

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/deptagri

1. Project Title/Name: **The Arbors of Cottagedale Apartments**
2. Location (please be specific): **East side of Plantation Road (CR 275) 760' south of the intersection with Shady Road**
3. Parcel Identification #: **334-6.00 parcel 504.02**
4. County or Local Jurisdiction Name: **Sussex**
5. Owner's Name: **Mid Atlantic Development Ventures, LLC.**
Address: **3723 Highway One**
City: **Rehoboth Beach** State: **DE** Zip: **19971**
Phone: **302-227-3729** Fax: **302-227-5773** Email: **rick@mbmproperty.com**
6. Applicant's Name: **Rick Banning**
Address: **3723 Highway One**
City: **Rehoboth Beach** State: **DE** Zip: **19971**
Phone: **302-893-1110** Fax: **302-227-5773** Email: **rick@mbmproperty.com**
7. Project Designer/Engineer: **George, Miles & Buhr, LLC.**
Address: **206 W. Main Street**
City: **Salisbury** State: **MD** Zip: **21801**
Phone: **410-742-3115** Fax: **410-548-5790** Email: **lmyrick@gmbnet.com**
8. Please Designate a Contact Person, including phone number, for this Project: **R. Lawton Myrick. see above**

Information Regarding Site:

25. If residential, please indicate the following:
Number of renter-occupied units: **216**
Number of owner-occupied units: **0**

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: **0**
Square Feet: **0**

Proposed Use: % of Impervious Surfaces: **56%**
Square Feet: **449,334 sf**

27. What are the environmental impacts this project will have? **Remediation of an existing brownfield into a much needed work force housing project will be beneficial to the environment.**

How much forest land is presently on-site? **0 acres** How much forest land will be removed? **0 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

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: **0.92 acre extended detention wet pond and additional BMP's**
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.):
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? **7.22 Acres 314,514 Square Feet**
Open space proposed (not including stormwater management ponds and waste water disposal areas) **6.3 acres 274,396 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)? **Active recreation, passive recreation, and stormwater management.**
Where is the open space located? **Along the entrance drive, within the center of the property, and towards the rear of the site.**
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? **Off site water and sewer infrastructure and DeIDOT road improvements as dictated by the TIS.**

36. Are any environmental mitigation measures included or anticipated with this project? Yes No **Brownfield remediation and capping**
Acres on-site that will be permanently protected **n/a**
Acres on-site that will be restored **the southeasterly portion of the site is being remediated**
Acres of required wetland mitigation **n/a**
Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed **0.92 acre extended detention wet pond and Green technologies as necessary.**
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 **1,728 average daily trips**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **< 5% after construction is complete**

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 **Plantation Road. Two (2) eleven foot (11') lanes and five foot (5') shoulders within a sixty foot (60') Right of Way.**

40. Will the street rights of way be public, private, or town? **Private streets/driveways**

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. **Good potential to connect the entrance drive to adjacent property**

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 **Household Trash** If yes, please List them:

45. Please make note of the time-line for this project: **Construction to begin within one year of Final Site plan approval. It is anticipated that the proposed Rental MPHUP will allow expedited review, developer may also participate in the proposed "Super Green" program for additional expediting of permitting.**

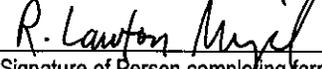
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.



Signature of property owner

11/14/08

Date



11.14.08

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.

PROJECT TEAM

OWNER / DEVELOPER: MID ATLANTIC DEVELOPMENT VENTURES, LLC.
3723 HIGHWAY ONE
REHOBOTH BEACH, DE 19971

CONTACT: RICK BANNING
302-227-3729

CIVIL ENGINEER/LAND PLANNER: GEORGE, MILES & BUHR, LLC
206 W. MAIN ST.
SALISBURY, MARYLAND 21801

CONTACT: JIM H. WILLEY, JR., P.E.
410-742-3115

LEGAL: PARKOWSKI, GUERKE & SWAYZE, P.A.
116 WEST WATER STREET
DOVER, DELAWARE 19904

CONTACT: MARK DUNKLE
302-678-3262

ARBORS OF COTTAGEDALE

LEWES & REHOBOTH HUNDRED

SUSSEX COUNTY, DELAWARE

SITE DATA:

TAX MAP #: TM ID 3-34-6-504.02
DEED REFERENCE: DEED REFERENCE: BOOK 3036 PAGE 46

PRESENT ZONING CLASSIFICATION AR-1
PROPOSED ZONING CLASSIFICATION AR-1 W/ CONDITIONAL USE
PRESENT USE: AGRICULTURAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

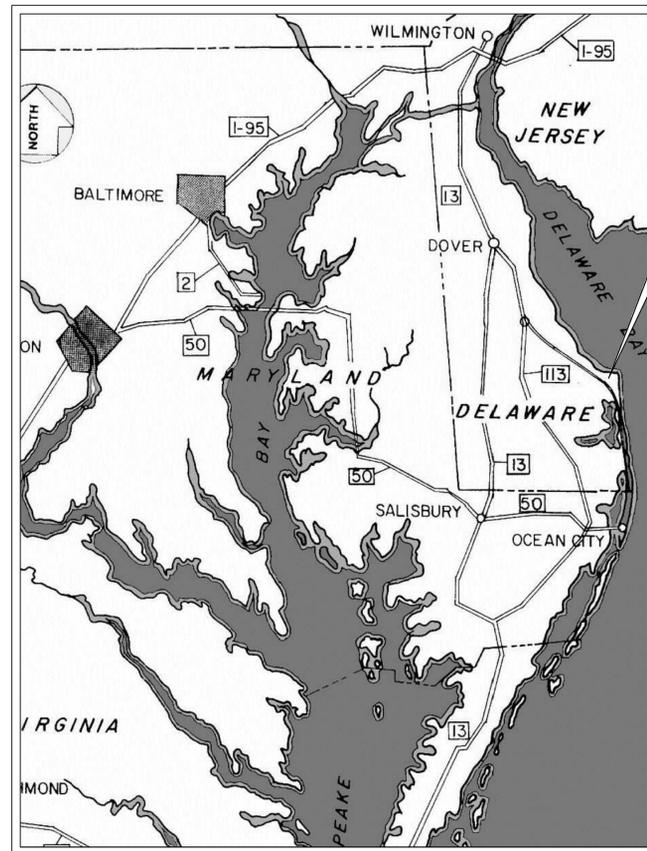
ACRES
TOTAL LAND AREA ±18.33
TOTAL DEVELOPED AREA ±12.87
TOTAL SECTION 404 WETLANDS -

ALLOWABLE DENSITY COMPUTATIONS

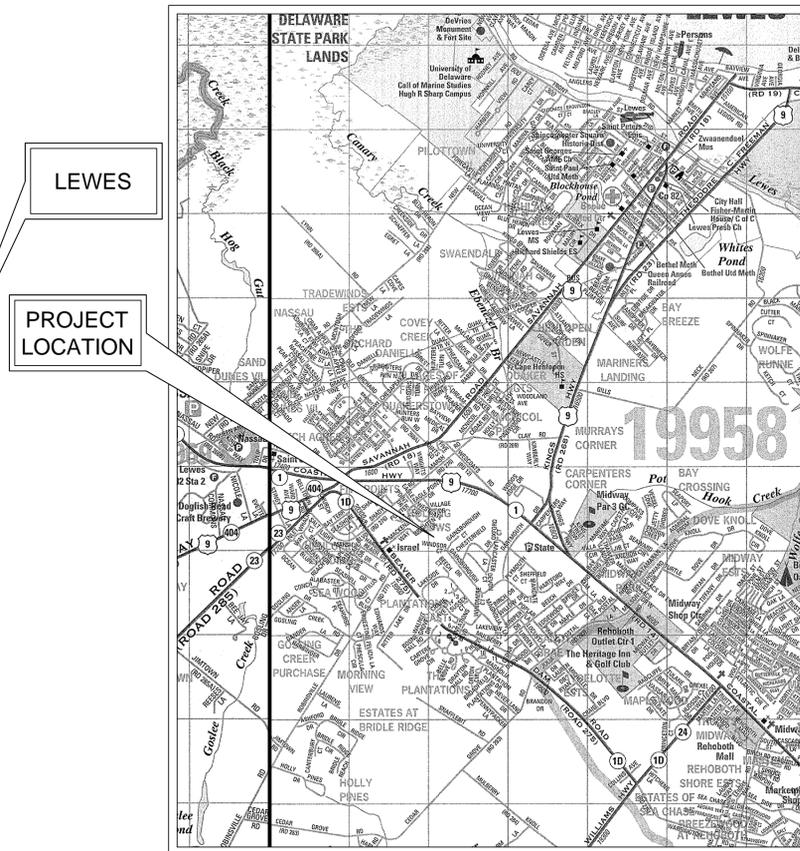
MINIMUM LOT AREA FOR DENSITY CALCULATIONS = 3,630 SF/ MF UNIT
ALLOWABLE UNITS PER ACRE = 12
TOTAL UNITS ALLOWABLE UNDER PRESENT ZONING = 219 UNITS
TOTAL PROPOSED MULTIFAMILY UNITS = 216 UNITS

FRONT YARD SETBACK: 40'
REAR YARD SETBACK: 10'
SIDE YARD SETBACK: 10'
MAXIMUM BUILDING HEIGHT 52'

OPEN SPACE (INCLUDING SWM) ±7.22 ACRES



VICINITY MAP
SCALE: 1" = 20 MILES



LOCATION MAP
SCALE: 1" = 2000'

NOTES

1. WATER SERVICE WILL BE PROVIDED BY CONNECTION TO AN EXISTING PUBLIC SYSTEM. ALL DISTRIBUTION EQUIPMENT WILL BE INSTALLED AND MAINTAINED BY TIDEWATER UTILITIES, INC. ALL PROPOSED FACILITIES WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND DELAWARE DIVISION OF PUBLIC HEALTH.
2. WASTEWATER TREATMENT AND DISPOSAL WILL BE PROVIDED BY THE WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER DISTRICT. THE COLLECTION AND TRANSMISSION SYSTEM WILL CONSIST OF VARIOUS DIAMETER GRAVITY SEWERS. THE COLLECTION AND TRANSMISSION SYSTEM WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND DNREC.
3. ACTIVE AGRICULTURAL PROPERTY GREATER THAN 10 ACRES DIRECTLY ADJACENT TO THE PROPOSED DEVELOPMENT.
4. NO DELAWARE STATE WETLANDS EXIST ON THE PROPERTY.
5. STORMWATER MANAGEMENT PRACTICES WILL BE DESIGNED TO MEET STORMWATER QUALITY AND QUANTITY MANAGEMENT REQUIREMENTS. ALL STORMWATER MANAGEMENT DESIGN WILL BE IN ACCORDANCE WITH DELAWARE STORMWATER DESIGN MANUAL STANDARDS.
6. ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY SPECIFICATIONS FOR PRIVATE ROADS. TYPICAL ROAD SECTIONS AND SETBACK INFORMATION ARE PROVIDED ON SHEET C2.2
7. EASEMENTS SHALL BE PROVIDED WHERE NECESSARY TO MEET PUBLIC UTILITY REQUIREMENTS. NECESSARY EASEMENTS ALONG PERIMETER BOUNDARIES OF THE DEVELOPMENT SHALL BE NO LESS THAN TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.

DEVELOPER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION.

RICK BANNING
MBM CONSTRUCTION
3729 HIGHWAY ONE
REHOBOTH BEACH, DELAWARE 19971

DATE



GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • LEWES • SEAFORD • YORK
206 W. MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

November 14, 2008

ENGINEER'S CERTIFICATION:

"I, JAMES H. WILLEY, JR., P.E. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HERE HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEVE REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

JAMES H. WILLEY, JR. P.E.
GEORGE, MILES, & BUHR, LLC.
206 W. MAIN STREET
SALISBURY, MD 21801

DATE

ZONING CONDITIONS:

1. MULTIFAMILY DWELLING STRUCTURES ARE ALLOWED AS A PERMITTED USE PER SECTION 115-45 AND ARE SUBJECT TO THE PROVISIONS OF ARTICLES IV THROUGH XXV, § 115-188, 115-219, AND TABLE II (INCLUDED AT THE END OF CHAPTER 115 SUSSEX COUNTY CODE).
2. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 216. RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 120 ANNUALLY ON A CUMULATIVE BASIS.
3. SITE PLANS FOR EACH PHASE OF THE DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
4. ALL ENTRANCES, INTERSECTIONS, AND ROADWAY IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT, IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT, ONCE 72 CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED.
5. COMMUNITY AMENITIES SHALL BE CONSTRUCTED TO COINCIDE WITH CONSTRUCTION PHASES AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
6. THE ARBORS OF COTTAGEDALE SHALL BE SERVED BY THE EXISTING SUSSEX COUNTY ENGINEERING DEPARTMENT WASTEWATER COLLECTION AND TRANSMISSION SYSTEM, AND SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY ENGINEERING DEPARTMENT AND DNREC REGULATIONS AND SPECIFICATIONS.
7. THE ARBORS OF COTTAGEDALE SHALL BE SERVED BY A PUBLIC WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION PER APPLICABLE REGULATIONS AND APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES, THE STATE FIRE MARSHAL'S OFFICE, THE PUBLIC SERVICE COMMISSION, AND THE STATE OF DELAWARE OFFICE OF PUBLIC HEALTH.
8. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL EQUAL OR EXCEED ALL APPLICABLE STATE AND COUNTY REGULATIONS.
9. NO SITE PREPARATION, SITE DISTURBANCE, SITE EXCAVATION, OR OTHER SITE CONSTRUCTION SHALL BE COMMENCED UNTIL ALL PERMITS REQUIRED BY ALL OTHER LAWS, ORDINANCES, RULES AND REGULATIONS HAVE BEEN ISSUED AND THE APPROVED FINAL SITE PLAN IS RECORDED, EXCEPT SUCH SITE WORK FOR WHICH A PERMIT HAS BEEN ISSUED BY THE SUSSEX CONSERVATION DISTRICT. THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT MAY BE COMMENCED UPON SUBMISSION OF COPIES OF THE APPLICATION FOR PERMITS FROM THE SUSSEX COUNTY ENGINEERING DEPARTMENT AND DELDOT TO THE DIRECTOR OF PLANNING AND ZONING, AND SUBMISSION OF A BOND IN AN AMOUNT EQUAL TO 125% OF THE COST OF THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT AND IN A FORM ACCEPTABLE TO THE COUNTY ATTORNEY. THE BOND SHALL BE RELEASED UPON THE ISSUANCE OF ALL OTHER PERMITS AND THE FILING OF AN APPROVED MASTER PLAN OR FINAL SITE PLAN.

PRINTS ISSUED FOR: PRELIMINARY SITE PLAN	
DATE	
REVISIONS	
NO.	

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
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ARBORS OF COTTAGE DALE
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

COVER SHEET

SCALE : AS NOTED	SHEET NO.
DESIGN BY : RLM	G1.0
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 2008030	
DATE : NOV 2008	

PLANTING LEGEND:

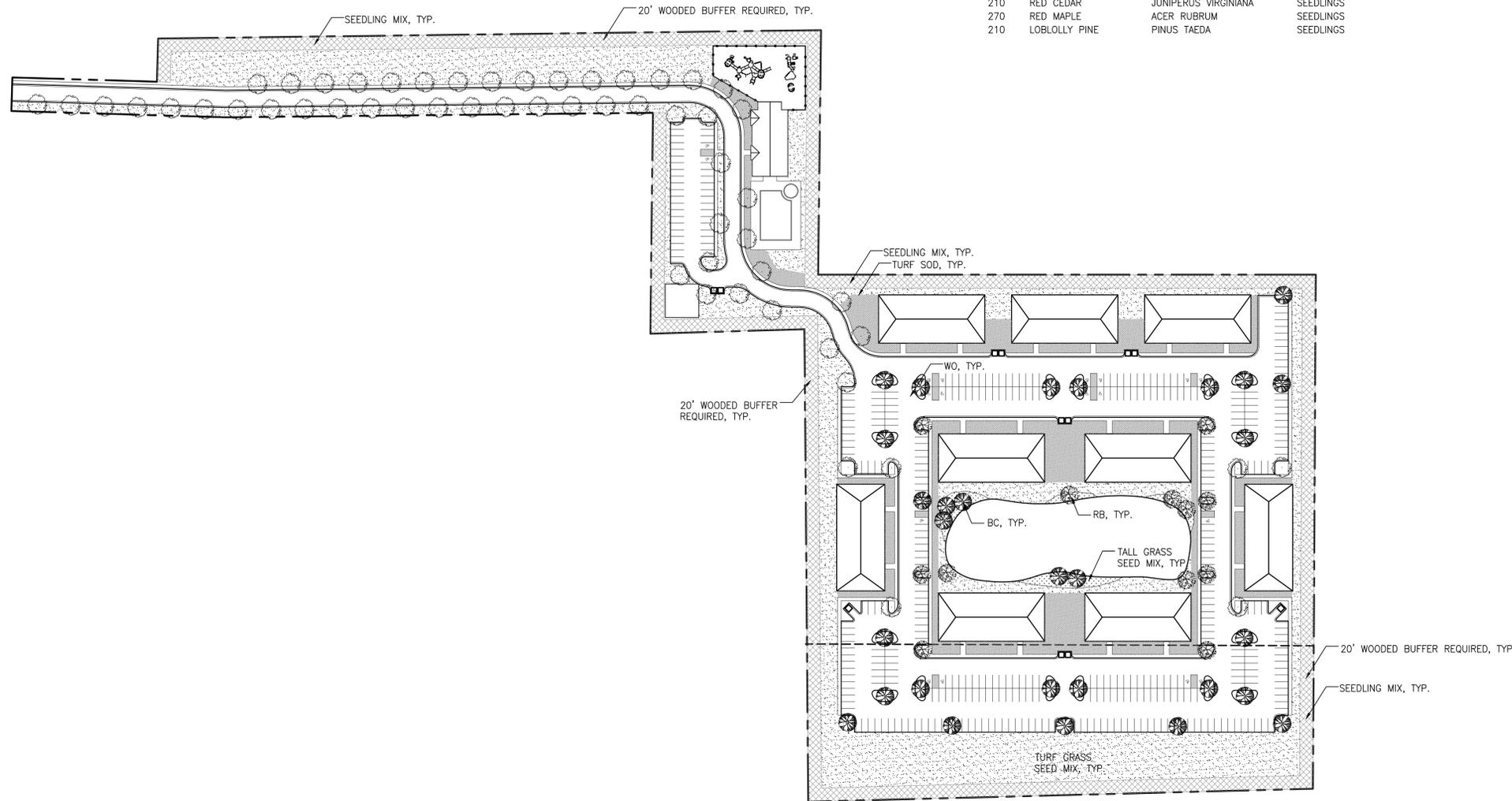
SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
WO	57	WILLOW OAK	QUERCUS PHELLOS	2.5-3" CAL.	AS NOTED
RB	12	RIVER BIRCH	BETULA NIGRA	14-16' HT.	AS NOTED
BC	29	BALD CYPRESS	TAXODIUM DISTICHUM	2.5-3" CAL.	AS NOTED

	TURF SOD	57,485 SF	TURF TYPE TALL FESCUE
	TURF SEED	182,700 SF	TURF TYPE TALL FESCUE
	TALL GRASS MIX	6,212 SF	ERNST CONSERVATION SEED RIPARIAN BUFFER MIX ERNMIX-178 (15 LBS. / ACRE)
	SEEDLING MIX	97,366 SF	WOODLAND BUFFER MIX APPROXIMATELY 12 SEEDLINGS PER 1000 SF TO INCLUDE:

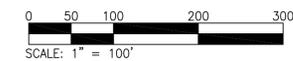
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
270	WHITE OAK	QUERCUS ALBA	SEEDLINGS	MIN. 15' O.C.
210	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	SEEDLINGS	STAGGERED ROWS
210	RED CEDAR	JUNIPERUS VIRGINIANA	SEEDLINGS	
270	RED MAPLE	ACER RUBRUM	SEEDLINGS	
210	LOBLOLLY PINE	PINUS TAEDA	SEEDLINGS	

NOTES:

- PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERYMEN (AAN), PARTICULARLY WITH REGARDS TO SITE, GROWTH AND SIZE OF BALL AND DENSITY OF BRANCH STRUCTURE.
- CONTRACTOR IS TO ENSURE CONFORMANCE TO NATIONAL AND LOCAL BUILDING CODES AND ORDINANCES. BUFFER TO BE PLANTED 18 MONTHS PRIOR TO CONSTRUCTION.
- ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED HERETO BEFORE DELIVERY TO THE PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE OWNER'S REPRESENTATIVE.
- ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE OWNER'S REPRESENTATIVE IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL REMOVE ALL REJECTED MATERIAL FROM THE SITE.
- THE CONTRACTOR SHALL FURNISH ALL PLANTS IN QUANTITIES AND SIZES TO COMPLETE THE WORK AS SPECIFIED IN THE PLANT SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES ON THE PLANS PRIOR TO THE COMMENCEMENT OF WORK. QUANTITIES IN THE PLANT SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND DO NOT CONSTITUTE THE FINAL COUNT.
- SUBSTITUTION IN PLANT SPECIES OR SIZE SHALL NOT BE PERMITTED EXCEPT WITH THE WRITTEN APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
- PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND BY SCALING OR AS DESIGNED IN THE FIELD BY THE OWNER OR THE OWNER'S REPRESENTATIVE. ALL LOCATIONS ARE TO BE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE BEFORE EXCAVATION.
- CONTRACTOR SHALL LOCATE AND MARK ALL UNDERGROUND UTILITY LINES AND IRRIGATION SYSTEMS PRIOR TO EXCAVATING PLANT BEDS OR PITS. ALL UTILITY EASEMENT AREAS WHERE NO PLANTING SHALL TAKE PLACE SHALL ALSO BE MARKED ON THE SITE PRIOR TO LOCATING AND DIGGING THE TREE PITS. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS OTHER LOCATIONS FOR THE TREES SHALL BE SELECTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. SUCH CHANGE SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
- DURING PLANTING OPERATIONS, EXCESS AND WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THIS SITE.
- ALL PLANTED SHRUB BEDS ARE TO BE DUG TO A MINIMUM OF 12" DEEP AND ALL EXISTING SOIL, CONSTRUCTION DEBRIS, ROOT AND OTHER FOREIGN MATERIALS ARE TO BE REMOVED AND DISCARDED OFF SITE. ALL PLANTED SHRUB BEDS ARE TO BE EXCAVATED TO THE WIDTH SHOWN ON THE PLANS.
- ALL TREE PITS ARE TO BE EXCAVATED TO A MINIMUM DEPTH TO ALLOW THE TREE ROOT BALL TO BE A MINIMUM OF 2" HIGHER THAN FINISHED GRADE. THE TREE ROOT BALL IS TO REST ON UNDISTURBED SOIL, OR A COMPACTED BED MUST BE PREPARED FOR THE TREE ROOT BALL TO REST ON AND WHICH WILL NOT SUBSIDE CAUSING THE TREE TO SINK BELOW FINISHED GRADE. ALL TREE PITS ARE TO BE A MINIMUM OF 12" LARGER ON EVERY SIDE OF THE TREE ROOT BALL.
- THE PLANTER BEDS ARE TO BE ENTIRELY CLEANED OUT TO THE UNDISTURBED SOIL LEVEL. ALL EXISTING SOIL, CONSTRUCTION DEBRIS, ROOTS AND OTHER FOREIGN MATERIAL ARE TO BE REMOVED AND DISCARDED OFF SITE.
- THE TOP SOIL TO BE USED TO FILL THE TREE PITS, SHRUB BEDS AND PLANTERS IS TO BE PLANT SPECIFIC. THE TOPSOIL FOR TREES, SHRUBS AND PLANTERS SHALL CONSIST OF A MAXIMUM OF 2/3 EXISTING TOPSOIL FROM THE SITE, WHICH IS CLEANED AND FREE OF CLAY, A MINIMUM OF 1/3 PEAT MOSS, OR OTHER APPROVED ORGANIC MATERIALS OR IMPORTED NEW LOAMY TOPSOIL AND 10% COW MANURE. ALL OF THESE MATERIALS ARE TO BE MIXED PRIOR TO PLACING IN THE PLANTER OR BACKFILLING WHEN PLANTING.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREE PITS, SHRUB BEDS AND PLANTERS ARE WELL DRAINED. THE LANDSCAPE CONTRACTOR WILL REPLACE ALL PLANT MATERIAL WHICH IS AFFECTED BY POOR DRAINAGE, AT NO CHARGE TO THE OWNER.
- ALL LAWN AREAS ARE TO BE SODDED WITH GRASS APPROPRIATE FOR EACH OF THE SUNLIGHT CONDITIONS, WHICH EXIST ON SITE.
- ALL LAWN AREAS ARE TO BE TILLED TO A DEPTH OF 6" AND ALL FOREIGN MATERIAL REMOVED WHICH WILL INHIBIT THE HEALTHY GROWTH OF THE LAWN. ALL OLD GRASS AND GRASS ROOTS ARE TO BE REMOVED FROM THE SITE. NEW TOPSOIL OF A MINIMUM 4" IS TO BE PLACED OVER THE AREA TO BE SODDED. THE GRASS AREAS ARE TO BE FINE GRADED TO ENSURE THAT NO UNDULATIONS OCCUR IN THE LAWN. THE LAWNS ARE TO BE GRADED IN SUCH A WAY AS TO APPEAR PERFECTLY WELL TAILORED AND EVEN. THE LAWN TOPSOIL IS TO BE ROLLED AND LIGHTLY IRRIGATED PRIOR TO PLACING THE SOD. THE SOD IS NOT TO BE LAID ON FROZEN OR SOAKED SOIL.
- THE EXISTING TREES ARE TO BE PROTECTED DURING THE PREPARATION OF LAWN AREAS. THE ROOTS OF THE TREES ARE TO BE UNDISTURBED DURING THE CLEANING OF THE TOPSOIL.
- THE TREES AND SHRUBS ARE TO BE HANDLED WITH THE BEST CARE AND ATTENTION TO ENSURE THAT THE PLANTS ARE NOT BRUISED, BROKEN, TORN, DAMAGED IN ANY WAY WHICH WILL AFFECT THE PLANTS GENERAL APPEARANCE AND WELL BEING.
- THE TREES MUST BE STAKED IN ACCORDANCE WITH ACCEPTABLE NURSERY PRACTICES TO ENSURE THAT THEY ARE SECURE IN THE GROUND AND WILL GROW STRAIGHT AND UNIFORM. THE TREES ARE TO BE WRAPPED IF THE CONTRACTOR DEEMS IT NECESSARY TO PROTECT THE TREES FROM SUN SCALD OR INSECT ATTACK.
- THE LANDSCAPE CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL AND OTHER WORK DONE ON SITE. THIS WARRANTY WILL BEGIN AT EITHER SUBSTANTIAL COMPLETION OR AT FINAL ACCEPTANCE AS DETERMINED BY THE OWNER.
- LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1' AIR SPACE BETWEEN THE UNIT AND THE PLANT.
- THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS RAISED MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCH BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4' OF SHRUB BEDS SHALL SHARE SAME MULCH BED.



PINK-RED : 006 INCHES (15mm)
 PINK-YELLOW : 007 INCHES (18mm)
 PINK-ORANGE : 010 INCHES (25mm)
 PINK-GREEN : 010 INCHES (25mm)
 PINK-BLUE : 020 INCHES (50mm)
 PINK-MAKETA : 027 INCHES (70mm)
 PINK-WHITE : 039 INCHES (100mm)



PRINTS ISSUED FOR:
PRELIMINARY SITE PLAN

NO.	REVISIONS	DATE

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY • BALTIMORE • LEWES • SEAFORD • YORK
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3115, FAX 410-548-5790
 www.gmbinc.com

ARBORS OF COTTAGE DALE
 LEWES & REHOBOTH HUNDRED
 SUSSEX COUNTY, DELAWARE

PLANTING PLAN

SCALE : 1" = 100'	SHEET NO.
DESIGN BY : RLM	L1.0
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 2008030	
DATE : NOV 2008	

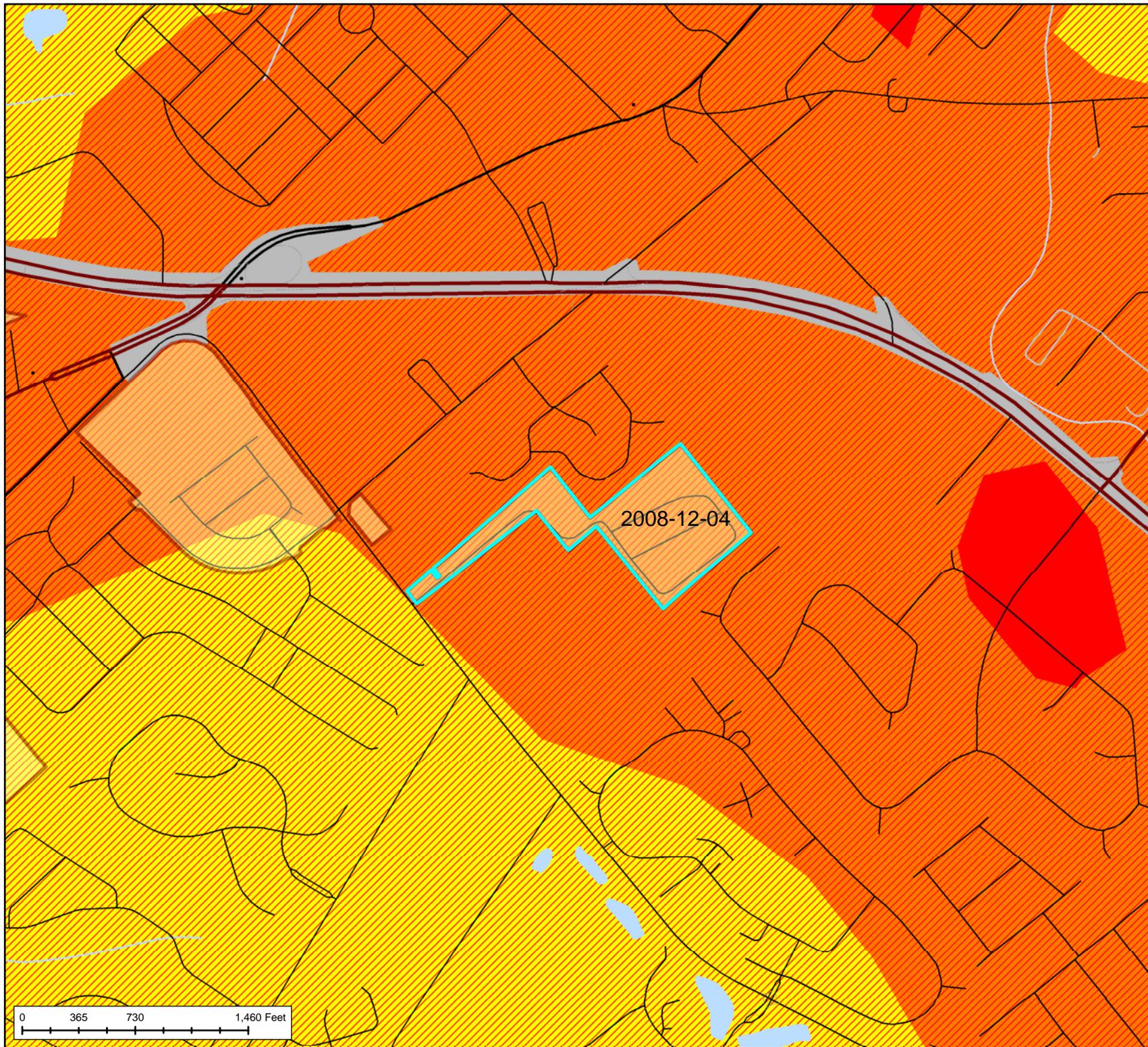
Preliminary Land Use Service (PLUS)

Arbors at Cottagedale
2008-12-04

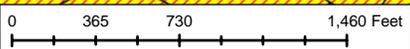
- Project Areas
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

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)



2008-12-04



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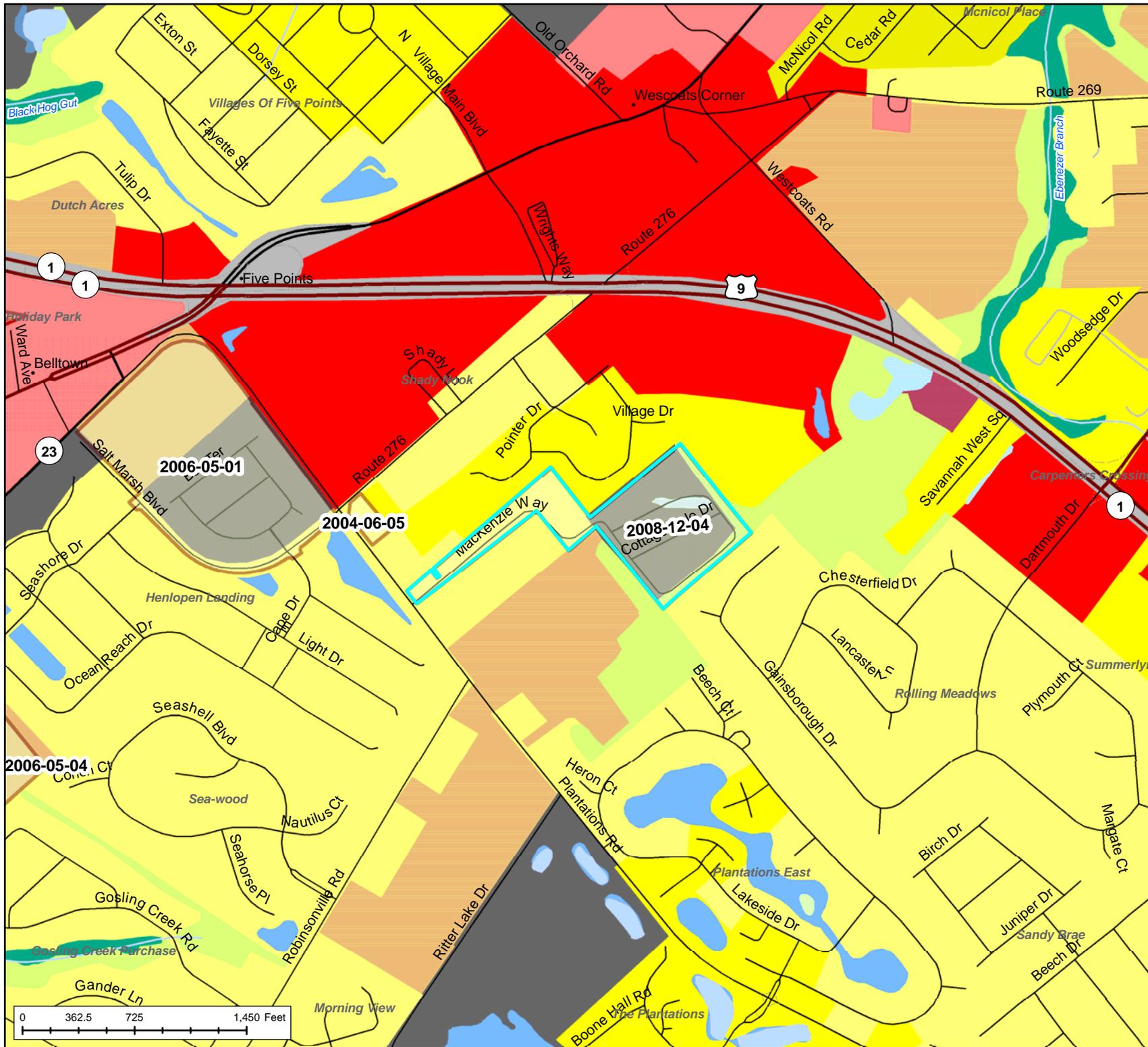
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stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

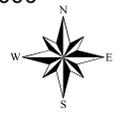
Arbors of Cottagedale

2008-12-04

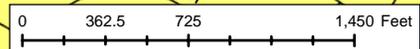


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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

1:10,000



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Preliminary Land Use Service (PLUS)

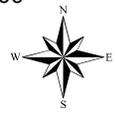
Arbors of Cottagedale
2008-12-04

-  Project Areas
-  Municipalities

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



1:4,000



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