

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: Fitzgerald Commercial

2. Location (please be specific): Northwest Corner of Route 113 and Fitzgeralds Road

3. Parcel Identification #: 1-30-6.00-88.00 (Part Of) 4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Fitzgerald Auto Salvage

Address: P.O. Box 26

City: Lincoln

State: DE

Zip: 19960

Phone: (302) 422-7584

Fax:

Email:

6. Applicant's Name: Same as Owner

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Project Designer/Engineer: Davis, Bowen & Friedel, Inc.

Address: 23 North Walnut Street

City: Milford

State: DE

Zip: 19963

Phone: (302) 424-1441

Fax: (302) 424-0430

Email: rbd@dbfinc.com

8. Please Designate a Contact Person, including phone number, for this Project: Randy Duplechain (302) 424-1441

| | |
|---|--|
| Information Regarding Site: | |
| 9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision | |
| 10. Brief Explanation of Project being reviewed: Commercial/Office Space/Mini Storage - See Plan | |
| 11. Area of Project(Acres +/-): 14.50 Acres of 38.511 Acres Total | |
| 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 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. | |
| 14. Present Zoning: HI-1 | 15. Proposed Zoning: HI-1 |
| 16. Present Use: Salvage Yard | 17. Proposed Use: Commercial/Office/Mini Storage |
| 18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: None | |
| 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: City of Milford 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? 10,000 GPD How will this demand be met? City of Milford | |
| 21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Milford | |
| 22. If a site plan please indicate gross floor area: 52,000 S.F. General Retail/Office, 15,000 S.F. Contractor Office, 10,000 S.F. Mini-Storage | |
| 23. If a subdivision: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use | |
| 24. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density 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:

Target Population (check all that apply):

Renter-occupied units

Family

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

Owner-occupied units

First-time homebuyer – if checked, how many units

Move-up buyer – if checked, how many units

Second home buyer – if checked, how many units

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

26. Present Use: % of Impervious Surfaces: 30% Proposed Use: % of Impervious Surfaces: 45%
Square Feet: +/-4.5 Acres Square Feet: +/-6.5 Acres

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

How much forest land is presently on-site? 6.3 Acres How much forest land will be removed? 1.88 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 3.62

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</p> |
| <p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p> |
| <p>32. List the proposed method(s) of stormwater management for the site: Stormwater Management Ponds, Infiltration, Roadside swales</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.): Wetlands Areas</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much? Acres Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) acres/Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?</p> <p>Where is the open space located?</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? Water and Sewer Extension</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</p> |
| <p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |

38. Will this project generate additional traffic? Yes No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 3,409 trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 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. 1 entrance on U.S. Route 113 (4 lanes, 12' lanes, 10' shoulders, 200' ROW)

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. Connections to the Residual Land will be possible. Connection to other properties are blocked by wetlands.

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 to Begin Fall of 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)

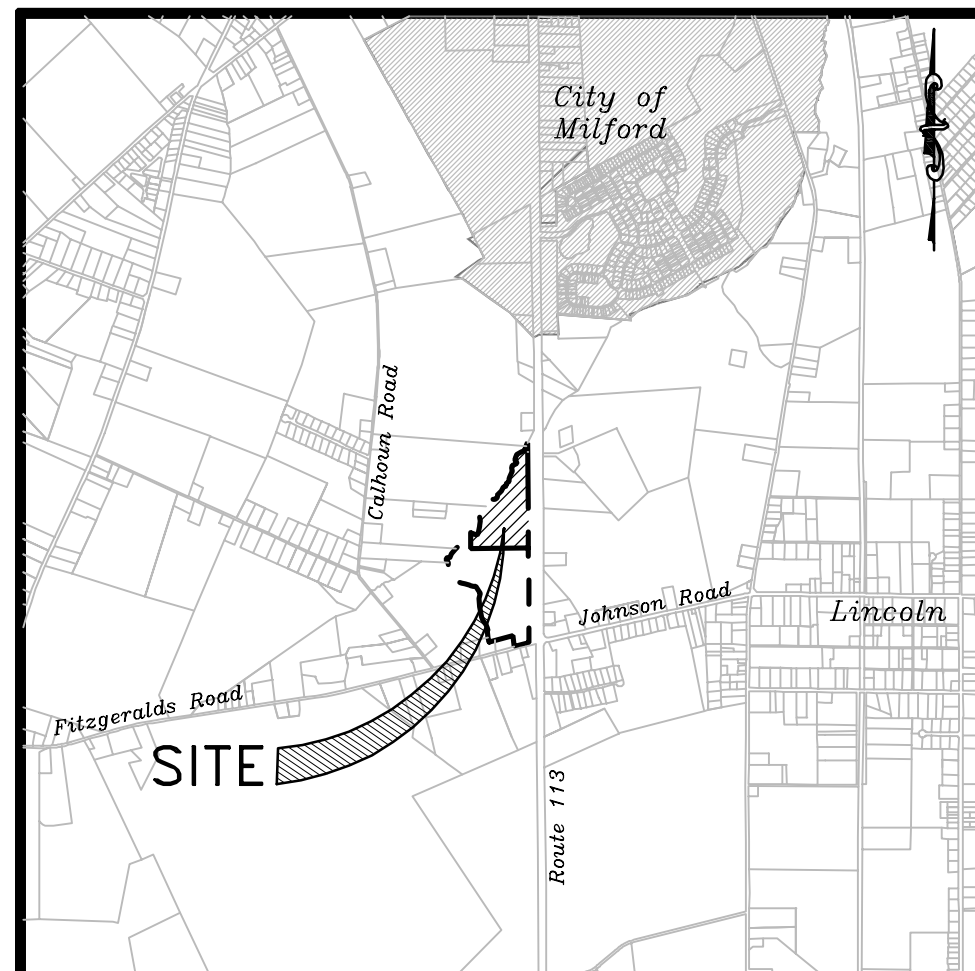
Date

Signed application must be received before application is scheduled for PLUS review.

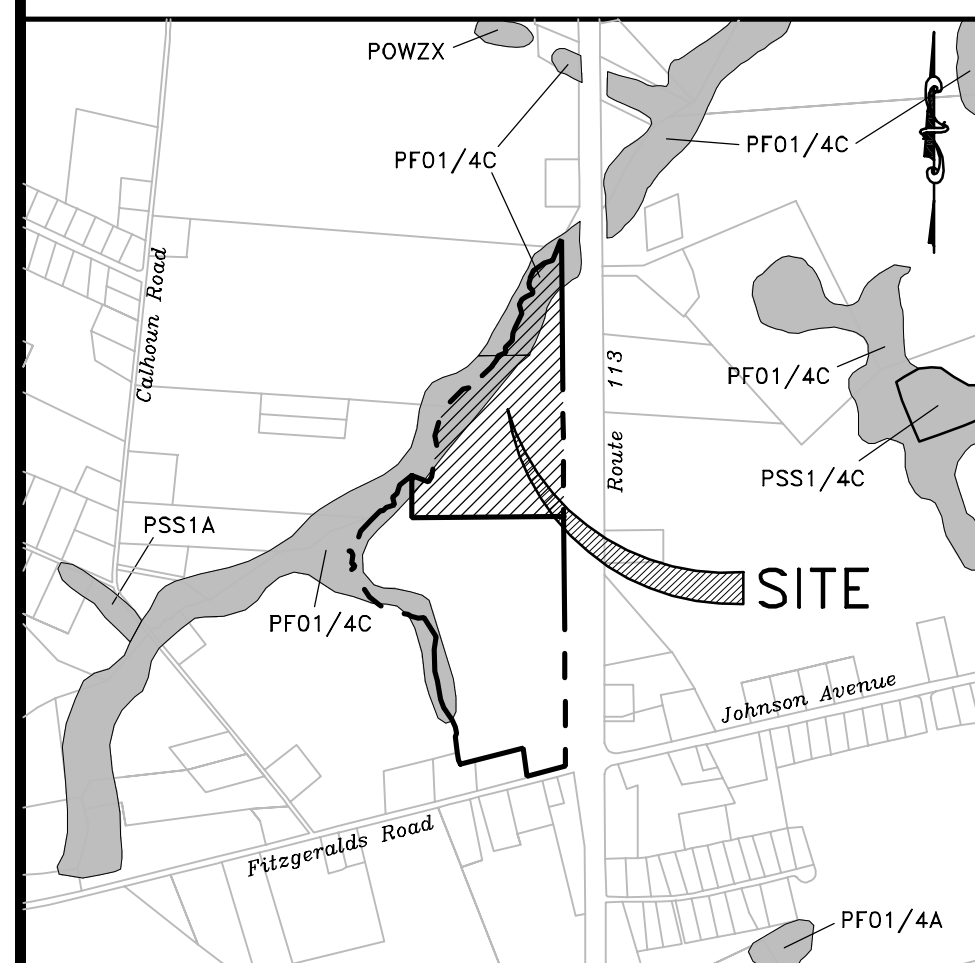
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. 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.

FITZGERALD COMPLEX

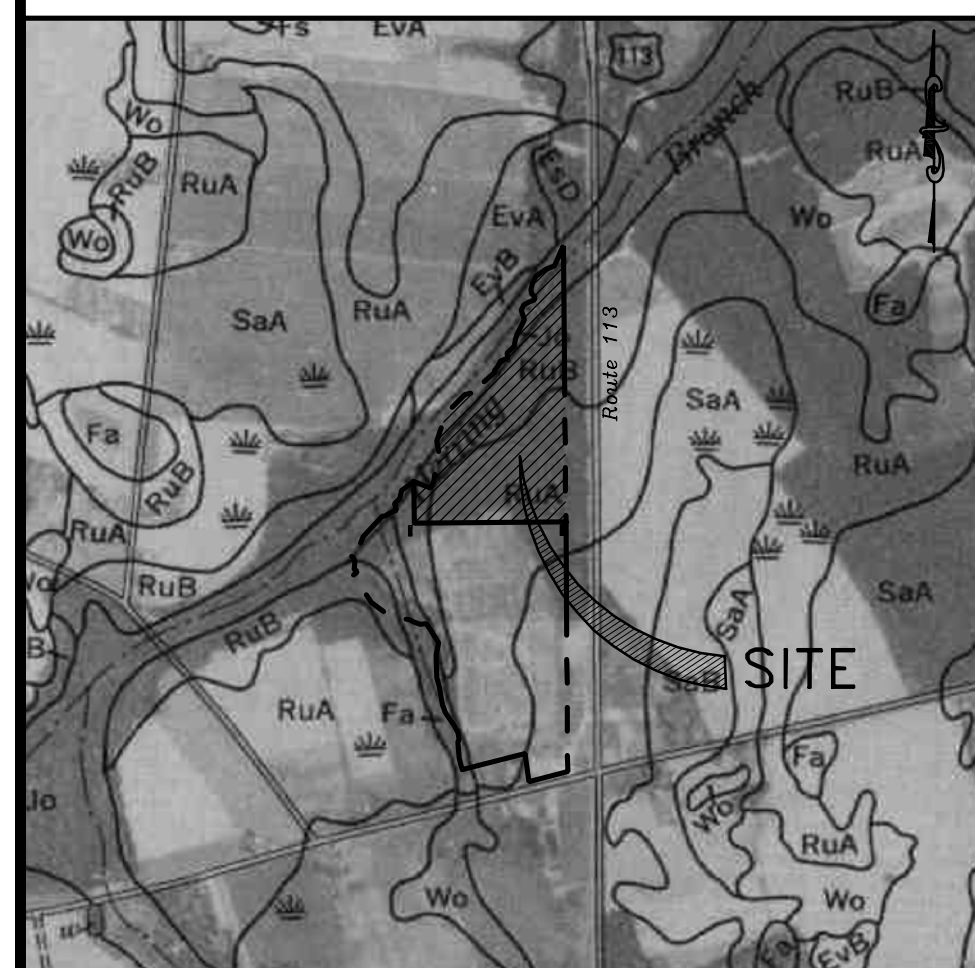
SKETCH PLAN SUBMISSION SUSSEX COUNTY, DELAWARE DBF PROJECT NO. 1722A001 MARCH 2008



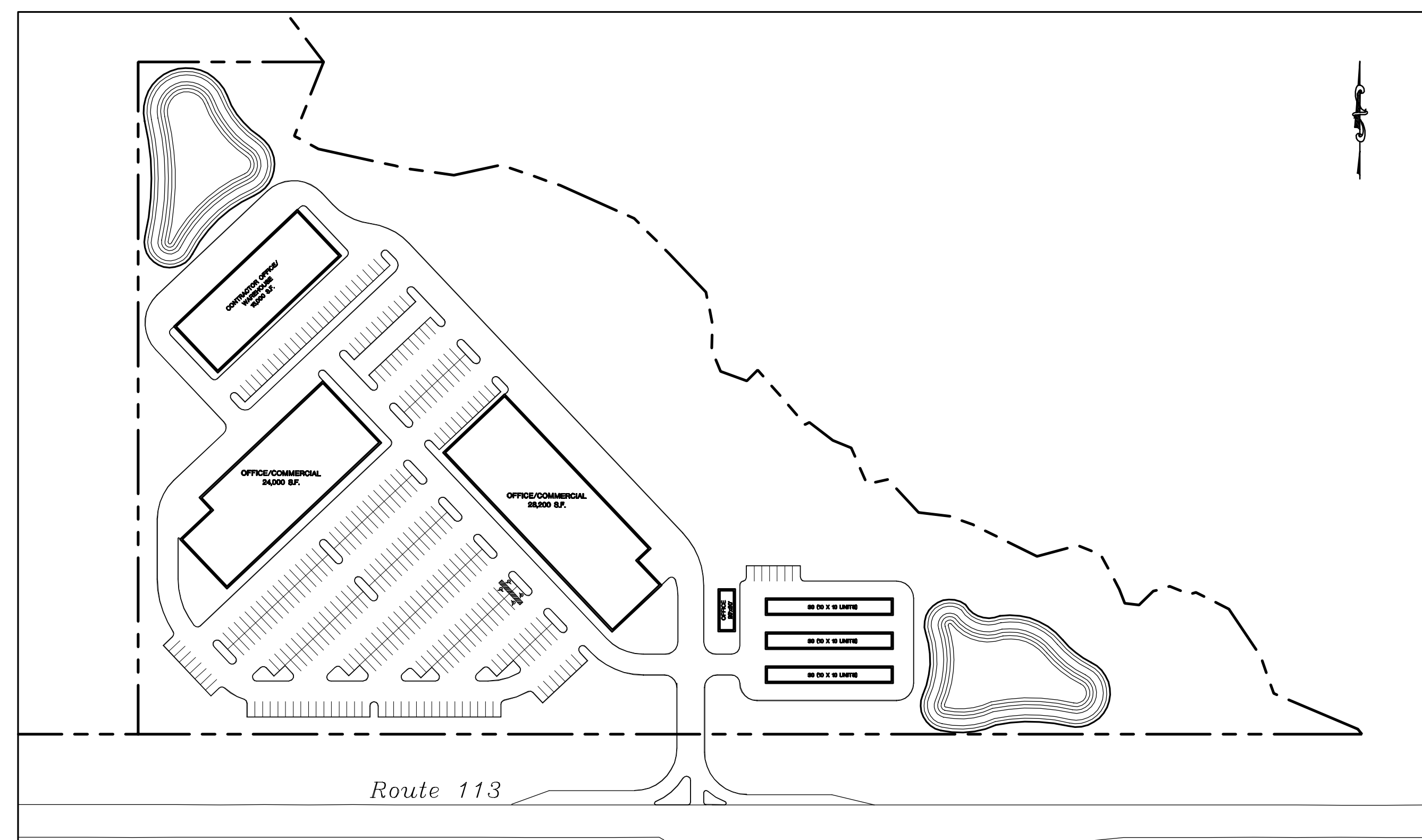
SITE MAP SCALE: 1"=1/2 Miles



N.W.I. MAP SCALE: 1"=1000'



SOILS MAP SCALE: 1"=1000'



1"=120'

INDEX OF DRAWINGS

- 1 TITLE SHEET
- 2 SKETCH SITE PLAN

GENERAL NOTES

- 1) BOUNDARY & TOPOGRAPHIC SURVEYS BY DAVIS, BOWEN, & FRIEDEL, INC.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT AND STORMWATER CONTROLS DURING CONSTRUCTION.
- 3) ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- 4) BUILDING CONSTRUCTION TO BE MASONRY AND/OR WOOD CONSTRUCTION.
- 5) THE SITE IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOODPLAIN AS SHOWN PER FEMA FLOOD MAPS PANEL FM1005C0039J & 150J, ZONE X DATED JANUARY 6, 2005.
- 6) ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MATERIAL AND WORKMANSHIP SHALL CONFORM TO ALL STATE OF DELAWARE, SUSSEX COUNTY, AND CITY OF MILFORD STANDARDS AND SPECIFICATIONS.
- 7) MISS UTILITY SHALL BE NOTIFIED THREE(3) CONSECUTIVE WORKING DAYS PRIOR TO ANY EXCAVATION, AT 1-800-282-8555.
- 8) ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS", (LATEST EDITION).
- 9) DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES".
- 10) THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION OR SEDIMENT CONTROL MEASURES AS IT DEEMS NECESSARY.
- 11) DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION AND DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS, ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION FOR STRUCTURES AND UTILITY LINES, ON AND OFF SITE, MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- 12) DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED, AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- 13) THE DEVELOPER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ONSITE STORMWATER MANAGEMENT FACILITIES.
- 14) WETLANDS ARE LOCATED ON THIS SITE.
- 15) DEVELOPER SHALL INSTALL ONSITE LIGHTING TO ILLUMINATE STREETS, PARKING AREAS, AND WALKWAYS, IN ACCORDANCE WITH CITY REGULATIONS.

DATA COLUMN

| | |
|----------------------------|--|
| TAX MAP ID | : 1-30-6.00-88.00 |
| DEER REF | : 606-410 |
| EXISTING ZONING | : HI-1 |
| PROPOSED ZONING | : C-1 (GENERAL COMMERCIAL) |
| EXISTING USE | : SALVAGE YARD |
| PROPOSED USE | : COMMERCIAL/OFFICE & MINI-STORAGE |
| | 52,200 S.F. GENERAL RETAIL/OFFICE |
| | 15,000 S.F. CONTRACTOR OFFICE |
| | 10,000 S.F. 90 MINI-STORAGE UNITS w/OFFICE |
| TOTAL PARCEL AREA | : 38.511±ACRES |
| TOTAL SITE AREA | : 14.500±ACRES |
| TOTAL RESIDUAL AREA | : 24.011±ACRES |
| C-1 ZONING REQUIREMENTS | |
| MINIMUM LOT SIZE ALLOWED | : 3 ACRES |
| FRONT YARD SETBACK | : 60' |
| SIDE YARD SETBACK | : 20' |
| REAR YARD SETBACK | : 30' |
| MAXIMUM BUILDING HEIGHT | : 42' |
| PARKING PROVIDED | |
| GENERAL RETAIL/OFFICE | : 321 SPACES |
| CONTRACTOR OFFICE | : 25 SPACES |
| MINI-STORAGE | : 7 SPACES |
| TOTAL AMOUNT OF WETLANDS | : 3.62±AC |
| TOTAL AMOUNT OF STORMWATER | : 1.69±AC |
| 100-YR FEMA FLOOD PLAIN | : ZONE X (MAP 10005C0150J & MAP 10005C0039J) |
| PROPOSED SEWER | : ON-SITE |
| PROPOSED WATER | : ON-SITE |
| FIRE DISTRICT | : CARLISLE (MILFORD) |
| SCHOOL DISTRICT | : MILFORD |
| COUNCIL DISTRICT | : 2ND |
| PERMANENT MONUMENTS FOUND | : 4 |
| PERMANENT MONUMENTS PLACED | : 2 |
| VERTICAL DATUM | : NAVD 88 |

OWNERS/DEVELOPERS

FITZGERALD AUTO SALVAGE INC.
P.O. BOX 26
LINGOLN, DE 19960

ENGINEER/SURVEYOR

DAVIS, BOWEN & FRIEDEL, INC.
23 NORTH WALNUT STREET
MILFORD, DELAWARE 19963
RANDY B. DUPLICHAIN, P.E.
(302)424-1441

WETLANDS CONSULTANTS

ENVIRONMENTAL RESOURCES, INC.
ONE PLAZA EAST, SUITE 319
SALISBURY, MARYLAND 21801
TOM NOBILE
(410)548-5320

OWNERS CERTIFICATION

WE, FITZGERALD AUTO SALVAGE, INC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE AND THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATION INDICATED, 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.

DATE: _____ SIGNATURE: _____
FITZGERALD AUTO SALVAGE, INC.

ENGINEERS CERTIFICATION

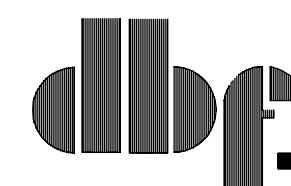
I, RANDY B. DUPLICHAIN HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE: _____ SIGNATURE: _____
RANDY B. DUPLICHAIN, P.E.

SEAL:

SUSSEX PLANNING AND ZONING


DATE: _____ SIGNATURE: _____



DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS

SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

NAD 83
NAVD 88
DELAWARE STATE GRID



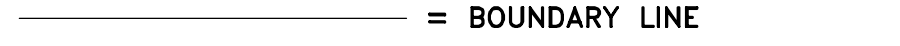
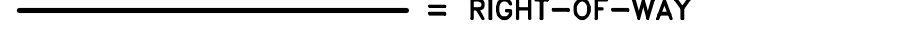
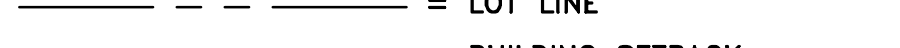

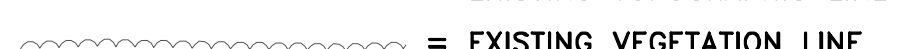

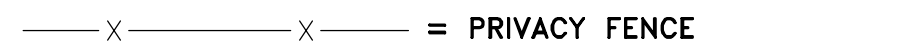

BOUNDARY LINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L43 | S 88°55'59" E | 93.50' |
| L44 | N 27°52'29" E | 32.35' |
| L45 | N 11°53'24" E | 91.94' |
| L46 | N 13°53'14" E | 14.84' |
| L47 | N 07°17'12" E | 55.20' |
| L48 | N 12°43'05" W | 56.35' |
| L49 | N 18°26'32" E | 74.39' |
| L50 | N 23°46'52" E | 94.85' |
| L51 | N 44°30'49" E | 59.24' |
| L52 | N 46°05'13" E | 61.96' |
| L53 | N 78°05'03" E | 37.73' |
| L54 | S 89°35'46" E | 30.31' |
| L55 | N 66°45'46" E | 27.82' |
| L56 | N 19°41'37" E | 32.45' |
| L57 | N 44°14'08" W | 18.21' |
| L58 | N 48°30'21" E | 85.00' |
| L59 | N 30°21'53" W | 5.45' |
| L60 | N 37°11'57" E | 34.73' |
| L61 | N 21°59'49" E | 23.55' |
| L62 | N 65°52'39" E | 45.93' |
| L63 | N 11°32'35" W | 25.54' |
| L64 | N 48°44'33" E | 52.62' |
| L65 | N 08°52'50" E | 37.07' |
| L66 | N 19°26'26" E | 29.43' |
| L67 | N 25°59'11" E | 83.12' |
| L68 | N 15°40'09" W | 49.86' |
| L69 | N 22°45'21" E | 29.81' |
| L70 | N 60°52'45" E | 25.74' |
| L71 | N 62°18'06" E | 19.96' |
| L72 | N 68°52'44" E | 17.54' |
| L73 | N 06°11'59" E | 17.03' |
| L74 | N 44°32'12" W | 23.48' |
| L75 | N 17°02'33" W | 20.07' |
| L76 | N 20°40'22" E | 25.97' |
| L77 | N 19°19'11" W | 7.04' |
| L78 | N 26°26'26" E | 43.61' |
| L79 | N 55°31'52" E | 66.12' |
| L80 | N 70°05'39" E | 47.18' |
| L81 | N 22°36'46" E | 107.46' |
| L82 | N 50°42'01" E | 7.75' |

NOTES

1. WETLANDS EXIST ON SITE WETLANDS EVALUATION WAS PERFORMED BY ENVIRONMENTAL RESOURCE IN JANUARY 2008 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLANDS DELINEATION MANUAL AND ASSOCIATED GUIDANCE.
2. SITE IS NOT WITHIN 100-YEAR FLOOD PLAIN. FEMA FLOOD PANELS 10005C0150J & 10005C0039J.

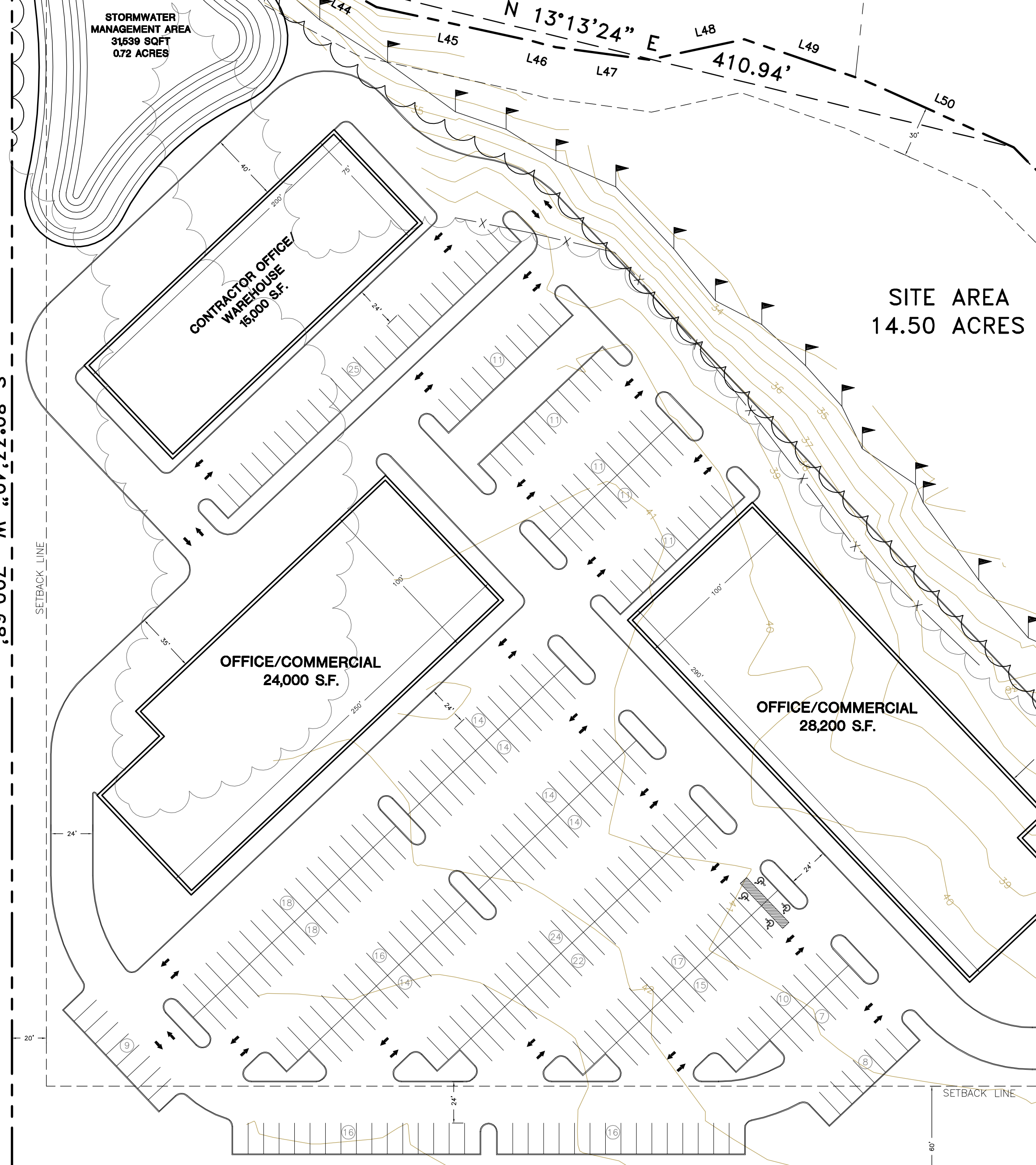
LEGEND:

-  = BOUNDARY LINE
-  = RIGHT-OF-WAY
-  = LOT LINE
-  = BUILDING SETBACK
-  = EXISTING TOPOGRAPHIC LINE
-  = EXISTING VEGETATION LINE
-  = WETLANDS BOUNDARY
-  = PRIVACY FENCE

NOW OR FORMERLY
HAZEL M. WIEST
1-30-6.00-89.00
677-554
ZONED AR-1

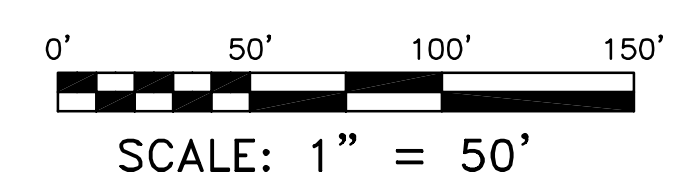
NOW OR FORMERLY
CALHOUN FARMS LIMITED
PARTNERSHIP
1-30-6.00-92.00
2977-208
ZONED AR1

FITZGERALD'S AUTO SALVAGE, INC
1-30-6.00-88.00(PART OF)
606-410
REF: PLAT BY CHARLES MURPHY
14.40 OF 38.511 ACRES.

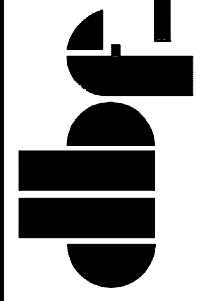


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N:317862.97
E:649562.81



DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441



Sketch Plan

FITZGERALD AUTO SALVAGE
SUSSEX COUNTY, DELAWARE

Date: March, 2008
Scale: 1" = 50'
Dwn.By: JMJ
Proj.No.: 1722A001
Dwg.No.:

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ROUTE 113
(220' WIDE R.O.W.)

1438.75'

50.00'

N 26°10'22" E
582.79'

N 13°13'24" E
410.94'

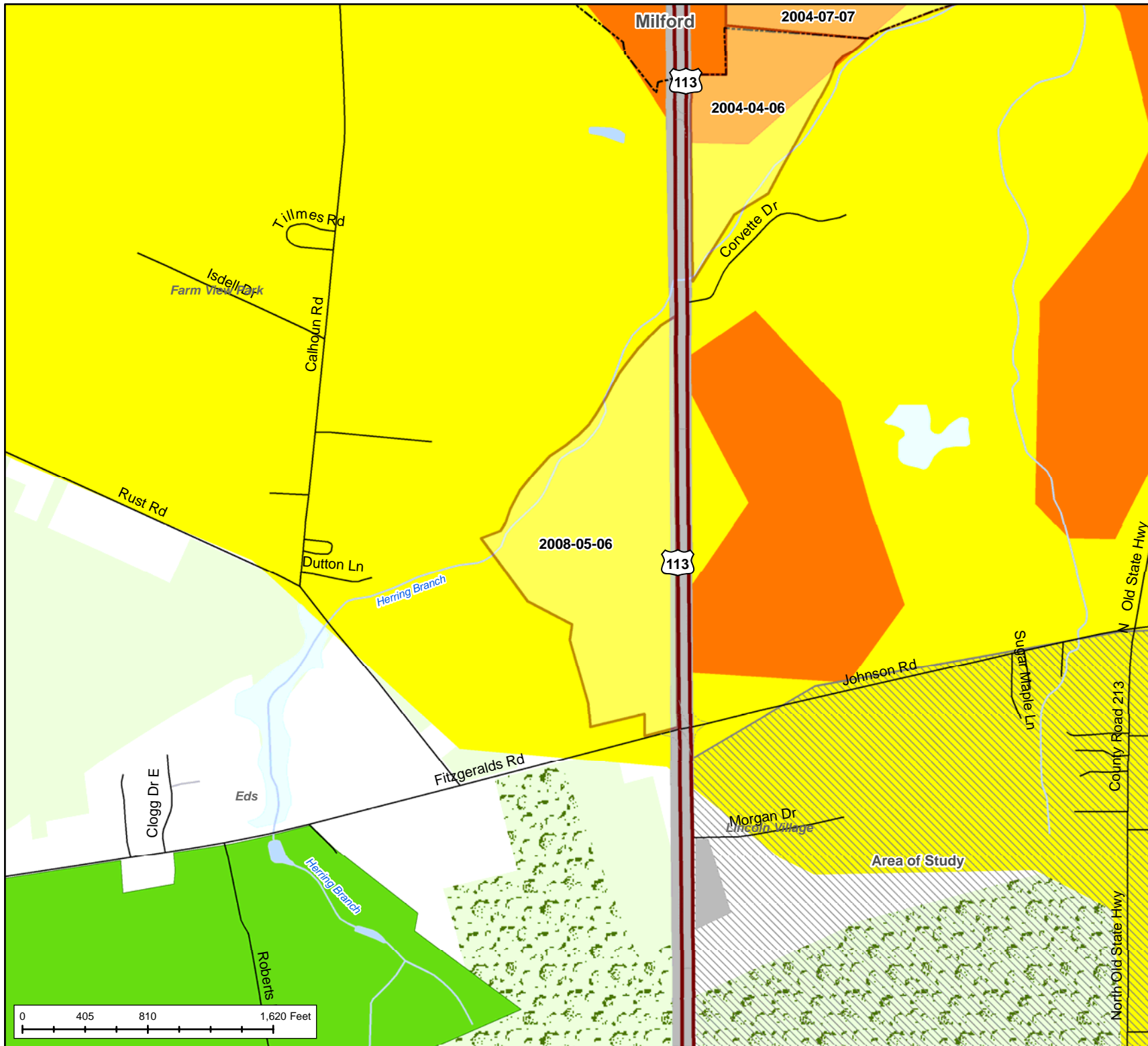
N 45°29'27" E
481.05'

N 00°26'11" W
218.05'

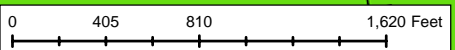
S 89°33'49" W
790.68'

S 00°26'11" E
2739.01'(TOTAL)

Preliminary Land Use Service (PLUS)
Fitzgerald Commercial
2008-05-06

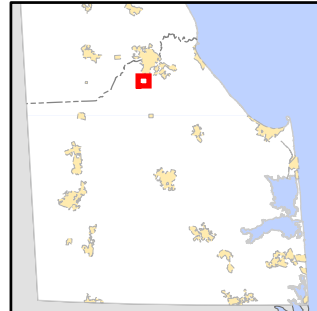


- Project Areas
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture
- State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of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



1:10,000

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Preliminary Land Use Service (PLUS)

Fitzgerald Commercial 2008-05-06

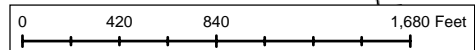
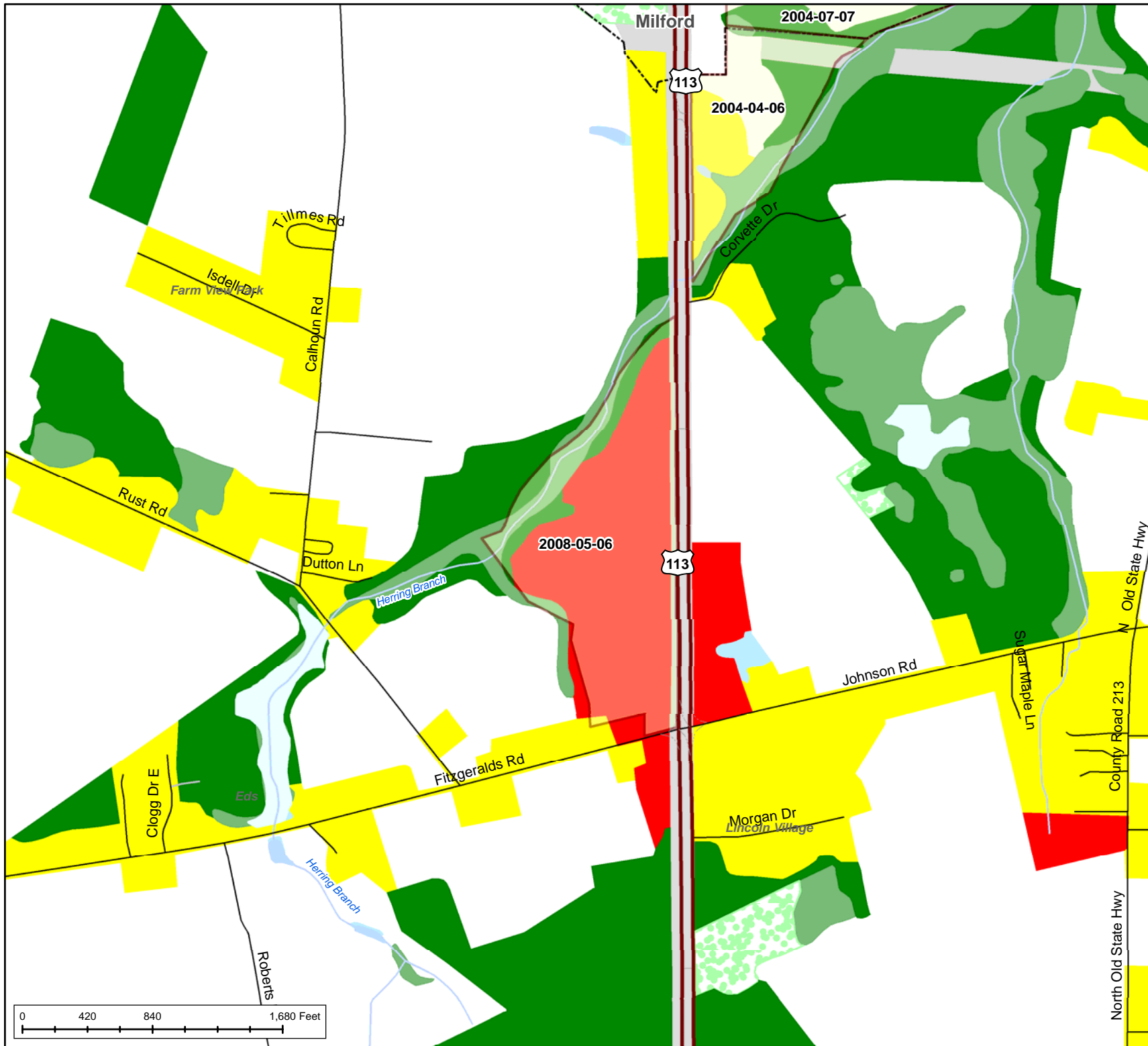
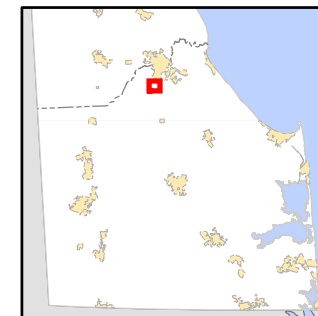
-  Project Areas
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition

2007 Aerial Photography:
Provided by State of Delaware

1:10,000



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Preliminary Land Use Service (PLUS)

Fitzgerald Commercial 2008-05-06

-  Project Areas
-  Municipalities



2007 Aerial Photography:
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