

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
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Sapp Farms

2. Location (please be specific): Zoar Road, Georgetown, Delaware

3. Parcel Identification #: Tax Map 1-35-20-31

4. County or Local Jurisdiction Name: City of Georgetown

5. Owner's Name: Sapp Partners LLC – Contract & Equitable Owner is Delaware Heritage Foundation II LLC

Address: c/o Ideal Ventures Limited Company, 1054 31st Street, Suite 200

City: Washington

DC

20007

Phone: 202-413-9286

Fax:

Email: scottluellen02@aim.com

6. Applicant's Name: Delaware Heritage Foundation II LLC

Address: Same

City:

State:

Zip:

Phone:

Fax:

Email:

7. Project Designer/Engineer: Draper Aden Associates

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

8. Please Designate a Contact Person, including phone number, for this Project: Scott Luellen, Manager

25. If residential, please indicate the following:
Number of renter-occupied units: 0
Number of owner-occupied units: 128

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 Approx. 42

Move-up buyer – if checked, how many units Approx. 42

Second home buyer – if checked, how many units Approx. 43

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

Proposed Use: % of Impervious Surfaces: Approx. < 5%
Square Feet: TBD

26. Present Use: % of Impervious Surfaces: 0
Square Feet: 0

Our objective is to use new special concrete that allows much, if not all, of the water to drain through as a condition of the approval.

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

How much forest land is presently on-site? Approx. 45% How much forest land will be removed? Approx. 2/3 with new green space

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

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes x 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 Unknown

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 x No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes x 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 Per new delineation – less than 3 acres, designated on plat and designed around

If "Yes", have the wetlands been delineated? Yes No See attached plan

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

30. Are there streams, lakes, or other natural water bodies on the site? Yes No

If the water body is a stream, is it: Perennial (permanent) Intermittent Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? Yes No

Will there be ground disturbance within 100 feet of the water bodies Yes 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)?

Yes No An abandoned tax ditch crosses the property from Zoar Road to the railroad tracks approximately and will be designed around.

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: Infiltration because of soil types

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.):

Will development of the proposed site create or worsen flooding upstream or downstream of the site? Yes No

33. Is open space proposed? Yes No If "Yes," how much? Approx. 9 Acres Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) Approx. 9 acres 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)? Primarily passive recreation and wildlife habitat

Where is the open space located? Throughout community as designated on attached plan

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

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? Yes No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they? If required, developer will consider contribution for community

<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected All open space, dedicated easements, approx. 9 acres</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 Yes</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies N/A</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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 Traffic study will need to be performed; however, typical trips per day for 128 single-family DU.</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0</p>
<p>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. See attached palm</p>
<p>40. Will the street rights of way be public, private, or town? Private and privately maintained</p>
<p>41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>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. Near Gemcraft Homes community; however, nothing contiguous.</p>
<p>43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>44. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply)</p> <p><input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery</p> <p>Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

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:

45. Please make note of the time-line for this project: Subdivision recordation is by-right and anticipated at 12 months followed by a build-out relative to market demand of 24-48 months.

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

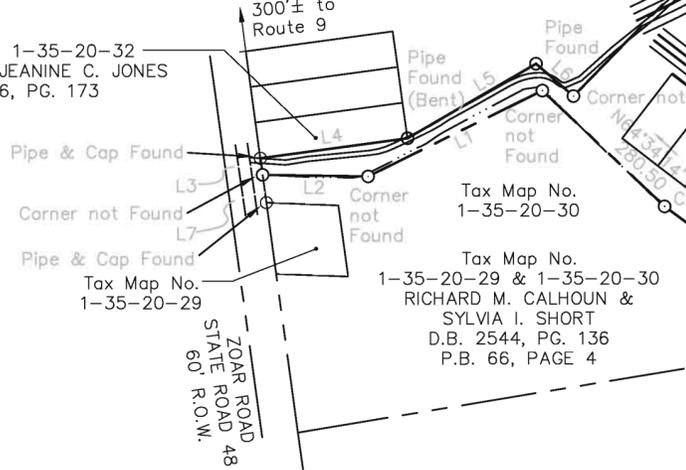
Signed application must be received before application is scheduled for PLUS review.

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, 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.



LINE TABLE		
LINE	LENGTH	BEARING
L1	323.48	S45°36'52"W
L2	175.57	S72°45'21"W
L3	27.94	N25°53'31"W
L4	247.19	N64°08'45"E
L5	247.34	N41°42'57"E
L6	82.50	S67°14'16"E
L7	46.76	N25°53'31"W

Tax Map No. 1-35-20-32
DOUGLAS E. & JEANINE C. JONES
D.B. 1836, PG. 173



Tax Map No. 1-35-20-30
Corner not Found

Tax Map No. 1-35-20-29 & 1-35-20-30
RICHARD M. CALHOUN &
SYLVIA I. SHORT
D.B. 2544, PG. 136
P.B. 66, PAGE 4

Tax Map No. 1-35-20-26
SUSSEX ACADEMY OF
ARTS AND SCIENCES
D.B. 2438, PG. 62
P.B. 66, PG. 4

Tax Map No. 1-35-20-37
CHARLES F.
MARKER &
CLAYTON F. LENTE
D.B. 427, PG. 140

Tax Map No. 1-35-20-51.03
LOT 3, SPRINGFIELD
FARMS
P.B. 15, PAGE 82

Tax Map No. 1-35-20-50.02
MICHAEL B. & RUTH
ANN WILLING
D.B. 2126, PG. 121
P.B. 56, PG. 194
P.B. 30, PG. 292

Tax Map No. 135-20-51.02
SUSSEX COUNTY
D.B. 3052, PG. 161
LOT 2, SPRINGFIELD FARMS
P.B. 15, PAGE 82

Tax Map No. 1-35-20-31
SAPP PARTNERS
D.B. 147, PG. 63
P.B. 66, PAGE 4
61.308 AC.

Tax Map No. 1-35-23-25
S. LAYTON AYERS
D.B. 1836, PG. 287

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



Draper Aden Associates
Engineering ♦ Surveying ♦ Environmental Services

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Richmond, VA
Hampton Roads, VA

Charlottesville, VA
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Charlottesville, VA 22903
434-295-0700 Fax: 434-295-2105
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CONCEPTUAL SUBDIVISION PLAN

PROPERTY OF SAPP PARTNERS

TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

REVISIONS

DESIGNED BY:	
DRAWN BY:	ABM
CHECKED BY:	
SCALE:	1" = 200'
DATE:	03-17-06
PROJECT NUMBER:	CV06129-02

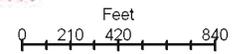
Preliminary Land Use Service (PLUS)

Sapp Farms
2007-02-02

-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

Strategies

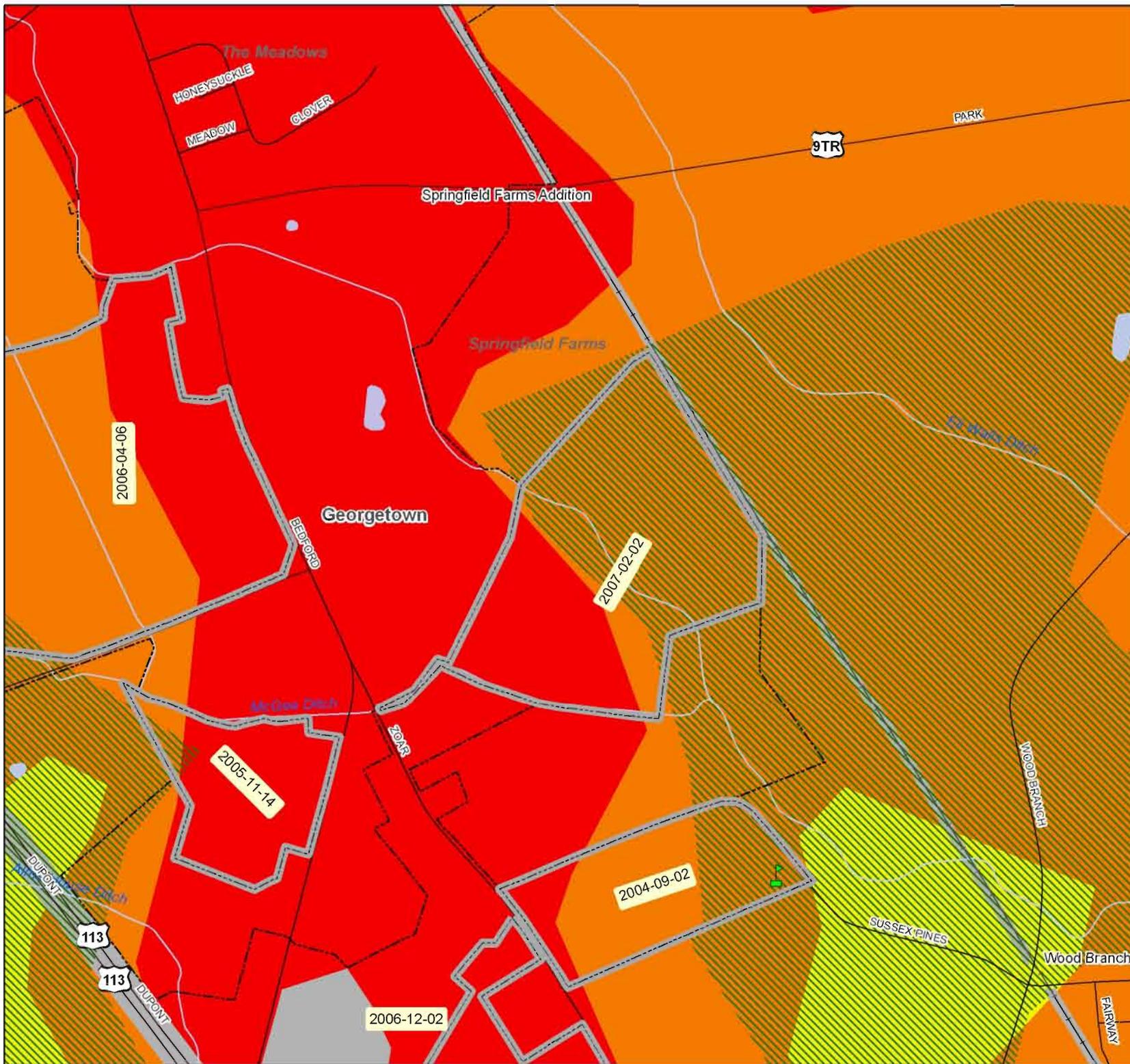
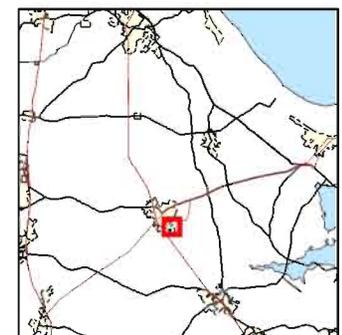
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



1:10,000

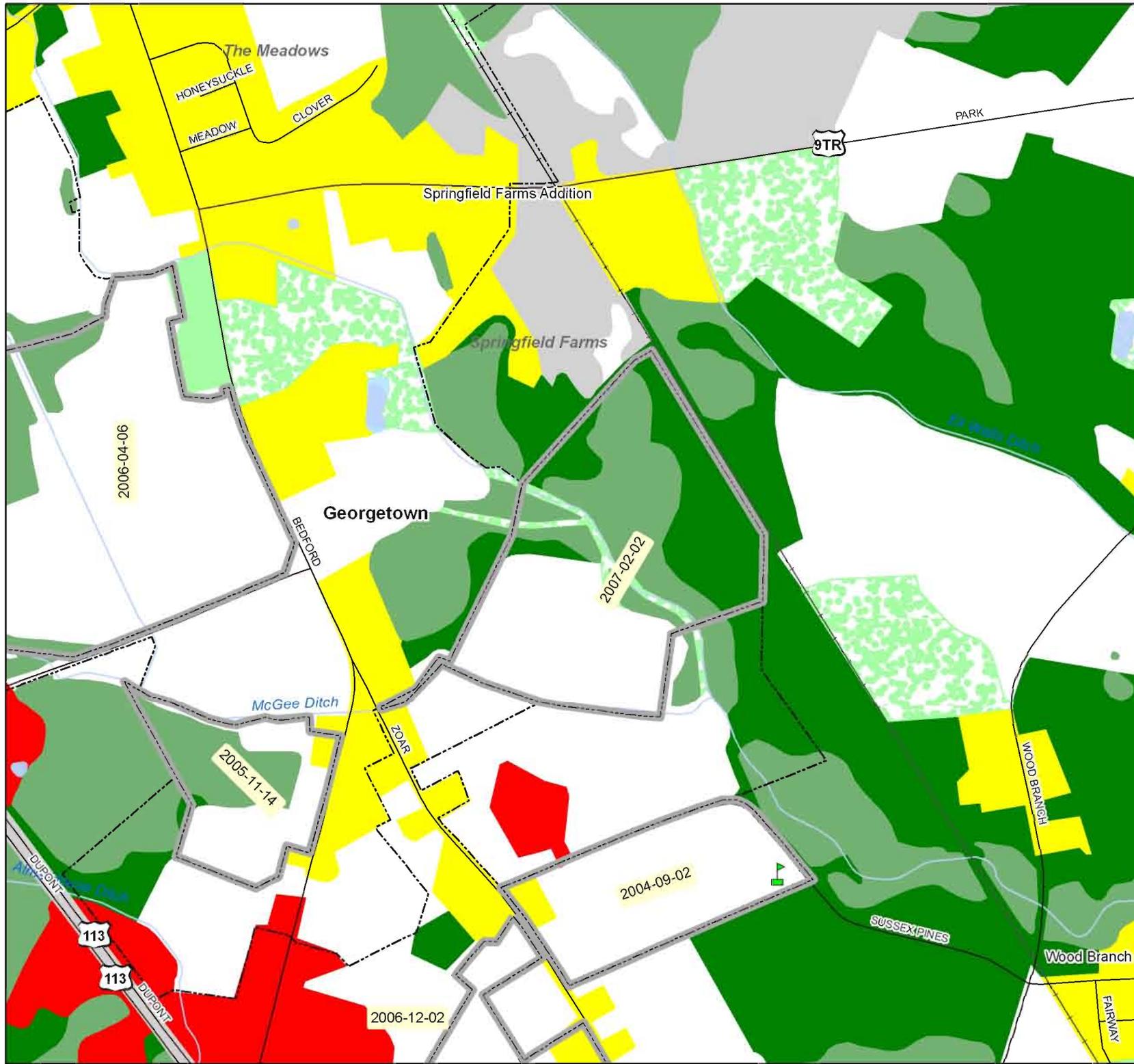


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www.state.de.us/planning

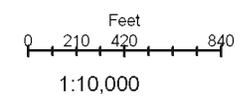


Preliminary Land Use Service (PLUS)

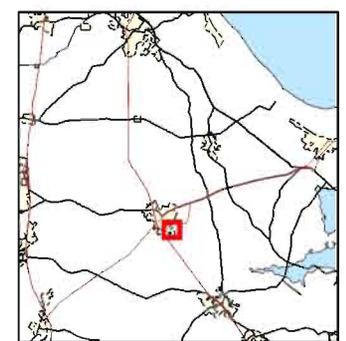
Sapp Farms
2007-02-02



- 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



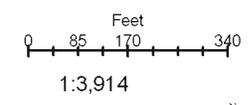
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Preliminary Land Use Service (PLUS)

Sapp Farms
2007-02-02

-  Project Area
-  Municipalities



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