

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Purpose of PLUS - 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. **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.

PLUS Number (to be completed by OSPC): _____ 
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____

1. Project Title/Name: **Silver Woods Subdivision (previously recorded as Starlight Woods PB 34, pages 297,297A, 297B and 147.)**

2. Location (please be specific): **South side of SCR #368, 1/2 mile east of SCR #84, across from Bear Trap Dunes**

3. Parcel Identification #: **1-34-16 346 Recorded Lots** 4. County or Local Jurisdiction Name: where project is located: **Sussex County**

5. If contiguous to a municipality, are you seeking annexation: **Yes, into the Town of Ocean View**

6. Owner's Name: **Silverstok Builders, LLC**

Address: **P.O. Box 449**

City: **Bethany Beach**

State: **Delaware**

Zip: **19930**

Phone: **(302) 541-0411**

Fax:

Email: **silverstok@aol.com**

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Same as above**

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

8. Project Designer/Engineer: **LandmarkJCM**

Address: **418 North Bedford Street**

City: **Georgetown**

State: **Delaware**

Zip: **19947**

Phone: **(302) 323-9377**

Fax: **(302) 323-9461**

Email: **markp@landmarkjcm.com**

9. Please Designate a Contact Person, including phone number, for this Project: **Mark C. Parker, P.E. / (302) 323-9377**

Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with certified comprehensive plan Site Plan Review
 Subdivision **Resubdivision Related to Annexation**

11. Brief Explanation of Project being reviewed: **Resubdivision / Annexation / Rezoning of existing recorded residential plan from Sussex County to MXPC in Ocean View**

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. **Formerly 2007-09-05 : Hearing September 2007 : Comments October 2007**

12. Area of Project (Acres +/-): **115.5 +/- Ac** Number of Residential Units: **179** Commercial square footage: **70,225**

13. Present Zoning: **GR** 14. Proposed Zoning: **MXPC**

15. Present Use: **Residential** 16. Proposed Use: **Mixed Use Planned Community**

17. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: **Tidewater Utilities, Inc.**

Will a new public well be located on the site? Yes No

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: **Sussex County Sanitary Sewer District**

Will a new community wastewater system be located on this site? Yes No

19. If residential, describe style and market segment you plan to target (Example- Age restricted): **Single Family Homes, First Time Homebuyer, Upgrade, Second Home, Green Building**

20. Environmental impacts:

How many forested acres are presently on-site? **92.4 +/-** How many forested acres will be removed? **43.4 +/-** This represents a maximum clearing as all lot areas were assumed to be clear-cut. It is the intention of the Applicant to selective clear wherever feasible and protect on-lot or rear lot forest whenever possible as was successfully achieved in Phase 1. This number is also exclusive of any enhancement, landscaping or additional buffers on-site.

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? Yes No

Are the wetlands: Tidal Acres: **NONE**
 Non-tidal Acres: **24.33 +/-** Jurisdictional / non-jurisdictional isolated wetlands / Also potential subaqueous Lands

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corps of Engineers signed off on the delineation? Yes No (**Not Final, In Progress**)

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts: **De-minimis to allow for Nationwide Permits for crossings and also restoration / enhancement work**

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? **Varies – some restoration work is proposed as part of the overall project.**

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? Yes No

22. List the proposed method(s) of stormwater management for the site: **Combination of traditional Stormwater approach including BMPs and green technology.**

23. Is open space proposed? Yes No If "Yes," how much? **51.4 +/- Acres or more than 44% of the project site will be usable open space. In addition a large, 43.5 +/- ac contiguous wooded wetland complex will be preserved / enhanced as part of this project.**

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **active recreation, passive recreation, stormwater management, wildlife habitat reserve and restoration**

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

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: **Assume full occupancy of retail and homes: Daily = 4,792 trips (ITE Manual 8th ed.)**
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 SCR #368 (Proposed Rt 26 Detour Route)

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. **Project represents infill development – connection not feasible**

28. Are there existing sidewalks? Yes No; bike paths Yes No
Are there proposed sidewalks? Yes No; bike paths Yes No (**As part of SCR #368 improvements**)

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No (**As part of SCR #368 imprvmnts**)

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? Yes No

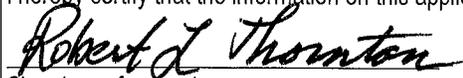
Has this site been evaluated for historic and/or cultural resources? Yes No

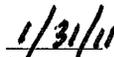
Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

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: **John Phelps** phone number: **(302) 323-9377 – Site Visit scheduled with DNREC already.**

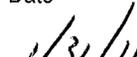
31. Are any federal permits, licensing, or funding anticipated? Yes No (**Nationwide Permit for de minimis impact to wetlands**)

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, 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.



44,800 SQ. FT. RETAIL

TOWN OF OCEAN VIEW

20,800 SQ. FT. RETAIL

4,625 SQ. FT. CONV. STORE

SUBDIVISION OF BEAVER TRAP DUNES (PLOT BK 2499, PG 73)

LANDS N/F OF WILLIAM B. & JUDITH D. WARRINGTON (D.B. 2172, PG 316)

BEAVER DAM ROAD (COUNTY ROAD #368)

PHASE 1 (EXISTING SUBDIVISION)



NOTES:

1. PROPOSED ANNEXATION CONSISTS OF 115.5± ACS FROM PHASE 2 ONLY.
2. PHASE 2 TO CONSIST OF 70,255± SF COMMERCIAL 179 SINGLE FAMILY RESIDENTIAL LOTS
3. PROPOSED PROJECT WILL INCORPORATE BMP'S TO REDUCE RUNOFF VOLUME AND IMPROVE WATER QUALITY.

LANDS N/F OF RAYMOND L. BANKS, JR. & MARY TOMPKINS T.P. #1-34-16-42 (D.B. 2462, PG 241)

LACKAWANNA WAY

OLD FORGE DRIVE

PITTSION

STREAM CORRIDOR ENHANCEMENT

EXETER WAY

FAVATA WAY

THORTON DRIVE

SUGAR NOTCH

PROPOSED CLUBHOUSE FACILITY

THORTON DRIVE

LUZERNE

PHASE 2

STREAM CORRIDOR ENHANCEMENT

LANDS N/F OF RUSSEL V. BANKS & DAVID BANKS T.P. #1-34-16-41.01

SCRANTON CIRCLE

SUBDIVISION OF FOREST LANDING (UNDER CONSTRUCTION)

LANDS N/F OF STEVEN F. BANKS & DALE L. BANKS T.P. #1-34-16-40 (D.B. 2446, PG 123)

SUBDIVISION OF PLANTATION PARK (PLOT BK 10, PG 99)

STREAM ENHANCEMENT DRAINAGE IMPROVEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°54'58"E	710.37'
L2	N80°47'28"W	105.68'
L3	N83°25'16"W	476.23'
L4	S47°04'12"W	240.18'
L5	S63°23'38"W	335.85'
L6	S73°29'40"W	263.99'
L7	S43°37'28"W	197.83'
L8	S23°11'53"W	157.62'
L9	S24°55'41"W	494.94'
L10	S22°54'18"W	280.27'
L11	S21°54'17"W	276.25'
L12	S28°13'11"W	511.52'
L13	N46°53'04"W	734.21'
L14	N46°20'23"W	1177.56'
L15	N27°47'48"E	334.09'
L16	N26°39'02"E	369.97'
L17	N02°03'43"E	91.20'
L18	N73°42'41"W	581.30'
L19	N18°35'27"E	1175.80'
L20	S69°38'42"E	760.95'
L21	S69°51'49"E	614.46'
L22	S73°15'21"E	190.27'
L24	S78°30'47"E	231.71'
L25	S11°36'24"W	750.13'
L26	N88°46'14"E	260.19'
L27	N11°44'10"E	694.44'
L28	S78°38'51"E	433.37'
L29	S78°43'50"E	75.20'
L30	S78°08'46"E	34.98'
L31	S11°51'14"W	10.00'
L32	S78°08'46"E	317.12'
L33	S82°56'28"E	169.15'
L34	N77°06'43"E	114.05'
L35	N57°06'57"E	109.88'
L36	N47°51'40"E	248.03'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	19.82'	1322.97'	578°05'02"E 19.82'

ANNEXATION PLAN - PHASE 2 SILVERWOODS FOR

SILVER WOODS SUSSEX COUNTY, DELAWARE

SILVERSTOCK BUILDERS, LLC BETHANY, P.O. #49 19930 (302) 430-8053

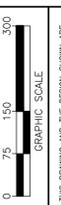
NEW CASTLE, DE (302) 332-9977

DOVER, DE (302) 734-9997

GEORGETOWN, DE (302) 854-2138



100 WEST CAMDEN'S BOULEVARD, SUITE 301 PICOKE, DE 333-9977 • FAX: (302) 332-9461 INFO @ LANDMARKUM.COM • WWW.LANDMARKUM.COM



THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF LANDMARKUM SCIENCE AND ENGINEERING. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF LANDMARKUM SCIENCE AND ENGINEERING. ALL CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE 2003 NATIONAL BUILDING CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS THEREOF. APPROVED FOR CONSTRUCTION SAFETY: [Signature]

DRAWN BY: ARP SCALE: 1"=150'

DESIGNED BY: MCP DATE: 1-31-11

CHECKED BY: XXX LAST REVISED: 1/31/11

COWA: C2285 FILE NO: 002

DRAWING NAME: PLUS-RENDERING

SHEET NO. CP-02 of 02



Know what's below. Call before you dig. MISS UTILITY PHONE 1-800-257-7777 PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

**NARRATIVE FOR
SILVER WOODS ANNEXATION TO OCEAN VIEW**

**APPLICATION FOR PLUS REVIEW
1/31/11**

This attachment represents a narrative to accompany an application for a Preliminary Land Use Service (PLUS) review to be conducted by the State Office of Planning for a proposed annexation to the Town of Ocean View, Sussex County, Delaware. Accordingly, a summary of applicable information regarding this application is summarized below:

Project Location / Background: The project is located in unincorporated Sussex County with frontage and access along Beaver Dam Road (SCR #368), across from existing Bear Trap Dunes. The location of the project is shown on Figure 1.

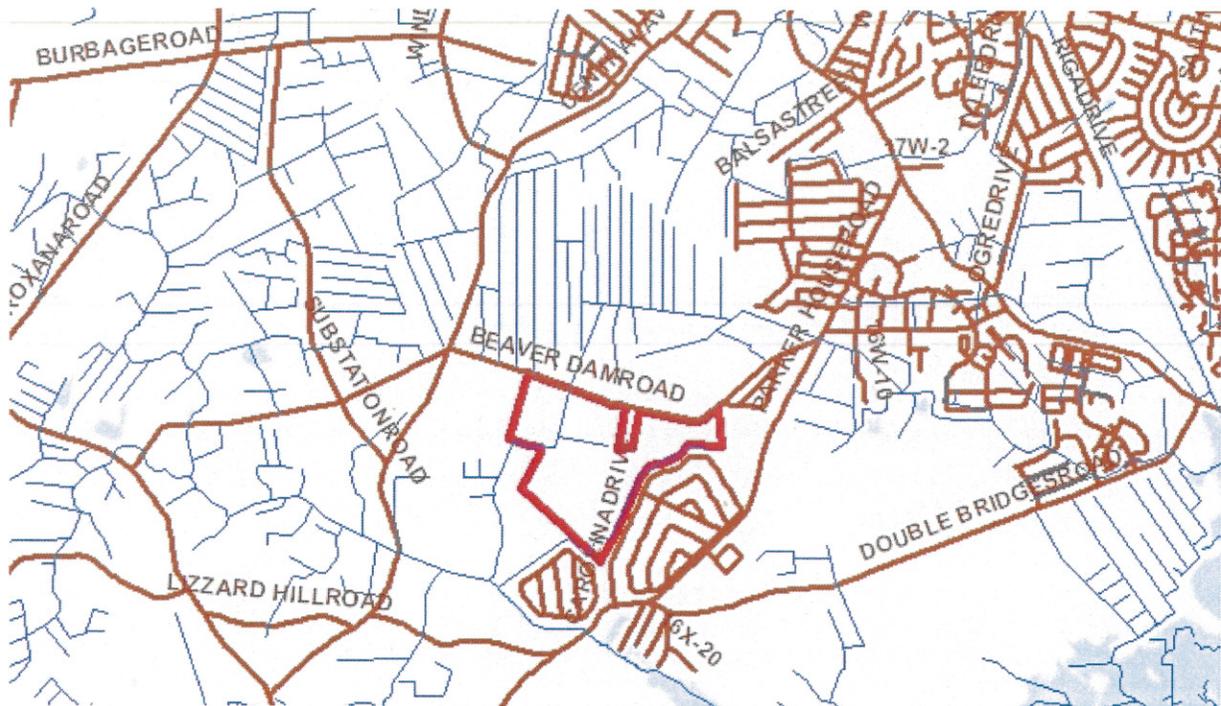


Figure 1
Project Location

The property (parent parcel 1-34-16) has already been subdivided and recorded on June 13, 1986 as the “Starlight Woods Subdivision” for 353 single family residential lots on approximately 124.3 +/- acres under Sussex County’s General Residential (GR) zoning. Accordingly, the Recorded Plan is at a density of 2.84 residential units per acre. Subsequently, a Record Re-Subdivision Plan for Phase 1 of “Silver Woods” (Formerly Section Four) consisting of approximately 12.21 +/- acres was recorded on December 15, 2004 with conveyances to Sussex County for sewer, eliminating right-of-way and seven lots and to accommodate stormwater management facilities. The resultant entitlement is shown on Figure 2.

Since that prior application, a third, newly modified land use plan has been developed to reflect the continuing changes to the surrounding area that have occurred since that time. Figure 3 shows the current surrounding land use and zoning information. Presently, the site remains zoned by Sussex County as General Residential (GR). Furthermore, this proposed plan is been prepared to further reduce anticipated impacts to site resources. It is this proposed plan, consisting of commercial and residential mixed-uses that will be the plan proposed for annexation into the Town of Ocean View. It is the intention of the applicant for Phase 2 to build on the lessons and successes of Phase 1 including achievement of a 3 and potentially a 4-star rating using the National Green Building Standard Site (NGBS) Certification.

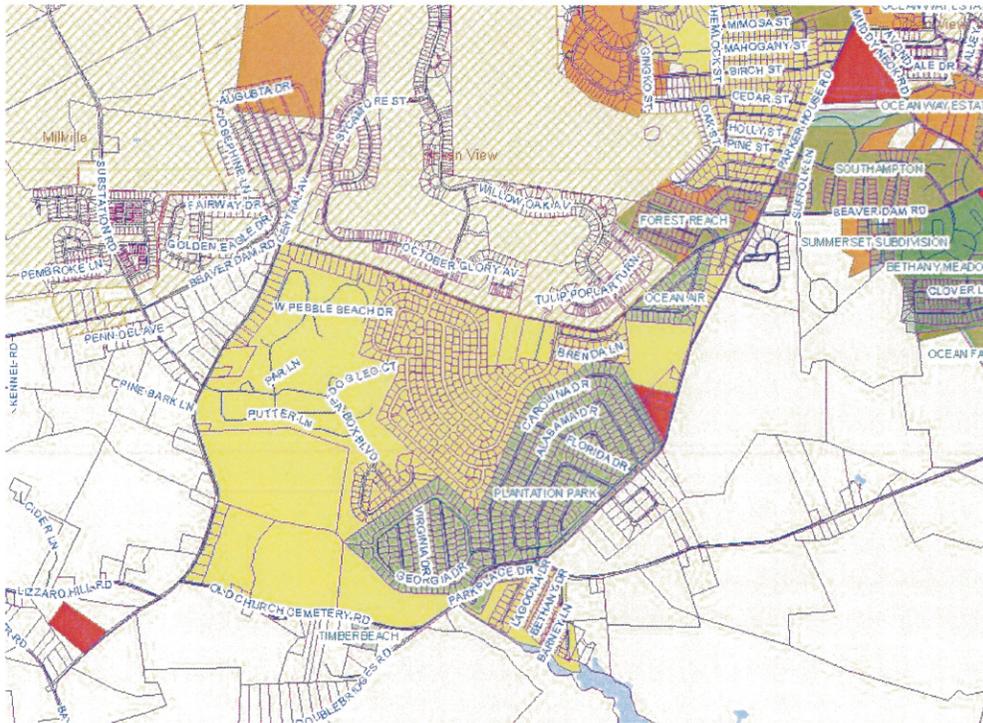


Figure 3
Existing Land Use / Zoning
Source: Sussex County Delaware Online Mapping

Figure 4 is an aerial photo depicting 2006 land use in the vicinity of the subject project. Accordingly, the Silver Woods subdivision is surrounded by existing and on-going development and is contiguous to the Town of Ocean View Corporate Boundary.



Figure 4

2006 Aerial Photo

Source: Sussex County Delaware Online Mapping

The State Strategies Maps for policy and Spending, as promulgated by the State Office of Planning Coordination, should also reflect changes in land use over time. Accordingly, Figures 5 and 6 depict the 2004 and Draft June, 2010 State Strategies mapping respectively. Additional detail in an updated 2010 Map for Sussex County is not readily available at this time.

Both maps identify the project limits within Level 2 and 3 areas, although the Draft 2010 map generally has reduced the amount of area shown as Level 1 and 2 in the vicinity of the project area. This discrepancy may be in error or not adequately presented due to the fact that a detailed map for Sussex County has yet to be developed or posted online. Nevertheless, the classifications shown do not necessarily reflect the growth experienced in this area since 2004. Moreover, since the 2004 map, state, county and municipal governments have made significant investment in road and sewer projects in the region including the planned detour route for the Route 26 improvements which will result in significant road upgrades along the project's frontage. In addition, the site will be served by public sewer through existing Sussex County Sewer.

Phase 2 Site Resources Summary: Phase 2 consists of approximately 115.5 +/- acres to be annexed into the Town of Ocean View. Within this area, the following resources have been identified:

- No areas identified as area for excellent recharge are part of Phase 2
- No tax ditches are present on-site
- No drainage goes to any tax ditch district
- Drainage discharges to a tidal reach of the Assawoman Bay, less than ¼ mile away through ¾ mile of off-site drainage ditches. It is evident, from field studies conducted at the site, that the National Hydraulic Data Set identifying drainage patterns for this site and the immediate surrounding area does not reflect actual site conditions, but is instead based on conditions that may have once existed in the 1960's. Accordingly Figure 2 illustrates the “published” drainage network. Actual site drainage conditions are more complex and in-depth than those illustrated in Figure 2.
- No FEMA delineated flood zones exist on-site
- Topography for the site averages elevation 15 (NAVD 1988)
- On-site soils consist of the following, as mapped on Figure 7:

HnA Hammonton sandy loam, 0 to 2 percent slopes	HSC	B
HvA Hurlock sandy loam, 0 to 2 percent slopes	HSC	B
MmA Mullica mucky sandy loam, 0 to 2 percent slopes	HSC	B
MuA Mullica-Berryland complex, 0 to 2 percent slopes	HSC	B



Figure 7

Soil Mapping

Source: NRCS Web Soil Survey / USGS-NRCS Dominant Condition Soil Report

Site soils and hydrogeology have been monitored since 2004 with up to 31 wells and piezometers across the site. Accordingly, the updated plan reflects this understanding of site hydrogeology which has been fully integrated into the current proposed plan.

- Approximately 92.4 +/- acres of the site are currently wooded. This includes areas previously cleared for road construction as part of the original Record Plan.
- Approximately 26.87 +/- acres of non-tidal wetlands are present on-site. They consist of the following subareas:
 - XA Jurisdictional = 24.33 acres
 - XC Isolated Non-Jurisdictional = 0.40 acres
 - XD Isolated Non-Jurisdictional = 0.85 acres
 - XE Isolated Non-Jurisdictional = 0.17 acres
 - XF Isolated Non-Jurisdictional = 0.92 acres
 - XG Isolated Non-Jurisdictional = 0.20 acres

These areas are based on wetland delineations conducted by JCM Environmental in December 1999 and updated in September 2007 performed in accordance with United States Army Corps of Engineers (USACE) protocols.

- Delaware Subaqueous Lands are present on-site. They consist of an unnamed tributary to Beaver Dam Ditch located in the southeast corner of the property, and miscellaneous non-connected ditch remnants distributed throughout the subject property. Efforts to coordinate the location and jurisdictional status of these features have been initiated with DNREC. The Subaqueous Lands Section reviewed this plan with our office on 1/19/11. In addition, it is anticipated that an official application to DNREC for a Jurisdictional Determination will be submitted on or about 2/2/11.

Additional Agency Coordination: Additional coordination with DelDOT regarding this project has been ongoing including discussions with Messrs. John Fiore, Troy Brestel, and Tom Banez. The intent of the discussions has been to coordinate this project with the proposed SR 26 relief routes and to ensure that phasing and construction is concurrent. In addition, discussions with DelDOT have included the need and requirements relating to a Traffic Operational Analysis (TOA) or Traffic Impact Study (TIS).

Current Site Status: Phase 1 of Silver Woods is nearing completion. As stated previously, Phase 1 is a Record Re-Subdivision of Section Four of the former Starlight Woods subdivision. Accordingly, Phase 1 is in compliance with all applicable regulations and policies. Phase 2 will build on the successes of Phase 1. Although not a part of this application, we offer the following information for your consideration regarding Phase 1:

- First “Gold” Green Certified Home in the Nation (NAHB Resource Center Green Homebuilding Guidelines)

- First Green Home in Delaware (NAHB)
- Every home constructed since has been certified Green (NAHB)
- First Delaware Green4Green Rebate

In addition to the above achievements, the following represents Green Building Principles Employed in Phase 1:

- Integrated Pest Management Plan for Site
- Native Landscaping Manual Implemented for lots and Open Space
- Tree Preservation
- Construction Waste Recycling
- Resource Efficiency for Materials Use and Re-Use
- Building Products and Practices in each Home
- Homeowner information packet

Additional opportunities that Phase 2 will incorporate into the proposed project:

- Compliance with Assawoman Bay TMDL requirements which will include a 40% reduction of Nitrogen, Phosphorous and Bacteria
- Maintenance of Existing Site Drainage Conveyances
- Biologic and Hydrologic Enhancement of Drainage Ditches
- Preservation of Upland and Wetland Forest Block (>50 +/- Acres or > 43%)
- Enhancement/Restoration of Forest Areas
- Green Technology-Based Storm Water Management
- Walking Trail Loop with Interpretive Signs
- Nature Education at Clubhouse
- Green-Constructed, Green-Certified Homes (NAHB)
- Phase II Site Certification under NGBS (anticipated achievement of a minimum of 3 stars)

Proposed Annexation / Land Use: The plan submitted to PLUS includes a proposal for mixed-use consisting of approximately 179 single family lots with an area of 53 +/- acres, 70,225 square feet of commercial space on 11.1 +/- acres and the balance, approximately 51.4 acres (or more than 44 % of the project site) remaining as useable open space including the proposed community center / clubhouse, walking trails and interpretive areas. The 115.5 +/- ac project will be annexed into the Town of Ocean View and be rezoned from GR to Mixed Use Planned Community (MXPC). Information regarding the proposed plan:

- 70,225 sf Commercial Use on 11.1 +/- ac (9.6%)
- Gross Density : 179 residential units / 104.4 +/- ac = 1.71 du/ac
- Net Density: 179 / 80 +/- ac = 2.23 du/ac
- Clubhouse Facilities
- Functional Open Space = 51.4 +/- ac (44%)
- Forest Preserved > 49 +/- acres (or more than 53% of existing)

Town Of Ocean View: The Applicant is seeking annexation into the Town of Ocean View. Accordingly, the project will seek to be zoned as Mixed Use Planned Community (MXPC) in accordance with the Town of Ocean View's Comprehensive Plan. Figures 8 and 9 shows that the planned growth area for the Town of Ocean View includes the project site and the surrounding area.

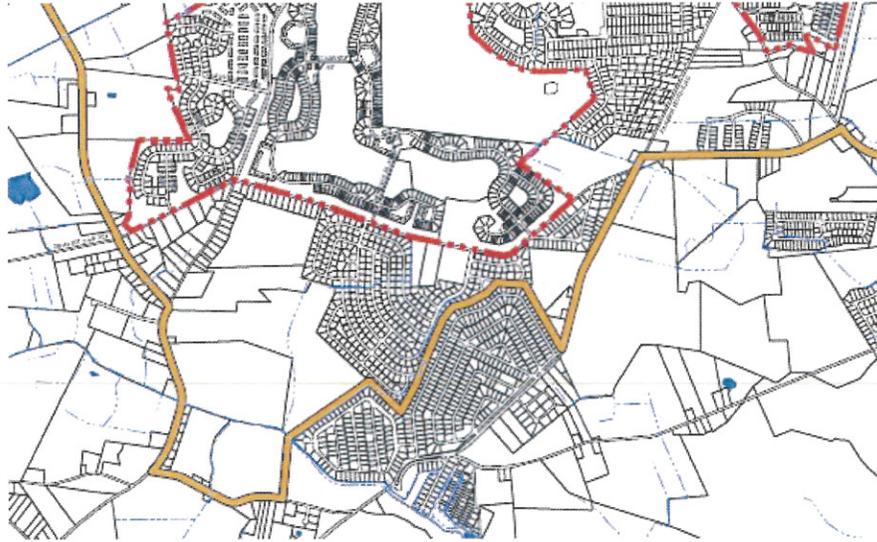


Figure 8

Town of Ocean View Growth Area

Source: MAP 3, 2004 Town of Ocean View Comprehensive Plan Update



Figure 9

Town of Ocean View Growth Area

Source: MAP 6a, 2009 DRAFT Town of Ocean View Comprehensive Plan Update*

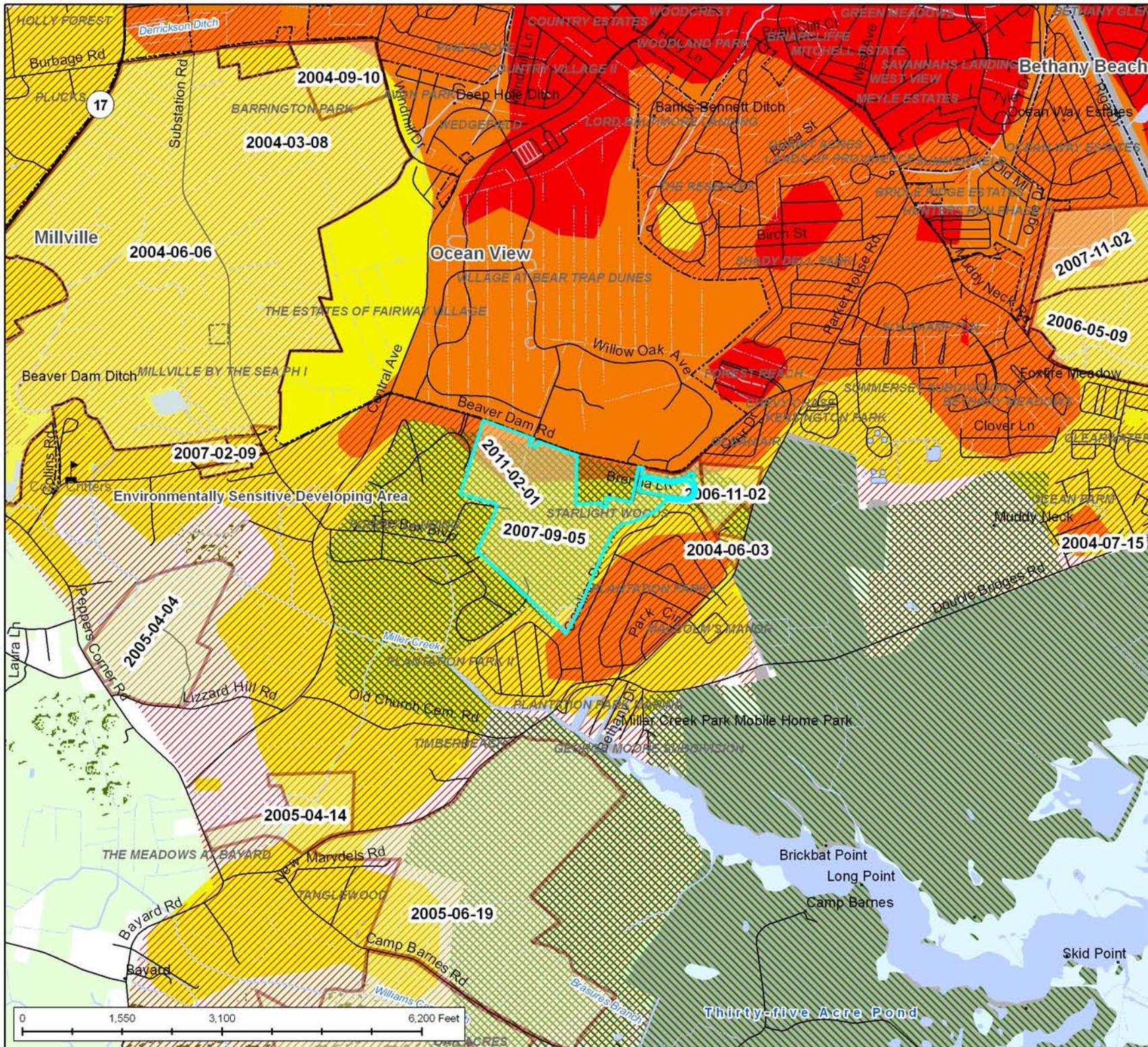
*Note: the Comp. Plan Update was certified by the State in 2009, but is not available online at http://www.stateplanning.delaware.gov/municipal/ocean_view.shtml

Therefore, this proposed use is consistent with the Comprehensive Plan of the Town of Ocean View and will represent a permitted use under MXPC zoning in their code.

Preliminary Land Use Service (PLUS)

Silver Woods
2011-02-01

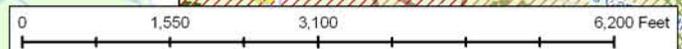
-  Project Areas
 -  Municipalities
 -  Purchased Dev. Rights
 -  Ag District
 -  Public Owned/Protected
 -  Forestry Easements
 -  Delaware State Forests
 -  Working Forests
 -  Highest Value Agriculture
- State Strategies**
-  Level 1
 -  Level 2
 -  Level 3
 -  Level 4
 -  Nat. Res. & Rec. Priorities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



1:24,000



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



Preliminary Land Use Service (PLUS)

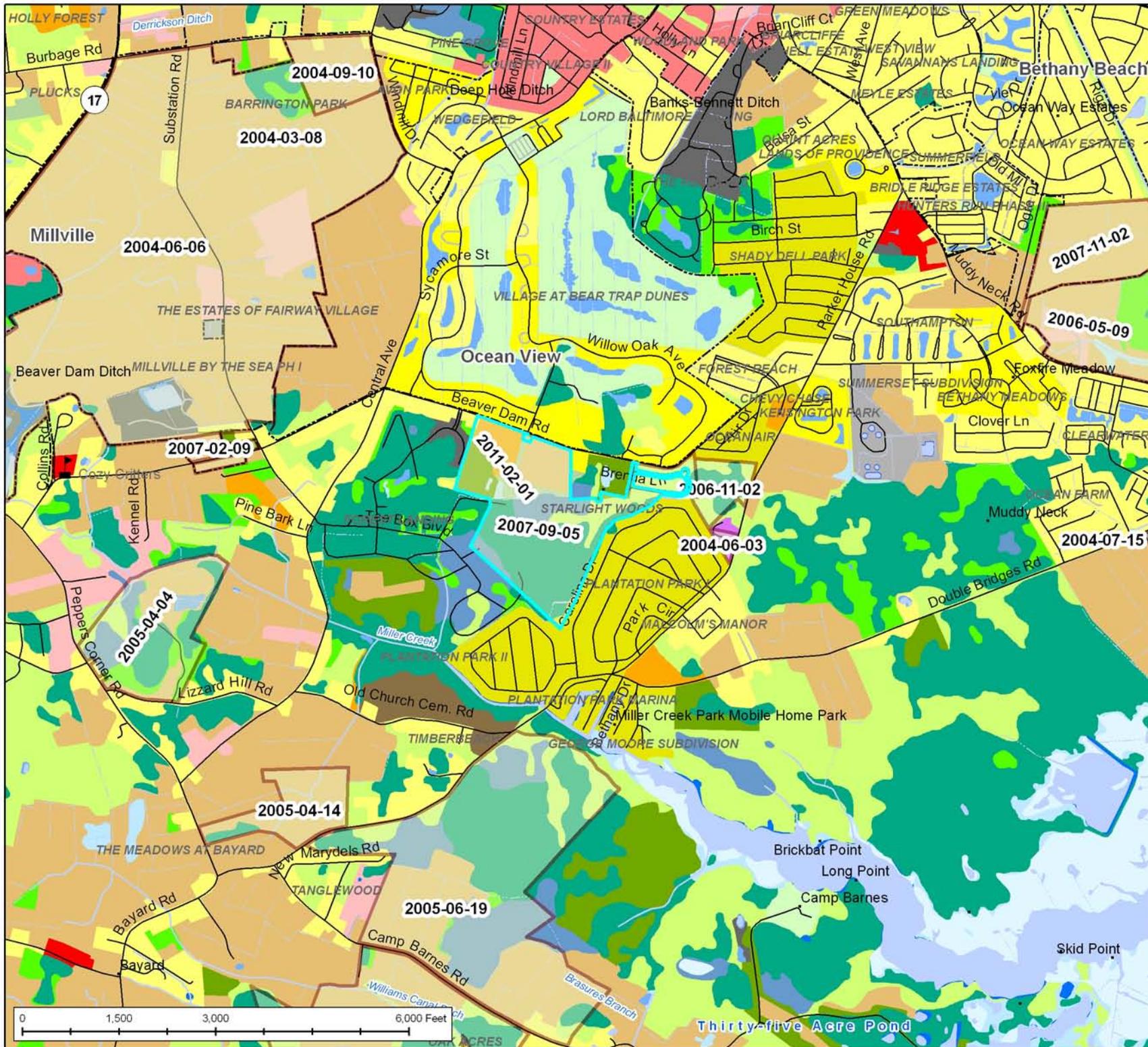
Silver Woods
2011-02-01

-  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

1:24,000



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

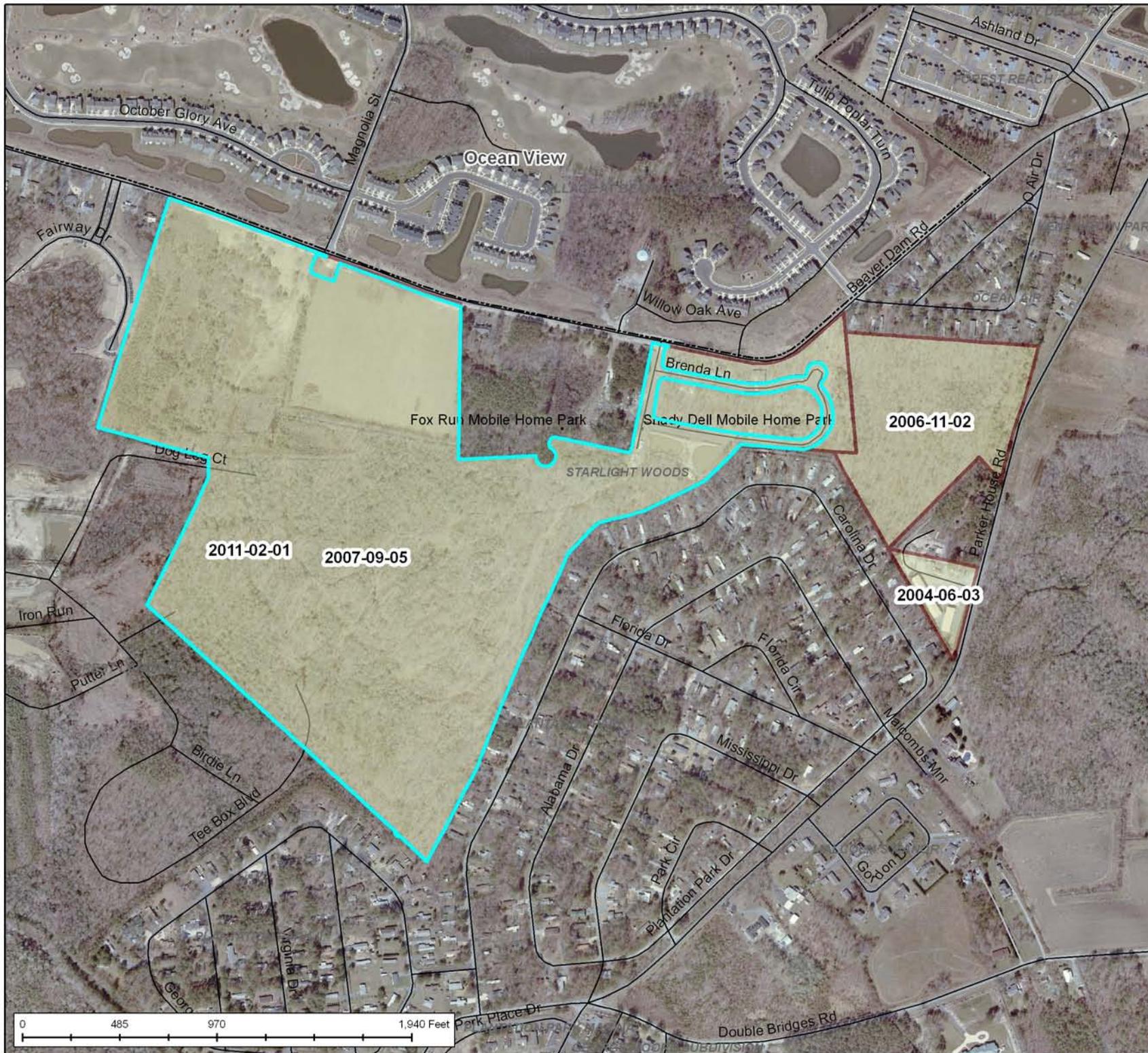


Preliminary Land Use Service (PLUS)

Silver Woods
2011-02-01

-  Project Areas
-  Municipalities

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



2011-02-01

2007-09-05

2006-11-02

2004-06-03

1:7,749



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



0 485 970 1,940 Feet