

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: **Forest Landing**

2. Location (please be specific): **Located on North Old State Highway in Sussex County, just north of the Town of Ellendale.**

3. Parcel Identification #: **230-19.00-112.00 & 230-20.00-12.00** 4. County or Local Jurisdiction Name: **Sussex County**

5. Owner's Name: **Delmarva Woodlands Alliance Hilton, LLC**

Address: **55 Cascade Lane**

City: **Rehoboth Beach**

State: **DE**

Zip: **19971**

Phone: **302.227.3573**

Fax: **302.227.6349**

Email:

6. Applicant's Name: **Delmarva Woodlands Alliance Hilton, LLC**

Address: **55 Cascade Lane**

City: **Rehoboth Beach**

State: **DE**

Zip: **19971**

Phone: **302.227.3573**

Fax: **302.227.6349**

Email:

7. Project Designer/Engineer: **Element**

Address: **18335 Coastal Highway, Suite C**

City: **Lewes**

State: **DE**

Zip: **19958**

Phone: **302.645.0777**

Fax: **302.645.0177**

Email: **doug@elementdg.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Douglas M. Warner, P.E. 302.645.0777**

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: The proposed subdivision is planned as a Residential Planned Community in Sussex County consisting of 427 total units (162 townhome attached lots, 42 twinhome attached lots, 168 condominium units and 55 single family lots). The Developer is coordinating with Sussex County Moderately Priced Housing Unit Program for applicability of this project and is considering as much as 100% unit dedication to the program.	
11. Area of Project(Acres +/-): 126.86 +/- 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 checked="" type="checkbox"/> Investment Level 3 <input checked="" type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only) (Partially in both Levels)	
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: GR (parcel 230-19.00-112.00) AR-1 (parcel 230-20.00-12.00)	15. Proposed Zoning: RPC on the GR parcel only
16. Present Use: Farmed/Wooded	17. Proposed Use: Residential Planned Community with 427 total units on the GR parcel only. AR-1 parcel to remain undeveloped.
If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Site was previously a timber farm. There are no known chemical or hazardous substances.	
18. 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 type="checkbox"/>	
19. 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? TBD How will this demand be met? TBD	
20. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities	
21. If a site plan please indicate gross floor area: N/A	
22. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
23. If residential, indicated the number of number of Lots/units: 427 Gross Density of Project: 3.37 Units/Acre Net Density 6.13 Units/Acre (excludes undeveloped AR-1 parcel) Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc.	

24. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: **427**

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 **300**

Move-up buyer – if checked, how many units **127**

Second home buyer – if checked, how many units

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

Exact numbers to be confirmed pending outcome of coordination with the Sussex County Moderately Priced Housing Unit Program. See Section 10 of this application.

25. Present Use: % of Impervious Surfaces: **0%**

Square Feet:

Proposed Use: % of Impervious Surfaces: **28.8%**

Square Feet: **36.33 ac**

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

How much forest land is presently on-site? **120 +/- ac** How much forest land will be removed? **75 +/- ac**

Site is a former timber farm. Current tree cover consists of less than mature regrowth from the timber farming.

Are there known rare, threatened, or endangered species on-site? Yes No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? Yes No

Are the wetlands: Tidal Acres **N/A**

Non-tidal Acres

If "Yes", have the wetlands been delineated? Yes No **N/A**

Has the Army Corp of Engineers signed off on the delineation? Yes No **N/A**

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", **N/A**
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) N/A</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please list name: N/A</p>
<p>32. List the proposed method(s) of stormwater management for the site: Wet and/or dry ponds; infiltration/ green BMP's if feasible. 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.): Tributary to Cedar Creek 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? 81.35 Acres Square Feet The AR-1 parcel (44.16 Acres) is remaining undeveloped and the wooded area will be enhanced to provide a natural setting for the community. The remaining open space (37.19 Acres) will be dispersed throughout the developed GR parcel. Open space proposed (not including stormwater management ponds and waste water disposal areas) 75.71 Acres acres</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 (amenities), passive recreation (trails through wooded parcel), archeological protection (existing cemetery) and stormwater management (facilities that will also function as a site amenity).</p> <p>Where is the open space located? Throughout the planned community and the remaining wooded parcel. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Adjacent property (230-19.00-104.00) is State Forest</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected 45 +/- acres of woods (parcel 230-20.00-12.00)</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 A combination of DNREC and SCD approved BMP's will be implemented. The focus will be on green BMP's for water quality management. Wet and/or dry ponds to be implemented as necessary for quantity control. All applicable erosion and sediment measures (per SCD).</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies N/A</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 Nuisance species control will be implemented through proper BMP and vegetation design. The onsite practices will be continuously maintained via a HOA controlled maintenance program with an approved subcontractor.</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 **3,703 trips/day (approximate). A Traffic Impact Study will be performed for the site and submitted to DeIDOT for their review.**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **N/A (residential)**

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. **One entrance on north Old State Road (Sussex County Road #213; two lane highway). Two existing 11' +/- travel lanes (one northbound, one southbound); no shoulders. Entrance and road frontage will be designed with standard DeIDOT required improvements at final design.**

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. **Potential connection with the adjacent property to the south (parcel 230-26.00-75.00). Forest Landing has been designed with two future vehicular connection points to this adjacent property. If the adjacent property is developed it can easily be connected to Forest Landing.**

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

Large connectivity is possible if the parcel to the south is developed. This connectivity could permit a bike/pedestrian network to Ellendale proper.

44. Is this site in the vicinity of any known historic/cultural resources or sites Yes No (existing cemetery)

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: **Solid waste will be generated during building construction, however it is not**

anticipated that any special permits will be required for disposal.

45. Please make note of the time-line for this project: **Build-out 2015.**

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



Signature of property owner

11/30/07
Date



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

11/30/07
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.**

SITE DATA	
TAX MAP INFORMATION	230-19.00-112.00/230-20.00-12.00
EXISTING ZONING	GR, GENERAL RESIDENTIAL/AR-1, AGRICULTURAL RESIDENTIAL
EXISTING SITE AREA	126.86 ± ACRES
PROPOSED SITE AREA	125.94 ± ACRES (20' DELDOT DEDICATION)
EXISTING SITE USE	FARMED
PROPOSED SITE USE	RESIDENTIAL PLANNED COMMUNITY; 427 UNITS TOTAL; 162 TOWNHOME ATTACHED LOTS ((27) 6 UNIT BUILDINGS); 42 TWINHOME ATTACHED LOTS ((21) 2 UNIT BUILDINGS); 168 CONDOMINIUM UNITS ((7) 24 UNIT BUILDINGS); 55 SINGLE FAMILY LOTS
PROPOSED R.O.W. AREA	12.11 ± ACRES (10% OF TOTAL SITE AREA)
PROPOSED LOT AREA	32.48 ± ACRES (26% OF TOTAL SITE AREA)
EXISTING WETLAND AREA	N/A
PROPOSED OPEN SPACE	81.35 ± ACRES (64% OF SITE AREA INCLUDING SWM AND LANDSCAPED AREAS)
GROSS DENSITY	3.37 UNITS/ACRE

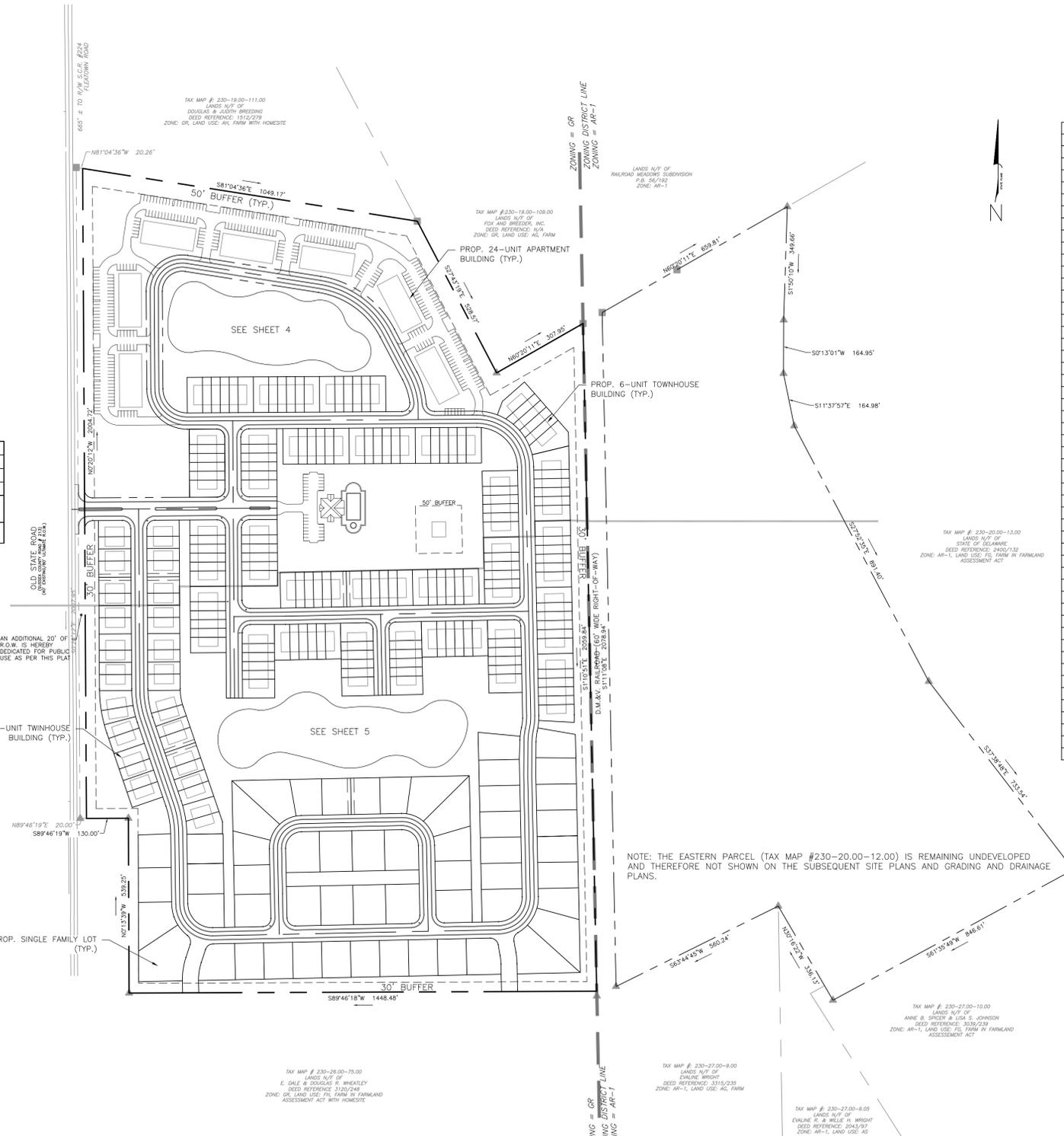
BULK REQUIREMENTS		
	REQUIRED	PROVIDED (MIN.)
SETBACKS		
FRONT	30' (DETACHED) 240' SUM OF FRONT AND REAR (ATTACHED)	30' (DETACHED) 20' (ATTACHED)
SIDE	10' (DETACHED) 20' (ATTACHED)	10' (DETACHED) 20' (ATTACHED)
REAR	10' (DETACHED) 240' SUM OF FRONT AND REAR (ATTACHED)	10' (DETACHED) 20' (ATTACHED)
SIZE		
WIDTH	60' (DETACHED) 16' (ATTACHED)	75' (DETACHED) 27.5' (ATTACHED)
DEPTH	100' (DETACHED) N/A (ATTACHED)	100' (DETACHED) N/A (ATTACHED)
AREA	7,500 SF (DETACHED) AVG 3,630 SF WITH NO LOT < 1,600 SF (ATTACHED)	10,000 SF (DETACHED) AVG 5,530 SF WITH MINIMUM LOT = 2,750 SF (ATTACHED)

NOTE: BULK REQUIREMENTS REPRESENT THE GENERAL RESIDENTIAL REGULATIONS WITH A RESIDENTIAL PLANNED COMMUNITY OVERLAY AND THE TOWNHOUSE REGULATIONS. THE PORTION OF THE SITE WITHIN THE AR-1 ZONE IS REMAINING UNDEVELOPED.

PARKING	
REQUIRED:	372, 3 BEDROOM UNITS 2 SPACES/UNIT X 200 UNITS + [(372 - 200) X 20% REDUCTION X 2] = 676 SPACES
PROVIDED:	744 SPACES (336 PARKING LOT SPACES, 408 DRIVEWAY AND/OR GARAGE SPACES)
NOTE: PARKING TABULATED FOR SINGLE FAMILY ATTACHED UNITS. ALL DETACHED LOTS TO PROVIDE AT MINIMUM 1 GARAGE AND 1 DRIVEWAY PARKING SPACE.	

SINGLE FAMILY ATTACHED BUILDING DATA				
BUILDING TYPE	NUMBER OF BUILDINGS	NUMBER OF UNITS PER BUILDING	TOTAL # OF UNITS	TOTAL AREA
CONDOMINIUM	7	24	168	11,650 SF
TWINHOME	21	2	42	3,600 SF
6 UNIT TOWNHOME	27	6	162	9,900 SF
TOTAL BUILDING FOOTPRINT				267,300 SF
TOTAL BUILDING FOOTPRINT AREA				427,950 SF

- NOTES:
- THE SUBDIVISION INFORMATION SHOWN HEREON WAS PREPARED BASED ON A SURVEY TITLED "ADDITIONAL TOPOGRAPHIC SURVEY FOR HILTON," PERFORMED BY MILLER LEWIS, INC., DATED JULY 5, 2007.
 - THIS SITE IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP#100050133J PANEL 133 OF 660. PORTIONS OF THE SITE ARE IN AN AREA DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOODPLAIN (ZONE X, UNSHADED).
 - DRAINAGE, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT & STORMWATER REGULATIONS (LATEST EDITION). MAINTENANCE OF DRAINAGE, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PRACTICES WILL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THE PROJECT, INCLUDING CONSTRUCTION OF THE UTILITIES. WHEN THE PERMANENT DRAINAGE AND STORMWATER MANAGEMENT PRACTICES HAVE BEEN COMPLETED TO THE SATISFACTION OF THE APPLICABLE AGENCIES, MAINTENANCE WILL ULTIMATELY BECOME THE RESPONSIBILITY OF THE PROPERTY OWNERS/HOMEOWNERS ASSOCIATION.
 - SEDIMENT AND EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK (LATEST EDITION). THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURE AS DEEMED NECESSARY.
 - ACCESS TO ALL THE BUILDINGS SHALL BE FROM THE SITE ENTRANCE ON OLD STATE ROAD (COUNTY ROAD #213) ONLY.
 - ENTRANCE/EXIT FACILITIES ARE SUBJECT TO THE FINAL APPROVAL OF THE DELAWARE DEPARTMENT OF TRANSPORTATION, AND/OR SUSSEX COUNTY.
 - ALL NEWLY CREATED STREETS ARE TO BE PRIVATE RIGHT-OF-WAYS AND WILL ULTIMATELY BE MAINTAINED BY THE PROPERTY OWNERS/HOMEOWNERS. IN ADDITION TO THE STREETS, THE PROPERTY OWNERS/HOMEOWNERS ASSOCIATION SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVE AISLES, PARKING AREAS, AND ALL OPEN SPACE, INCLUDING STORMWATER MANAGEMENT, COMMON, BUFFER AND LANDSCAPED AREAS.
 - ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS. WATER SUPPLY FOR THIS SITE IS TO BE PROVIDED BY TIDERWATER UTILITIES AND IS SUBJECT TO THE APPROVAL OF THE DIVISION OF PUBLIC HEALTH AND THE UTILITY PROVIDER.
 - WASTEWATER TREATMENT FOR THIS SITE IS TO BE PROVIDED BY TIDERWATER UTILITIES, AND IS SUBJECT TO THE APPROVAL OF THE SUSSEX COUNTY DEPARTMENT OF PUBLIC WORKS AND THE UTILITY PROVIDER.
 - ALL BUILDINGS TO BE OF WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF THREE STORIES, NOT TO EXCEED 42'.
 - PRELIMINARY SOIL INVESTIGATIONS INDICATE THE PRESENCE OF SOIL TYPE R0a, R1a, W0a, F0a, AND K0a PER GIS INFORMATION OBTAINED FROM THE NATURAL RESOURCES CONSERVATION SERVICE'S SOIL SURVEY GEOGRAPHIC DATABASE.
 - ZONING AND PRESENT LAND USE INFORMATION FOR ADJOINING PROPERTIES OBTAINED FROM THE SUSSEX COUNTY ONLINE MAP AND ARE CURRENT TO THE DATE NOTED ON THIS PRELIMINARY SUBMITTAL.
 - SEE THE GRADING AND DRAINAGE PLAN FOR THE TYPICAL ROAD CROSS SECTION DETAIL.
 - ALL PROPERTY BOUNDARIES ADJACENT TO AGRICULTURAL LANDS SHALL HAVE AT MINIMUM A 30' FORESTED BUFFER.

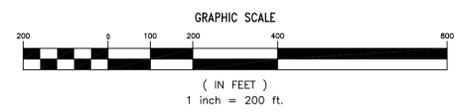


PARCEL CURVE DATA		
SEGMENT	LENGTH	RADIUS
C100	39.26'	25.00'
C101	39.27'	25.00'
C102	35.52'	325.00'
C103	86.84'	275.00'
C104	47.03'	144.19'
C105	27.44'	125.00'
C106	44.28'	125.00'
C107	30.77'	25.00'
C108	73.48'	225.00'
C109	56.62'	175.00'
C110	31.00'	25.00'
C111	35.35'	25.00'
C112	27.41'	175.00'
C113	35.24'	225.00'
C114	30.77'	25.00'
C115	21.45'	125.00'
C116	60.56'	141.35'
C117	35.82'	104.36'
C118	33.24'	157.00'
C119	9.69'	324.59'
C120	23.25'	204.58'
C121	15.59'	203.00'
C122	37.47'	175.00'
C123	27.61'	175.00'
C124	64.92'	175.00'

PARCEL CURVE DATA		
SEGMENT	LENGTH	RADIUS
C125	37.20'	25.00'
C126	103.19'	261.50'
C127	290.07'	311.50'
C128	193.21'	111.50'
C129	196.35'	125.00'
C130	39.27'	25.00'
C131	39.27'	25.00'
C132	39.28'	25.00'
C133	39.27'	25.00'
C134	71.48'	275.00'
C135	50.20'	333.32'
C136	118.28'	75.00'
C137	39.27'	25.00'
C138	26.30'	100.00'
C139	57.69'	100.00'
C140	57.69'	100.00'
C141	57.69'	100.00'
C142	15.39'	100.00'
C143	57.69'	100.00'
C144	26.30'	100.00'
C145	39.27'	25.00'
C146	117.81'	75.00'
C147	11.69'	205.67'
C148	27.64'	207.05'
C149	28.86'	152.71'
C150	31.42'	20.00'

PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE	
LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
1	5225 SQ.FT.	52	3025 SQ.FT.	103	5132 SQ.FT.	154	3025 SQ.FT.
2	3025 SQ.FT.	53	3025 SQ.FT.	104	3049 SQ.FT.	155	3025 SQ.FT.
3	3025 SQ.FT.	54	5641 SQ.FT.	105	3049 SQ.FT.	156	5225 SQ.FT.
4	3025 SQ.FT.	55	5132 SQ.FT.	106	3049 SQ.FT.	157	5835 SQ.FT.
5	3025 SQ.FT.	56	3049 SQ.FT.	107	3049 SQ.FT.	158	2832 SQ.FT.
6	5225 SQ.FT.	57	3049 SQ.FT.	108	5266 SQ.FT.	159	2832 SQ.FT.
7	5225 SQ.FT.	58	3049 SQ.FT.	109	5223 SQ.FT.	160	2832 SQ.FT.
8	3025 SQ.FT.	59	3049 SQ.FT.	110	3025 SQ.FT.	161	2832 SQ.FT.
9	3025 SQ.FT.	60	5687 SQ.FT.	111	3025 SQ.FT.	162	5921 SQ.FT.
10	3025 SQ.FT.	61	5225 SQ.FT.	112	3025 SQ.FT.	163	4866 SQ.FT.
11	3025 SQ.FT.	62	3025 SQ.FT.	113	3025 SQ.FT.	164	3750 SQ.FT.
12	5225 SQ.FT.	63	3025 SQ.FT.	114	5225 SQ.FT.	165	5000 SQ.FT.
13	5225 SQ.FT.	64	3025 SQ.FT.	115	5225 SQ.FT.	166	5000 SQ.FT.
14	3025 SQ.FT.	65	3025 SQ.FT.	116	3025 SQ.FT.	167	5000 SQ.FT.
15	3025 SQ.FT.	66	5225 SQ.FT.	117	3025 SQ.FT.	168	3750 SQ.FT.
16	3025 SQ.FT.	67	5225 SQ.FT.	118	3025 SQ.FT.	169	3750 SQ.FT.
17	3025 SQ.FT.	68	3025 SQ.FT.	119	3025 SQ.FT.	170	5000 SQ.FT.
18	5225 SQ.FT.	69	3025 SQ.FT.	120	5225 SQ.FT.	171	5000 SQ.FT.
19	5613 SQ.FT.	70	3025 SQ.FT.	121	5225 SQ.FT.	172	3750 SQ.FT.
20	3166 SQ.FT.	71	3025 SQ.FT.	122	3025 SQ.FT.	173	3750 SQ.FT.
21	3045 SQ.FT.	72	5225 SQ.FT.	123	3025 SQ.FT.	174	5000 SQ.FT.
22	3045 SQ.FT.	73	5225 SQ.FT.	124	3025 SQ.FT.	175	5396 SQ.FT.
23	3166 SQ.FT.	74	3025 SQ.FT.	125	3025 SQ.FT.	176	3999 SQ.FT.
24	7163 SQ.FT.	75	3025 SQ.FT.	126	5227 SQ.FT.	177	4048 SQ.FT.
25	6887 SQ.FT.	76	3025 SQ.FT.	127	5750 SQ.FT.	178	5000 SQ.FT.
26	3025 SQ.FT.	77	3025 SQ.FT.	128	2750 SQ.FT.	179	5000 SQ.FT.
27	3025 SQ.FT.	78	5221 SQ.FT.	129	2750 SQ.FT.	180	3750 SQ.FT.
28	3025 SQ.FT.	79	5225 SQ.FT.	130	2750 SQ.FT.	181	3750 SQ.FT.
29	3025 SQ.FT.	80	3025 SQ.FT.	131	2750 SQ.FT.	182	5000 SQ.FT.
30	5225 SQ.FT.	81	3025 SQ.FT.	132	5774 SQ.FT.	183	4866 SQ.FT.
31	5225 SQ.FT.	82	3025 SQ.FT.	133	5289 SQ.FT.	184	3750 SQ.FT.
32	3025 SQ.FT.	83	3025 SQ.FT.	134	3025 SQ.FT.	185	3750 SQ.FT.
33	3025 SQ.FT.	84	5225 SQ.FT.	135	3025 SQ.FT.	186	5000 SQ.FT.
34	3025 SQ.FT.	85	5225 SQ.FT.	136	3025 SQ.FT.	187	5000 SQ.FT.
35	3025 SQ.FT.	86	3025 SQ.FT.	137	3025 SQ.FT.	188	3750 SQ.FT.
36	5225 SQ.FT.	87	3025 SQ.FT.	138	5225 SQ.FT.	189	3750 SQ.FT.
37	5225 SQ.FT.	88	3025 SQ.FT.	139	5687 SQ.FT.	190	5000 SQ.FT.
38	3025 SQ.FT.	89	3025 SQ.FT.	140	2761 SQ.FT.	191	5000 SQ.FT.
39	3025 SQ.FT.	90	5139 SQ.FT.	141	2761 SQ.FT.	192	3750 SQ.FT.
40	3025 SQ.FT.	91	5091 SQ.FT.	142	2761 SQ.FT.	193	3750 SQ.FT.
41	3025 SQ.FT.	92	3025 SQ.FT.	143	2761 SQ.FT.	194	5000 SQ.FT.
42	5225 SQ.FT.	93	3025 SQ.FT.	144	5772 SQ.FT.	195	5808 SQ.FT.
43	5225 SQ.FT.	94	3025 SQ.FT.	145	5683 SQ.FT.	196	3977 SQ.FT.
44	3025 SQ.FT.	95	3025 SQ.FT.	146	2755 SQ.FT.	197	3693 SQ.FT.
45	3025 SQ.FT.	96	5225 SQ.FT.	147	2757 SQ.FT.	198	5000 SQ.FT.
46	3025 SQ.FT.	97	5225 SQ.FT.	148	2760 SQ.FT.	199	5000 SQ.FT.
47	3025 SQ.FT.	98	3025 SQ.FT.	149	2762 SQ.FT.	200	3750 SQ.FT.
48	5686 SQ.FT.	99	3025 SQ.FT.	150	5767 SQ.FT.	201	3750 SQ.FT.
49	5091 SQ.FT.	100	3025 SQ.FT.	151	5208 SQ.FT.	202	4779 SQ.FT.
50	3025 SQ.FT.	101	3025 SQ.FT.	152	3025 SQ.FT.	203	5148 SQ.FT.
51	3025 SQ.FT.	102	5225 SQ.FT.	153	3025 SQ.FT.	204	6074 SQ.FT.

CENTERLINE CURVE DATA			CENTERLINE DATA		
SEGMENT	LENGTH	RADIUS	SEGMENT	LENGTH	BEARING
C100	97.18'	300.00'	L100	636.49'	N89°38'21"E
C101	84.74'	300.00'	L101	555.40'	N02°1'39"W
C102	157.70'	100.00'	L102	272.23'	N18°55'17"W
C103	157.08'	100.00'	L103	216.68'	N07°49'42"W
C104	117.81'	75.00'	L104	885.80'	S88°48'52"W
C105	117.81'	75.00'	L105	265.00'	S11°1'08"E
C106	13.68'	500.00'	L106	311.48'	S88°48'52"W
C107	38.54'	182.00'	L107	265.00'	N11°1'08"W
C108	42.56'	178.00'	L108	368.16'	S11°1'08"E
C109	233.41'	150.00'	L109	96.50'	S02°2'56"W
C110	157.08'	100.00'	L110	322.05'	S11°1'08"E
C111	149.89'	86.50'	L111	756.24'	N89°38'21"E
C112	266.79'	286.50'	L112	855.37'	S02°1'39"E
C113	91.67'	237.53'	L113	751.93'	N88°48'52"E
			L114	250.00'	S11°1'08"E
			L115	140.50'	S89°38'21"W
			L116	285.93'	N02°1'40"W
			L117	417.79'	S81°04'36"E
			L118	146.46'	S27°43'19"E
			L119	50.62'	S02°1'39"E



OVERALL SITE PLAN

REV.	DATE	BY	PLAN STATUS
			CHANGE

PRELIMINARY SUBDIVISION PLAN
FOREST LANDING

TAX MAP # 230-19.00-112.00, 230-20.00-12.00
CEDAR CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

ELEMENT

18555 coastal highway suite c
cedar creek, DE 19958
P: 302.645.0777
F: 302.645.0777
info@elementag.com

Douglas M. Walmer, PE
DE PE 19598

DSN	DRW	CHKD
BKM	BKM	DMW

SCALE: 1" = 200'

JOB No. e0725

DATE: 16 Nov 07

FILE No. e0725.p.0

Sheet 3 of 7

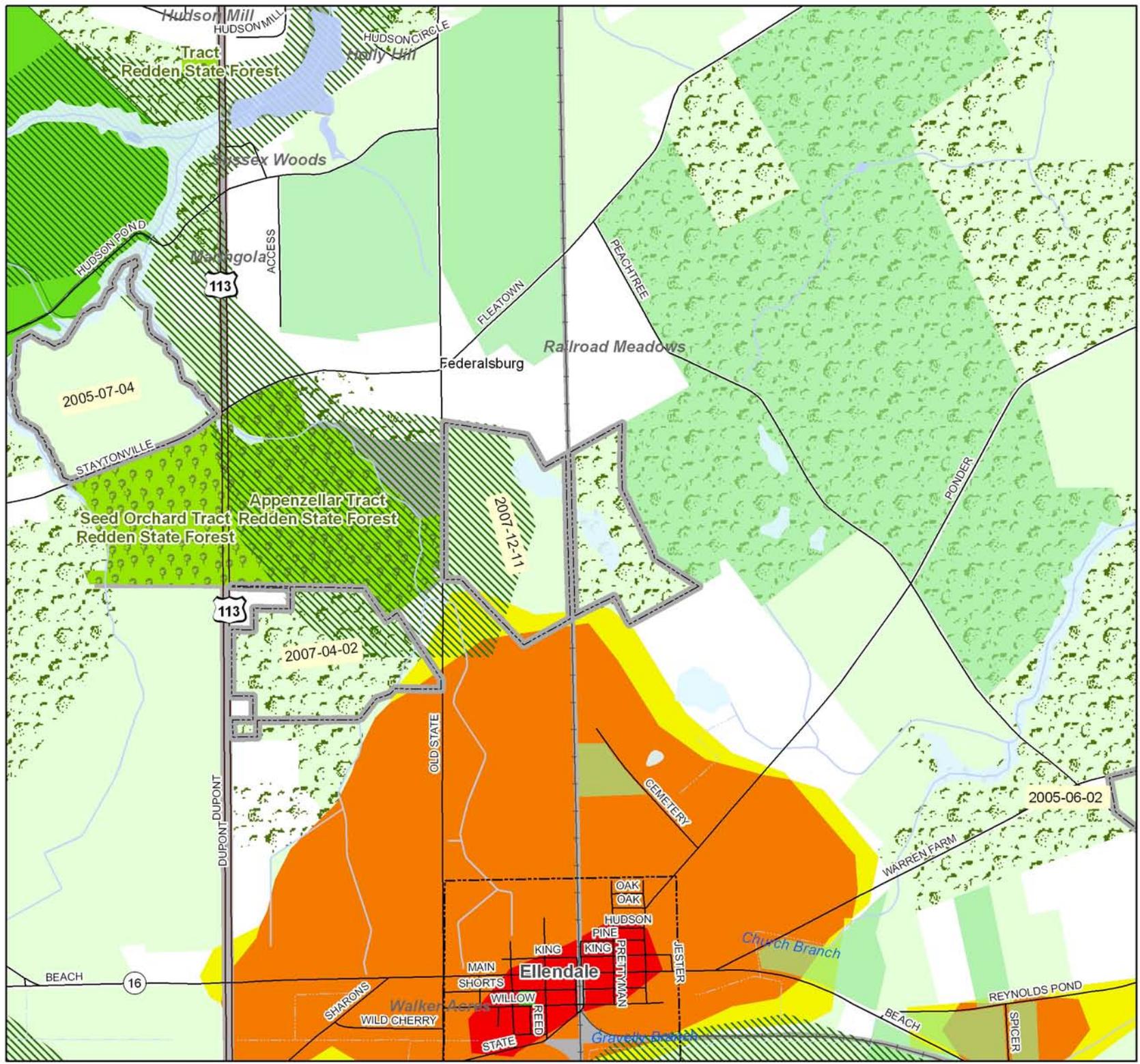


EXHIBIT I: Open Space Areas
 PLUS REVIEW : 30 NOV 2007
 e0725 Forest Landing - Sussex County, DE



EXHIBIT H: Proposed Plan
PLUS REVIEW : 30 NOV 2007
e0725 Forest Landing - Sussex County, DE

Preliminary Land Use Service (PLUS) Forest Landing 2007-12-11



- 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)

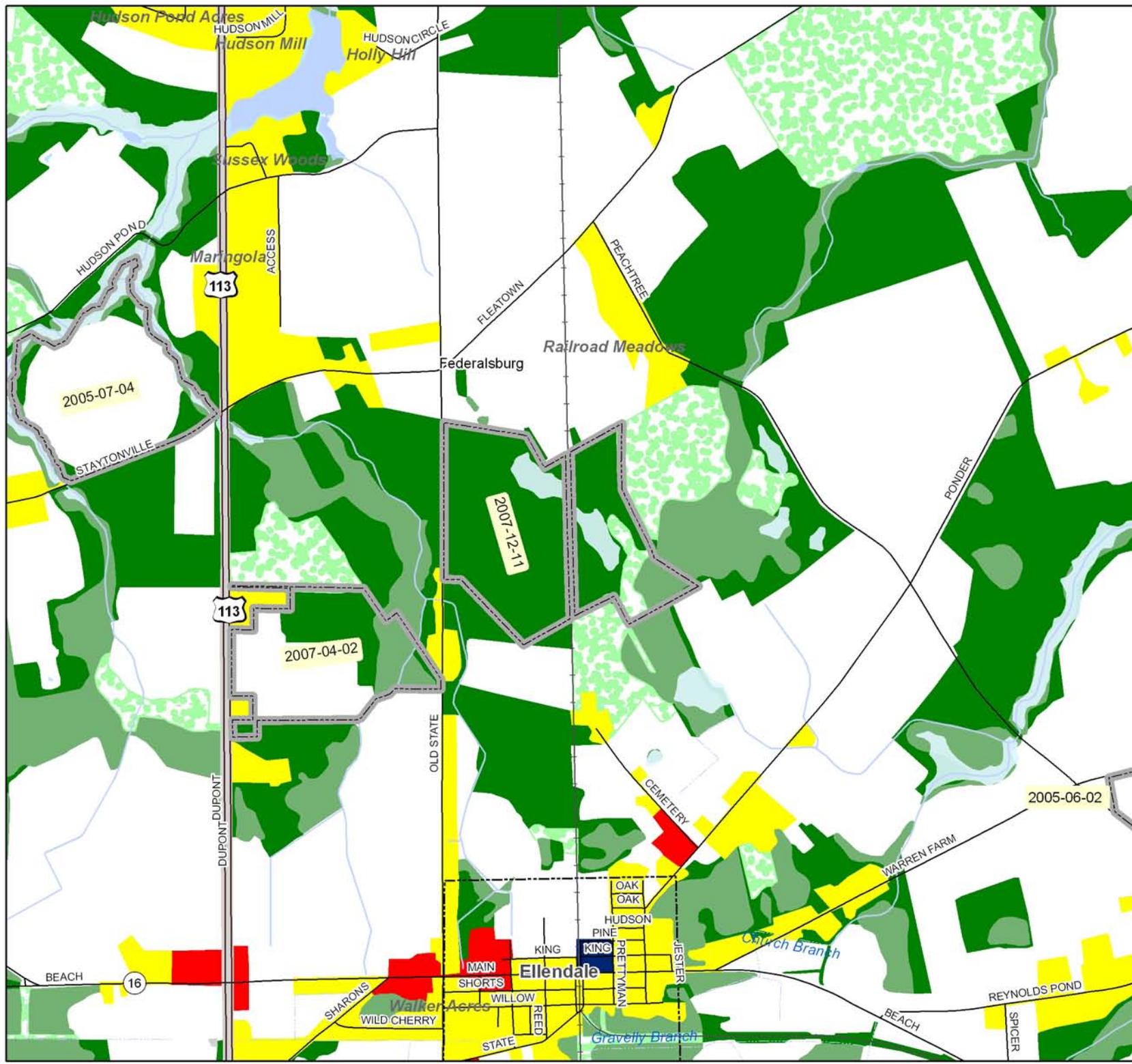
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Preliminary Land Use Service (PLUS) Forest Landing 2007-12-11

-  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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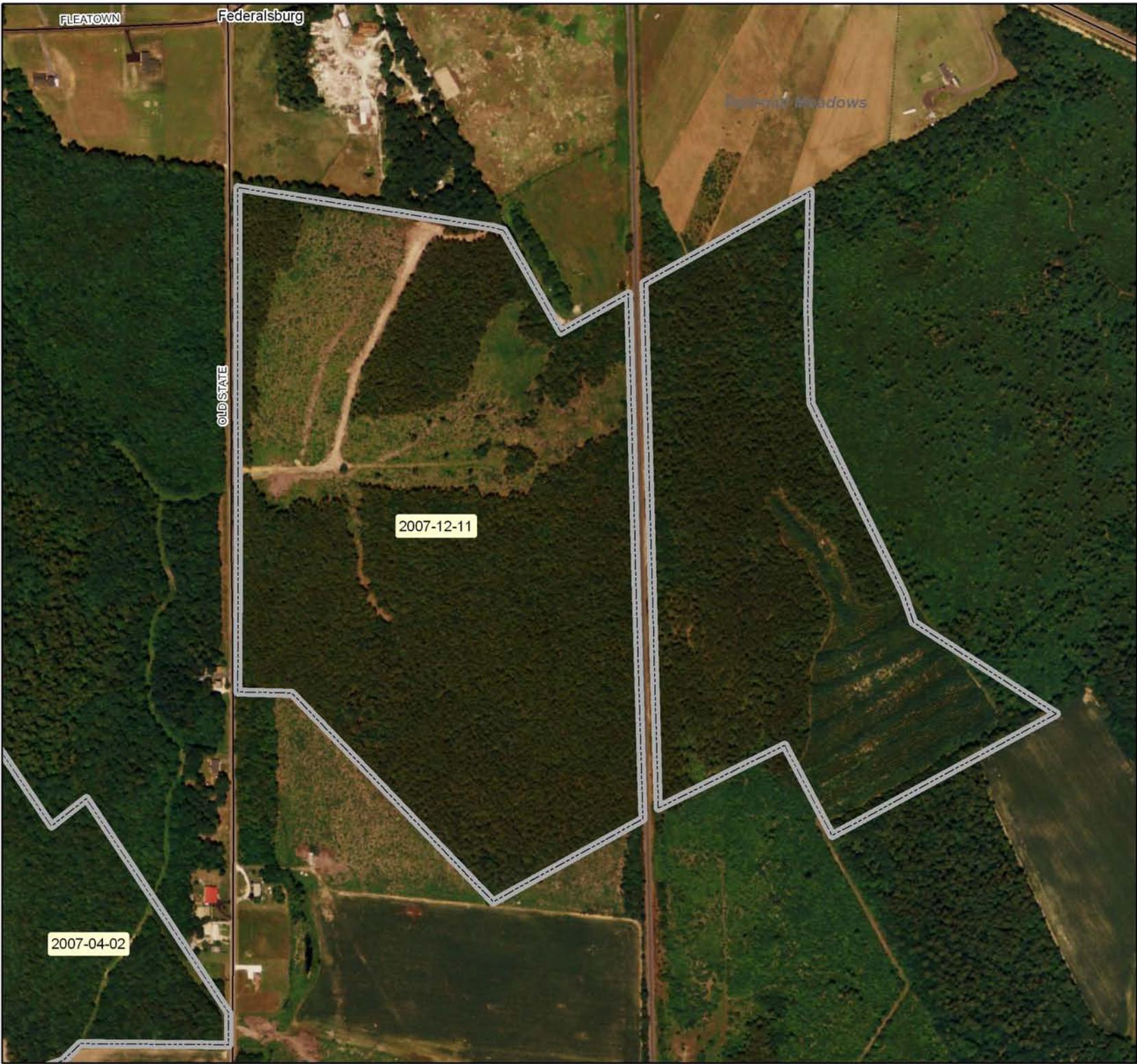


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Preliminary Land Use Service (PLUS) Forest Landing 2007-12-11

-  Project Area
-  Municipalities



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