

PLUS 2007-10-09
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: Deep Valley Farm Subdivision | | |
| 2. Location (please be specific): South side Delaware Route 9, Northwest & Southeast side of Sussex County Rd 285 (Rd 23), appox ¼ mi West of Route 1 | | |
| 3. Parcel Identification #: 3-34-5, Parcel 176 & 177 | 4. County or Local Jurisdiction Name: Sussex | |
| 5. Owner's Name: William D. Graves & Frances Graves Trust | | |
| Address: 102 Savannah Road | | |
| City: Lewes | State: De | Zip: 19958 |
| Phone: | Fax: | Email: |
| 6. Applicant's Name: Paul G. Carey (Cedar Creek Properties, LLC.) | | |
| Address: P.O. Box 457 | | |
| City: Nassau | State: De | Zip: 19969 |
| Phone: 302-645-4789 | Fax: 302-645-4861 | Email: Paul@CareyRealtyGroup.com |
| 7. Project Designer/Engineer: Design Consultants Group, LLC | | |
| Address: 18072 Davidson Drive | | |
| City: Milton | State: De | Zip: 19968 |
| Phone: 302-684-8030 | Fax: 302-684-8054 | Email: mdavidson@dcsengineering.com |
| 8. Please Designate a Contact Person, including phone number, for this Project: Mark H. Davidson, 302-684-8030 | | |

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: Single family dwellings with amenities.	
11. Area of Project(Acres +/-): 88.44 +/- Acres	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1	
13. <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)	
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. Graves Property – 2004-09-11 & 2006-05-04	
15. Present Zoning: AR-1 / ESDDOZ Overlay	16. Proposed Zoning: AR-1 / ESDDOZ Overlay
17. Present Use: Agricultural Use	18. Proposed Use: Single Family Dwellings
19. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Agriculture	
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 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"/>	
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? 57,600 GPD How will this demand be met? Upgrade to the existing water service currently to the site	
22. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County	
23. If a site plan please indicate gross floor area: N/A	
24. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
If residential, indicated the number of number of Lots/units: 183 Gross Density of Project: 2.07 units/Acre ; Net Density: 2.53	

25. If residential, please indicate the following:
Number of renter-occupied units: **0**
Number of owner-occupied units: **183**

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

Second home buyer – if checked, how many units

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

26. Present Use: % of Impervious Surfaces: **0%**
Square Feet: **0.0**

Proposed Use: % of Impervious Surfaces: **33.7% (includes 40% lot coverage and entire road right-of-way)**
Square Feet: **1,298,274**

27. What are the environmental impacts this project will have? **None**

How much forest land is presently on-site? **8.67 Acres +/-** How much forest land will be removed? **Less than 0.50 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 **this site is located in a Good Recharge area according to the map below.**

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 n/a
 Non-tidal Acres 1.15

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: n/a

Will there be ground disturbance within 100 feet of wetlands Yes No There will be a 50-foot easement placed around the wetlands.

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

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

If "Yes", have the water bodies been identified? Yes No Goslee Creek

Will there be ground disturbance within 100 feet of the water bodies Yes No If "Yes", please describe. **There will be single family lots within the vicinity of the wetlands. There will be a 50-foot easement placed around the wetlands.**

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

Yes No – **the upper end of Goslee Creek reaches across a portion of the property. A tax ditch begins and ends on this property. Tax Ditch is under research at this time.**

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: **Bio-Filtration / Wet Ponds**

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): **Infiltration and Goslee Creek**

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? **36.37 +/- Acres; 1,584,381 Sq. Ft.**

Open space proposed (not including stormwater management ponds and waste water disposal areas) **32.65 +/- Acres**

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 recreation and Stormwater Management**

Where is the open space located? **Throughout (refer to site plan)**

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? **Water and Sewer Upgrades, potential dedication of land for future right-of-way and road improvements.**

36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Acres on-site that will be permanently protected
Acres on-site that will be restored
Acres of required wetland mitigation
Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed
Buffers from wetlands, streams, lakes, and other natural water bodies:
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input 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: 1,940
What percentage of those trips will be trucks, excluding vans and pick-up trucks?
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. 3 Entrances Number of lanes: <u> 2 </u> Width of lanes: <u> 10 Ft </u> Number of shoulders: <u> 0 </u> Width of shoulders: <u> </u> Location: 1 on Rt. 9 & 2 on SCR285 (Please refer to site plan for locations and typical cross-sections)
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? <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. N/A
43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths X Yes No Is there an opportunity to connect to a larger bike/pedestrian network? X Yes No
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 type="checkbox"/> Yes <input checked="" 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?
 Yes No If yes, please List them: **Construction debris until site is built**

45. Please make note of the time-line for this project: **7-8 years**

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.

OWNERS
 WILLIAM D. GRAVES, et. al.
 102 SAVANNAH ROAD
 LEWES, DELAWARE 19958

FRANCES B. GRAVES TRUST
 102 SAVANNAH ROAD
 LEWES, DELAWARE 19958
 Phone (302)

DEVELOPER
 PAUL G. CAREY
 CEDAR CREEK PROPERTIES, L.L.C.
 P. O. BOX 457
 NASSAU, DELAWARE 19969
 Phone (302) 645-4789

ENGINEER/SITE DESIGNER
 D. C. GROUP, L.L.C.
 18072 DAVIDSON DRIVE
 MILTON, DELAWARE 19968
 Phone (302) 684-8030

SURVEYOR
 D. C. GROUP, L.L.C.
 18072 DAVIDSON DRIVE
 MILTON, DELAWARE 19968
 Phone (302) 684-8030

WASTEWATER ENGINEER
 D. C. GROUP, L.L.C.
 10872 DAVIDSON DRIVE
 MILTON, DELAWARE 19968
 Phone (302) 684-8030

WETLANDS DELINEATOR
 KELLY PIERSON
 ENVIROTECH ENVIRONMENTAL CONSULTING, INC.
 34634 BAY CROSSING BLVD., SUITE C
 LEWES, DELAWARE 19958
 Phone (302) 645-6491

SCHOOL DISTRICT
 CAPE HENLOPEN

FIRE DISTRICT
 LEWES

WATER UTILITY
 TIDEWATER UTILITIES, INC.

SEWER UTILITY
 SUSSEX COUNTY, DELAWARE

ELECTRIC
 CONECTIV

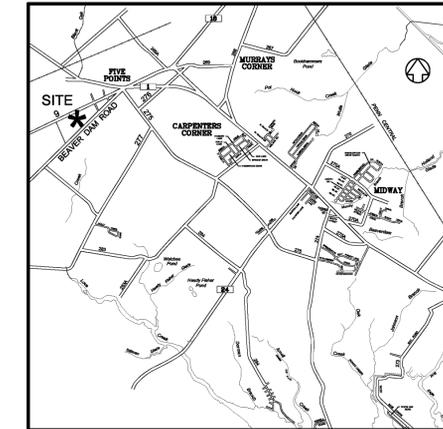
TELECOMMUNICATION
 VERIZON

C A T V
 COMCAST

POSTAL DISTRICT
 LEWES

DEEP VALLEY FARM SUBDIVISION

LANDS NOW OR FORMERLY OF WILLIAM D. GRAVES, et. al.
 and the FRANCES B. GRAVES TRUST
 183 SINGLE FAMILY LOT SUBDIVISION
 PRELIMINARY SUBDIVISION PLANS
 LEWES and REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE



VICINITY MAP
 SCALE: 1" = 1 MILE

SHEET NO. :	TITLE
G 1	COVER SHEET
G 2	KEY SHEET
S 1 - S 4	PRELIMINARY SUBDIVISION PLAT
W 1 - W 2	WETLANDS DELINEATION PLANS

LEGEND:

	SUBDIVISION BOUNDARY LINE
	SUBDIVISION LOT LINE
	CL RIGHT OF WAY
	WALKING/NATURE PATH
	EXISTING TREE LINE
	SUBDIVISION LOT NUMBER
	PROPOSED CONC. SIDEWALK

WETLANDS DELINEATION CERTIFICATION STATEMENT
 THIS PROPERTY HAS BEEN EXAMINED BY ENVIROTECH ENVIRONMENTAL CONSULTING, INC. (EECI) FOR THE PRESENCE OF WATER OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE 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 ENCLOSED RESOURCES THAT WERE FOUND ON THE PROPERTY ARE DEPICTED IN THIS REPORT IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS AND DETAILED IN REPORTS PREPARED BY EECI USING BEST PROFESSIONAL JUDGEMENT.

KELLY PIERSON, ENVIRONMENTAL SCIENTIST II DATE
 34634 BAY CROSSING BLVD., SUITE C
 LEWES, DELAWARE 19958

SITE DESIGNER CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF SUSSEX COUNTY AND LAWS OF THE STATE OF DELAWARE.

PROFESSIONAL SEAL

SHARON K. CRUZ, P. E. DATE
 DESIGN CONSULTANTS GROUP, L.L.C.
 18072 DAVIDSON DRIVE
 MILTON, DE 19968 - (302) 684-8030

OWNER CERTIFICATION:
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

WILLIAM D. GRAVES, et. al. DATE
 102 SAVANNAH ROAD
 LEWES, DE 19958
 (302)

ABBREVIATIONS

AADT	- ANNUAL AVERAGE DAILY TRAFFIC
ADT	- AVERAGE DAILY TRAFFIC
Ac.	- ACRES
B.R.L.	- BUILDING RESTRICTION LINE
CB	- CATCH BASIN
C	- CENTER LINE
CN	- CURVE NUMBER
C.F.	- CUBIC FEET
CMF	- CONCRETE MONUMENT FOUND
CMP	- CORRUGATED METAL PIPE
CMS	- CONCRETE MONUMENT SET
C/O	- CLEANOUT
DE RTE.	- DELAWARE ROUTE
DET.	- DETAIL
ESMT.	- EASEMENT
EX.	- EXISTING
F.F.	- FIRST FLOOR ELEVATION
H.C.	- HANDICAP (RAMPS OR PARKING SPACES)
HYD	- FIRE HYDRANT
I.	- INVERT IN
I.O.	- INVERT OUT
IPF	- IRON PIPE FOUND
IPS	- IRON PIPE SET
LAT.	- SANITARY SEWER LATERAL CONNECTION
MAX.	- MAXIMUM
MH	- MANHOLE
MN	- MINIMUM
N-12 ADS	- ADVANCED DRAINAGE SYSTEMS N-12 PLASTIC PIPE
NF	- NOW OR FORMERLY (REFERRING TO OWNERSHIP)
NTS	- NOT TO SCALE
P.E.	- PROFESSIONAL ENGINEER
P.L.S.	- PROFESSIONAL LAND SURVEYOR
P.	- PROPERTY LINE
P/O	- PORTION OF (PARCEL)
PROP.	- PROPOSED
PVC	- POLY-VINYL CHLORIDE
PVMT.	- PAVEMENT
RCF	- REINFORCED CONCRETE PIPE
R.O.W.	- RIGHT OF WAY
SAN. SEW.	- SANITARY SEWER
S.C.R.	- SUSSEX COUNTY ROUTE
S.F.	- SQUARE FEET
S.N.	- STRUCTURAL NUMBER (PAVING)
STA	- STATION
STM. SEW.	- STORM SEWER
TYP.	- TYPICAL
WAT.	- WATER
W.M.	- WATER METER
W.V.	- WATER VALVE

REVISIONS

NO.	DESCRIPTION

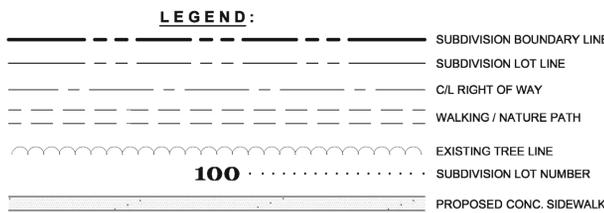
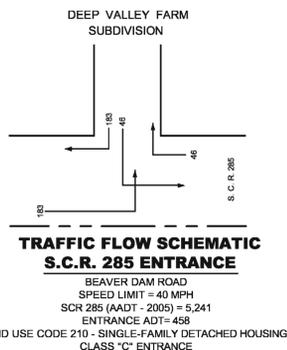
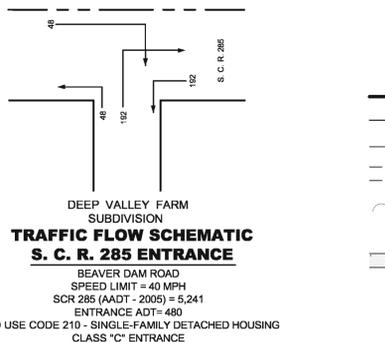
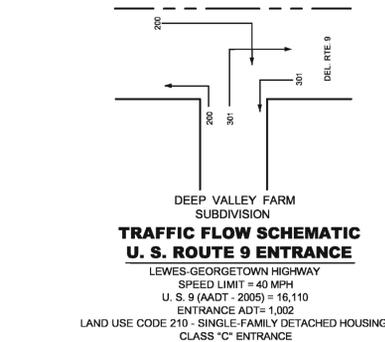
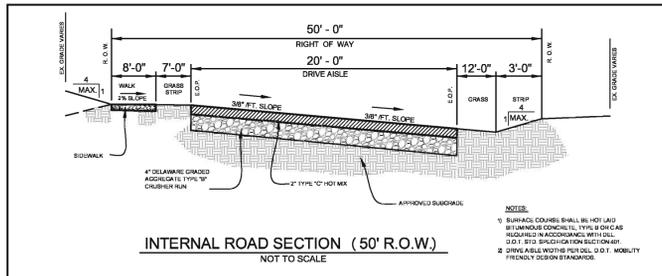
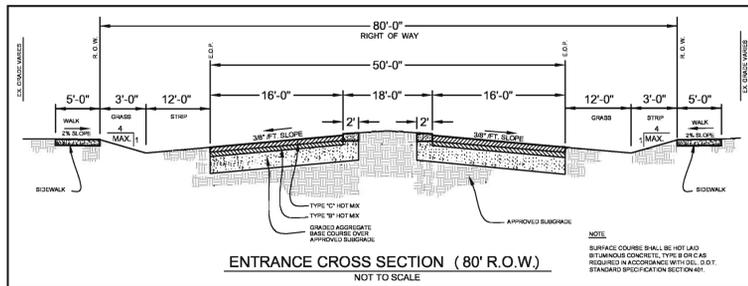
COVER SHEET
PRELIMINARY SUBDIVISION PLANS
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 LEWES and REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

DC GROUP
 DESIGN CONSULTANTS GROUP, L.L.C.
 18072 Davidson Drive
 Milton, DE 19968
 (302) 684-8030
 www.dcgroupllc.com
 (302) 684-8054
 SURVEYING • LAND PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE



DESIGNED BY: M.H. DAVIDSON
 SURVEYED BY: D.C. GROUP, L.L.C.
 DRAWN BY: W.O. MURPHY
 CHECKED BY: M.H.D./H.F./J.S.K.C.
 JOB #: S: 040325-AERIALS
 SCALE: As Noted On Dwg.
 TAX MAP: 3-34-S, Parcels 178 & 177
 DATE: 29 September 2007

SHEET NO: G 1



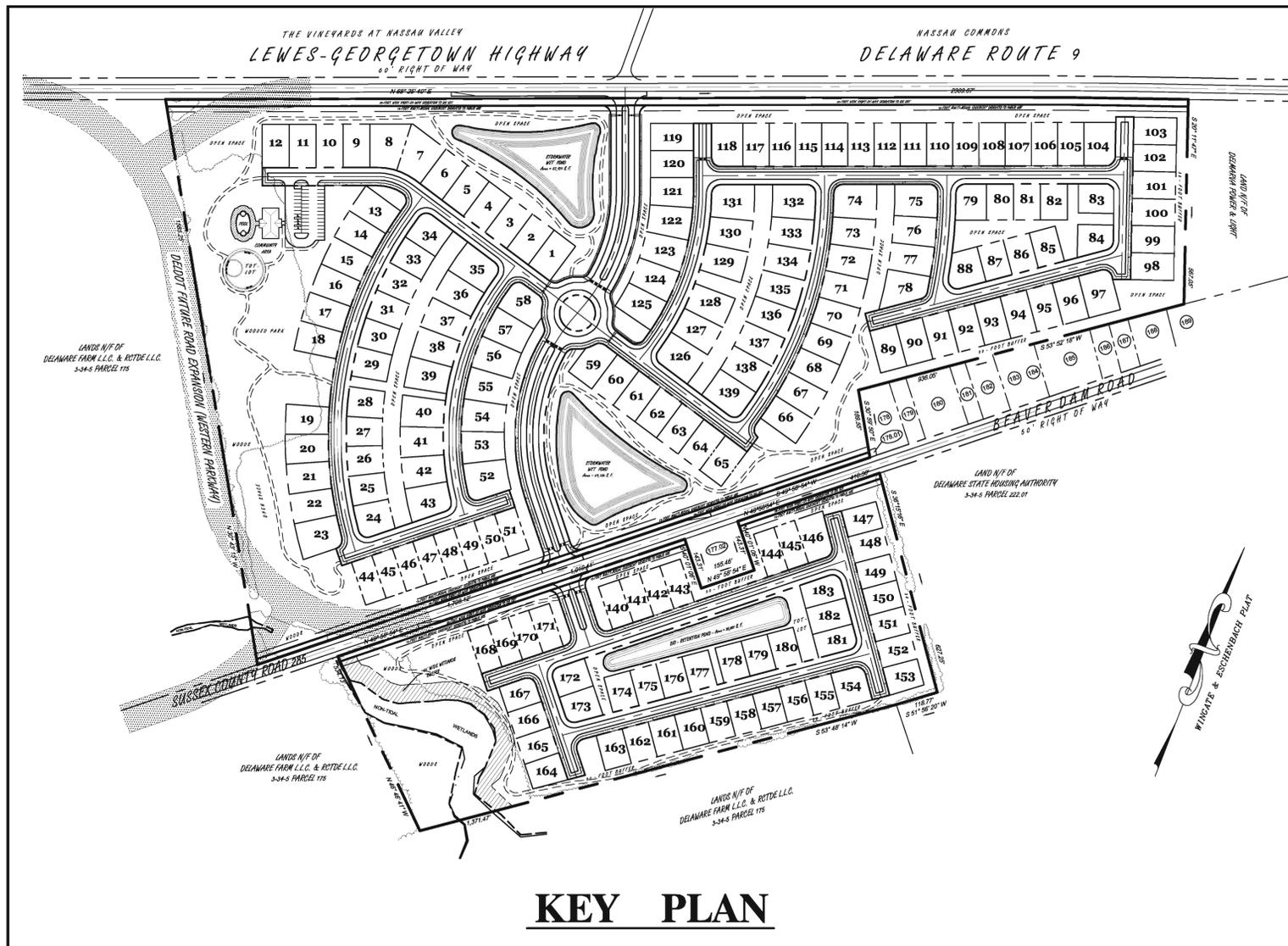
LOT AREA TABULATION			
LOT	AREA (S.F.)	LOT	AREA (S.F.)
1	9,000	93	9,000
2	9,000	94	9,000
3	9,000	95	9,000
4	9,000	96	9,000
5	9,000	97	10,690
6	9,000	98	9,000
7	12,007	99	9,000
8	11,740	100	9,000
9	9,000	101	9,000
10	9,000	102	9,000
11	9,000	103	9,000
12	8,989	104	10,430
13	9,511	105	8,760
14	9,511	106	8,760
15	9,511	107	8,760
16	9,511	108	8,760
17	9,511	109	8,760
18	9,511	110	8,670
19	9,511	111	8,760
20	9,511	112	8,760
21	9,511	113	8,760
22	9,511	114	8,760
23	11,239	115	8,760
24	8,812	116	8,760
25	7,914	117	8,760
26	7,914	118	10,321
27	7,914	119	9,000
28	7,906	120	9,000
29	7,914	121	9,533
30	7,914	122	9,955
31	7,914	123	9,955
32	7,914	124	9,955
33	7,914	125	9,955
34	8,817	126	11,146
35	10,704	127	9,734
36	9,734	128	9,734
37	9,734	129	9,734
38	9,734	130	9,734
39	9,734	131	11,237
40	9,734	132	11,093
41	9,734	133	9,596
42	9,734	134	9,596
43	10,235	135	9,596
44	7,500	136	9,596
45	7,500	137	9,596
46	7,500	138	9,596
47	7,500	139	10,976
48	7,500	140	7,500
49	7,500	141	7,500
50	7,500	142	7,500
51	7,500	143	7,500
52	11,527	144	7,500
53	9,955	145	7,500
54	9,955	146	9,713
55	9,955	147	7,500
56	9,955	148	7,500
57	9,955	149	7,500
58	9,861	150	7,500
59	9,187	151	7,500
60	9,000	152	7,500
61	9,000	153	7,656
62	9,000	154	9,225
63	9,000	155	7,500
64	9,000	156	7,500
65	9,000	157	7,500
66	9,502	158	7,500
67	9,502	159	7,500
68	9,502	160	7,500
69	9,502	161	7,500
70	9,502	162	7,500
71	9,502	163	7,500
72	9,502	164	7,543
73	9,502	165	7,500
74	11,149	166	7,500
75	10,611	167	7,392
76	9,433	168	7,500
77	9,433	169	7,500
78	10,394	170	7,500
79	8,439	171	7,500
80	7,500	172	7,903
81	7,500	173	8,096
82	7,500	174	7,500
83	7,990	175	7,500
84	7,727	176	7,500
85	7,500	177	7,500
86	7,500	178	7,500
87	7,500	179	7,500
88	8,968	180	7,500
89	9,000	181	7,520
90	9,000	182	8,588
91	9,000	183	7,816
92	9,000		

GENERAL NOTES:

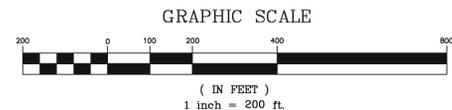
- BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM A SURVEY PREPARED BY WINGATE & ESCHENBACH, SURVEYORS, TITLED "BOUNDARY SURVEY LANDS OF FRANCES GRAVES", DATED 20 AUGUST 2003, AND IS NOT THE RESULT OF A FIELD SURVEY.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C 0335 J, EFFECTIVE DATE 6 JANUARY 2005, THIS SITE LIES ENTIRELY IN FLOOD ZONE 'X', UNSHADED, WHICH IS AN AREA THAT HAS BEEN DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- THIS IS A CLASS 'B' SURVEY (SUBURBAN).
- THIS SITE IS CURRENTLY ZONED 'AR-1' (AGRICULTURAL-RESIDENTIAL).
- THIS PROJECT CONTAINS A TOTAL OF 3,852,504 SQ. FT., OR 88.44 ACRES±.
- DEED REFERENCES : PARCEL 176 = DEED BOOK 3413, PAGE 276
PARCEL 177 = WILL BOOK 0422, PAGE 343
- THIS SITE LIES IN AN ENVIRONMENTALLY SENSITIVE DEVELOPING DISTRICT OVERLAY ZONE (ESDDOZ).
- OPEN AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AND STORMWATER MANAGEMENT.
- ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT WIDE PUBLIC UTILITY EASEMENTS ALONG LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.

SITE DATA:

- SUBDIVISION NAME: DEEP VALLEY FARM
ADDRESS: LEWES - GEORGETOWN HIGHWAY
LEWES and REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE
- OWNER INFORMATION:
OWNER: WILLIAM D. GRAVES, et al.
102 SAVANNAH ROAD
LEWES, DELAWARE 19958
FRANCES B. GRAVES TRUST
102 SAVANNAH ROAD
LEWES, DELAWARE 19958
TAX MAP/PARCEL #
3-34-5, Parcel 176
3-34-5, Parcel 177
GROSS ACERAGE
2,982,784 S.F. (68.48 AC.±)
(NORTHSIDE ROUTE 9)
869,720 S.F. (19.97 AC.±)
(SOUTHSIDE ROUTE 9)
- DEVELOPER: PAUL G. CAREY
CEDAR CREEK PROPERTIES, L.L.C.
P. O. BOX 457
NASSAU, DELAWARE 19969
Phone: (302) 645-4789
- ZONING INFORMATION: PRESENT ZONING: AR-1 / ESDDOZ OVERLAY
PROPOSED ZONING: AR-1 / ESDDOZ OVERLAY
- LAND USE INFORMATION: PRESENT: AGRICULTURAL
PROPOSED: SINGLE FAMILY DWELLINGS
GROSS DENSITY: 2.07 UNITS / ACRE (2.178 UNITS / ACRE ALLOWED)
- PROPOSED LOTS: TOTAL DWELLING UNITS = 183
- NET DEVELOPMENT COMPUTATIONS:
TOTAL AREA: 88.44 ACRES±
TOTAL LOT AREA: 1,613,674 S.F. (37.05 AC.±)
TOTAL ROAD R.O.W.: 654,391 S.F. (15.02 AC.±)
R.O.W. DEDICATION (DELDOT): 105,481 S.F. (2.42 AC.±)
WETLANDS: 1.15 ACRES
DWELLINGS PROPOSED: 183
OPEN SPACE REQUIRED (10%): 8.84 ACRES (SECTION 99.21(D))
OPEN SPACE PROPOSED (41%): 1,584,381 S.F. (36.37 AC.±)
- BULK AREA REQUIREMENTS FOR SINGLE FAMILY DETACHED:
MAX. BUILDING HEIGHT: AR-1 42', ESDDOZ 42', PROPOSED 7,500 S.F.
MIN. LOT AREA: 20,000 S.F., 7,500 S.F., 7,500 S.F.
MIN. LOT WIDTH: 100', 60', 75'
MIN. LOT DEPTH: 100', 100', 100'
REGULAR LOT SETBACKS:
FRONT: 30', 25', 25'
SIDES: 15', 10', 10'
REAR: 20', 10', 10'
CORNER LOT:
FRONT: 30' (15'), 30' (15'), 30' (15')
SIDES: 15', 10', 10'
REAR: 20', 10', 10'
UTILITIES: WATER SERVICE PUBLIC - TIDEWATER UTILITIES, INC.
SANITARY SERVICE SUSSEX COUNTY
MINIMUM LOT SIZE = 7,500 SQ. FT.
MAXIMUM LOT SIZE = 11,527 SQ. FT.
AVERAGE LOT SIZE = 7,825 SQ. FT.



ADJOINING OWNERS DATA		
PARCEL	OWNER(S)	DEED
177.02	RAY G., Jr and CHRISTINA M. TROUT	XXXX / XXX
178	ANTHONY C. and ANGELA C. MILLER	2122 / 200
178.01	SUSSEX COUNTY, DELAWARE	2052 / 177
179	RICHARD C. and JANIE M. MILLER	2215 / 152
180	MONROE E. BRITTINGHAM, Jr.	2954 / 077
181	ELIZABETH RICH	WB 270 / 101
182	IONA and RUSHTON WHITE	XXXX / XXX
183	JUDITH NORWOOD	XXXX / XXX
184	RAYMOND F. HONG	2569 / 328
185	CEYLON S. and CYNTHIA S. REINARD	1985 / 053
186	GERTRUDE HARMON	2001 / 238
187	LISA Z. MAKER	3060 / 017
188	GEORGE L. and CATHARINE E. BUNDICK	XXXX / XXX
189	BEATRICE MASON WILT BANK	XXXX / XXX



REVISIONS

PRELIMINARY SUBDIVISION PLAN
DEEP VALLEY FARM
LANDS N/ OF WILLIAM D. GRAVES, et. al.
LEWES and REHOBOTH HUNDRED, SUSSEX CO., DELAWARE

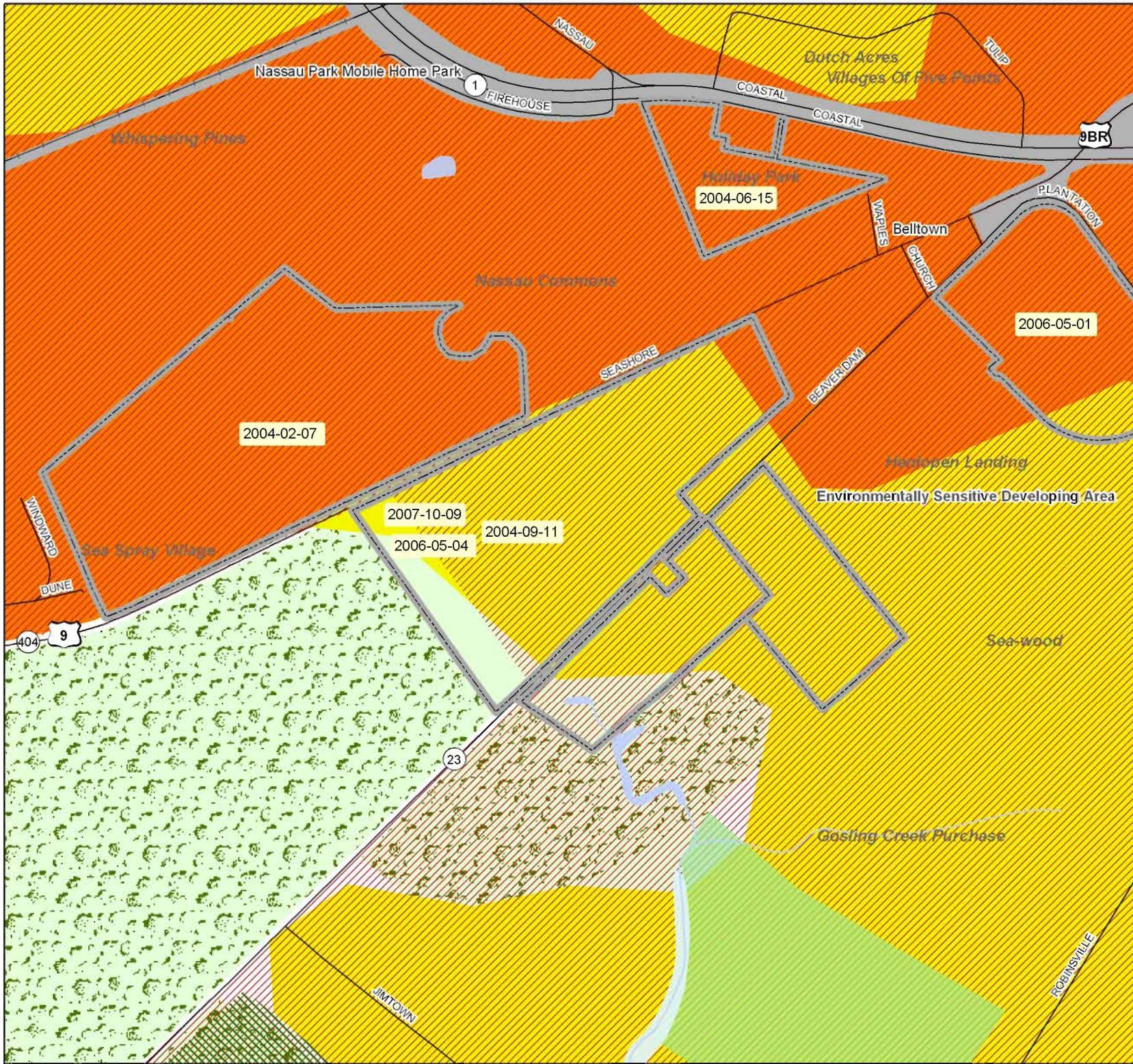
DC GROUP
DESIGN CONSULTANTS GROUP, L.L.C.
www.dcgengr.com
18072 Davidson Drive
Milton, DE 19966
(302) 684-8030
FAX: 684-8054
SURVEYING • LAND PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE



DESIGNED BY: M.H. DAVIDSON
SURVEYED BY: D.C. GROUP, L.L.C.
DRAWN BY: W.O. MONTY
CHECKED BY: M.H.D./H.F.J.S.K.C.
JOB #: S.040325-AERIALS
SCALE: 1" = 200'
TAX MAP: 3-34-5, Parcels 176 & 177
DATE: 26 September 2007

Preliminary Land Use Service (PLUS)

Deep Valley Farm
2007-10-09



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

Strategies

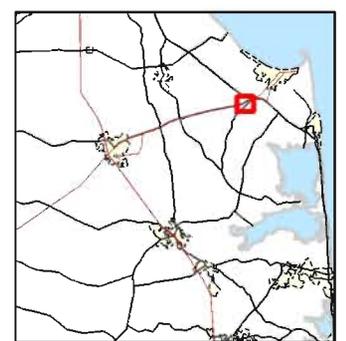
- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)

0 100 200 400
Feet

1:10,000

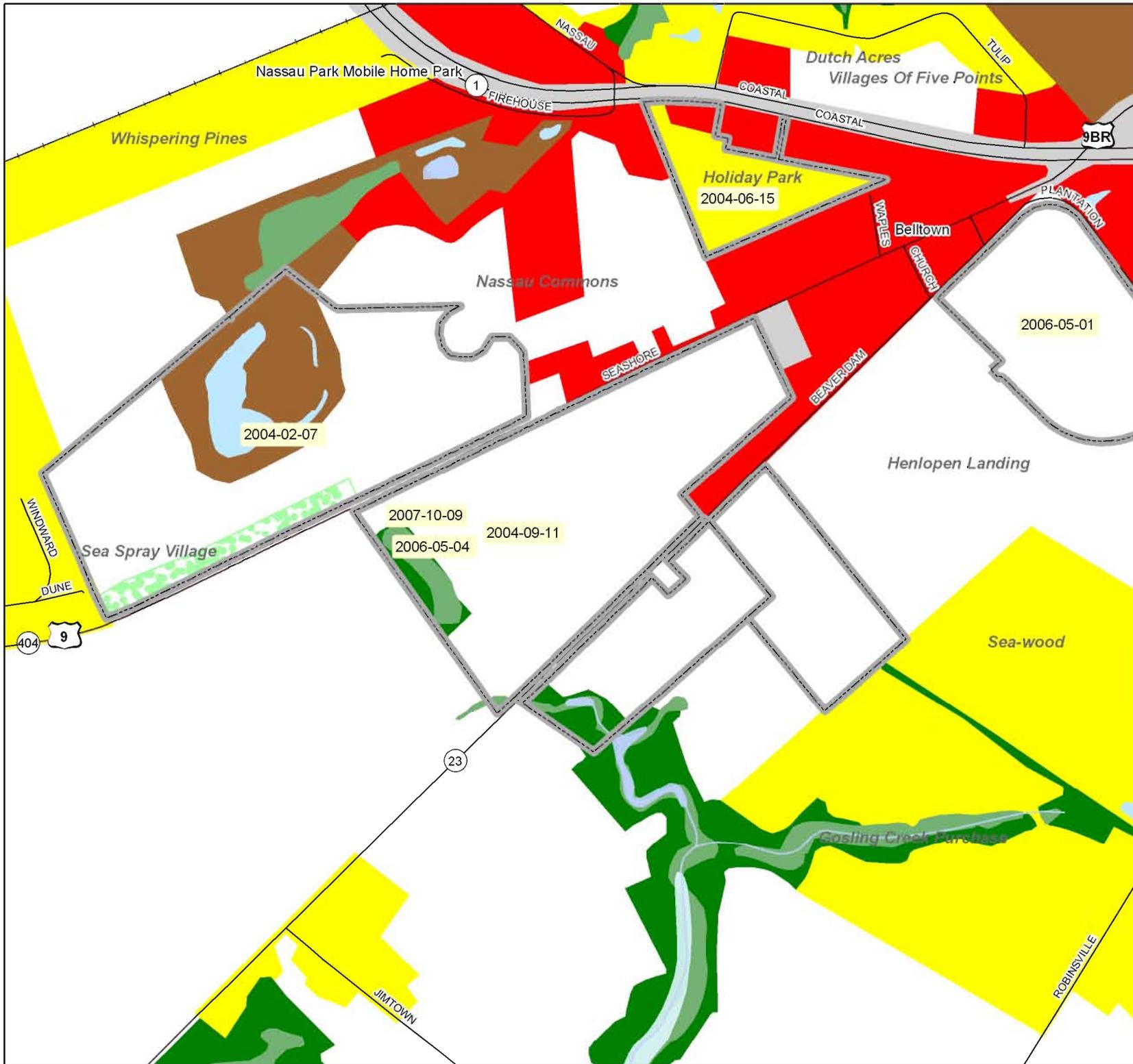


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Preliminary Land Use Service (PLUS)

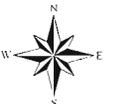
Deep Valley Farm
2007-10-09



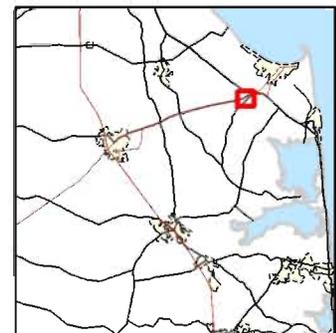
- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



1:10,000



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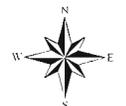
Preliminary Land Use Service (PLUS)

Deep Valley Farm
2007-10-09

-  Project Area
-  Municipalities



1:4,553



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