

**PLUS 2008-02-02**  
**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](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

1. Project Title/Name: <b>Preliminary Subdivision Lands of Shipbuilder's, LLC</b>		
2. Location ( <b>West side of County Route 213, just outside of Ellendale ,118' south of Cherry St.:</b>		
3. Parcel Identification #: <b>2-30-26.00-115.00, 122.00, 2-30-31.00-33.00</b>	4. County or Local Jurisdiction Name: <b>Sussex County</b>	
5. Owner's Name: <b>Shipbuilder's, LLC</b>		
Address: <b>2044 Sunset Lake Road</b>		
City: <b>Newark</b>	State: <b>Delaware</b>	Zip: <b>19702</b>
Phone: <b>302-737-3401</b>	Fax:	Email:
6. Applicant's Name: <b>Davis, Bowen &amp; Friedel, Inc.</b>		
Address: <b>23 North Walnut Street, PO Box 809</b>		
City: <b>Milford</b>	State: <b>Delaware</b>	Zip: <b>19963</b>
Phone: <b>302-424-1441</b>	Fax: <b>302-424-0430</b>	Email: <b>jmv@dbfinc.com</b>
7. Project Designer/Engineer: <b>Davis, Bowen &amp; Friedel, Inc.</b>		
Address: : <b>23 North Walnut Street, PO Box 809</b>		
City: <b>Milford</b>	State: <b>Delaware</b>	Zip: <b>19963</b>
Phone: <b>302-424-1441</b>	Fax: <b>302-424-0430</b>	Email: <b>jmv@dbfinc.com</b>
8. Please Designate a Contact Person, including phone number, for this Project: <b>John M. Van Sickle, 302-424-1441</b>		

<b>Information Regarding Site:</b>	
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: <b>This is a proposed 262 lot residential subdivision situated just southwest of the town of Ellendale. Central water will be supplied by Tidewater Utilities, Inc. and Sussex County will provide central sewer. The projected project phasing is 50 units/year. Stormwater management will employ BMP's.</b>	
11. Area of Project(Acres +/-): <b>140.48 Acres +/-</b>	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input checked="" type="checkbox"/> Investment Level 3 <input 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. <b>n/a</b>	
14. Present Zoning: <b>AR-1 &amp; GR</b>	15. Proposed Zoning: <b>AR-1 (Cluster Development) &amp; GR</b>
16. Present Use: <b>Agricultural &amp; Woodland</b>	17. Proposed Use: <b>Residential Subdivision</b>
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: <b>Not known at this time.</b>	
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 checked="" type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input 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: <b>Tidewater Utilities, Inc.</b> 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? <b>65,500 gpd</b> How will this demand be met? <b>Current water supply</b>	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>Sussex County</b>	
22. If a site plan please indicate gross floor area: <b>n/a</b>	
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: <b>262</b> Gross Density of Project: <b>1.87 lots/acre</b> Net Density <b>4.26 lots/acre</b> 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: **262**

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 **183**

Move-up buyer – if checked, how many units **79**

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%  
Square Feet: **4500**

Proposed Use: % of Impervious Surfaces: **38**  
Square Feet: **1,161,41**

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

How much forest land is presently on-site? **65 acres +/-** How much forest land will be removed? **24 acres +/-**

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

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

Recharge potential maps are available at

**Kent County**

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

**Sussex County**

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

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

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

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

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

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

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

Are the wetlands:  Tidal Acres

Non-tidal Acres **24.66**

If "Yes", have the wetlands been delineated?  Yes  No

Has the Army Corp of Engineers signed off on the delineation?  Yes  No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits?  Yes  No If "Yes", describe the impacts:

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

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: <b>Ellendale Tax Ditch</b></p>
<p>32. List the proposed method(s) of stormwater management for the site: <b>Closed Storm Drain Systems, Stormwater Detention</b></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.): <b>Prongs of Ellendale Tax Ditch</b></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? <b>56.62 Acres</b> Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 50 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)? <b>Active recreation, passive recreation, stormwater management, wildlife habitat</b></p> <p>Where is the open space located? <b>Throughout Site</b></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?</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</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies <b>n/a</b></p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

38. Will this project generate additional traffic?  Yes  No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season **2522**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **<2%**

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. **SCR #641 entrance is 884' NE of Northbound US Rte. 113; SCR # 641 has two ten foot wide travel lanes. SCR #213 entrance is 2020' South of Cherry Street. SCR # 213 has two ten foot wide travel lanes.**

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. **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: **Begin 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

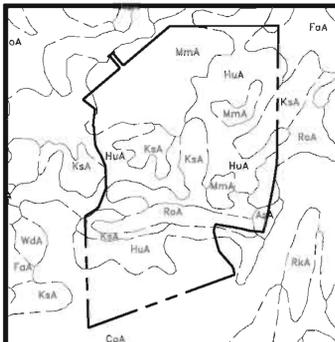
\_\_\_\_\_  
Date

\_\_\_\_\_  
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](mailto: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.



SOILS MAP 1" = 1000'

SOILS	HYDROLOGIC SOIL GROUP
ASA...Askecksy loamy sand, 0 to 2% slopes	B/D
COA...Coraica mucky loam, 0 to 2% slopes	C/D
FaA...Fallsington sandy loam, 0 to 2% slopes	G/D
HUA...Hurlock sandy loam, 0 to 2% slopes	B/D
KSA...Klej sandy loam, 0 to 2% slopes	C
MAA...Mullica mucky sandy loam, 0 to 2% slopes	B/D
RKA...Rockwalkin loamy sand, 0 to 2% slopes	B
ROA...Rosedale loamy sand, 0 to 2% slopes	A

**GENERAL NOTES**

**OWNER**  
SHIPBUILDERS, LLC  
2044 SUNSET LAKE ROAD  
NEWARK, DELAWARE 19702  
302-737-3401

**ENGINEER/SURVEYOR**  
DAVIS, BOWEN & FRIEDEL, INC.  
23 NORTH WALNUT STREET  
MILFORD, DELAWARE 19863

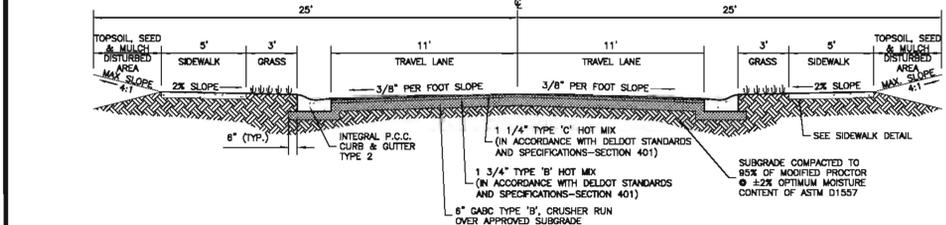
- ALL FIRELANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE MASONRY AND WOOD. THE PAVING RADIUS FOR ALL CUL-DE-SACS IS 38'.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- ALL MATERIALS AND WORKMANSHIP SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY STREET STANDARDS.
- ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEED.
- A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING EXTERNAL CONSTRUCTION.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION.
- ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "DELAWARE 2000 TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS." (LATEST EDITION FEB. 1, 2000)
- DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."
- THE DEVELOPMENT STREETS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL THE HOMEOWNER'S ASSOCIATION CAN TAKE RESPONSIBILITY.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES. 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 NUCLEAR OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON THE ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURE USES AND ACTIVITIES.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE BUILDING PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER IMPROVEMENT.
- AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION, OPEN SPACE AREAS, FORESTED BUFFERS, RIGHT-OF-WAYS, AND STORMWATER MANAGEMENT AREAS, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.
- ALL LOTS SHALL HAVE ACCESS TO THE INTERNAL SUBDIVISION STREET.
- ALL LOTS SHALL HAVE ONLY ONE ACCESS POINT TO SERVE THE ENTIRE PARCEL.
- THE FINAL OVERLAY OF HOT MIX - TYPE C FOR ALL STREETS WITHIN THE DEVELOPMENT WILL NOT BE PERMITTED UNTIL 70% OF THE HOMES ARE COMPLETELY CONSTRUCTED. IF FINAL OVERLAY IS CONDUCTED WITHOUT SUSSEX COUNTY'S KNOWLEDGE AND/OR APPROVAL, THEN THE COUNTY HAS THE RIGHT TO HAVE THE OWNER/DEVELOPER ROTOMILL AND OVERLAY, WITH ALL COSTS BEING PAID BY THE DEVELOPER.
- SUBDIVISION STREETS SHOWN WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE NOT TO BE MAINTAINED BY THE STATE OF DELAWARE OR THE COUNTY. FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE COUNTY, THE HOMEOWNER'S ASSOCIATION WILL ASSUME FULL RESPONSIBILITY OF MAINTAINING THE LIMITS OF THE RIGHT-OF-WAY INCLUDING THE SIDEWALKS.
- A TEN (10) FOOT EASEMENT IS HEREBY RESERVED FOR DRAINAGE AND UTILITIES ALONG ALL STREET RIGHT OF WAYS, FRONT, SIDE AND REAR LOT LINES.
- THE PROPERTY IS NOT AFFECTED BY THE 100-YEAR FLOOD PLAN AS DETERMINED BY THE FEMA FLOOD PLAN MAP PANEL # 10005C0141J DATED JAN. 6, 2005.
- IN 2005 A SITE REVIEW WAS COMPLETED BY ENVIRONMENTAL RESOURCES, INC. JURISDICTIONAL WETLANDS WERE IDENTIFIED ON THE SITE.

**LINE TABLE**

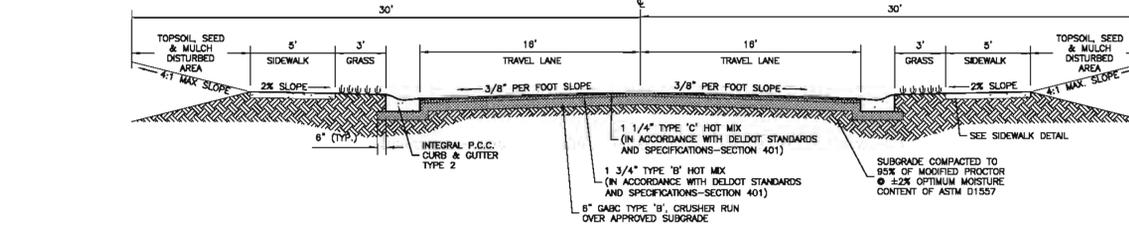
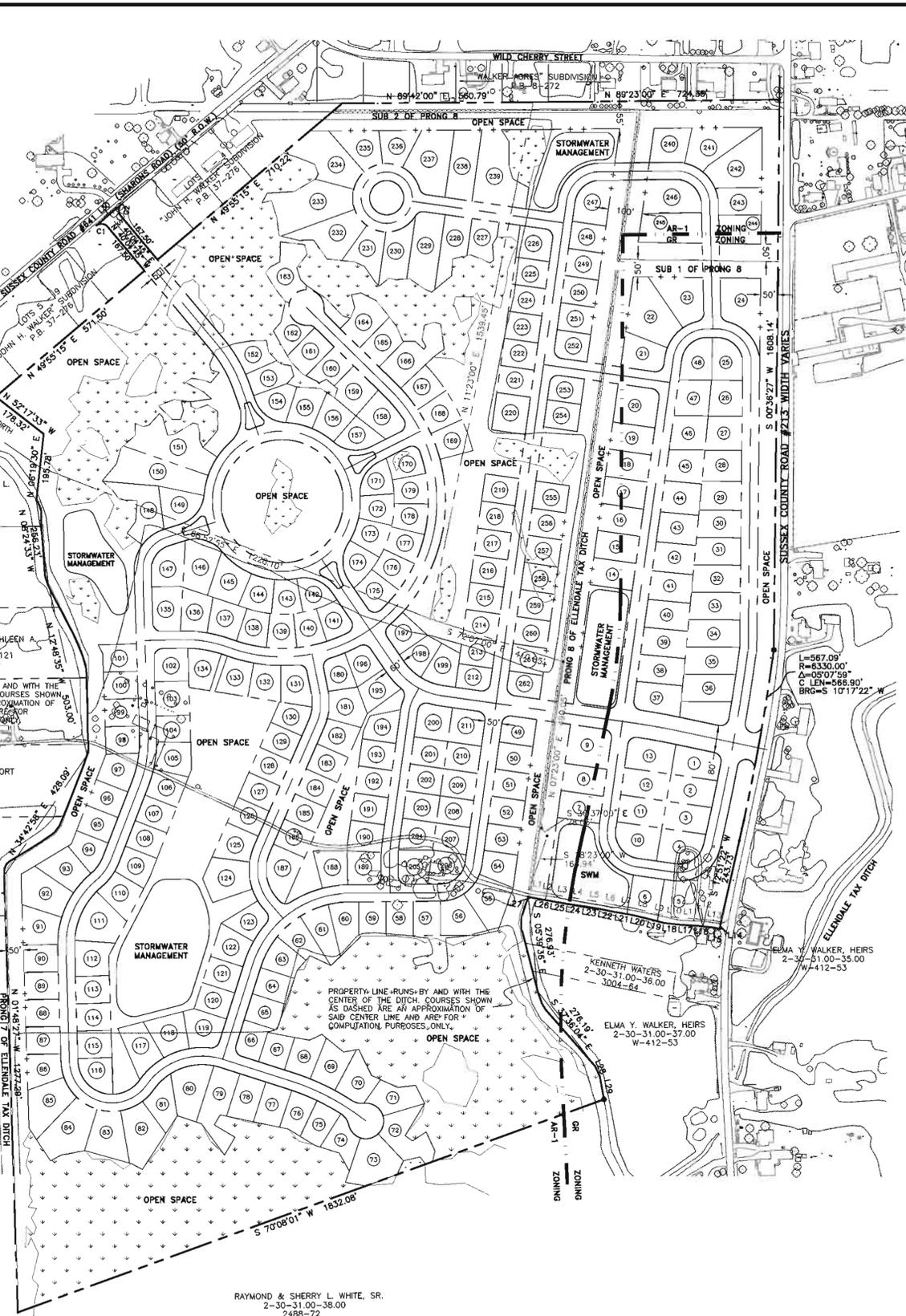
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 78°58'55" E	26.18'	L16	N 84°05'43" W	43.40'
L2	S 60°07'13" E	48.47'	L17	N 86°32'09" W	47.99'
L3	S 60°18'11" E	48.66'	L18	N 83°43'30" W	48.81'
L4	S 81°29'27" E	48.30'	L19	N 78°30'24" W	50.18'
L5	S 80°36'50" E	47.12'	L20	N 76°38'55" W	47.74'
L6	S 78°39'39" E	47.74'	L21	N 80°30'34" W	48.66'
L7	S 80°30'34" E	49.02'	L22	N 78°39'39" W	47.72'
L8	S 78°36'55" E	48.61'	L23	N 80°36'50" W	46.63'
L9	S 79°30'24" E	48.94'	L24	N 81°29'27" W	48.35'
L10	S 83°43'30" E	46.88'	L25	N 80°18'11" W	46.10'
L11	S 86°32'09" E	47.93'	L26	N 80°07'13" W	46.70'
L12	S 84°05'43" E	44.57'	L27	N 78°58'55" W	24.79'
L13	S 79°50'14" E	24.34'	L28	S 25°24'49" E	33.05'
L14	S 09°11'04" W	20.00'	L29	S 10°18'15" E	68.58'
L15	N 79°50'14" W	23.94'	L30	N 49°55'15" E	100.00'

**CURVE TABLE**

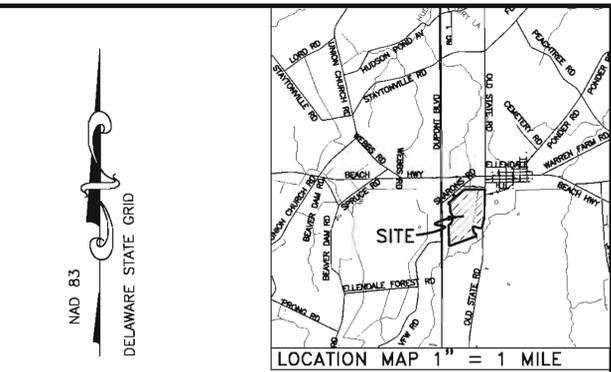
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 85°04'45" W	90°00'00"
C2	25.00'	39.27'	35.36'	S 04°55'15" W	90°00'00"



**TYPICAL STREET SECTION (PRIVATE ROADS)**  
NO SCALE  
50' PRIVATE ACCESS AND UTILITY EASEMENT



**TYPICAL STREET SECTION (PRIVATE ROADS)**  
NO SCALE  
60' PRIVATE ACCESS AND UTILITY EASEMENT



**DATA COLUMN**

MAP & PARCEL NUMBER: 2-30-26.00-115.00, 2-30-26.00-122.00, 2-30-31.00-33.00

DEED REFERENCE: DEED BOOK 3037 PAGE 86, DEED BOOK 3055 PAGE 330, DEED BOOK 3055 PAGE 333

OWNER/DEVELOPER: SHEPHERD'S, L.L.C., 2044 SUNSET LAKE ROAD, NEWARK, DELAWARE 19702, 302-737-3401

PREPARED BY: DAVIS, BOWEN AND FRIEDEL, INC., 23 NORTH WALNUT STREET, MILFORD, DE 19863, (302) 424-1441

EXISTING ZONING: AR-1, GR

PROPOSED ZONING: AR-1 (CLUSTER DEVELOPMENT) & GR

TOTAL SITE AREA: 140.48 ACRES ± (AR-1 119.08 ACRES ±) & (GR 21.40 ACRES ±)

TOTAL LOTS: 262 (AR-1=214); (GR=48)

GROSS DENSITY: 1.82 LOTS/ACRE CLUSTER DEVELOPMENT

TOTAL R.O.W. AREA: 21.76 ACRES ±

TOTAL OPEN SPACE AREA: 56.62 ACRES ±

TOTAL OPEN SPACE AR-1 ZONING: 52.04 ACRES ± (44% OPEN SPACE)

TOTAL OPEN SPACE GR ZONING: 4.58 ACRES ± (INCLUSIVE OF WETLANDS, STORMWATER MANAGEMENT AREAS, TAX DITCH RIGHT OF WAY)

WETLANDS AREA: 24.66 ACRES ±

SURVEY CLASSIFICATION: CLASS B

MINIMUM LOT SIZE AR-1 ZONING (CLUSTER DEVELOPMENT): 7,500 SQ. FT.

SETBACK REQUIREMENTS: 25' FRONT, 10' SIDE, 10' REAR

MAXIMUM BUILDING HEIGHT: 42'

MINIMUM LOT SIZE GR ZONING: 10,000 SQ. FT.

SETBACK REQUIREMENTS: 30' FRONT, 10' SIDE, 10' REAR

MAXIMUM BUILDING HEIGHT: 42'

PROPOSED WATER: PUBLIC (TOWNEATER UTILITIES, INC.)

PROPOSED SEPTIC: CENTRAL

VERTICAL DATUM IS NAVD 1988

WETLANDS DELINEATION PERFORMED BY: ENVIRONMENTAL RESOURCES, INC., ONE PLAZA EAST, SUITE 600, 108 EAST MAIN STREET, SALISBURY, MARYLAND 21801-4981

PHOTOGRAMMETRY PERFORMED BY: AXIS GEOSPATIAL, LLC., 8600 BROOKS DRIVE, EASTON, MARYLAND 21801

FLOODPLAIN: THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA FIRM PANEL 10005C0141J, DATED JANUARY 6, 2005.

**OWNER'S CERTIFICATION**

WE, SHIPBUILDERS, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

PRINT NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

**ENGINEER'S STATEMENT**

I, W. ZACHARY CROUCH, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE: \_\_\_\_\_ SEAL \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC. AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION.

DATE: 1.22.08  
Scale: 1:200'  
Dwn By: jmy  
Proj No.: 1229A010  
Dwg No.: 1

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC. AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION.

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DAVIS, BOWEN & FRIEDEL, INC.  
ARCHITECTS, ENGINEERS & SURVEYORS  
SALISBURY, MARYLAND 410-543-9051  
MILFORD, DELAWARE 302-424-1441



**PRELIMINARY SUBDIVISION PLAN**  
**LANDS OF SHIPBUILDERS, LLC.**  
**CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE**

Date: 1.22.08  
Scale: 1:200'  
Dwn By: jmy  
Proj No.: 1229A010  
Dwg No.: 1

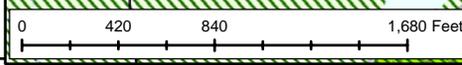
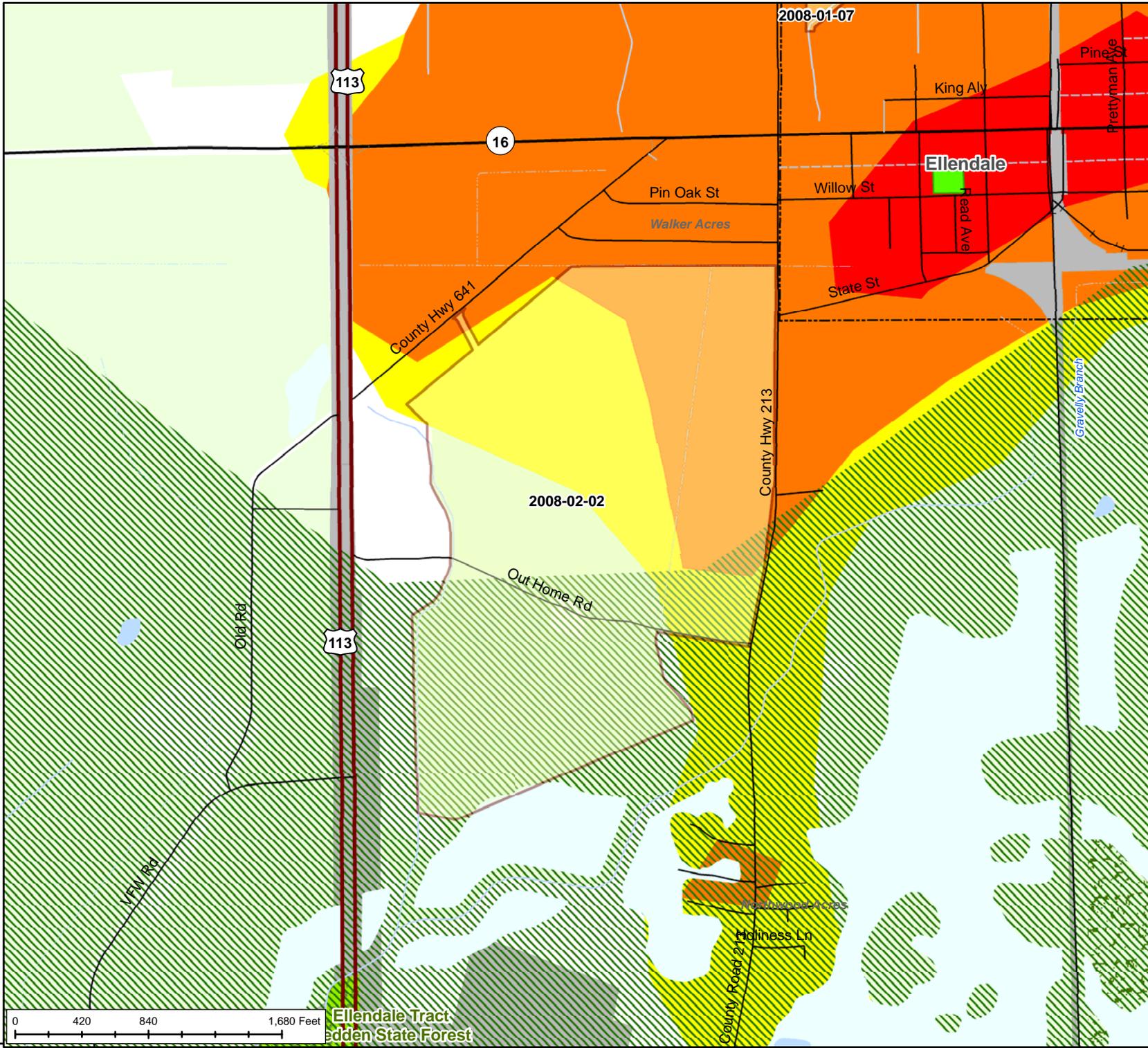
**Preliminary Land Use Service (PLUS)**  
**Shipbuilders LLC**  
**2008-02-02**

-  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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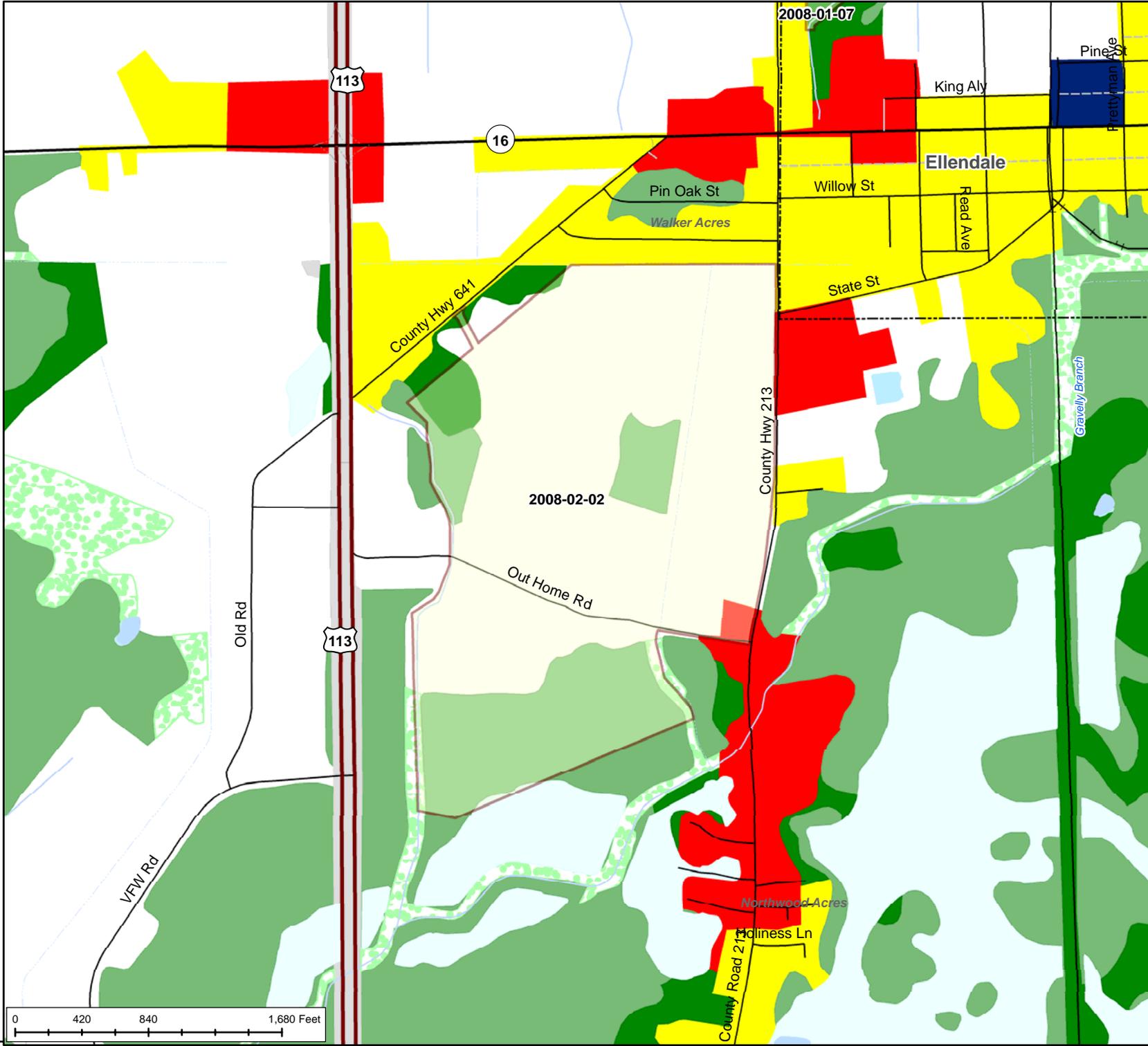

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Ellendale Tract  
 Edden State Forest

**Preliminary Land Use Service (PLUS)**  
**Shipbuilders LLC**  
**2008-02-02**

-  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



1:10,000



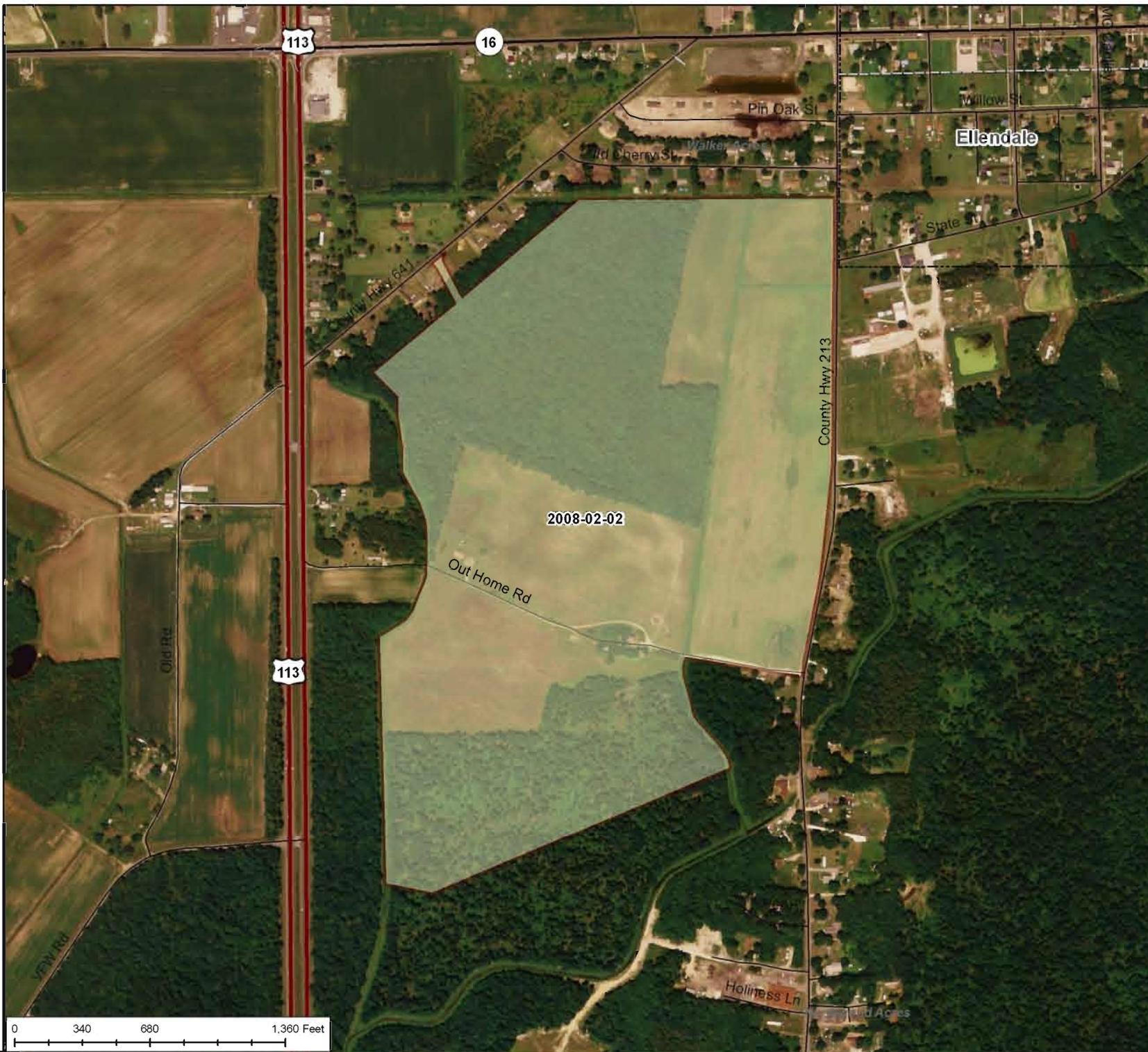
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# Preliminary Land Use Service (PLUS)

Shipbuilders LLC  
2008-02-02

-  Project Areas
-  Municipalities



2006 Orthophotography  
courtesy of USDA NAIP.

1:8,000



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