

2009-12-02

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: **Americana Bayside**

2. Location (please be specific): **County Road 394, southeast of the intersection of Mastif Way and E. Sand Cove Rd.**

3. Parcel Identification #: **5-33-19, Parcel 294**

4. County or Local Jurisdiction Name: **Sussex**

5. Owner's Name: **CMF Bayside, LLC**

Address: **36907 Sand Cove Road**

City: **Selbyville**

State: **DE**

Zip: **19975**

Phone: **302-436-3000**

Fax: **302-436-3026**

Email: **dbrown@cmfa.com**

6. Applicant's Name: **CMF Bayside, LLC**

Address: **36097 Sand Cove Road**

City: **Selbyville**

State: **DE**

Zip: **19975**

Phone: **302-436-3000**

Fax: **302-436-3026**

Email: **dbrown@cmfa.com**

7. Project Designer/Engineer: **George, Miles & Buhr, LLC**

Address: **206 West 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: **Lawton Myrick (410)742-3115**

25. If residential, please indicate the following:

Number of renter-occupied units: **0**
Number of owner-occupied units: **59**

Target Population (check all that apply):

Renter-occupied units **N/A**

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 **19**

Move-up buyer – if checked, how many units **20**

Second home buyer – if checked, how many units **20**

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

26. Present Use: % of Impervious Surfaces: **0.02%**
Square Feet: **14,866 sf**

Proposed Use: % of Impervious Surfaces: **27%**
Square Feet: **241,527 sf**

27. What are the environmental impacts this project will have? **Limited forest clearing and increased impervious area**

How much forest land is presently on-site? **9.3 ac** How much forest land will be removed? **1.41 ac**

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 **Zone AE Elevation 5**

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. **SFHA AE 5 is tidally influenced relative to base flood elevation.**

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 **1.68**

Non-tidal Acres **4.66**

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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Drum Creek If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) Tidal If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 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 : Grading to within 50', buildings at 80'
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 If yes, please list name: Drum Creek Tax Ditch
32. List the proposed method(s) of stormwater management for the site: Quantity waiver discharge to tidewater; sheetflow to buffers and bioswales, level spreader with filter strip 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.): Drum Creek Tax Ditch 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
33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 15.40 Acres 670,618 Square Feet Open space proposed (not including stormwater management ponds and waste water disposal areas) 15.40 acres/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)? Passive recreation, stormwater management, wildlife habitat Where is the open space located? Between residential units, to the perimeter of the site, especially within the existing wooded area Are you considering dedicating any land for community use (e.g., police, fire, school)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Project will be part of Americana Bayside which has dedicated land to Roxana VFD.
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?
35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Americana Bayside agreement with DeIDOT for Segment 2 and 3; Water and Sewer Utility improvements approved and installed.
36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Acres on-site that will be permanently protected 6.34 acres of tidal and non-tidal wetlands Acres on-site that will be restored N/A Acres of required wetland mitigation N/A Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed We will follow all DNREC stormwater management and Erosion & Sediment Control regulations Buffers from wetlands, streams, lakes, and other natural water bodies 50' from Tidal wetlands, 25' from Non-Tidal wetlands Americana Bayside currently has over 230 acres in Conservation Easement

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 360 daily trips in peak season What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 5%
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. 3 connections to East Sand Cove Rd which has two 12' lanes with curb and gutter. Interim condo drive aisles will be 24' in width.
40. Will the street rights of way be public, private, or town? No proposed street R.O.W.
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
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. Project bordered by Drum Creek, wetlands, and existing residences. None needed.
43. Are there existing or proposed sidewalks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; bike paths <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Existing Americana Bayside Multi-modal path
44. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply) <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please List them: Household garbage only.
45. Please make note of the time-line for this project: Construction to begin Summer of 2012

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

Signature of property owner

R. Lawton Myrick

11/25/09

Date

Signature of Person completing form

(If different than property owner)

11/25/09

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.

PROJECT TEAM

OWNER / DEVELOPER: CMF BAYSIDE, LLC
36907 SAND COVE ROAD
SELBYVILLE, DE 19975
CONTACT: DOUG BROWN
302-436-3026

CIVIL ENGINEER/LAND PLANNER: GEORGE, MILES & BUHR, LLC
206 W. MAIN ST.
SALISBURY, MARYLAND 21801
CONTACT: JIM WILLEY
410-742-3115

LEGAL: FUQUA & YORI, P.A.
28 THE CIRCLE
GEORGETOWN, DELAWARE 19947
CONTACT: JIM FUQUA
302-856-7777

WETLANDS/ENVIRONMENTAL: ENVIRONMENTAL RESOURCES INC.
38173 DUPONT BLVD.
SELBYVILLE, DE 19975
CONTACT: ED LAUNAY
302-436-9637

PARCEL 294

PROPOSED ADDITION TO AMERICANA BAYSIDE MR-RPC

PRELIMINARY SITE PLAN

BALTIMORE HUNDRED

SUSSEX COUNTY, DELAWARE

SITE DATA:

TAX MAP #: TM ID 5-33-19-294
DEED REFERENCE: DEED REFERENCE: BOOK 3299 PAGE 207

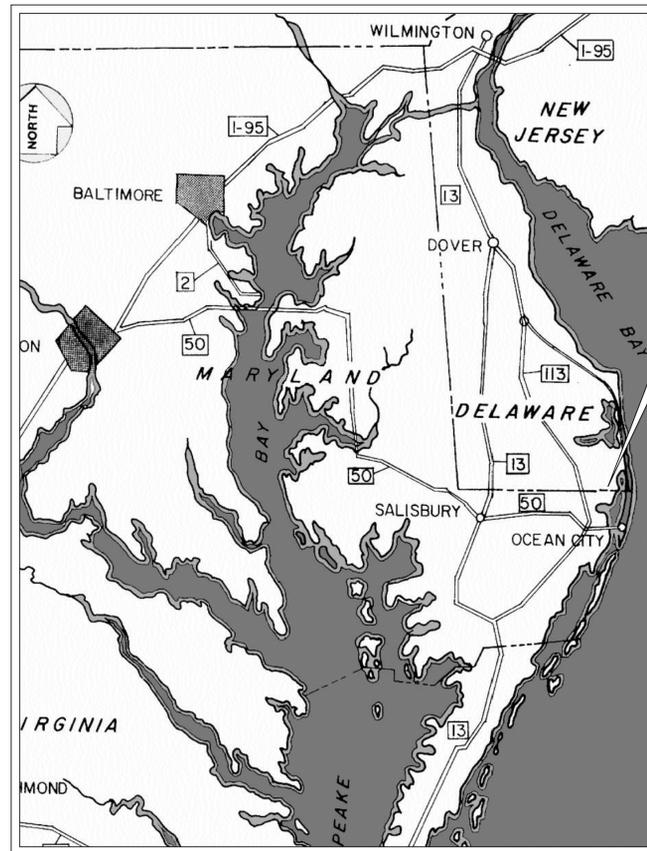
PRESENT ZONING CLASSIFICATION: AR-1
PROPOSED ZONING CLASSIFICATION: MR-RPC
PRESENT USE: AGRICULTURAL
PROPOSED USE: TOWNHOMES AND SINGLE FAMILY HOMES UNDER ONE CONDOMINIUM REGIME

TOTAL LAND AREA: ±20.94 ACRES
TOTAL DEVELOPED AREA: ± 9.54 ACRES
TOTAL SECTION 404 WETLANDS: ± 6.34 ACRES
FLOOD INFORMATION: SPECIAL FLOOD HAZARD AREA ZONE AE 5 PER FEMA MAP 10005C0655J

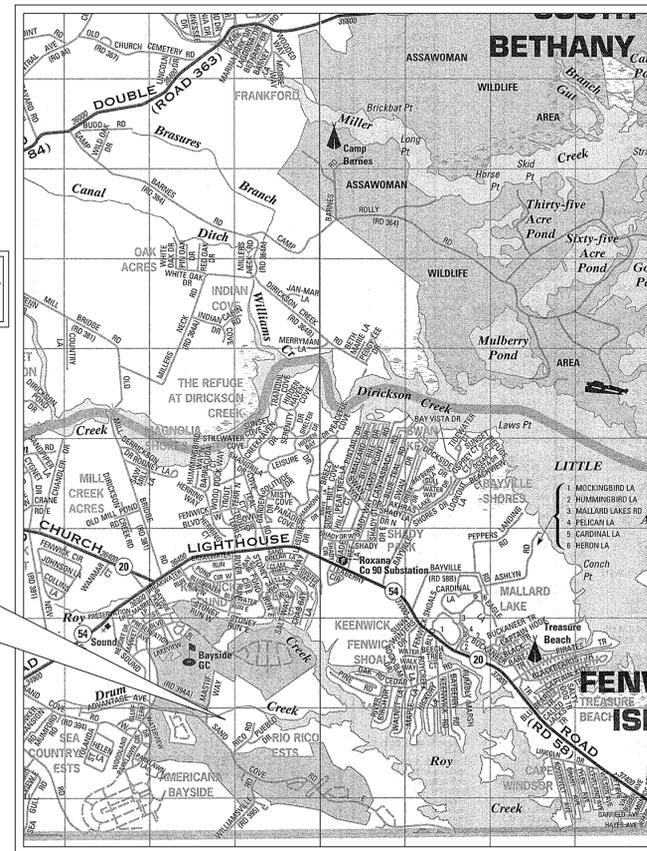
OPEN SPACE (INCLUDING SWM) IMPERVIOUS AREA: ±15.40 ACRES
±5.54 ACRES

REQUIRED PARKING: 118 SPACES
PROVIDED PARKING: 164 SPACES

UNIT COUNT:
TOWNHOME STYLE UNITS: 24
DETACHED CONDO UNITS: 35
TOTAL UNITS: 59
GROSS DENSITY: 2.82 UNITS / ACRE
NET DENSITY: 4.61 UNITS / ACRE



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 SUSSEX COUNTY ENGINEERING DEPARTMENT, SOUTH COASTAL WASTE WATER TREATMENT FACILITY. 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. THERE IS NO ACTIVE AGRICULTURAL PROPERTY GREATER THAN 10 ACRES DIRECTLY ABUTTING THE PROPOSED DEVELOPMENT.
4. BOTH TIDAL AND NON-TIDAL 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. 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.

DOUG BROWN
CMF BAYSIDE, LLC
36907 SAND COVE ROAD
SELBYVILLE, DELAWARE 19975

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 30, 2009

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 _____

PRINTS ISSUED FOR: FOR REVIEW	
DATE	
REVISIONS	
NO.	

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
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PARCEL 294
PROPOSED ADDITION TO
AMERICANA BAYSIDE MR-RPC
PRELIMINARY SITE PLAN
SUSSEX COUNTY, DELAWARE

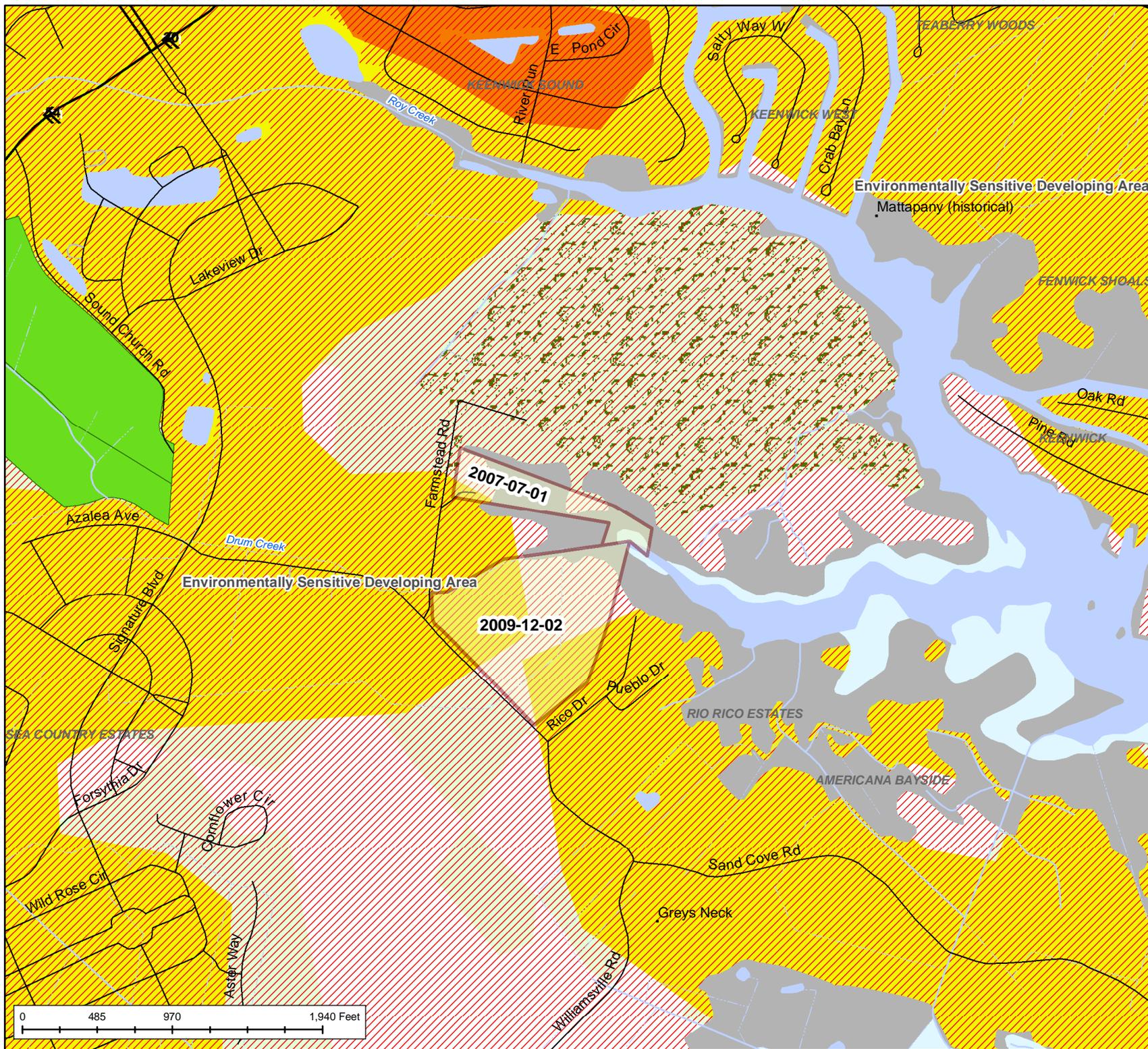
COVER SHEET

SCALE : AS SHOWN	SHEET NO.
DESIGN BY : ---	G1.0
DRAWN BY : ---	
CHECKED BY :	
GMB FILE : 1997058	
DATE : NOV 2009	

PLOT CODE: PINK=1/8" (5mm), PINK=1/4" (10mm), PINK=3/8" (15mm), PINK=1/2" (20mm), PINK=5/8" (25mm), PINK=3/4" (30mm), PINK=7/8" (35mm), PINK=1" (25mm), PINK=1 1/8" (30mm), PINK=1 1/4" (35mm), PINK=1 3/8" (40mm), PINK=1 1/2" (45mm), PINK=1 5/8" (50mm), PINK=1 3/4" (55mm), PINK=1 7/8" (60mm), PINK=2" (65mm), PINK=2 1/8" (70mm), PINK=2 1/4" (75mm), PINK=2 3/8" (80mm), PINK=2 1/2" (85mm), PINK=2 5/8" (90mm), PINK=2 3/4" (95mm), PINK=2 7/8" (100mm), PINK=3" (105mm), PINK=3 1/8" (110mm), PINK=3 1/4" (115mm), PINK=3 3/8" (120mm), PINK=3 1/2" (125mm), PINK=3 5/8" (130mm), PINK=3 3/4" (135mm), PINK=3 7/8" (140mm), PINK=4" (145mm), PINK=4 1/8" (150mm), PINK=4 1/4" (155mm), PINK=4 3/8" (160mm), PINK=4 1/2" (165mm), PINK=4 5/8" (170mm), PINK=4 3/4" (175mm), PINK=4 7/8" (180mm), PINK=5" (185mm), PINK=5 1/8" (190mm), PINK=5 1/4" (195mm), PINK=5 3/8" (200mm), PINK=5 1/2" (205mm), PINK=5 5/8" (210mm), PINK=5 3/4" (215mm), PINK=5 7/8" (220mm), PINK=6" (225mm), PINK=6 1/8" (230mm), PINK=6 1/4" (235mm), PINK=6 3/8" (240mm), PINK=6 1/2" (245mm), PINK=6 5/8" (250mm), PINK=6 3/4" (255mm), PINK=6 7/8" (260mm), PINK=7" (265mm), PINK=7 1/8" (270mm), PINK=7 1/4" (275mm), PINK=7 3/8" (280mm), PINK=7 1/2" (285mm), PINK=7 5/8" (290mm), PINK=7 3/4" (295mm), PINK=7 7/8" (300mm), PINK=8" (305mm), PINK=8 1/8" (310mm), PINK=8 1/4" (315mm), PINK=8 3/8" (320mm), PINK=8 1/2" (325mm), PINK=8 5/8" (330mm), PINK=8 3/4" (335mm), PINK=8 7/8" (340mm), PINK=9" (345mm), PINK=9 1/8" (350mm), PINK=9 1/4" (355mm), PINK=9 3/8" (360mm), PINK=9 1/2" (365mm), PINK=9 5/8" (370mm), PINK=9 3/4" (375mm), PINK=9 7/8" (380mm), PINK=10" (385mm), PINK=10 1/8" (390mm), PINK=10 1/4" (395mm), PINK=10 3/8" (400mm), PINK=10 1/2" (405mm), PINK=10 5/8" (410mm), PINK=10 3/4" (415mm), PINK=10 7/8" (420mm), PINK=11" (425mm), PINK=11 1/8" (430mm), PINK=11 1/4" (435mm), PINK=11 3/8" (440mm), PINK=11 1/2" (445mm), PINK=11 5/8" (450mm), PINK=11 3/4" (455mm), PINK=11 7/8" (460mm), PINK=12" (465mm), PINK=12 1/8" (470mm), PINK=12 1/4" (475mm), PINK=12 3/8" (480mm), PINK=12 1/2" (485mm), PINK=12 5/8" (490mm), PINK=12 3/4" (495mm), PINK=12 7/8" (500mm), PINK=13" (505mm), PINK=13 1/8" (510mm), PINK=13 1/4" (515mm), PINK=13 3/8" (520mm), PINK=13 1/2" (525mm), PINK=13 5/8" (530mm), PINK=13 3/4" (535mm), PINK=13 7/8" (540mm), PINK=14" (545mm), PINK=14 1/8" (550mm), PINK=14 1/4" (555mm), PINK=14 3/8" (560mm), PINK=14 1/2" (565mm), PINK=14 5/8" (570mm), PINK=14 3/4" (575mm), PINK=14 7/8" (580mm), PINK=15" (585mm), PINK=15 1/8" (590mm), PINK=15 1/4" (595mm), PINK=15 3/8" (600mm), PINK=15 1/2" (605mm), PINK=15 5/8" (610mm), PINK=15 3/4" (615mm), PINK=15 7/8" (620mm), PINK=16" (625mm), PINK=16 1/8" (630mm), PINK=16 1/4" (635mm), PINK=16 3/8" (640mm), PINK=16 1/2" (645mm), PINK=16 5/8" (650mm), PINK=16 3/4" (655mm), PINK=16 7/8" (660mm), PINK=17" (665mm), PINK=17 1/8" (670mm), PINK=17 1/4" (675mm), PINK=17 3/8" (680mm), PINK=17 1/2" (685mm), PINK=17 5/8" (690mm), PINK=17 3/4" (695mm), PINK=17 7/8" (700mm), PINK=18" (705mm), PINK=18 1/8" (710mm), PINK=18 1/4" (715mm), PINK=18 3/8" (720mm), PINK=18 1/2" (725mm), PINK=18 5/8" (730mm), PINK=18 3/4" (735mm), PINK=18 7/8" (740mm), PINK=19" (745mm), PINK=19 1/8" (750mm), PINK=19 1/4" (755mm), PINK=19 3/8" (760mm), PINK=19 1/2" (765mm), PINK=19 5/8" (770mm), PINK=19 3/4" (775mm), PINK=19 7/8" (780mm), PINK=20" (785mm), PINK=20 1/8" (790mm), PINK=20 1/4" (795mm), PINK=20 3/8" (800mm), PINK=20 1/2" (805mm), PINK=20 5/8" (810mm), PINK=20 3/4" (815mm), PINK=20 7/8" (820mm), PINK=21" (825mm), PINK=21 1/8" (830mm), PINK=21 1/4" (835mm), PINK=21 3/8" (840mm), PINK=21 1/2" (845mm), PINK=21 5/8" (850mm), PINK=21 3/4" (855mm), PINK=21 7/8" (860mm), PINK=22" (865mm), PINK=22 1/8" (870mm), PINK=22 1/4" (875mm), PINK=22 3/8" (880mm), PINK=22 1/2" (885mm), PINK=22 5/8" (890mm), PINK=22 3/4" (895mm), PINK=22 7/8" (900mm), PINK=23" (905mm), PINK=23 1/8" (910mm), PINK=23 1/4" (915mm), PINK=23 3/8" (920mm), PINK=23 1/2" (925mm), PINK=23 5/8" (930mm), PINK=23 3/4" (935mm), PINK=23 7/8" (940mm), PINK=24" (945mm), PINK=24 1/8" (950mm), PINK=24 1/4" (955mm), PINK=24 3/8" (960mm), PINK=24 1/2" (965mm), PINK=24 5/8" (970mm), PINK=24 3/4" (975mm), PINK=24 7/8" (980mm), PINK=25" (985mm), PINK=25 1/8" (990mm), PINK=25 1/4" (995mm), PINK=25 3/8" (1000mm)

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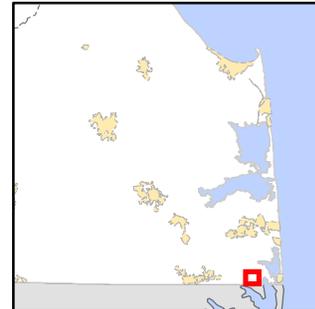
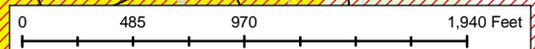


-  Project Areas
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture
- State Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of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

1:10,000

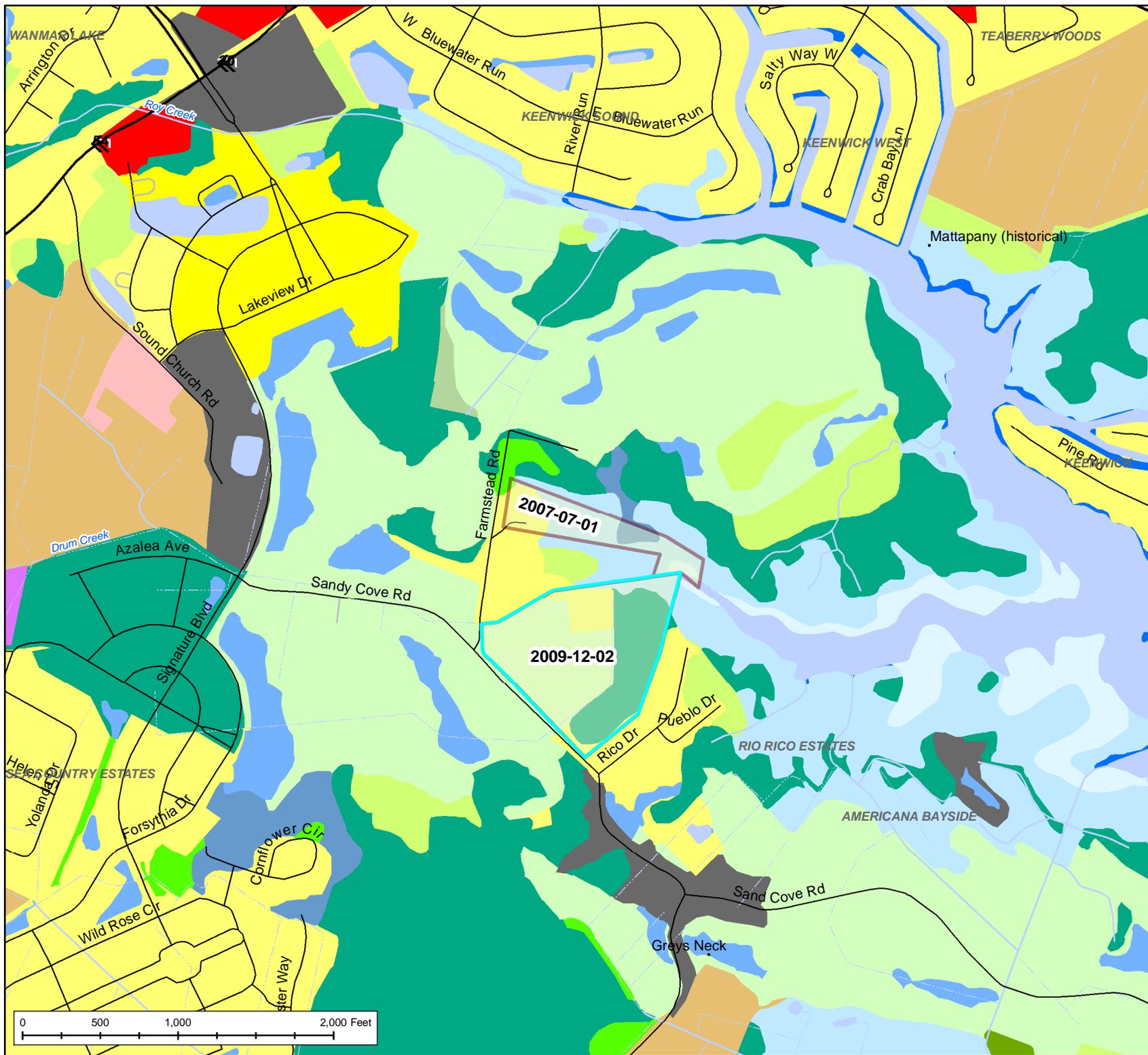


Produced by the Delaware Office of State Planning Coordination.
stateplanning.delaware.gov



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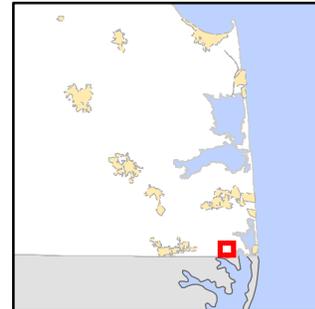
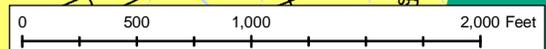


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

Americana Bayside
2009-12-02

-  Project Areas
-  Municipalities

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