

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
datamil.delaware.gov

1. Project Title/Name: Rehoboth Shores Campsites		
2. Location(please be specific): North side of Long Neck Road (Dela Rt 23), across from Pot Nets		
3. Parcel Identification #: 2-34-24.00-35.00 Unit Park	4. County or Local Jurisdiction Name: Sussex	
5. Owner's Name: Nanticoke Shores Associates, LLC		
Address: P.O. Box 15101		
City: Baltimore	State: MD	Zip: 21282
Phone: (410) 580-9202 (ext 221)	Fax: (302) 684-1045	Email: David@Maspinc.com
6. Applicant's Name: same as owner above		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
7. Project Designer/Engineer: Byron H. Jefferson		
Address: P.O. Box 161		
City: Lincoln	State: DE	Zip: 19960
Phone: (302) 422-9568	Fax: (302) 422-9562	Email: B.Jefferson@att.net
8. Please Designate a Contact Person, including phone number, for this Project: Byron H. Jefferson (302) 422-9568		

Information Regarding Site:	
9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Replace 260 lots zoned and approved for mobile homes with 371 campsites (no accommodations for transient campers)	
11. Area of Project(Acres +/-): 50.81	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input 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. No previous PLUS review	
14. Present Zoning: AR-1 Conditional Use	15. Proposed Zoning: AR-1 Conditional Use
16. Present Use: 260 Mobile Home lots (approved-not developed)	17. Proposed Use: 371 campsites without transient accomodations
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: none known	
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 checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: privately owned & operated system using on site well 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? 50 gpm peak How will this demand be met? The existing on site public well is expected to meet demand.	
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: Gross floor area is not applicable – site plan for campsites	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use <input type="checkbox"/> Not Applicable	
24. If residential, indicated the number of number of Lots/units: n/a Gross Density of Project: n/a Net Density n/a Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc.. Not Applicable	

25. If residential, please indicate the following:
Number of renter-occupied units: Not Applicable – not residential: 371 campsites
Number of owner-occupied units:

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: 2 %
Acres: 1.2

Proposed Use: % of Impervious Surfaces: 24 %
Acres: 12.2

27. What are the environmental impacts this project will have? Campsites will have less environmental impact than mobile home sites.

How much forest land is presently on-site? Approx. 8 acres now exists in Area D (which would all be removed under the currently approved zoning plan for mobile home lots in this area)

How much forest land will be removed? The same 8 acres would be removed for campsites also, but approximately 15.25 acres would be established to provide 30% of the site in forested areas including the buffer areas.

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 0.69

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) (no streams on site)

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 :
Campsite and road improvements will create disturbances within 100 ft. of the existing dug pond on site and boundary wetlands.

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: Bioswale treatment prior to discharge to tidal waters

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.): tidal waters of Rehoboth Bay

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? 20 Acres

Open space proposed (not including stormwater management ponds and waste water disposal areas) 20 acres

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 (walking trails) in new wooded open space area
Active recreation (swimming pool) in existing recreational area.

Where is the open space located? Existing pool recreational area, perimeter 50 ft. buffer, and additional 4 acre wooded area not located in a buffer zone.

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? Borders marshlands of Rehoboth Bay

35. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they?
Onsite sewer installation, onsite water distribution system installation, improvements to County sewer pump station (if req'd to handle sewer flows)

36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Acres on-site that will be permanently protected 15.25 acres to remain wooded
Acres on-site that will be restored 15.25 acres to be established as woodlands
Acres of required wetland mitigation none
Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed BioSwales and other additional practices as req'd by Sussex Conservation
Buffers from wetlands, streams, lakes, and other natural water bodies Yes – 50 ft. buffer from wetlands associated with waters of Rehoboth Bay
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
38. Will this project generate additional traffic? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 153 trips/day could be generated by the 260 approved mobile home park units now approved for the site (@ 0.59 trips/unit). Only 138 trips per day (see below) are projected for the proposed campsites.
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 138 trips (0.37 trips/campsite X 371 proposed campsites)
What percentage of those trips will be trucks, excluding vans and pick-up trucks? Negligible truck traffic to campsites. (After initial move in of camper unit there is also no camper trailer or RV' traffic either.)
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. The project will not connect directly to public roads, access to Long NeckRoad is through the existing development streets and existing DelDOT entrance for Rehoboth Shores mobile home community.
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
42Please 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. Connections to adjacent lands are not desirable for the campsite area. The campsite area is proposed to be somewhat isolated from even the other mobile home community portions of Rehoboth Shores.
43. Are there existing or proposed sidewalks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (not immediately adjacent to campsite areas)

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

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:

47. Please make note of the time-line for this project: Optimistic projection for start of development is 2 years into the future considering time req'd for rezoning and agency approvals.

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)

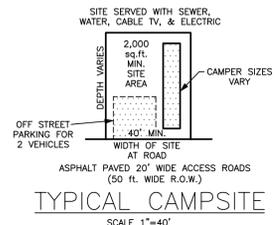
Date

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.

LINE ID	LENGTH	BEARING
L-1	342.92'	S 26°26'21"W
L-2	50.00'	S 63°33'37"E
L-3	69.76'	S 26°34'10"E
L-4	86.55'	S 63°15'55"E
L-5	51.41'	N 67°08'29"E
C-6	SEE CURVE TABLE	
L-7	144.06'	S 1°33'13"E
C-8	SEE CURVE TABLE	
L-9	194.42'	S 26°27'37"W
C-10	SEE CURVE TABLE	
L-11	79.17'	S 26°27'37"W
L-12	616.18'	S 64°33'37"E
L-13	1,037.38'	S 26°39'01"W
L-14	50.04'	S 61°00'20"E
L-15	100.71'	S 63°33'37"E
L-16	51.00'	N 26°26'23"E
L-17	109.77'	N 23°51'05"W
L-18	50.73'	N 18°20'35"W
L-19	50.40'	N 15°51'50"W
L-20	50.00'	N 09°14'16"W
L-21	51.35'	S 04°42'16"W
L-22	32.08'	N 10°03'08"E
L-23	25.31'	N 12°24'29"E
L-24	193.52'	N 60°01'54"W
L-25	50.52'	N 08°14'55"E
L-26	45.68'	N 05°28'54"E
L-27	38.73'	N 12°59'28"E
L-28	25.23'	N 21°34'56"W
L-29	23.75'	N 02°58'12"E
L-30	26.26'	N 44°46'38"E
L-31	24.61'	N 30°21'11"E
L-32	49.01'	N 38°21'57"E
L-33	37.67'	N 02°19'26"E
L-34	27.17'	N 54°38'56"E
L-35	14.49'	N 00°30'46"W
L-36	30.03'	N 27°39'07"W
L-37	22.94'	N 17°04'15"E
L-38	29.41'	N 12°29'18"E
L-39	39.66'	N 36°20'04"W
L-40	21.19'	N 78°30'23"W
L-41	27.49'	S 64°25'58"W
L-42	25.87'	N 47°16'45"W
L-43	22.50'	N 43°36'53"W
L-44	24.32'	N 17°16'54"W
L-45	15.93'	N 35°46'51"E
L-46	27.14'	N 70°31'00"E
L-47	32.02'	S 81°25'31"E
L-48	24.46'	N 39°01'39"E
L-49	21.39'	N 14°46'01"E
L-50	27.37'	N 20°04'25"E
L-51	35.67'	N 15°28'55"E
L-52	44.26'	N 29°00'08"E
L-53	39.62'	N 18°48'19"E
L-54	33.50'	N 60°33'05"E
L-55	47.41'	N 79°19'13"E
L-56	37.30'	N 81°47'33"E
L-57	27.79'	N 58°30'19"E
L-58	109.15'	N 60°52'38"E
L-59	29.59'	N 30°58'59"W
L-60	30.63'	N 01°57'11"E
L-61	16.93'	N 70°52'59"E
L-62	17.33'	S 68°00'56"E
L-63	25.40'	N 32°09'54"E
L-64	24.30'	S 27°54'27"E
L-65	59.02'	S 47°01'14"E
L-66	32.01'	S 65°17'21"E
L-67	65.20'	S 72°59'12"E
L-68	27.70'	S 79°39'25"E
L-69	37.96'	S 62°56'29"E
L-70	46.41'	S 75°17'43"W
L-71	33.04'	S 48°56'45"E
L-72	44.27'	S 85°26'34"E
L-73	35.81'	S 71°52'05"E
L-74	26.69'	S 45°43'51"E
L-75	33.52'	S 72°58'24"E
L-76	46.46'	S 60°18'47"E
L-77	19.32'	S 39°51'56"E
L-78	36.31'	S 10°03'53"E
L-79	24.74'	S 06°15'11"W
L-80	68.62'	S 21°03'04"W
L-81	314.38'	S 07°15'21"E
L-82	67.69'	S 89°22'51"W
C-83	SEE CURVE TABLE	
L-84	216.30'	N 82°11'11"W
L-85	852.97'	N 26°26'21"E
L-86	150.00'	S 63°33'39"E
L-87	100.00'	S 26°26'21"W
L-88	255.57'	S 63°33'37"E
L-89	100.00'	N 26°26'23"E
L-90	74.99'	N 29°11'26"E
L-91	82.08'	N 26°39'01"E
L-92	53.56'	N 71°03'37"W
L-93	613.76'	N 63°33'37"W
L-94	50.00'	N 26°26'23"E
L-95	43.78'	N 63°33'37"E
L-96	209.36'	N 26°26'23"E
L-97	77.07'	N 43°53'30"W
L-98	92.13'	N 59°47'10"W
L-99	114.84'	S 79°16'54"W
L-100	49.99'	N 63°33'39"W
L-101	1,431.73'	N 26°26'21"E

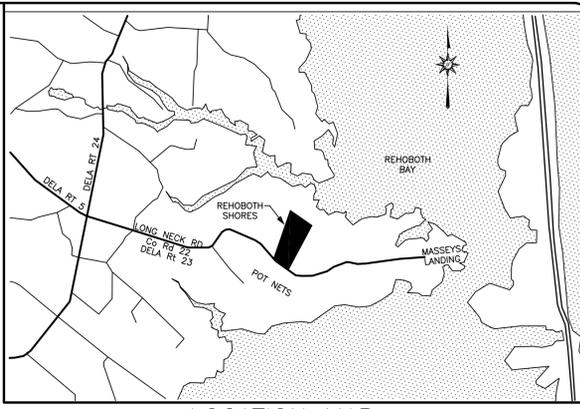
CURVE TABLE				
CURVE ID	CHORD LENGTH	CHORD BEARING	ARCH. LENGTH	ARCH. RADIUS
C-6	37.56'	N 62°34'55"W	42.49'	25.00'
C-8	139.33'	N 06°17'12"E	142.25'	202.00'
C-10	101.82'	N 26°29'13"E	136.63'	53.00'
C-83	0.10'	S 22°50'31"E	14.72'	100.00'



104 CAMPSITES REPLACING 73 MANUFACTURED HOME SITES PREVIOUSLY APPROVED IN AREA '6'
 78 CAMPSITE IN AREA 'D' WHERE 54 MANUFACTURED HOME SITES WERE PREVIOUSLY APPROVED
 189 SITES (AND LARGE WOODED AREA) IN AREAS '1' AND '2' REPLACING 133 MANUFACTURED HOME SITES PREVIOUSLY APPROVED
 371 CAMPSITES PROPOSED TOTAL

THE 50 FT. BUFFER AREAS AROUND THE CAMPGROUND PORTION OF REHOBOTH SHORES IS TO BE PLANTED TO TREES WITH A WALKING PATH. THE LARGE WOODED AREA BETWEEN THE 189 CAMPSITE AREA AND CEDAR STREET WILL ALSO INCLUDE WALKING PATHS.

THE EXISTING COMMUNITY RECREATIONAL AREA (POOL, POOL HOUSE, PAVILION, AND PLAYGROUND EQUIPMENT/AREA) IS TO REMAIN AND WILL BE ACCESSIBLE TO BOTH THE NEW CAMPGROUND OCCUPANTS AND THE EXISTING MANUFACTURED HOME OCCUPANTS.



LOCATION MAP

PROPOSED USE
 371 CAMPSITES PROPOSED IN SOME AREAS PREVIOUSLY APPROVED FOR MANUFACTURED HOUSING LOTS WITH CONDITIONAL USE, BUT NOT YET DEVELOPED.

CAMPSITES TO BE SERVED WITH SEWER CONNECTED TO LONG NECK SEWER DISTRICT. SEWER DETAILS TO BE APPROVED BY SUSSEX COUNTY ENGINEERING.

NO SEWER DUMP STATION OR CAMP STORE IS PROPOSED. THE CAMPSITES ARE NOT PLANNED TO SERVE TRANSIENT CAMPER.

DATA COLUMN

OWNER & DEVELOPER
 NANTICOKE SHORES ASSOCIATES, LLC
 c/o RICHARD BERMAN
 P.O. Box 15101
 BALTIMORE, MD 21282

LOCAL CONTACT: DAVID PODLASECK
 (302) 684-0300

ENGINEER
 BYRON H. JEFFERSON, P.E.
 P.O. BOX 161
 LINCOLN, DE 19960
 (302) 422-9568
 (302) 422-9562 fax

ZONING
 AR-1 CONDITIONAL USE'

TAX PARCEL #
 2-34-24-35.00 Unit PARK

HUNDRED
 INDIAN RIVER

STREETS
 PRIVATE MAINTENANCE

EXISTING USE
 260 MANUFACTURED HOME SITES IN REHOBOTH SHORES MHP LOCATED AMONG AREAS PREVIOUSLY DESIGNATED AS "2", "5", "6" AND "D"

PROPOSED USE
 371 CAMPSITES - YEAR ROUND OCCUPANCY (NO TRANSIENT SITES PROPOSED)

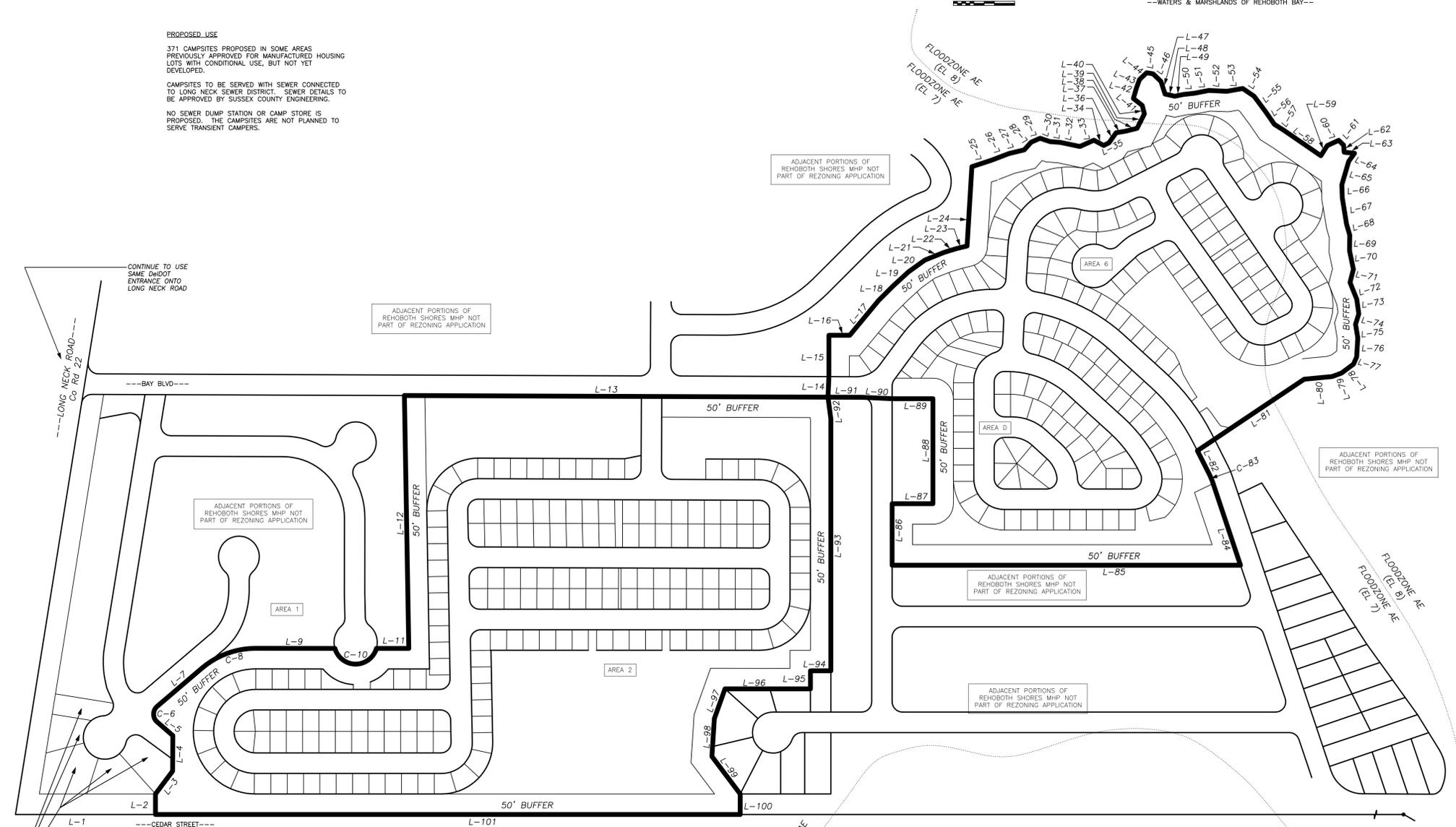
SEWER SERVICE
 INDIAN RIVER SEWER DISTRICT
 63,700 GPD SEWER CAPACITY REQ'D FOR EXISTING APPROVED USE (260 LOTS @ 245 GPD EACH)
 46,375 GPD CAPACITY REQ'D FOR PROPOSED USE (371 CAMPSITES @ 125 GPD EACH)

AREAS
 50.81 ACRES TOTAL AREA IN PORTION OF SITE PROPOSED FOR REZONING (INCLUDES 15.25 ACRES MINIMUM TO BE FORESTED)
 TOTAL AREA INCLUDES:
 18.51 APPROX. ACRES IN CAMPSITES
 11.36 APPROX. ACRES IN RIGHT OF WAYS
 20.94 APPROX. ACRES IN COMMON AREAS (INCLUDING BUFFER ZONES)

WATER SERVICE
 CENTRAL WATER PROVIDED BY PRIVATELY OWNED ON-SITE CENTRAL WELL

FLOOD ZONES
 AE 7 and AE 8 FLOOD ZONES AS PER FLOOD INSURANCE RATE MAP NUMBER 10005C0345J REVISED JANUARY 6, 2005

WETLANDS
 THERE ARE REGULATED WETLANDS ON THIS PROPERTY AS SHOWN.



5 MANUFACTURED HOUSING LOTS TO CONTINUE TO BE DEVELOPED PER EXISTING APPROVAL.
 CUL-DE-SAC ROW TO BE INCREASED TO 53' RADIUS

REVISION	BY

PRELIMINARY SITE PLAN

REHOBOTH SHORES

SUSSEX COUNTY, DELAWARE

INDIAN RIVER HUNDRED

PRELIMINARY SITE PLAN

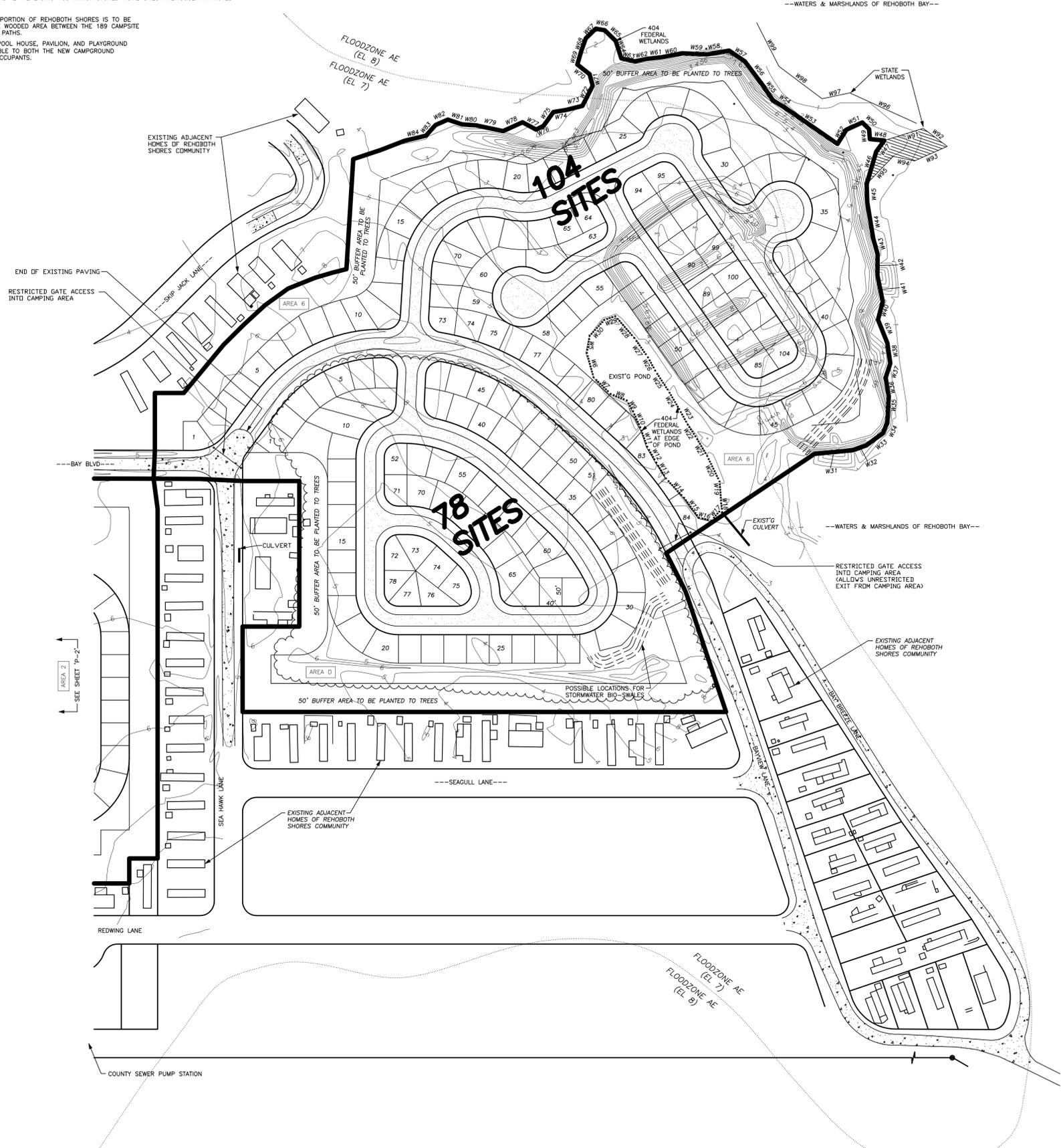
BYRON H. JEFFERSON P.E.
 P.O. BOX 161
 LINCOLN, DE 19960
 302-422-9568 (9562 FAX)

DRAWN	YGV
CHECKED	BH
DATE	12-29-09
SCALE	1"=150'
JOB NO.	08180
SHEET	

104 CAMPSITES REPLACING 73 MANUFACTURED HOME SITES PREVIOUSLY APPROVED IN AREA '6'
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WETLANDS		
LINE ID	LENGTH	BEARING
W-5	30.19'	S 54°17'47"E
W-6	44.52'	S 79°02'42"E
W-7	41.88'	N 70°24'37"E
W-8	30.71'	N 48°34'04"E
W-9	21.84'	N 86°03'02"E
W-10	31.08'	S 87°48'36"E
W-11	36.13'	S 83°26'55"E
W-12	32.25'	N 86°41'21"E
W-13	32.43'	N 85°03'59"E
W-14	46.59'	N 73°09'38"E
W-15	43.64'	N 79°39'51"E
W-16	22.73'	N 39°42'06"E
W-17	27.99'	N 21°52'31"W
W-18	9.51'	N 70°51'01"W
W-19	38.46'	N 67°55'23"W
W-20	49.77'	N 89°36'36"W
W-21	40.37'	S 85°18'48"W
W-22	24.50'	S 83°13'54"W
W-23	31.45'	S 87°33'38"W
W-24	33.00'	S 85°52'35"W
W-25	46.62'	S 83°18'17"W
W-26	26.46'	S 87°52'06"W
W-27	41.79'	S 81°02'10"W
W-28	51.02'	S 75°16'38"W
W-29	20.73'	S 06°30'42"W
W-30	37.91'	S 20°44'44"E
W-31	68.62'	S 21°03'04"W
W-32	24.74'	S 06°15'11"W
W-33	36.31'	S 10°03'53"E
W-34	19.32'	S 39°51'56"E
W-35	46.46'	S 60°18'47"E
W-36	33.52'	S 72°58'24"E
W-37	26.69'	S 45°43'51"E
W-38	35.81'	S 71°52'05"E
W-39	44.27'	S 85°26'34"E
W-40	33.04'	S 48°56'45"E
W-41	46.41'	S 75°17'43"W
W-42	37.96'	S 62°56'29"E
W-43	27.70'	S 79°39'25"E
W-44	65.20'	S 72°59'17"E
W-45	32.01'	S 65°17'21"E
W-46	59.02'	S 47°01'14"E
W-47	24.30'	S 27°54'27"E
W-48	25.40'	N 32°09'54"E
W-49	17.33'	S 68°00'56"E
W-50	16.93'	N 70°52'59"E
W-51	30.63'	N 01°57'11"E
W-52	29.59'	N 30°58'59"W
W-53	109.15'	N 60°52'38"E
W-54	27.79'	N 58°30'19"E
W-55	37.30'	N 81°47'33"E
W-56	47.41'	N 79°19'13"E
W-57	33.50'	N 60°33'05"E
W-58	39.52'	N 16°48'19"E
W-59	44.26'	N 29°00'08"E
W-60	35.67'	N 15°28'55"E
W-61	27.37'	N 20°04'25"E
W-62	21.39'	N 14°46'01"E
W-63	24.46'	N 39°01'39"E
W-64	32.02'	S 81°25'31"E
W-65	27.14'	N 70°31'00"E
W-66	15.93'	N 35°46'51"E
W-67	24.32'	N 17°16'54"W
W-68	22.50'	N 43°36'53"W
W-69	25.87'	N 47°16'45"W
W-70	27.49'	S 64°25'58"W
W-71	21.19'	N 78°30'23"W
W-72	39.66'	N 36°20'04"W
W-73	29.41'	N 12°29'18"E
W-74	22.94'	N 17°04'15"E
W-75	30.03'	N 27°39'07"W
W-76	14.49'	N 00°30'46"W
W-77	27.17'	N 54°38'56"E
W-78	37.67'	N 02°19'26"E
W-79	49.01'	N 38°21'57"E
W-80	24.61'	N 30°21'11"E
W-81	26.26'	N 44°46'38"E
W-82	23.75'	N 02°58'12"E
W-83	25.23'	N 21°34'56"W
W-84	38.73'	N 12°59'28"E
W-91	72.06'	N 9°15'40"E
W-92	52.91'	N 63°14'35"E
W-93	63.00'	S 2°39'01"W
W-94	38.49'	S 38°30'33"W
W-95	67.49'	S 19°33'27"E
W-96	129.37'	N 50°51'12"E
W-97	49.78'	N 14°30'22"E
W-98	95.47'	N 63°12'20"E
W-99	85.61'	N 89°24'53"E

REVISION	BY

PRELIMINARY
SITE PLAN

REHOBOTH SHORES

SUSSEX COUNTY, DELAWARE

INDIAN RIVER HUNDRED

BYRON H. JEFFERSON P.E.
 P.O. BOX 161
 LINCOLN, DE 19960
 302-422-9568 (9562 FAX)

PRELIMINARY SITE PLAN

DRAWN
YGW

CHECKED
BHJ

DATE
12-29-09

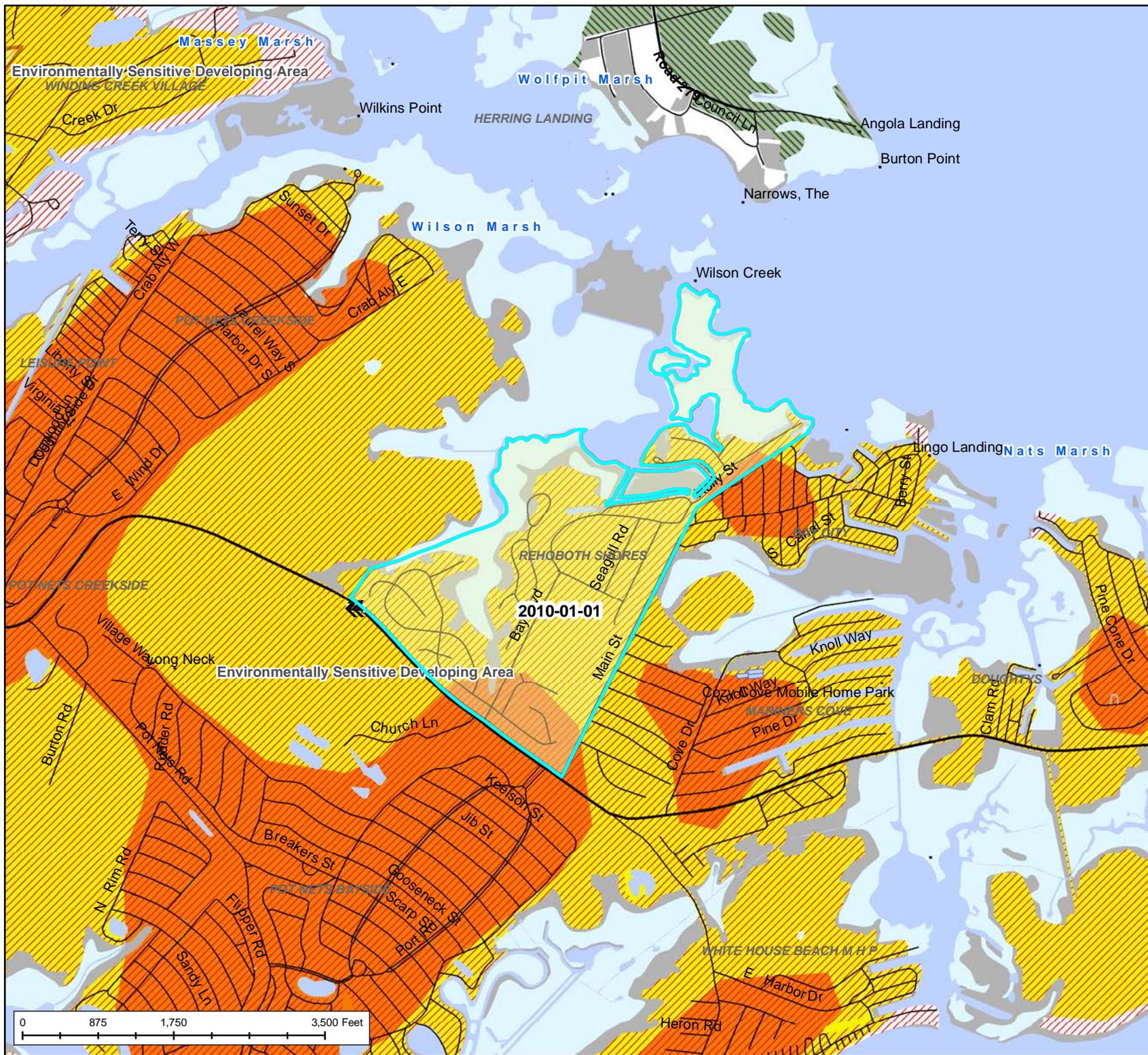
SCALE
1" = 100'

JOB NO.
08180

SHEET
P-3

Preliminary Land Use Service (PLUS)

Rehoboth Shores Campsites 2010-01-01

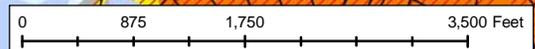
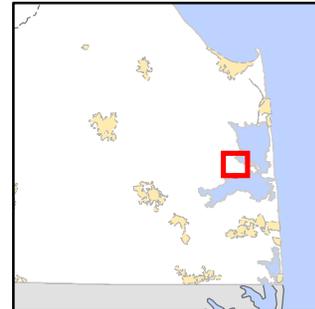


- Project Areas
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of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

1:18,000

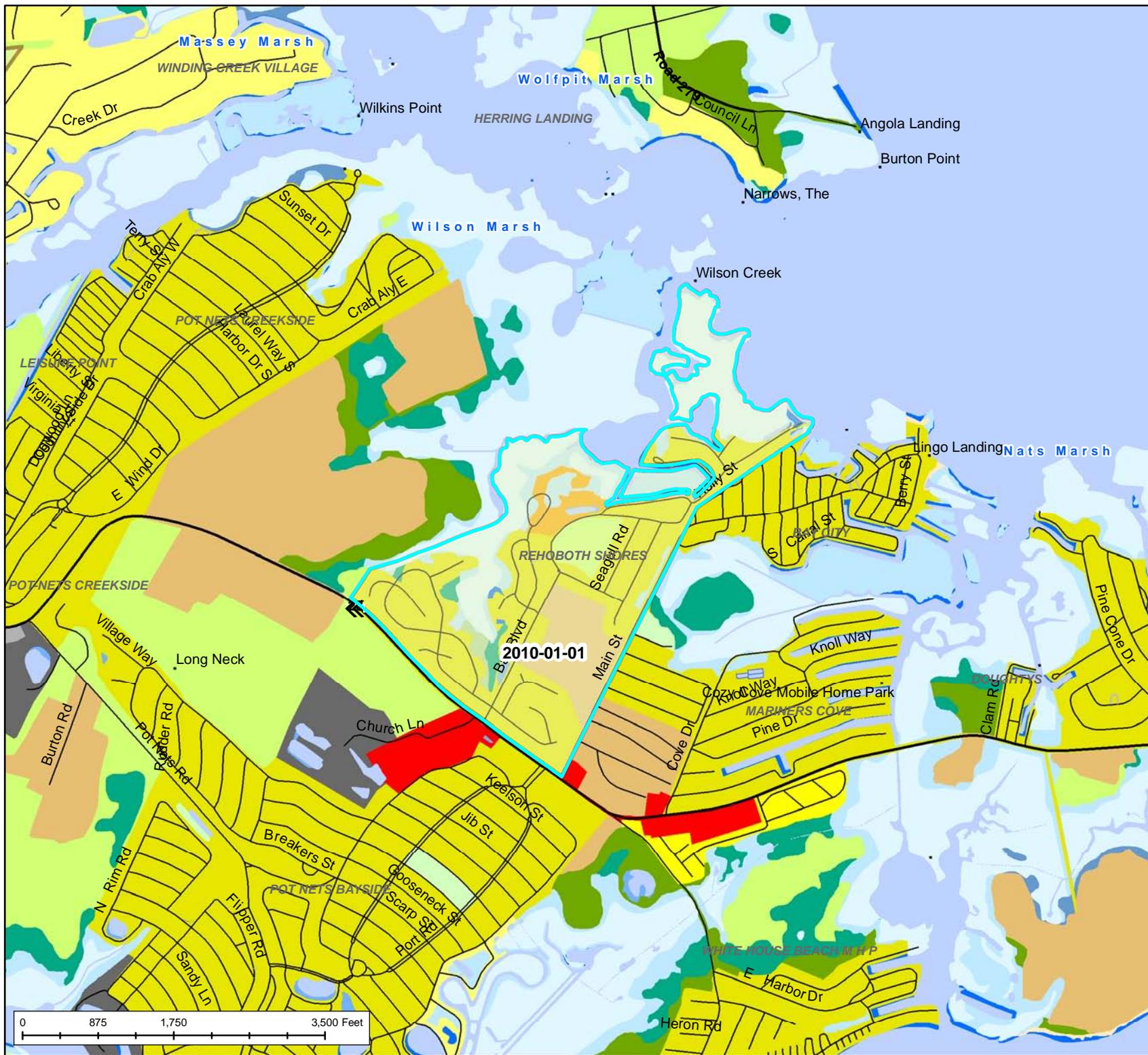


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Preliminary Land Use Service (PLUS)

Rehoboth Shores Campsites 2010-01-01



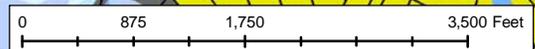
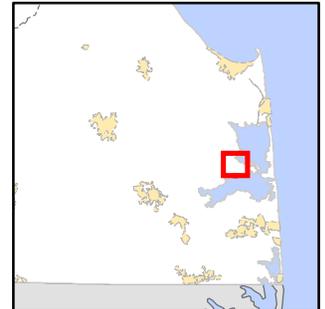
- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

2010-01-01

1:18,000



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Preliminary Land Use Service (PLUS)

Rehoboth Shores
Campsites
2010-01-01

-  Project Areas
-  Municipalities

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

1:9,264



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