

**PLUS 2006-09-01**  
**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](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

1. Project Title/Name: LANDS OF SPOSATO

2. Location ( please be specific): SOUTH SIDE OF HUFF ROAD (SCR 252) APPROX 2,700' EAST OF SAND HILL ROAD (SCR 319)

3. Parcel Identification #: 1-35-10 parcels 63, 63.01, 63.02, 63.03, 63.04, 63.05, 63.06, 63.07, 63.08, 63.09, 63.10

4. County or Local Jurisdiction Name: SUSSEX

5. Owner's Name: SPOSATO, HEIRS OF

Address: 16181 HUDSON ROAD

City: MILTON

State: DE

Zip: 19968

Phone: 302-645-4773

Fax: 302-645-5109

Email: sposato@ce.net

6. Applicant's Name: ANTHONY SPOSATO

Address: 16181 HUDSON ROAD

City: MILTON

State: DE

Zip: 19968

Phone: 302-645-4773

Fax: 302-645-5109

Email: sposato@ce.net

7. Project Designer/Engineer: MERIDIAN ARCHITECTS & ENGINEERS

Address: 26412 BROADKILL ROAD

City: MILTON

State: DE

Zip: 19968

Phone: 302-684-4766

Fax: 302-684-8228

Email: jdk@meridianengineers.com

8. Please Designate a Contact Person, including phone number, for this Project: Jessica Nichols (302-684-4766)

<b>Information Regarding Site:</b>	
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: CLUSTER SUBDIVISION (400 LOTS ON 261.99 ACRES)	
11. Area of Project(Acres +/-): 261.99	
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. NA	
14. Present Zoning: AR-1	15. Proposed Zoning: AR-1 (CLUSTER)
16. Present Use: WOODED/AGRICULTURAL	17. Proposed Use: RESIDENTIAL SUBDIVISION
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: UNKNOWN	
19. Comprehensive Plan recommendation: 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 checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: UNKNOWN AT THIS TIME Will a new public well be located on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project? 120,000 GPD How will this demand be met? ON SITE WELL(S)	
21. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: UNKNOWN AT THIS TIME	
22. If a site plan please indicate gross floor area: NA	
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: 400 Gross Density of Project: 1.53 Net Density 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: 20  
Number of owner-occupied units: 380

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 50  
 Move-up buyer – if checked, how many units 300  
 Second home buyer – if checked, how many units 50  
 Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: NA  
Square Feet: NA

Proposed Use: % of Impervious Surfaces: 15%  
Square Feet: 1738044

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

How much forest land is presently on-site? 229 ACRES How much forest land will be removed? 162 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  
 Non-tidal Acres 16.72 +/-

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

<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :</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: DETENTION POND(S)</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.): PERENNIAL STREAM</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? 133.99 Acres      Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 108.89 acres</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)? ACTIVE AND PASSIVE RECREATION, WASTEWATER TREATMENT AREA, STORMWATER MANAGEMENT, FORESTED BUFFERS FOR WETLAND PROTECTION</p> <p>Where is the open space located? CENTRALLY LOCATED REC AREA AND OPEN SPACE AROUND THE PERIMETER FOR WETLAND BUFFERS AND THE WESTERN PORTION OF THE SITE FOR THE WASTEWATER TREATMENT AEA</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 (NATURAL HABITAT IN WOODED AREA) <input type="checkbox"/> No If "Yes," what are they?</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? ROAD IMPROVEMENTS REQUIRED BY DELDOT ALONG HUFF ROAD</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected 0</p> <p>Acres on-site that will be restored 0</p> <p>Acres of required wetland mitigation 0</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed DETENTION PONDS TO REDUCE RUNOFF AND POLLUTANTS, SEDIMENT TRAPS AND SILT FENCING TO CONTROL EROSION AND SEDIMENTATION DURING CONSTRUCTION</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies YES-100 FOOT MINIMUM</p>

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)?  Yes  No  
AERATION OF PONDS TO REDUCE MOSQUITO BREEDING AND SPECIFIC VEGETATIVE PLANTINGS TO DISCOURAGE GEESE

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 3,828

What percentage of those trips will be trucks, excluding vans and pick-up trucks? APPROX. 1-2%

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. ONE ENTRANCE PROPOSED ON HUFF ROAD. PROBABLE IMPROVEMENTS INCLUDE: WIDENING OF THRU LANES AND/OR SHOULDERS, PROTECTED LEFT TURN LANE, RIGHT-TURN DECELERATION LANE

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. POSSIBLE FUTURE CONNECTION TO UNDEVELOPED AG LANDS TO THE WEST. WILLING TO PROVIDE AN EASEMENT FOR A STUB STREET TO THESE LANDS.

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 (NO EXISTING BIKE/PED NETWORK AT THIS TIME)

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

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: STANDARD CONSTRUCTION AND RESIDENTIAL WASTE AS WELL AS SEWER PLANT WASTE (PERMIT REQ'D FROM DNREC)

45. Please make note of the time-line for this project: IF APPROVED-CONSTRUCTION TO BEGIN EARLY TO MID-2009

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

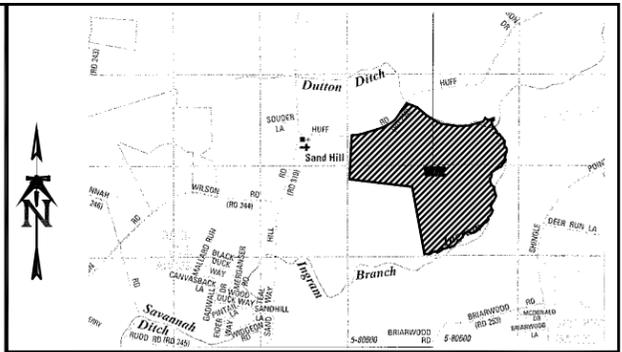
\_\_\_\_\_  
Signature of Person completing form  
(If different than property owner)

\_\_\_\_\_  
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, 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.

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 THERE TO APPURTENANT.

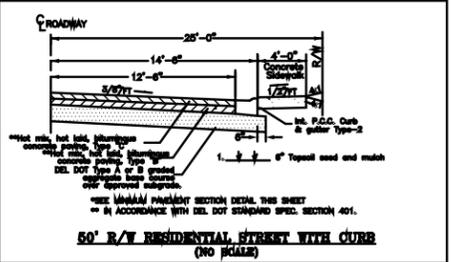
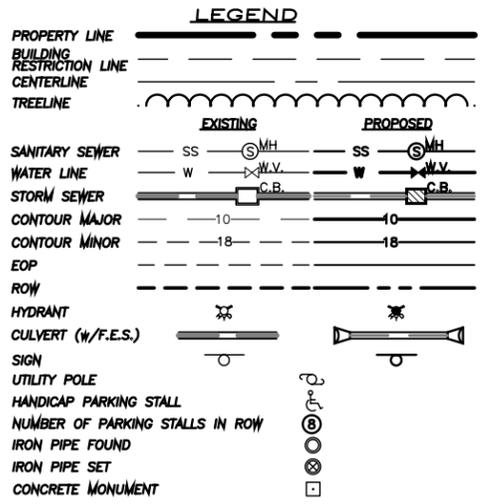


LOCATION MAP SCALE: 1"=2,500'

- PLAN DATA**
- PARCEL I.D. NO. 1-35-10-63.01,63.02,63.03,63.04,63.05,63.06,63.07,63.08,63.09,63.10
  - ZONING DISTRICT AR-1 CLUSTER (AGRICULTURAL/RESIDENTIAL)
  - GROSS ACREAGE 261.89 ACRES
  - PROPOSED USE 400 SINGLE FAMILY BUILDING LOTS
  - DENSITY 1.53 D.U. PER ACRE
  - DEED REFERENCE WILL BOOK XXXX, PAGE XXX
  - OWNER/DEVELOPER ANTHONY SPOSATO  
1818 HUDSON ROAD  
MILTON, DE 19968  
PH:(302)-648-6100
  - SEWAGE DISPOSAL ON-SITE COMMUNITY SYSTEM  
SEWERAGE IS SUBJECT TO APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
  - WATER SUPPLY ON-SITE COMMUNITY WELL  
WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.

- BUILDING SETBACK REQUIREMENTS: AR-1 CLUSTER**
- MIN. DEPTH OF FRONT YARD (FT.) = 40 (25)\*
  - MIN. WIDTH OF SIDE YARD (FT.) = 10
  - DEPTH OF REAR YARD (FT.) = 10
  - BUILDING HEIGHT (FT.) = 42
- \* ANY LOT FRONTING ON A SUBDIVISION STREET AND NOT FRONTING ON A NUMBERED ROAD SHOWN ON THE 1982 GENERAL HIGHWAY MAP FOR SUSSEX COUNTY (REVISED NOVEMBER 16, 2000) SHALL HAVE A SETBACK OF NOT LESS THAN 25 FEET.

ACREAGE	=	95.57	ACRES
LOT ACREAGE	=	32.48	ACRES
OPEN SPACE	=	133.98	ACRES
WETLAND	=	16.72	ACRES
STORMWATER	=	4.71	ACRES
WASTE WATER	=	14.84	ACRES
ACTIVE OPEN SPACE	=	13.00	ACRES
PASSIVE OPEN SPACE	=	108.89	ACRES
GROSS ACREAGE	=	261.89	ACRES



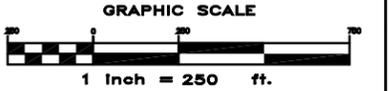
**TITLE: PRELIMINARY SUBDIVISION PLAT**

**PROJECT:** LANDS OF SPOSATO

**PREPARED FOR:** ANTHONY SPOSATO

**TAX MAP No.:** 1-35-10-63.01,63.02,63.03,63.04,63.05,63.06,63.07,63.08, HUNDRED: GEORGETOWN 63.09 & 63.10

**COUNTY:** SUSSEX



DATE	REVISION	CHKD.

**ENGINEERING\*SURVEYING\* ARCHITECTURE\***

**Meridian**

ARCHITECTS & ENGINEERS

26412 BROADKILL ROAD, MILTON, DELAWARE 19968  
 (302) 684-4788 \* FAX (302) 684-8228  
 "HONESTY, INTEGRITY, RESPECT"

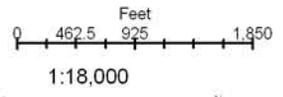
# Preliminary Land Use Service (PLUS)

Sposato Lands  
2006-09-01

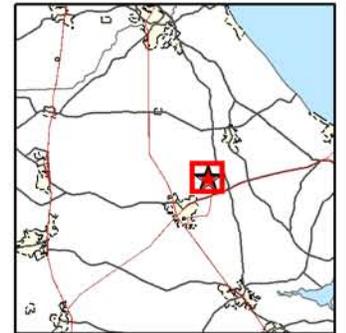
-  Project Area
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
-  Municipalities

## 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)



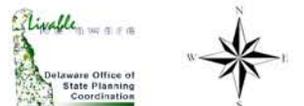
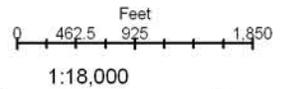
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[www.state.de.us/planning](http://www.state.de.us/planning)



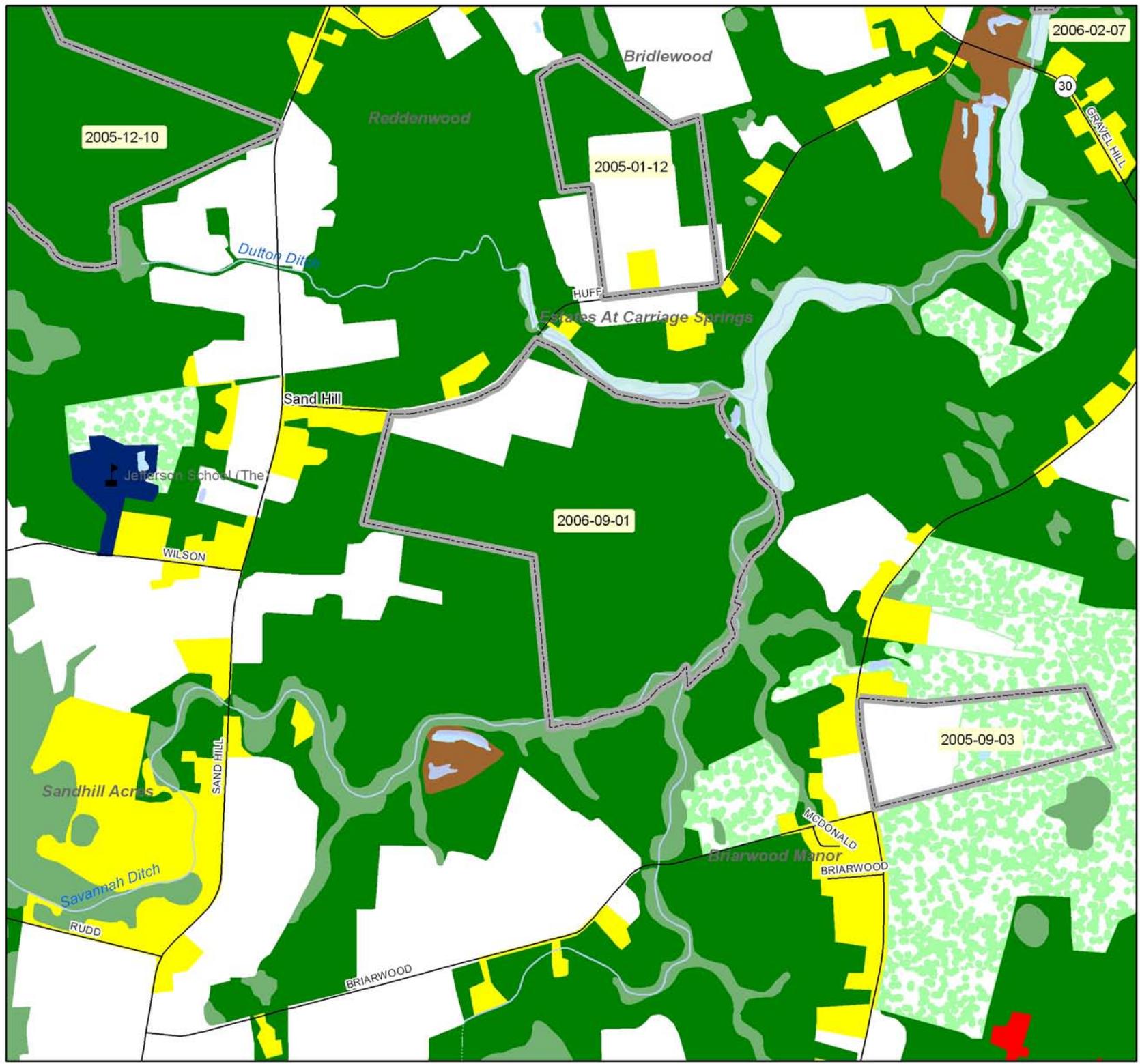
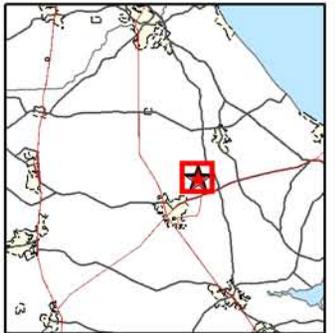
# Preliminary Land Use Service (PLUS)

Sposato Lands  
2006-09-01

-  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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[www.state.de.us/planning](http://www.state.de.us/planning)



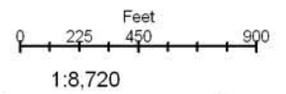
# Preliminary Land Use Service (PLUS)

Sposato Lands  
2006-09-01

2002 False-Color  
InfraRed Orthophotography

-  Project Area
-  Municipalities

2006-09-01



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