

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: New Horizons Community

2. Location (please be specific): North side of the intersection of Wootten Road (SCR 72) and Hudson Road (SCR 458).

3. Parcel Identification #: TM 3-32-5-15

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Van Temple, c/o Diamond State CLT

Address: P.O. Box 1326

City: Dover

State: DE

Zip: 19903

Phone: 302-229-0818

Fax: (302) 678-8645

Email: vantemple@comcast.net

6. Applicant's Name: Van Temple, c/o Diamond State CLT

Address: P.O. Box 1326

City: Dover

State: DE

Zip: 19903

Phone: 302-229-0818

Fax: (302) 678-8645

Email: vantemple@comcast.net

7. Project Designer/Engineer: ECI

Address: P.O. Box 820

City: Rehoboth Beach

State: DE

Zip: 19971

Phone: 302-226-2844

Fax: 302-226-2939

Email: bhome@ecieng.com

8. **Please Designate a Contact Person, including phone number, for this Project:** Bruce Horne, 302-226-2844

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 checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: 50 lot subdivision with mixture of modular and manufactured housing. Homes will be sold individually to owner-occupants under a community land trust agreement whereby the owner owns the home and has a 99-year secure ground lease with exclusive use of the land for his/her homestead.	
11. Area of Project(Acres +/-): 42 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 type="checkbox"/> Investment Level 3 <input checked="" type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. N/A	
14. Present Zoning: AR-1	15. Proposed Zoning: GR-RPC
16. Present Use: Vacant Homestead	17. Proposed Use: Single Family Residences
If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Part of a 400 acre parcel purchased in 1840 by James West.	
18. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input checked="" type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
19. Water: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: To be determined. Will a new public well be located on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project? 15,000 gpd How will this demand be met? Contract with private utility.	
20. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: To be determined.	
21. If a site plan please indicate gross floor area:	
22. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
23. If residential, indicated the number of number of Lots/units: 50 Gross Density of Project: 1.2 units/acre Net Density 1.3 units/acre Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

24. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: 50

Target Population (check all that apply):

Renter-occupied units

Family

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

Owner-occupied units

First-time homebuyer – if checked, how many units 20

Move-up buyer – if checked, how many units 30

Second home buyer – if checked, how many units

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

25. Present Use: % of Impervious Surfaces: 0.14 %
Square Feet: 2,500

Proposed Use: % of Impervious Surfaces: 16%
Square Feet: 286,532

27. What are the environmental impacts this project will have? Tree removal, lot grading.

How much forest land is presently on-site? 38.3 acres How much forest land will be removed? 23.6 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

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 type="checkbox"/> Perennial (permanent) <input checked="" 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 : Lot clearing and grading.</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: On-Site Detention</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.): Surface Discharge to Wetlands.</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? 35.6 Acres 1,550,408 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 28.4 acres (1,236,622 sf)</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active Recreation.</p> <p>Where is the open space located? North end of site.</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Trap Pond State Park</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, Sewer, Roads.</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 4.1 acres (Blue Line Stream and Forested Buffers)</p> <p>Acres on-site that will be restored N/A</p> <p>Acres of required wetland mitigation N/A</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Silt Fence, Sediment Pond, Inlet Protection.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 50 foot Buffer on Blue Line Stream.</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 550

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0.09%

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 Wootten Rd. (SCR 72), which has 2-10 foot lanes and minimal shoulder.

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. North end of site could be connected to TM 3-32-5-13 (83 acres). A connection to Trap Pond State Pond would not be desirable.

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: Estimated Construction Start: July '09. Estimated Issuance of First C.O.: Feb '10.

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)

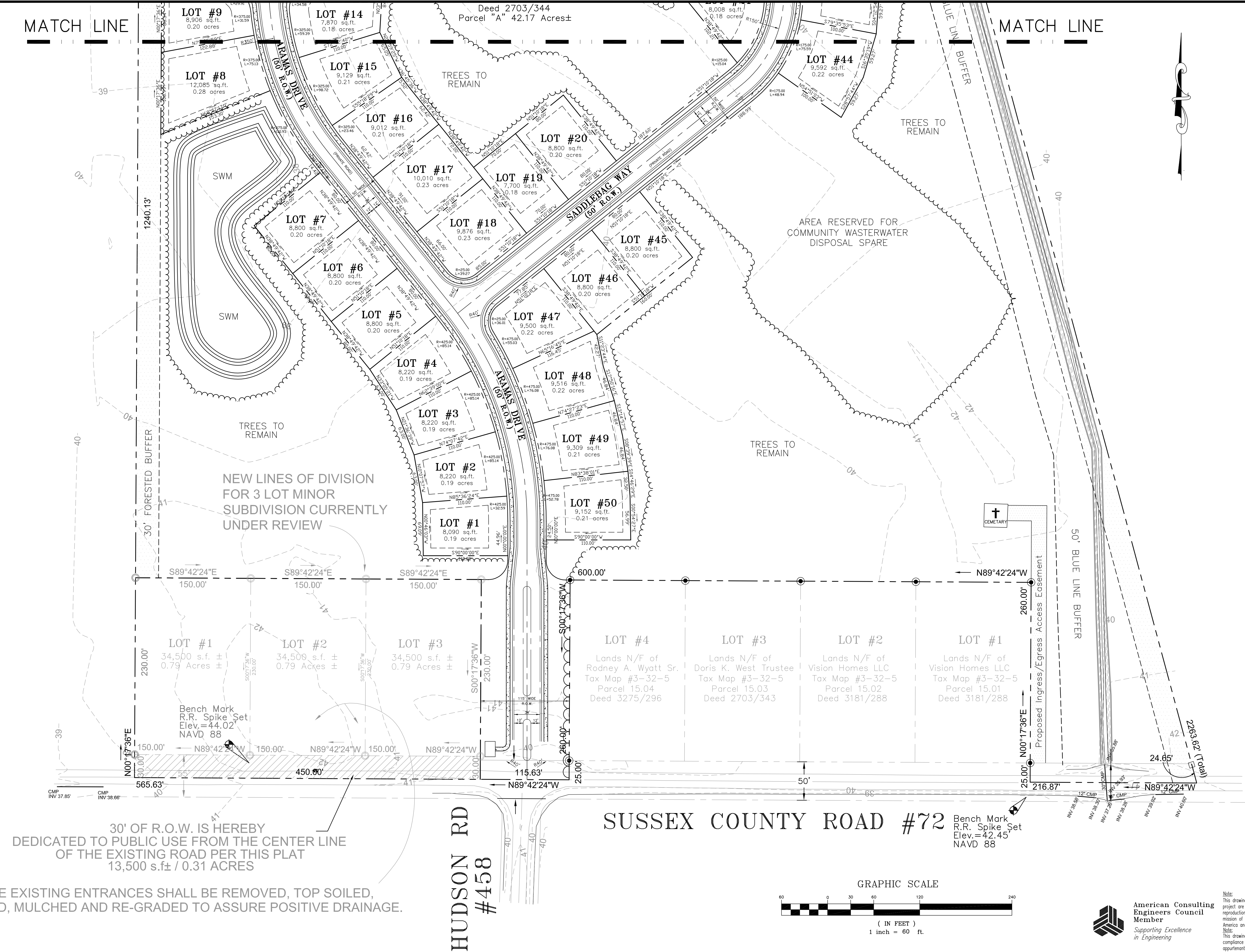
Date

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.

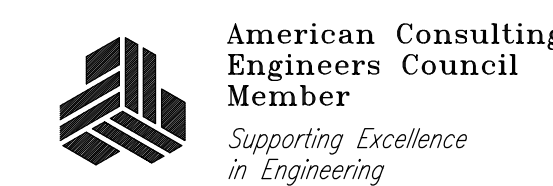
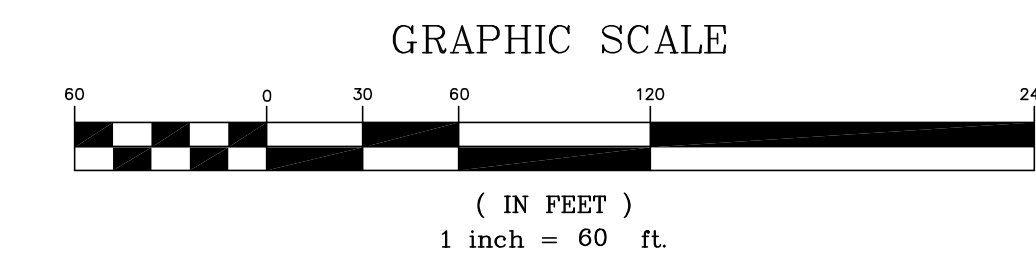
MATCH LINE

MATCH LINE



30' OF R.O.W. IS HEREBY DEDICATED TO PUBLIC USE FROM THE CENTER LINE OF THE EXISTING ROAD PER THIS PLAT 13,500 s.f. ± / 0.31 ACRES

THE EXISTING ENTRANCES SHALL BE REMOVED, TOP SOILED, SEEDED, MULCHED AND RE-GRADED TO ASSURE POSITIVE DRAINAGE.



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Note: This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational and Safety and Health Act of 1970 and all rules and regulations thereto apparent.

#	REVISION	DATE	CHKD.
1.			
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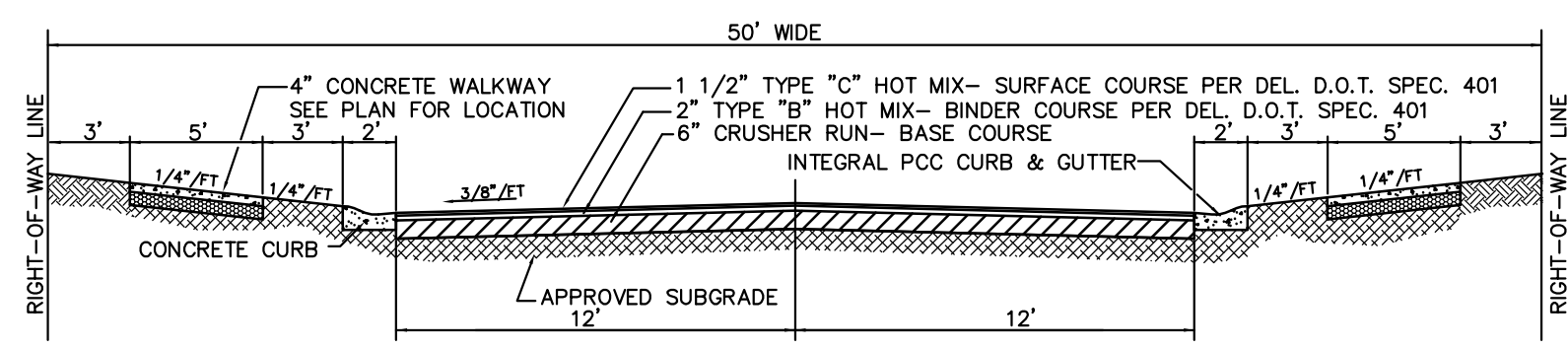
PROJECT
NEW HORIZONS COMMUNITY
 LITTLE CREEK HUNDRED
 SUSSEX COUNTY, DELAWARE
 TAX MAP# 3-32-5 P/O PARCEL 15.00

TITLE
PRELIMINARY SITE PLAN

PROFESSIONAL SEAL

ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC
 ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS
 220 REHOBOTH AVENUE • P.O. BOX 820
 REHOBOTH BEACH, DELAWARE 19971
 (302) 226-2844 • FAX (302) 226-2939

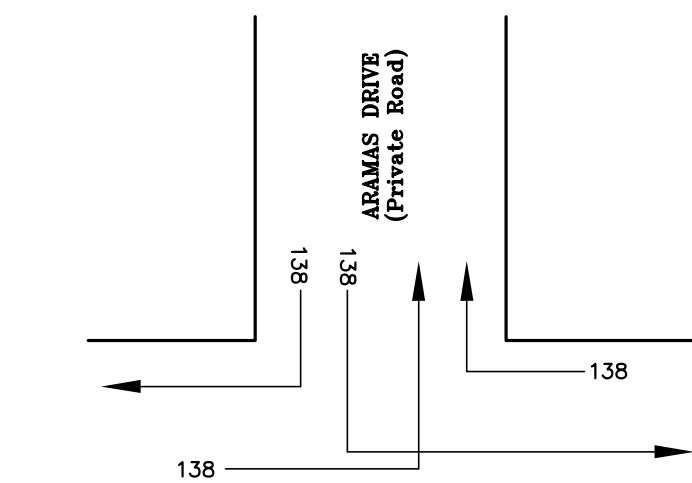
DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 07-094
DRAWN BY: DLA	DATE: July 21, 2008	
CHECKED BY: BH	SCALE: AS SHOWN	SHEET 2 OF 2



TYPICAL STREET SECTION
NOT TO SCALE

ANTICIPATED TRAFFIC FLOW DISTRIBUTION

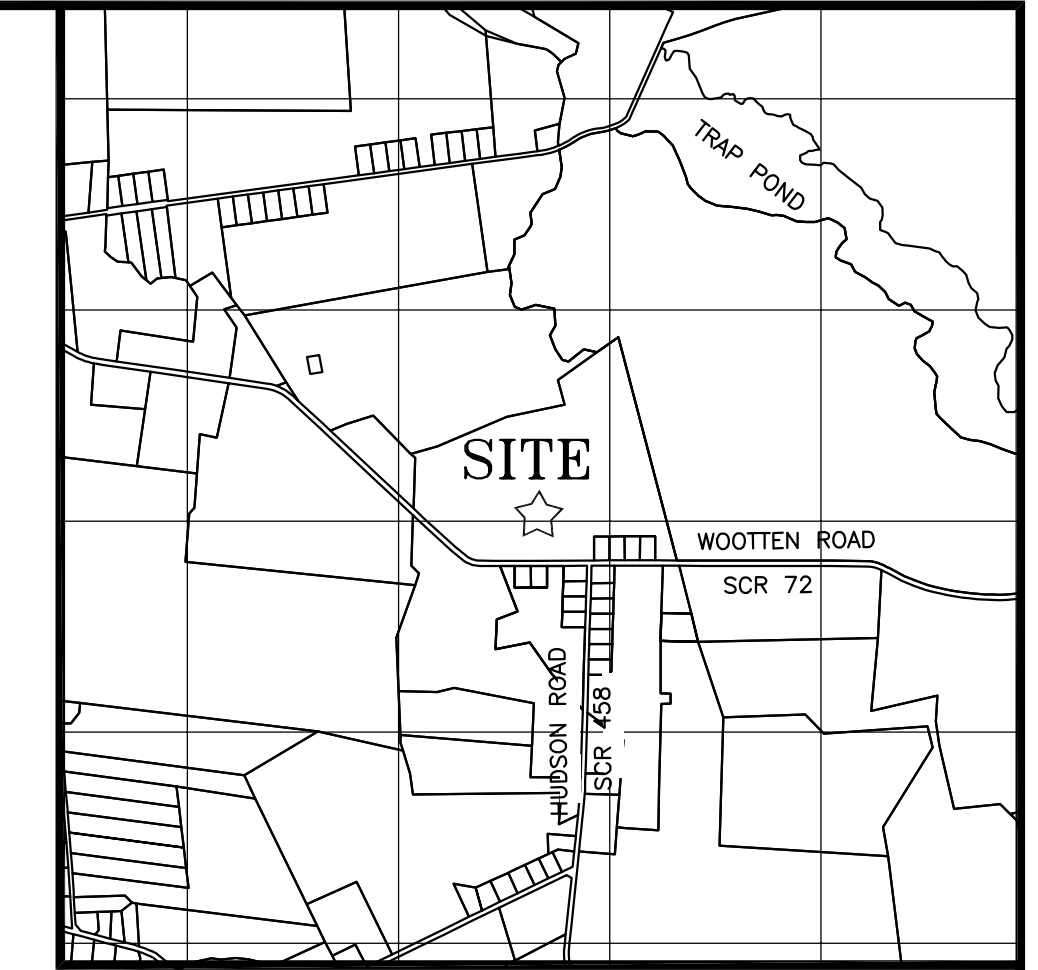
TOTAL ADT ENTRANCE TRAFFIC = 637
50% Entering - 50% Exiting
SUSSEX COUNTY ROAD 72 ANNUAL AVERAGE DAILY TRAFFIC (AADT) = 132



TRAFFIC GENERATION DIAGRAM
ITE 7th Edition Trip Generation, Pg 274

SOILS TYPES

EVA = EVESBORO LOAMY SAND 0 TO 2% SLOPES



LOCATION MAP
SCALE 1" = 1 MILE

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

BRUCE HORNE, PE. DATE
ENGINEERING CONSULTANTS INTERNATIONAL, LLC
PO BOX 820 * 220 REHOBOTH AVENUE
REHOBOTH BEACH, DE 19971
PHONE: (302) 226-2844
FAX: (302) 226-2935

OWNER/DEVELOPER'S CERTIFICATION
I HEREBY CERTIFY THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THIS PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

VAN TEMPLE, EXECUTIVE DIRECTOR DATE
DIAMOND STATE COMMUNITY LAND TRUST
1507 EVERGREEN LANE
ARDENCREFT, DE 19810
302-229-0818

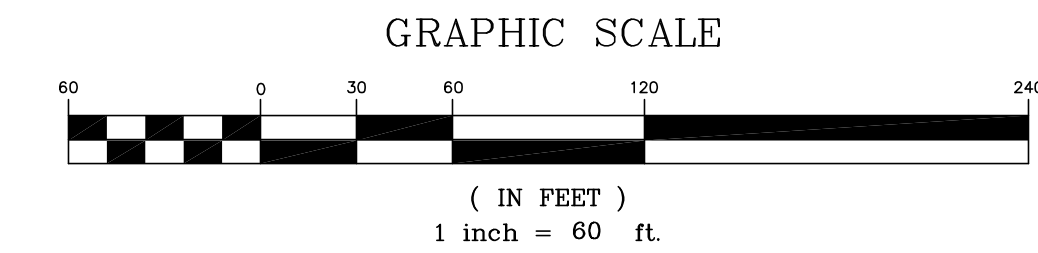
WETLANDS CERTIFICATION
I HEREBY CERTIFY THE SITE DEPICTED ON THIS PLAN MAY CONTAIN WETLANDS. A WETLANDS STUDY IS IN PROGRESS. DATE

BRUCE HORNE, PE. DATE
ENGINEERING CONSULTANTS INTERNATIONAL, LLC
PO BOX 820 * 220 REHOBOTH AVENUE
REHOBOTH BEACH, DE 19971
PHONE: (302) 226-2844
FAX: (302) 226-2935

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

PRESIDENT, SUSSEX COUNTY COUNCIL DATE



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This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations thereto applicable.

GENERAL PROJECT

- VAN TEMPLE, EXECUTIVE DIRECTOR
DIAMOND STATE COMMUNITY LAND TRUST
1507 EVERGREEN LANE
ARDENCREFT, DE 19810
302-229-0818
- SITE ENGINEER/SURVEYOR
ENGINEERING CONSULTANTS INTERNATIONAL, LLC (ECI)
P.O. BOX 820 * 220 REHOBOTH AVE.
REHOBOTH BEACH, DE 19971
PHONE: (302) 226-2844
FAX: (302) 226-2939
- THE PROJECT IS LOCATED ON THE NORTHERLY SIDE OF SCR 72 A.K.A. WOOTTEN ROAD, LITTLE CREEK HUNDRED, SUSSEX COUNTY, DELAWARE.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1000500450 J DATED JANUARY 6, 2005, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED) WHICH IS IN AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, PERMITS AND/OR APPROVALS ARE REQUIRED FROM:
A) SUSSEX CONSERVATION DISTRICT.....(302) 856-7219
B) FIRE MARSHAL.....(302) 856-5298
C) SUSSEX COUNTY UTILITY CONSTRUCTION DIVISION.....(302) 856-7717
D) DHSS-DIVISION OF HEALTH.....(302) 739-7431
E) SUSSEX COUNTY ASSESSMENT OFFICE.....(302) 855-7824
F) SUSSEX COUNTY PLANNING AND ZONING.....(302) 855-7878
G) DELDOT.....(302) 856-1340
H) DNREC SEWER DIVISION.....(302)739-5931
- THE TOPOGRAPHY SHOWN ON THESE DOCUMENTS IS AT ONE FOOT CONTOUR INTERVALS. TOPOGRAPHIC DATA WAS ACQUIRED IN THE FIELD BY ECI DURING 2008. TOPOGRAPHIC INFORMATION IS SUBJECT TO CHANGE DUE TO ONGOING CONSTRUCTION ACTIVITIES.
- CLASS "C" SURVEY
- THIS SURVEY DOES NOT CERTIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS AND RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- ALL INTERIOR LOT LINES ARE RESERVED FOR THE CENTERLINE OF A TWENTY (20) FEET DRAINAGE AND/OR UTILITY EASEMENT. ALL INTERIOR PERIMETER LOT LINES AND BOUNDARY LINES SHALL HAVE TEN (10) FEET DRAINAGE AND/OR UTILITY EASEMENT.
- PRIVATE STREETS - MAINTENANCE OF THE STREETS WITHIN THE SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE PROPERTY OWNERS WITHIN THE SUBDIVISION. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY (SWMF) CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS THE PROPERTY OWNERS CAN PROVIDE FOR SAID MAINTENANCE.

SITE DATA

1. CURRENT ZONING	AR-1
2. PROPOSED ZONING	OR-RPC/CONDITIONAL USE
3. TOTAL AREA	1,953,941 ± s.f. 44.86 ± Acres
4. TOTAL AREA MINUS MINOR SUBDIVISION PENDING APPROVAL BY DEL-DOT	1,836,940 ± s.f. 42.17 ± Acres
5. STORMWATER AREA	72,354 ± s.f. 1.66 ± Acres
6. LOT AREA	474,057 ± s.f. 10.87 ± Acres
7. MINIMUM LOT SIZE	7,500 s.f. 0.18 ± Acres
8. AVERAGE LOT SIZE	9,481 ± s.f. 0.22 ± Acres
9. ROAD/WALK AREA	156,417 ± s.f. 3.59 ± Acres
10. ROAD R/W AREA	167,597 ± s.f. 3.85 ± Acres
11. IMPERVIOUS AREA (±16%)	286,532 ± s.f. 6.58 ± Acres
12. WASTEWATER DISPOSAL AREA	241,432 ± s.f. 5.54 ± Acres
13. ACTIVE RECREATION AREA	73,313 ± s.f. 1.68 ± Acres
14. OPEN SPACE (Excludes Wastewater Disposal Area)	1,308,976 ± s.f. 30.04 ± Acres
15. FOREST AREA	1,667,215 ± s.f. 38.27 ± Acres
16. FOREST TO BE REMOVED	1,027,151 ± s.f. 23.58 ± Acres
17. FOREST TO REMAIN (±38%)	640,064 ± s.f. 14.69 ± Acres
18. 50 SINGLE FAMILY LOTS	TO REMAIN PRIVATE
19. STREETS	PRIVATE
20. ACCESS	STREETS TO BE MAINTAINED BY OWNER AND/OR HOMEOWNERS ASSOCIATION
21. SETBACKS	FRONT: 30', SIDE: 10', REAR: 10'
22. FLOOD PLAN	REF: FIRM MAP 1000500450 J (1/6/05) THE ENTIRE SITE IS LOCATED IN ZONE "X" UNSHADED CENTRAL WATER SYSTEM OPERATED BY A LICENSED PUBLIC UTILITY GRANITY COMMUNITY TREATMENT OPERATED BY A LICENSED PUBLIC UTILITY
23. SANITARY SEWER	QUANTITY/QUALITY TREATMENT ON-SITE
24. STORMWATER MANAGEMENT	NAVD 88
25. SITE DATUM	NAVD 88

IMPERVIOUS AREA CALCULATION

Roads/Walks	156,417 ± SF
Lot	50 x 2,500 SF/lot = 125,000 ± SF
Amenities	5,112 ± SF
	286,532 ± SF

Lands N/F of
State of Delaware
Tax Map #3-32-6 Parcel 1
Deed 455/434

LEGEND

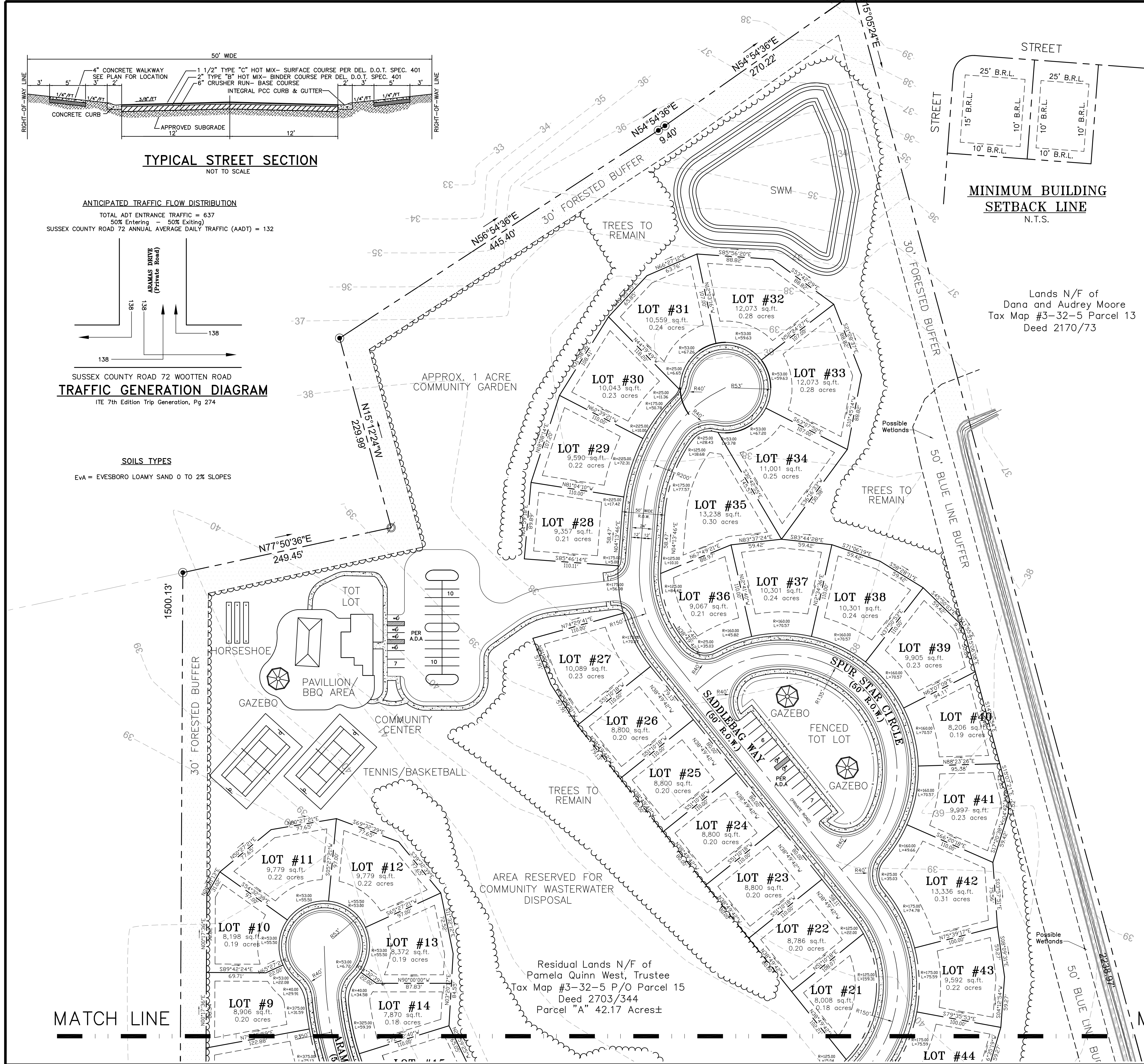
- PROPERTY LINE
- R/W LINE
- CENTER LINE
- EXISTING CONTOUR
- BUILDING RESTRICTION LINE
- SOILS LINE
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED WOODS LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FORESTED BUFFER



MINIMUM BUILDING SETBACK LINE
N.T.S.

Lands N/F of
Dana and Audrey Moore
Tax Map #3-32-5 Parcel 13
Deed 2170/73

Residual Lands N/F of
Pamela Quinn West, Trustee
Tax Map #3-32-5 P/O Parcel 15
Deed 2703/344
Parcel "A" 42.17 Acres ±



#	REVISION	DATE	CHKD.
1.			
2.			
3.			
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6.			

NEW HORIZONS COMMUNITY
LITTLE CREEK HUNDRED
SUSSEX COUNTY, DELAWARE
TAX MAP# 3-32-5 P/O PARCEL 15.00










PRELIMINARY SITE PLAN

ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC
ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS
220 REHOBOTH AVENUE * P.O. BOX 820
REHOBOTH BEACH, DELAWARE 19971
(302) 226-2844 * FAX (302) 226-2939










DESIGNED BY: ECI PREPARED BY: ECI JOB # 07-094
DRAWN BY: DLA DATE: July 21, 2008
CHECKED BY: BH SCALE: AS SHOWN SHEET 1 OF 2

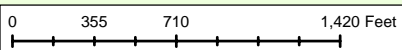
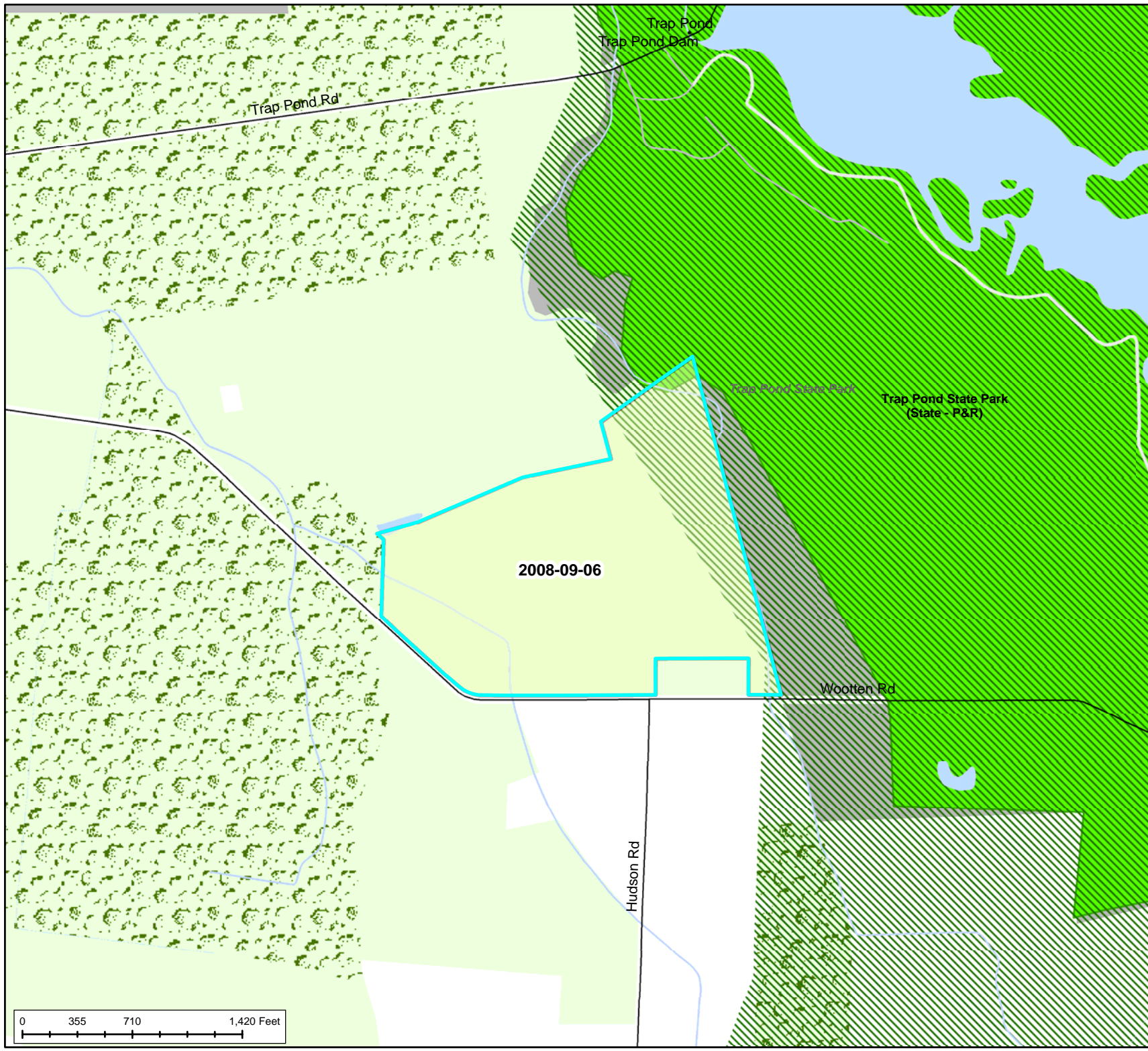
Preliminary Land Use Service (PLUS)

New Horizons Community
2008-09-06

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

State Strategies

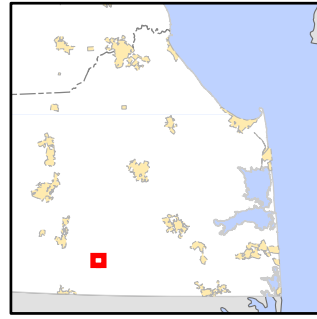
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



1:10,000



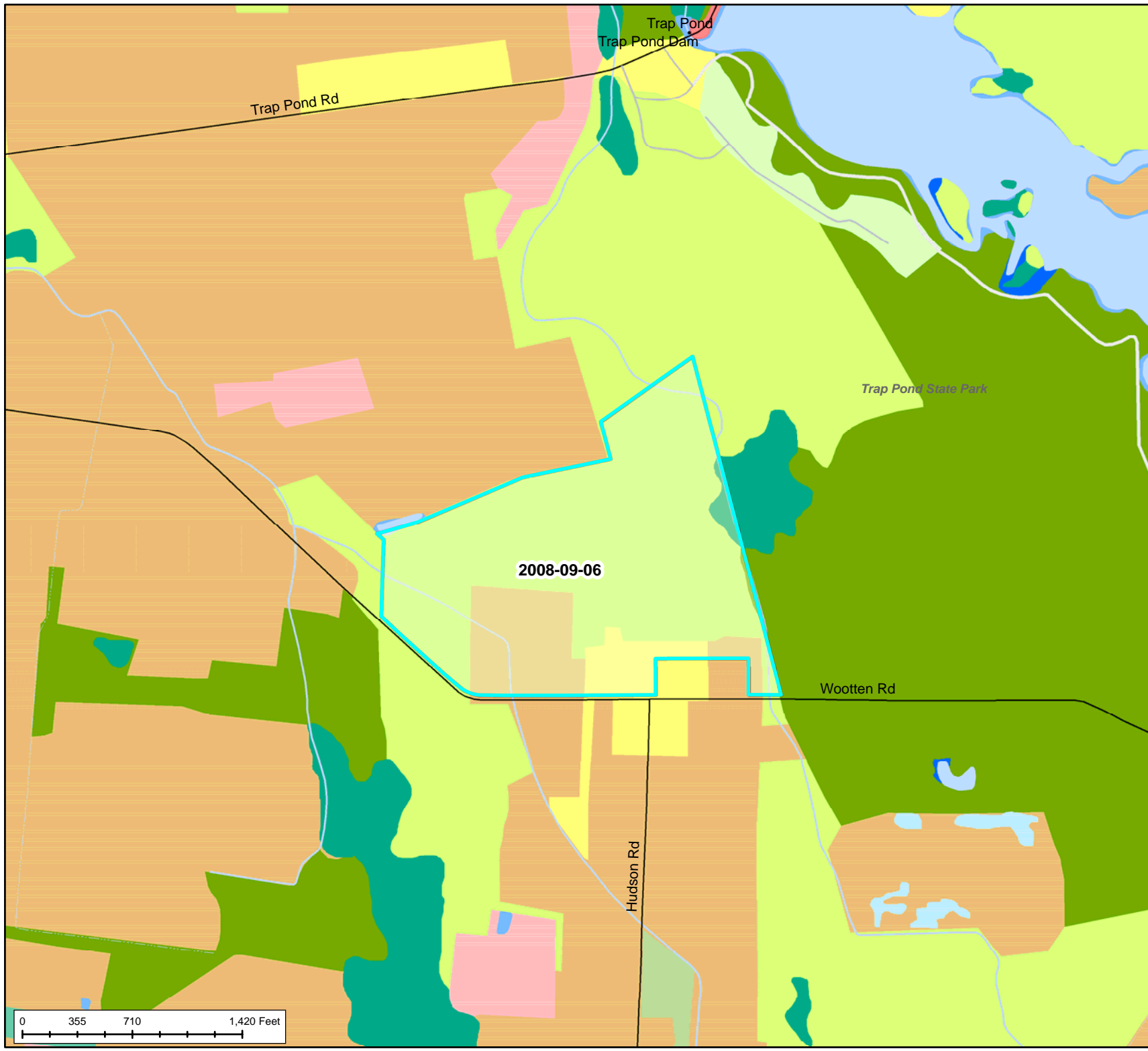

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Preliminary Land Use Service (PLUS)

New Horizons Community
2008-09-06

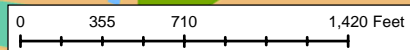
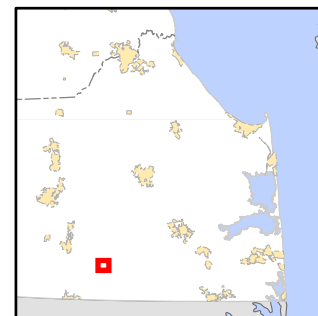
-  Project Areas
-  Municipalities
- Land Use/Land Cover**
-  Single Family Dwellings
-  Multi-Family Dwellings
-  Mobile Home Parks/Courts
-  Commercial
-  Industrial
-  Trans./Comm./Utilities
-  Mixed Urban/Built-up
-  Institutional/Governmental
-  Recreational
-  Farms, Pasture, Cropland
-  CAFO
-  Rangeland
-  Orchards/Nurseries
-  Deciduous Forest
-  Evergreen Forest
-  Mixed Forest
-  Shrub/Brush Rangeland
-  Clear-cut
-  Reservoirs and Impoundments
-  Marinas/Ports/Docks
-  Open Water
-  Emergent Wetlands
-  Forested Wetlands
-  Scrub/Shrub Wetlands
-  Sandy Areas
-  Extraction/Transition



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Preliminary Land Use Service (PLUS)

New Horizons Community
2008-09-06

-  Project Areas
-  Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



2008-09-06

ZONE 5

Wootten Rd

Hudson Rd

0 180 360 720 Feet

1:5,000



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