

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: **Forest Landing**

2. Location (please be specific): **Located on North Old State Highway in Sussex County, just north of the Town of Ellendale.**

3. Parcel Identification #: **230-19.00-112.00 & 230-20.00-12.00** 4. County or Local Jurisdiction Name: **Sussex County**

5. Owner's Name: **Delmarva Woodlands Alliance Hilton, LLC**

Address: **55 Cascade Lane**

City: **Rehoboth Beach**

State: **DE**

Zip: **19971**

Phone: **302.227.3573**

Fax: **302.227.6349**

Email:

6. Applicant's Name: **Delmarva Woodlands Alliance Hilton, LLC**

Address: **55 Cascade Lane**

City: **Rehoboth Beach**

State: **DE**

Zip: **19971**

Phone: **302.227.3573**

Fax: **302.227.6349**

Email:

7. Project Designer/Engineer: **Element**

Address: **18335 Coastal Highway, Suite C**

City: **Lewes**

State: **DE**

Zip: **19958**

Phone: **302.645.0777**

Fax: **302.645.0177**

Email: **doug@elementdg.com**

8. **Please Designate a Contact Person, including phone number, for this Project: Douglas M. Warner, P.E. 302.645.0777**

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: The proposed subdivision is planned as a Residential Planned Community consisting of 399 total units (259 townhome attached lots, 24 twinhome attached lots and 116 single family lots). <i>Annexation into the Town of Ellendale is being actively pursued – it is requested that this application be reviewed as if the parcel has been annexed into the Town.</i> It has been discussed with the Town that they will annex Forest Landing with preliminary approval from Sussex County and the annexation of parcel 230-26.00-75.00 to the south of the property.	
11. Area of Project(Acres +/-): 126.86 +/- 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 checked="" type="checkbox"/> Investment Level 3 <input checked="" type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only) (Partially in both Levels)	
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: GR (parcel 230-19.00-112.00) AR-1 (parcel 230-20.00-12.00)	15. Proposed Zoning: RPC on the GR parcel only
16. Present Use: Farmed/Wooded	17. Proposed Use: Residential Planned Community with 399 total units on the GR parcel only. AR-1 parcel to remain undeveloped.
If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Site was previously a timber farm. There are no known chemical or hazardous substances.	
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"/> (Annexation into the Town of Ellendale is being pursued) 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 type="checkbox"/>	
19. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities (in preliminary negotiations; to be coordinated with the Town and County water services areas) 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? TBD How will this demand be met? TBD	
20. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities (in preliminary negotiations; to be coordinated with the Town and County sanitary sewer districts)	
21. If a site plan please indicate gross floor area: N/A	
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: **399** Gross Density of Project: **3.17 Units/Acre**
Net Density **6.25 Units/Acre (excludes undeveloped AR-1 parcel and right-of-way and cemetery area on the GR developed portion)**

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: **399**

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 **280**

Move-up buyer – if checked, how many units **119**

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%**
Square Feet:

Proposed Use: % of Impervious Surfaces: **38.4% (includes right-of-way, building, amenity, stormwater areas and estimated driveway/parking area)**

Square Feet: **48.33 ac**

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

How much forest land is presently on-site? **120 +/- ac** How much forest land will be removed? **75 +/- ac**

Site is a former timber farm. Current tree cover consists of less than mature regrowth from the timber farming.

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 **N/A**
 Non-tidal Acres

If "Yes", have the wetlands been delineated? Yes No **N/A**

Has the Army Corp of Engineers signed off on the delineation? Yes No **N/A**

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

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) **N/A**

If "Yes", have the water bodies been identified? Yes No **N/A**

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: **N/A**

32. List the proposed method(s) of stormwater management for the site: **Wet and/or dry ponds; infiltration/ green BMP's if feasible.**

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.): **Tributary to Cedar Creek**

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? **84.65 Acres (Excludes right-of-way, building, and estimated driveway/parking area)**

The AR-1 parcel (44.16 Acres) is remaining undeveloped and the wooded area will be enhanced to provide a natural setting for the community. The remaining open space (40.49 Acres) will be dispersed throughout the developed GR parcel.

Open space proposed (not including stormwater management ponds and waste water disposal areas) **79.32 Acres**

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 (amenities), passive recreation (trails through wooded parcel), archeological protection (existing cemetery) and stormwater management (facilities that will also function as a site amenity).**

Where is the open space located? **Throughout the planned community and the remaining wooded parcel.**

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? **Adjacent property (230-19.00-104.00) is State Forest**

35. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they?

<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected 45 +/- acres of woods (parcel 230-20.00-12.00)</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 A combination of DNREC and SCD approved BMP's will be implemented. The focus will be on green BMP's for water quality management. Wet and/or dry ponds to be implemented as necessary for quantity control. All applicable erosion and sediment measures (per SCD).</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies N/A</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> <p>Nuisance species control will be implemented through proper BMP and vegetation design. The onsite practices will be continuously maintained via a HOA controlled maintenance program with an approved subcontractor.</p>
<p>38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 3,700 trips/day (approximate). A Traffic Impact Study was completed by Orth-Rodgers Associates, Inc. on September 11, 2008 and has been reviewed and accepted by the Delaware Department of Transportation.</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? N/A (residential)</p>
<p>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 entrance on north Old State Road (Sussex County Road #213; two lane highway). Two existing 11' +/- travel lanes (one northbound, one southbound); no shoulders. Entrance and road frontage will be designed with standard DeIDOT required improvements at final design.</p>
<p>40. Will the street rights of way be public, private, or town? Private (unless site is annexed into the Town of Ellendale, in which case they will be dedicated to the Town)</p>
<p>41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>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. Potential connection with the adjacent property to the south (parcel 230-26.00-75.00). Forest Landing has been designed with two future vehicular connection points to this adjacent property. If the adjacent property is developed it can easily be connected to Forest Landing, which will create direct connection with the Town of Ellendale.</p>
<p>43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Large connectivity is possible if the parcel to the south is developed. This connectivity could permit a bike/pedestrian network to Ellendale proper.</p>

44. Is this site in the vicinity of any known historic/cultural resources or sites Yes No **(existing cemetery)**

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 **(An existing cemetery exists on the site, but will not be affected by the site's development. A minimum 30' buffer will be provided around the cemetery's perimeter.**

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

45. Are any federal permits, licensing, or funding anticipated? Yes No

46. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

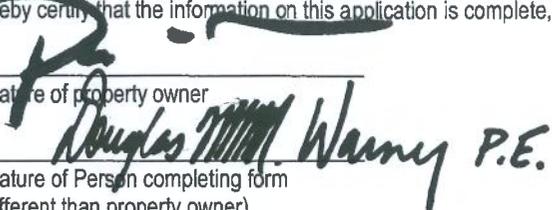
Yes No

If yes, please List them: **Solid waste will be generated during building construction, however it is not anticipated that any special permits will be required for disposal.**

47. Please make note of the time-line for this project: **Build-out 2018.**

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

Signature of property owner


Douglas M. Wainy P.E.

4-30-09

Date

Signature of Person completing form
(If different than property owner)

04-30-09

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.**



EXHIBIT H: Proposed Plan
PLUS REVIEW : MAY 2009
e0725 Forest Landing - Sussex County, DE

SITE DATA	
TAX MAP INFORMATION	230-19.00-112.00/230-20.00-12.00
EXISTING ZONING	GR, GENERAL RESIDENTIAL/AR-1, AGRICULTURAL RESIDENTIAL
EXISTING SITE AREA	126.86 ± ACRES
PROPOSED SITE AREA	125.94 ± ACRES (20' DELDOT DEDICATION)
EXISTING SITE USE	FARMED
PROPOSED SITE USE	RESIDENTIAL PLANNED COMMUNITY; 399 UNITS TOTAL; 259 TOWNHOME ATTACHED LOTS ((37) 7 UNIT BUILDINGS); 24 TWINHOME ATTACHED LOTS ((12) 2 UNIT BUILDINGS); 116 SINGLE FAMILY UNITS ((96) 36'x60' UNIT BUILDINGS, (20) 44'x60' UNIT BUILDINGS)
PROPOSED R.O.W. AREA	17.92± ACRES (14.22% OF TOTAL SITE AREA)
PROPOSED DRIVEWAY/PARKING AREA	8.00± (ESTIMATED) ACRES (6.35% OF TOTAL SITE AREA)
PROPOSED BUILDING AREA	15,37± ACRES (12.20% OF TOTAL SITE AREA)
PROPOSED AMENITY AREA	1.71± ACRES (2.19% OF TOTAL SITE AREA)
PROPOSED BUFFER AREA	5.35± ACRES (4.24% OF TOTAL SITE AREA)
EXISTING WETLAND AREA	N/A
PROPOSED OPEN SPACE	84.65± ACRES (67.21% OF SITE AREA INCLUDING BUFFER, AMENITY, SWM AND LANDSCAPED AREAS)
GROSS DENSITY	3.17 UNITS/ACRE

BULK REQUIREMENTS*		
SETBACKS	REQUIRED	PROVIDED (MIN.)
FRONT	≥40' SUM OF FRONT AND REAR	20'
SIDE	20'	20'
REAR	≥40' SUM OF FRONT AND REAR	20'
SIZE		
WIDTH	16'	27.5'
DEPTH	N/A	N/A

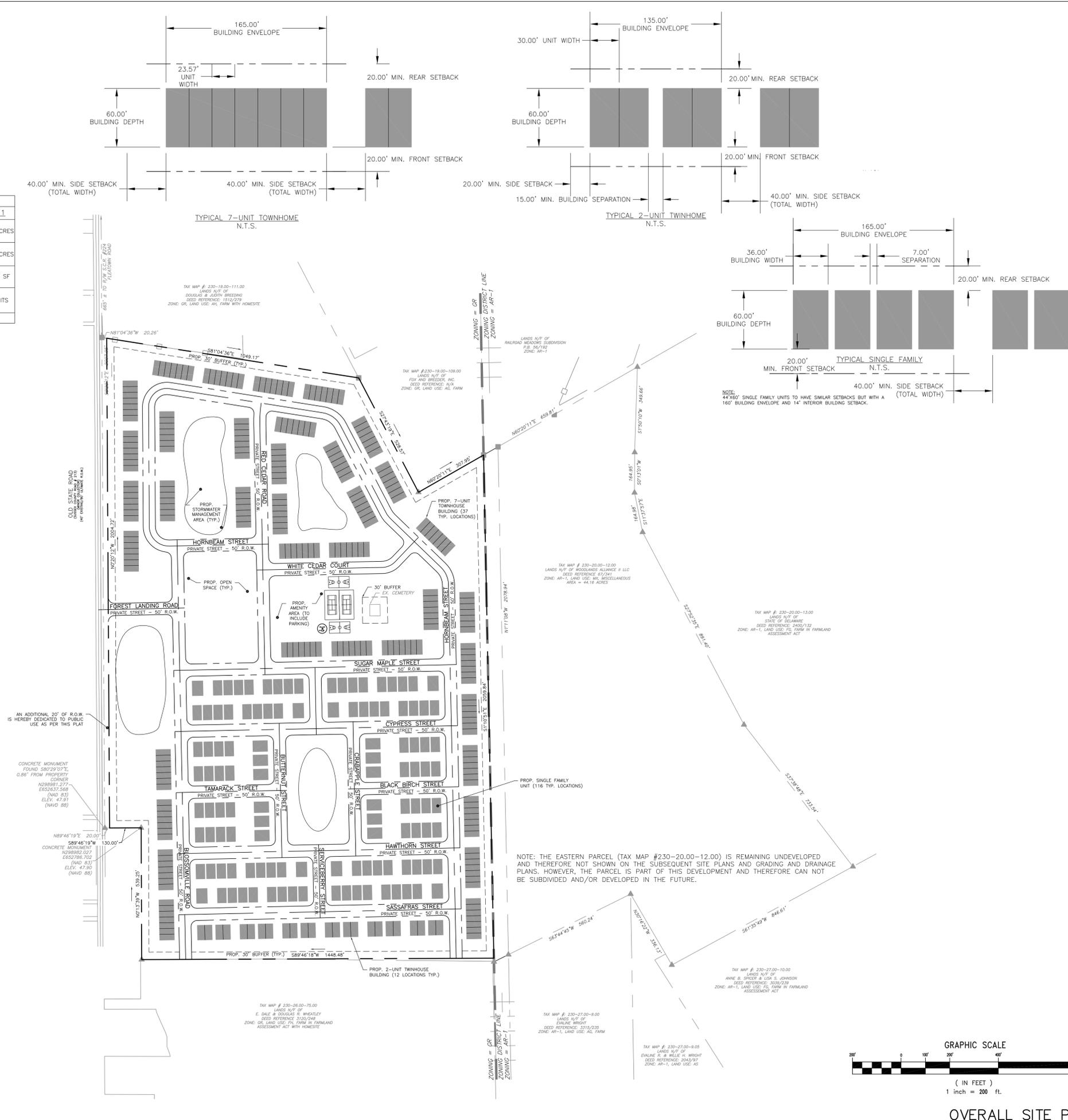
PERMITTED DENSITY		
	GR	AR-1
GROSS AREA	82.70 ACRES	44.16 ACRES
NET DEVELOPMENT AREA	70.48 ACRES	44.16 ACRES
MINIMUM LOT SIZE	10,000 SF	20,000 SF
PERMITTED NUMBER OF UNITS	307 UNITS	96 UNITS
TOTAL	403 UNITS	

NOTES:
 1. BULK REQUIREMENTS REPRESENT THE GENERAL RESIDENTIAL REGULATIONS WITH A RESIDENTIAL PLANNED COMMUNITY OVERLAY AND THE TOWNHOUSE REGULATIONS.
 2. ALL UNITS TO BE CONDOMINIUMIZED AND THEREFORE INTERIOR LOT LINES ARE SHOWN. DUE TO CONDOMINIUMIZATION, ALL SINGLE FAMILY UNITS FOLLOW THE TOWN HOUSE CODES OF FRONT, REAR, AND SIDE SETBACKS AND THE OVERALL SEPARATION DISTANCE OF 145' PRIOR TO SITE SETBACKS BEING REQUIRED.
 3. THE PORTION OF THE SITE WITHIN THE AR-1 ZONE IS REMAINING UNDEVELOPED.

PARKING	
REQUIRED:	
	283, 3 BEDROOM UNITS 2 SPACES/UNIT X 200 UNITS + [(283 - 200) X 20% REDUCTION X 2 SPACES] = 533 SPACES
PROVIDED:	533 SPACES (DRIVEWAY AND/OR GARAGE SPACES)
NOTES:	
	1. PARKING TABULATED FOR SINGLE FAMILY ATTACHED UNITS. ALL DETACHED LOTS TO PROVIDE AT MINIMUM 1 GARAGE AND 1 DRIVEWAY PARKING SPACE. 2. IF TOWNHOUSES AND TWINHOMES DO NOT HAVE DRIVEWAYS AND GARAGES THE EQUIVALENT AMOUNT OF ON-STREET PARKING SHALL BE PROVIDED.

BUILDING DATA					
BUILDING TYPE	NUMBER OF BUILDINGS	NUMBER OF UNITS PER BUILDING	NUMBER OF UNITS PER BUILDING TYPE	BUILDING FOOTPRINT	TOTAL BUILDING FOOTPRINT AREA
TOWNHOME	37	7	259	9,900 sf	366,300 sf
TWINHOME	12	2	24	3,600 sf	43,200 sf
SINGLE FAMILY	116	1	116	2,160 sf (36'x60')	207,360 sf
				2,640 sf (44'x60')	52,800 sf
		TOTAL # OF UNITS	399	TOTAL AREA	669,660 sf

- NOTES:
- THE SUBDIVISION INFORMATION SHOWN HEREON WAS PREPARED BASED ON A SURVEY TITLED "ADDITIONAL TOPOGRAPHIC SURVEY FOR HILTON," PERFORMED BY MILLER LEWIS, INC., DATED JULY 5, 2007.
 - THIS SITE IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP #10005C0133J PANEL 133 OF 660. PORTIONS OF THE SITE ARE IN AN AREA DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOODPLAIN (ZONE X, UNSHADOWED).
 - DRAINAGE, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT & STORMWATER REGULATIONS (LATEST EDITION). MAINTENANCE OF DRAINAGE, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PRACTICES WILL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THE PROJECT, INCLUDING CONSTRUCTION OF THE UTILITIES. WHEN THE PERMANENT DRAINAGE AND STORMWATER MANAGEMENT PRACTICES HAVE BEEN COMPLETED TO THE SATISFACTION OF THE APPLICABLE AGENCIES, MAINTENANCE WILL ULTIMATELY BECOME THE RESPONSIBILITY OF THE PROPERTY OWNERS/HOMEOWNERS ASSOCIATION.
 - SEDIMENT AND EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK (LATEST EDITION). THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURE AS DEEMED NECESSARY.
 - ACCESS TO ALL THE BUILDINGS SHALL BE FROM THE SITE ENTRANCE ON OLD STATE ROAD (COUNTY ROAD #213) ONLY.
 - ENTRANCE/EXIT FACILITIES ARE SUBJECT TO THE FINAL APPROVAL OF THE DELAWARE DEPARTMENT OF TRANSPORTATION, AND/OR SUSSEX COUNTY.
 - ALL NEWLY CREATED STREETS ARE TO BE PRIVATE RIGHT-OF-WAYS AND WILL ULTIMATELY BE MAINTAINED BY THE PROPERTY OWNERS/HOMEOWNERS. IN ADDITION TO THE STREETS, THE PROPERTY OWNERS/HOMEOWNERS ASSOCIATION SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVE AISLES, PARKING AREAS, AND ALL OPEN SPACE, INCLUDING STORMWATER MANAGEMENT, COMMON, BUFFER AND LANDSCAPED AREAS.
 - ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
 - WATER SUPPLY FOR THIS SITE IS TO BE PROVIDED BY TIDEWATER UTILITIES AND IS SUBJECT TO THE APPROVAL OF THE DIVISION OF PUBLIC HEALTH AND THE UTILITY PROVIDER.
 - WASTEWATER TREATMENT FOR THIS SITE IS TO BE PROVIDED BY TIDEWATER UTILITIES, AND IS SUBJECT TO THE APPROVAL OF THE SUSSEX COUNTY DEPARTMENT OF PUBLIC WORKS AND THE UTILITY PROVIDER.
 - ALL BUILDINGS TO BE OF WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF THREE STORIES, NOT TO EXCEED 42'.
 - PRELIMINARY SOIL INVESTIGATIONS INDICATE THE PRESENCE OF SOIL TYPE RoA, RkA, W6A, F6A, AND K6A PER GIS INFORMATION OBTAINED FROM THE NATURAL RESOURCES CONSERVATION SERVICE'S SOIL SURVEY GEOGRAPHIC DATABASE.
 - ZONING AND PRESENT LAND USE INFORMATION FOR ADJOINING PROPERTIES OBTAINED FROM THE SUSSEX COUNTY ONLINE MAP AND ARE CURRENT TO THE DATE NOTED ON THIS PRELIMINARY SUBMITTAL.
 - SEE THE GRADING AND DRAINAGE PLAN FOR THE TYPICAL ROAD CROSS SECTION DETAIL.
 - ALL PROPERTY BOUNDARIES ADJACENT TO AGRICULTURAL LANDS SHALL HAVE AT MINIMUM A 30' FORESTED BUFFER.
 - ALL UNITS ARE TO BE CONDOMINIUMIZED WITH THE LAND BELONGING TO THE HOMEOWNERS ASSOCIATION/OVERALL PROPERTY OWNER. THEREFORE NO INTERIOR LOT LINES ARE SHOWN.



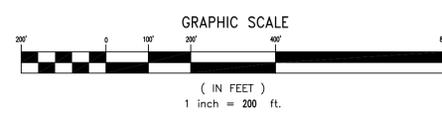
PLAN STATUS	
REV.	DATE
1	20 Apr 09
	BY GBS
	CHANGE REV. PER NEW LAYOUT

PRELIMINARY SUBDIVISION PLAN
 FOREST LANDING
 TAX MAP #: 230-19.00-112.00; 230-20.00-12.00
 CEDAR CREEK HUNDRED
 SUSSEX COUNTY, DELAWARE

ELEMENT
 18535 coastal highway suite c
 lewes, de 19958
 p.502.645.0777
 f.502.645.0177
 www.elementdg.com

Douglas M. Warner, PE
 DE PE 1058

PSN	DRW	CHKD
SBH	GBS	DMW
SCALE:	1" = 200'	
JOB No.	e0725	
DATE:	16 Nov 07	
FILE:	e0725.p	
SHEET:	3 of 7	



OVERALL SITE PLAN

Preliminary Land Use Service (PLUS)

Forest Landing
PLUS 2009-05-06

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

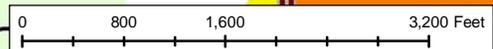
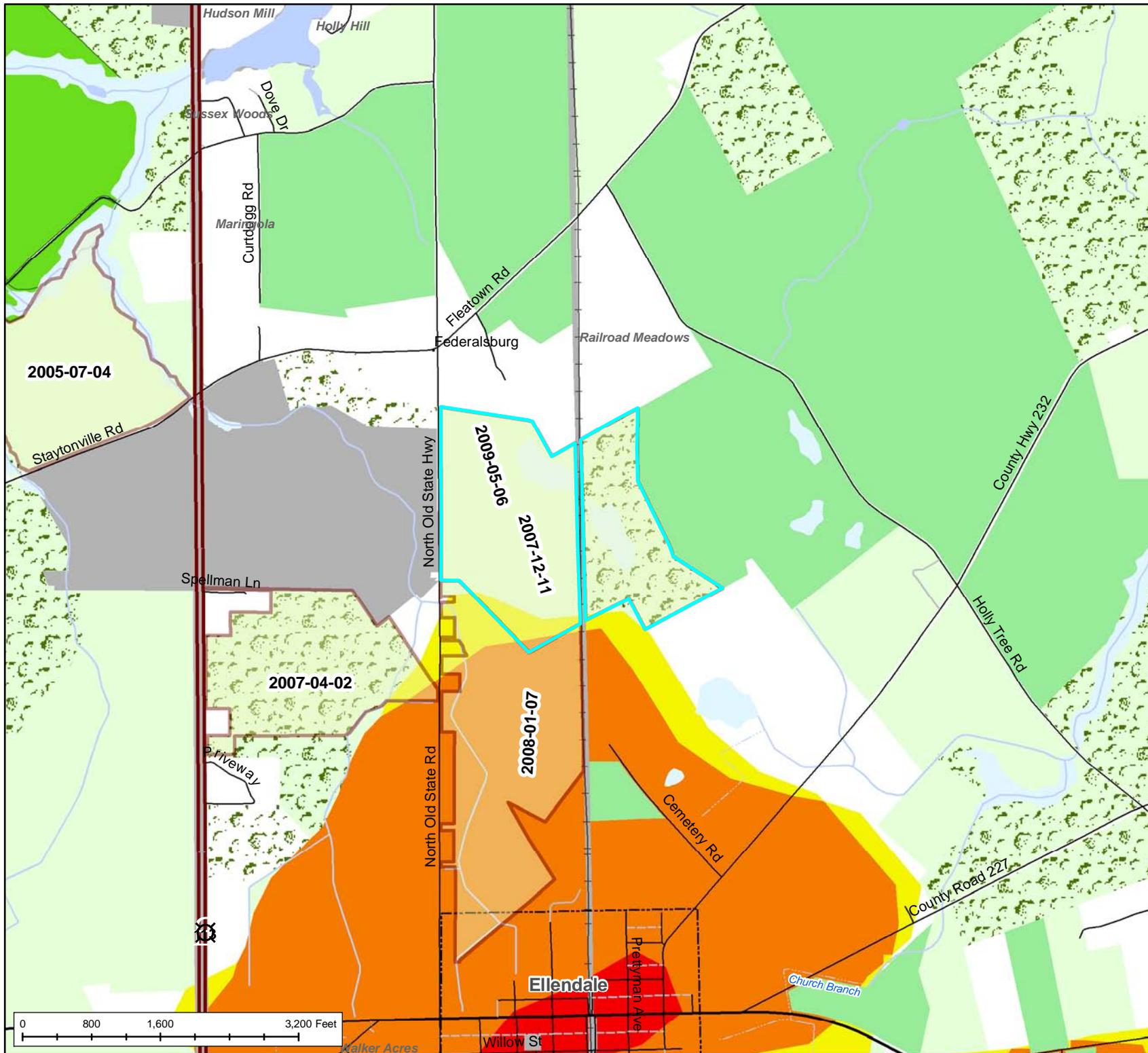
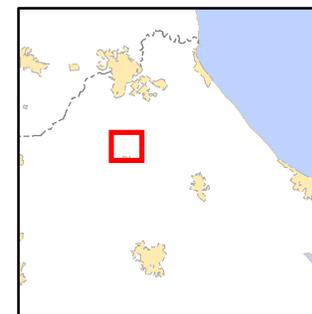
State Strategies

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

1:18,000



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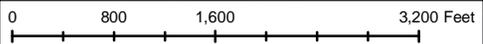
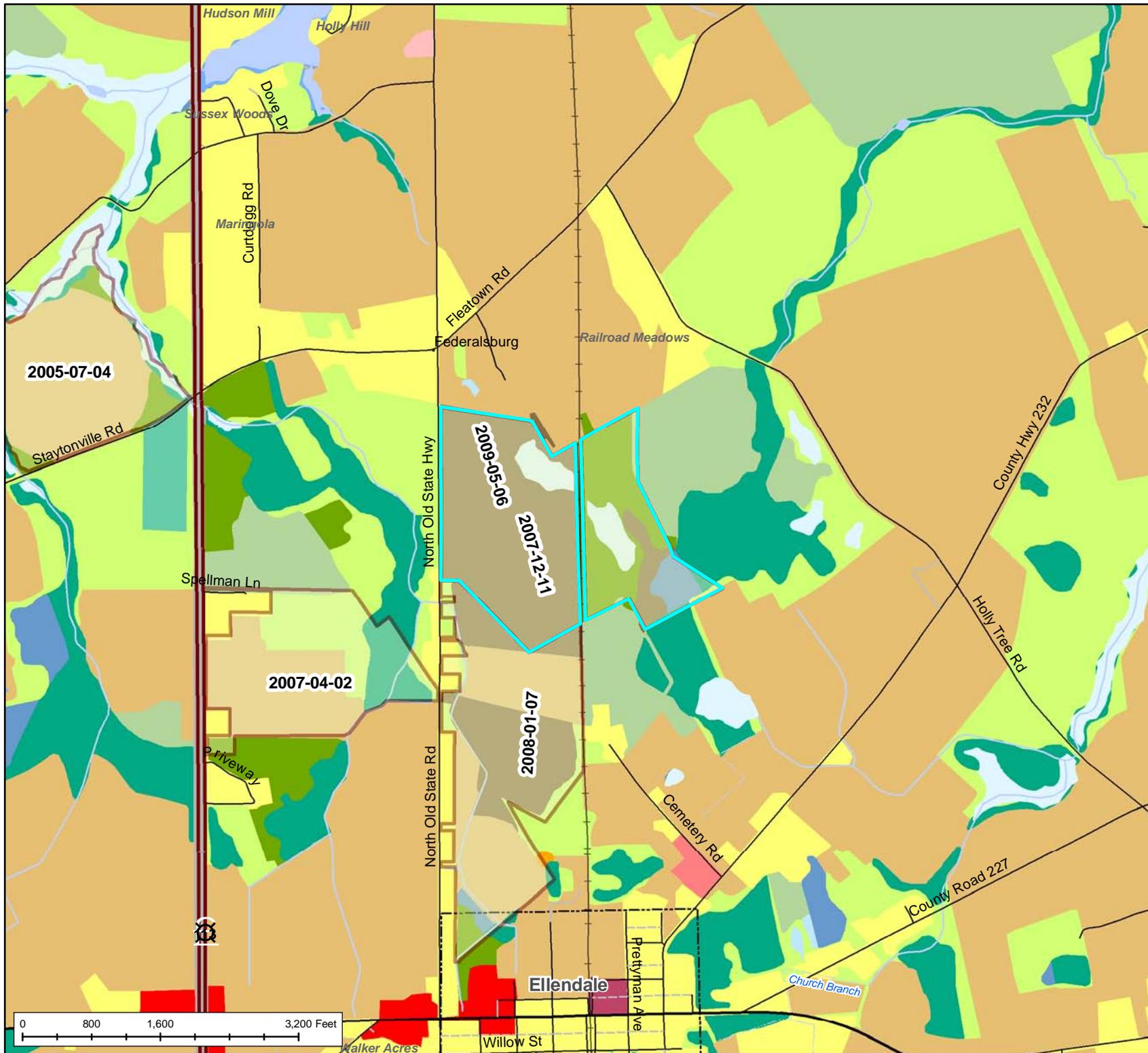
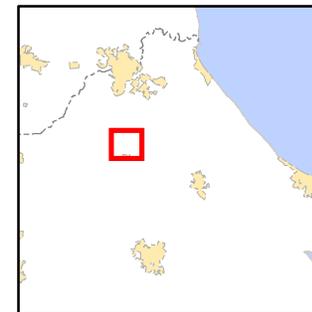
Forest Landing
PLUS 2009-05-06

-  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

1:18,000



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Preliminary Land Use Service (PLUS)

Forest Landing
PLUS 2009-05-06

 Project Areas

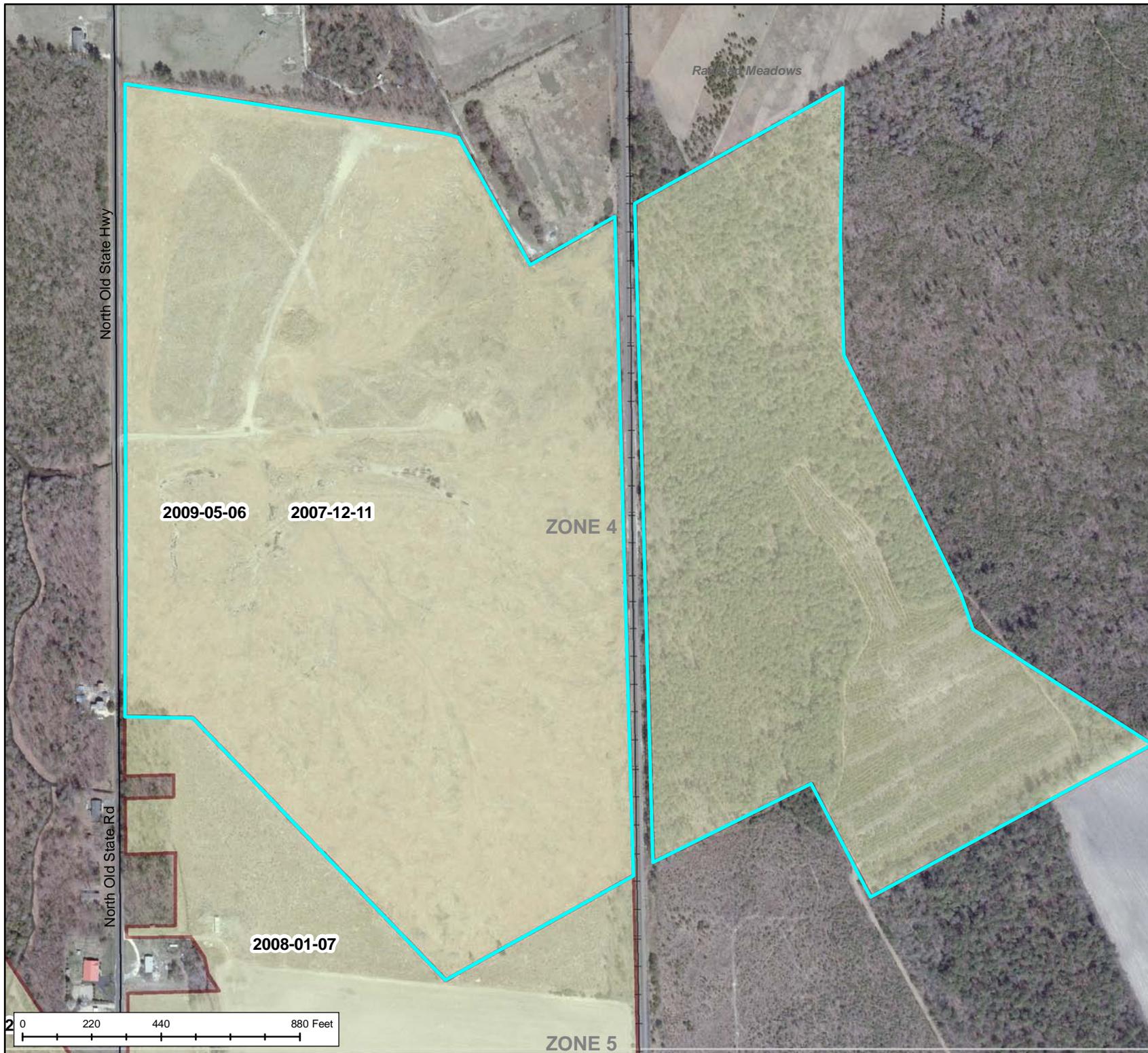
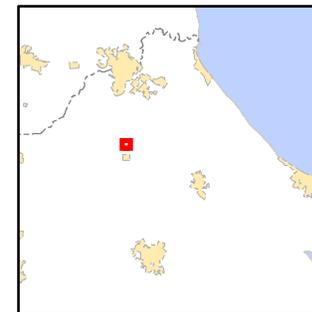
 Municipalities

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

1:4,932



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stateplanning.delaware.gov



2009-05-06

2007-12-11

2008-01-07

ZONE 4

ZONE 5

North Old State Hwy

North Old State Rd

Rabbit Meadows

