

PLUS 2010-04-02
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
datamil.delaware.gov

1. Project Title/Name: **Nathaniel's Landing**

2. Location (please be specific): **S. Side Woodland Ferry Rd. (E. of and bounded by Nanticoke River – S. of Layton's Riviera, N. of Nanticoke Wildlife Area)**

3. Parcel Identification #: **Map 2-32-4 parcels 6.00, 6.01, 6.02, 6.04, 6.05 & 7.01** 4. County or Local Jurisdiction Name: **Sussex**

5. Owner's Name: **Jesse Frederick Conaway & Everett T. Conaway**

Address: **P.O. Box 269**

City: **Seaford**

State: **DE**

Zip: **19973**

Phone: **302-628-8611**

Fax: **302-628-8621**

Email: **JFSAILOR@aol.com**

6. Applicant's Name: **Jesse Frederick Conaway**

Address: **P.O. Box 269**

City: **Seaford**

State: **DE**

Zip: **19973**

Phone: **302-268-8611**

Fax: **302-628-8621**

Email: **JFSAILOR@aol.com**

7. Project Designer/Engineer: **Davis, Bowen & Friedel, Inc.**

Address: **One Plaza East – Suite 200**

City: **Salisbury**

State: **MD**

Zip: **21801**

Phone: **410-543-9091**

Fax: **410-543-4172**

Email: **wdm@dbfinc.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Don McCoy, PLS – 410-543-9091**

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: Residential Subdivision – 99 single family lots, min. 0.75 acre lots, except min. 1.0 acre lots in conservation zone	
11. Area of Project(Acres +/-): 151 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 type="checkbox"/> Investment Level 3 <input checked="" type="checkbox"/> Investment Level 4 <input 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. PLUS Review – January 2, 2008	
14. Present Zoning: AR-1	15. Proposed Zoning: AR-1
16. Present Use: Wooded	17. Proposed Use: Single Family Residential Subdivision
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: N/A	
19. Comprehensive Plan recommendation: Low Density Area, agricultural activities & single family detached homes 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 checked="" 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"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: 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? 29,700 gpd How will this demand be met? Individual Wells located on each proposed lot	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: N/A	
22. If a site plan please indicate gross floor area: N/A	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 99 Gross Density of Project: 0.654 units/ac Net Density 0.748 units/ac Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:

Number of renter-occupied units: **0**
Number of owner-occupied units: **99**

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 **10**
 Move-up buyer – if checked, how many units **63**
 Second home buyer – if checked, how many units **26**
 Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: **0.07%** Proposed Use: % of Impervious Surfaces: **13.93%**
Square Feet: **4,300** Square Feet: **920,000+/-**

27. What are the environmental impacts this project will have? **Forest Clearing & Minimal Wetland Impacts**

How much forest land is presently on-site? **141.6 AC+/-** How much forest land will be removed? **70.6 AC. +/-**
Afforestation Proposed = 1.9 acres+/-

Are there known rare, threatened, or endangered species on-site? Yes No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

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 **1.11 AC**
 Non-tidal Acres **3.18 AC**

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

Buffers are provided as follows:

- From Tidal wetlands – 50' buffer to building setback line
- From Non-Tidal Wetlands – 25' buffer to lot line as required by developer, + add'l. bldg. setback

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</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: Disturbance will be lot-specific and dependent on future owners of individual lots. Buffers provided - no disturbance to occur within 50 feet of water.</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:</p>
<p>32. List the proposed method(s) of stormwater management for the site: Stormwater management basins for recharge, quality & quantity treatment; BMP's for nutrient reduction</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.): On-site – above and not disturbing wetland areas</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? 52.8 Acres 2,300,000+/- Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 43.5 AC+/-, 1,898,000 SF+/-</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)? Passive Recreation, Stormwater Management, Wildlife Habitat, Preservation</p> <p>Where is the open space located? Integrated throughout development and along perimeter</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Nanticoke Wildlife Area</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? Private funding for internal infrastructure and Woodland Ferry Road entrance as required</p>
<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 16.75 AC +/-</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 ESC: Silt Fence, Super Silt Fence, SCE; SWM: Detention Ponds, Infiltration, Bioretention, Integrated System of Swales, Conservation, Rooftop Disconnection, Sheetflow to Buffer, Grass Channels, Providing recharge to match pre-development</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 50' Tidal Wetland Buffer, 25' Non-Tidal Wetland Buffer. Non-tidal buffer is excluded from lots.</p>

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes No
Native trees to remain to discourage geese habitat, high grasses & pond interfaces with permanent pool, ponds of adequate depth to discourage mosquitos.

38. Will this project generate additional traffic? Yes No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season **1030 ADT**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **Less than 1%**

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. **Connection point: Woodland Ferry Road (S78), having two 11' lanes and no shoulders.**

40. Will the street rights of way be public, private, or town? **Private**

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. **Connection potential not likely – Existing developments to the north are already platted, existing wildlife area to the south.**

43. Are there existing or proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

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

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

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

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them:

45. Please make note of the time-line for this project: **Begin Construction Spring 2013, Completion Fall 2014**

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

Signature of property owner

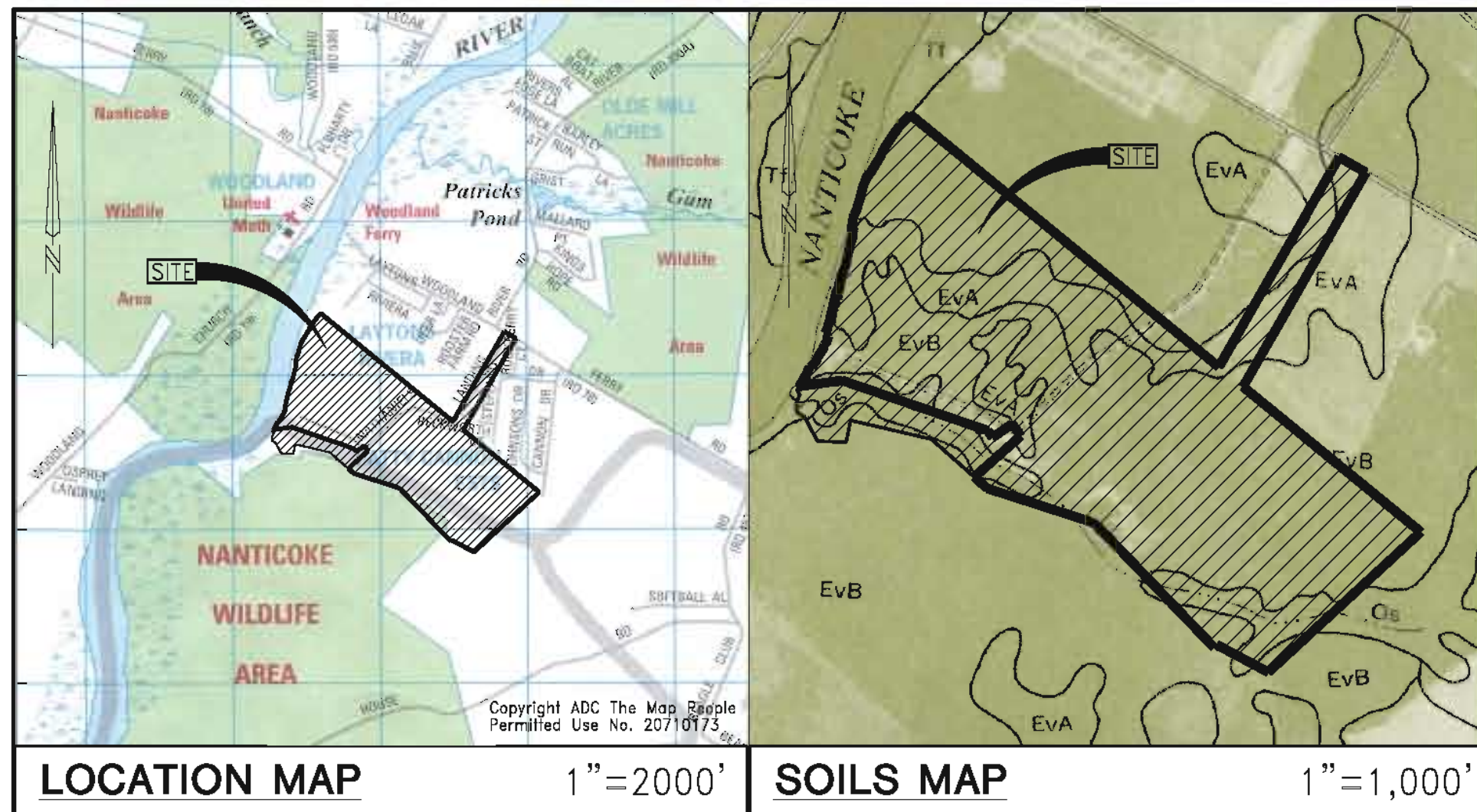
Date

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.



GENERAL NOTES

- 1) ALL FIRELANS, EXITS, STANDPIPE, AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE MASONRY AND WOOD.
- 2) THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- 3) ALL ENTRANCE MATERIALS AND WORKMANSHIP SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED AUGUST 2001 AND ANY ADDENDA THERETO.
- 4) ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDLED.
- 5) A 24 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- 6) MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION.
- 7) ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "DELAWARE 2000 TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS." (LATEST EDITION FEB. 1, 2000)
- 8) DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."
- 9) ALL SUBDIVISION STREETS ARE PRIVATE STREETS, AND SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNER'S ASSOCIATION. AN ACCESS EASEMENT, BENEFITTING THE RESIDUE PARCEL, IS HEREBY DEDICATED WITHIN THE RIGHTS-OF-WAY OF ALL SUBDIVISION STREETS.
- 10) ALL LOTS SHALL HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS ONLY.
- 11) THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS.
- 12) NO BUILDING PERMIT WILL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE BUILDING PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
- 13) THIS SITE IS IMPACTED BY THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA MAP PANELS 1000500384J AND 1000500400J, DATED: JANUARY 6, 2005.
- 14) AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION, ALL OPEN SPACE, INCLUDING THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.
- 15) TOPOGRAPHIC SURVEY PERFORMED JULY 2007 BY DAVIS, BOWEN, & FRIEDEL, INC. VERTICAL DATUM IS NAVD 88, BASED ON NGS BENCHMARK GPS S 2, ELEVATION 28.79.
- 16) ALL LOTS SHALL HAVE ONLY ONE ACCESS POINT TO SERVE THE ENTIRE PARCEL.
- 17) A TEN (10) FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL FRONT LOT LINES AND ALL SIDE LOT LINES BOUNDING ON A STREET RIGHT-OF-WAY.
- 18) A TWENTY (20) FOOT FORESTED AND/OR LANDSCAPED BUFFER STRIP SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF THE PROPERTY, ADJACENT TO OTHER LANDS (EXCLUDING THAT PORTION ALONG THE SHORELINE OF THE NANTICOKE RIVER). THE BUFFER STRIP SHALL BE BROKEN ONLY TO PROVIDE A LEGALLY APPROVED ENTRANCE FROM WOODLAND FERRY ROAD, AND TO PROVIDE ACCESS TO THE RESIDUE PARCEL.
- 19) THIS SITE CONTAINS REGULATED WETLANDS. ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE.

SITE DATA

TAX MAP 2-32-4 PARCELS 8.00, 8.01, 8.02, 8.04, 8.05, 7.01
 EXISTING ZONING: AR-1 AGRICULTURAL RESIDENTIAL
 PROPOSED USE: RESIDENTIAL SUBDIVISION
 ZONING ON ALL ADJACENT PARCELS: AR-1

TOTAL NUMBER OF LOTS = 99
 TOTAL AREA OF LOTS = 82,876 ACRES
 TOTAL AREA OF STREETS = 15,954 ACRES
 TOTAL AREA OF OPEN SPACE = 52,815 ACRES

TOTAL AREA OF SUBDIVISION = 151,445 ACRES
 AREA OF RESIDUE = 8,755 ACRES

TOTAL SITE AREA = 160,200 ACRES
 DENSITY = 0.654 UNITS/ACRE

MAX. LOT SIZE = 44,639 SF
 MIN. LOT SIZE = 32,670 SF
 AVG. LOT SIZE = 36,378 SF

INSIDE 100' CONSERVATION ZONE (51 LOTS)
 MINIMUM LOT SIZE ALLOWED: 1.00 AC (43,560 SF)
 MINIMUM LOT WIDTH: 150'

OUTSIDE 100' CONSERVATION ZONE (48 LOTS)
 MINIMUM LOT SIZE ALLOWED: 0.75 AC (32,670 SF)
 MINIMUM LOT WIDTH: 100'

FRONT YARD SETBACK: 30'
 SIDE YARD SETBACK: 15'
 REAR YARD SETBACK: 20'
 MAXIMUM BUILDING HEIGHT: 42'

PROPOSED SEWER: INDIVIDUAL ON-SITE
 PROPOSED WATER: INDIVIDUAL ON-SITE

SITE IS IMPACTED BY 100-YR FLOOD PLAIN (PER FEMA FLOOD MAP #1000500384J, DATED 01-06-2005)

DESIGNATION:
 ORIGINAL FOREST AREA = 1141.5 ACRES
 CLEARING FOR ROADS & PONDS = 26.81 ACRES
 CLEARING ON 1/2 ACRE LOTS = 134 ACRES
 CLEARING ON 1 ACRE LOTS = 415 ACRES
 TOTAL CLEARING = 476 ACRES

AFFORESTATION:
 ROADSIDE TREES = 0.12 ACRES
 LOT PLANTINGS = 0.28 ACRES
 ENTRANCE ROAD = 1.48 ACRES

VERTICAL DATUM: NAVD 88

OWNER/DEVELOPER:
 JESSE FREDERICK CONAWAY
 EVERETT T. CONAWAY
 P.O. BOX 299
 SEAFORD, DE 19973
 302-678-8611

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR LINE
- EXISTING UTILITY POLE, OVERHEAD UTILITY LINE
- EASEMENT LINE
- WOODS LINE
- CONCRETE MONUMENT
- PROPERTY CORNER
- 404 WETLANDS
- ▨ 20' FORESTED PERIMETER BUFFER
- ▨ PERMANENT EASEMENT FOR INGRESS/EGRESS

OWNER'S CERTIFICATION
 I, JESSE FREDERICK CONAWAY, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE _____ DATE: _____
 JESSE FREDERICK CONAWAY

SURVEYOR'S CERTIFICATION
 I, W. DONALD MCCOY, JR., HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE _____ DATE: _____
 W. DONALD MCCOY, JR.



ARCHITECTS ENGINEERS SURVEYORS
 SALESBURY, MARYLAND (410) 543-1900
 WILFORD, DELAWARE (302) 424-1441
 EASTON, MARYLAND (410) 770-1744

DAVIS, BOWEN & FRIEDEL, INC.

PRELIMINARY SUBDIVISION PLAN - KEY MAP

NATHANIEL'S LANDING SUBDIVISION
BROAD CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:

Date: FEBRUARY, 2010
 Scale: 1"=200'
 Own By: WDM
 Proj.No.: 1683A001J
 Dwg.No.:

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION.

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CURVE DATA

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C17	125.00	189.85	172.12	S 44°12'38" E	87°01'10"
C19	125.00	61.89	61.26	S 65°04'12" E	28°22'01"
C20	175.00	64.73	64.36	N 68°39'25" W	21°11'35"
C21	225.00	64.63	64.41	N 49°49'51" W	16°27'33"
C22	225.00	20.03	20.02	N 59°03'05" W	09°45'59"
C23	225.00	7.43	7.43	N 35°33'18" W	01°53'38"
C24	175.00	74.64	74.08	N 22°23'23" W	24°28'15"
C25	175.00	146.87	142.58	S 34°12'48" E	48°05'06"
C26	175.00	123.94	121.37	S 78°32'44" E	40°54'47"
C27	375.00	42.94	42.91	S 84°28'42" W	06°53'38"
C28	375.00	156.08	154.96	N 80°11'04" W	23°50'52"
C29	375.00	17.08	17.08	N 67°07'21" W	02°36'54"
C30	25.00	31.71	29.62	N 77°51'00" E	72°39'54"
C31	225.00	89.80	89.20	N 30°05'03" E	22°51'59"
C32	25.00	21.60	20.94	N 08°06'10" W	48°30'26"
C33	52.00	87.00	77.20	S 17°04'28" W	09°45'59"
C34	52.00	56.53	56.33	N 82°11'53" W	65°55'36"
C35	52.00	106.69	88.94	N 09°22'42" E	117°33'34"
C36	25.00	21.60	20.94	S 43°24'16" W	49°30'26"
C37	275.00	11.01	11.01	N 19°47'51" E	02°17'35"
C38	275.00	98.74	98.21	N 31°13'51" E	28°34'24"
C39	25.00	7.78	7.75	S 32°38'08" W	17°49'53"
C40	25.00	24.25	23.31	S 04°05'51" E	59°34'02"
C41	150.00	137.28	132.52	N 05°40'02" W	52°25'41"
C42	150.00	40.99	40.86	N 28°22'29" E	15°39'21"
C43	175.00	123.39	120.85	N 80°21'11" W	42°23'58"
C44	175.00	22.14	22.12	S 07°49'14" E	07°14'54"
C45	175.00	48.10	48.94	N 03°24'24" W	16°04'32"
C46	175.00	34.28	34.22	N 10°14'33" E	11°13'23"
C47	175.00	72.59	72.08	N 27°44'17" E	23°46'04"
C48	275.00	100.67	100.11	S 29°34'05" W	20°58'31"
C49	1025.00	32.40	32.40	N 18°59'10" E	01°48'40"
C50	1025.00	159.64	159.48	N 24°21'13" E	08°55'28"
C51	1025.00	114.44	114.38	N 32°00'50" E	06°23'48"
C52	25.00	30.81	28.89	S 00°05'23" E	70°36'14"
C53	52.00	36.50	35.75	N 19°17'08" W	40°12'44"
C54	52.00	148.57	103.09	N 67°13'50" E	16°44'19"
C55	52.00	45.08	43.68	S 14°28'45" W	49°38'37"
C56	975.00	129.09	129.00	N 35°28'29" E	07°35'10"
C57	25.00	35.98	32.94	N 09°31'31" W	82°24'50"
C58	200.00	29.45	29.42	N 54°57'02" W	08°28'10"
C59	200.00	146.23	144.88	N 80°21'12" W	42°23'58"
C60	25.00	80.28	79.94	N 18°59'10" E	01°48'40"
C61	250.00	136.20	134.53	S 67°37'52" E	31°12'56"
C62	225.00	5.07	5.07	S 51°22'40" E	01°17'27"
C63	25.00	43.39	38.15	S 79°32'45" W	99°28'37"
C65	25.00	35.15	32.32	S 10°27'15" E	80°33'23"
C78	175.00	47.20	47.08	S 79°59'38" E	19°27'11"
C79	125.00	80.38	78.98	N 69°18'13" W	36°50'01"
C80	175.00	69.83	69.37	S 62°19'04" E	22°51'43"
C81	175.00	16.81	16.81	S 76°30'04" E	05°30'17"
C82	125.00	46.24	45.97	N 68°39'25" W	21°11'35"
C83	175.00	71.83	71.13	N 48°00'04" W	24°28'15"
C84	25.00	39.08	35.22	N 10°10'12" E	89°33'25"
C85	275.00	41.92	41.88	S 50°34'55" W	08°43'59"
C86	275.00	92.81	92.37	S 36°32'47" W	19°20'16"
C87	375.00	58.41	58.35	N 31°20'23" E	08°55'27"
C88	375.00	14.23	14.23	N 36°53'31" E	02°10'30"
C89	225.00	72.88	72.58	N 47°15'21" E	16°33'30"
C90	275.00	89.07	88.68	S 47°15'21" E	16°33'30"
C91	25.00	39.83	35.75	N 85°37'20" E	91°17'27"
C92	25.00	39.27	35.36	S 07°01'24" E	90°00'00"
C93	225.00	72.88	72.58	S 47°15'21" E	16°33'30"
C94	275.00	89.07	88.68	N 47°15'21" E	16°33'30"
C95	425.00	36.04	36.03	N 35°32'50" E	04°51'33"
C96	425.00	46.29	46.26	N 29°59'51" E	06°14'24"
C97	225.00	110.23	109.13	S 40°54'47" W	28°04'15"
C98	25.00	39.46	35.49	N 79°49'48" W	90°28'35"
C99	125.00	33.31	32.91	N 22°32'33" W	24°28'15"
C100	225.00	47.20	47.11	S 16°10'49" E	12°01'09"
C101	225.00	143.86	141.42	S 40°30'24" E	36°38'00"
C102	225.00	157.13	153.95	S 78°49'46" E	40°00'43"
C103	325.00	160.16	158.55	N 84°43'02" W	28°14'10"
C104	325.00	27.12	27.12	N 68°12'50" W	04°48'54"
C105	100.00	178.06	155.45	N 14°48'27" W	102°01'13"
C106	225.00	32.87	32.84	S 32°01'03" W	08°22'13"
C107	225.00	154.24	151.24	S 08°11'58" W	39°16'36"
C108	125.00	111.41	107.78	N 14°05'19" E	51°03'59"
C109	325.00	118.90	118.32	S 28°34'05" W	20°58'31"
C110	975.00	126.97	126.88	N 21°48'40" E	07°27'40"
C111	25.00	45.28	39.33	N 77°24'17" E	103°43'33"
C112	250.00	50.87	50.79	N 56°33'44" W	11°39'35"
C113	250.00	171.24	167.92	N 82°00'54" W	39°14'46"
C114	200.00	87.01	86.33	S 89°10'28" E	24°55'38"
C115	200.00	86.18	85.51	S 64°22'02" E	24°41'15"

N 09°20'52" E 84.55'
 N 11°06'04" W 37.90'
 N 12°57'42" E 220.44'
 N 2°32'05" E 211.00'
 N 09°43'38" E 67.48'
 N 25°43'40" E 44.63'
 N 15°55'21" E 50.81'
 N 41°08'45" E 20.68'
 N 71°23'05" W 14.35'
 N 24°56'02" W 22.88'
 N 08°34'19" E 25.87'
 N 39°33'33" E 36.39'
 N 13°53'57" E 29.48'
 N 32°51'00" E 21.11'
 N 35°20'56" E 39.10'
 N 21°47'48" E 33.13'
 N 38°43'27" E 50.74'
 N 68°43'29" E 16.64'
 N 29°53'45" E 93.50'
 N 41°05'18" E 23.07'
 N 12°01'44" W 21.30'
 N 46°15'23" W 19.59'
 N 21°08'25" E 71.73'
 N 03°00'03" W 41.70'
 N 19°40'34" W 18.59'
 N 59°24'26" W 56.08'

NATHANIEL'S LANDING SUBDIVISION
 BROAD CREEK HUNDRED
 SUSSEX COUNTY, DELAWARE

ARCHITECTS: ENGINEERS: SURVEYORS
DAVIS, BOWEN & FRIEDEL, INC.
 1000 W. MARKET ST., SUITE 200
 MILFORD, DELAWARE 19967
 (302) 424-1441
 EASTON, MARYLAND (410) 770-1744

PRELIMINARY SUBDIVISION PLAT

Revisions:

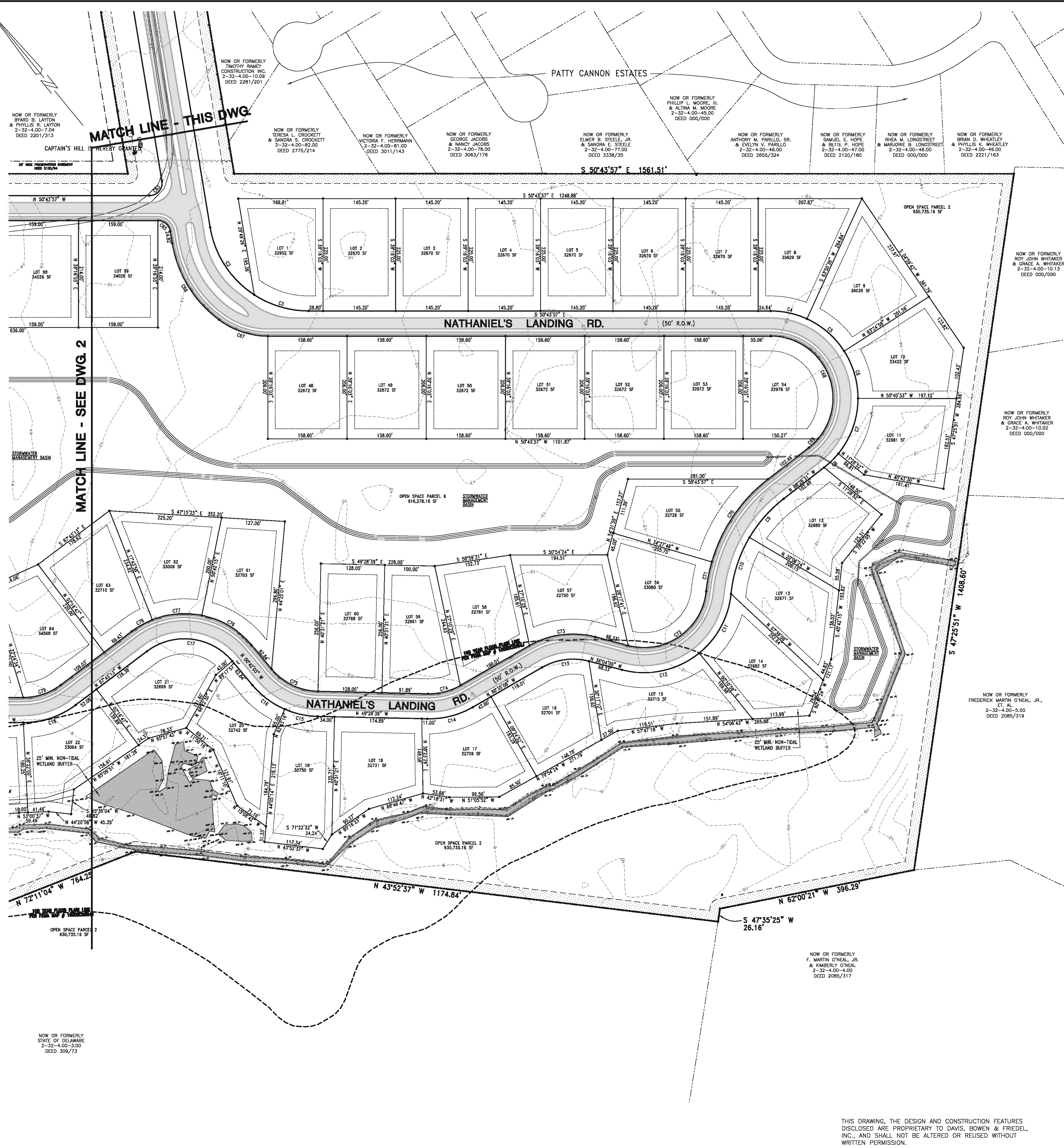
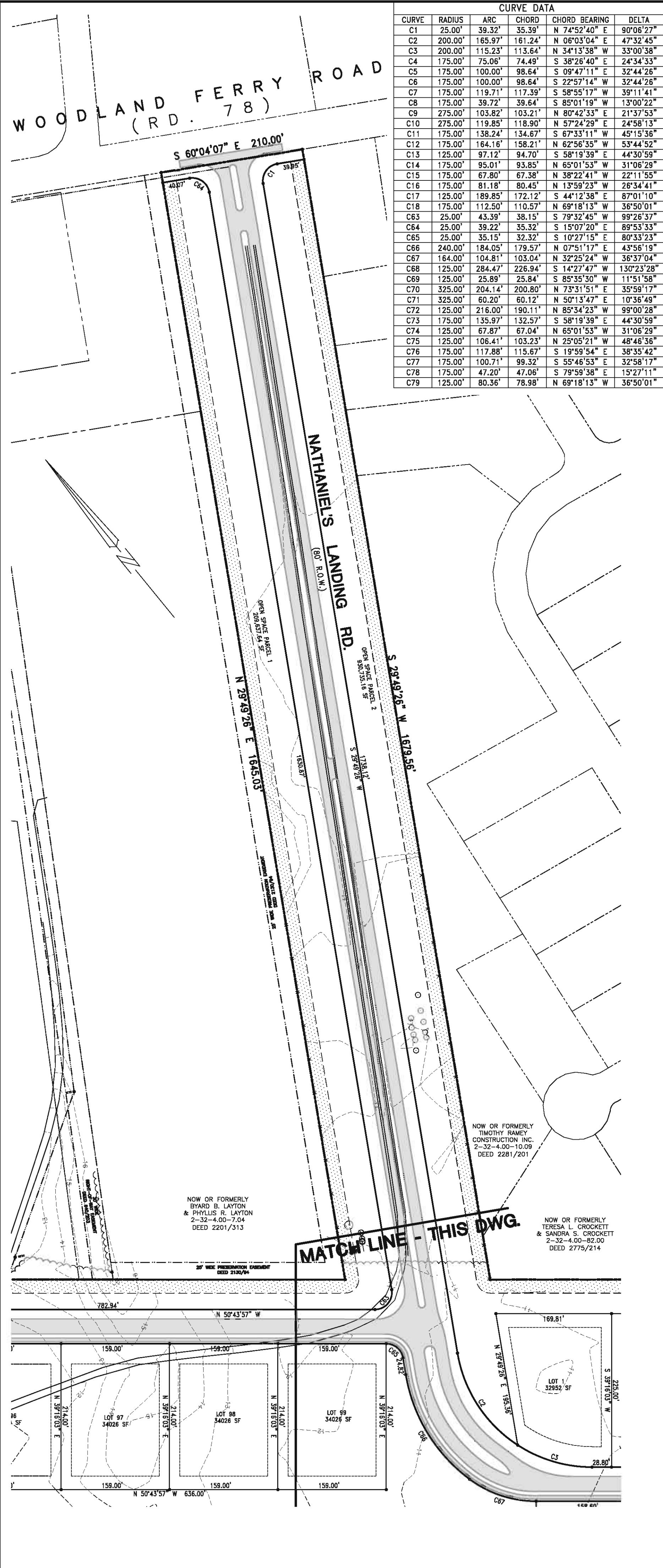
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 Proj.No.: **1683A001J**
 Dwg.No.:

2 OF 3

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PRELIMINARY SUBDIVISION PLAN

NATHANIEL'S LANDING SUBDIVISION
BROAD CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:










Date: **FEBRUARY, 2010**
Scale: **1"=100'**
Dwn. By: **WDM**
Proj. No.: **1683A001J**
Dwg. No.: **3 OF 3**

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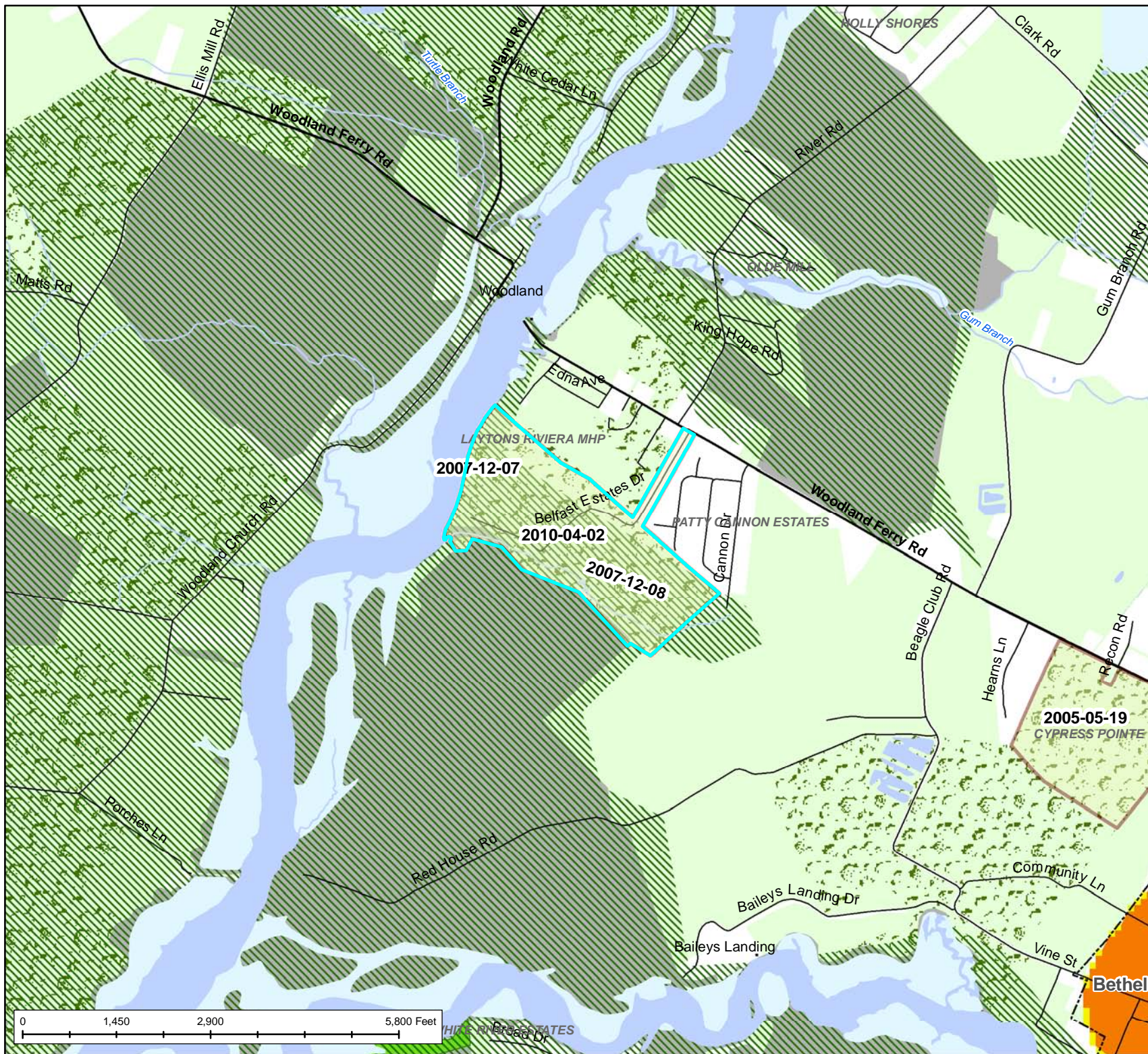
Preliminary Land Use Service (PLUS)

Nathaniel's Landing
2010-04-02

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

State Strategies

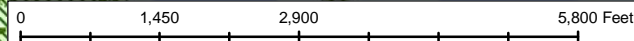
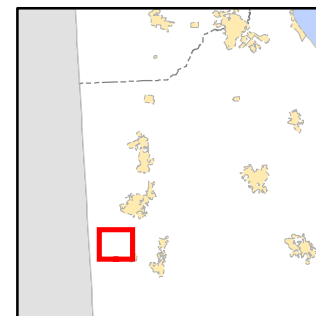
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



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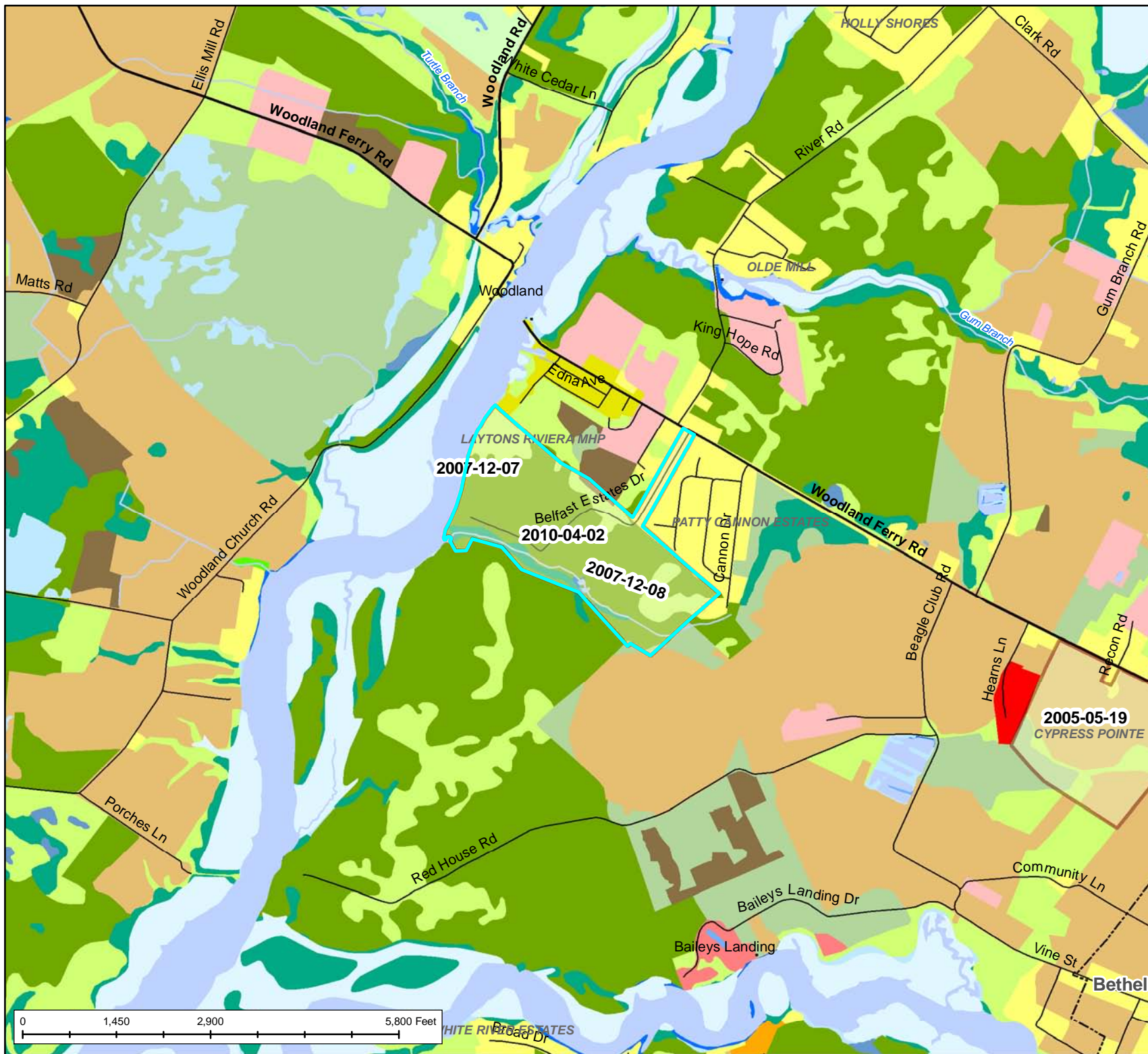


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Preliminary Land Use Service (PLUS)

Nathaniel's Landing
2010-04-02

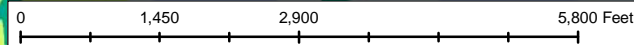
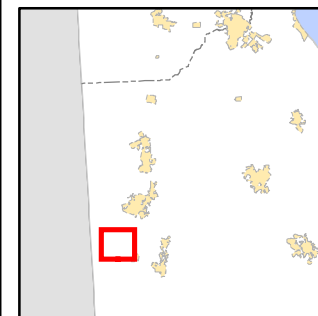


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

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Preliminary Land Use Service (PLUS)

Nathaniel's Landing
2010-04-02

-  Project Areas
-  Municipalities

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