

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: Deep Valley Farm Subdivision

2. Location (please be specific): South side Delaware Route 9, Northwest & Southeast side of Sussex County Rd 285 (Rd 23), approx 1.4 mi West of Route 1

3. Parcel Identification #: 3-34-5, Parcel 176 & 177

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: William D. Graves & Frances Graves Trust

Address: 102 Savannah Road

City: Lewes

State: DE

Zip: 19958

Phone:

Fax:

Email:

6. Applicant's Name: Paul G. Carey (Cedar Creek Properties, LLC)

Address: P.O. Box 457

City: Nassau

State: DE

Zip: 19969

Phone: 302-645-4789

Fax: 302-645-4861

Email: Paul@CareyRealtyGroup.com

7. Project Designer/Engineer: Design Consultants Group, LLC

Address: 18072 Davidson Drive

City: Milton

State: DE

Zip: 19968

Phone: 302-684-8030

Fax: 302-684-8054

Email: mdavidson@dgcengineering.com

8. Please Designate a Contact Person, including phone number, for this Project: Mark H. Davidson, 302-684-8030

Information Regarding Site:	
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: Single family dwellings with amenities. *This is an update to the original plan due to DeIDOT's continuous RT9 Realignment plans	
11. Area of Project(Acres +/-): 88.44 +/- acres	
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 checked="" type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. Graves Property-2004-09-11 & 2006-05-04	
14. Present Zoning: AR-1 / ESDDOZ Overlay	15. Proposed Zoning: AR-1 / ESDDOZ Overlay
16. Present Use: Agricultural	17. Proposed Use: Single-Family Dwellings
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Agricultural	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input checked="" type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities 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? 59,400 GPD How will this demand be met? Upgrade to the existing water service currently on site	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County	
22. If a site plan please indicate gross floor area: n/a	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 192 Gross Density of Project: 2.17 units/acre Net Density 2.65 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc.	

25. If residential, please indicate the following:
Number of renter-occupied units: 0
Number of owner-occupied units: 192

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

Move-up buyer

Second home buyer

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

26. Present Use: % of Impervious Surfaces: 0% Square Feet: 0.0	Proposed Use: % of Impervious Surfaces: 32.3% (includes 40% lot coverage and entire road right-of-way) Square Feet: 1,246,487 +/- Sq.Ft.
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27. What are the environmental impacts this project will have? None

How much forest land is presently on-site? 8.86 +/- acres How much forest land will be removed? 0.94 +/- 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 Site is located in a Good Recharge area according to recharge potential maps.

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 1.15

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 *There will be a 50FT easement placed around wetlands

<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 Goslee Creek</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 : There will be single-family lots within the vicinity of the wetlands. There will be a 50-FT easement placed around the wetlands.</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: *The upper end of Goslee Creek reaches across a portion of the property. A tax ditch begins and ends on this property.</p>
<p>32. List the proposed method(s) of stormwater management for the site Infiltration / Wet Ponds</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.): Infiltration and Goslee Creek</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? 35.74 +/- Acres 1,556,734 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 32.38 +/- Acres 1,410,606 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)? Active & Passive recreation and Stormwater Management</p> <p>Where is the open space located? Throughout. refer to site plan</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 upgrades, potential dedication of land for future right-of-way and road improvements.</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 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 1,895

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 6.8%

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. Number of Entrances: 3 Number of Lanes: 2 Width of Lanes: 10FT Number of Shoulders: 0 Width of Shoulders: n/a Location: 1 on Route 9 & 2 on SCR 285 (please refer to site plan for locations and typical cross-sections).

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 (Belltown)

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: Construction debris until site is built.

45. Please make note of the time-line for this project: 7-8 years

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.

OWNERS

WILLIAM D. GRAVES, et. al.
102 SAVANNAH ROAD
LEWES, DELAWARE 19958

FRANCES B. GRAVES TRUST
102 SAVANNAH ROAD
LEWES, DELAWARE 19958
Phone (302) 645-7771

DEVELOPER

PAUL G. CAREY
CEDAR CREEK PROPERTIES, L.L.C.
P. O. BOX 457
NASSAU, DELAWARE 19969
Phone (302) 645-4789

ENGINEER/SITE DESIGNER

D. C. GROUP, L.L.C.
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
Phone (302) 684-8030

SURVEYOR

D. C. GROUP, L.L.C.
18072 DAVIDSON DRIVE
MILTON, DELAWARE 19968
Phone (302) 684-8030

WASTEWATER ENGINEER

D. C. GROUP, L.L.C.
10872 DAVIDSON DRIVE
MILTON, DELAWARE 19968
Phone (302) 684-8030

WETLANDS DELINEATOR

KELLY PIERSON, ENVIRONMENTAL SCIENTIST II
PAYNTER'S MILL BUSINESS CENTER
BUILDING NUMBER 2
16394 SAMUEL PAYNTER BOULEVARD
MILTON, DELAWARE 19968
Phone (302) 645-6491

SCHOOL DISTRICT

CAPE HENLOPEN

FIRE DISTRICT

LEWES

WATER UTILITY

TIDEWATER UTILITIES, INC.

SEWER UTILITY

SUSSEX COUNTY, DELAWARE

ELECTRIC

CONECTIV

TELECOMMUNICATION

VERIZON

C A T V

COMCAST

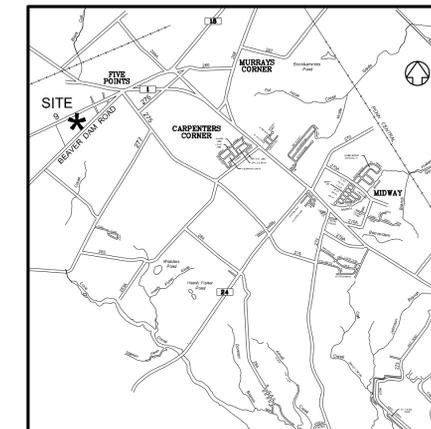
POSTAL DISTRICT

LEWES

DEEP VALLEY FARM

LANDS NOW OR FORMERLY OF WILLIAM D. GRAVES, et. al. and the FRANCES B. GRAVES TRUST

192 SINGLE FAMILY LOT SUBDIVISION PRELIMINARY SUBDIVISION PLANS LEWES and REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE



VICINITY MAP
SCALE: 1" = 1 MILE

SHEET NO. : TITLE

G 1	COVER SHEET
G 2	KEY SHEET
S 1 - S 4	PRELIMINARY SUBDIVISION PLAT
W 1 - W 2	WETLANDS DELINEATION PLANS

WETLANDS DELINEATION CERTIFICATION STATEMENT
THIS PROPERTY HAS BEEN EXAMINED BY ENVIROTECH ENVIRONMENTAL CONSULTING, INC. (EECI) FOR THE PRESENCE OF WATER OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. ANY OF THE ENCLOSED RESOURCES THAT WERE FOUND ON THE PROPERTY ARE DEPICTED IN THIS REPORT IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS AND DETAILED IN REPORTS PREPARED BY EECI USING BEST PROFESSIONAL JUDGEMENT.

KELLY PIERSON, ENVIRONMENTAL SCIENTIST II
PAYNTER'S MILL BUSINESS CENTER
BUILDING NUMBER 2
16394 SAMUEL PAYNTER BOULEVARD
MILTON, DELAWARE 19968

SITE DESIGNER CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF SUSSEX COUNTY AND LAWS OF THE STATE OF DELAWARE.

DESIGN CONSULTANTS GROUP, L.L.C.
18072 DAVIDSON DRIVE
MILTON, DE 19968 - (302) 684-8030

OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE 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.

WILLIAM D. GRAVES, et. al.
102 SAVANNAH ROAD
LEWES, DE 19958
(302) 645-7771

DEVELOPER'S CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE 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.

PAUL G. CAREY
CEDAR CREEK PROPERTIES, L.L.C.
NASSAU, DE 19969
(302) 645-4789

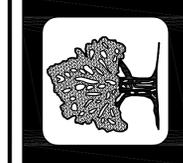
SITE DATA :

- 1. SUBDIVISION NAME : DEEP VALLEY FARM
ADDRESS : LEWES - GEORGETOWN HIGHWAY
LEWES and REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE
- 2. OWNER INFORMATION :
OWNER : WILLIAM D. GRAVES, et. al.
102 SAVANNAH ROAD
LEWES, DELAWARE 19958
FRANCES B. GRAVES TRUST
102 SAVANNAH ROAD
LEWES, DELAWARE 19958
- 3. DEVELOPER : PAUL G. CAREY
CEDAR CREEK PROPERTIES, L.L.C.
P. O. BOX 457
NASSAU, DELAWARE 19969
Phone: (302) 645-4789
- 4. ZONING INFORMATION : PRESENT ZONING : AR-1 / ESDDOZ OVERLAY
PROPOSED ZONING : AR-1 / ESDDOZ OVERLAY
- 5. LAND USE INFORMATION : PRESENT : AGRICULTURAL
PROPOSED : SINGLE FAMILY DWELLINGS
- GROSS DENSITY : 2.17 UNITS / ACRE (2.178 UNITS / ACRE ALLOWED)
- 6. PROPOSED LOTS : TOTAL DWELLING UNITS = 192
- 7. NET DEVELOPMENT COMPUTATIONS :
TOTAL AREA : 88.44 ACRES±
TOTAL LOT AREA : 1,595,587 S.F. (36.63 AC.±)
TOTAL ROAD R.O.W. : 608,252 S.F. (13.96 AC.±)
R.O.W DEDICATION (DELDOT) : 89,352 S.F. (2.04 AC.±)
WETLANDS : 50,301 S.F. (1.15 AC.±)
MULTI-MODAL EASEMENT : 185,719 S.F. (4.26 AC.±)
DWELLINGS PROPOSED : 192
OPEN SPACE REQUIRED (10%) : 8.84 ACRES (SECTION 99.21(D))
OPEN SPACE PROPOSED (40%) : 1,556,734 S.F. (35.74 AC.±)
- 8. BULK AREA REQUIREMENTS FOR SINGLE FAMILY DETACHED :
MAX. BUILDING HEIGHT: AR-1 42', ESDDOZ 42', PROPOSED 42'
MIN. LOT AREA: 20,000 S.F., 7,500 S.F., 7,500 S.F.
MIN. LOT WIDTH: 100', 60', 60'
MIN. LOT DEPTH: 100', 100', 100'
SETBACKS:
REGULAR LOT
FRONT: 30', 25', 25'
SIDES: 15', 10', 10'
REAR: 20', 10', 10'
CORNER LOT
FRONT: 30' (15'), 30' (15'), 30' (15')
SIDES: 15', 10', 10'
REAR: 20', 10', 10'
- 9. UTILITIES : WATER SERVICE : PUBLIC - TIDEWATER UTILITIES, INC.
SANITARY SERVICE : SUSSEX COUNTY
- MINIMUM LOT SIZE = 7,500 SQ. FT.
MAXIMUM LOT SIZE = 10,912 SQ. FT.
AVERAGE LOT SIZE = 8,310 SQ. FT.

REVISIONS

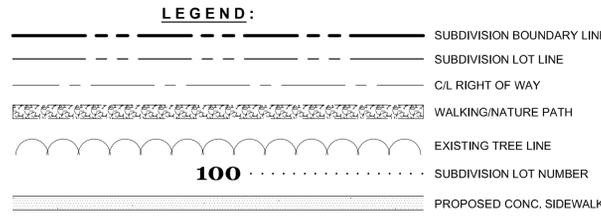
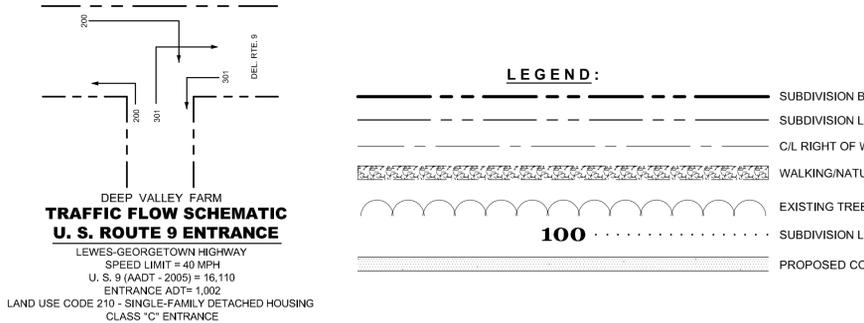
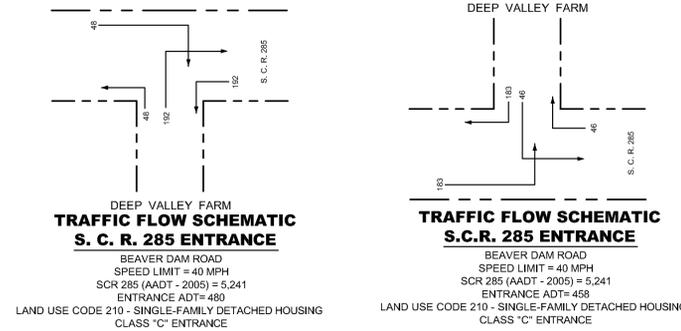
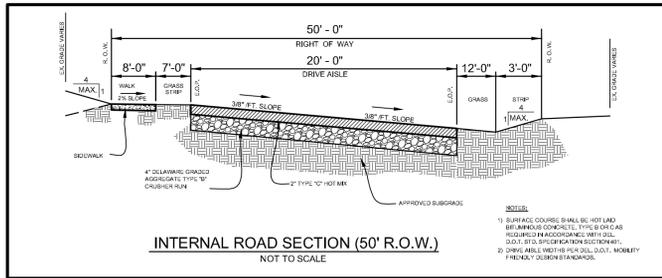
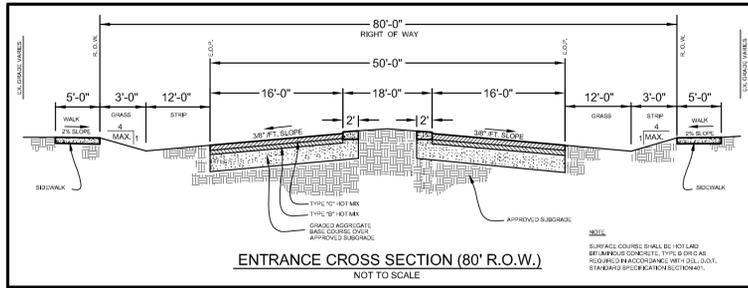
**COVER SHEET
PRELIMINARY SUBDIVISION PLANS
DEEP VALLEY FARM**
LEWES and REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

DC GROUP
DESIGN CONSULTANTS GROUP, L.L.C.
18072 Davidson Drive
Milton, DE 19968
www.dcgengineering.com
(302) 684-8030
FAX: 684-8054
SURVEYING • LAND PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE



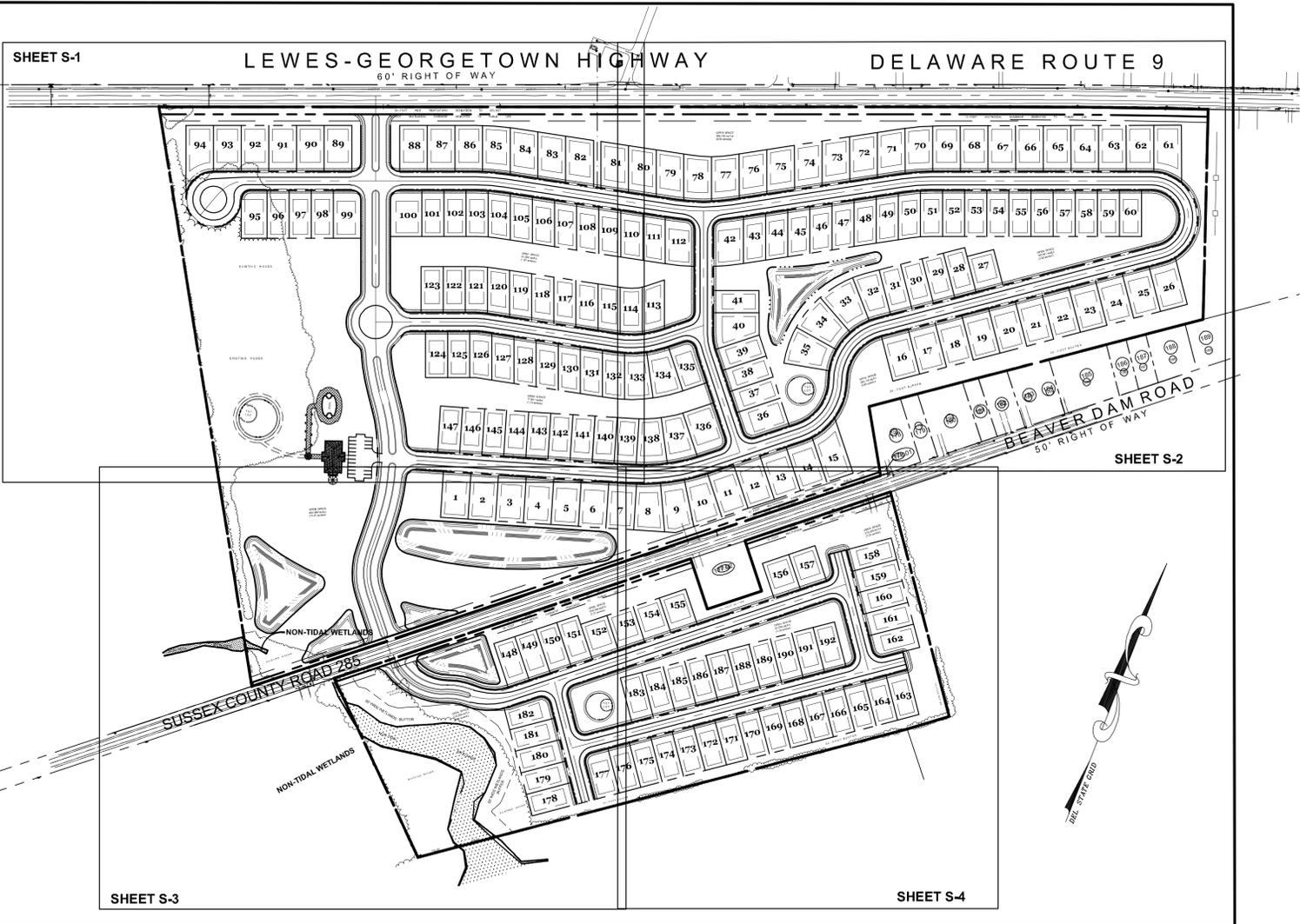
DESIGNED BY: M.H. DAVIDSON
SURVEYED BY: D.C. GROUP, L.L.C.
DRAWN BY: K.M. DAVIDSON
CHECKED BY: M.H.D./H.F.J./S.K.C.
JOB #: S_040325-AERIALS
SCALE: As Noted On Dwg.
TAX MAP: 3-34-5, Parcels 176 & 177
DATE: 02 FEBRUARY 2009

SHEET NO: G 1



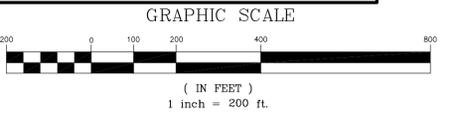
LOT AREA TABULATION			
LOT	AREA (S.F.)	LOT	AREA (S.F.)
1	9,375	97	7,800
2	9,375	98	7,800
3	9,375	99	9,616
4	9,375	100	10,491
5	9,375	101	7,500
6	9,375	102	7,500
7	9,377	103	7,504
8	9,555	104	7,565
9	9,780	105	7,586
10	9,171	106	7,586
11	9,375	107	7,586
12	9,375	108	7,586
13	9,375	109	7,586
14	9,394	110	7,586
15	10,142	111	7,586
16	9,375	112	9,948
17	9,375	113	7,817
18	9,375	114	7,534
19	9,375	115	7,585
20	9,375	116	7,586
21	9,375	117	7,586
22	9,375	118	7,586
23	9,375	119	7,586
24	9,375	120	7,584
25	9,375	121	7,512
26	9,431	122	7,500
27	7,500	123	7,500
28	7,500	124	7,500
29	7,500	125	7,500
30	7,500	126	7,553
31	7,500	127	7,586
32	8,449	128	7,586
33	10,229	129	7,586
34	10,229	130	7,586
35	10,229	131	7,586
36	9,866	132	7,559
37	7,500	133	8,601
38	7,500	134	8,939
39	7,500	135	8,568
40	10,045	136	10,912
41	7,500	137	8,586
42	10,304	138	9,033
43	7,586	139	7,500
44	7,586	140	7,500
45	7,586	141	7,500
46	7,586	142	7,500
47	7,586	143	7,500
48	7,586	144	7,500
49	7,586	145	7,500
50	7,581	146	7,500
51	7,503	147	7,500
52	7,500	148	7,500
53	7,500	149	7,500
54	7,500	150	7,500
55	7,500	151	7,500
56	7,500	152	7,500
57	7,500	153	7,500
58	7,500	154	7,500
59	7,500	155	7,500
60	7,500	156	7,500
61	10,154	157	7,500
62	9,383	158	7,505
63	9,367	159	7,509
64	9,351	160	7,513
65	9,331	161	7,517
66	9,321	162	8,013
67	9,306	163	7,500
68	9,291	164	7,500
69	9,275	165	7,500
70	9,177	166	7,500
71	9,110	167	7,500
72	9,095	168	7,500
73	9,079	169	7,500
74	9,064	170	7,500
75	9,048	171	7,500
76	9,032	172	7,500
77	9,044	173	7,500
78	9,288	174	7,500
79	9,479	175	7,500
80	9,482	176	7,500
81	9,482	177	8,616
82	9,627	178	7,514
83	9,462	179	7,500
84	9,482	180	7,500
85	9,419	181	7,500
86	9,375	182	7,816
87	9,375	183	7,500
88	9,375	184	7,500
89	9,375	185	7,500
90	9,375	186	7,500
91	9,375	187	7,500
92	9,375	188	7,500
93	9,375	189	7,500
94	10,582	190	7,500
95	8,963	191	7,500
96	7,798	192	7,600

- GENERAL NOTES:**
- ORIGINAL BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM A SURVEY PREPARED BY WINGATE & ESCHENBACH, SURVEYORS, TITLED "BOUNDARY SURVEY LANDS OF FRANCES GRAVES", DATED 20 AUGUST 2003. PROJECT BASE DRAWING HAS NOW BEEN MOVED TO DELAWARE STATE PLANE GRID AND METES AND BOUNDS DATA SHOWN HEREON REFLECT THAT ARE BASED ON SAID GRID.
 - BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10050C 0335 J, EFFECTIVE DATE 1 JANUARY 2005, THIS SITE LIES ENTIRELY IN FLOOD ZONE 'X', UNSHADED, WHICH IS AN AREA THAT HAS BEEN DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOOD PLAIN.
 - THIS PROPERTY IS CURRENTLY ZONED 'AR-1'.
 - DEED REFERENCES: PARCEL 176 = DEED BOOK 3413, PAGE 276
PARCEL 177 = WILL BOOK 0422, PAGE 343
 - THIS PROJECT CONTAINS A TOTAL OF 3,852,504 SQ. FT., OR 88.44 ACRES.
 - THIS SITE LIES IN AN ENVIRONMENTALLY SENSITIVE DEVELOPING DISTRICT OVERLAY ZONE (ESDDOZ).
 - STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF DRY, INFILTRATION, AND WET PONDS THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
 - OPEN AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AND STORMWATER MANAGEMENT.
 - ALL PROPOSED ROADS SHOWN ARE PRIVATE STREETS AND TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
 - ALL SIDE AND REAR LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 10' WIDE DRAINAGE AND/OR PUBLIC UTILITY EASEMENT. ALL FRONT LOT LINES AND OUTSIDE BOUNDARY LINES SHALL HAVE A TEN (10) FEET WIDE EASEMENT ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.
 - COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AND STORMWATER MANAGEMENT.
 - ALL LOTS ARE TO HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS AND NO DIRECT ACCESS FROM STATE ROUTE 9 AND COUNTY ROAD #285 WILL BE PERMITTED.
 - SANITARY SEWER FOR THIS SITE WILL BE PROVIDED BY SUSSEX COUNTY.
 - WATER FOR THIS SITE WILL BE PROVIDED BY TIDEWATER UTILITIES, INC.
 - ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
 - THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODOORS. THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME OPERATIONS, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
 - THIS SITE CONTAINS REGULATED WETLANDS. ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE.
 - THE PROPERTY WILL BE BUILT AS TWO PHASES.
 - THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
 - ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDDED.
 - THE PROPOSED ENTRANCES/EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
 - A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
 - MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
 - ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF "DELAWARE TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS."
 - DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."
 - NO BUILDING PERMIT SHALL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE PERMIT WILL BE ISSUED IN A MANNER ACCEPTABLE BY 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 REQUIRED IMPROVEMENT.
 - ALL PROPOSED FOREST BUFFERS AND OPEN SPACE ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
 - CUL DE SAC SHALL HAVE A PAVED RADIUS OF 38' AND PARKING IS PROHIBITED ON CUL DE SAC. ALL ACCESS TO DWELLINGS SHALL BE CLEARED A MINIMUM OF 18' WIDE.
 - ALL SINGLE FAMILY HOMES TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF THREE STORIES, NOT TO EXCEED 42'.
 - THE SIDEWALK AND MULTI-USE PATH SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
 - THE SIDEWALK AND MULTI-USE PATHS WILL HAVE A 2% SLOPE (MAXIMUM).
 - RECREATIONAL FACILITIES AND AMENITIES SHALL BE CONSTRUCTED AND OPEN TO USE BY RESIDENTS OF THE DEVELOPMENT WITHIN 2 YEARS OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
 - CONSTRUCTION, SITE WORK, GRADING, AND DELIVERIES OF CONSTRUCTION MATERIALS, LANDSCAPING MATERIALS AND FILL ON, OFF OR TO THE PROPERTY SHALL ONLY OCCUR FROM MONDAY THROUGH SATURDAY, AND ONLY BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M.



ADJOINING OWNERS DATA		
PARCEL	OWNER(S)	DEED
177.02	RAY G., Jr and CHRISTINA M. TROUT	XXXX / XXX
178	ANTHONY C. and ANGELA C. MILLER	2122 / 200
178.01	SUSSEX COUNTY, DELAWARE	2052 / 177
179	RICHARD C. and JANIE M. MILLER	2215 / 152
180	MONROE E. BRITTINGHAM, Jr.	2954 / 077
181	ELIZABETH RICH	WB 270 / 101
182	IONA and RUSHTON WHITE	XXXX / XXX
183	JUDITH NORWOOD	XXXX / XXX
184	RAYMOND F. HONG	2569 / 328
185	CEYLON S. and CYNTHIA S. REINARD	1985 / 053
186	GERTRUDE HARMON	2001 / 238
187	LISA Z. MAKER	3080 / 017
188	GEORGE L. and CATHARINE E. BUNDICK	XXXX / XXX
189	BEATRICE MASON WILT BANK	XXXX / XXX

ABBREVIATIONS	
ADT	- ANNUAL AVERAGE DAILY TRAFFIC
ADT	- AVERAGE DAILY TRAFFIC
AC	- ACRES
B.L.	- BUILDING RESTRICTION LINE
CB	- CATCH BASIN
CL	- CENTER LINE
CN	- CURVE NUMBER
C.F.	- CUBIC FEET
CMF	- CONCRETE MONUMENT FOUND
CMF	- CORRUGATED METAL PIPE
CO	- CONCRETE MONUMENT SET
CO	- CLEANOUT
DE RTE.	- DELAWARE ROUTE
DET.	- DETAIL
ESMT.	- EASEMENT
EX	- EXISTING
F.F.	- FIRST FLOOR ELEVATION
HC	- HANDICAP (RAMPS OR PARKING SPACES)
HYD	- FIRE HYDRANT
I.L.	- INVERT LINE
I.O.	- INVERT OUT
IPF	- IRON PIPE FOUND
IPS	- IRON PIPE SET
LAT.	- SANITARY SEWER LATERAL CONNECTION
MAX.	- MAXIMUM
MIN.	- MINIMUM
N-12 ADS	- ADVANCED DRAINAGE SYSTEMS N-12 PLASTIC PIPE
NF	- NOW OR FORMERLY (REFERRING TO OWNERSHIP)
NTS	- NOT TO SCALE
P.E.	- PROFESSIONAL ENGINEER
P.L.S.	- PROFESSIONAL LAND SURVEYOR
PL	- PROPERTY LINE
PO	- PORTION OF (PARCEL)
PROP.	- PROPOSED
PVC	- POLY-VINYL CHLORIDE
PAVMT.	- PAVEMENT
RCP	- REINFORCED CONCRETE PIPE
R.O.W.	- RIGHT OF WAY
SAN. SEW.	- SANITARY SEWER
S.C.R.	- SUSSEX COUNTY ROUTE
S.F.	- SQUARE FEET
S.N.	- STRUCTURAL NUMBER (PAVING)
STA	- STATION
STM. SEW.	- STORM SEWER
TYP.	- TYPICAL
WAT.	- WATER
WM	- WATER METER
W.V.	- WATER VALVE



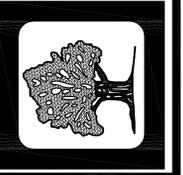
KEY PLAN

REVISIONS

PRELIMINARY SUBDIVISION PLAN

DEEP VALLEY FARM
LEWES and REHOBOTH HUNDRED, SUSSEX CO., DELAWARE

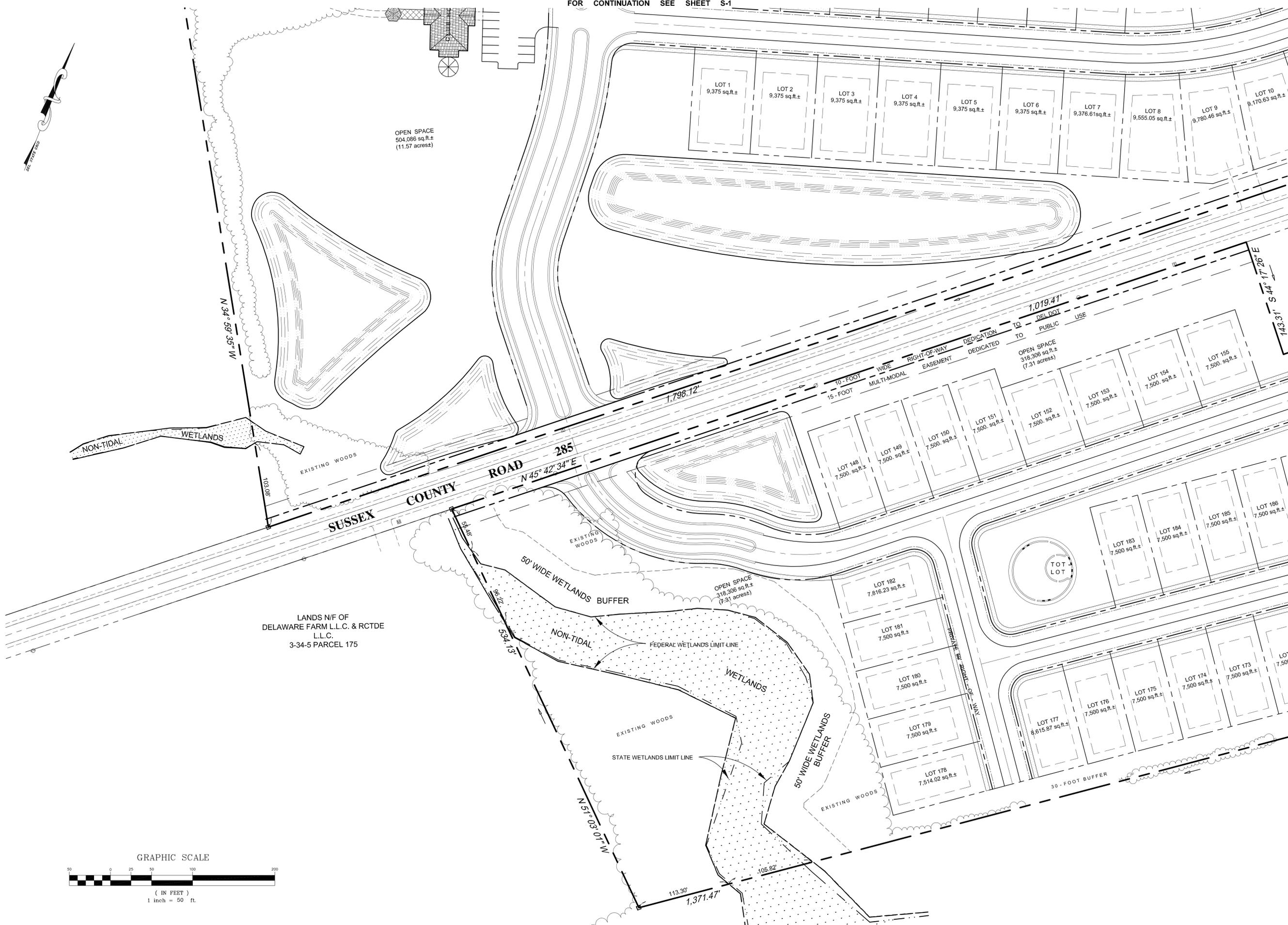
DC GROUP
DESIGN CONSULTANTS GROUP, L.L.C.
18072 Davidson Drive
Milton, DE 19968
www.dcingr.com
Fax: 684-8054
SURVEYING • LAND PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE



DESIGNED BY: M.H. DAVIDSON
SURVEYED BY: D.C. GROUP, L.L.C.
DRAWN BY: K.M. DAVIDSON
CHECKED BY: M.H./H.E./J.S./K.C.
JOB #: S.040325-AERIALS
SCALE: 1" = 200'
TAX MAP: 3-34.5, Parcels 176 & 177
DATE: 02 FEBRUARY 2009
SHEET NO: G 2

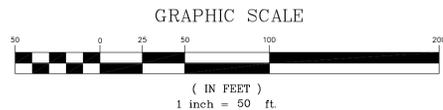
FOR CONTINUATION SEE SHEET S-1

REVISIONS



OPEN SPACE
504,086 sq.ft.±
(11.57 acres)

LANDS N/F OF
DELAWARE FARM L.L.C. & RCTDE
L.L.C.
3-34-5 PARCEL 175



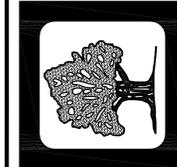
FOR CONTINUATION SEE SHEET S-4

PRELIMINARY SUBDIVISION PLAN

PROJECT:
DEEP VALLEY FARM
LEWES and REHOBOTH HUNDRED, SUSSEX CO., DELAWARE



DESIGN CONSULTANTS GROUP, L.L.C.
www.dcgengineering.com
18072 Davidson Drive
Milton, DE 19968
(302) 684-8030
FAX: 684-8054



DESIGNED BY: D. C. Group, L.L.C.
SURVEYED BY: D. C. Group, L.L.C.
DRAWN BY: K.M. DAVIDSON
CHECKED BY: M.H.D./E.J.S./K.C.
JOB #: S-040328-AERIALS

SCALE: 1" = 50'
TAX MAP: 3-34-5, Parcels 176 & 177
DATE: 02 FEBRUARY 2009

SHEET NO: **S 3**

REVISIONS

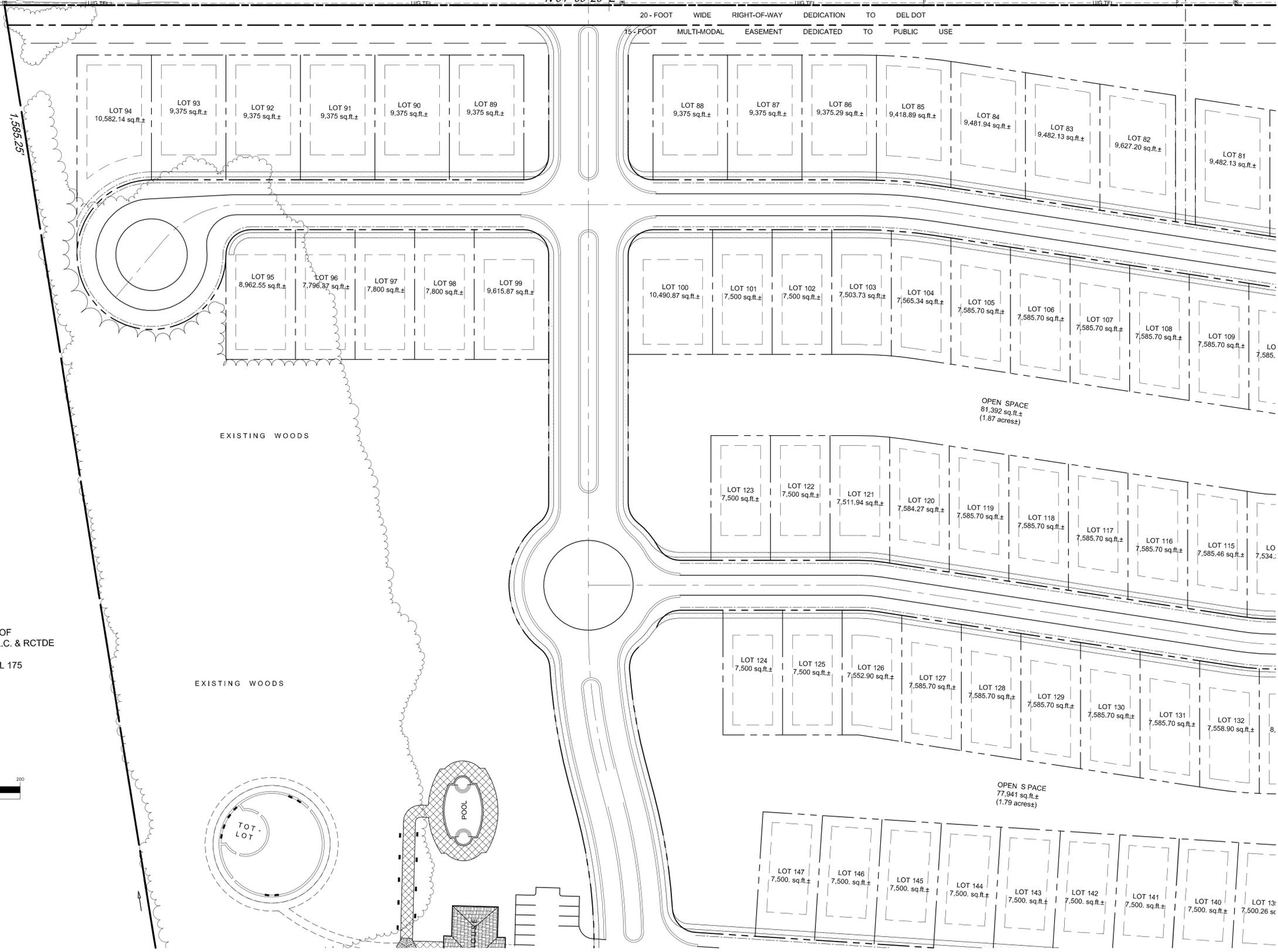
THE VINEYARDS AT NASSAU VALLEY

LEWES - GEORGETOWN HIGHWAY

60' RIGHT

N 64° 09' 20" E

20-FOOT WIDE RIGHT-OF-WAY DEDICATION TO DEL DOT
 15-FOOT MULTI-MODAL EASEMENT DEDICATED TO PUBLIC USE



LANDS N/F OF
 DELAWARE FARM L.L.C. & RCTDE
 L.L.C.
 3-34-5 PARCEL 175

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

FOR CONTINUATION SEE SHEET S-2

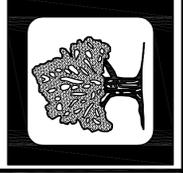
FOR CONTINUATION SEE SHEET S-3

PRELIMINARY SUBDIVISION PLAN

DEEP VALLEY FARM
 LEWES and REHOBOTH HUNDRED, SUSSEX CO., DELAWARE

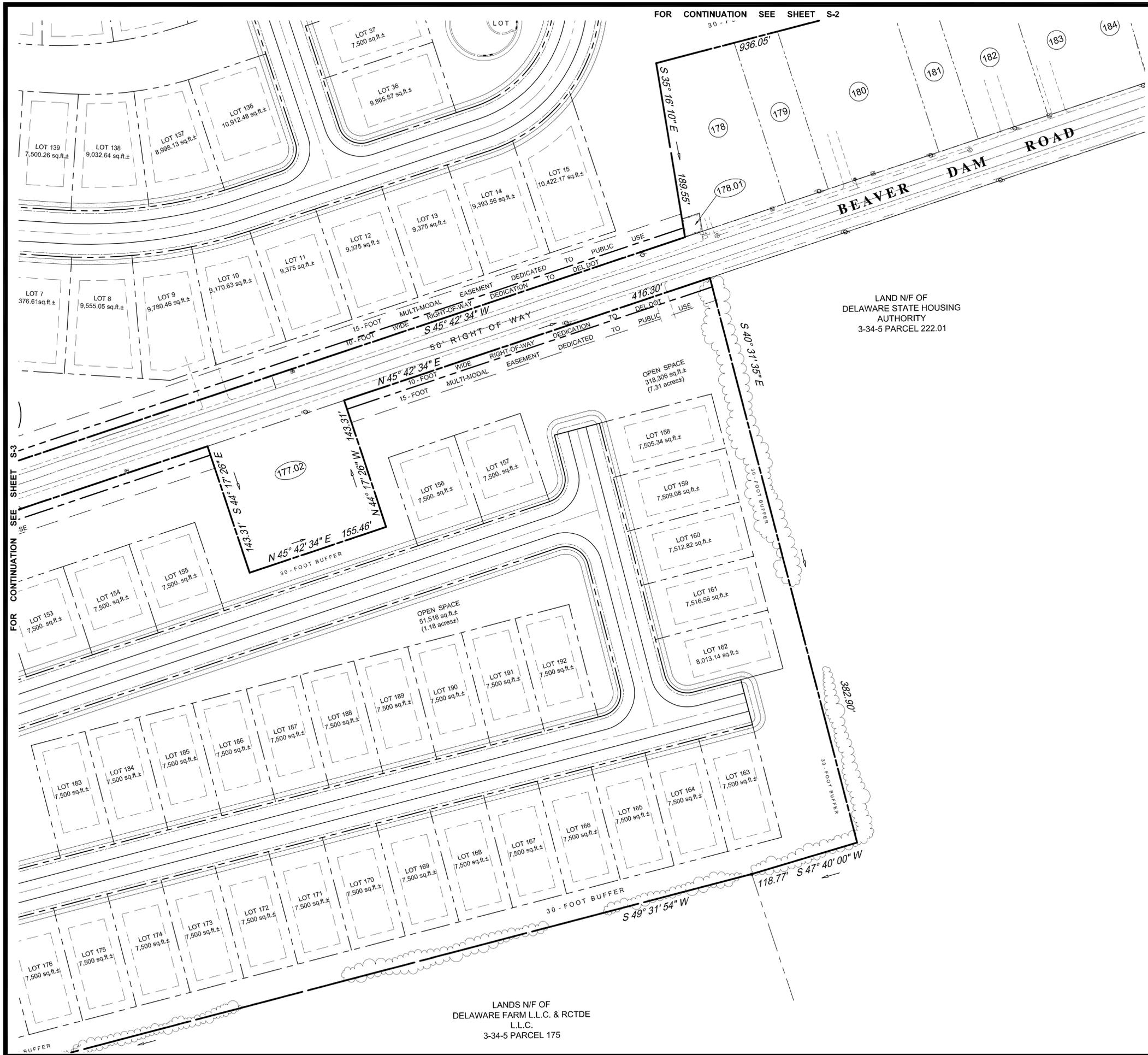
DC GROUP

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 SURVEYING • LAND PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE



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 SURVEYED BY: D. C. Group, L.L.C.
 DRAWN BY: K.M. DAVIDSON
 CHECKED BY: M.H.D./H.F.J./S.K.C.
 JOB #: S-040325-AERIALS
 SCALE: 1" = 50'
 TAX MAP: 3-34-5, Parcels 176 & 177
 DATE: 02 FEBRUARY 2009

SHEET NO: S 1



FOR CONTINUATION SEE SHEET S-2
30'-1"

FOR CONTINUATION SEE SHEET S-3

LAND N/F OF
DELAWARE STATE HOUSING
AUTHORITY
3-34-5 PARCEL 222.01

LANDS N/F OF
DELAWARE FARM L.L.C. & RCTDE
L.L.C.
3-34-5 PARCEL 175

REVISIONS

NO.	DATE	DESCRIPTION

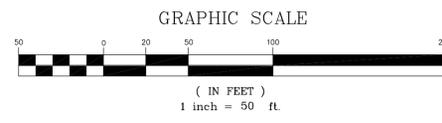
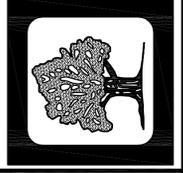
PRELIMINARY SUBDIVISION PLAN

DEEP VALLEY FARM

LEWES and REHOBOTH HUNDRED, SUSSEX CO., DELAWARE

DC GROUP

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JOB #: S_040328-AERIALS
SCALE: 1" = 50'
TAX MAP: 3-34-5, Parcels 176 & 177
DATE: 02 FEBRUARY 2009

SHEET NO: S 4

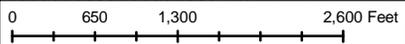
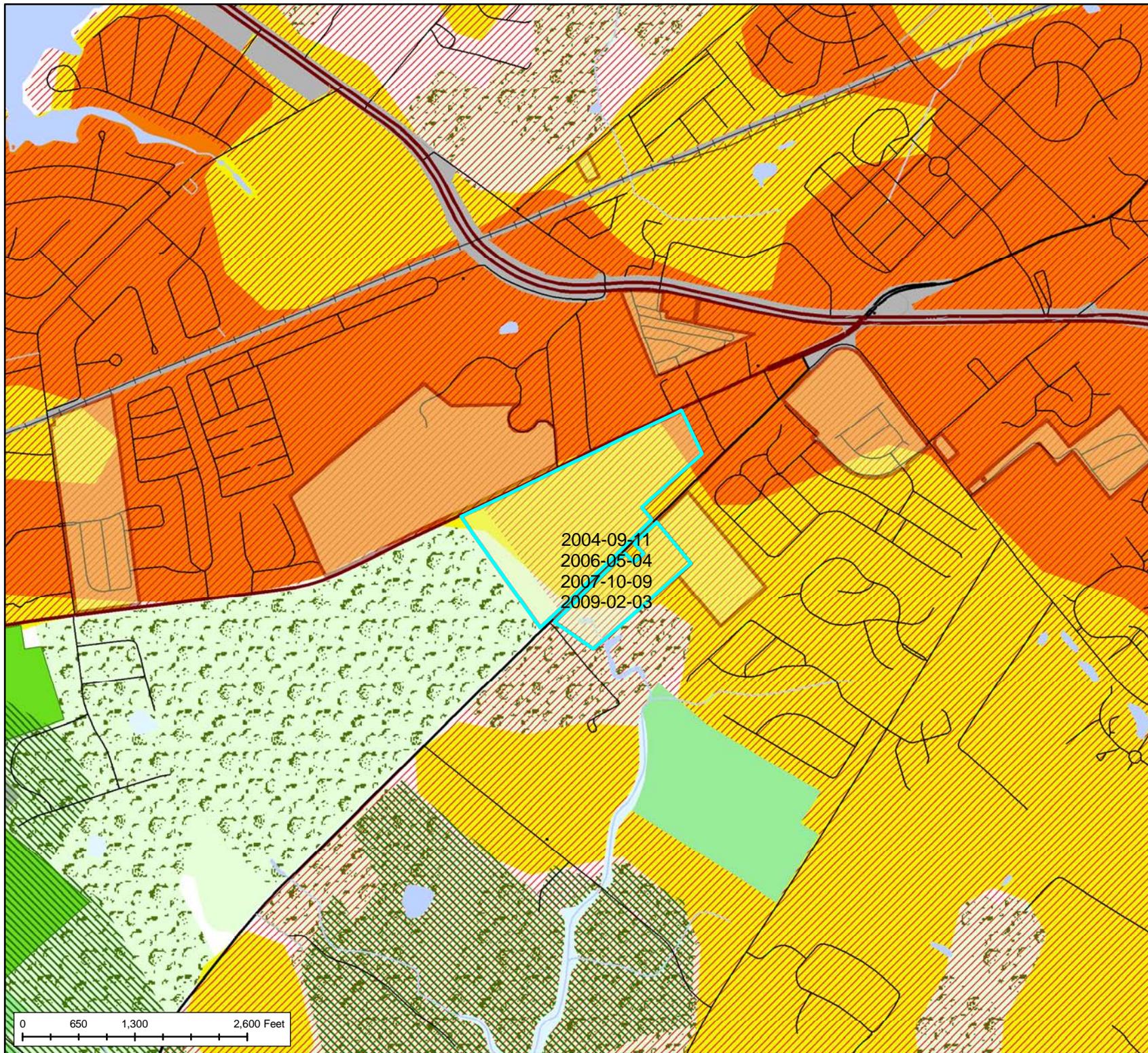
Preliminary Land Use Service (PLUS)

Deep Valley Farms
2009-02-03

- 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)



1:18,000

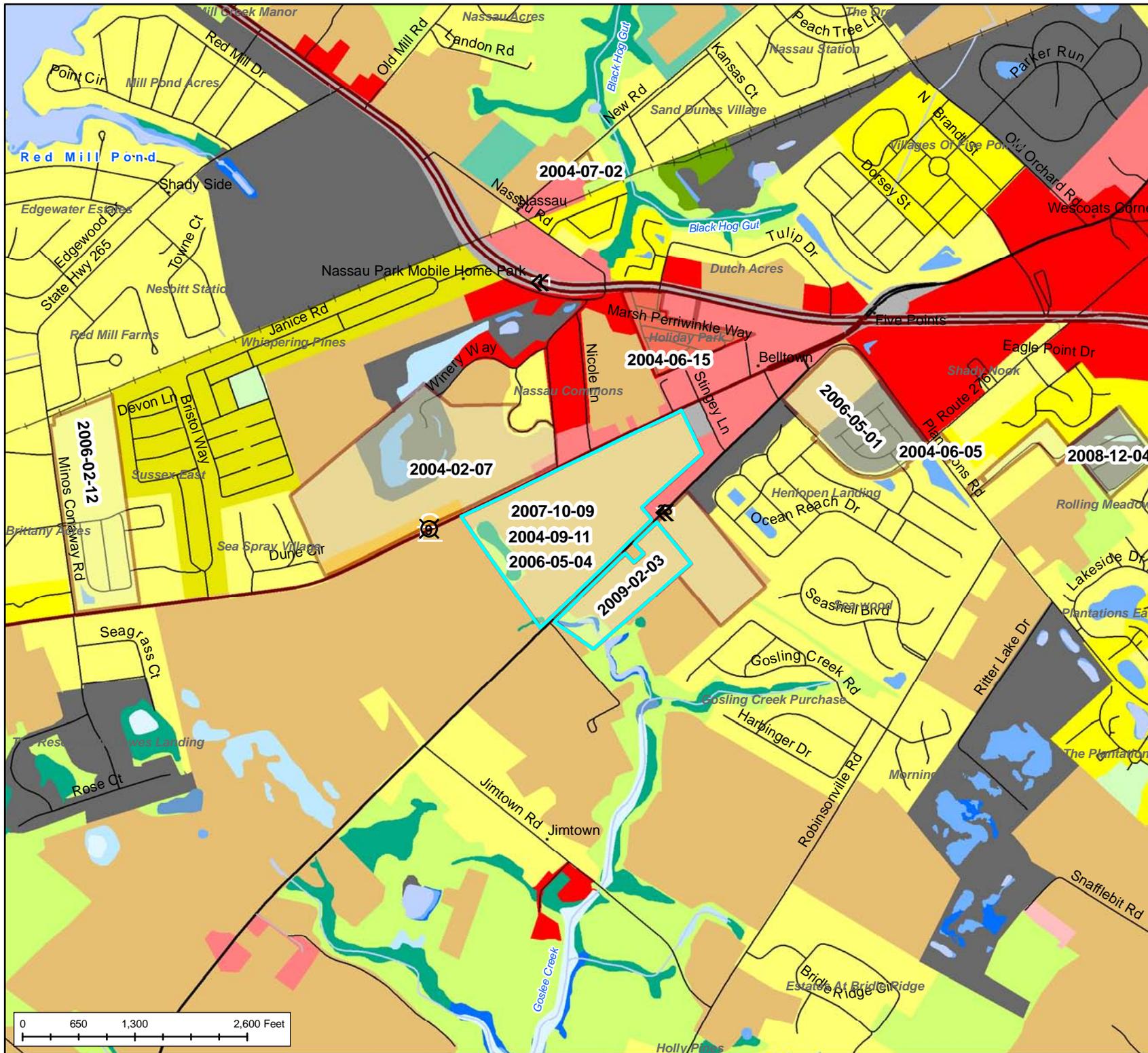


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Preliminary Land Use Service (PLUS)

Deep Valley Farms
2009-02-03

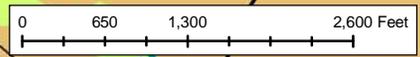


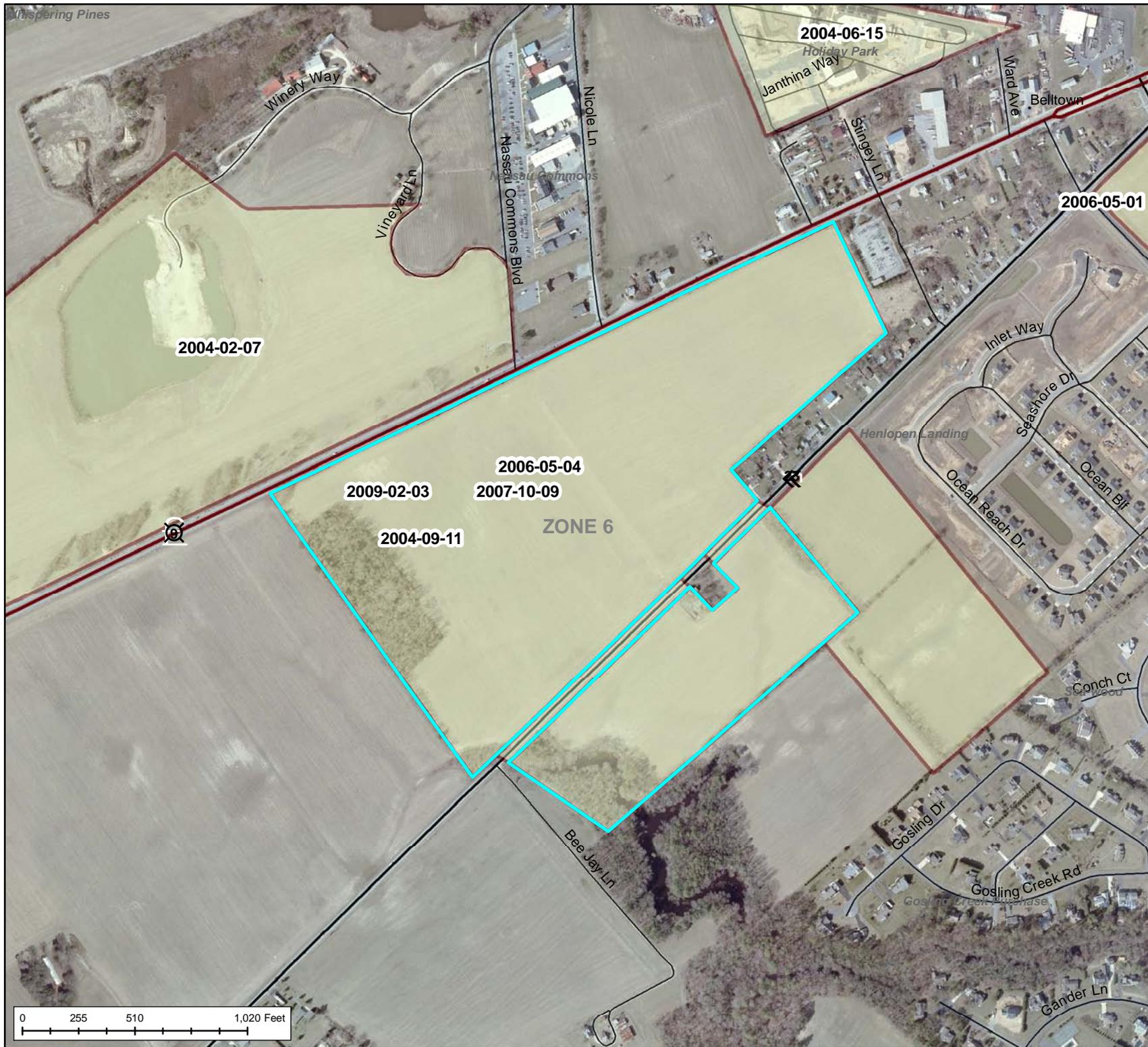
- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

1:18,000



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Preliminary Land Use Service (PLUS)

Deep Valley Farms
2009-02-03

- Project Areas
- Municipalities

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

1:7,000



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