

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: Batson Creek Estates

2. Location (please be specific): Bayard Road (SCR #384), approximately 1800 FT northwest of Zion Church Road (SCR# 382)

3. Parcel Identification #: 5-33-11.00-84.00

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Ira B. Brittingham Jr, Trustee

Address: 22339 Sussex Pines Road

City: Georgetown

State: DE

Zip: 19947

Phone:

Fax:

Email:

6. Applicant's Name: Matthew Brittingham

Address: 19711 Bernard Drive

City: Lewes

State: DE

Zip: 19958

Phone: (302) 344-9026

Fax:

Email:

7. Project Designer/Engineer: Merestone Consultants, Inc.

Address: 19633 Blue Bird Lane, Suite 7

City: Rehoboth Beach

State: DE

Zip: 19971

Phone: (302) 226-5880

Fax: (302) 226-5883

Email:

roger@merestoneconsultants.com

8. **Please Designate a Contact Person, including phone number, for this Project:** Roger Gross, (302) 226-5880, ext 304

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: 110 Single Family Dwelling Lots; AR-1 Cluster Development Option	
11. Area of Project (Acres +/-): 55.2 AC	
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 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: AR-1
16. Present Use: Open Field (Agricultural Use)	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: N/A	
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 checked="" type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input checked="" type="checkbox"/> (600 feet along public road frontage)	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian Water Company Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project? 500 gpm How will this demand be met? Wells and Elevated Storage Tanks within Artesian's Water Service Area	
21. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County via Johnson's Corner Sanitary Sewer District	
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: 110 Gross Density of Project: 1.99 D.U./AC. Net Density 2.66 D.U./AC. 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:

Number of owner-occupied units: 110

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 20

Move-up buyer – if checked, how many units 50

Second home buyer – if checked, how many units 30

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

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

Proposed Use: % of Impervious Surfaces: 23%
Square Feet: 555,258 SF

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

How much forest land is presently on-site? 12.61 AC. How much forest land will be removed? 2.17 AC.

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. Stormwater Management Discharge will be to the 100 Year Flood Plain.

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 5.78

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: Multiple Private Road & Utility Crossings

Will there be ground disturbance within 100 feet of wetlands Yes No

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</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: Batson Branch Tax Ditch, Main, Prong 2 and Sub 1 of Prong 2</p>
<p>32. List the proposed method(s) of stormwater management for the site: Green Technology BMP's; Detention Basins</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.): Main Branch of Batson Tax 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? 22.12 Acres 963,547 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 20.02 acres/Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active recreation, passive recreation and stormwater management.</p> <p>Where is the open space located? Centrally on the property, along the property lines and tax ditches</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? Sewer, water, roads, and stormwater management</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected N/A</p> <p>Acres on-site that will be restored N/A</p> <p>Acres of required wetland mitigation N/A</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Bio-Retention and/or Filtration; stormwater detention structures</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 25 Feet minimum from all lots; 35 Feet from structures</p>
<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</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 1,136 VPD

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 10%

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.

1 connection to a public street, 2 lanes – 10 foot wide, no shoulders

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. West of the subject parcel is lands of Johnson, developer would be willing to discuss possible future connection to site.

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 (Located on the north side of Bayard Road across from the site.)

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 (Wetlands Permits expected)

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

Yes No If yes, please List them:

45. Please make note of the time-line for this project: Start Spring 2010

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

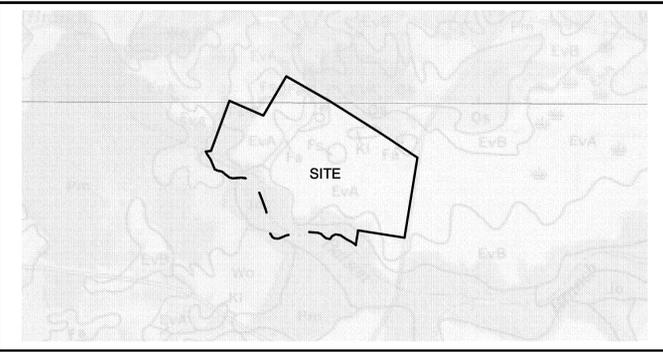
Date

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.



U.S.D.A. SOIL SURVEY MAP No. 69 & 77 NOT TO SCALE

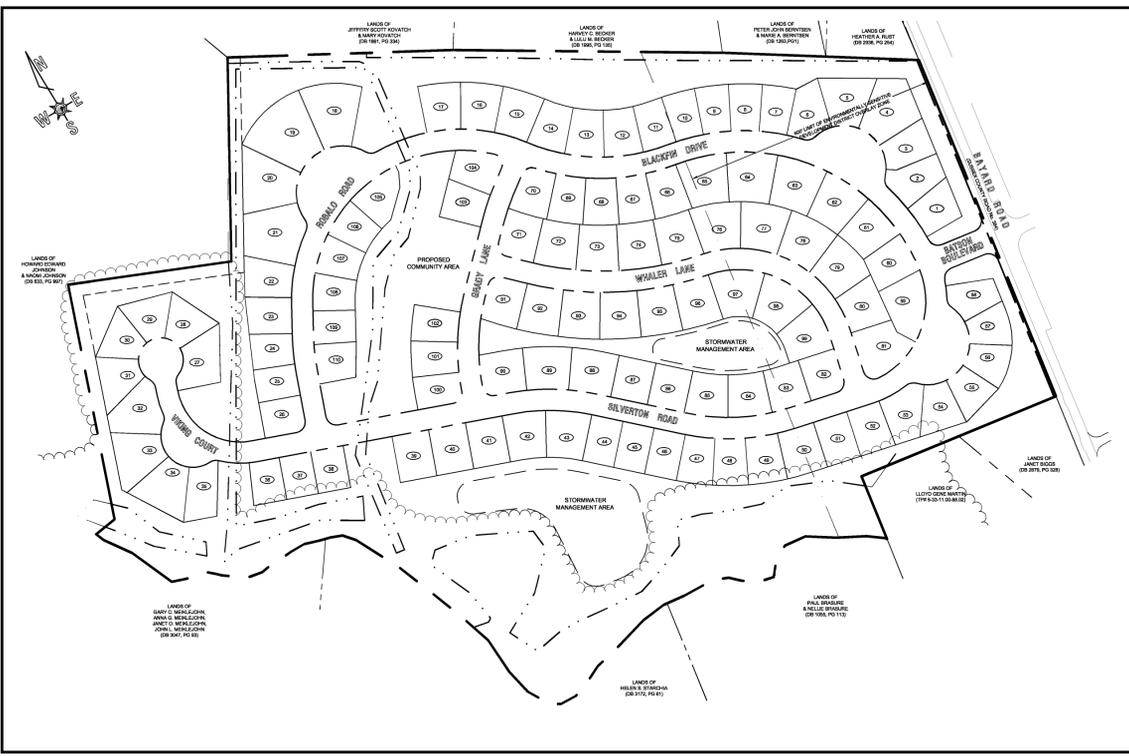
NOTES:

- FOR THE MAINTENANCE AND OPERATION OF STREET AND ROAD IMPROVEMENTS, SURFACE DRAINAGE FACILITIES, EROSION AND SEDIMENT CONTROL FACILITIES, SANITARY SEWER FACILITIES, WATER SUPPLY FACILITIES OR OTHER IMPROVEMENTS WHICH MAY BE APPLICABLE REFER TO THE DECLARATION OF COVENANTS AND RESTRICTIONS.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT "MISS UTILITY" 1-800-282-8555 (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
- THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED STREETS, BUILDINGS, STORMWATER MANAGEMENT FACILITIES, UTILITIES, DRIVEWAYS, OR PARKING AREAS.
- NO DEBRIS WILL BE BURIED ON THIS SITE.
- THE STREETS WITHIN THIS SUBDIVISION ARE TO REMAIN PRIVATE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY MINIMUM STANDARDS.
- MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH. WHEN ALL LOTS ARE PURCHASED, THE PROPERTY OWNERS WILL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE INTERIOR STREETS. THE STATE ASSUMES NO RESPONSIBILITY FOR FUTURE MAINTENANCE OF THE STREETS.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- THE MINIMUM CUL-DE-SAC PAVED RADIUS SHALL BE THIRTY EIGHT FEET (38').
- ALL INTERIOR LOT LINES ARE RESERVED FOR THE CENTERLINE OF A TEN (10) FOOT WIDE DRAINAGE AND/OR UTILITY EASEMENT. ALL PERIMETER LOT LINES SHALL HAVE TEN (10) FOOT EASEMENTS ALONG THE INTERIOR SIDE OF THE PERIMETER BOUNDARY. ALL PRIVATE STREET RIGHT-OF-WAYS SHALL HAVE A TEN (10) FOOT EASEMENT ALONG THE RIGHT-OF-WAY.
- WHEN LAND BEING SUBDIVIDED CONTAINS WETLANDS, EITHER STATE OR FEDERAL, THE DEEDS FOR THOSE LOTS SHALL CONTAIN A DISCLOSURE STATEMENT THAT READS "THIS SITE CONTAINS REGULATED WETLANDS. ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE."
- MOBILE AND MANUFACTURED HOMES ARE PROHIBITED FROM BEING USED AS DETACHED SINGLE FAMILY DWELLINGS ON INDIVIDUAL LOTS.
- THIS PROPERTY MAY BE LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- THIS SITE IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED FROM LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE "AE", BASE ELEVATION DETERMINED (ELEVATION 5) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 10005C0635J LAST REVISED 06 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 FINAL SUBDIVISION PLAT HAS BEEN APPROVED AND RECORDED.
- 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.
- LOT NOS. 1-4 & 56-58 SHALL BE REQUIRED TO TAKE ACCESS FROM AN INTERNAL SUBDIVISION STREET ONLY. NO DIRECT ACCESS TO SUSSEX COUNTY ROAD NO. 384 WILL BE PERMITTED.
- TAX DITCH RIGHT-OF-WAYS ARE SHOWN IN ACCORDANCE WITH AN AGREEMENT REACHED AT A MEETING WITH MR. BROOKS CAHALL OF THE STATE OF DELAWARE, DNREC, ON OCTOBER 16, 2007. THE REVISED WIDTHS SHOWN ARE THE SUBJECT OF A COURT ORDER REVISION INITIATED BY VIRTUE OF SAID MEETING. A 25' WIDE PERMANENT BUFFER ZONE IS HEREBY CREATED AND SHALL BE MAINTAINED FROM TOP OF BANK ALONG ALL TAX DITCHES. NO BUILDINGS, SHEDS, STRUCTURES, LANDSCAPING OR PEDESTRIAN WALKWAYS, GENERALLY MANMADE OBSTRUCTIONS OF ANY KIND, SHALL OCCUPY ANY SPACE WITHIN THE 25' WIDE ZONE.

DEDOT 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.
- ALL DISTURBED AREAS WITHIN THE STATE RIGHT OF WAY BUT NOT IN PAVEMENT SHALL BE COVERED WITH TOPSOIL (6" MINIMUM), FERTILIZED, SEEDED, AND MULCHED.
- A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- EXISTING UTILITIES, UNLESS OTHERWISE NOTED ON THE PLANS ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT "MISS UTILITY" 1-800-282-8555 (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
- ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROL SIGNS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS" (LATEST EDITION).
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE TRAFFIC CONTROL MANUAL, SHALL BE NCHRP - 350 APPROVED AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF USE.
- DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."
- PAVEMENT MARKING MATERIAL WILL MATCH EXISTING. DURABLE MARKINGS (I.E. THERMO, EPOXY) WILL BE REQUIRED FOR NEW STRIPING, IF THEY EXIST IN THE FIELD.
- ALL STEEL USED IN CATCH BASINS SHALL BE 60 KSI.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.

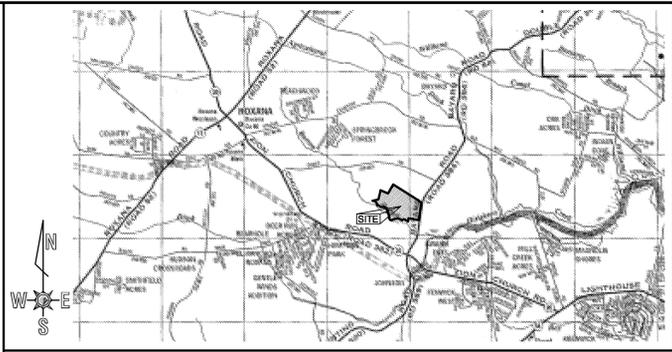
PRELIMINARY SUBDIVISION PLAN AR-1 CLUSTER DEVELOPMENT OPTION FOR PROPERTY KNOWN AS: **BATSON CREEK ESTATES**



SITE LOCATION PLAN
SCALE: 1"=200'

TAX PARCEL No.:
5-33-11.00-84.00

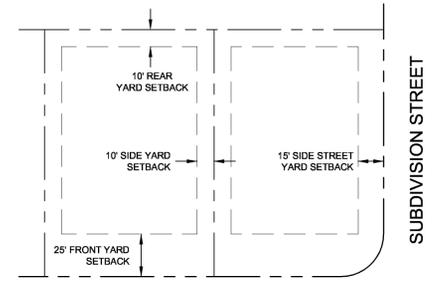
SITUATE IN **BALTIMORE HUNDRED** **SUSSEX COUNTY * STATE OF DELAWARE**



LOCATION MAP © ADC THE MAP PEOPLE - PERMITTED USE NUMBER 20408130 SCALE: 1 INCH = 4,000 FEET

PLAN DATA:

PARCEL I.D. No.	5-33-11.00-84.00
DEED REFERENCE	DB 2190, PG 325
ZONING DISTRICT	AR-1 (AGRICULTURAL / RESIDENTIAL)
SEWAGE DISPOSAL	SUSSEX COUNTY SANITARY SEWER SYSTEM (JOHNSON'S CORNER SANITARY SEWER DISTRICT)
WATER SUPPLY	ARTESIAN WATER COMPANY (CENTRAL WATER SYSTEM)
DEVELOPER	MATTHEW BRITTINGHAM 19711 BERNARD DRIVE LEWES, DE 19958 (302) 344-9026
OWNER	IRA B. BRITTINGHAM, JR TRUSTEE 22339 SUSSEX PINES ROAD GEORGETOWN, DE 19947
VERTICAL DATUM	NAVD 1988
HORIZONTAL DATUM	DELAWARE STATE PLANE COORDINATE SYSTEM NAD 1983 - BY GPS
LOT AREA RATIONALE	GROSS AREA = 55.2 ACRES (100.00%) AREA IN SINGLE FAMILY LOTS = 25.00 ACRES (45.29%) AREA DEDICATED TO PRIVATE STREETS = 8.08 ACRES (14.64%) AREA IN PRIVATE OPEN SPACE / STORMWATER (AREA IN WETLANDS (AREA RESERVED FOR COMMUNITY AREA) = 22.12 ACRES (40.07%) = 5.78 AC.) = 0.72 AC.)
WOODLAND PRESERVATION RATIONALE	EXISTING GROSS WOODLAND AREA = 12.61 AC. (100.00%) WOODLAND AREAS TO BE PRESERVED = 10.44 AC. (82.79%) WOODLAND AREAS TO BE REMOVED = 2.17 AC. (17.21%)
PROJECT DENSITY	NO. OF SINGLE FAMILY LOTS = 110 GROSS AREA (AR-1 CLUSTER) = 55.2 AC. GROSS DENSITY = 1.99 D.U./AC.
HEIGHT, AREA & BULK TABLE	MINIMUM LOT AREA = 7,556 SF AVERAGE LOT SIZE = 9,900 SF MAXIMUM LOT SIZE = 20,656 SF MINIMUM REQUIRED OPEN SPACE = 30% MINIMUM FRONT YARD SETBACK = 25 FEET MINIMUM SIDE YARD SETBACK = 10 FEET MINIMUM REAR YARD SETBACK = 10 FEET MINIMUM LOT WIDTH = 60 FEET

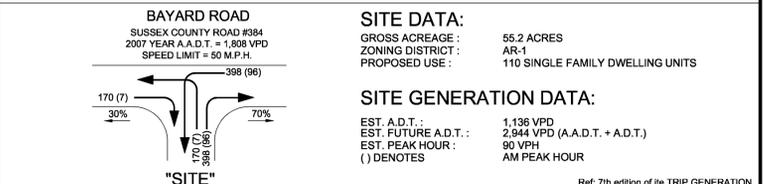


BUILDING SETBACK DETAIL
(SCALE: 1" = 60')

SHEET INDEX:

COVER PLAN	SHEET No. P-1
PRELIMINARY SUBDIVISION PLAN	SHEET No. P-2
DATE: 17 OCTOBER 2007	SHEET No. P-1

SITE TRAFFIC GENERATION DIAGRAM & GENERAL INFORMATION



Ref: 7th edition of the TRIP GENERATION

WETLANDS CERTIFICATION

I, BEN KULP, CERTIFY THAT THIS PROPERTY HAS BEEN EXAMINED FOR JURISDICTIONAL AND NON-JURISDICTIONAL WETLANDS IN ACCORDANCE WITH CRITERIA FOUND IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND REGULATORY GUIDANCE DOCUMENTS RELEASED ON OCTOBER 7, 1991 AND MARCH 6, 1992. THE DELINEATION HERE SHOWN, IN MY BEST PROFESSIONAL JUDGMENT ACCURATELY DEPICTS BOTH STATE AND FEDERAL WETLANDS PRESENT WITHIN THE SUBJECT PROPERTY.

DEVELOPER'S CERTIFICATION

I, MATTHEW BRITTINGHAM, HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE OF THE OWNER OF THE PROPERTY 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 IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

ENGINEER'S CERTIFICATION

I, ROGER A. GROSS, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, AND THAT THE PLAN SHOWN AND DESCRIBED HEREON, CONSISTING OF TWO SHEETS, HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED STANDARDS AND PRACTICES AND BY THE SUSSEX COUNTY SUBDIVISION AND ZONING REGULATIONS.

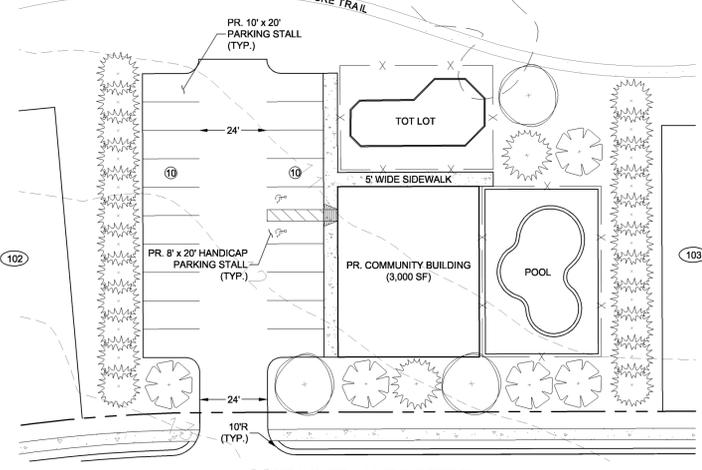
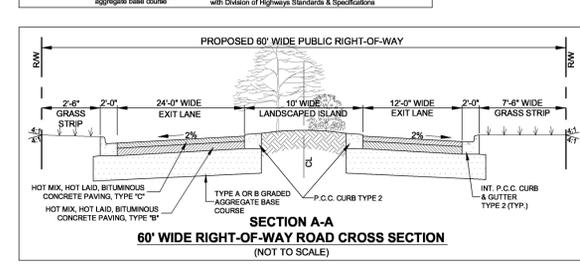
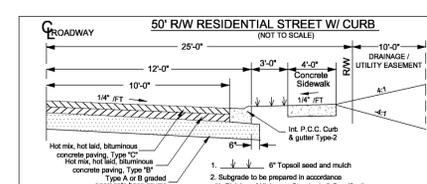
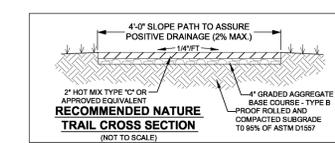
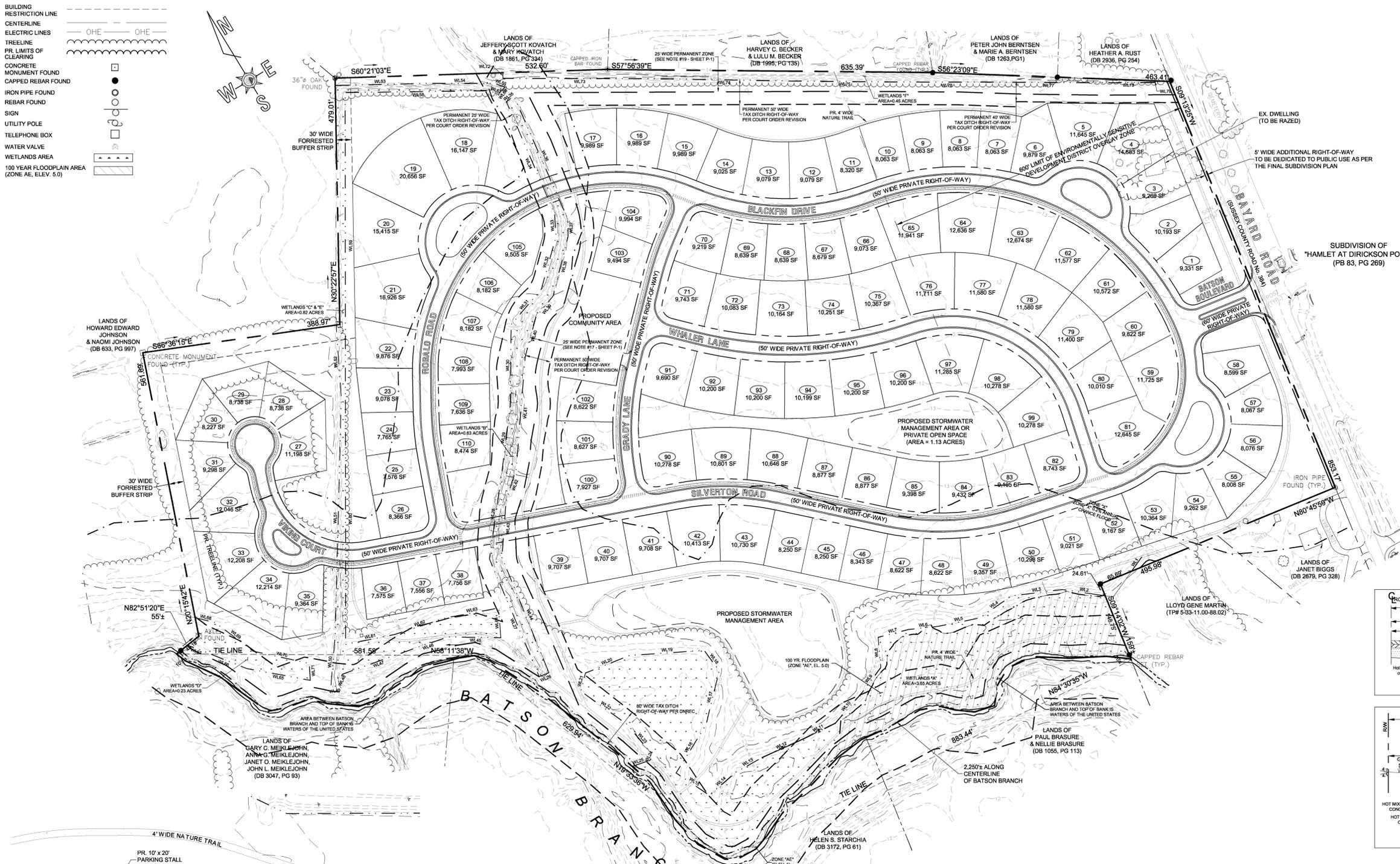
MERESTONE CONSULTANTS, INC.
ENGINEERS - PLANNERS - SURVEYORS

5215 W. WOODMILL DRIVE WILMINGTON, DE 19808
PHONE: 302-992-7900
FAX: 302-992-7911

19633 BLUE BIRD LANE, SUITE 7 REHOBOTH BEACH, DE 19971
PHONE: 302-226-5880
FAX: 302-226-5883

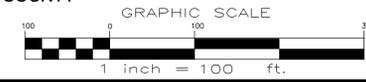
- LEGEND**
- PROPERTY LINE
 - BUILDING RESTRICTION LINE
 - CENTERLINE
 - ELECTRIC LINES
 - TREELINE
 - PR LIMITS OF CLEARING
 - CONCRETE MONUMENT FOUND
 - CAPPED REBAR FOUND
 - IRON PIPE FOUND
 - REBAR FOUND
 - SIGN
 - UTILITY POLE
 - TELEPHONE BOX
 - WATER VALVE
 - WETLANDS AREA
 - 100 YEAR FLOODPLAIN AREA (ZONE AE, ELEV. 5.0)

WETLANDS LINE TABLE			WETLANDS LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
WL1	S87°12'14"W	34.98'	WL41	S36°07'57"W	220.54'
WL2	N50°11'24"W	84.79'	WL42	S49°52'07"W	62.02'
WL3	N65°46'07"W	100.44'	WL43	S35°36'45"W	111.70'
WL4	S86°46'52"W	74.69'	WL44	S09°16'22"W	242.37'
WL5	N69°56'07"W	82.61'	WL45	N57°45'46"W	103.41'
WL6	N64°37'41"W	58.84'	WL46	N77°26'53"W	86.74'
WL7	N72°52'14"W	61.18'	WL47	N78°06'08"W	131.54'
WL8	S28°30'51"W	59.13'	WL48	S57°55'14"W	25.90'
WL9	S68°30'07"W	62.84'	WL49	N67°30'44"W	11.30'
WL10	S72°58'27"W	77.48'	WL50	N63°29'35"W	96.24'
WL11	N84°33'21"W	70.26'	WL51	N32°59'20"E	464.78'
WL12	N82°40'20"W	87.04'	WL52	N27°32'58"E	143.54'
WL13	N87°32'20"W	58.09'	WL53	S69°51'06"E	174.72'
WL14	S80°54'27"W	69.10'	WL54	S58°29'03"E	136.84'
WL15	N24°53'35"W	77.95'	WL55	S39°34'31"E	21.28'
WL16	N83°33'05"E	110.02'	WL56	S68°37'29"W	19.31'
WL17	N45°16'40"E	108.66'	WL57	N33°49'18"W	19.50'
WL18	N05°09'57"W	49.32'	WL58	N59°13'05"W	282.93'
WL19	N62°19'49"W	145.20'	WL59	S31°26'49"W	598.45'
WL20	N79°57'03"W	93.25'	WL60	S31°26'17"W	474.83'
WL21	S45°54'23"E	36.86'	WL61	S69°59'30"E	98.20'
WL22	S23°02'27"E	111.59'	WL62	S76°23'48"E	104.83'
WL23	S08°02'35"E	77.91'	WL63	S69°01'38"E	104.78'
WL24	S61°13'16"W	10.68'	WL64	S27°32'52"W	57.86'
WL25	N77°24'06"W	38.91'	WL65	N48°02'50"W	126.30'
WL26	N79°39'00"W	20.41'	WL66	N36°40'49"W	90.25'
WL27	N08°29'19"E	248.74'	WL67	N38°06'08"W	34.09'
WL28	N39°43'23"E	173.19'	WL68	S49°06'24"E	39.75'
WL29	S31°02'27"E	126.67'	WL69	S21°38'18"E	93.12'
WL30	N31°59'41"E	158.20'	WL70	S46°19'14"E	112.15'
WL31	N72°01'06"E	91.01'	WL71	S57°30'15"E	267.44'
WL32	N47°19'13"E	105.66'	WL72	S57°56'06"E	205.19'
WL33	N27°52'13"E	44.47'	WL73	S59°25'45"E	193.56'
WL34	N08°08'31"E	237.91'	WL74	S58°06'53"E	202.01'
WL35	N65°54'27"E	13.24'	WL75	S58°59'55"E	107.56'
WL36	S07°45'26"W	261.56'			
WL37	S31°03'23"W	33.87'			
WL38	S45°36'36"W	118.82'			
WL39	S71°10'37"W	52.42'			



- PLANTING LEGEND**
- PROPOSED CANOPY TREE
 - PROPOSED UNDERSTORY TREE
 - PROPOSED EVERGREEN TREE

PRELIMINARY SUBDIVISION PLAN
 FOR PROPERTY KNOWN AS:
BATSON CREEK ESTATES
 PREPARED FOR:
MATTHEW BRITTINGHAM
 SITUATE IN:
 BALTIMORE HUNDRED * SUSSEX COUNTY
 STATE OF DELAWARE
 TAX PARCEL #: 5-33-11.00-84.00
 SCALE: 1" = 100'



DATE	REVISION	CHKD.	DRAWN BY:	A.M.S.	DATE:	17 OCTOBER 2007	SHEET#:	P-2

MERESTONE CONSULTANTS, INC.
 ENGINEERS - PLANNERS - SURVEYORS

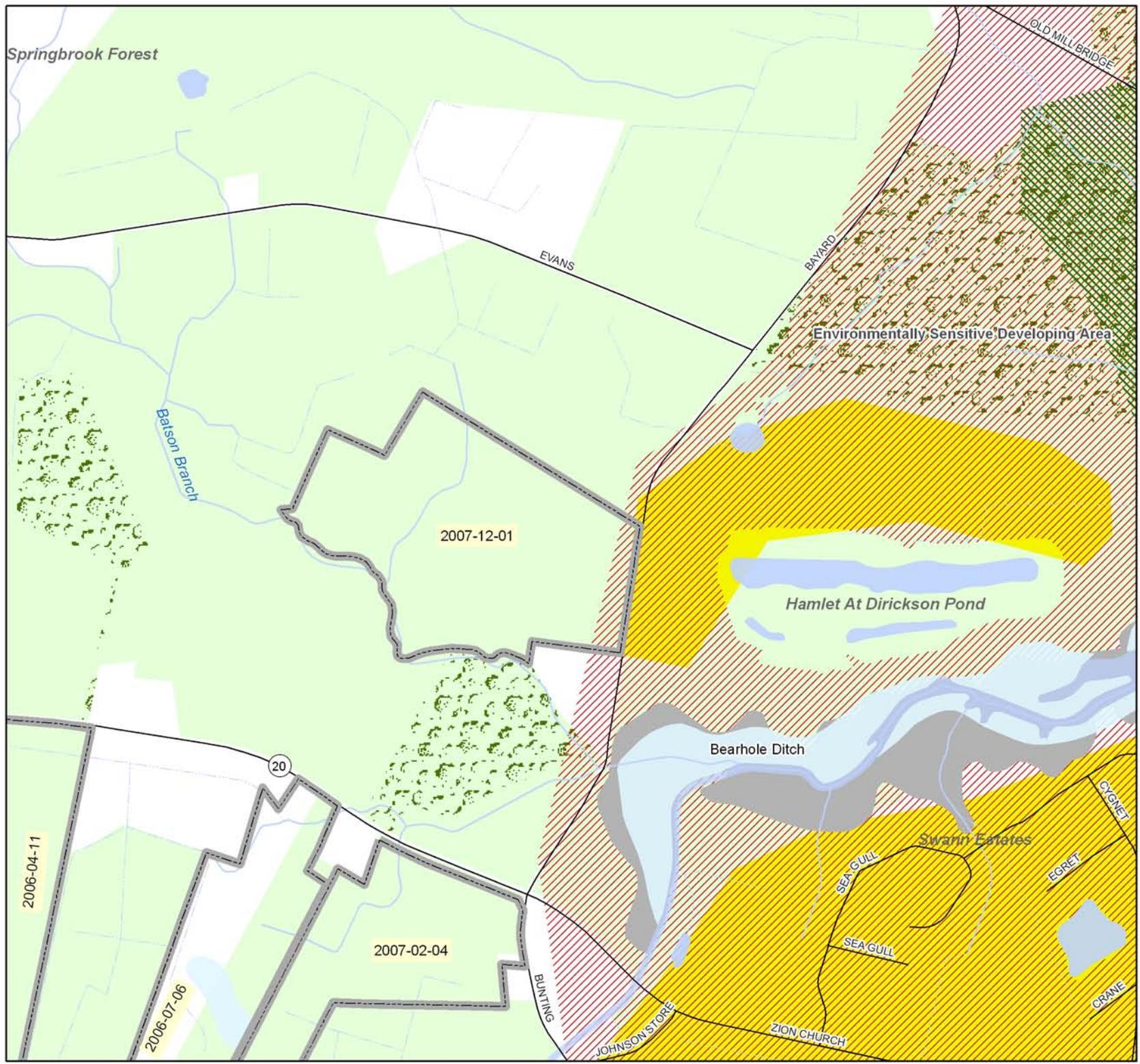
5215 WEST WOODMILL DRIVE 19633 BLUE BIRD LANE, SUITE 7
 WILMINGTON, DE 19808 REHOBOTH BEACH, DE 19971
 PH: 302-992-7900 PH: 302-226-5980
 FAX: 302-992-7911 FAX: 302-226-5883

APPROVED: _____ DATE: _____
 PROFESSIONAL ENGINEER

Preliminary Land Use Service (PLUS)

Batson Creek Estates

2007-12-01



- Project Area
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of Play
 - Area of Dispute
 - Area of Study
 - Env. Sens. Dev. (Sussex)

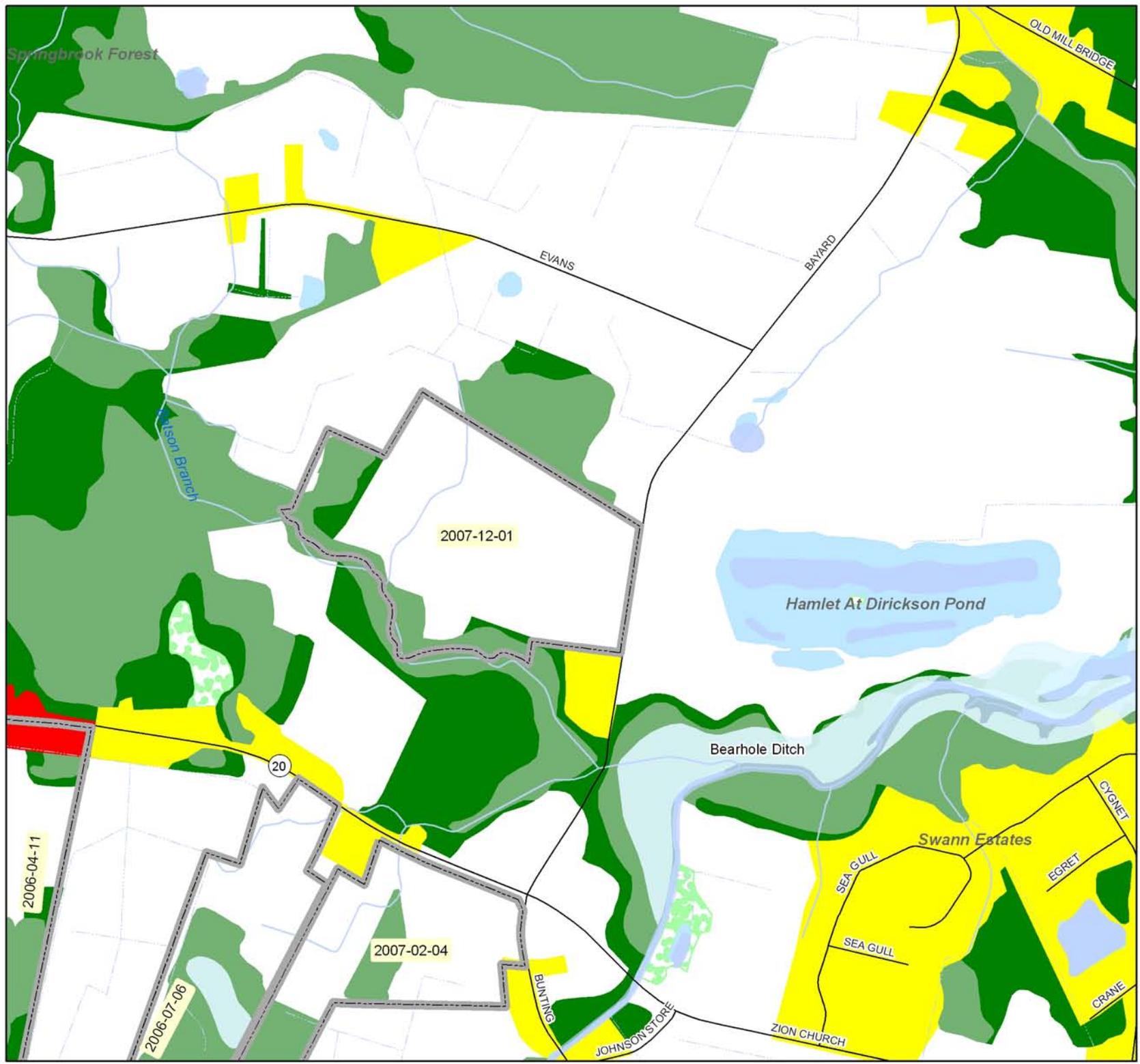
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Preliminary Land Use Service (PLUS)
Batson Creek Estates
 2007-12-01

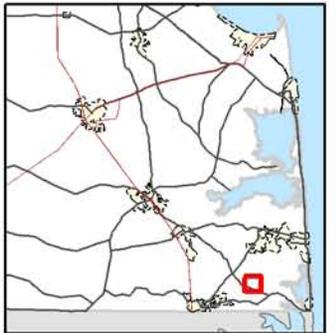


- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition

Feet
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**Preliminary Land
Use Service (PLUS)**
Batson Creek Estates
2007-12-01

-  Project Area
-  Municipalities



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