

PLUS 2006-02-05
Preliminary land Use Service (PLUS)

Delaware State Planning Coordination
540 S. DuPont Highway • 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
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: **SHIPBUILDERS SQUARE AT GEORGETOWN**

2. Location (please be specific): **21576 VAUGHN ROAD, GEORGETOWN, DE 19947**

3. Parcel Identification #: **1-35-14, 44.01,47.01, 50** 4. County or Local Jurisdiction Name: **SUSSEX**

5. Owner's Name: **JAMES AND ALEINE SMITH C/O RICHARD SMITH**

Address: **1 MALVINA LANE**

City: **NEWARK**

State: **DE**

Zip: **19713**

Phone:

Fax:

Email:

6. Applicant's Name: **SHIP-BUILDERS, LLC ATTN: Mr. Robert Burns**

Address: **2044 SUNSET LAKE ROAD**

City: **NEWARK**

State: **DE**

Zip: **19711**

Phone: **(302)737-3401**

Fax: **(302)737 2894**

Email:

7. Project Designer/Engineer: **ENVIRONMENTAL CONSULTANTS INTERNATIONAL CORPORATION**

Address: **220 REHOBOTH AVE.,P.O.BOX 820**

City: **REHOBOTH BEACH**

State: **DE**

Zip: **19971**

Phone: **302-226-2844**

Fax: **302-226-2939**

Email: **gtcuppels@ecieng.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Gary Cuppels,PLS,PP 302-226-2844**

25. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: **267**

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 **267**

Move-up buyer – if checked, how many units

Second home buyer – if checked, how many units

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

26. Present Use: % of Impervious Surfaces: **0.003**
Square Feet: **8,000**

Proposed Use: % of Impervious Surfaces: **23.6**
Square Feet: **525,000**

27. What are the environmental impacts this project will have?

How much forest land is presently on-site? **860,310 S.F.** How much forest land will be removed? **APPROX. 1000 S.F.**

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

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

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? Yes No

Are the wetlands: Tidal Acres

Non-tidal Acres **19.75 ACRES**

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: **APPROX. 1100 S.F. IMPACT FOR A ROAD CROSSING**

Will there be ground disturbance within 100 feet of wetlands Yes No

30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :
31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes ROAD CROSSING <input type="checkbox"/> No If yes, please list name: DEFINED DITCH THAT DISCHARGES INTO LAYTON-VAUGHN DITCH
32. List the proposed method(s) of stormwater management for the site: QUALITY TREATMENT / INFILTRATION 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.): INFILTRATION / DETENTION / DITCH 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
33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 20.34 Acres 886,010 Square Feet Open space proposed (not including stormwater management ponds and waste water disposal areas) 19 acres/Sq ft. What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? BOTH ACTIVE AND PASSIVE RECREATION AND STORMWATER MANAGEMENT Where is the open space located? PRIMARILY ON WESTERN AND SOUTHERN PORTIONS OF THE SITE Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? EXTENSIONS OF THE SEWER AND WATERSYSTEMS
36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Acres on-site that will be permanently protected Acres on-site that will be restored Acres of required wetland mitigation Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed GROUNDWATER RECHARGE / INFILTRATION Buffers from wetlands, streams, lakes, and other natural water bodies
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

38. Will this project generate additional traffic? 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 **1480**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **LESS THAN 5%**

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. **TWO CONNECTIONS TO VAUGHN ROAD**

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. **STUB CONNECTIONS WERE PROVIDED TO THE NORTH**

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

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: **RESIDENTIAL SOLID WASTE / GARBAGE**

45. Please make note of the time-line for this project: **PROJECT IS ANTICIPATED TO START IN 2006**

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

Signature of property owner

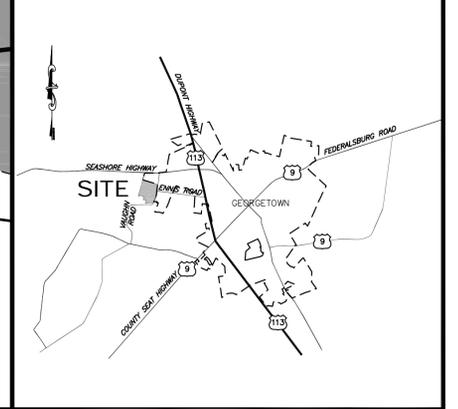
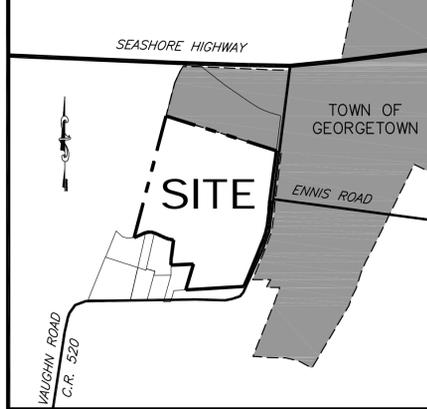
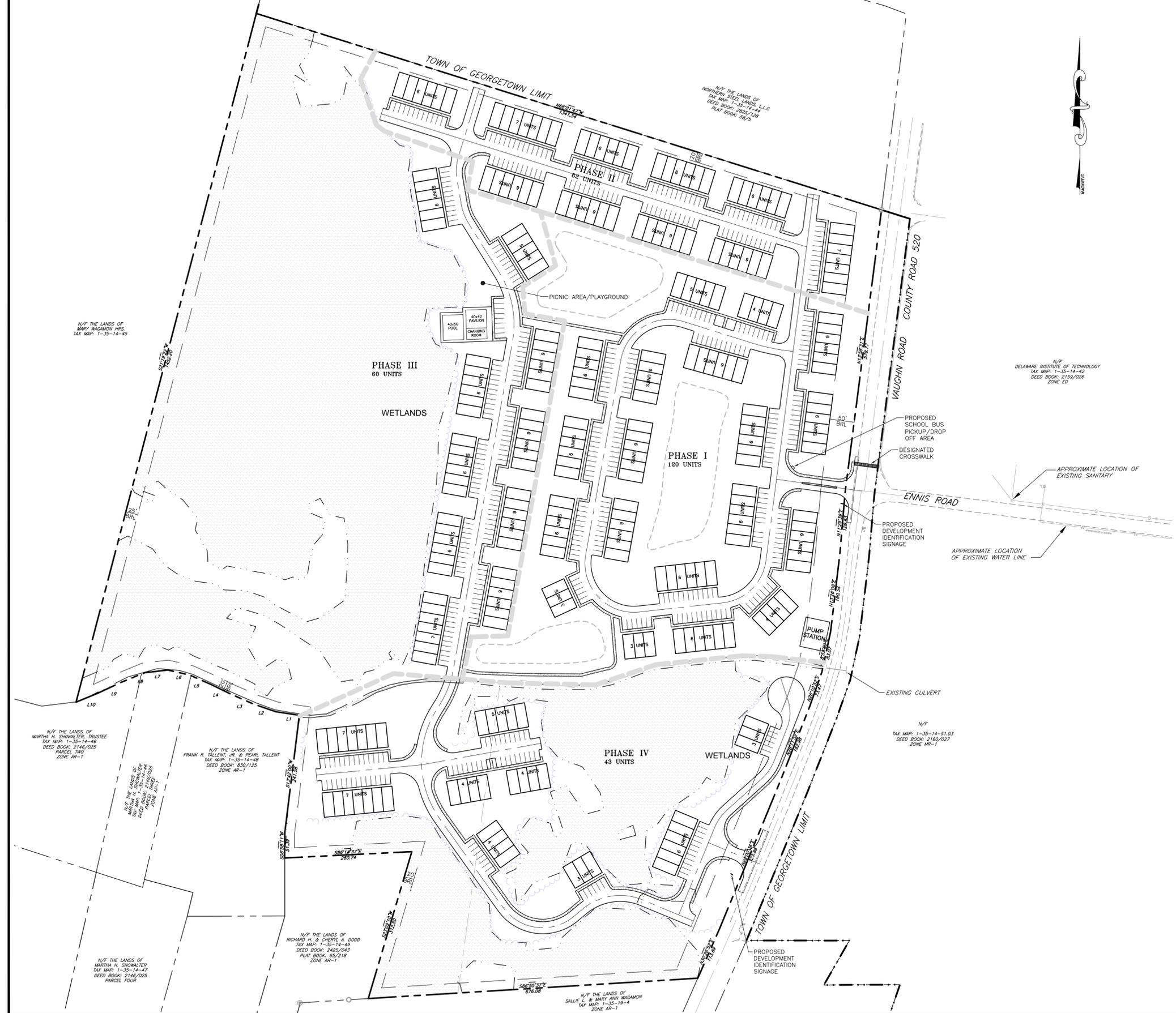
Date

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, 540 S. DuPont Highway, Ste. 7, 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.



LOCATION MAP
SCALE 1" = 1000'

AREA MAP
SCALE 1" = 1 MILE

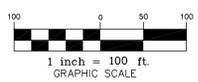
SITE DATA:

TAX MAP / PARCEL NUMBERS : 1-35-14 PARCELS 44.01, 47.01 & 50
 TOTAL SITE AREA: 51.01 ACRES
 EXISTING ZONING (SUSSEX COUNTY) : AR-1, CLUSTER ZONING
 PROPOSED ZONING (GEORGETOWN): MR-1, MULTIFAMILY RESIDENTIAL DISTRICT
 NET DEVELOPABLE ACRES: 31.26 ACRES
 ALLOWABLE DENSITY: 9 UNITS/ACRE PER NET DEVELOPABLE ACRES
 PROPOSED DENSITY: 8.54 UNITS/ACRE (NET LOT AREA OF 31.26 AC.)
 5.23 UNITS/ACRE (GROSS LOT AREA OF 51.01 AC.)
 FLOOD ZONE: NO FLOOD PRONE AREAS. (ZONE "X" ON FIRM #10005C0330)
 WETLANDS APPROX. 19.75 ACRES.
 PROPOSED LOTS: 1 (LAND TO BE HELD IN CONDOMINIUM)
 MINIMUM LOT SIZE: 4840 S.F. PER UNIT = 267*4840 = 29.67 AC
 PROPOSED UNITS: 267 SINGLE FAMILY ATTACHED TOWNHOMES
 REQUIRED SETBACKS
 FRONT : 25 FT. - 50 FT. FROM STATE ROADWAY
 SIDE : 20 FT. - 50 FT. FROM STATE ROADWAY
 REAR: 25 FT. - 50 FT. FROM STATE ROADWAY
 MAXIMUM BUILDING HEIGHT: 35 FT./ 3 STORIES
 REQUIRED OPEN SPACE: 5% MINIMUM - 2.55 ACRES MIN.
 PROPOSED OPEN SPACE: APPROX. 40% - 20.34 ACRES
 REQUIRED PARKING SPACES: 534 SPACES (2 SPACES/UNIT)
 PROPOSED PARKING SPACES: 542 SPACES

GENERAL PROJECT NOTES

- DEVELOPER
FRANK CAPANO
SHIP-BUILDERS LLC
2044 SUNSET LAKE ROAD
NEWARK, DE 19711
- CIVIL/SITE ENGINEER:
ENVIRONMENTAL CONSULTANTS
INTERNATIONAL CORPORATION (ECI)
P.O. BOX 820 * 220 REHOBOTH AVE.
REHOBOTH BEACH, DE 19971
PHONE: (302) 226-2844
FAX: (302) 226-2939
C/O: J. ROSS HARRIS, JR., P.E.
- OWNER
JAMES AND ALENE SMITH
21576 VAUGHN ROAD
GEORGETOWN, DE 19947
- THE PROJECT IS LOCATED ON VAUGHN ROAD (COUNTY RD 520) IN THE GEORGETOWN HUNDRED, SUSSEX COUNTY, DELAWARE
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0330 F DATED JUNE 16, 1995, THIS SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE "X", UNSHADED. (SEE MAP FOR DESCRIPTIONS)
- TOPOGRAPHY SHOWN ON THESE DOCUMENTS WAS TAKEN IN THE FIELD BY ECI CORP. IN NOVEMBER 2004. TOPOGRAPHIC INFORMATION IS SUBJECT TO CHANGE DUE TO ONGOING CONSTRUCTION ACTIVITIES.
- INTERNAL DRIVES AND PARKING AREAS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- ELEVATION: NGVD 88
- WATER AND SEWER SERVICES WILL BE PROVIDED BY THE TOWN OF GEORGETOWN.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°53'13"W	48.65
L2	N64°34'20"W	47.60
L3	N59°46'11"W	51.83
L4	N57°40'47"W	45.40
L5	N59°25'47"W	45.95
L6	N70°27'16"W	46.84
L7	N89°48'24"W	47.66
L8	S74°22'07"W	52.24
L9	S71°48'21"W	52.09
L10	S74°14'20"W	48.80



Note:
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 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 applicable.



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

PROJECT
SHIPBUILDERS SQUARE AT GEORGETOWN
 GEORGETOWN HUNDRED
 SUSSEX COUNTY, DELAWARE
 TAX MAP 1-35-14 PARCELS 44.01, 47.01 & 50

TITLE
PLUS PLAN

PROFESSIONAL SEAL

ECI ENVIRONMENTAL CONSULTANTS INTERNATIONAL CORPORATION
 ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS
 220 REHOBOTH AVENUE * P.O. BOX 820 ONE E. UWCHLAN AVENUE * SUITE 116
 REHOBOTH BEACH, DELAWARE 19971 EXTON, PENNSYLVANIA 19341
 (302) 226-2844 * FAX (302) 226-2939 (610) 524-2440 * FAX (610) 524-2452

DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 04-057
DRAWN BY: JFF	DATE: 1/25/06	SHEET 1 of 1
CHECKED BY: WEG	SCALE: 1" = 100'	

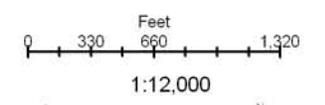
Preliminary Land Use Service (PLUS)

Shipbuilders Square
2006-02-05

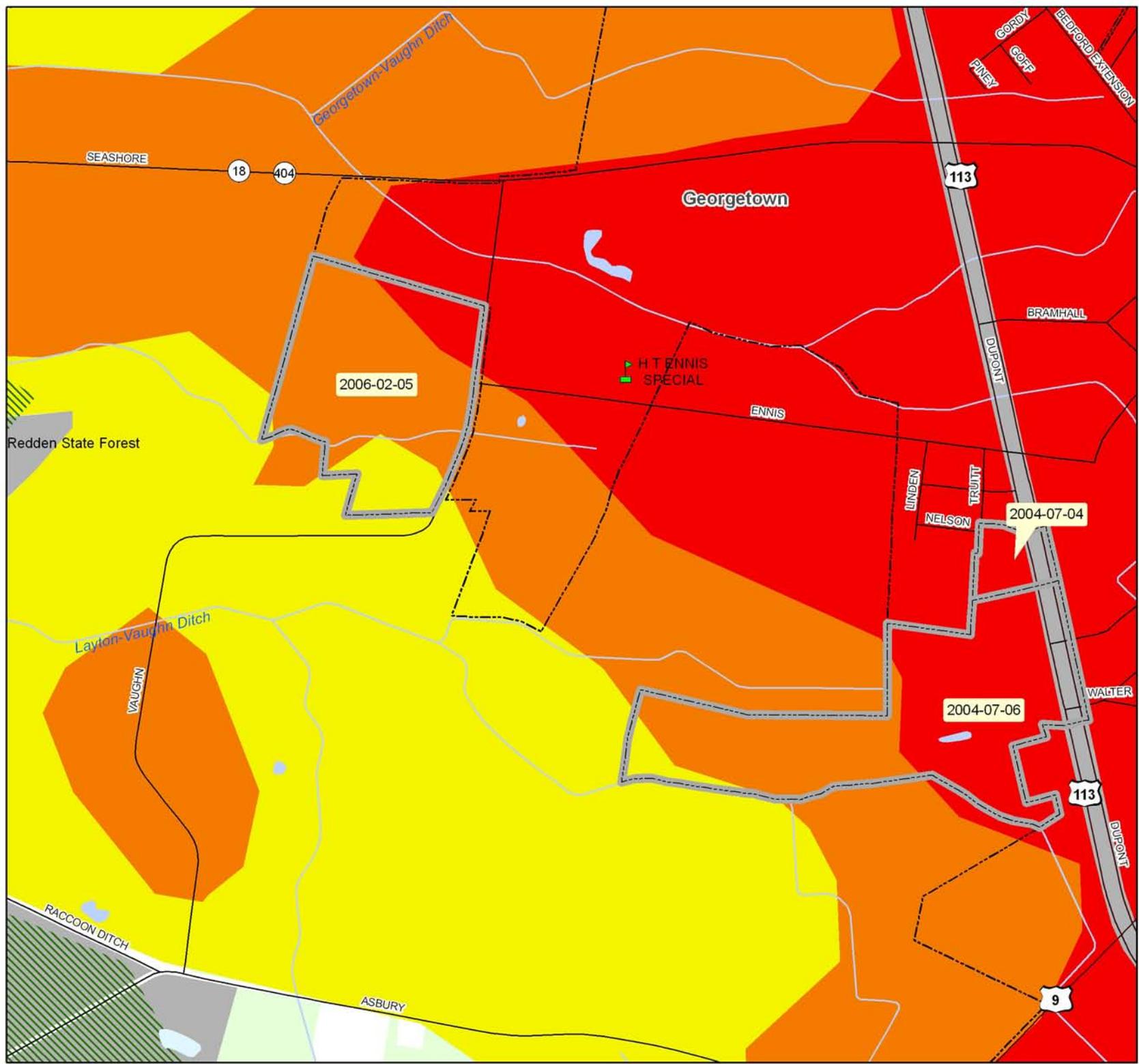
-  Project Area
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
-  Municipalities

Strategies

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



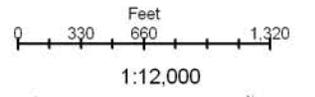
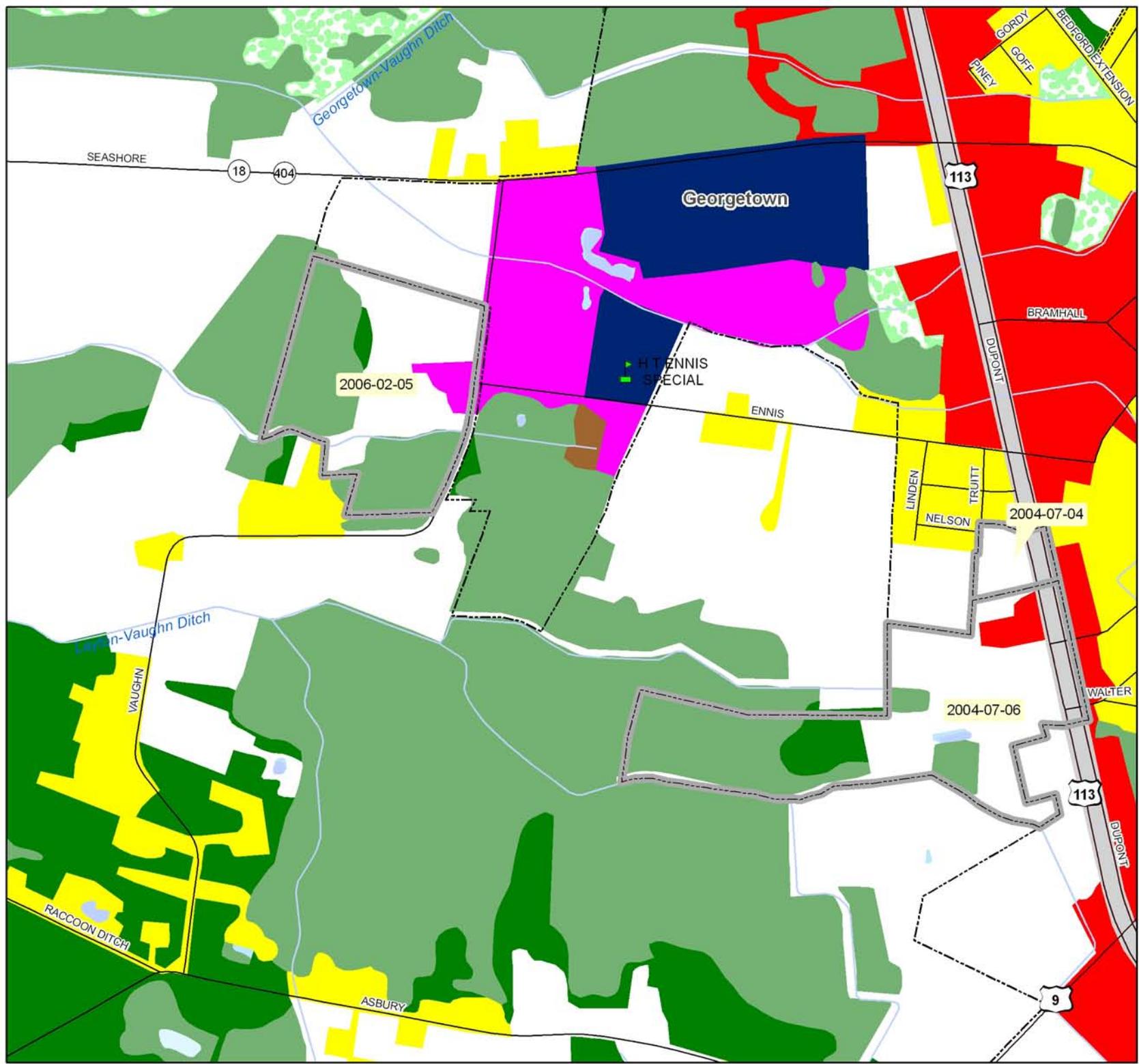
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www.state.de.us/planning



Preliminary Land Use Service (PLUS)

Shipbuilders Square
2006-02-05

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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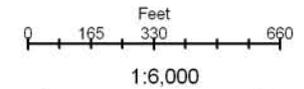


Preliminary Land Use Service (PLUS)

Shipbuilders Square
2006-02-05

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



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