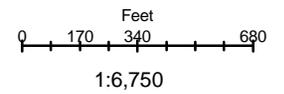


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Preliminary Land Use Service (PLUS)
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-  Project Area
-  Municipalities



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