

<b>Preliminary Land Use Service (PLUS)</b> Delaware State Planning Coordination 122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958		
<b>Purpose of PLUS</b> - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.		
Please complete this PLUS application in its entirety. <b>All questions <u>must</u> be answered. If a question is unknown at this time or not applicable, please explain.</b> Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project <u>before</u> 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.		
PLUS Number (to be completed by OSPC): <u>2010-09-01</u> Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2,3 & 4		
1. Project Title/Name: Brickyard Landing		
2. Location ( please be specific): Sussex County, On SCR 257, 1700 ± Feet From the intersection with SCR 88		
3. Parcel Identification #: 235-21-32, 32.01, 02, 03, 04 & 05	4. County or Local Jurisdiction Name: where project is located: Sussex County	
5. If contiguous to a municipality, are you seeking annexation: No		
6. Owner's Name: H. P. Layton Partnership		
Address: PO Box 370		
City: Nassau	State: De	Zip: 19969
Phone: 302-245-0405	Fax: 302-226-2939	Email: gtcuppels@ecieng.com
7. Equitable Owner/Developer ( <b>This Person is required to attend the PLUS meeting</b> ): Sam or Lawrence Burke		
Address: PO Box 370		
City: Nassau	State: De	Zip: 19969
Phone: 302-245-0405	Fax: 302-226-2939	Email: gtcuppels@ecieng.com
8. Project Designer/Engineer: ECI, LLC		
Address: PO Box 820		
City: Rehoboth Beach	State: De	Zip: 19971
Phone: 302-226-2844	Fax 302-226-2939	Email: gtcuppels@ecieng.com
9. Please Designate a Contact Person, including phone number, for this Project: Ken Kullman 302-226-2844		

<b>Information Regarding Site:</b>	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: <b>This plan has been referred by Sussex County P&amp;Z Commission with concurrence of the owners</b>  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. <b>This project is a 49 Unit single family by right subdivision located in a town center with public sewer</b>	
12. Area of Project (Acres +/-): <b>52.97</b> Number of Residential Units: <b>49</b> Commercial square footage: <b>0</b>	
13. Present Zoning: <b>AR-1</b>	14. Proposed Zoning: <b>AR-1</b>
15. Present Use: Vacant/Woods	16. Proposed Use: <b>Residential</b>
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>Tidewater Utilities</b>  Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>Tidewater Utilities</b>  Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): <b>Upscale residential development</b>	
20. Environmental impacts:  How many forested acres are presently on-site? <b>52.97</b> How many forested acres will be removed? <b>15.89</b>  To your knowledge, 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Are the wetlands: <input checked="" type="checkbox"/> Tidal      Acres: <b>5.27</b> <input checked="" type="checkbox"/> Non-tidal      Acres: <b>3.16</b>  If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Awaiting Letter</b>  Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If "Yes", describe the impacts:  How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>100+ ' _____</u>	
21. 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	
22. List the proposed method(s) of stormwater management for the site: <b>Quality treatment utilizing bio-swales and other green technology techniques utilizing the Durm Model Stormwater Design prior to releasing to the tidal wetlands</b>	

23. Is open space proposed?  Yes  No If "Yes," how much? 22.5 Acres:  
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active/passive recreation, undisturbed woods/wetlands, stormwater treatment

24. Are you considering dedicating any land for community use (e.g., police, fire, school)?  Yes  No

25. Please estimate 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 peak season: 496 TPD (DelDOT Letter Of No Objection has been issued)  
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2%

26. Will the project connect to state maintained roads?  Yes  No

27. 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. **Proposed connections to parcel to the west reflected on the plan**

28. Are there existing sidewalks?  Yes  No; bike paths  Yes  No  
 Are there proposed sidewalks?  Yes  No; bike paths  Yes  No  
 Is there an opportunity to connect to a larger bike, pedestrian, or transit network?  Yes  No

29. To your knowledge, 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  
 Would you be open to a site evaluation by the State Historic Preservation Office?  Yes  No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No  
 Person to contact to arrange visit: **Gary Cuppels** phone number: **302-226-2844**

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

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)

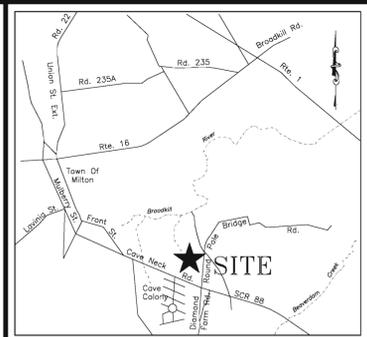
\_\_\_\_\_  
 Date

**Signed application must be received before application is scheduled for PLUS review.**

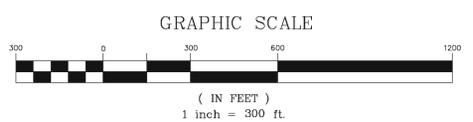
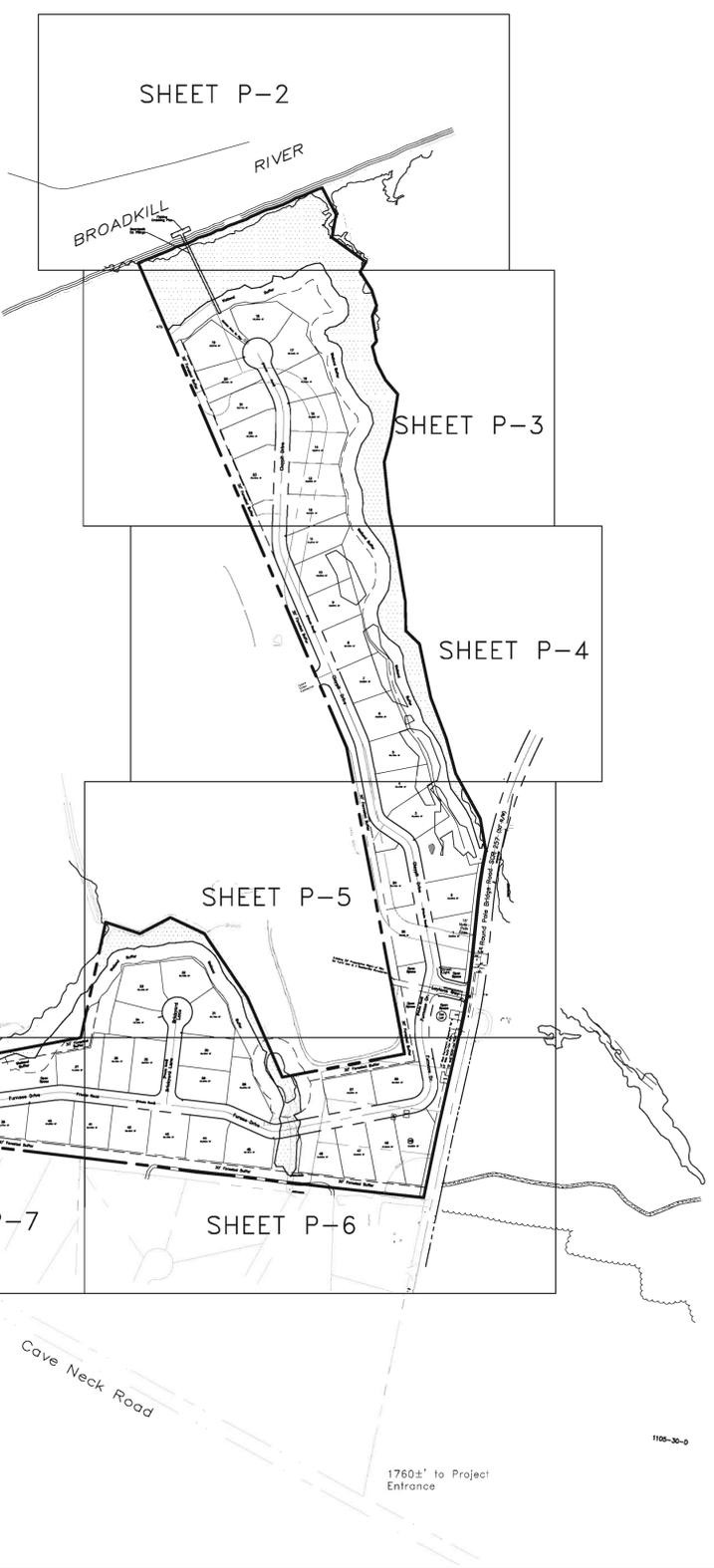
This form should be returned to the Office of State Planning **electronically** at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image 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, 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.

**SHEET NOTES:**

- The stormwater management facilities are to be maintained by the owner/developer until such time that the homeowners association assumes control.
- Subdivision streets constructed within the limits of the right of way are private as shown on this plan and are to be maintained by the Developer, property owners or both. The State assumes no maintenance responsibilities for the future maintenance of these streets.
- The sidewalk and multi modal path shall be the responsibility of the developer, the property owners or both within this subdivision. The State assumes no responsibility for the future maintenance of the sidewalk and/or multi modal path.
- All lots shall have access from the internal subdivision street. Direct access to SCR 257 will not be permitted.
- This property is located in the vicinity of land used primarily for agricultural purposes on which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the near future involve noise, dust, manure and other odors. The use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance or inconvenience which may result from such normal agricultural uses and activities.
- All interior lot lines are reserved for the centerline of a twenty (20) foot drainage and/or utility easement. All interior perimeter lot lines and boundary lines shall have ten (10) feet drainage and/or utility easement.
- Upon approval of this plan the subdivision of H.P. Layton Partnership approved by Sussex County Planning and Zoning Commission dated 3/19/08 and recorded at Sussex County Recorder of Deeds Office in Book 119 Page 200 will be vacated.



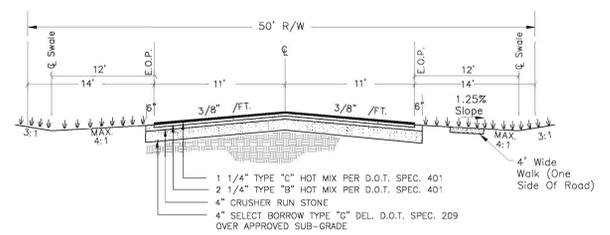
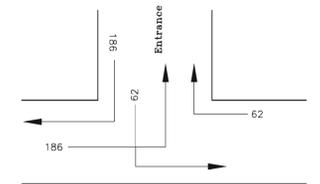
**LOCATION MAP**  
SCALE 1" = 1 MILE



**LEGEND**

	= PROPERTY LINE
	= CENTER LINE
	= 404 WETLANDS LINE
	= WETLAND BUFFER (50')
	= EXISTING CONTOUR
	= EXISTING FENCE
	= EXISTING SANITARY SEWER LINE
	= EXISTING STORM SEWER LINE
	= EXISTING WATER LINE
	= EXISTING TELEPHONE LINE
	= BUILDING RESTRICTION LINE
	= EXISTING TREE LINE
	= PROPOSED EDGE OF PAVEMENT
	= EXISTING TREE LINE
	= PROPOSED TREE LINE
	= SOILS LINE
	= FLOOD LINE
	= EXISTING IRON PIPE
	= IRON PIPE TO BE SET
	= EXISTING CONCRETE MONUMENT
	= EXISTING ELECTRIC POLE
	= PROPOSED STREET LIGHT
	= PROPOSED WALK
	= WETLAND AREA
	= EXISTING PONDS

**ANTICIPATED TRAFFIC FLOW DISTRIBUTION**  
 TOTAL ADT ENTRANCE TRAFFIC = 496  
 SCR 257 ANNUAL AVERAGE DAILY TRAFFIC (AADT) = 99  
 Total Existing AADT Plus Proposed ADT At 10 Year Projection = 714  
 50% Entering - 50% Exiting



**SOILS TYPES**

AsA	Askeckey Loamy Sand, 0-2% Slopes
DaA	Downer Sandy Loom, 0-2% Slopes
Evd	Evesboro Loamy Sand, 5-15% Slopes
FhA	Fort Mott-Henlopen Complex, 0-2% Slopes
FhB	Fort Mott-Henlopen Complex, 2-5% Slopes
FmA	Fort Mott Loamy Sand, 0-2% Slopes
FmB	Fort Mott Loamy Sand, 2-5% Slopes
GdA	Glossboro Sandy Loom, 0-2% Slopes
HnA	Hammonton Sandy Loom, 0-2% Slopes
HnA	Hammonton Sandy Loom, 0-2% Slopes
HrA	Henlopen-Rosedale Complex, 0-2% Slopes
HvA	Herlock Sandy Loom, 0-2% Slopes
IgA	Ingleside Sandy Loom, 0-2% Slopes
KgB	Kie]-Galloway Complex, 0-5% Slopes
KsA	Kie] Loamy Sand, 0-2% Slopes
Lo	Lanigan and Indiantown Soils, frequently flooded
Mo	Monohawkin Muck, frequently flooded
PaA	Pepperbox-Rosedale Complex, 0-2% Slopes
RvA	Rockawalkin Loamy Sand, 0-2% Slopes
RoA	Rosedale Loamy Sand, 0-2% Slopes
RoB	Rosedale Loamy Sand, 2-5% Slopes
W	Water

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 PRESIDENT, SUSSEX COUNTY COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_

**SITE DATA**

1. CURRENT ZONING:	AR-1
PROPOSED ZONING:	AR-1
2. TOTAL AREA:	2,307,562.9±s.f. 52.97±Acres
LOTS AREA:	1,020,203±s.f. 23.42±Acres
ROAD R/W AREA:	261,748±s.f. 6.01±Acres
ROAD/WALK AREA:	157,535±s.f. 3.62±Acres
ROOF AREA (48X1,500):	73,500±s.f. 1.69±Acres
IMPERVIOUS AREA:	231,035±s.f. 5.3±Acres (±10%)
STORMWATER AREA:	43,766±s.f. 1.01±Acres
OPEN SPACE:	981,844.9±s.f. 22.5±Acres
WETLANDS:	388,524±s.f. 8.92±Acres
3. TOTAL UNITS:	49 SINGLE FAMILY LOTS
DENSITY ALLOWED:	2 UNITS / Acre
DENSITY PROPOSED:	1.08 UNITS / Acre
4. STREETS:	TO REMAIN PRIVATE
5. ACCESS:	PRIVATE
6. MAINTENANCE:	STREETS TO BE MAINTAINED BY OWNER(S)
7. SETBACKS:	FRONT: 30' (40'), SIDE: 15', REAR: 20'
8. FLOOD PLANE:	REF: FIRM MAP 10050C0168 J
9. WATER:	ON-LOT WELL PUBLICLY REGULATED UTILITY
10. SANITARY SEWER:	PUBLICLY REGULATED UTILITY
11. STORMWATER MANAGEMENT:	QUALITY TREATMENT/ TIDAL DISCHARGE

**OWNER/DEVELOPER'S CERTIFICATION**

I HEREBY CERTIFY THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THIS PLAN WAS MADE AT MY DIRECTION, 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.

H.P. Layton Partnership \_\_\_\_\_ DATE \_\_\_\_\_  
 P.O. Box 370  
 Nassau, De 19969  
 302-245-0405

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE LAWS OF SUSSEX COUNTY AND THE STATE OF DELAWARE.

GARY T. CUPPES, P.P., PLS \_\_\_\_\_ DATE \_\_\_\_\_  
 ENGINEERING CONSULTANTS INTERNATIONAL, LLC.  
 PO BOX 820 • 220 REHOBOTH AVENUE  
 REHOBOTH BEACH, DE 19971  
 (302) 226-2844

**WETLANDS CERTIFICATION**

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WETLANDS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8), Waters of the U.S. Definition/CECW-OR, 10-7-1991, Questions and Answers on the 1987 COE Manual/CECW-1987 Manual). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES. OFFICIAL SITE VISIT BY THE U.S. ARMY CORP OF ENGINEERS APRIL 24, 2008.

EDWARD M. LAUNAY, PWS No. 875 \_\_\_\_\_ DATE \_\_\_\_\_  
 SOCIETY OF WETLANDS SCIENTISTS  
 CORPS OF ENGINEERS, CERTIFIED WETLAND  
 DELINEATOR WDCPS3M005100368

Note:  
 This drawing, specifications, and work produced by Engineering Consultants International, LLC (ECI) for this project are instruments of service for this project only, and remain the copyrighted property of ECI. Reuse or reproduction of any of the instruments of service of ECI by the Client or assignees without the written permission of ECI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.  
 Note:  
 This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational and Safety and Health Act of 1970 and all rules and regulations thereto appertaining.



#	REVISION	DATE	CHKD.
1.			
2.			
3.			
4.			
5.			
6.			

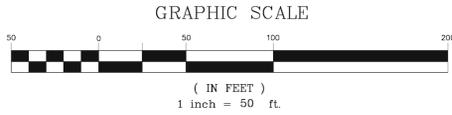
**BRICKYARD LANDING**  
**BROADKILL HUNDRED**  
**SUSSEX COUNTY, DELAWARE**  
 TM 2-35-21 PARCELS 32.00(2), 32.01, 32.02, 32.03, 32.04, 32.05

TITLE  
**PRELIMINARY SITE PLAN**

PROFESSIONAL SEAL

**ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC**  
 ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS  
 220 REHOBOTH AVENUE • P.O. BOX 820  
 REHOBOTH BEACH, DELAWARE 19971  
 (302) 226-2844 • FAX (302) 226-2939

DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 09-011
DRAWN BY: Kbk	DATE: Aug. 2009	SHEET P-1
CHECKED BY: GTC	SCALE: AS SHOWN	



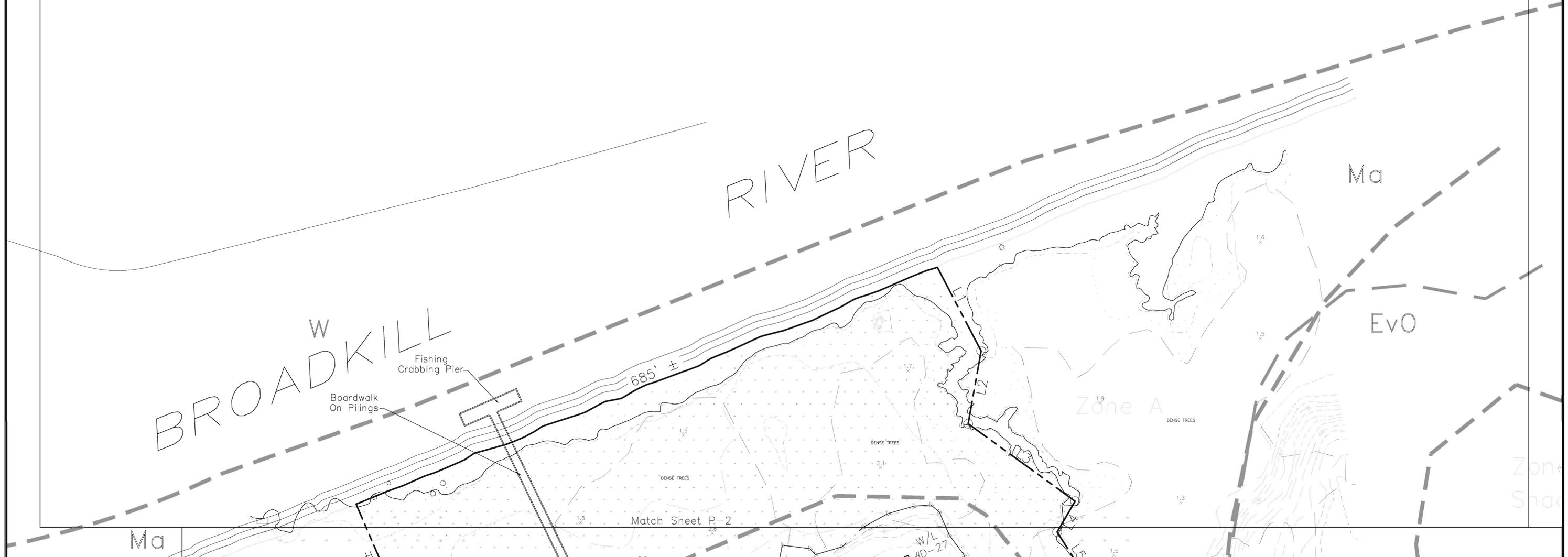
**LEGEND**

- = PROPERTY LINE
- = CENTER LINE
- = 404 WETLANDS LINE
- = WETLAND BUFFER (50')
- = EXISTING CONTOUR
- X—X—X—= EXISTING FENCE
- S—S—S—= EXISTING SANITARY SEWER LINE
- S—S—S—= EXISTING STORM SEWER LINE
- = EXISTING WATER LINE
- = EXISTING TELEPHONE LINE
- = BUILDING RESTRICTION LINE
- = EXISTING TREE LINE
- = PROPOSED EDGE OF PAVEMENT
- = PROPOSED TREE LINE
- = SOILS LINE
- = FLOOD LINE
- = EXISTING IRON PIPE
- = IRON PIPE TO BE SET
- = EXISTING CONCRETE MONUMENT
- = EXISTING ELECTRIC POLE
- = PROPOSED STREET LIGHT
- = PROPOSED WALK
- = WETLAND AREA

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 27°44'44" E	103' ±
L2	S 10°08'30" W	80.39'
L3	S 54°12'00" E	143.92'
L4	S 30°19'59" W	38.73'
L5	S 32°30'23" E	73.92'
L6	S 17°11'38" E	57.00'
L7	S 22°43'41" W	38.97'
L8	S 09°32'08" E	87.51'
L9	S 38°19'41" W	22.08'
L10	S 14°04'31" E	58.23'
L11	S 27°31'38" E	66.24'
L12	S 41°09'57" E	65.31'
L13	S 09°04'58" W	147.98'
L14	S 15°28'24" W	89.72'
L15	S 05°57'42" E	175.06'
L16	S 11°57'10" E	93.66'
L17	S 09°30'26" E	217.92'
L18	S 00°42'19" E	97.87'
L19	S 48°11'41" E	65.56'
L20	S 11°54'17" E	187.80'
L21	S 20°47'43" E	151.56'
L22	S 14°59'06" E	123.35'
L23	S 28°50'18" E	176.21'
L24	S 09°50'43" E	100.91'
L25	S 30°00'51" E	11.84'

Zone AE  
(El. 9)



Note: This drawing, specifications, and work produced by Engineering Consultants International, LLC (ECI) for this project are instruments of service for this project only, and remain the copyrighted property of ECI. Reuse or reproduction of any of the instruments of service of ECI by the Client or assignees without the written permission of ECI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

Note: This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational and Safety and Health Act of 1970 and all rules and regulations thereto.



#	REVISION	DATE	CHKD.
1.			
2.			
3.			
4.			
5.			
6.			

**PROJECT**

**BRICKYARD LANDING**  
**BROADKILL HUNDRED**  
**SUSSEX COUNTY, DELAWARE**

TM 2-35-21 PARCELS 32.00(2), 32.01, 32.02, 32.03, 32.04, 32.05

**TITLE**

**PRELIMINARY SITE PLAN**

**PROFESSIONAL SEAL**

**ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC**  
 ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS  
 220 REHOBOTH AVENUE • P.O. BOX 820  
 REHOBOTH BEACH, DELAWARE 19971  
 (302) 226-2844 • FAX (302) 226-2939

DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 09-011
DRAWN BY: Kbk	DATE: Aug. 2009	
CHECKED BY: GTC	SCALE: AS SHOWN	SHEET P-2

Shaded

Match Sheet P-2



Zone X  
Unshaded

a

Ma

Evo

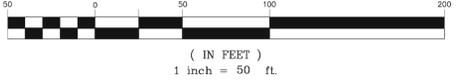
Evo

Evo

Evo

Match Sheet P-4

GRAPHIC SCALE



LEGEND

- = PROPERTY LINE
- = CENTER LINE
- = 404 WETLANDS LINE
- = WETLAND BUFFER (50')
- = EXISTING CONTOUR
- = EXISTING FENCE
- = EXISTING SANITARY SEWER LINE
- = EXISTING STORM SEWER LINE
- = EXISTING WATER LINE
- = EXISTING TELEPHONE LINE
- = BUILDING RESTRICTION LINE
- = EXISTING TREE LINE
- = PROPOSED EDGE OF PAVEMENT
- = PROPOSED TREE LINE
- = SOILS LINE
- = FLOOD LINE
- = EXISTING IRON PIPE
- = IRON PIPE TO BE SET
- = EXISTING CONCRETE MONUMENT
- = EXISTING ELECTRIC POLE
- = PROPOSED STREET LIGHT
- = PROPOSED WALK
- = WETLAND AREA
- = EXISTING PONDS

This drawing, specifications, and work produced by Engineering Consultants International, LLC (ECI) for this project are instruments of service for this project only, and remain the copyrighted property of ECI. Use or reproduction of any of the instruments of service of ECI by the Client or assignees without the written permission of ECI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational and Safety and Health Act of 1970 and all rules and regulations thereto.



American Consulting  
Engineers Council  
Member  
*Supporting Excellence  
in Engineering*

#	REVISION	DATE	CHKD.
1.			
2.			
3.			
4.			
5.			
6.			

**BRICKYARD LANDING**  
**BROADKILL HUNDRED**  
**SUSSEX COUNTY, DELAWARE**

TM 2-35-21 PARCELS 32.00(2), 32.01, 32.02, 32.03, 32.04, 32.05

TITLE  
**PRELIMINARY SITE PLAN**

PROFESSIONAL SEAL

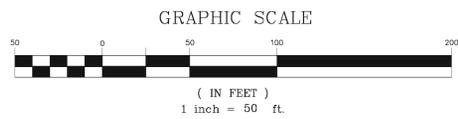
**ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC**  
 ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS  
 220 REHOBOTH AVENUE • P.O. BOX 820  
 REHOBOTH BEACH, DELAWARE 19971  
 (302) 226-2844 • FAX (302) 226-2939

DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 09-011
DRAWN BY: Kbk	DATE: Aug. 2009	SHEET P-3
CHECKED BY: GTC	SCALE: AS SHOWN	

Match Sheet P-3

**LEGEND**

- = PROPERTY LINE
- = CENTER LINE
- = 404 WETLANDS LINE
- = WETLAND BUFFER (50')
- = EXISTING CONTOUR
- = EXISTING FENCE
- = EXISTING SANITARY SEWER LINE
- = EXISTING STORM SEWER LINE
- = EXISTING WATER LINE
- = EXISTING TELEPHONE LINE
- = BUILDING RESTRICTION LINE
- = EXISTING TREE LINE
- = PROPOSED EDGE OF PAVEMENT
- = PROPOSED TREE LINE
- = SOILS LINE
- = FLOOD LINE
- = EXISTING IRON PIPE
- = IRON PIPE TO BE SET
- = EXISTING CONCRETE MONUMENT
- = EXISTING ELECTRIC POLE
- = PROPOSED STREET LIGHT
- = PROPOSED WALK
- = WETLAND AREA
- = EXISTING PONDS



Match Sheet P-5



This drawing, specifications, and work produced by Engineering Consultants International, LLC (ECI) for this project are instruments of service of ECI for this project only, and remain the copyrighted property of ECI. Use or reproduction of any of the instruments of service of ECI by the Client or assignees without the written permission of ECI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations thereto.



#	REVISION	DATE	CHKD.
1.			
2.			
3.			
4.			
5.			
6.			

**BRICKYARD LANDING**  
**BROADKILL HUNDRED**  
**SUSSEX COUNTY, DELAWARE**

TM 2-35-21 PARCELS 32.00(2), 32.01, 32.02, 32.03, 32.04, 32.05

TITLE

**PRELIMINARY SITE PLAN**

PROFESSIONAL SEAL

**ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC**  
 ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS  
 220 REHOBOTH AVENUE • P.O. BOX 820  
 REHOBOTH BEACH, DELAWARE 19971  
 (302) 226-2844 • FAX (302) 226-2939

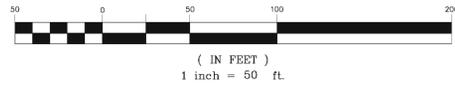
DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 09-011
DRAWN BY: KbK	DATE: Aug. 2009	
CHECKED BY: GTC	SCALE: AS SHOWN	SHEET P-4

Match Sheet P-4

**LEGEND**

- PROPERTY LINE
- CENTER LINE
- 404 WETLANDS LINE
- WETLAND BUFFER (50')
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING TELEPHONE LINE
- BUILDING RESTRICTION LINE
- EXISTING TREE LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TREE LINE
- SOILS LINE
- FLOOD LINE
- EXISTING IRON PIPE
- IRON PIPE TO BE SET
- EXISTING CONCRETE MONUMENT
- EXISTING ELECTRIC POLE
- PROPOSED STREET LIGHT
- PROPOSED WALK
- WETLAND AREA
- EXISTING PONDS

**GRAPHIC SCALE**



LYNN J.  
LINDA T. ROGERS  
2-35-21-31  
Zone: AR-1  
Use: A1

A = 179.75'  
R = 1,617'  
Δ = 06°22'04"

A = 264.52'  
R = 2,174'  
Δ = 06°58'18"

Match Sheet P-6

This drawing, specifications, and work produced by Engineering Consultants International, LLC (ECI) for this project are instruments of service of ECI for this project only, and remain the copyrighted property of ECI. Use or reproduction of any of the instruments of service of ECI by the Client or assignees without the written permission of ECI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational and Safety and Health Act of 1970 and all rules and regulations thereto.



**ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC**  
ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS  
220 REHOBOTH AVENUE • P.O. BOX 820  
REHOBOTH BEACH, DELAWARE 19971  
(302) 226-2844 • FAX (302) 226-2939

#	REVISION	DATE	CHKD.
1.			
2.			
3.			
4.			
5.			
6.			

**BRICKYARD LANDING**  
**BROADKILL HUNDRED**  
**SUSSEX COUNTY, DELAWARE**

TM 2-35-21 PARCELS 32.00(2), 32.01, 32.02, 32.03, 32.04, 32.05

TITLE

**PRELIMINARY SITE PLAN**

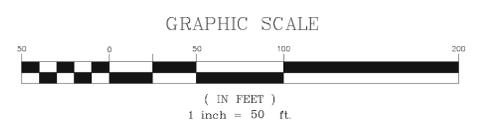
PROFESSIONAL SEAL

DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 09-011
DRAWN BY: Kbk	DATE: Aug. 2009	
CHECKED BY: GTC	SCALE: AS SHOWN	SHEET P-5



**LEGEND**

	PROPERTY LINE
	CENTER LINE
	40A WETLANDS LINE
	WETLAND BUFFER (50')
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING WATER LINE
	EXISTING TELEPHONE LINE
	BUILDING RESTRICTION LINE
	EXISTING TREE LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED TREE LINE
	SOILS LINE
	FLOOD LINE
	EXISTING IRON PIPE
	IRON PIPE TO BE SET
	EXISTING CONCRETE MONUMENT
	EXISTING ELECTRIC POLE
	PROPOSED STREET LIGHT
	PROPOSED WALK
	WETLAND AREA
	EXISTING PONDS



Note:  
This drawing, specifications, and work produced by Engineering Consultants International, LLC (ECI) for this project are instruments of service for this project only, and remain the copyrighted property of ECI. Reuse or reproduction of any of the instruments of service of ECI by the Client or assignees without the written permission of ECI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.  
Note:  
This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational and Safety and Health Act of 1970 and all rules and regulations thereto appurtenant.

**American Consulting Engineers Council Member**  
Supporting Excellence in Engineering

#	REVISION	DATE	CHKD.
1.			
2.			
3.			
4.			
5.			
6.			

**PROJECT**  
BRICKYARD LANDING  
BROADKILL HUNDRED  
SUSSEX COUNTY, DELAWARE  
TM 2-35-21 PARCELS 32.00(2), 32.01, 32.02, 32.03, 32.04, 32.05

**TITLE**  
PRELIMINARY SITE PLAN

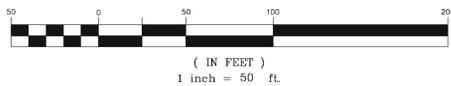
**PROFESSIONAL SEAL**

**ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC**  
ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS  
270 REHOBOTH AVENUE • P.O. BOX 870  
REHOBOTH BEACH, DELAWARE 19971  
(302) 226-2844 • FAX (302) 226-2939

DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 09-011
DRAWN BY: kbk	DATE: Aug. 2009	
CHECKED BY: GTC	SCALE: AS SHOWN	SHEET P-6

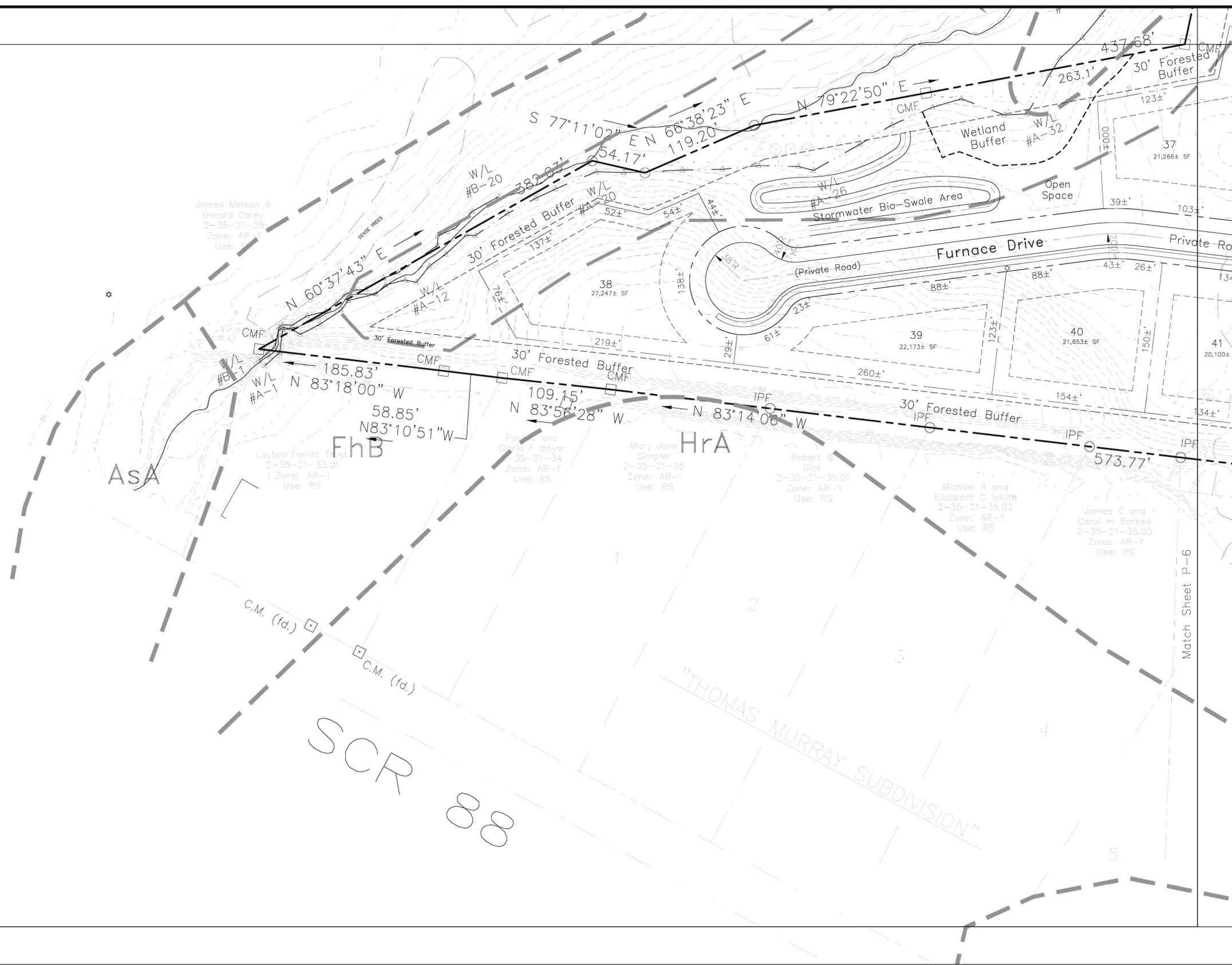


GRAPHIC SCALE



**LEGEND**

	= PROPERTY LINE
	= CENTER LINE
	= 404 WETLANDS LINE
	= WETLAND BUFFER (50')
	= EXISTING CONTOUR
	= EXISTING FENCE
	= EXISTING SANITARY SEWER LINE
	= EXISTING STORM SEWER LINE
	= EXISTING WATER LINE
	= EXISTING TELEPHONE LINE
	= BUILDING RESTRICTION LINE
	= EXISTING TREE LINE
	= PROPOSED EDGE OF PAVEMENT
	= PROPOSED TREE LINE
	= SOILS LINE
	= FLOOD LINE
	= EXISTING IRON PIPE
	= IRON PIPE TO BE SET
	= EXISTING CONCRETE MONUMENT
	= EXISTING ELECTRIC POLE
	= PROPOSED STREET LIGHT
	= PROPOSED WALK
	= WETLAND AREA



Note: This drawing, specifications, and work produced by Engineering Consultants International, LLC (ECI) for this project are instruments of service of ECI for this project only, and remain the copyrighted property of ECI. Reuse or reproduction of any of the instruments of service of ECI by the Client or assignees without the written permission of ECI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

Note: This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations thereto.



#	REVISION	DATE	CHKD.
1.			
2.			
3.			
4.			
5.			
6.			

**PROJECT**

**BRICKYARD LANDING**  
**BROADKILL HUNDRED**  
**SUSSEX COUNTY, DELAWARE**

TM 2-35-21 PARCELS 32.00(2), 32.01, 32.02, 32.03, 32.04, 32.05

**TITLE**

**PRELIMINARY SITE PLAN**

**PROFESSIONAL SEAL**

**ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC**  
 ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS  
 220 REHOBOTH AVENUE • P.O. BOX 820  
 REHOBOTH BEACH, DELAWARE 19971  
 (302) 226-2844 • FAX (302) 226-2939

DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 09-011
DRAWN BY: Kbk	DATE: Aug. 2009	SHEET P-7
CHECKED BY: GTC	SCALE: AS SHOWN	



# Preliminary Land Use Service (PLUS)

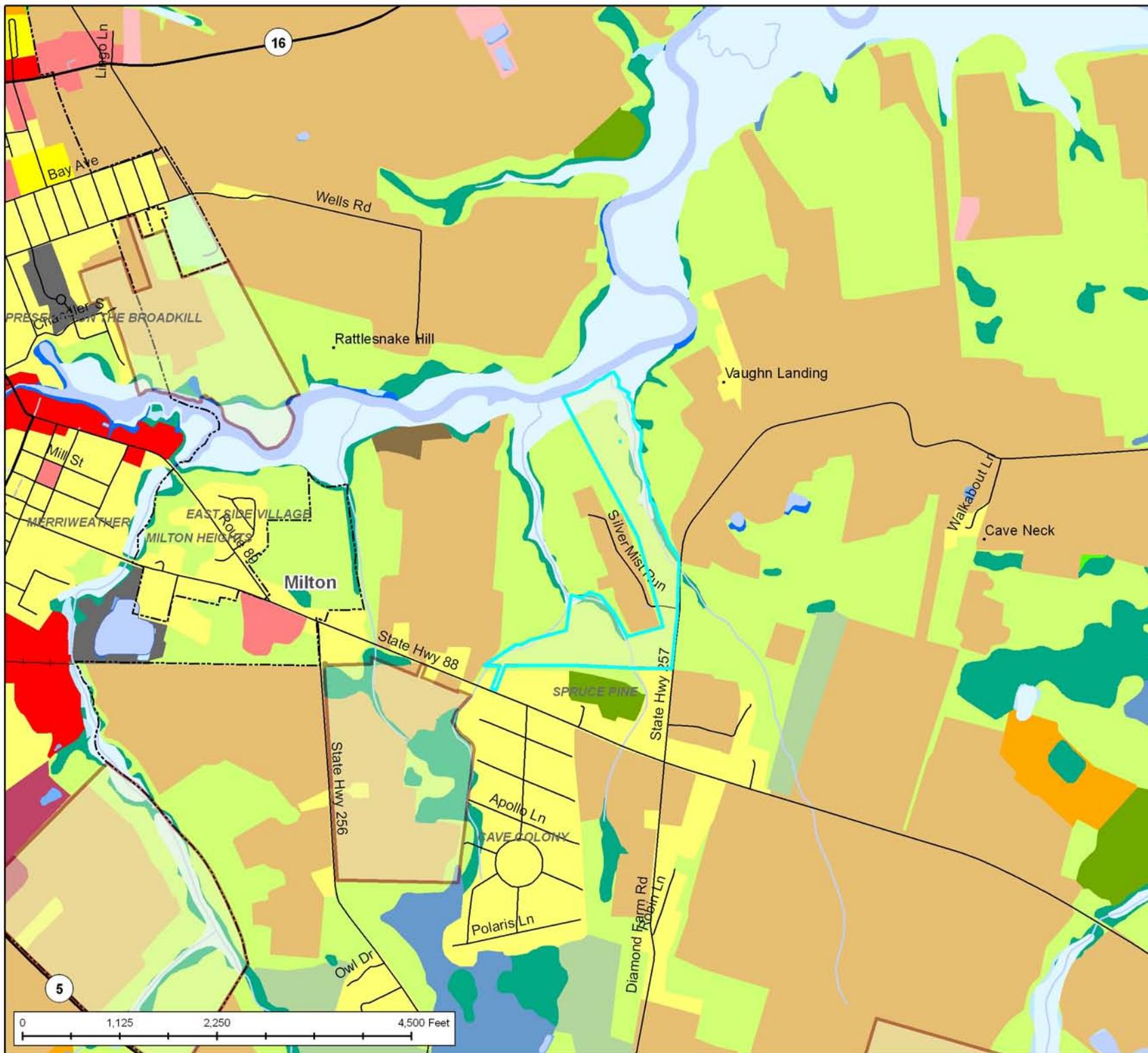
Brickyard Landing  
2010-09-01

-  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

1:18,000



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

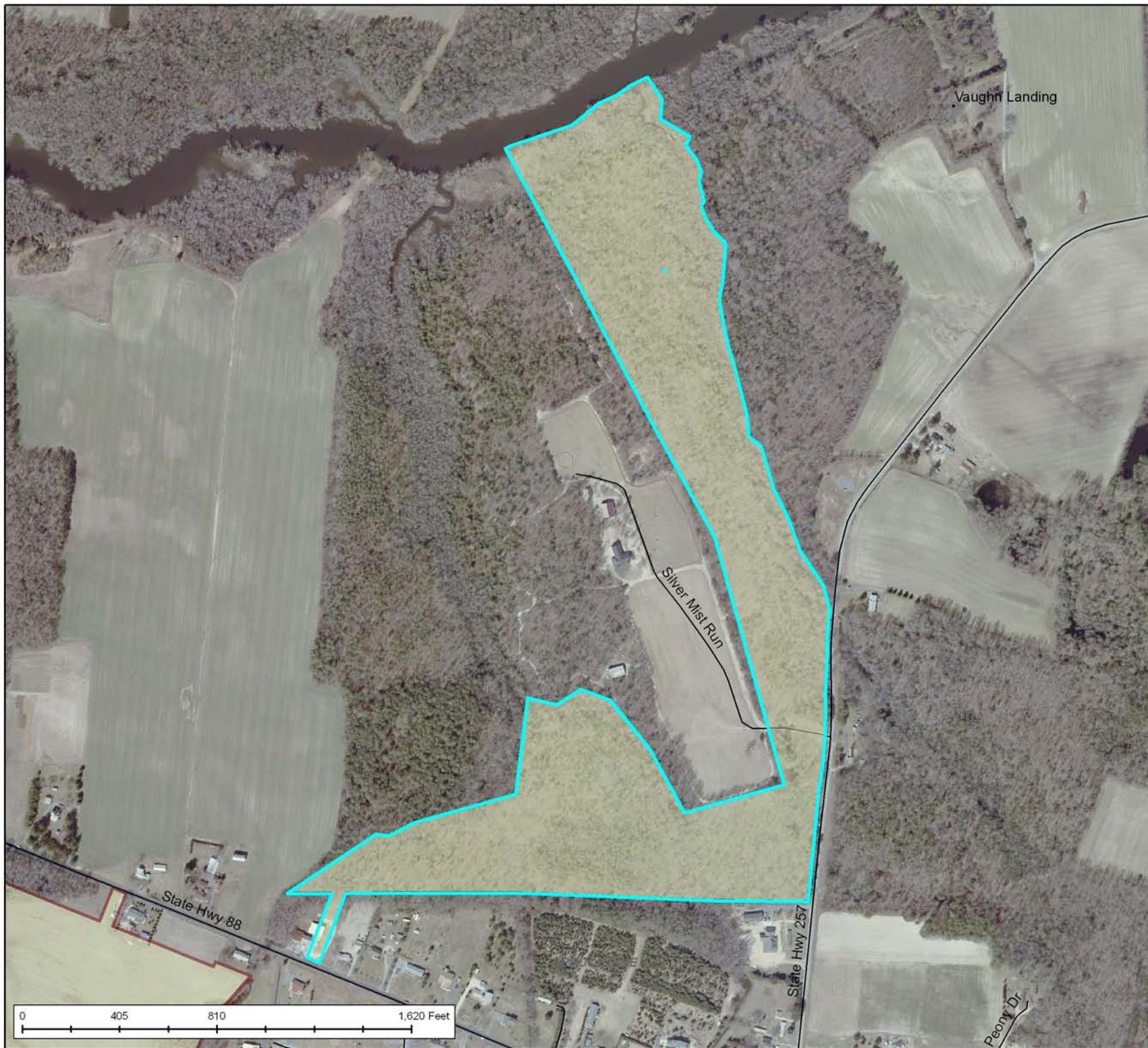


# Preliminary Land Use Service (PLUS)

Brickyard Landing  
2010-09-01

-  Project Areas
-  Municipalities

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



1:6,437



Produced by the Delaware Office of  
State Planning Coordination.  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)

