

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: **Stony Creek**

2. Location (please be specific): **New Road (CR 391) between State Routes 20 and 54.**

3. Parcel Identification #: **5-33-19 Parcels 8.01 and 9**

4. County or Local Jurisdiction Name: **Sussex**

5. Owner's Name: **Summer Hill Developments, Inc.**

Address: **710 Apple Court**

City: **Ocean View**

State: **DE**

Zip: **19970**

Phone: **302-462-5853**

Fax: **302-537-9838**

Email:

ssmith@summerhilldevelopments.com

6. Applicant's Name: **Summer Hill Developments, Inc. - c/o Steven W. Smith**

Address: **710 Apple Court**

City: **Ocean View**

State: **DE**

Zip: **19970**

Phone: **302-462-5853**

Fax: **302-537-9838**

Email:

ssmith@summerhilldevelopments.com

7. Project Designer/Engineer: **George, Miles & Buhr, LLC - c/o James H. Willey, Jr., P.E.**

Address: **206 West Main Street**

City: **Salisbury**

State: **MD**

Zip: **21801**

Phone: **410-742-3115**

Fax: **410-742-4588**

Email: **jwilley@gmbnet.com**

8. Please Designate a Contact Person, including phone number, for this Project: **James H. Willey, Jr. @ 410-742-3115**

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: Development of a residential subdivision of 90 single-family homes and associated amenities.	
11. Area of Project(Acres +/-): 47 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 checked="" 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	15. Proposed Zoning: AR
16. Present Use: Agriculture	17. Proposed Use: Single Family Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Unknown	
19. Comprehensive Plan recommendation: 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? 75 GPM How will this demand be met? New water lines will be extended westerly along Route 54 from the existing Tidewater Utilities elevated storage tank, and then northerly along New Road to the proposed development.	
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 Expansion of the Fenwick Island Sanitary Sewer District in accordance with the South Coastal Areas Planning Study Update completed by Whitman, Requardt & Associates, and approved by the Sussex County Engineering Department in July 2005.	
22. If a site plan please indicate gross floor area: N/A	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 90 Gross Density of Project: 2 units/acre Net Density 2.2 units/acre 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: **90**

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
 Move-up buyer – if checked, how many units **45**
 Second home buyer – if checked, how many units **45**
 Active Adult (Check only if entire project is restricted to persons over 55)

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

Proposed Use: % of Impervious Surfaces: **16%**
Square Feet: **329,873 SF**

27. What are the environmental impacts this project will have? **Forest clearing, additional impervious surface area.**

How much forest land is presently on-site? **96.5 acres** How much forest land will be removed? **79.7 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 FAIR
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: One road crossing of a private ditch.</p>
<p>32. List the proposed method(s) of stormwater management for the site: Two extended detention wet ponds, additional BMP's as may be needed for quality control.</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): private ditch</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? 20.1 Acres 875,556 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 17.4 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)? Forested buffer and active recreation, passive recreation, stormwater management</p> <p>Where is the open space located? Towards the periphery as well as the interior.</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Off-site sewer, off-site roads, all on-site infrastructure.</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 16.8 acres woods</p> <p>Acres on-site that will be restored -0-</p> <p>Acres of required wetland mitigation -0-</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed wet ponds – 2.7 acres</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 25' from non-tidal wetlands</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 **944**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **< 5% after initial construction**

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 connections to New Road (CR 391). Connecting roads will be two lane, 10' lane width. New Road is two lane, 10' lane width.

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. **Connection to westerly property may be feasible. Properties to north and south front on numbered roads, property to east is existing subdivision.**

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: **Typical household waste. No special permits required.**

45. Please make note of the time-line for this project: **Expect Preliminary Subdivision approval by County in 1st quarter of 2008; anticipate construction of infrastructure in 2nd quarter of 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

9-28-07
Date

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

9-28-07
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.

CONSULTANT TEAM

DEVELOPER: SUMMER HILL DEVELOPMENTS
710 APPLE COURT
OCEAN VIEW, DE 19970
CONTACT: STEVEN W. SMITH
302-462-5853

CIVIL ENGINEER/LAND PLANNER: GEORGE, MILES & BUHR, LLC
206 DOWNTOWN PLAZA
SALISBURY, MARYLAND 21801
CONTACT: JIM H. WILLEY
410-742-3115

WETLANDS/ENVIRONMENTAL: ENVIRONMENTAL RESOURCES, INC.
ONE PLAZA EAST, SUITE 500
SALISBURY, MARYLAND 21801
CONTACT: ED LAUNAY
410-548-5320

LEGAL: FUQUA & YORI P.A.
28 THE CIRCLE
GEORGETOWN, DELAWARE 19947
CONTACT: JIM FUQUA
302-856-7777

STONY CREEK SUBDIVISION

BALTIMORE HUNDRED

SUSSEX COUNTY, DELAWARE

PRELIMINARY PLAT

GMB FILE NO. 2005132.N

STONY CREEK SUBDIVISION

TAX MAP #: TM ID 5-33-19-8.01 TM ID 5-33-19-9.0
DEED REFERENCE: DB 2506/124 2506/124
PLAT REFERENCE: BY DC GROUP PERIMETER SURVEY FOR THE LANDS OF JOHN TUBBS, TRUSTEE DATED JUNE 2000
PRESENT ZONING CLASSIFICATION: AR-1 (ENVIRONMENTALLY SENSITIVE DEVELOPMENT DISTRICT OVERLAY ZONE)
PRESENT USE: AGRICULTURAL

ACRES
TOTAL LAND AREA: ±47.0
TOTAL DEVELOPED AREA: ±31.0
TOTAL SECTION 404 WETLANDS: ±0.92

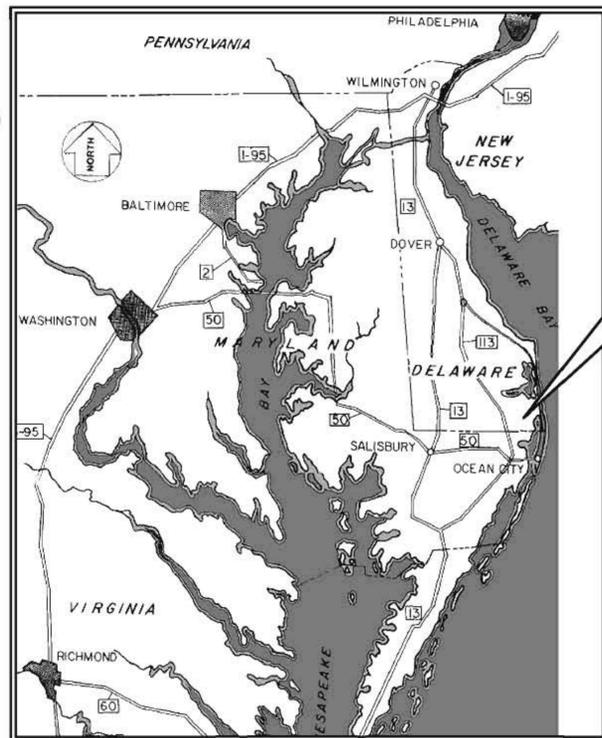
ALLOWABLE DENSITY COMPUTATIONS

MINIMUM LOT AREA FOR DENSITY CALCULATIONS = 21,780 SF
ALLOWABLE UNITS PER ACRE = 2
TOTAL UNITS ALLOWABLE UNDER PRESENT ZONING = 94 UNITS
TOTAL PROPOSED SINGLE FAMILY UNITS = 90 UNITS
MIN. LOT SIZE REQUIRED: 7,500 SF
MIN. LOT SIZE PROVIDED: 10,000 SF
AVERAGE LOT SIZE PROVIDED: 10,470 SF

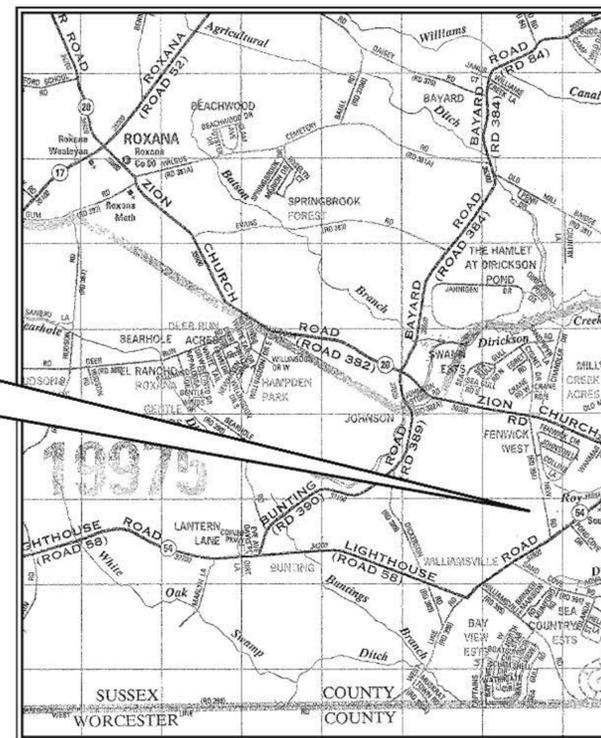
INTERIOR OPEN SPACE (PARK AND SWM) ±8.9 ACRES
PERIMETER OPEN SPACE (WOODS TO REMAIN) ±11.2 ACRES
TOTAL OPEN SPACE: ±20.1 ACRES (41%)

NOTES

1. WATER SERVICE WILL BE PROVIDED BY A PROPOSED EXTENSION OF AN EXISTING PUBLIC SYSTEM. ALL WELLS, TREATMENT FACILITIES, AND DISTRIBUTION EQUIPMENT WILL BE INSTALLED AND MAINTAINED BY ARTESIAN UTILITIES, INC. ALL PROPOSED FACILITIES WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND DELAWARE DIVISION OF PUBLIC HEALTH.
2. WASTEWATER TREATMENT AND DISPOSAL WILL BE PROVIDED BY CONNECTION TO EXISTING SUSSEX COUNTY WASTEWATER FACILITIES LOCATED AT THE ENTRANCE TO AMERICANA BAYSIDE. THE COLLECTION AND TRANSMISSION SYSTEM WILL CONSIST OF VARIOUS DIAMETER GRAVITY SEWERS. THE COLLECTION AND TRANSMISSION SYSTEM WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND DNREC.
3. ACTIVE AGRICULTURAL PROPERTY GREATER THAN 10 ACRES DIRECTLY ABUTS THE SUBDIVISION PROPERTY.
4. NO DELAWARE STATE WETLANDS EXIST ON THE PROPERTY.
5. ALL PROPOSED BUILDING AND ROAD CONSTRUCTION IS OUTSIDE THE LIMITS OF A 50-FOOT BUFFER AS MEASURED FROM THE FIELD DELINEATED EDGE OF ANY TIDAL WATERS LOCATED OFF-SITE.
6. STORMWATER MANAGEMENT PRACTICES WILL BE DESIGNED TO MEET STORMWATER QUALITY AND QUANTITY MANAGEMENT REQUIREMENTS. ALL STORMWATER MANAGEMENT DESIGN WILL BE IN ACCORDANCE WITH DELAWARE STORMWATER DESIGN MANUAL STANDARDS.
7. ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY SPECIFICATIONS FOR PRIVATE ROADS. TYPICAL ROAD SECTIONS AND SETBACK INFORMATION IS PROVIDED ON SHEET C3.0.
8. STREET NAMES WILL BE ESTABLISHED WHICH DO NOT DUPLICATE NOR CLOSELY RESEMBLE EXISTING NAMES IN THE SAME HUNDRED OR POSTAL DISTRICT. STREET NAMES SHOWN HERE WILL BE SUBJECT TO SUSSEX COUNTY REVIEW & APPROVAL.
9. EASEMENTS SHALL BE PROVIDED WHERE NECESSARY TO MEET PUBLIC UTILITY REQUIREMENTS. ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS OF GREATER WIDTH MAY BE REQUIRED ALONG LOT LINES OR ACROSS LOTS, WHERE NECESSARY. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE NO LESS THAN TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.



VICINITY MAP
SCALE: 1" = 20 MILES



LOCATION MAP
SCALE: 1" = 1 MILE



GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • LEWIS • SEAFORD • YORK

JULY 14, 2006

SHEET LIST

- G1.0 COVER SHEET
- C1.0 EXISTING CONDITIONS
- C1.1 WETLANDS LOCATION
- C2.1 WASTE WATER EXHIBIT
- C3.0 OVERALL SITE PLAN
- C3.1 PROPOSED SITE PLAN
- C3.2 PROPOSED SITE PLAN
- C3.3 PROPOSED SITE PLAN
- C3.4 LINE TABLE AND CURVE TABLE
- L1.0 PROPOSED LANDSCAPE PLAN

WETLAND CERTIFICATION:

THE BOUNDARIES OF WETLANDS AND WATERS OF THE UNITED STATES SUBJECT TO THE REGULATORY PROGRAM OF THE US ARMY CORPS OF ENGINEERS SHOWN ON THIS PLAN ARE ACCURATE AND HAVE BEEN DELINEATED IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND ASSOCIATED GUIDANCE.

EDWARD M. LAUNAY _____ DATE _____
ENVIRONMENTAL RESOURCES, INC.
PROFESSIONAL WETLAND SCIENTIST NO 875
SOCIETY OF WETLAND SCIENTIST
CORPS OF ENGINEERS CERTIFIED DELINEATOR WDCP93MD510036B

DEVELOPER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION.

STEVEN W. SMITH _____ DATE _____
SUMMER HILL DEVELOPMENTS
710 APPLE COURT
OCEAN VIEW, DE 19970

ENGINEER'S CERTIFICATION:

"I, JAMES H. WILLEY, P.E. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HERE HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEVE REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

JAMES H. WILLEY _____ DATE _____
GEORGE, MILES & BUHR, LLC
206 W. MAIN ST.
SALISBURY, MD 21801

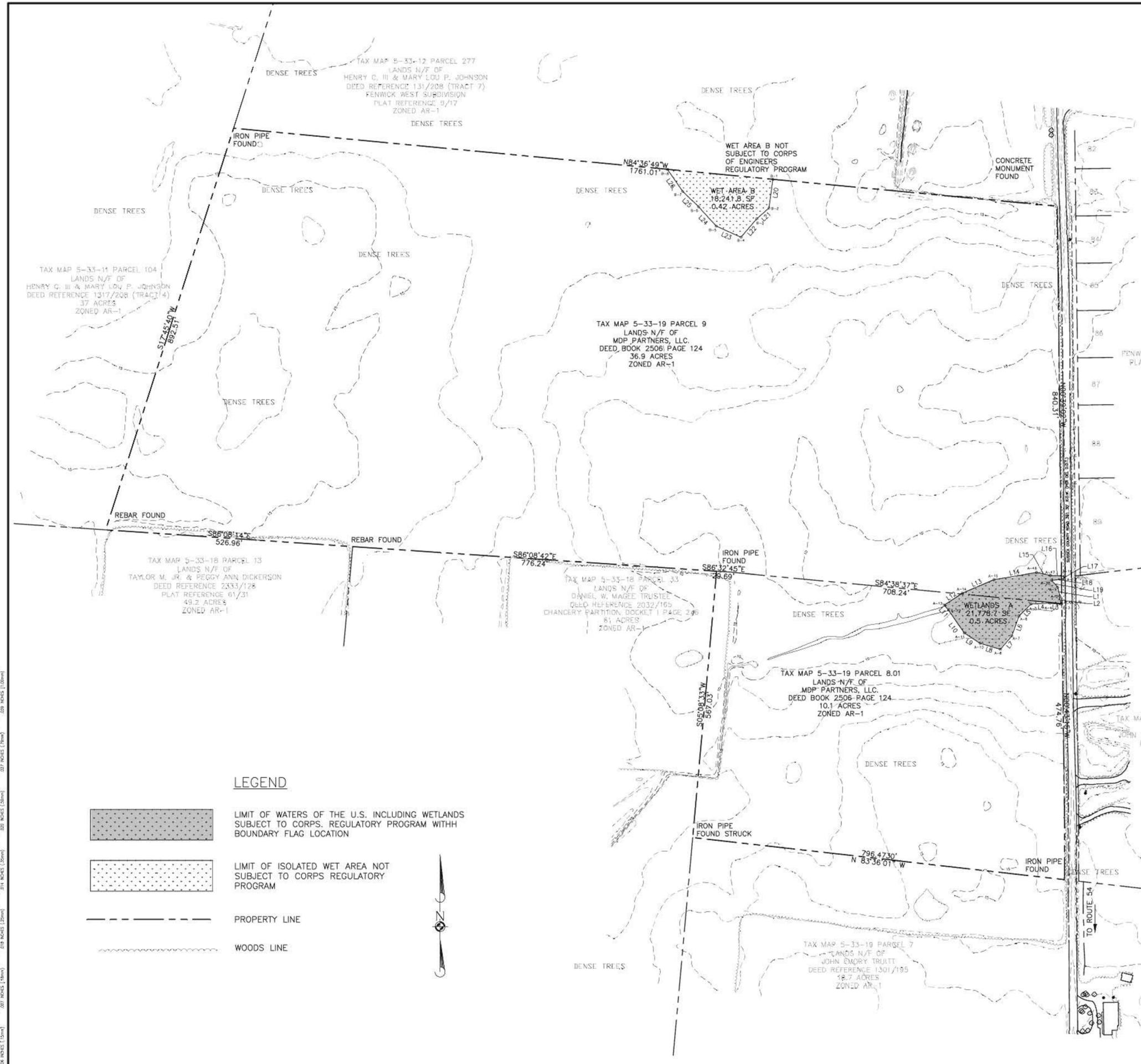
PRINTS ISSUED FOR: • SUBMITTAL	
DATE	
REVISIONS	
NO.	

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • LEWIS • SEAFORD • YORK
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

STONY CREEK SUBDIVISION
PRELIMINARY PLAT
SUSSEX COUNTY, DELAWARE

COVER SHEET

SCALE: AS NOTED	SHEET NO.
DESIGN BY: RLM	G1.0
DRAWN BY: RLM	
CHECKED BY: BJN	
GMB FILE: 2005132.ND	
DATE: JULY, 2006	1 of 8



NONTIDAL WETLANDS AREA (AREA A)
21,778.7± SQ. FT.
0.5± ACRES

ISOLATED WET AREA (AREA B)
NOT SUBJECT TO CORPS REGULATION
18,241.8± SQ. FT.
0.42± ACRES

UPLANDS
2,007,299.5± SQ. FT.
46.08± ACRES

TOTAL AREA
2,047,320.0± SQ. FT.
47.0± ACRES

WETLAND A-LINE TABLE

LINE	LENGTH	BEARING
L1	19.58	S 12°06'20" E
L2	17.02	S 07°36'47" E
L3	23.28	N 84°23'36" W
L4	40.49	S 87°22'25" W
L5	35.95	S 45°02'03" W
L6	44.68	S 19°58'16" W
L7	37.38	S 40°38'53" W
L8	45.38	N 73°29'07" W
L9	39.72	N 56°55'58" W
L10	58.55	N 34°52'16" W
L11	14.38	N 39°42'43" W
L12	46.21	N 56°53'46" E
L13	73.00	N 66°55'59" E
L14	91.69	N 80°40'06" E
L15	30.16	S 78°39'32" E
L16	29.41	S 86°52'01" E
L17	5.59	S 01°01'53" W
L18	27.27	S 83°09'14" W
L19	20.01	S 42°59'32" E

ISOLATED WET AREA B-LINE TABLE

LINE	LENGTH	BEARING
L20	61.39	S 07°46'42" W
L21	34.49	S 48°58'34" W
L22	51.60	S 40°37'24" W
L23	58.04	N 65°49'12" W
L24	55.19	N 42°23'59" W
L25	47.20	N 46°07'07" W
L26	56.78	N 34°53'11" W

NOTE:
IN ACCORDANCE WITH DNREC
STATE TIDAL WETLAND MAPS NO
TIDAL WETLANDS ARE FOUND
ON THIS PROPERTY

TAX MAP 5-33-19-8.01
NO TITLE REPORT FURNISHED

TAX MAP 5-33-19-9.0
NO TITLE REPORT FURNISHED

WETLAND STATEMENT:

I, Edward M. Launay, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGEMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND MANUAL & ASSOCIATED GUIDANCE. THERE ARE NO TIDAL WETLANDS SUBJECT TO THE JURISDICTION OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL ON OR NEIGHBORING THIS PROPERTY.

Edward M. Launay, PWS No. 875 Date
Society of Wetlands Scientists
Corps of Engineers, Certified Wetland Delineator
(WDCPC3MD0510036B)

LEGEND

- LIMIT OF WATERS OF THE U.S. INCLUDING WETLANDS SUBJECT TO CORPS. REGULATORY PROGRAM WITHH BOUNDARY FLAG LOCATION
- LIMIT OF ISOLATED WET AREA NOT SUBJECT TO CORPS REGULATORY PROGRAM
- PROPERTY LINE
- WOODS LINE



0.00" = 1.00"
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PRINTS ISSUED FOR:
• SUBMITTAL

DATE

REVISIONS

NO.

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY, BALTIMORE, LEWIS, & BOWEN, YORK
208 WEST MAIN STREET
SALISBURY, WYOMING 82401-2180
410-741-1111 FAX 410-741-0726
www.gmbnet.com

**STONY CREEK SUBDIVISION
PRELIMINARY PLAT
SUSSEX COUNTY, DELAWARE**

BOUNDARY OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM

SCALE : 1:100 SHEET NO.
DESIGN BY : RLM
DRAWN BY : RLM, JAE
CHECKED BY : JHW
GMB FILE : 2005132.NO
DATE : JULY, 2006 3 8

C1.1

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DATE
REVISIONS
NO.

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY · BALTIMORE · LEWIS · SEAFORD · YORK
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3115, FAX 410-548-9790
 www.gmbnet.com

**STONY CREEK SUBDIVISION
 PRELIMINARY PLAN
 SUSSEX COUNTY, DELAWARE**

**PROPOSED
 LANDSCAPE PLAN**

SCALE : 1:100	SHEET NO.
DESIGN BY : RLM	L1.0
DRAWN BY : RLM	
CHECKED BY : JHW	
GMB FILE : 2005132.NO	
DATE : JULY, 2006	10 8

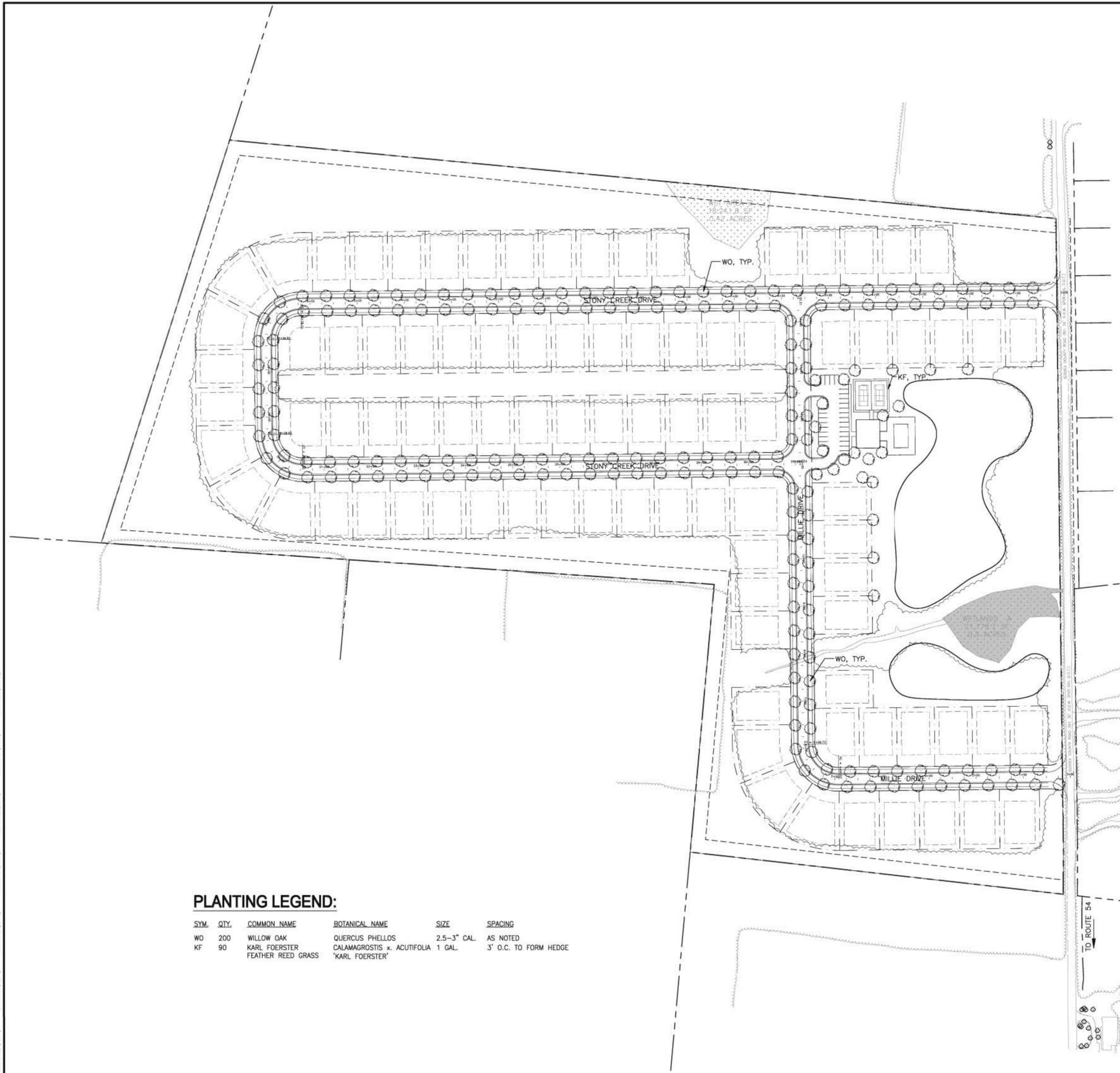
NOTES:

1. PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERYMEN (AAN), PARTICULARLY WITH REGARDS TO SITE, GROWTH AND SIZE OF BALL AND DENSITY OF BRANCH STRUCTURE.
2. CONTRACTOR IS TO ENSURE CONFORMANCE TO NATIONAL AND LOCAL BUILDING CODES AND ORDINANCES.
3. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED HERETO BEFORE DELIVERY TO THE PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE OWNER'S REPRESENTATIVE.
4. ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE OWNER'S REPRESENTATIVE IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL REMOVE ALL REJECTED MATERIAL FROM THE SITE.
5. THE CONTRACTOR SHALL FURNISH ALL PLANTS IN QUANTITIES AND SIZES TO COMPLETE THE WORK AS SPECIFIED IN THE PLANT SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES ON THE PLANS PRIOR TO THE COMMENCEMENT OF WORK. QUANTITIES IN THE PLANT SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND DO NOT CONSTITUTE THE FINAL COUNT.
6. SUBSTITUTION IN PLANT SPECIES OR SIZE SHALL NOT BE PERMITTED EXCEPT WITH THE WRITTEN APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
7. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND BY SCALING OR AS DESIGNED IN THE FIELD BY THE OWNER OR THE OWNER'S REPRESENTATIVE. ALL LOCATIONS ARE TO BE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE BEFORE EXCAVATION.
8. CONTRACTOR SHALL LOCATE AND MARK ALL UNDERGROUND UTILITY LINES AND IRRIGATION SYSTEMS PRIOR TO EXCAVATING PLANT BEDS OR PITS. ALL UTILITY EASEMENT AREAS WHERE NO PLANTING SHALL TAKE PLACE SHALL ALSO BE MARKED ON THE SITE PRIOR TO LOCATING AND DIGGING THE TREE PITS. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS OTHER LOCATIONS FOR THE TREES SHALL BE SELECTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. SUCH CHANGE SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
9. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
10. DURING PLANTING OPERATIONS, EXCESS AND WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THIS SITE.
11. ALL PLANTED SHRUB BEDS ARE TO BE DUG TO A MINIMUM OF 12" DEEP AND ALL EXISTING SOIL, CONSTRUCTION DEBRIS, ROOT AND OTHER FOREIGN MATERIALS ARE TO BE REMOVED AND DISCARDED OFF SITE. ALL PLANTED SHRUB BEDS ARE TO BE EXCAVATED TO THE WIDTH SHOWN ON THE PLANS.
12. ALL TREE PITS ARE TO BE EXCAVATED TO A MINIMUM DEPTH TO ALLOW THE TREE ROOT BALL TO BE A MINIMUM OF 4" HIGHER THAN FINISHED GRADE. THE TREE ROOT BALL IS TO REST ON UNDISTURBED SOIL, OR A COMPACTED BED MUST BE PREPARED FOR THE TREE ROOT BALL TO REST ON AND WHICH WILL NOT SUBSIDE CAUSING THE TREE TO SINK BELOW FINISHED GRADE. ALL TREE PITS ARE TO BE A MINIMUM OF 12" LARGER ON EVERY SIDE OF THE TREE ROOT BALL.
13. THE PLANTER BEDS ARE TO BE ENTIRELY CLEANED OUT TO THE UNDISTURBED SOIL LEVEL. ALL EXISTING SOIL, CONSTRUCTION DEBRIS, ROOTS AND OTHER FOREIGN MATERIAL ARE TO BE REMOVED AND DISCARDED OFF SITE.
14. THE TOP SOIL TO BE USED TO FILL THE TREE PITS, SHRUB BEDS AND PLANTERS IS TO BE PLANT SPECIFIC. THE TOPSOIL FOR TREES, SHRUBS AND PLANTERS SHALL CONSIST OF A MAXIMUM OF 2/3 EXISTING TOPSOIL FROM THE SITE, WHICH IS CLEANED AND FREE OF CLAY, A MINIMUM OF 1/3 PEAT MOSS, OR OTHER APPROVED ORGANIC MATERIALS OR IMPORTED NEW LOAMY TOPSOIL AND 10 % COW MANURE. ALL OF THESE MATERIALS ARE TO BE MIXED PRIOR TO PLACING IN THE PLANTER OR BACKFILLING WHEN PLANTING.
15. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREE PITS, SHRUB BEDS AND PLANTERS ARE WELL DRAINED. THE LANDSCAPE CONTRACTOR WILL REPLACE ALL PLANT MATERIAL WHICH IS AFFECTED BY POOR DRAINAGE, AT NO CHARGE TO THE OWNER.
16. ALL LAWN AREAS ARE TO BE SODDED WITH GRASS APPROPRIATE FOR EACH OF THE SUNLIGHT CONDITIONS, WHICH EXIST ON SITE.
17. ALL LAWN AREAS ARE TO BE TILLED TO A DEPTH OF 6" AND ALL FOREIGN MATERIAL REMOVED WHICH WILL INHIBIT THE HEALTHY GROWTH OF THE LAWN. ALL OLD GRASS AND GRASS ROOTS ARE TO BE REMOVED FROM THE SITE. NEW TOPSOIL OF A MINIMUM 4" IS TO BE PLACED OVER THE AREA TO BE SODDED. THE GRASS AREAS ARE TO BE FINE GRADED TO ENSURE THAT NO UNDULATIONS OCCUR IN THE LAWN. THE LAWNS ARE TO BE GRADED IN SUCH A WAY AS TO APPEAR PERFECTLY WELL TAILORED AND EVEN. THE LAWN TOPSOIL IS TO BE ROLLED AND LIGHTLY IRRIGATED PRIOR TO PLACING THE SOD. THE SOD IS NOT TO BE LAID ON FROZEN OR SOAKED SOIL.
18. THE EXISTING TREES ARE TO BE PROTECTED DURING THE PREPARATION OF LAWN AREAS. THE ROOTS OF THE TREES ARE TO BE UNDISTURBED DURING THE CLEANING OF THE TOPSOIL.
19. THE TREES AND SHRUBS ARE TO BE HANDLED WITH THE BEST CARE AND ATTENTION TO ENSURE THAT THE PLANTS ARE NOT BRUISED, BROKEN, TORN, DAMAGED IN ANY WAY WHICH WILL AFFECT THE PLANTS GENERAL APPEARANCE AND WELL BEING.
20. THE TREES MUST BE STAKED IN ACCORDANCE WITH ACCEPTABLE NURSERY PRACTICES TO ENSURE THAT THEY ARE SECURE IN THE GROUND AND WILL GROW STRAIGHT AND UNIFORM. THE TREES ARE TO BE WRAPPED IF THE CONTRACTOR DEEMS IT NECESSARY TO PROTECT THE TREES FROM SUN SCALD OR INSECT ATTACK.
21. THE LANDSCAPE CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL AND OTHER WORK DONE ON SITE. THIS WARRANTY WILL BEGIN AT EITHER SUBSTANTIAL COMPLETION OR AT FINAL ACCEPTANCE AS DETERMINED BY THE OWNER.
22. LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1' AIR SPACE BETWEEN THE UNIT AND THE PLANT.
23. THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
24. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS RAISED MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCH BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4' OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
25. TRANSPLANT TREES INDICATED ON THE DRAWINGS WILL BE SELECTED BY OWNER OR OWNER'S REPRESENTATIVE FROM THE EXISTING SITE TREES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

PLANTING LEGEND:

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
WO	200	WILLOW OAK	QUERCUS PHELLOS	2.5-3" CAL.	AS NOTED
KF	90	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS x. ACUTIFOLIA 'KARL FOERSTER'	1 GAL.	3' O.C. TO FORM HEDGE

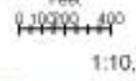
FINISH - RED 1/8" (10mm)
 FINISH - YELLOW 1/8" (10mm)
 FINISH - BLUE 1/8" (10mm)
 FINISH - GREEN 1/8" (10mm)
 FINISH - BROWN 1/8" (10mm)
 FINISH - BLACK 1/8" (10mm)
 FINISH - WHITE 1/8" (10mm)



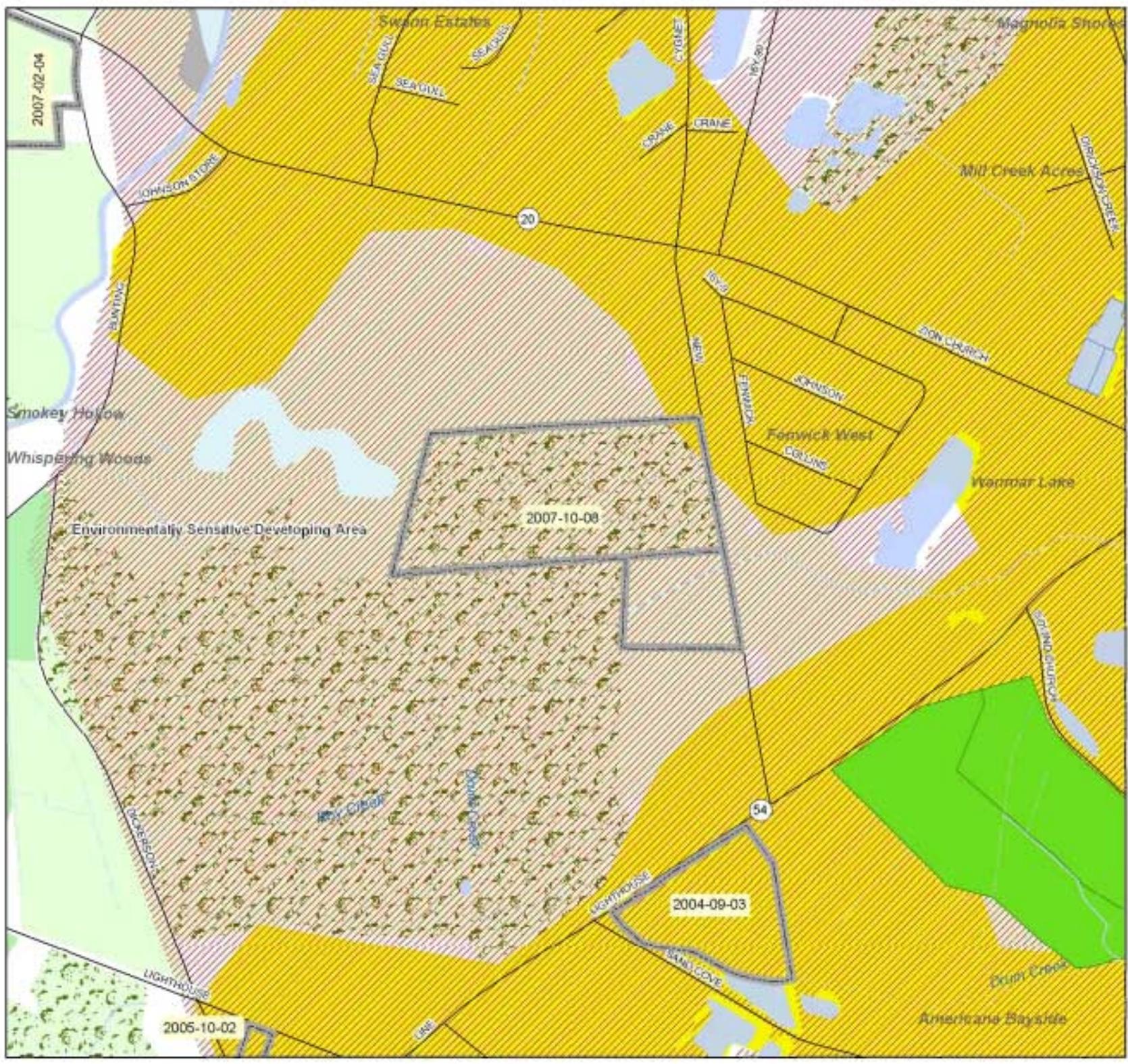
Preliminary Land Use Service (PLUS)

Stony Creek
2007-10-08

- 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)



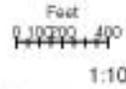
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www.state.de.us/planning



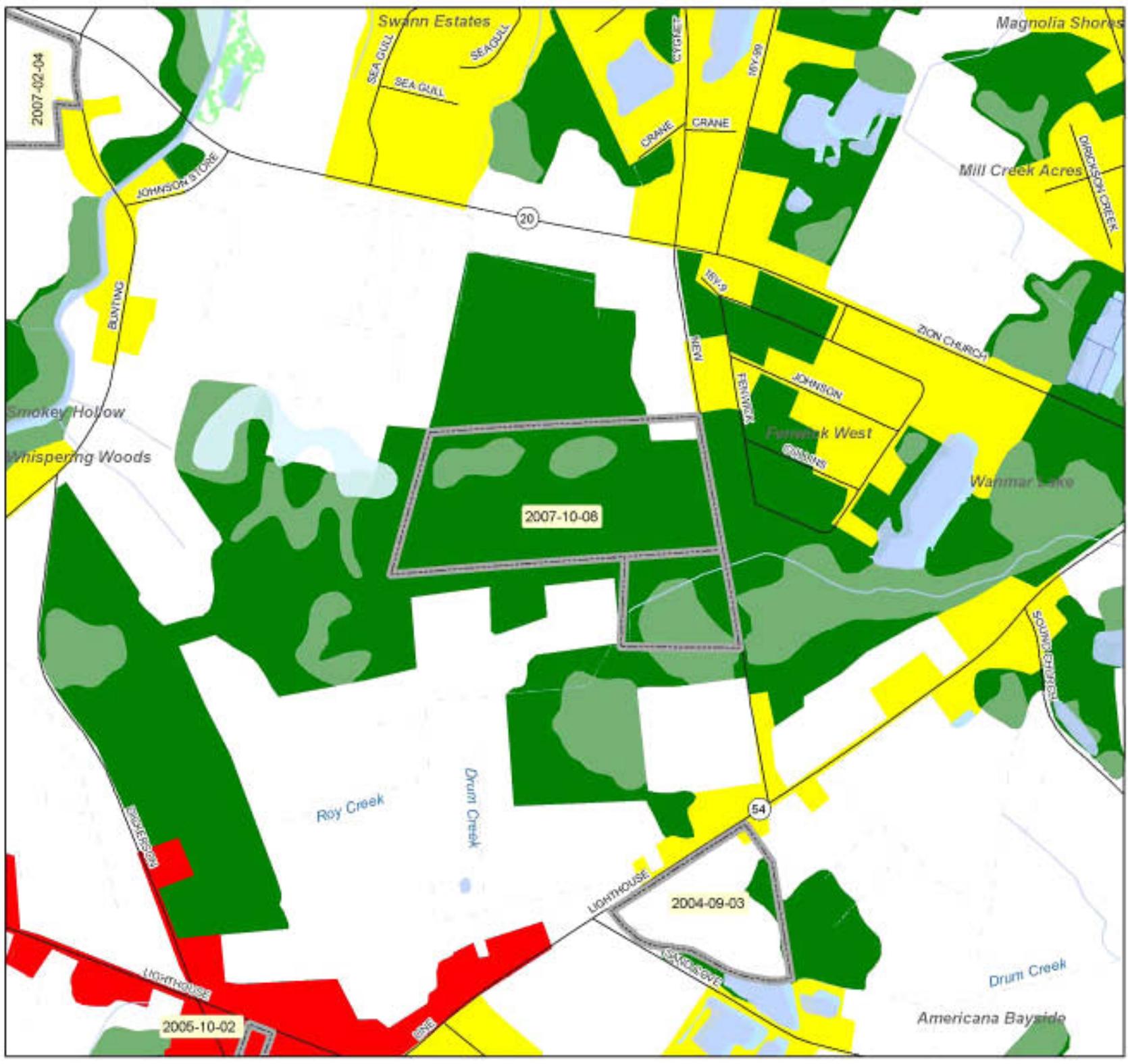
Preliminary Land Use Service (PLUS)

Stony Creek
2007-10-08

-  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)

Stony Creek
2007-10-08

-  Project Area
-  Municipalities



Feet
0 37,500 75 150

1:3,663



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