

**Preliminary Land Use Service (PLUS)  
Comprehensive Plan Amendments and Municipal Ordinances**

Delaware State Planning Coordination  
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

<b>Name of Municipality: Town of Bridgeville</b>	
<b>Address:</b>  <b>101 North Main Street Bridgeville, DE 19933</b>	<b>Contact Person: Jesse Savage</b>
	<b>Phone Number: (302) 337-7135</b>
	<b>Fax Number: (302) 337-7817</b>
	<b>E-mail Address:</b> <a href="mailto:jsbridgeville@gmail.com"><u>jsbridgeville@gmail.com</u></a>

<b>Name of Municipality: Town of Greenwood</b>	
<b>Address</b>  <b>100 W Market Street PO Box 216 Greenwood, DE 19950</b>	<b>Contact Person: John McDonnell</b>
	<b>Phone Number: (302) 349-4534</b>
	<b>Fax Number: (302) 349-9332</b>
	<b>E-mail Address:</b> <a href="mailto:jmcdonnell@townofgreenwood.us"><u>jmcdonnell@townofgreenwood.us</u></a>

**Date of Most Recently Certified Comprehensive Plan: Application Type:**

**Other: Master Plan Project (Comprehensive Plan Amendment)**

<b>Comprehensive Plan Amendment or Municipal Ordinance prepared by: DNREC Watershed Section – Chesapeake Bay TMDL Program</b>	
<b>Address:</b>  <b>820 Silver Lake Plaza Suite 220 Dover, DE 19904</b>	<b>Contact Person: Jen Walls</b>
	<b>Phone Number: (302) 739-9939</b>
	<b>Fax Number:</b>
	<b>E-mail Address: <a href="mailto:Jennifer.Walls@state.de.us"><u>Jennifer.Walls@state.de.us</u></a></b>

<b>Maps Prepared by: University of Delaware</b>	
<b>Address:</b>  <b>700 Pilot Town Road Pollution Ecology Lab RM 109 Lewes, DE 19958</b>	<b>Contact Person: Nicole Minni</b>
	<b>Phone Number: (302) 645-4353</b>
	<b>Fax Number:</b>
	<b>E-mail Address: <a href="mailto:nminni@udel.edu"><u>nminni@udel.edu</u></a></b>

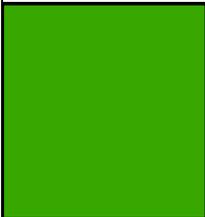
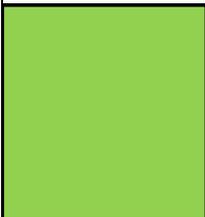
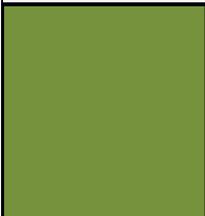
**Preliminary Land Use Service (PLUS)**  
**Comprehensive Plan Amendments and Municipal Ordinances**

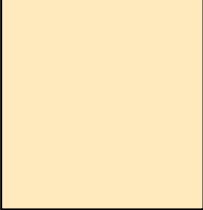
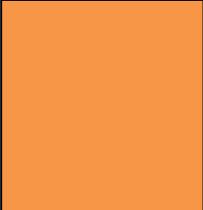
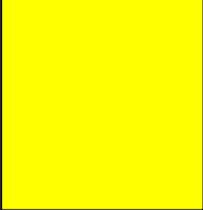
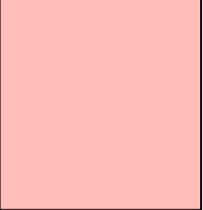
Delaware State Planning Coordination

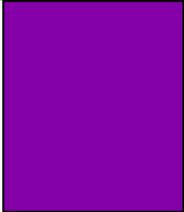
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

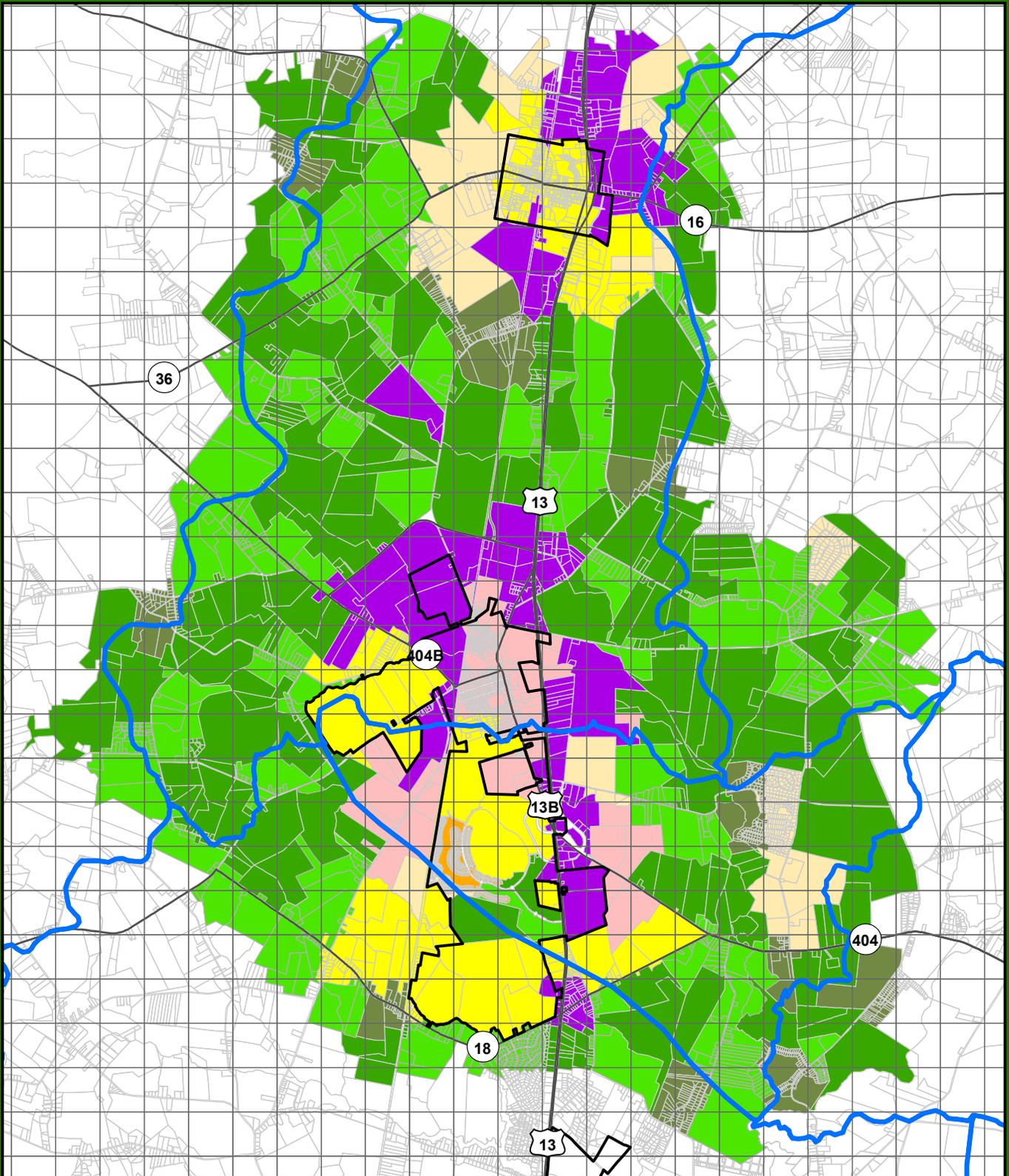
**Please describe the submission:**

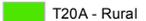
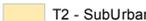
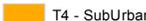
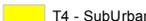
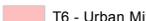
As part of the State's efforts to implement the Chesapeake Bay TMDL's; the Towns of Bridgeville and Greenwood have entered into a working agreement to develop a master plan for the communities to address their shared failing waste water facility. As part of this effort, stakeholders from both communities met to develop a revised future land use plan for the region. The attached map and data is intended to become the amended future land use map for both jurisdictions to provide for phased construction of waste water facilities as well as to address other environmental issues within the Nanticoke Watershed.

Symbology	Name	Description	3D Google Earth Representation
	<p><b>T100 Rural</b></p>	<p><b>Category: RURAL</b> Farm land, open space, preserved space, critical resources. <b>Density: 1 DU/100A</b> <b>Range: 0-4 DU</b></p>	
	<p><b>T20 Rural</b></p>	<p><b>Category: RURAL</b> Rural area, agriculture and recreational and camping. Typically 20-Acre lots. <b>Density: 5 DU/100A</b> <b>Range: 5-20 DU</b></p>	
	<p><b>T5 Rural</b></p>	<p><b>Category: RURAL</b> Rural area and hamlets, farm, agricultural, small commercial, recreational and camping. Includes horse farms, chicken houses, marinas and golf courses. No major subdivisions. Typically 5A lots. <b>Density: 20 DU/100A</b> <b>Range: 21 to 50 DU</b></p>	

Symbology	Name	Description	3D Google Earth Representation
	<b>T2 SubUrban</b>	Category: <b>RESIDENTIAL</b> Residential only, no commercial, Cluster Subdivision. May be conditional use or self employed. Includes recreational facilities and schools. Examples: Lewes Beach, Cripple Creek Development. <b>Density: 2 DU/A</b> <b>Range: 51 to 200 DU</b>	
	<b>T4 SubUrban</b>	Category: <b>RESIDENTIAL</b> Residential only, no commercial, Cluster Subdivision. May be conditional use or self employed. Examples: Pot Nets, Fenwick, The Peninsula, high density beach communities. <b>Density: 4 DU/A</b> <b>Range: 201 to 400 DU</b>	
	<b>T4 SubUrban Mixed</b>	Category: <b>MIXED USE</b> TND; Residential, Nonresidential, Mixed Use. Includes SFR, MFR, and TH. Examples: small beach towns & suburbs <b>Density: 4 DU/A</b> <b>Range: 201 to 400 DU</b> <b>NR: 150,000 SQFT</b>	
	<b>T6 Urban Mixed</b>	Category: <b>MIXED USE</b> TND; Residential and commercial mixed, includes SFR, MFR, and TH, offices, hospitals, and retail. Example: Village of Five Points <b>Density: 6 DU/A</b> <b>Range: 401 to 600 DU</b> <b>NR: 300,000 SQFT</b>	

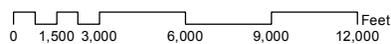
Symbology	Name	Description	3D Google Earth Representation
	<p><b>T30 Employment</b></p>	<p><b>Category: NONRESIDENTIAL</b>  Small business, utilities, transportation, institutional, civic, planned industrial, NO residential. Examples: Ross Business Park, Georgetown Airport, Indian River Power Plant, Chicken Processing &amp; DuPont Plants  <b>DU: 0</b>  <b>NR: 200,000 SQFT</b></p>	



- |   |  |
|---|--|
|  T100A - Rural       |  Watershed Boundaries |
|  T5A - Rural         |  Municipal Boundaries |
|  T20A - Rural        |  100 acre grid        |
|  T2 - SubUrban       |  Parcel Boundaries    |
|  T4 - SubUrban       |  Major Routes         |
|  T4 - SubUrban Mixed |  |
|  T6 - Urban Mixed    |  |
|  T30K - Employment   |  |

## Bridgeville/Greenwood Parcel-based Composite

DRAFT - July 31, 2012



Sources:  
 Municipal Boundaries - Office of State Planning Coordination (OSPC), January 2012.  
 Watershed Boundaries - U.S. Geological Survey.  
 Composite - Developed by the Town of Bridgeville and the Town of Greenwood, created by the University of Delaware, Sustainable Coastal Community Initiative (SCCI), 07/12.  
 Roads - Delaware Department of Transportation, September 2011.

Note:  
 This map is provided by the University of Delaware, Sustainable Coastal Community Initiative (SCCI) solely for display and reference purposes and is subject to change without notice. No claims, either real or assumed, as to the absolute accuracy or precision of any data contained herein are made by SCCI, nor will SCCI be held responsible for any use of this document for purposes other than which it was intended.

