

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/planningwww.dnrec.state.de.us/dnrec2000www.dnrec.state.de.us/DNRECeis
datamil.delaware.govwww.state.de.us/deptaqr

1. Project Title/Name: Riverview

2. Location (please be specific): East side of Walter's Bluff Road, south of Indian River Bay

3. Parcel Identification #: 134-4.00-7.01

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Caldera Properties – Indian River V, LLC

Address: 4260 Highway One, Suite 6

City: Rehoboth

State: DE

Zip: 19971

Phone: 302-226-9655

Fax: 302-226-5083

Email: n/a

6. Applicant's Name: Caldera Properties – Indian River V, LLC

Address: 4260 Highway One, Suite 6

City: Rehoboth

State: DE

Zip: 19971

Phone: 302-226-9655

Fax: 302-226-5083

Email: n/a

7. Project Designer/Engineer: McCrone, Inc.

Address: 119 Naylor Mill Road, Building 1, Suite 6

City: Salisbury

State: MD

Zip: 21801

Phone: 410-548-1492

Fax: 410-548-2055

Email: jpalkewicz@mccrone-inc.com

8. Please Designate a Contact Person, including phone number, for this Project: Jason Palkewicz, P.E. (410-548-1492)

Information Regarding Site:

9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Rezoning of parcel from MR to MR-RPC	
11. Area of Project(Acres +/-): 78.228+/- 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 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. Riverview (PLUS#2004-05-12)	
14. Present Zoning: MR	15. Proposed Zoning: MR-RPC
16. Present Use: Farmland	17. Proposed Use: MR-RPC Development
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: On-site cemetery	
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: Private Company 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? 25,200 gpd How will this demand be met? Private Company	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Private Company	
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: 72 Gross Density of Project: 1.09 Net Density 3.68 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: 72

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 72

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: 1.18%

Square Feet: 40,334 +/-

Proposed Use: % of Impervious Surfaces: 9.67%

Square Feet: 329,353 +/-

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

How much forest land is presently on-site? 4.21 +/- AC. How much forest land will be removed? 2.57 +/- 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.

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 52.104 +/- Ac.

Non-tidal Acres 5.966 +/- Ac.

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: Road/Bridge for ingress/egress

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

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)

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

Will there be ground disturbance within 100 feet of the water bodies Yes No If "Yes", please describe :

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
 Yes No

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: Filter strips, bio-filtration swales, and other Green Technology

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.): On-site wetlands

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? 70.87+/- Acres 3,087,274 Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 60+/- Ac. (2,613,600 +/- S.F.) acres/Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive recreation, active recreation, and stormwater management

Where is the open space located? On site, as shown on plans

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? Internal roads, water & sanitary improvements

36. Are any environmental mitigation measures included or anticipated with this project? Yes No

Acres on-site that will be permanently protected To be determined

Acres on-site that will be restored 3.03+/- Ac.

Acres of required wetland mitigation To be determined

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed SCE, Silt Fence, Check Dams, Bio-filtration swales, filter strips

Buffers from wetlands, streams, lakes, and other natural water bodies n/a

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes No

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. 492

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0%

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 connection to Walters Bluff Road (Ex. 2 Lane Rd with approximately 8.5' travel lanes.)

40. Will the street rights of way be public, private, or town? Private for public use

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. n/a

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:

45. Please make note of the time-line for this project: Construction 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.

River View

Project Summary

The Riverview property is currently zoned MR Medium-Density Residential permitting single family detached homes on 10,000 square foot lots. The project, if approved, will be developed as a Medium Density Residential Planned Community (MR-RPC) with no change of zone proposed, only the application of the Residential Planned Community Overlay District in order to allow the construction of single family detached homes in a condominium ownership regime rather than fee simple lots. The allowed number of homes is 85, while the plan proposes 72 homes.

Riverview is located near the end of, and on the east side of, Walter's Bluff Road in Sussex County, Delaware. The 78.23 acre site is designated as Medium Density within the Environmentally Sensitive Developing Area according to the Sussex County Comprehensive Plan dated January 2003 wherein a density of 4 dwelling units per acre is encouraged. A team of design, engineering, soils, traffic and environmental professionals, among others, have worked diligently inventorying and analyzing the site and surroundings in an effort to create a neighborhood plan that respects the existing environment while "fitting" appropriately within the existing surrounding community. Opportunities and limitations affecting the natural environment were cataloged, and a community concept respecting the setting was conceived. The concept for Riverview focuses on preserving and protecting important natural and cultural features of the site while providing a unique sense of place and neighborhood.

The 72 homes are anticipated to be constructed over a three year period. The initial phase will include the site's single access road leading to the clustered homes and neighborhood recreation facility. The neighborhood recreation facility is anticipated to include swimming, community meeting space, exercise room, mail facilities, and a library.

The neighborhood plan for Riverview is organized within the 16.18 acre upland portion of the site that is currently farmed. Much of the remainder of the site is composed of tidal wetlands associated with the Indian River Bay, with a small amount of 404 wetlands along the fringe of the tidal wetlands.

Access to the site is limited by the configuration of the property and will be provided by a roadway running eastward through the 100' wide portion of the property then turning northward to the main body of the property which contains the farmed upland area. Both Federal and State wetland permits will be required to construct the proposed roadway which will be designed, first, to avoid wetlands as much as possible, then, to minimize and mitigate any proposed impacts as required by all agencies. The roadway will be designed to support all fire and emergency equipment, as well as, construction and delivery trucks and equipment together with safe pedestrian access and constructed to County private road standards. No timber bridge is proposed. The access roadway passes through the 50' tidal buffer as allowed by Zoning Ordinance 115-193 D.

The storm water management system for the site will be an interrelated set of swales, biofiltration trenches, underground sand filters, and / or permeable pavement, together with carefully crafted conservation design and nutrient management techniques monitored by the home owner's association and state of the art best management practices, will yield a reduction of nutrient loading of approximately 40%.

Riverview will be served by public water and sewer. A high quality, reliable source of potable drinking water and fire protection service will be provided by Tidewater Utilities. Public sewer will be designed and constructed in accordance with Sussex County standards including off-site sewer improvements which will be installed within the public roads system and will serve numerous other adjacent properties, thus providing a substantial public benefit.

The street system has been designed and will be constructed to Sussex County Standards and will remain private with maintenance provided by the home owner's association. A unified street and site signage, lighting and landscaping system has been incorporated into the plan.

In summary, the small neighborhood of Riverview has been planned in a manner that will "fit" sensitively within the surrounding community providing a recognizable sense of place and neighborhood for its residents while, at the same time, providing economic, cultural and environmental benefits to the community at large in a manner that respects the health, safety and welfare of the citizen's of Sussex County.

Status of previous Sussex County approval of the Residential Planned Community Overlay District, i.e., Court appeal of the decision.

- The Sussex County Council previously approved an application for a Residential Planned Community Overlay District (MR-RPC) (Sussex County C/Z 1572) on April 25, 2006.
- On June 28, 2006, Ms. Barbara Murray, the owner of the adjoining land to both the north and south of the property and who controls any possible alternative access to the site other than that proposed in the plan filed by Caldera, filed suit in Chancery Court appealing the County's approval of the RPC Overlay District.
- On November 30, 2007, Master Glasscock issued his Master's Report reversing the zoning action of Sussex County Council because of its failure to create a sufficient record in support of its decision.
- Due to the decision by Master Glasscock, the Residential Planned Community Overlay was reversed reverting the property back to Medium Residential (MR). Hence the reason for resubmitting to PLUS and to the County for rezoning.

Affirmation of Conformance with Sussex County Comprehensive Plan

Land Use Element

The 78.23 acre site is designated as Medium Density within the **Environmentally Sensitive Developing Area** according to the Sussex County Comprehensive Plan dated January 2003. Additionally, the current zoning of the property is MR Medium Density Residential, which would allow 10,000 square foot lots "by right" or 4.35 dwelling units per acre. With a gross area of 78.23 acres, 345 units would be permitted. Subtracting the 10% open space requirement would result in 311 dwelling units.

The **purpose** of the Environmentally Sensitive Developing Area as stated in the Sussex County Comprehensive Plan is to protect the Inland Bays from insensitive development with particular regard to controlling "the density of development, preserve open space and valuable habitat and to prevent excessive levels of sediments and nutrients in waterways". As demonstrated by the plan and the information presented above, the neighborhood plan has limited the gross density to 72 homes or .91

dwelling units per acre while preserving the culturally and environmentally sensitive areas of the site and reducing post-development nutrient loads to lower levels than that produced by the existing agricultural use.

In **Guidelines for Infrastructure**, the Comprehensive Plan states that “Extension of wastewater systems in this area to serve failing on-site systems and new development will protect the Inland Bays from excessive amounts of nutrients”. The proposed plan for Riverview includes both an on-site Sussex County Ordinance 38 sanitary sewer system as well as extensive off-site sewer trunk lines to transmit sewerage to County treatment facilities. The off-site system will be designed in accordance with Sussex County’s Holt’s Landing Planning Area Infrastructure Plan and will serve numerous other properties.

The **Guidelines for Housing Types** section states that “housing types approved in the Environmentally Sensitive District include single family detached homes”, etc. The proposed homes for Riverview are single family detached, thus in conformance with the Comprehensive Plan.

In the **Guidelines for Density** section, the Comprehensive Plan suggests that the County enact an ordinance requiring that “major developments” provide the information contained in this Report. Additionally, “when a central wastewater system is provided, residential density would be permitted up to the maximum allowable density of the underlying zoning district”. The maximum allowable density for this MR zoned site is 4.35 gross dwelling units per acre or 311 dwelling units; the maximum allowable units for the site with the RPC Overlay District imposed is 85 homes. The proposed density for the site is .91 dwelling units per acre or 72 homes and is, thus, in conformance with the Sussex County Comprehensive Plan.

Mobility Element

Conformity with regard to the Mobility Element of the Comprehensive Plan lies in the fact that the site is not in an identified “Problem Area”, the roadway system provides pedestrian and bicycle access from the site to Walter’s Bluff Road, the project contains on-site recreational amenities acting to reduce traffic generation to and from the site and, finally, because the proposed density is far lower than that allowed by the underlying zoning, the trip generation is very low (approximately 690 trips per day) thus, Del Dot required no traffic impact study.

Water and Wastewater Element

As stated above, potable water is being provided by Tidewater Utilities, Inc. and wastewater disposal via Sussex County. As such the project is in conformance with this element of the Comprehensive Plan.

Conservation Element

Several key factors establish Riverview’s conformity to this element of the plan:

- Forest/vegetated buffers are provided between the proposed community and adjacent farm land as suggested by the Comprehensive Plan and required by Ordinance.
- A 50’ buffer from tidal wetlands has been provided as required by Ordinance.
- All 404 wetlands impacts must and will be permitted by appropriate agencies.
- All tidal wetlands impacts related to the access roadway have been minimized to the greatest extent possible given the boundaries of the property available and will be appropriately permitted.

- The new community will be tied into the County sewerage treatment facilities per the Comprehensive Plan Action Plans tactics.
- No endangered species have been identified on the property by any agency governing same.
- Nitrogen and phosphorous will be reduced to required post-development levels by virtue of on-site storm water management facilities and Best Management Practices.

Recreation & Open Space Element

Riverview conforms to this element of the Comprehensive Plan by virtue of certain points made in the Recreation and Open Space Growth Management Strategies section:

- Though this is a small scale project, on-site active and passive recreational opportunities have been provided.
- The “development and maintenance of recreation and open space opportunities for resident and visitor enjoyment, and economic growth, in a manner that ensures environmental conservation” has been accomplished for the communities’ residents and their visitors with the on-site amenities and preservation of tidal and non-tidal wetlands.
- Cultural opportunity for residents and their visitors are provided in the form of clean-up and improvement of the existing cemetery including the state structured study to determine its outermost boundaries. In addition, the community has been designed in such a way as to provide convenient and sensitive access to the cemetery rather than turning the communities’ back on it.
- The site is located within Region 5 of The State of Delaware Statewide Comprehensive Outdoor Recreation Plan (2003 to 2008). The community will provide walking/jogging paths, a picnic area, fishing and kayak access via the proposed piers and a swimming pool. It is further anticipated that the homeowners will also bike to the nearby Holts Landing State Park which is currently underutilized as a State Park that contains miles and miles of hiking/biking trails.

Housing Element

The Housing Element encourages mixed-use cluster development where public water and wastewater systems are provided. While a community of this small size cannot support a mix of uses, i.e. commercial, by virtue of the application of the RPC District requirements, the proposed development is, in effect, a cluster development situated on the available uplands area of the site thus conforming to this element of the Comprehensive Plan.

Community Design Element

Riverview achieves conformance with this element of the Comprehensive Plan through the use of the number of the Plan’s Community Design Growth Management Strategies:

- The community has been designed in such a way as to provide a flexible plan that integrates conservation of open space and the natural environment with a mix of single family detached home types and recreational and cultural opportunities on a very small site.
- The organization of the neighborhood promotes neighborly interaction and results in a sense of community.
- The community design accommodates vehicular circulation and parking character and promotes community interaction and cohesion through a pedestrian friendly development pattern particularly tied to the small size of the community.

- By providing adequate off-site sewer necessary to support the community while allowing other existing communities and properties access to the sewer, a sustainable community is achieved and the overall nutrient loading associated with existing septic systems will be reduced.

Historic Preservation Element

Historic preservation issues are related solely to the preservation of the existing family cemetery located on the project site. As mentioned above, the appropriate study is underway to properly determine the outermost limits of the cemetery. It will be cleaned up and preserved in place and made easily accessible for viewing.

Economic Development

There is little in the Economic Development Element of the Comprehensive Plan that applies to a small neighborhood such as Riverview. However, the following economic benefits will be derived from the development of this community that are, generally, in line with the Economic Development Growth Strategies:

- Land development and home building activities generate jobs.
- Transfer of the property to the developer and homes to the home buyer generate transfer and property taxes.
- The local and state economies benefit as follows:
 - Extension of public water and sewer to the site will allow connection by other existing properties at a much reduced cost.
 - Reduction of nutrient loading to the Inland Bay as a result of the extension of sanitary sewer to the site and on-site storm water management and best management practices will result in improved water quality and, therefore, increased enjoyment by residents and visitors alike.

SITE DATA

- OWNER OF RECORD:
CALDERA PROPERTIES - INDIAN RIVER V, LLC
P.O. BOX 8105
WILMINGTON, DE 19803
 - ENGINEER/SURVEYOR:
McCRONE, INC.
119 NAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
PHONE: (410) 548-1492
FAX: (410) 548-2055
CONTACT: JASON PALKEWICZ, P.E.
 - TAX MAP: 134-4.00, PARCEL 7.01
TOTAL AREA= 78.228± AC.
DEED REFERENCE: 2764/252
 - DEVELOPER:
CALDERA PROPERTIES - INDIAN RIVER V, LLC
P.O. BOX 8105
WILMINGTON, DE 19803
 - ZONING: MR (MEDIUM RESIDENTIAL)
- SINGLE FAMILY STRUCTURE REQUIREMENTS:
TABLE 1 REQUIREMENTS
SETBACKS:
LOT WIDTH: 75'
LOT DEPTH: 100'
FRONT: 30'
REAR: 10'
SIDE: 10'
MAX. BUILDING HEIGHT = 42'
- MULTI-FAMILY STRUCTURE REQUIREMENTS:
TABLE 2 REQUIREMENTS
LOT AREA: 3,630
FRONT YARD 40'
SIDE YARD 10'
REAR YARD 10'
MAX BUILDING HEIGHT: = 42'
- FLOOD ZONE: ZONE AE - BASE FLOOD ELEVATIONS DETERMINED, BASE FLOOD ELEVATION 7 PER FIRM PANEL NUMBER 10005C0505J, REVISED JANUARY 6, 2005.
 - SOIL TYPES:
Eva - EVESBORO LOAMY SAND
KI - KLEJ LOAMY SAND
Os - OSIER LOAMY SAND
RuA - RUMFORD LOAMY
Tm - TIDAL MARSH, SALTY
 - ELEVATIONS ARE BASED ON NAVD 88 AND COORDINATES ARE BASED ON DELAWARE STATE PLAN COORDINATE SYSTEM "NAD83/91"
 - WETLAND DELINEATION PREPARED BY ENVIRONMENTAL RESOURCES, INC.
 - WETLAND DISTURBANCE:
PERMANENT DISTURBANCE:
SECTION 404 WETLAND (PHRAGMITES)
MAPPED AS STATE TIDAL WETLAND: 7,073 S.F.
SECTION 404 WETLAND: 35,050 S.F.
 - WETLAND MITIGATION
RESTORATION OF SECTION 404 WETLAND PHRAGMITES MAPPED AS DNREC TIDAL WETLANDS = 1.86AC± = 80,984 S.F.
RESTORATION OF SECTION 404 PHRAGMITES WETLAND = 1.13 AC± = 49,099 S.F.
CREATION OF TIDAL WETLAND FROM UPLANDS = 0.04 AC± = 1,760 S.F.

TOTAL = 3.03 AC± = 131,843 S.F.

WOODED WETLANDS: 0.941 AC±
NON-TIDAL WETLANDS: 5.966 AC±
TIDAL WETLANDS: 52.104 AC±
 - MULTI-FAMILY UNIT LAYOUT PROVIDED BY VISTA DESIGN GROUP INC.

DENSITY CALCULATIONS
GROSS AREA = 78.228 AC±
AREA SET ASIDE FOR STATE WETLANDS = 52.104 AC±
NET DEVELOPMENT AREA = 26.124 AC±

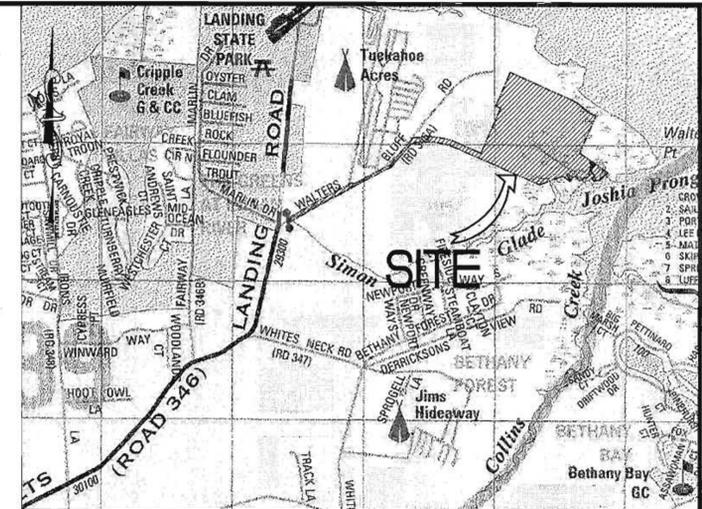
25% OF NET DEVELOPMENT AREA = 6.531 AC±
ACTUAL AREA OF STREETS = 8.023 AC±
6.531 AC. < 8.023 AC., THEREFORE USE 6.8214 AC. FOR DEDUCTION

26.124 AC. - 6.531 AC. = 19.593 AC.

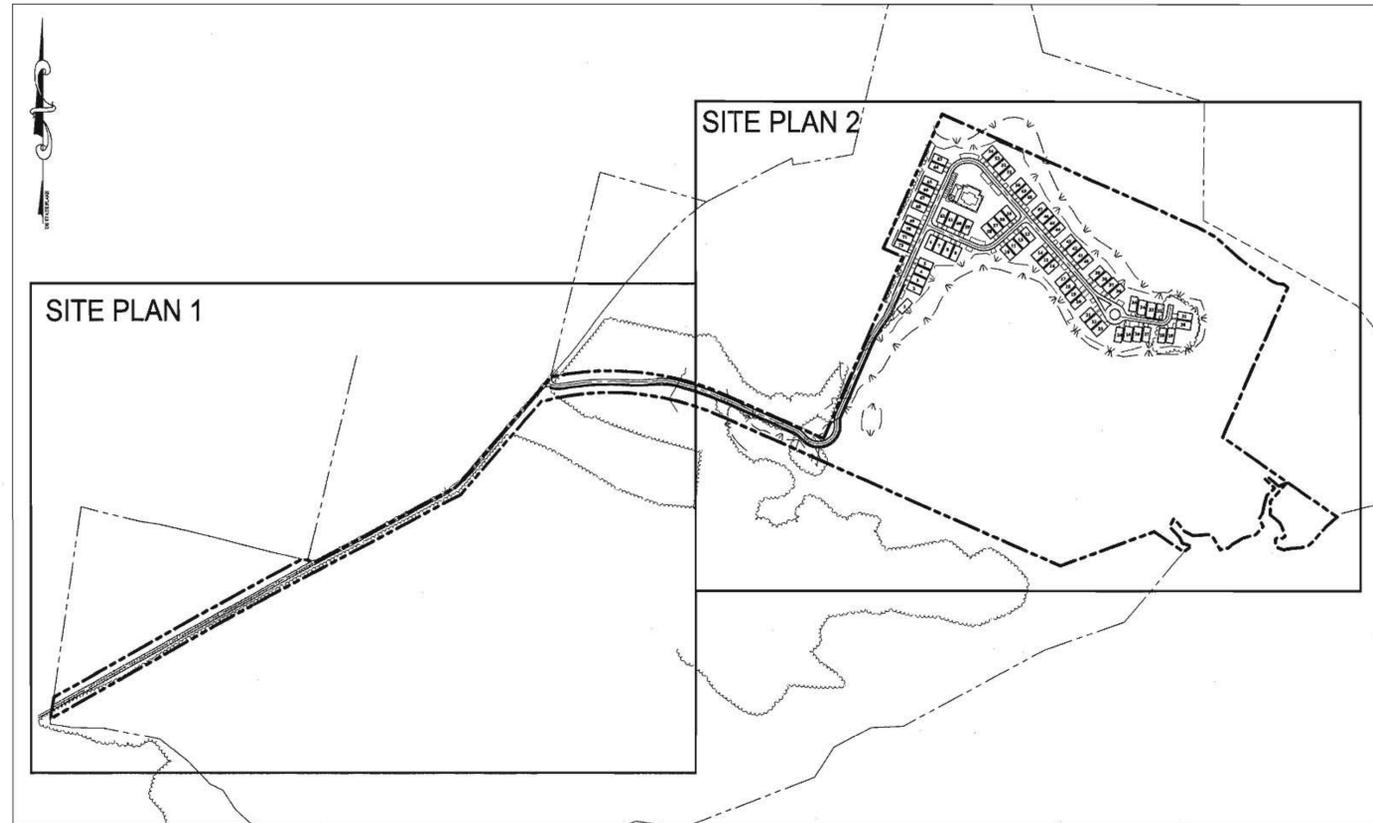
PROPOSED DENSITY:
72 UNITS / 19.593 AC. = 3.675 UNITS/AC.

ALLOWABLE DENSITY:
85 UNITS / 19.593 AC. = 4.356 UNITS/AC.

CHANGE OF ZONE MR to MR-RPC FOR RIVERVIEW SUSSEX COUNTY, DELAWARE

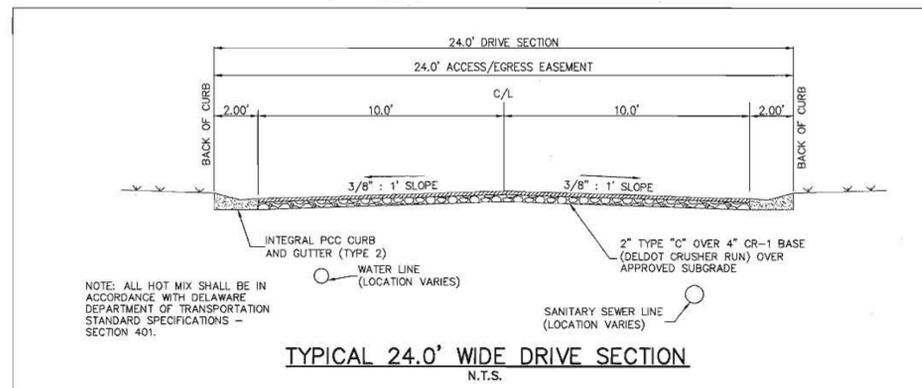
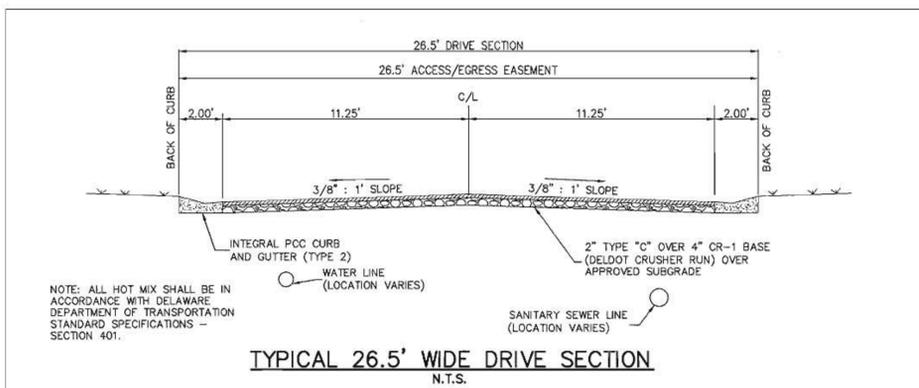


VICINITY MAP
SCALE 1" = 2500±'
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE No. 20705139



SITE PLAN
1" = 400'

	EXISTING	PROPOSED
PROPERTY LINE	---	---
R.O.W. LINE	---	---
SETBACK LINE	N/A	---
CONCRETE MONUMENT FOUND	CMF □	CMS □
BENCH MARK	▲ ELEV: 100.00	N/A
SPOT ELEV. LABEL	x 100.01	x 100.01
MAJOR CONTOUR	--- 25 ---	N/A
MINOR CONTOUR	--- 24 ---	N/A
ROAD CENTERLINE	---	---
EDGE OF PAVEMENT	---	---
EDGE OF DIRT ROAD	---	N/A
PAVEMENT HATCH	▨	▨
BOUNDARY OF DNREC MAPPED TIDAL WETLAND	∩	N/A
DNREC TIDAL WETLAND BUFFER	---	N/A
BOUNDARY SECTION 404 WETLAND	∩	N/A
FLOOD ZONE	---	N/A
CATCH BASIN	N/A	▣
STORM PIPE	SD	SD
CENTERLINE OF DITCH	---	---
WOODS LINE	~~~~~	N/A
TREE/SHRUB	○	N/A
UTILITY POLE	⊗	N/A
LIGHT POLE	⊗	N/A
MAILBOX	⊗	N/A
SIGN	⊗	N/A
GUARDRAIL	N/A	○ ○ ○
BULKHEAD	N/A	---
WATER PIPE	N/A	W
FIRE HYDRANT	⊗	⊗
SEWER PIPE	N/A	SS
SEWER STRUCTURE	N/A	⊙
BUILDING	N/A	▭



SHEET INDEX

NO.	SHEET NAME
S1	COVER SHEET
	BOUNDARY & TOPOGRAPHIC SURVEY SHEET 1
	BOUNDARY & TOPOGRAPHIC SURVEY SHEET 2
S2	SITE PLAN 1
S3	SITE PLAN 2

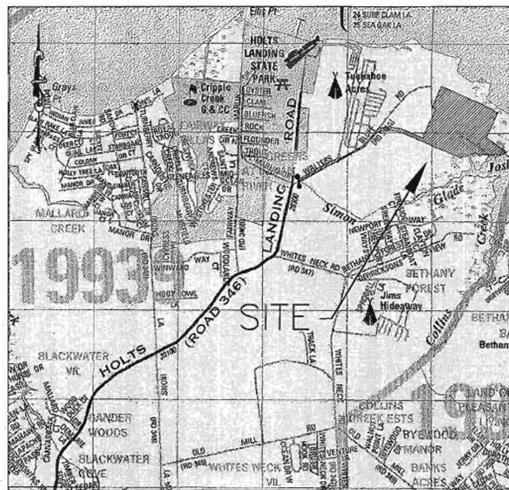
REV. #	DATE	DESCRIPTION

McCRONE
Environmental Sciences
Land Planning & Surveying
Construction Services
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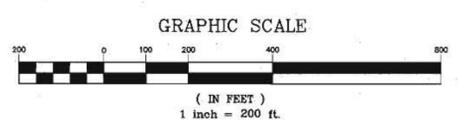
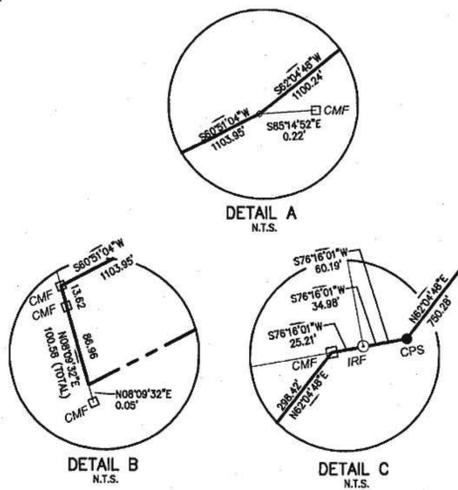
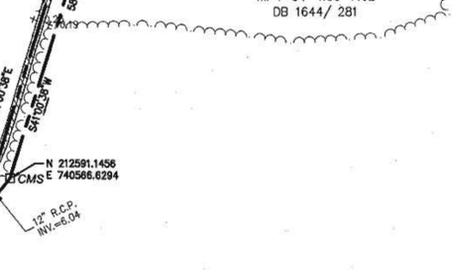
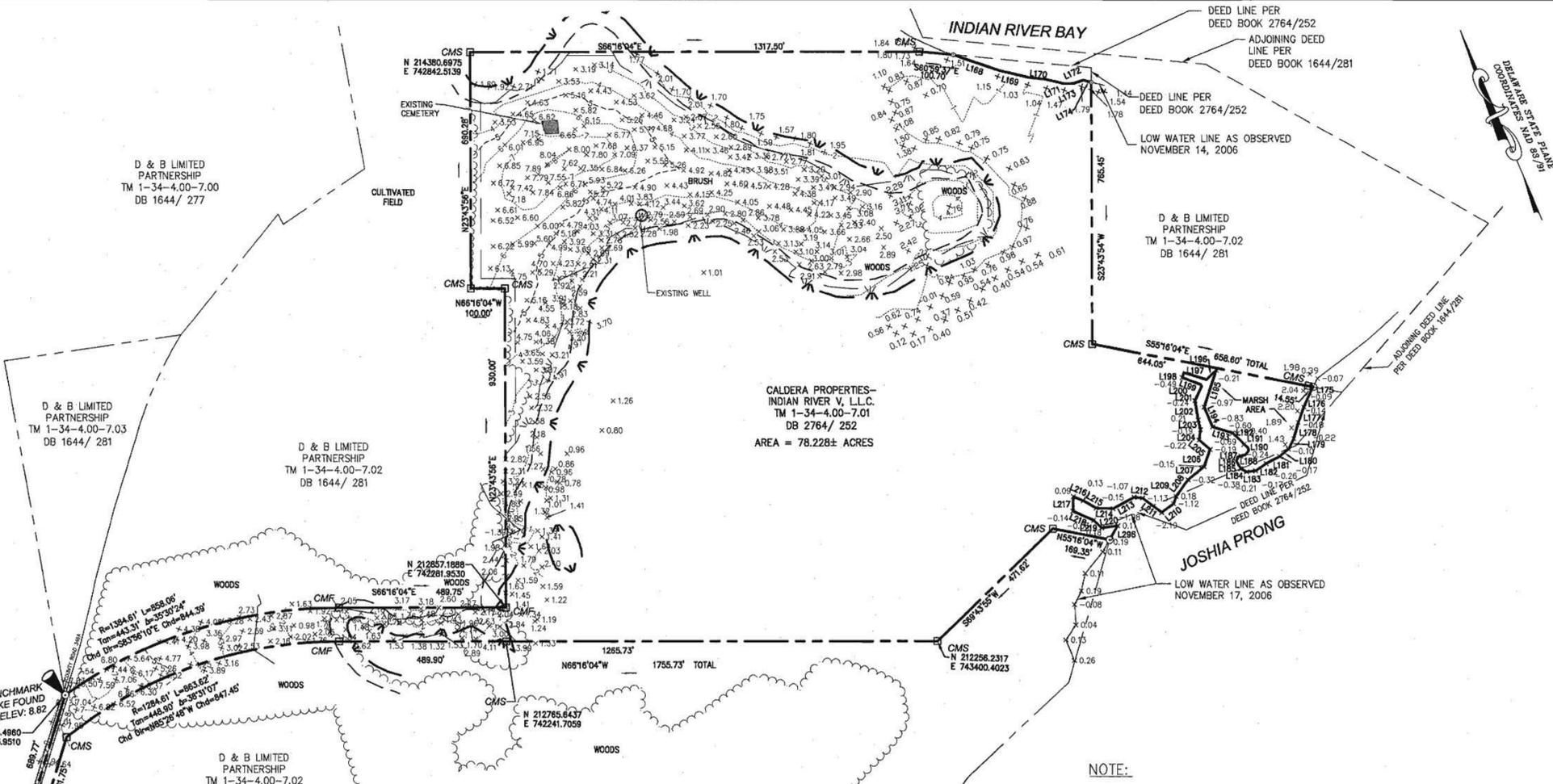
119 NAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
PHONE: 410-548-1492 • FAX: 410-548-2055
www.mccrone-inc.com

DATE:	12/28/07
JOB NUMBER:	D2060054
SCALE:	AS SHOWN
DRAWN BY:	HAH
DESIGNED BY:	HAH
APPROVED BY:	JP
FOLDER REFERENCE:	N/A

COVER SHEET
FOR
RIVERVIEW
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE



VICINITY MAP
SCALE 1" = 2500±'
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE No. 20805138



LINE	LENGTH	BEARING
L168	143.74	S47°31'34\"
L169	86.13	S83°10'43\"
L170	60.95	S89°42'25\"
L171	54.61	S53°20'11\"
L172	28.50	S88°55'38\"
L173	29.84	S84°33'39\"
L174	23.91	S81°08'24\"
L175	21.09	S81°22'50\"
L176	44.60	S47°11'13\"
L177	47.85	S43°31'38\"
L178	48.85	S39°48'43\"
L179	32.12	S80°03'30\"
L180	36.01	S74°03'31\"
L181	44.28	S86°32'09\"
L182	37.09	S78°38'12\"
L183	27.19	N72°04'58\"
L184	18.68	N37°37'15\"
L185	24.46	N07°05'28\"
L186	12.86	N37°23'04\"
L187	24.16	S81°50'00\"
L188	15.51	N61°43'19\"
L189	9.03	N05°46'59\"
L190	14.27	N27°20'13\"
L191	16.82	N15°47'57\"
L192	30.36	N24°32'39\"
L193	60.82	N48°17'48\"
L194	63.02	N00°53'54\"
L195	113.57	N41°47'03\"
L196	39.13	S70°17'43\"
L197	68.91	N49°36'47\"
L198	15.17	S42°40'30\"
L199	57.65	S48°00'07\"
L200	5.83	S04°58'55\"
L201	47.38	S48°35'40\"
L202	57.08	S14°02'02\"
L203	29.36	S11°24'13\"
L204	29.95	S31°38'28\"
L205	42.13	S28°11°45\"
L206	52.79	S43°22'17\"
L207	60.84	S74°40'23\"
L208	58.97	S60°00'36\"
L209	22.71	S42°38'35\"
L210	43.04	S77°14'09\"
L211	68.89	N29°38'53\"
L212	25.06	N60°07'34\"
L213	70.20	S85°03'09\"
L214	49.08	N64°04'59\"
L215	44.00	N37°15'42\"
L216	31.22	N43°44'37\"
L217	42.32	S25°17'37\"
L218	66.02	S42°59'50\"
L219	32.08	S23°35'13\"
L220	46.99	S74°27'36\"
L298	47.42	S53°15'20\"

PROPERTY LINE	SYMBOL
PROPERTY CORNER (NOT MONUMENTED)	○
IRON ROD FOUND	IRF ○
CAPPED PIN SET	CPS ●
CONCRETE MONUMENT FOUND	CMF □
CONCRETE MONUMENT SET	CMS □
BENCH MARK	▲ ELEV: 8.82
SPOT ELEV. LABEL	× 100.01
MAJOR CONTOUR	-----5-----
MINOR CONTOUR	-----3-----
ROAD CENTERLINE	-----
EDGE OF PAVEMENT	-----
EDGE OF DIRT ROAD	-----
PAVEMENT HATCH	▨
FENCE POST	○
LOW WATER LINE	-----
NON TIDAL WETLAND	∇
TIDAL WETLAND	∇
TIDAL WETLAND BUFFER	∇
CULVERT	-----12\"
WELL	⊙
UTILITY POLE	⊕
CABLE TV PEDESTAL	⊕
TELEPHONE PEDESTAL	⊕
TREE/SHRUB/BRUSH LINE	~~~~~

NOTE:
SHEET 1-- BOUNDARY AND TOPOGRAPHIC SURVEY
SHEET 2-- WETLAND DELINEATION

SITE DATA:

- OWNER: CALDERA PROPERTIES - INDIAN RIVER V, L.L.C.
4260 HIGHWAY ONE
SUITE 6
REHOBOTH BEACH, DE 19971
DEED REFERENCE: DB 2764/252
TOTAL AREA= 78.228± AC.
- ENGINEER/SURVEYOR: McCrone, Inc.
119 NAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
ATTN: ROBERT E. RIGDON, PLS
PHONE: (410) 548-1492
FAX: (410) 548-2055
- TAX MAP: 1-34-4.00, PARCEL 7.01
- ZONE: MR - MEDIUM RESIDENTIAL
TABLE 1 REQUIREMENTS
SETBACKS:
LOT WIDTH: 75'
LOT DEPTH: 100'
FRONT: 30'
REAR: 10'
SIDE: 10'
MAX. BUILDING HEIGHT = 42'
MULTI-FAMILY STRUCTURE REQUIREMENTS:
TABLE 2 REQUIREMENTS
LOT AREA: 3,630
FRONT YARD: 40
SIDE YARD: 10
REAR YARD: 10
MAX. BUILDING HEIGHT: = 42'
- FLOOD ZONE: ZONE VE - BASE FLOOD ELEVATIONS DETERMINED, BASE FLOOD ELEVATION 9 PER FIRM PANEL NUMBER 100050050J, REVISED JANUARY 6, 2005.
- VERTICAL DATUM HEREON IS REFERENCED TO NAVD 88
- THIS IS AN URBAN CLASS SURVEY.

SURVEYORS CERTIFICATE
"I HEREBY CERTIFY TO CALDERA PROPERTIES-INDIAN RIVER V, L.L.C., TO THE BEST OF MY KNOWLEDGE THAT THIS PLAN MADE ON THE GROUND UNDER MY SUPERVISION IN JANUARY, 2007 AND THAT IS CORRECT AND COMPLIES WITH THE STATE OF DELAWARE MINIMUM STANDARDS FOR SURVEYORS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

DATE: 12/20/07
SIGNED: Robert E. Rigdon, Jr.
ROBERT E. RIGDON, JR.
L.S. #676

DELAWARE STATE PLANT & CONDUIT SURVEYORS
SEAL
DATE 12/20/07

REV. #	DATE	DESCRIPTION

McCrone
• Engineering
• Environmental Sciences
• Construction Services
• Land Planning & Surveying
ANAPOLIS • CENTREVILLE • DOVER • ELKTON • RICHMOND • SALISBURY
119 NAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
PHONE: 410-548-1492 • FAX: 410-548-2055
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DATE	JANUARY 9, 2007	REVISION
JOB NUMBER	D2060054	
SCALE	1" = 200'	
DRAWN BY	S.A.S. MS	
DESIGNED BY	ACK	
APPROVED BY	REER	
FOLDER REFERENCE		

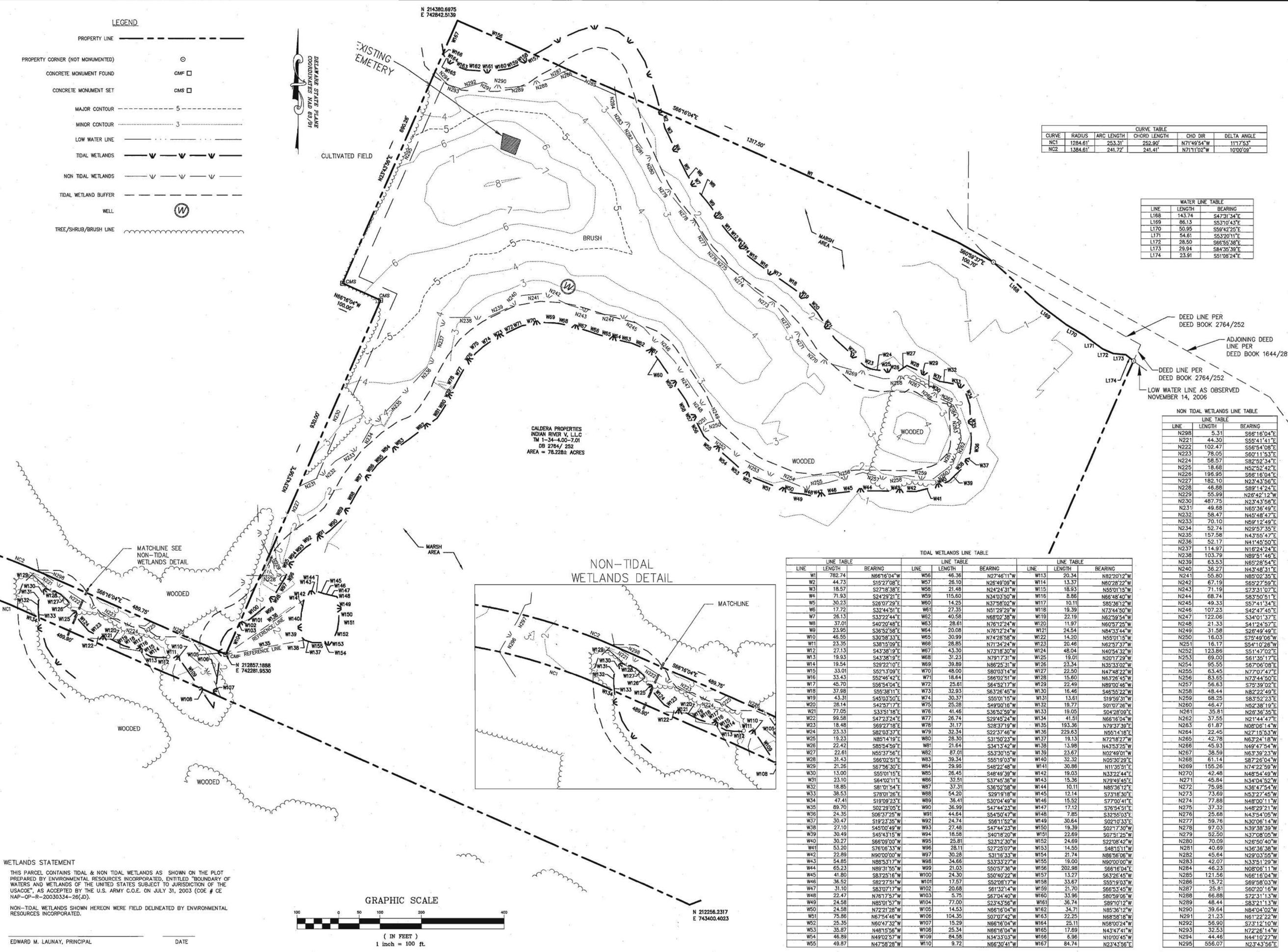
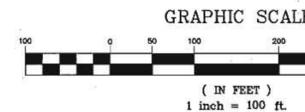
BOUNDARY AND TOPOGRAPHIC SURVEY
OF THE LANDS OF
**CALDERA PROPERTIES-
INDIAN RIVER V, L.L.C.**
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE
Prepared For: CALDERA PROPERTIES-INDIAN RIVER V, L.L.C.

SHEET NO.: 1 OF 2
FILE NO.: D2060054-Plat.dwg

LEGEND

PROPERTY LINE	---
PROPERTY CORNER (NOT MONUMENTED)	○
CONCRETE MONUMENT FOUND	CMF □
CONCRETE MONUMENT SET	CMS □
MAJOR CONTOUR	----- 5 -----
MINOR CONTOUR	----- 3 -----
LOW WATER LINE	-----
TIDAL WETLANDS	---v---v---v---
NON TIDAL WETLANDS	---v---v---v---
TIDAL WETLAND BUFFER	-----
WELL	⊙
TREE/SHRUB/BRUSH LINE	~~~~~

DELAWARE STATE PLANE
COORDINATES NAD 83/91



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHD DIR	DELTA ANGLE
NC1	1284.61'	253.31'	252.90'	N71°49'54"W	111°17'53"
NC2	1384.61'	241.72'	241.41'	N71°11'02"W	10°00'09"

WATER LINE TABLE

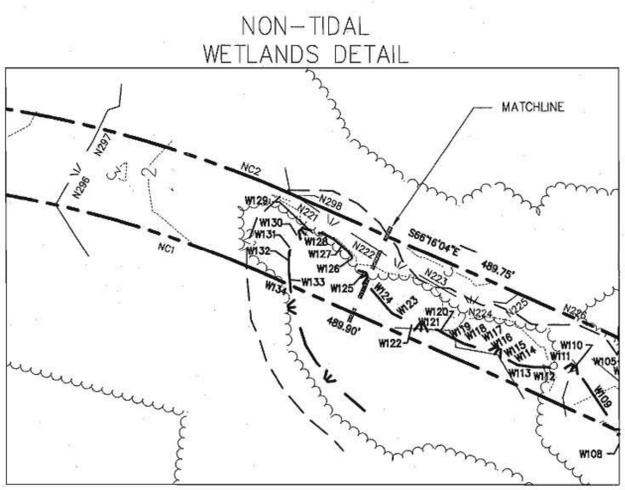
LINE	LENGTH	BEARING
L168	143.74	S47°31'34"E
L169	86.13	S53°10'43"E
L170	50.95	S58°42'25"E
L171	54.61	S53°20'11"E
L172	28.50	S86°55'38"E
L173	29.94	S84°35'39"E
L174	23.91	S51°08'24"E

NON TIDAL WETLANDS LINE TABLE

LINE	LENGTH	BEARING
N298	5.31	S66°16'04"E
N221	44.30	S55°41'41"E
N222	102.47	S56°54'08"E
N223	78.05	S60°11'53"E
N224	59.57	S52°52'34"E
N225	18.68	N52°52'42"E
N226	196.95	S66°16'04"E
N227	182.10	N23°43'56"E
N228	46.88	S89°14'24"E
N229	55.99	N26°42'12"W
N230	487.75	N23°43'56"E
N231	49.88	N69°36'49"E
N232	58.47	N45°48'47"E
N233	70.10	N59°12'49"E
N234	52.74	N29°57'35"E
N235	157.58	N43°55'47"E
N236	52.17	N41°45'50"E
N237	114.97	N16°24'24"E
N238	103.79	N89°51'46"E
N239	63.53	N85°28'54"E
N240	36.27	N43°48'31"E
N241	55.80	N85°02'35"E
N242	67.19	S65°27'59"E
N243	71.19	S73°31'07"E
N244	68.74	S83°50'51"E
N245	49.33	S57°41'34"E
N246	107.23	S42°47'45"E
N247	122.06	S34°01'37"E
N248	21.33	S41°24'57"E
N249	31.54	S68°49'49"E
N250	16.03	S75°49'06"E
N251	16.17	S54°10'26"W
N252	123.86	S51°47'02"E
N253	69.00	S81°35'17"E
N254	95.55	S67°06'29"E
N255	63.45	N77°07'47"E
N256	83.55	N73°44'50"E
N257	56.63	S75°39'02"E
N258	48.44	N82°22'49"E
N259	68.25	S83°52'23"E
N260	46.47	S82°38'19"E
N261	35.81	N26°36'35"E
N262	37.55	N21°44'47"E
N263	61.87	N08°06'14"W
N264	22.45	N27°15'53"W
N265	42.78	N63°24'18"W
N266	45.93	N49°47'54"W
N267	38.59	N63°39'23"W
N268	61.14	S87°26'04"E
N269	156.26	N74°29'59"E
N270	42.48	N45°44'49"E
N271	45.84	N34°04'52"E
N272	75.98	N85°47'54"E
N273	73.69	N53°27'45"W
N274	77.88	N48°00'11"W
N275	37.32	N48°29'21"W
N276	25.68	N43°54'05"W
N277	59.76	N30°06'14"W
N278	97.03	N39°38'59"W
N279	52.50	N37°08'05"W
N280	70.09	N26°50'40"W
N281	40.69	N36°36'38"W
N282	45.64	N29°03'55"W
N283	42.07	N33°51'29"W
N284	46.23	N08°06'14"W
N285	121.56	N66°16'04"W
N286	15.72	S69°58'03"W
N287	25.81	S60°20'16"W
N288	66.88	S72°31'13"W
N289	48.44	S83°21'13"W
N290	39.64	N84°04'02"W
N291	21.23	N61°22'22"W
N292	58.90	S73°12'10"W
N293	32.53	N72°26'14"W
N294	44.46	N44°10'27"W
N295	556.07	N23°43'56"E

TIDAL WETLANDS LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
W1	782.74	N66°16'04"W	W56	46.36	N27°46'11"W	W113	20.34	N82°20'12"W
W2	44.73	S15°27'08"E	W57	26.10	N26°49'09"W	W114	13.37	N60°28'22"W
W3	18.57	S27°18'38"E	W58	21.48	N24°24'31"W	W115	18.93	N55°01'15"W
W4	71.93	S24°29'21"E	W59	115.60	N34°03'50"W	W116	8.86	N66°48'40"W
W5	30.23	S26°07'29"E	W60	14.25	N37°58'02"W	W117	10.11	S85°36'12"W
W6	17.72	S32°44'51"E	W61	27.35	N51°29'29"W	W118	19.39	N73°44'50"W
W7	26.13	S33°22'44"E	W62	40.58	N63°02'38"W	W119	22.19	N62°39'54"W
W8	37.01	S40°20'48"E	W63	28.61	N76°12'24"W	W120	11.97	N60°57'25"W
W9	23.95	S36°52'58"E	W64	20.08	N76°12'24"W	W121	24.54	N84°33'44"W
W10	46.55	S30°58'33"E	W65	30.99	N74°28'58"W	W122	14.20	N55°01'15"W
W11	23.35	S38°15'09"E	W66	28.85	N71°34'24"W	W123	20.46	N62°57'37"W
W12	27.13	S43°38'19"E	W67	43.30	N73°18'30"W	W124	48.04	N40°54'32"W
W13	19.93	S43°38'19"E	W68	31.23	N79°17'31"W	W125	19.07	N20°17'29"W
W14	19.54	S28°22'10"E	W69	39.89	N88°23'11"W	W126	23.34	N35°33'02"W
W15	33.01	S52°12'09"E	W70	48.00	S90°31'41"W	W127	22.50	N47°48'22"W
W16	33.43	S52°46'42"E	W71	18.64	S66°02'51"W	W128	15.60	N63°26'45"W
W17	45.70	S56°54'04"E	W72	25.61	S64°52'17"W	W129	22.49	N89°00'46"W
W18	37.98	S55°38'11"E	W73	32.93	S63°26'45"W	W130	16.46	S46°55'22"W
W19	43.31	S45°03'50"E	W74	30.37	S55°01'15"W	W131	13.61	S19°59'31"W
W20	28.14	S42°57'17"E	W75	25.28	S49°00'16"W	W132	18.77	S01°07'28"W
W21	77.05	S33°51'18"E	W76	41.46	S36°52'58"W	W133	19.05	S04°28'09"E
W22	99.58	S47°23'24"E	W77	26.74	S29°45'24"W	W134	41.51	N65°16'04"W
W23	18.48	S69°27'18"E	W78	31.17	S28°37'19"W	W135	193.36	N79°37'38"E
W24	23.33	S82°03'37"E	W79	32.34	S22°37'46"W	W136	229.63	N65°14'18"E
W25	19.23	N85°14'19"E	W80	28.30	S31°50'23"W	W137	19.13	N72°18'27"W
W26	22.42	S85°54'59"E	W81	21.64	S34°13'42"W	W138	13.98	N43°53'25"W
W27	22.61	N55°37'56"E	W82	87.01	S53°30'15"W	W139	23.67	N02°49'01"W
W28	31.43	S66°02'51"E	W83	39.34	S55°19'03"W	W140	32.32	N05°36'29"E
W29	21.26	S67°56'30"E	W84	29.56	S48°22'48"W	W141	30.86	N11°35°51"E
W30	13.00	S55°01'51"E	W85	26.45	S49°49'39"W	W142	19.03	N43°24'45"E
W31	23.10	S64°02'11"E	W86	32.51	S37°45'36"W	W143	15.36	N79°44'52"E
W32	18.85	S81°01'54"E	W87	37.31	S36°52'58"W	W144	10.11	N85°36'12"E
W33	38.53	S78°01'26"E	W88	54.20	S29°19'18"W	W145	12.14	S73°18'30"E
W34	47.41	S19°08'23"E	W89	36.41	S30°04'49"W	W146	15.52	S77°00'41"E
W35	89.70	S22°29'05"E	W90	36.99	S47°44'23"W	W147	17.12	S76°34'51"E
W36	24.35	S08°37'25"W	W91	44.64	S64°50'47"W	W148	8.85	S32°50'03"E
W37	30.47	S19°23'35"W	W92	21.64	S68°11'02"W	W149	30.64	S02°10'33"E
W38	27.10	S45°00'49"W	W93	27.48	S47°44'23"W	W150	19.39	S02°17'30"W
W39	30.49	S45°43'15"W	W94	18.58	S40°18'20"W	W151	22.69	S07°51'25"W
W40	30.27	S66°09'00"W	W95	25.81	S23°12'30"W	W152	24.69	S22°08'42"W
W41	53.20	S76°06'33"W	W96	28.11	S27°25'07"W	W153	14.55	S48°15'11"W
W42	22.89	N90°00'00"W	W97	30.28	S33°16'33"W	W154	21.74	N88°56'06"W
W43	54.85	N88°53'17"W	W98	34.68	S33°33'27"W	W155	19.00	N90°00'00"W
W44	65.23	N89°31'58"W	W99	21.03	S50°57'38"W	W156	202.98	S68°16'04"E
W45	41.80	S85°01'15"W	W100	24.30	S50°49'22"W	W157	13.27	S63°24'45"W
W46	36.52	S82°27'51"W	W101	17.57	S52°08'17"W	W158	33.67	S55°19'03"W
W47	31.10	S83°07'17"W	W102	20.68	S61°32'14"W	W159	21.70	S66°53'45"W
W48	22.47	N76°17'57"W	W103	5.75	S67°04'40"W	W160	33.96	S80°59'05"W
W49	24.58	N85°01'57"W	W104	77.00	S23°43'56"W	W161	36.74	S89°01'12"W
W50	24.58	N72°21'28"W	W105	14.53	N66°16'04"W	W162	34.71	N85°36'12"W
W51	75.86	N67°54'46"W	W106	104.35	S07°07'42"W	W163	22.25	N88°58'18"W
W52	25.35	N48°47'32"W	W107	15.29	N66°16'04"W	W164	25.11	N58°00'24"W
W53	35.87	N48°15'56"W	W108	25.34	N66°16'04"W	W165	17.89	N43°47'41"W
W54	46.89	N49°02'57"W	W109	84.58	N34°33'03"W	W166	6.96	N10°00'45"W
W55	49.87	N47°58'28"W	W110	9.72	N66°30'41"W	W167	84.74	N23°43'56"E



WETLANDS STATEMENT
THIS PARCEL CONTAINS TIDAL & NON TIDAL WETLANDS AS SHOWN ON THE PLOT PREPARED BY ENVIRONMENTAL RESOURCES INCORPORATED, ENTITLED "BOUNDARY OF WATERS AND WETLANDS OF THE UNITED STATES SUBJECT TO JURISDICTION OF THE USACE", AS ACCEPTED BY THE U.S. ARMY C.O.E. ON JULY 31, 2003 (COE # CE NAP-OP-R-20030334-26(D)).
NON-TIDAL WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY ENVIRONMENTAL RESOURCES INCORPORATED.

EDWARD M. LAUNAY, PRINCIPAL DATE

SEAL DATE 17/12/07

REVISIONS

REV. #	DATE	DESCRIPTION

MICROCRONE

• Engineering
• Environmental Sciences
• Construction Services
• Land Planning & Surveying

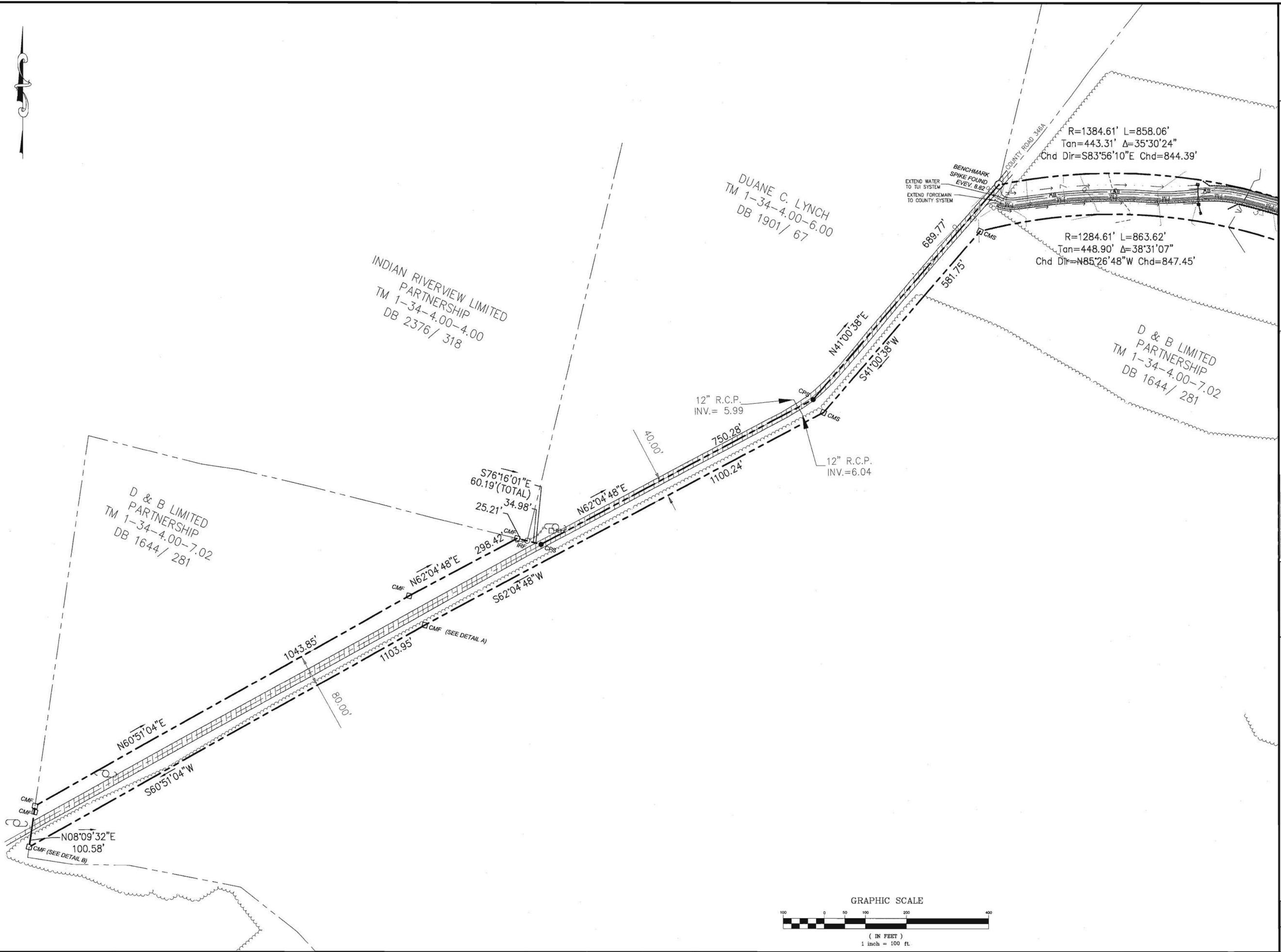
ANNAPOLIS • CENTREVILLE • DOVER • ELKTON • RICHMOND • SALISBURY

119 WAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
PHONE 410-546-1452 • FAX 410-546-5065
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DATE: 01-09-07
JOB NUMBER: D2060054
SCALE: 1" = 100'
DRAWN BY: S.A.S. MS
DESIGNED BY: S.A.S. MS
APPROVED BY: AOK
FOLDER REFERENCE: REE

WETLANDS OF THE LANDS OF CALDERA PROPERTIES- INDIAN RIVER V, L.L.C. BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE
Prepared For: CALDERA PROPERTIES-INDIAN RIVER V, L.L.C.

SHEET NO.: 2 OF 2
FILE NO.: D2060054-Plat.dwg



DATE: 12/28/07

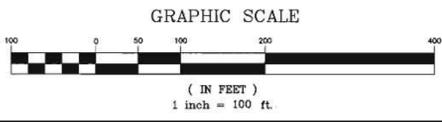
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SITE PLAN 1
 FOR
RIVERVIEW
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

SHEET NO.: **S2 of 5**
 FILE NO.: CZ Site Plan.dwg

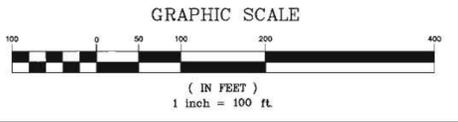
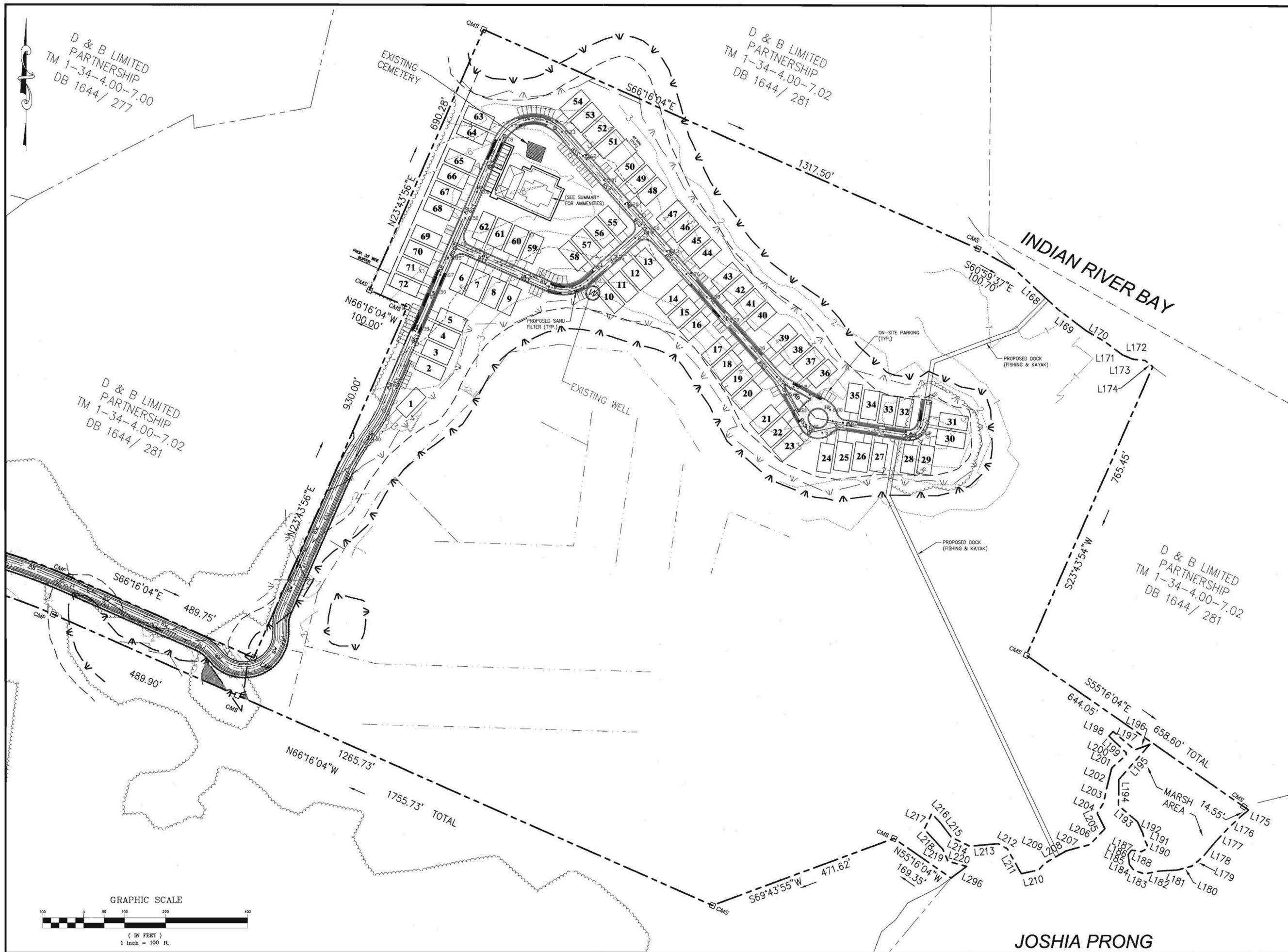


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SITE PLAN 2

FOR

RIVERVIEW

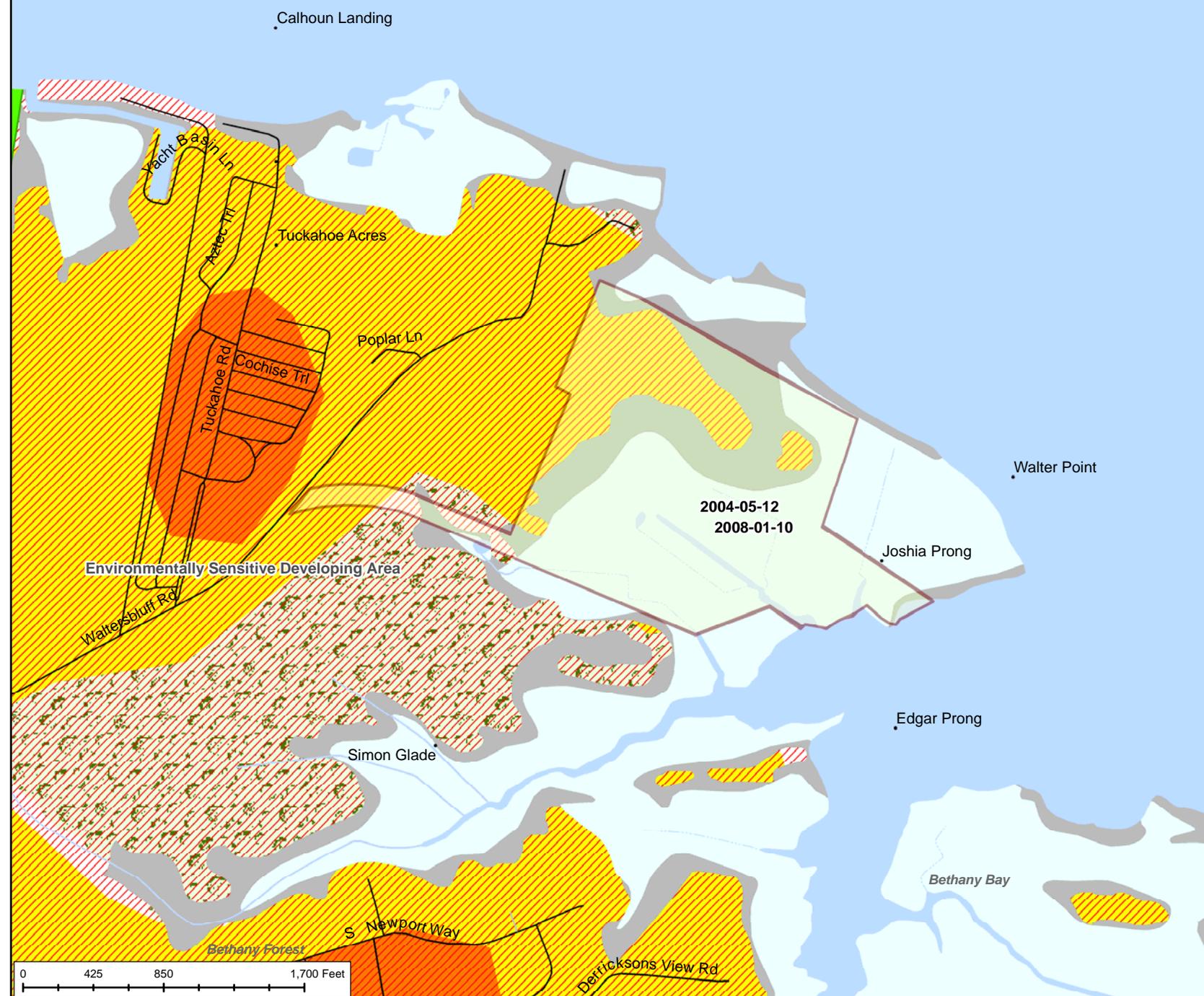
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

SHEET NO.: **S3 of 5**

FILE NO.: CZ Site Plan.dwg

Preliminary Land Use Service (PLUS)

Riverview
2008-01-10

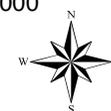


-  Project Areas
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

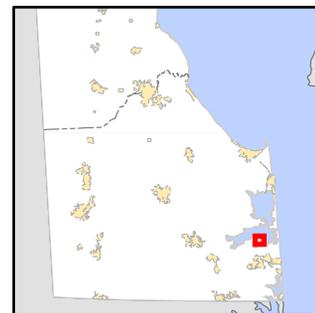
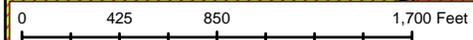
State Strategies

-  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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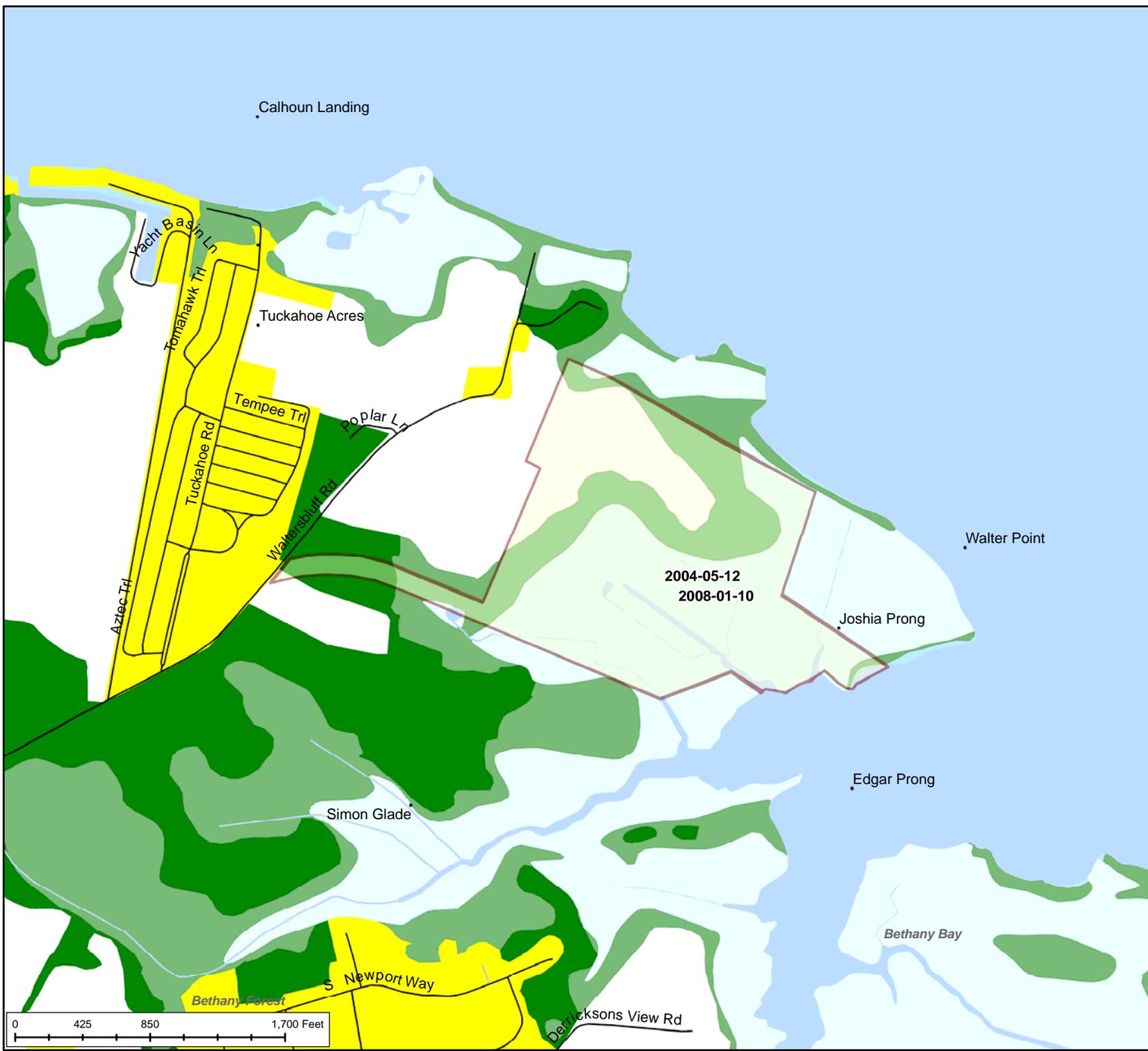


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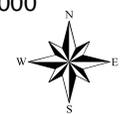
Preliminary Land Use Service (PLUS)

Riverview
2008-01-10

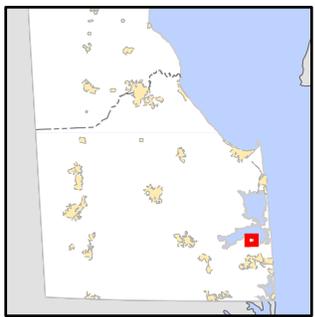
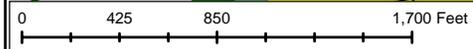


- Project Areas
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition

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Preliminary Land Use Service (PLUS)

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-  Project Areas
-  Municipalities



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