

**PLUS 2010-02-02**  
**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/planning](http://www.state.de.us/planning)[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

1. Project Title/Name: **Novosel Subdivision**

2. Location ( please be specific): **Rt. 24 – West of Robinsville Road & North of Chapel Green**

3. Parcel Identification #: **2-34-6.00 parcels  
67,84,84.01,84.02,84.03,84.04 & 85**

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

5. Owner's Name: **John M. & Linda C. Novosel (84.01,84.02-84.03 & 85 and The Adkins Company (parcel 67)**

Address: **32043 Conley Chapel Road**

City: **Lewes**

State: **DE**

Zip: **19958**

Phone: **302-947-2999**

Fax:

Email:

6. Applicant's Name: **John M. & Linda C. Novosel and The Adkins Company**

Address: **32043 Conley Chapel Road**

City: **Lewes**

State: **DE**

Zip: **19958**

Phone: **302-947-2999**

Fax:

Email:

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: **smarsh@gmbnet.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Steve Marsh (410) 742-3115**



25. If residential, please indicate the following:  
Number of renter-occupied units:  
Number of owner-occupied units: **160**

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 **80**

Move-up buyer – if checked, how many units **80**

Second home buyer – if checked, how many units

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

26. Present Use: % of Impervious Surfaces: **0**  
Square Feet: **0**

Proposed Use: % of Impervious Surfaces: **12%**  
Square Feet: **797,834 sf**

27. What are the environmental impacts this project will have? **Clearing of existing woods and improved drainage**

How much forest land is presently on-site? **143.18 ac.** How much forest land will be removed? **72.13 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

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 **8.77**

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

<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 type="checkbox"/> Perennial (permanent) <input checked="" type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No <b>N/A</b></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 : <b>Disturbance at end of cul de sac.</b></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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name: <b>N/A</b></p>
<p>32. List the proposed method(s) of stormwater management for the site: <b>Bio-swales, filter strips, extended detention wet ponds</b></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.): <b>Existing wetlands and stream to the rear of the site and Robinsonville drainage at the front of the site.</b></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? <b>60.99 Acres 2,656,724 Square Feet</b></p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) <b>56.22 acres/Sq ft. 2,449,049</b></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)? <b>Active and passive recreation, stormwater management, and wildlife habitat</b></p> <p>Where is the open space located? <b>Around the entire perimeter, between the rear of interior lots and the Community Center at the entrance to the subdivision</b></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? <b>Central water and sewer, and road / street improvements</b></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 <b>50.66 acres of Conservation Easement</b></p> <p>Acres on-site that will be restored <b>N/A</b></p> <p>Acres of required wetland mitigation <b>N/A</b></p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed <b>Bio-swales, filter strips, and extended detention wet ponds</b></p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies <b>50' buffer from jurisdictional wetlands 100' buffer from intermittent stream</b></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
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 <b>1,600</b>  What percentage of those trips will be trucks, excluding vans and pick-up trucks? < 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. <b>One standard subdivision entrance with 2 one-way lanes connecting to Robinsonville Road (CR 277)</b>
40. Will the street rights of way be public, private, or town? <b>Private</b>
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. <b>Aintree Drive – Chapel Green Subdivision to the south</b>
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  Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 checked="" type="checkbox"/> Yes <input 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: <b>Household garbage</b>
45. Please make note of the time-line for this project: <b>Public Hearing for Preliminary Site Plan in Spring 2011</b>

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

R. Lawton Myrick

\_\_\_\_\_  
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](mailto: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.

**CONSULTANT TEAM**

DEVELOPER: JOHN M. & LINDA C. NOVOSEL AND THE ADKINS COMPANY  
32043 CONLEY CHAPEL RD  
LEWES, DE 19958  
CONTACT: JOHN M. NOVOSEL  
302-947-2999

CIVIL ENGINEER/LAND PLANNER: GEORGE, MILES & BUHR, LLC  
206 DOWNTOWN PLAZA  
SALISBURY, MARYLAND 21801  
CONTACT: STEPHEN L. MARSH, P.E.  
410-742-3115

SURVEYOR: COAST SURVEY, INC.  
PO BOX 117  
LEWES, DE 19958  
302-645-7184

WETLANDS/ENVIRONMENTAL: JCM ENVIRONMENTAL  
100 LAKE DR, SUITE 3  
NEWARK, DE 19702  
CONTACT: JIM MCCULLEY  
302-737-9335

# PRELIMINARY SITE PLAN

## NOVOSEL SUBDIVISION

### INDIAN RIVER HUNDRED

### SUSSEX COUNTY, DELAWARE

**SITE DATA:**

TAX MAP #: TM ID 2-34-6.00, 67.00, 84.00, 84.02, 84.03, 84.05, 85.00  
DEED REFERENCE: DEED REFERENCE: BOOK 3586 PAGE 229 & DB 268 PG 181

PRESENT ZONING CLASSIFICATION: AR-1, PARTIALLY WITHIN ENVIRONMENTALLY SENSITIVE DEVELOPING OVERLAY DISTRICT

PRESENT USE: AGRICULTURAL  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

ACRES  
TOTAL PARCEL AREA ±152.35  
UPLANDS ±143.20  
JURISDICTIONAL 404 WETLANDS ±2.72  
NON-JURISDICTIONAL WETLANDS ±6.43  
TOTAL DEVELOPED AREA ±97.62

NORTH REFERENCE: DELAWARE STATE PLANE  
COORDINATE SYSTEM - NAD83  
ELEVATIONS ARE NAVD88

STATE INVESTMENT LEVEL: LEVEL 4  
COMPREHENSIVE PLAN DESIGNATION: LOW DENSITY AREA  
CAPE HENLOPEN SCHOOL DISTRICT

**PROPOSED LAND PLAN DATA - OVERALL**

- PROPOSED # OF UNITS: 160 SINGLE FAMILY LOTS
- BUFFERS:
  - FROM AGRICULTURAL AREAS: 30'
  - BUFFER FROM ADJACENT RESIDENTIAL: 30'
- PROPOSED SITE AREA BREAKDOWN:
  - RIGHT-OF-WAYS: ±15.71 AC. (±10.31%)
  - LOT AREA: ±75.65 AC. (±49.66%)
  - OPEN SPACE: ±60.99 AC. (±40.03%)

**PROPOSED LAND PLAN DATA - OUTSIDE OF ESDDOZ**

- MINIMUM LOT SIZE (STANDARD LOT OPTION WITH PUBLIC SEWER SYSTEM): 20,000 SQ. FT.
- AVERAGE LOT SIZE: 21,998 SQ. FT.
- FRONT YARD SETBACK: 30'
- SIDE YARD SETBACK: 15'
- REAR YARD SETBACK: 20'
- MINIMUM LOT WIDTH: 100'
- MINIMUM LOT DEPTH: 100'

**PROPOSED LAND PLAN DATA - WITHIN ESDDOZ**

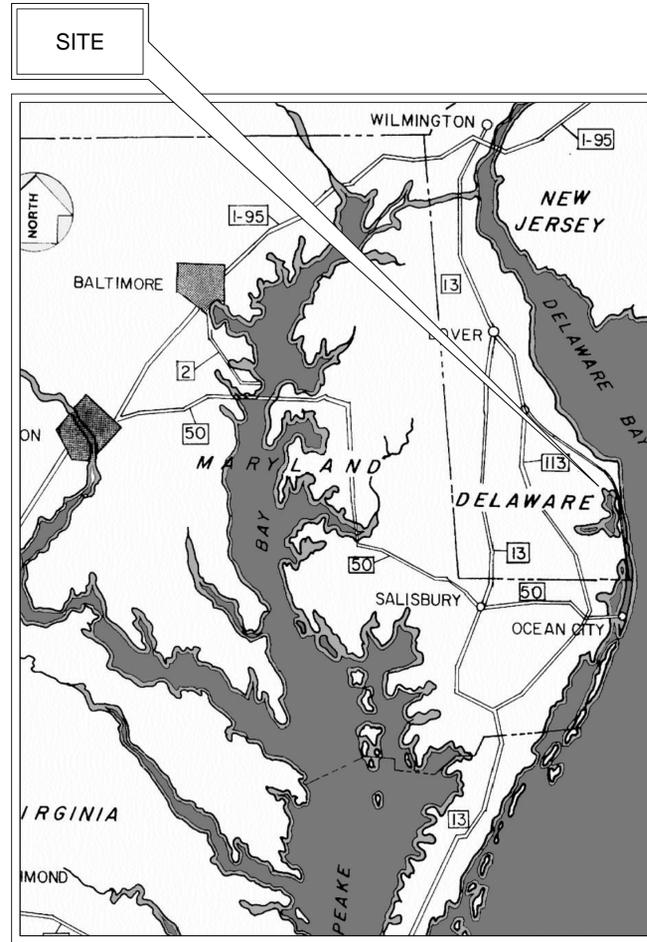
- MINIMUM LOT SIZE (WITH PUBLIC WATER AND SEWER SYSTEMS): 7,500 SQ. FT.
- AVERAGE LOT SIZE: 10,188 SQ. FT.
- FRONT YARD SETBACK: 25'
- SIDE YARD SETBACK: 10'
- REAR YARD SETBACK: 10'
- MINIMUM LOT WIDTH: 60'

**IMPERVIOUS AREA CALCULATIONS**

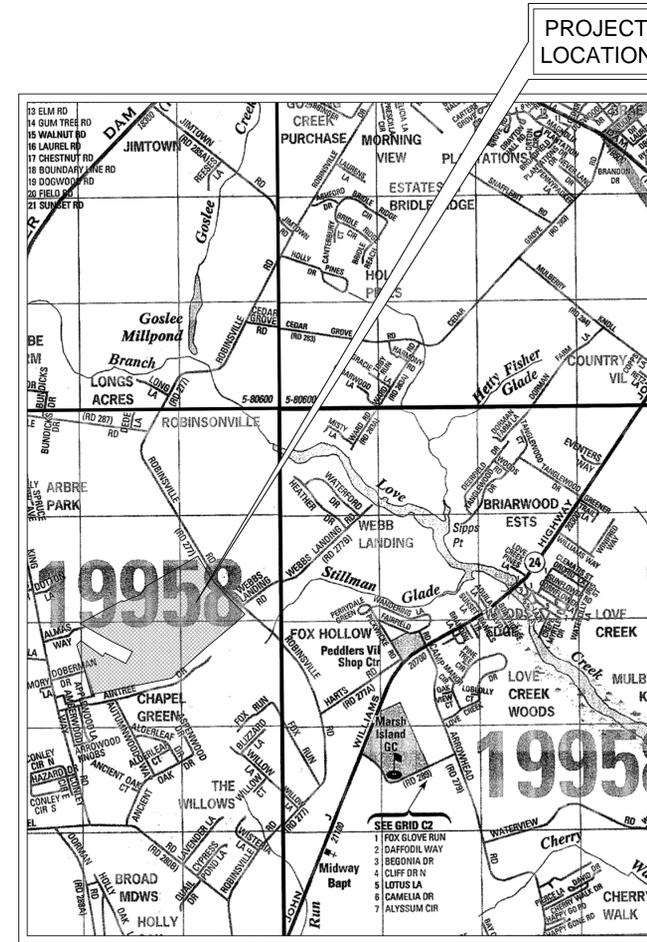
141 LARGE LOTS @ 4500 SF EACH 14.57 ACRES  
19 SMALL LOTS @ 3800 SF EACH 1.66 ACRES  
COMMUNITY CENTER & PARKING 0.60 ACRES  
STORMWATER PONDS 4.48 ACRES

TOTAL R.O.W. AREA 15.71 ACRES

ESTIMATED TOTAL IMPERVIOUS AREA 37.02 ACRES



VICINITY MAP  
SCALE: 1" = 20 MILES



LOCATION MAP  
SCALE: 1" = 2000'

**DEVELOPER'S CERTIFICATION:**

WE, JOHN NOVOSEL, LINDA NOVOSEL, AND THE ADKINS COMPANY, HEREBY CERTIFY THAT WE ARE THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT OUR DIRECTION.

JOHN M. NOVOSEL \_\_\_\_\_ DATE \_\_\_\_\_  
LINDA C. NOVOSEL \_\_\_\_\_ DATE \_\_\_\_\_  
RICHARD G. HOLLAND, SR. \_\_\_\_\_ DATE \_\_\_\_\_

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

**ENGINEER'S CERTIFICATION:**

"I, STEPHEN L. MARSH, 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."

STEPHEN L. MARSH, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
GEORGE, MILES & BUHR, LLC  
206 W. MAIN ST.  
SALISBURY, MD 21801

**WETLAND CERTIFICATION:**

THIS PROPERTY HAS BEEN EXAMINED BY JCM ENVIRONMENTAL FOR THE PRESENCE OF WATERS 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 ABOVE RESOURCES THAT WERE FOUND ON THE PROPERTY ARE CLEARLY MAPPED ON THIS PLAN IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS AND DETAILED IN THE REPORT DATED MAY 2008 PREPARED BY JCM ENVIRONMENTAL USING BEST PROFESSIONAL JUDGMENT.

JIM MCCULLEY \_\_\_\_\_ DATE \_\_\_\_\_  
JCM ENVIRONMENTAL  
100 LAKE DRIVE, SUITE 3  
NEWARK, DELAWARE 19702

**NOTES**

- PROPERTY LINES AND WETLAND LINES WERE TAKEN FROM A DRAWING PREPARED BY COAST SURVEY, INC. ENTITLED "152.3460 ACRE PARCEL PREPARED FOR 'THE ADKINS COMPANY' & JOHN & LINDA NOVOSEL", DATED APRIL 10, 2008. FIELD DELINEATION OF JURISDICTIONAL AND NON-JURISDICTIONAL WETLANDS WAS PERFORMED BY JCM ENVIRONMENTAL.
- EXISTING INTERIOR PARCEL LINES SHALL BE ELIMINATED BY THIS SUBDIVISION.
- ACCESS TO ALL RESIDENTIAL LOTS WILL BE FROM THE INTERNAL SUBDIVISION STREETS. NO DIRECT ACCESS TO SCR 277 WILL BE PERMITTED.
- SOIL LINES AND TYPES WERE TRACED FROM THE WEB SOIL SURVEY PER THE NATURAL RESOURCES CONSERVATION SERVICE.
- EXISTING TREE LINE WAS TRACED FROM A GOOGLE EARTH AERIAL PHOTOGRAPH.
- ALL PARCELS THAT ARE PART OF THE DEVELOPMENT ARE ENTIRELY OUTSIDE THE 100 YEAR FLOOD ZONE, PER F.E.M.A. FIRM NUMBER 10005C0330J, DATED JANUARY 6, 2005.
- NO DELAWARE STATE WETLANDS EXIST ON THE PROPERTY.
- ACTIVE AGRICULTURAL PROPERTY GREATER THAN 10 ACRES DIRECTLY ABUTS THE SUBDIVISION PROPERTY.
- 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.
- THE PROPOSED STORMWATER MANAGEMENT FACILITIES, FORESTED BUFFER AND OPEN SPACE SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME A PROPERTY OWNER'S ASSOCIATION ASSUMES PERPETUAL MAINTENANCE.
- THE PROPOSED STREETS SHALL BE PRIVATE RIGHT-OF-WAYS, MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME A PROPERTY OWNER'S ASSOCIATION ASSUMES PERPETUAL MAINTENANCE.
- ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY SPECIFICATIONS FOR PRIVATE ROADS.
- STREET NAMES WILL BE ESTABLISHED WHICH DO NOT DUPLICATE NOR CLOSELY RESEMBLE EXISTING NAMES IN THE SAME HUNDRED OR POSTAL DISTRICT. STREET NAMES SHOWN WILL BE SUBJECT TO SUSSEX COUNTY REVIEW & APPROVAL.
- WATER SERVICE WILL BE PROVIDED BY TIDEWATER UTILITIES, INC.
- THE PROPERTY WILL BE SERVED BY THE ANGOLA NECK SEWER SYSTEM THROUGH A CONNECTION TO FUTURE SUSSEX COUNTY WASTEWATER FACILITIES LOCATED ALONG ROBINSONVILLE ROAD AT THE ENTRANCE TO THE NOVOSEL PROPERTY. 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.
- EASEMENTS SHALL BE PROVIDED WHERE NECESSARY TO MEET PUBLIC UTILITY REQUIREMENTS. ALL LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS OF GREATER WIDTH MAY BE REQUIRED ALONG LOT LINES OR ACROSS LOTS, WHERE NECESSARY. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE NO LESS THAN TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.

PRINTS ISSUED FOR: DRAWINGS STAGE	
DATE	
REVISIONS	
NO.	

**GMB**  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
SALISBURY • BALTIMORE • LEWES • SEAFORD  
206 WEST MAIN STREET  
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NOVOSEL SUBDIVISION  
SUSSEX COUNTY, DELAWARE

COVER SHEET

SCALE: 1" = 2000'	SHEET NO.
DESIGN BY: RLM	<b>G1.0</b>
DRAWN BY: RLM	
CHECKED BY:	
GMB FILE: 2007349	
DATE: JAN 2010	



DATE

REVISIONS

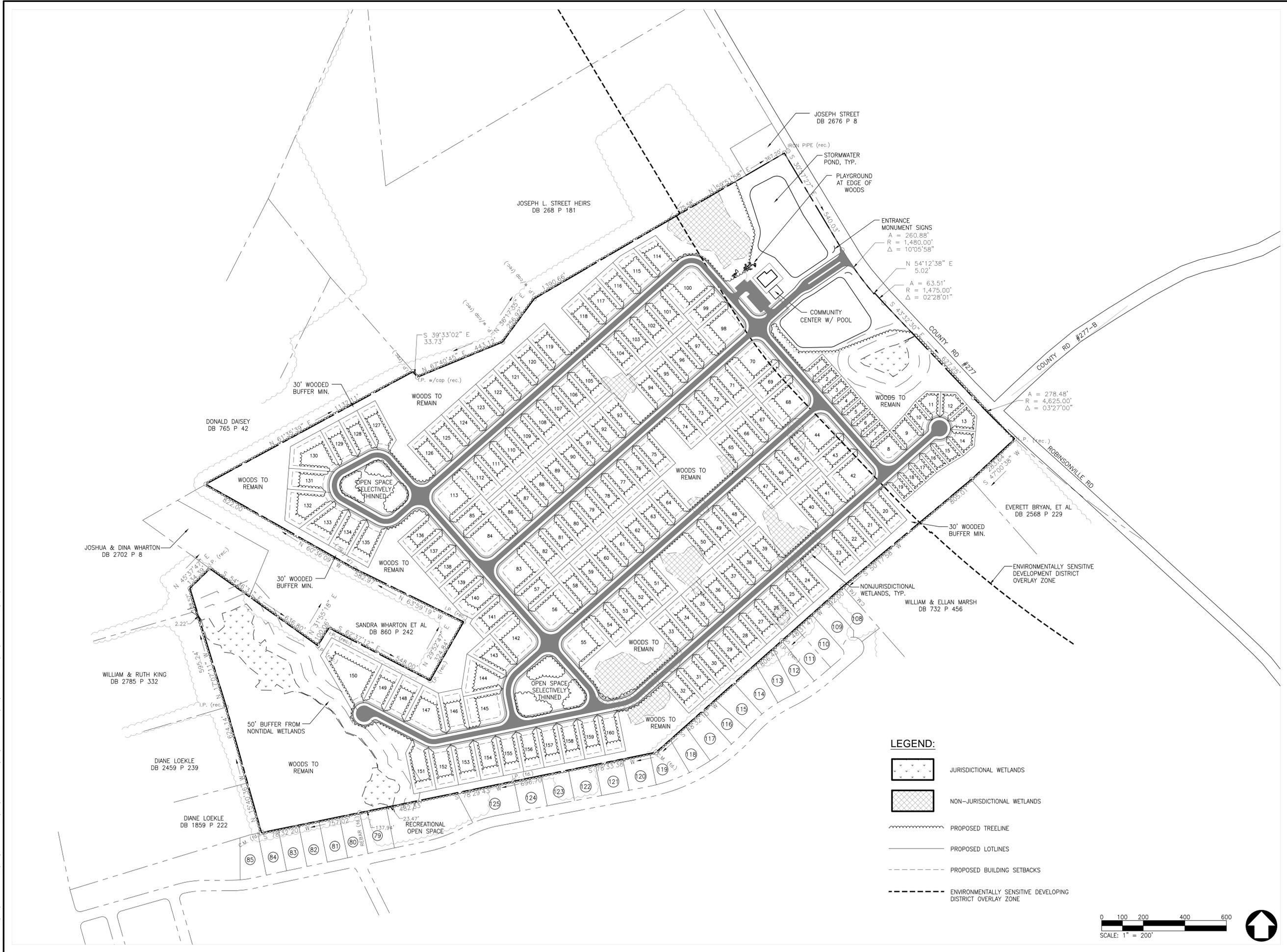
NO.

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**NOVOSEL SUBDIVISION  
 SUSSEX COUNTY, DELAWARE**

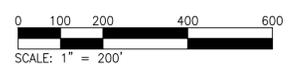
**PROPOSED SITE  
 PLAN**

SCALE : 1" = 200'	SHEET NO.
DESIGN BY : RLM	<b>C2.0</b>
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 2007349	
DATE : JAN 2010	



**LEGEND:**

- JURISDICTIONAL WETLANDS
- NON-JURISDICTIONAL WETLANDS
- PROPOSED TREELINE
- PROPOSED LOTLINES
- PROPOSED BUILDING SETBACKS
- ENVIRONMENTALLY SENSITIVE DEVELOPING DISTRICT OVERLAY ZONE



PLOT CODE: PENN-RED (1/8\"/>

PENN-RED (1/8\"/>

PENN-YELLOW (3/16\"/>

PENN-YELLOW (3/16\"/>

PENN-BLUE (1/4\"/>

PENN-BLUE (1/4\"/>

PENN-AMAZONIA (3/16\"/>

PENN-AMAZONIA (3/16\"/>

PENN-WHITE (1/8\"/>



# Preliminary Land Use Service (PLUS)

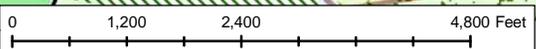
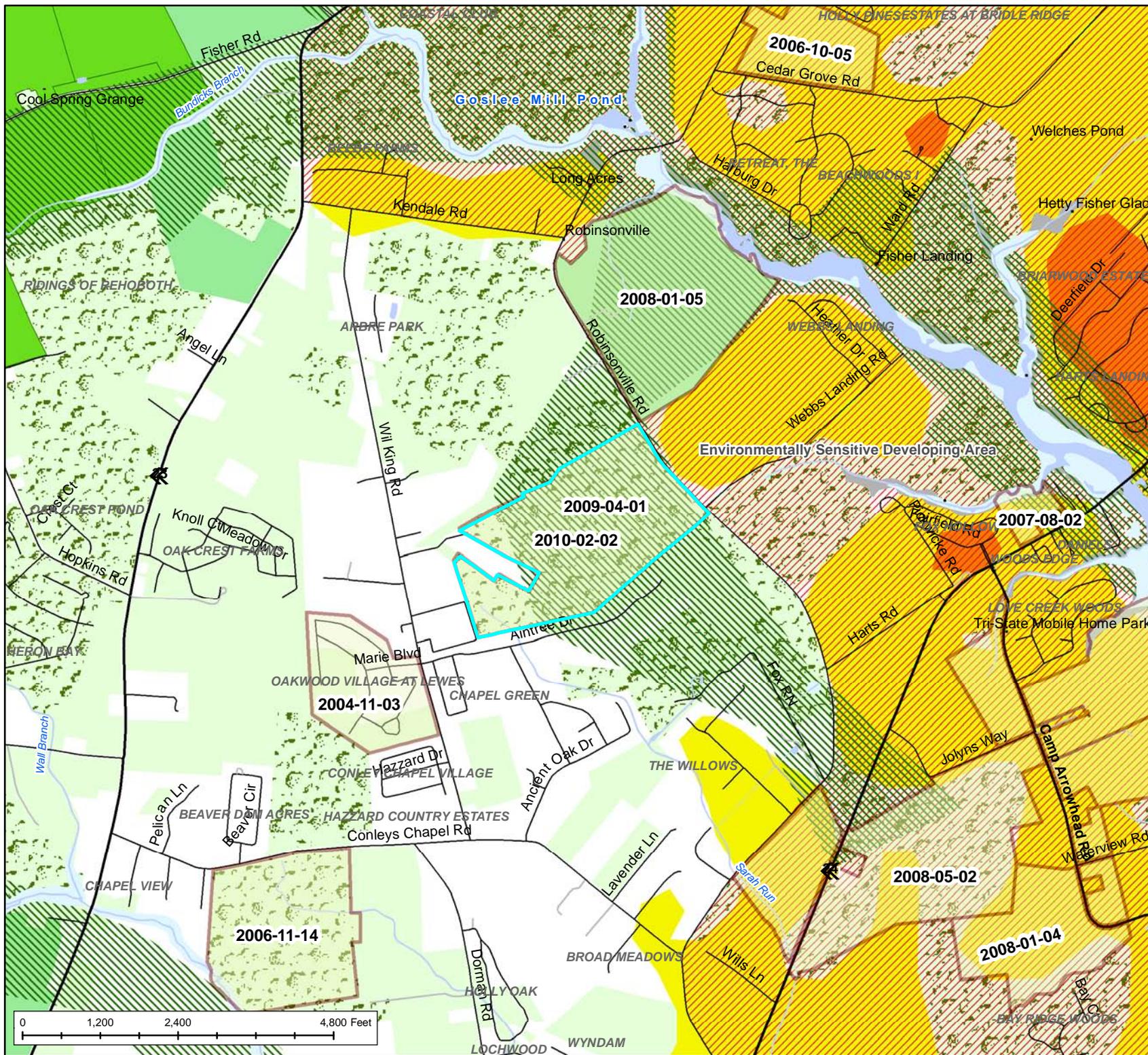
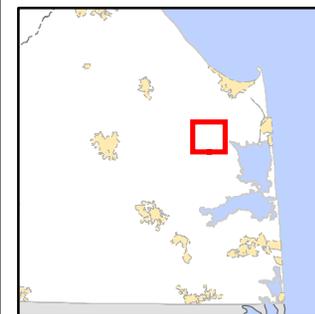
Novosel Subdivision  
2010-02-02

-  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)

1:24,000

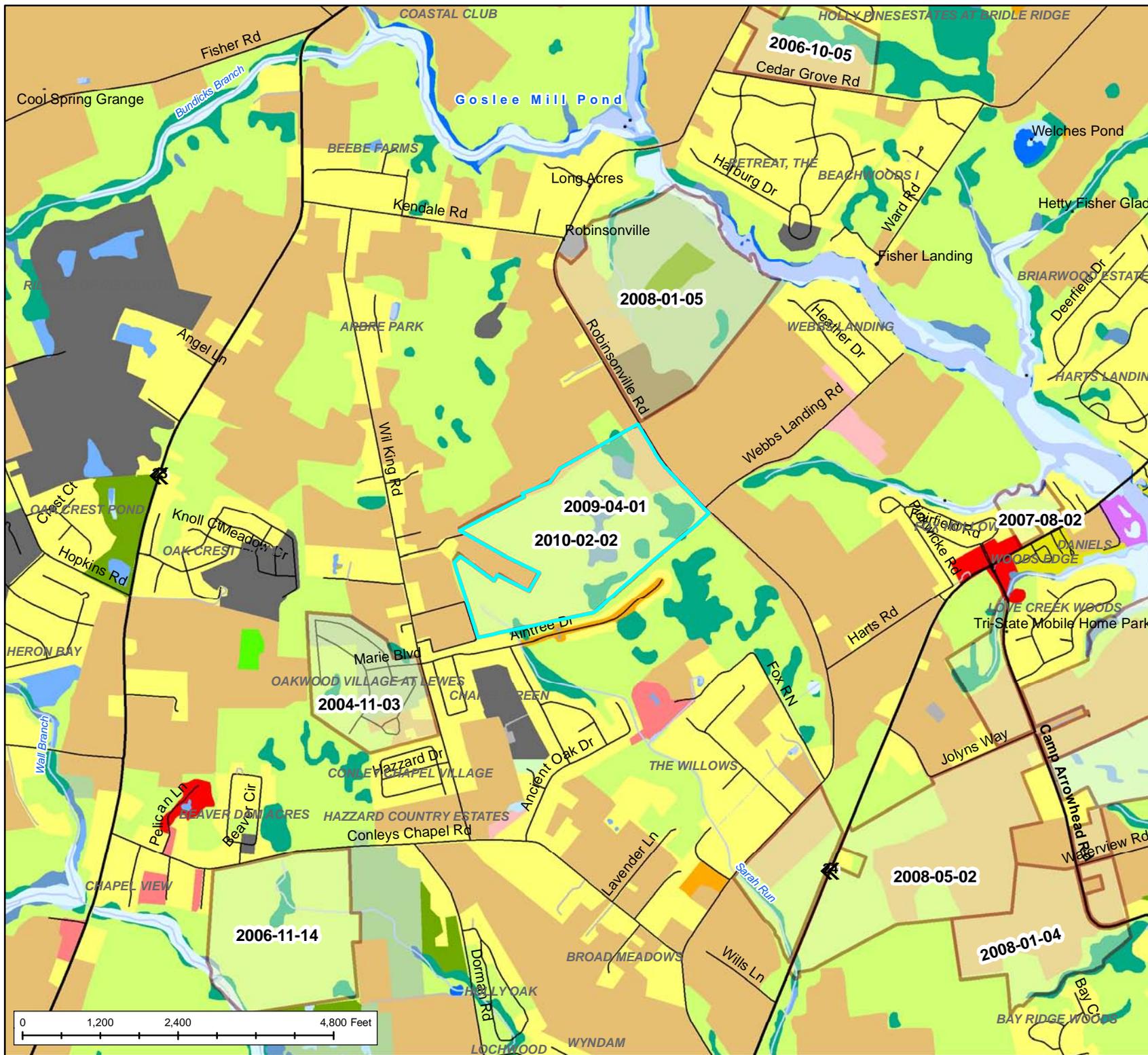


Produced by the Delaware Office of State Planning Coordination.  
stateplanning.delaware.gov



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Novosel Subdivision  
2010-02-02

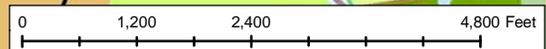


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

1:24,000



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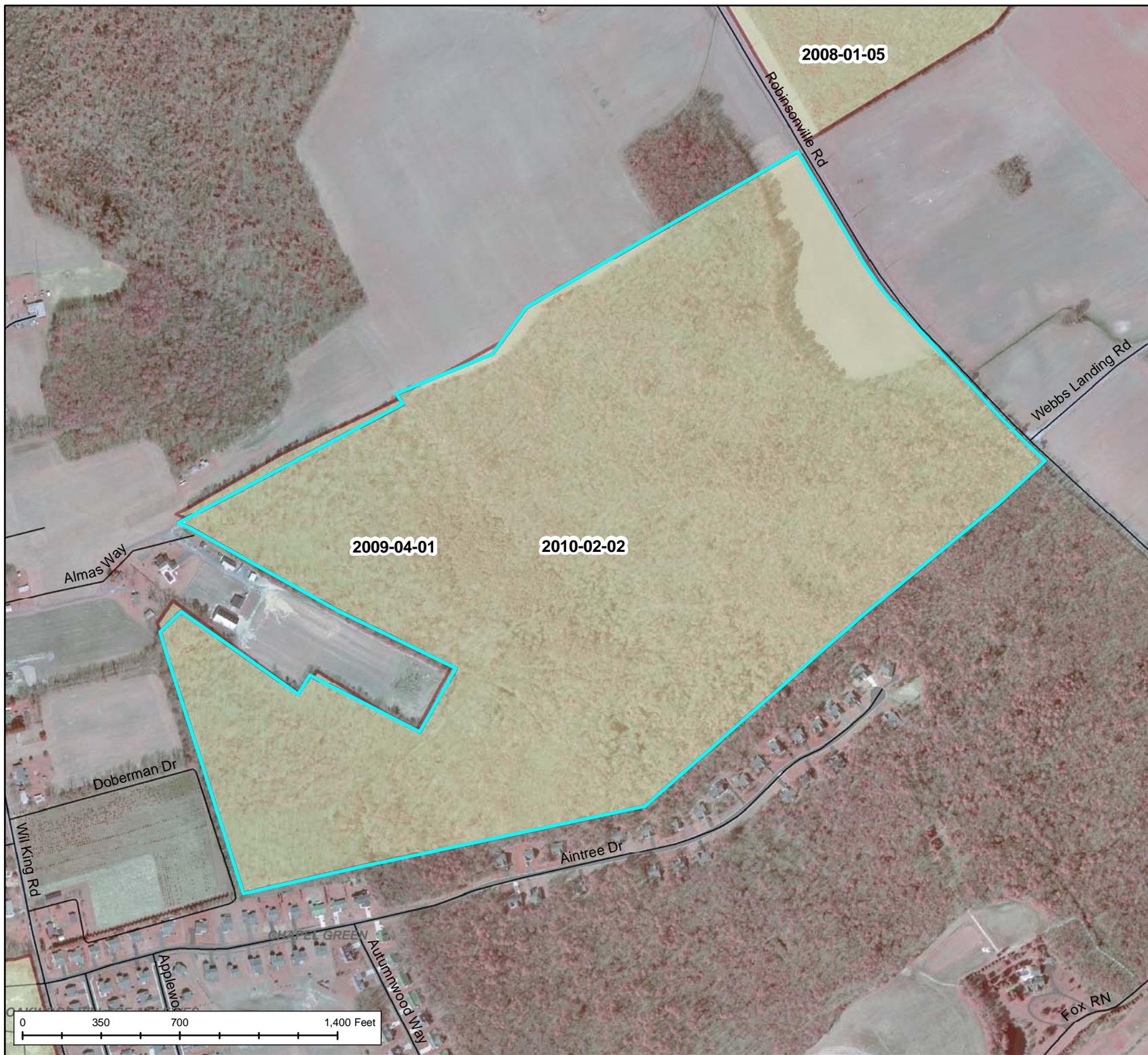
# Preliminary Land Use Service (PLUS)

Novosel Subdivision  
2010-02-02

 Project Areas

 Municipalities

2007 Aerial Photography:  
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1:6,914



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