

Information Regarding Site:	
9. 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	
10. Brief Explanation of Project being reviewed: (see attached sheet)	
11. Area of Project(Acres +/-): 127.8 Acres +/-	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input checked="" 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 LUPA or PLUS. Approved Sussex County plan, Starlight Woods on 6/13/1986 (378 lots)	
14. Present Zoning: GR (general residential)	15. Proposed Zoning: Ocean View - RPC
16. Present Use: (see attached sheet)	17. Proposed Use: 372 unit residential subdivision & preserved woodlands
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Roadways were cleared for the approved Starlight Woods plan.	
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 checked="" 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, Inc. 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? How will this demand be met? extension of exsiting infrastructure 48,360 gpcd	
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 Sanitary Sewer District	
22. If a site plan please indicate gross floor area:	
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: 372 Gross Density of Project: 2.91 Net Density: 4.80 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: 372

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 124
 Move-up buyer – if checked, how many units 124
 Second home buyer – if checked, how many units 124
 Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0.9% +/-
Square Feet: 51,000 s.f.

Proposed Use: % of Impervious Surfaces: 7.0% +/-
Square Feet: 389,077 s.f.

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

75 acres forest previously cleared fragmented, (refer 1992 aerial photo)

How much forest land is presently on-site? How much forest land will be removed?

approximately 8 acres of tree removal for right-of-way and limited lot clearing

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 36.34 +/- Ac.

Plans will be submitted for review by COE. The adjacent site "Forest Landing" has an approved COE delineation and our lines match with theirs.

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

We will employ BMPs to avoid wetland disturbances.

30. Are there streams, lakes, or other natural water bodies on the site? Yes No
man-made ditch along property boundary
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:
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.): man-made ditch along property boundary
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? Acres Square Feet 512,265 s.f.
11.76 Acres
Open space proposed (not including stormwater management ponds and waste water disposal areas) acres/Sq ft.
9+/- Acres / 392,040 s.f.
What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? active recreation (pool and clubhouse), passive recreation (walking trails) & stormwater mngt
Where is the open space located?
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 30+/- Acres enhancement of previously disturbed forest areas
Acres on-site that will be restored
Acres of required wetland mitigation 0 Acres
Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Bio-retention and Bio-swales with erosion control plan to be approved by Sussex Conservation District prior to construction
Buffers from wetlands, streams, lakes, and other natural water bodies
Buffer varies in width with BMPs to protect wetlands

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes No
Contract with JCM Environmental Land Management to employ Integrated Pest Management (IPM) practices.

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 3,560 vehicle trips per day

What percentage of those trips will be trucks, excluding vans and pick-up trucks? T < 0.5% per day

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.

There is 1 connection to SCR 368 and a second is proposed. The road is currently under construction so the final widths are not yet known by the developer.

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. Adjacent subdivision layouts do not permit future connections.

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

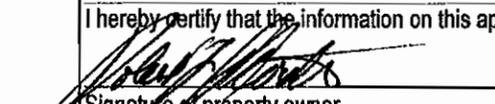
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

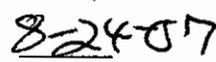
Yes No

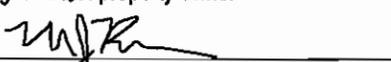
If yes, please List them: Waste reduction program implementation during construction and a recycling program once completed.

45. Please make note of the time-line for this project: 3-7 year buildout from plan approvals

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)

08/24/2007

Date

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

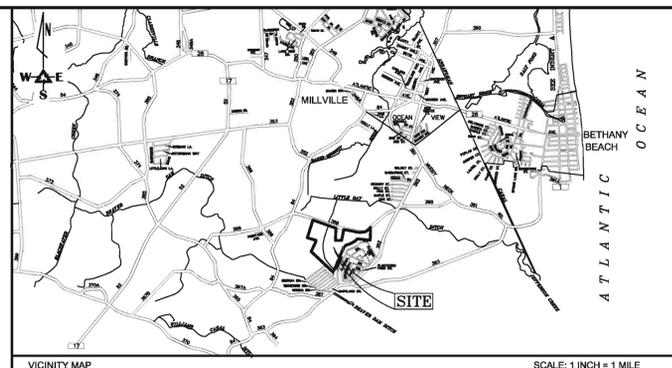
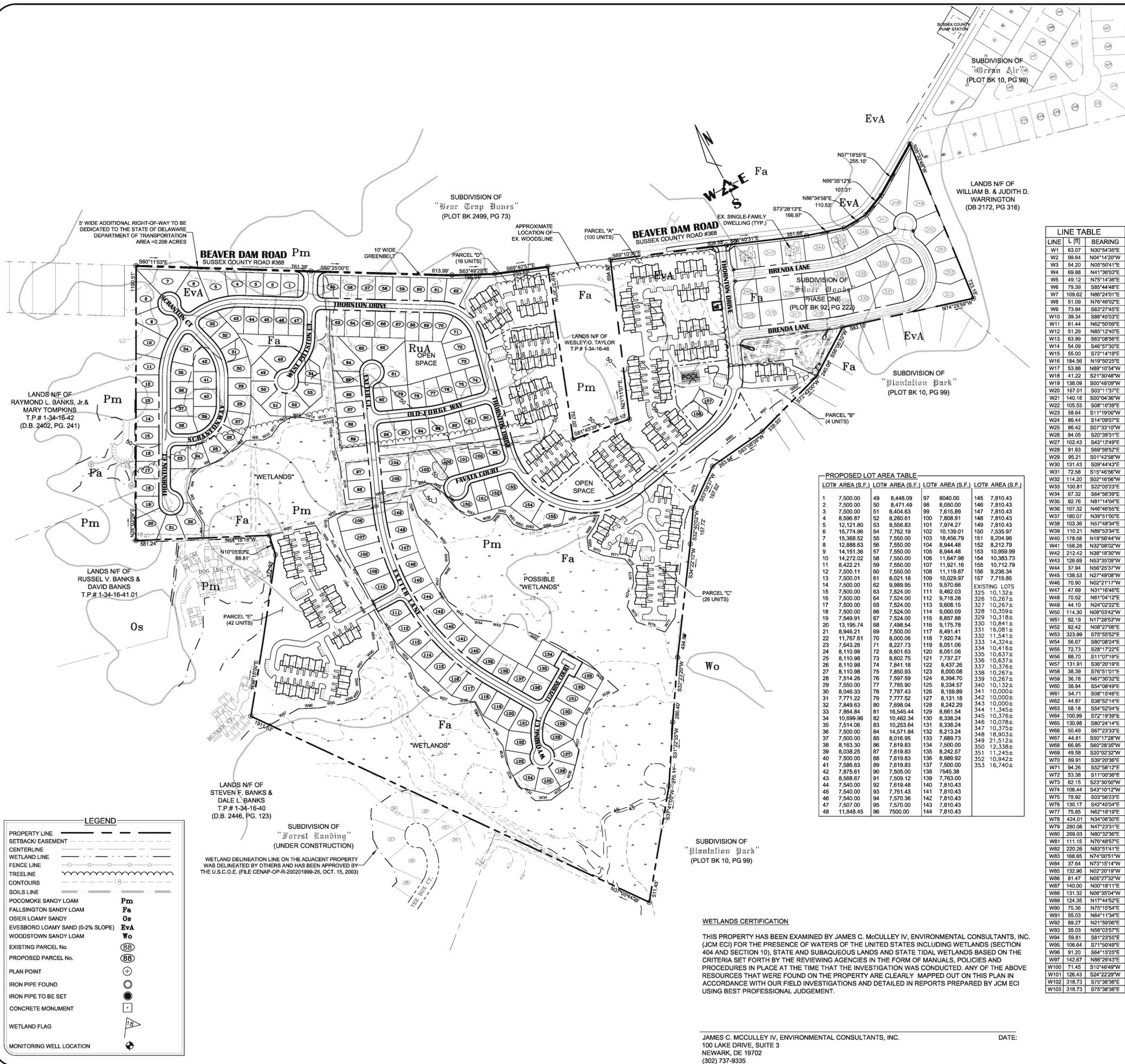
Addition information:

Item 10)

The property is the subject of a previously approved county subdivision, "Starlight Woods" with 353 1/4 acre lots & 25 trailer lots. 21 of the 378 parcels have been previously conveyed to separate owners. (refer to 24"X36" Plans). Phase One of the project was constructed and contains two of the conveyed parcels. The project is applying for annexation into the Town of Ocean View under an RCP zoning. Under the proposed zoning, a maximum of 450 units may be permitted, however the proposed layout consists of 186 single-family and 186 multi-family units (372 total), meeting all of the Ocean View code requirements.

Item 16)

The right-of-way for Starlight Woods was cleared sometime in the 1980s. Sections of this clearing will be re-forested and set aside in permanent conservation easements. At present, Phase One roadway and infrastructure has been completed and 3 homes have been constructed.



PLAN DATA:

PARCEL I.D. No. • T.P.#s: 1-34-16-parcels 43.01, 44 & 848-1208 (INCLUSIVE)

PLAT REF. • P.B. 34, PAGE 297B

ZONING DISTRICT • AR-1 (AGRICULTURAL RESIDENTIAL)

SEWAGE DISPOSAL • SUSSEX COUNTY CENTRAL SEWER SYSTEM

WATER SUPPLY • TIDEWATER UTILITIES, INC.

DEVELOPER • ROBERT L. THORNTON
P.O. BOX 449
BETHANY BEACH, DE 19930
(302) 541-0411

AREA RATIONALE:

GROSS AREA	=127.68± ACRES
No. UNITS	186 MULTI-FAMILY 186 SINGLE-FAMILY TOTAL = 372 UNITS
GROSS DENSITY	=2.91 UNITS/ACRE
WETLAND AREA	=36.34± ACRES
SUSSEX COUNTY PUMP STATION	=0.033 ACRE
AREA DEDICATED TO DELDOT (S.C.R. #368)	=0.206 ACRE
AREA IN PRIVATE RIGHT-OF-WAY	=13.89 ACRES
AREA IN PARCEL "A"	=12.79 ACRES
AREA IN PARCEL "B"	=1.10 ACRES
AREA IN PARCEL "C"	=3.84 ACRES
AREA IN PARCEL "D"	=1.97 ACRES
AREA IN PARCEL "E"	=6.86 ACRES
AREA IN LOTS	= 39.03 ACRES (REFER TO TABLE FOR BREAKDOWN)
AREA IN OPEN SPACE	= 11.76 ACRES
NET AREA	= 77.261 ACRES
NET DENSITY	= 4.80 UNITS/ACRE

- GENERAL NOTES:
- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF DELAWARE STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, DATED AUGUST 2001 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED DECEMBER 2003.
 - THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
 - EXISTING UTILITIES, UNLESS OTHERWISE NOTED ON THE PLANS, ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "MISS UTILITY" 1-800-282-8555 THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS/HER EXPENSE.
 - THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED BUILDINGS, UTILITIES, DRIVEWAYS, OR PARKING AREAS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING AND INSURANCE REQUIRED FOR CONSTRUCTION.
 - NO DEBRIS WILL BE BURIED ON THIS SITE.
 - PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
 - WHEN LAND BEING DEVELOPED CONTAIN WETLANDS, EITHER STATE OR FEDERAL, ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE.
 - THIS SITE IS LOCATED ENTIRELY WITHIN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 10005C5151 LAST REVISED 6th JANUARY 2005.
 - NO SITE PREPARATION, SITE DISTURBANCE, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL PERMITS HAVE BEEN ACQUIRED BY THE DEVELOPER AND THE SITE PLAN HAS BEEN APPROVED AND RECORDED, IF APPLICABLE.
 - ACCESS TO ALL LOTS HAVING FRONTAGES ALONG SUSSEX COUNTY ROAD #386 SHALL BE FROM INTERNAL SUBDIVISION ROADS. NO ACCESS DIRECTLY ONTO THE COUNTY ROAD SHALL BE PERMITTED.
 - THE SOILS SHOWN HEREON ARE FROM THE USDA-NRCS SOIL SURVEY FOR SUSSEX COUNTY, DELAWARE 1974.
 - BOUNDARY INFORMATION AND TOPOGRAPHIC CONTOURS SHOWN HEREON ARE FROM A SURVEY PREPARED BY LAND TECH, INC., DRAWING No. B25898, DATED MARCH 1986, LATEST REVISION DATE ON 9/30/87. THE EXISTING POND CONTOURS ARE THE RESULT OF AN AS-BUILT SURVEY PERFORMED BY AXION ENGINEERING, L.L.C. IN DECEMBER OF 2006. THIS PLAN IS NOT THE RESULT OF ANY SURVEY PERFORMED BY GREEN CASCADES, L.L.C.

LINE TABLE

LINE	L (ft)	BEARING
W1	63.07	N30°54'35"E
W2	99.64	N04°14'20"W
W3	54.20	N05°59'41"E
W4	69.88	N41°36'03"E
W5	49.12	N75°14'36"E
W6	79.39	S85°44'48"E
W7	109.62	N86°24'01"E
W8	51.09	N76°46'02"E
W9	73.84	S63°27'45"E
W10	39.34	S88°45'03"E
W11	61.44	N62°50'09"E
W12	51.29	N85°12'40"E
W13	63.99	S63°08'56"E
W14	54.09	S46°57'30"E
W15	55.00	S72°14'19"E
W16	184.56	N19°50'25"E
W17	53.88	N89°10'34"W
W18	41.22	S21°30'48"W
W19	138.09	S00°48'09"W
W20	167.01	S03°11'31"E
W21	140.18	S00°04'36"W
W22	105.53	S08°10'39"E
W23	58.64	S11°19'00"W
W24	88.44	S14°09'07"E
W25	86.42	S07°33'10"W
W26	84.05	S20°39'31"E
W27	102.43	S43°12'49"E
W28	91.63	S69°59'52"E
W29	95.21	S01°42'58"W
W30	131.43	S09°44'43"E
W31	72.58	N81°46'58"W
W32	114.20	S02°16'56"W
W33	100.81	S22°05'23"E
W34	67.32	S64°56'39"E
W35	92.76	N81°14'04"E
W36	107.32	N46°46'55"E
W37	180.07	N39°51'00"E
W38	103.38	N67°48'24"E
W39	110.21	N89°53'24"E
W40	178.58	N19°56'44"W
W41	158.28	N32°08'02"W
W42	212.42	N38°18'30"W
W43	126.69	N53°35'09"W
W44	37.94	N59°25'37"W
W45	136.30	N27°49'08"W
W46	70.90	N02°21'17"W
W47	47.69	N31°16'46"E
W48	70.52	N61°04'12"E
W49	44.10	N24°02'22"E
W50	114.30	N08°03'42"W
W51	92.19	N47°28'53"W
W52	92.42	N08°27'06"E
W53	323.99	S75°55'52"E
W54	56.67	S80°08'24"E
W55	72.73	S28°17'22"E
W56	88.70	S11°07'19"E
W57	131.91	S36°20'19"E
W58	38.38	S76°17'11"E
W59	36.78	N67°30'32"E
W60	38.94	S54°08'49"E
W61	54.71	S08°15'46"E
W62	44.87	S38°52'14"E
W63	58.18	S54°52'04"E
W64	100.99	S72°19'39"E
W65	130.98	S80°24'14"E
W66	50.49	S67°23'33"E
W67	44.81	S50°17'28"W
W68	66.95	S60°28'35"W
W69	49.58	S20°02'32"W
W70	69.91	S39°20'36"E
W71	94.26	S52°58'12"E
W72	53.38	S11°00'36"E
W73	82.15	S23°30'50"W
W74	106.44	S43°10'12"E
W75	78.92	S03°56'23"E
W76	130.17	S42°45'04"E
W77	75.85	N62°18'19"E
W78	424.01	N34°08'30"E
W79	280.08	N07°22'31"E
W80	289.03	N80°32'36"E
W81	111.15	N76°48'57"E
W82	220.26	N83°51'41"E
W83	168.65	N74°00'51"W
W84	37.64	N73°15'14"W
W85	132.96	N02°20'19"W
W86	81.47	N05°27'20"W
W87	140.00	N00°19'11"E
W88	131.32	N06°35'04"W
W89	124.35	N17°44'52"E
W90	75.36	N75°15'54"E
W91	55.03	N64°11'34"E
W92	88.27	N01°59'06"E
W93	35.03	N68°02'35"E
W94	59.81	S81°23'55"E
W95	106.64	S71°50'49"E
W96	91.20	S64°15'25"E
W97	142.67	N88°28'43"E
W100	71.45	N10°46'49"W
W101	126.43	S24°22'29"W
W102	318.73	S73°36'36"E
W103	318.73	S75°36'36"E

PROPOSED LOT AREA TABLE

LOT#	AREA (S.F.)	LOT#	AREA (S.F.)	LOT#	AREA (S.F.)	LOT#	AREA (S.F.)
1	7,500.00	49	8,448.09	97	8,040.00	145	7,810.43
2	7,500.00	50	8,471.49	98	8,050.00	146	7,810.43
3	7,500.00	51	8,404.63	99	7,616.89	147	7,810.43
4	8,596.87	52	8,280.61	100	7,808.91	148	7,810.43
5	12,121.80	53	8,556.83	101	7,874.27	149	7,810.43
6	15,774.96	54	7,782.19	102	10,109.01	150	7,538.97
7	15,368.52	55	7,550.00	103	18,456.79	151	8,204.98
8	12,888.63	56	7,550.00	104	8,944.48	152	8,212.79
9	14,151.38	57	7,550.00	105	8,944.48	153	10,989.99
10	14,272.02	58	7,550.00	106	11,647.98	154	10,383.73
11	8,422.21	59	7,550.00	107	11,921.16	155	10,712.79
12	7,500.11	60	7,550.00	108	11,119.87	156	9,236.34
13	7,500.01	61	8,021.18	109	10,029.97	157	7,716.85
14	7,500.00	62	9,989.95	110	9,570.66	EXISTING LOTS	
15	7,500.00	63	7,524.00	111	9,462.03	325	10,132.4
16	7,500.00	64	7,524.00	112	9,718.28	326	10,267.2
17	7,500.00	65	7,524.00	113	9,608.15	327	10,267.2
18	7,500.00	66	7,524.00	114	9,000.09	328	10,359.2
19	7,549.91	67	7,524.00	115	8,857.89	329	10,318.2
20	13,195.74	68	7,498.54	116	9,175.78	330	10,841.2
21	8,946.21	69	7,500.00	117	8,491.41	331	16,081.2
22	11,767.61	70	8,000.06	118	7,920.74	332	14,324.4
23	7,643.26	71	8,227.73	119	8,051.06	333	10,416.2
24	8,110.98	72	8,601.63	120	8,051.06	334	10,416.2
25	8,110.98	73	8,602.75	121	7,737.27	335	10,637.2
26	8,110.98	74	7,841.18	122	9,437.26	337	10,376.2
27	8,110.98	75	7,850.83	123	8,000.06	338	10,267.2
28	7,514.26	76	7,997.59	124	8,304.70	339	10,267.2
29	7,550.00	77	7,350.00	125	8,334.57	340	10,132.2
30	8,046.33	78	7,787.43	126	8,189.89	341	10,000.2
31	7,771.22	79	7,771.22	127	8,131.18	342	10,000.2
32	7,849.63	80	7,849.63	128	8,242.29	343	10,000.2
33	7,884.84	81	16,545.44	129	8,661.54	344	11,345.2
34	10,699.96	82	10,462.34	130	8,338.24	345	10,376.2
35	7,514.06	83	10,253.64	131	8,338.24	346	10,078.2
36	7,500.00	84	14,571.94	132	8,213.24	347	10,375.2
37	7,500.00	85	8,016.95	133	7,689.73	348	18,903.2
38	8,163.30	86	7,619.83	134	7,500.00	350	12,338.2
39	8,038.25	87	7,619.83	135	8,242.57	351	11,245.2
40	7,500.00	88	7,619.83	136	8,988.92	352	10,942.2
41	7,588.63	89	7,619.83	137	7,500.00	353	16,740.2
42	7,875.61	90	7,505.00	138	7,645.38		
43	8,568.67	91	7,509.12	139	7,763.00		
44	7,540.00	92	7,619.48	140	7,810.43		
45	7,540.00	93	7,751.43	141	7,810.43		
46	7,540.00	94	7,570.36	142	7,810.43		
47	7,507.00	95	7,570.00	143	7,810.43		
48	11,848.45	96	7,500.00	144	7,810.43		

WETLANDS CERTIFICATION

THIS PROPERTY HAS BEEN EXAMINED BY JAMES C. McCULLY IV, ENVIRONMENTAL CONSULTANTS, INC. (JCM ECI) FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE AND SUBAQUEOUS LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. ANY OF THE ABOVE RESOURCES THAT WERE FOUND ON THE PROPERTY ARE CLEARLY MAPPED OUT ON THIS PLAN IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS AND DETAILED IN REPORTS PREPARED BY JCM ECI USING BEST PROFESSIONAL JUDGEMENT.

JAMES C. McCULLY IV, ENVIRONMENTAL CONSULTANTS, INC.
100 LAKE DRIVE, SUITE 3
NEWARK, DE 19702
(302) 737-9335

DATE:

LEGEND

PROPERTY LINE	---
SETBACK/EASEMENT	- - - -
CENTERLINE	—+—
WETLAND LINE	~~~~~
FENCE LINE	-·-·-
TREELINE	⊕
CONTOURS	~
SOILS LINE	—
POCOCKE SANDY LOAM	Pm
FALLSINGTON SANDY LOAM	Fa
OSIER LOAMY SANDY	Os
EVESBORO LOAMY SAND (0-2% SLOPE)	Eva
WOODSTOWN SANDY LOAM	Wo
EXISTING PARCEL No.	Ⓟ
PROPOSED PARCEL No.	Ⓟ
PLAN POINT	+
IRON PIPE FOUND	⊙
IRON PIPE TO BE SET	⊙
CONCRETE MONUMENT	⊙
WETLAND FLAG	⚠
MONITORING WELL LOCATION	⊙

PLAN TO ACCOMPANY P.L.U.S. APPLICATION

PREPARED FOR: SILVER WOODS SUBDIVISION

SITING IN: BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

GREEN CASCADES, LLC
Land Planning & Site Design
834 NE 2nd Street, Corvallis, OR 97330
green_eng@comcast.net / P.L.U.S. 541-231-0275

PROJECT: SILVER WOODS

PLAN #: C-1

SHEET #: 1 OF 1

DATE: 22 AUGUST 2007

SCALE: 1" = 200'

PARCEL(S): 1-34-16-parcels 1175-1208

ENGINEER: M. RICCIOTELLI

DESIGNER: M. RICCIOTELLI

DRAFTER: M. RICCIOTELLI

CHECKED BY: R. THORNTON

DATE: 22 AUGUST 2007

SCALE: 1" = 200'

WARNING: IF THIS GRAPHIC BAR DOES NOT MEASURE CORRECTLY, DRAWING IS NOT TO SCALE.

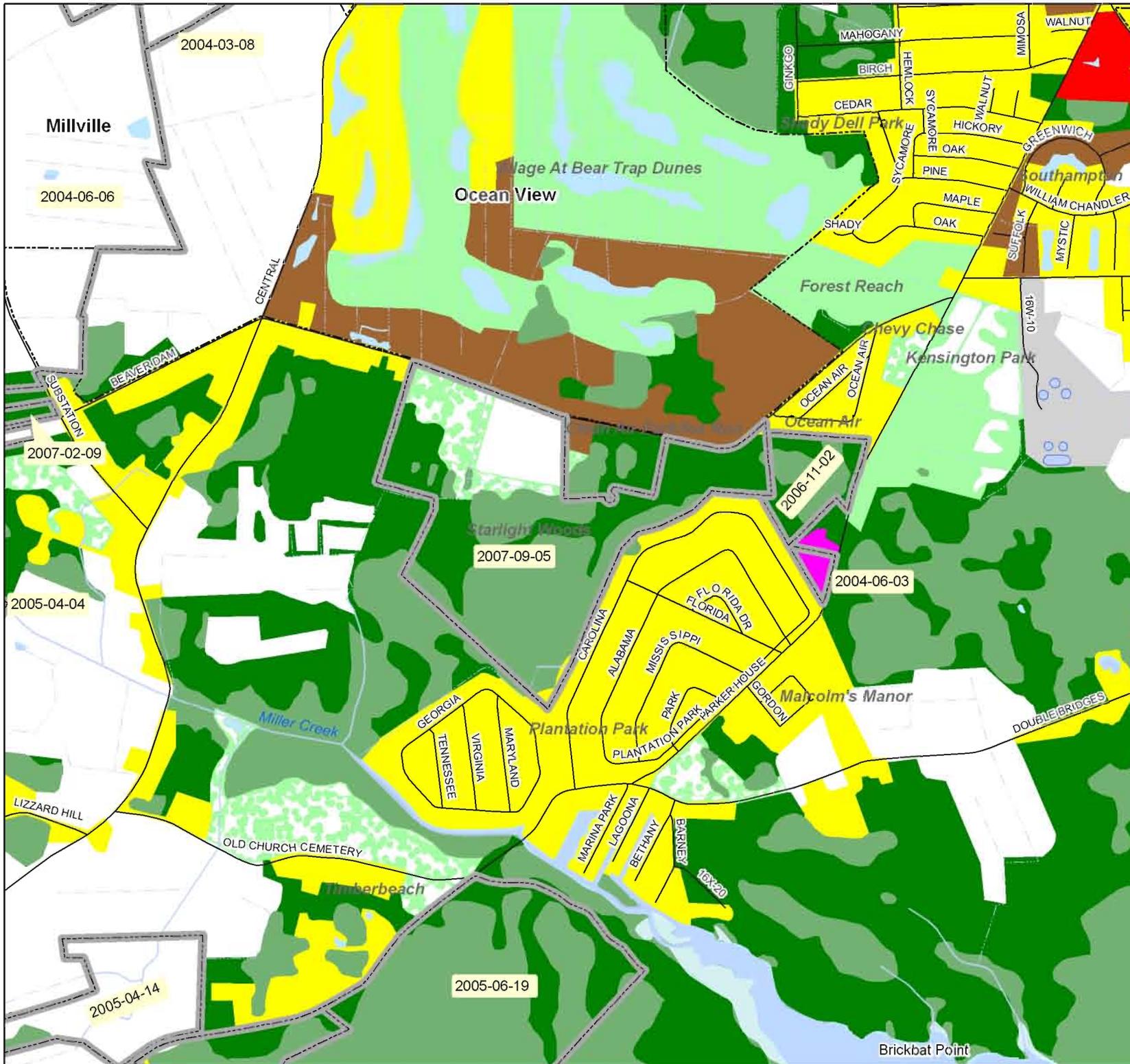
GRAPHIC SCALE

REVISION(S)

DATE

Preliminary Land Use Service (PLUS)

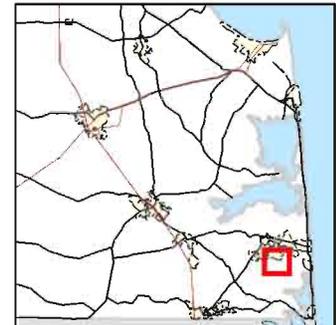
Silver Wood
2007-09-05



- 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



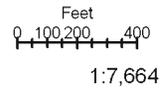
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www.state.de.us/planning



Preliminary Land Use Service (PLUS)

Silver Wood
2007-09-05

-  Project Area
-  Municipalities



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