



<b>Information Regarding Site:</b>	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: <b>472 unit multi-family residential with conservation lands component</b>	
11. Area of Project(Acres +/-): <b>±186.56 Acres</b>	
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 type="checkbox"/> Investment Level 4 <input checked="" 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. <b>N/A</b>	
14. Present Zoning: <b>AR-1</b>	15. Proposed Zoning: <b>AR-1 (w/ density trade)</b>
16. Present Use: <b>Agriculture</b>	17. Proposed Use: <b>Multi-family residential/ conservation lands</b>
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: <b>Agricultural crop production, with associated fertilizer and pesticide uses.</b>	
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 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 checked="" type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>Tidewater Utilities</b>  Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? <b>Residential use and fire protection for 472 multi-family dwelling units</b>  How will this demand be met? <b>Tidewater Utilities to provide residential service.</b>	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>Sussex County Sewer</b>	
22. If a site plan please indicate gross floor area: <b>N/A</b>	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
If residential, indicated the number of number of Lots/units: <b>472</b> Gross Density of Project: <b>2.53 DU/ Ac.</b> Net Density <b>2.80 DU/ Ac.</b> Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

24. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: **472**

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

Move-up buyer – if checked, how many units **236**

Second home buyer – if checked, how many units **236**

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

25. Present Use: % of Impervious Surfaces: **0%**  
Square Feet: **0 S.F.**

Proposed Use: % of Impervious Surfaces: **±20.7%**  
Square Feet: **±1,680,356 S.F.**

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

How much forest land is presently on-site? **±85.47 Ac.** How much forest land will be removed? **±3.4 Ac. (±4.0%)**

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 **±17.85 Acres**

Non-tidal Acres **±39.47 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:

Will there be ground disturbance within 100 feet of wetlands  Yes  No **See site plan; a large wetland setback is typical.**

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Site is adjacent to Pot Hook Creek</b></p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input checked="" 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: <b>Storm water management retention/ detention basins, bio-swales and other best management practices as appropriate.</b></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.): <b>Storm water will be treated by on-site methods listed above before ultimately outfalling to Pot Hook Creek</b></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? <b>±159.80 Ac.</b> Acres      Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) <b>±152.64 Ac.</b> acres/Sq ft.</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)? <b>Active &amp; passive recreation areas, storm water management, archeological preservation, riparian conservation lands, wildlife habitat, buffers &amp; landscape plantings.</b></p> <p>Where is the open space located? <b>Throughout the site, with a large concentration being the wooded lands adjacent to Pot Hook Creek</b></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 <input type="checkbox"/> No If "Yes," what are they? <b>SRA Lands along Pot Hook Creek</b></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? <b>Lands dedicated and contribution towards Gills Neck Road widening &amp; improvements; force main upgrades to regional sewer system</b></p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected <b>±63.72 Acres of conservation lands along Pot Hook Creek</b></p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed <b>Bio-swale and infiltration basins as appropriate</b></p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies <b>±63.72 Acres of conservation lands along Pot Hook Creek</b></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
38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <b>±2434 ADTs</b>  What percentage of those trips will be trucks, excluding vans and pick-up trucks? <b>&gt;1% (typical residential deliveries, movers, trash collection, etc.)</b>
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. <b>Project has a proposed entrance along Gills Neck Road (SCR 267), which is currently a county local road 20' in width. However, planned improvements to Gills Neck Road call for a boulevard section across a portion of the Governors frontage, transitioning into a two lane road 32' in width including 5' shoulders on each side. Also of note is the interconnectivity between Governors and the proposed Senators subdivision to the east and the proposed Townsend Village Centre to the west.</b>
40. Will the street rights of way be public, private, or town? <b>The project will have private roads/ drives.</b>
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
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. <b>See #39 above.</b>
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  Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>The multi-use pathway connects via the proposed Senators and approved Hawkseye subdivisions to the Junction &amp; Breakwater Hiking/ Biking trail</b>
44. Is this site in the vicinity of any known historic/cultural resources or sites <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Has this site been evaluated for historic and/or cultural resources? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  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)  <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery  Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:
45. Please make note of the time-line for this project: <b>Preliminary Approval late 2007, Final Approval late 2008, phased construction to begin mid-2009.</b>

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.

February 28, 2007

Ms. Dorothy Morris  
Office of State planning Coordination  
540 S. DuPont Hwy., Suite 7  
Dover, DE 19901

**RE: Governors - AR-1 with Density Trade  
Tax Parcel 3-35-12-3 (Portion)**

Dear Ms. Morris,

Attached you will find our completed PLUS application and site plan for the Governors Development.

1. PLUS Application
2. Color Graphic of the Site Plan
3. Sht. #1- Zoning Plan – dated 2/28/07
4. Sht. #2 – Site Plan – dated 2/28/07
5. Sht. #3 – Survey – June 7<sup>th</sup>, 2006
6. Sht. #4 – Cultural and Environmental Aspects – dated 2/28/07

The project has 472 proposed Multi-family units on 186.56 acres plus or minus off of Gills Neck Road (SCR 267) near Lewes. The project is zoned AR-1 and is in the Environmentally Sensitive Development District. This will be one of the first if not the first Density trade Application presented to the Sussex County Council. The non-wooded portions of the site are currently used for agricultural field crop production.

We have had extensive contact with DeIDOT regarding the development of this parcel and associated improvements along Gills Neck Road in addition to right-of-way dedication. We have also coordinated the location of the proposed highway entrance with them and have proceeded with their endorsement of such. In addition, the developer is currently working with both DNREC and DeIDOT on achieving a corridor link to a regional bikeway connection.

The developer has also met with Sussex County Engineering to discuss sewer capacity issues and developer-funded main line improvements to the existing regional sewer system.

The developer has had a Phase 1 Archeological evaluation performed on the site. As a direct result of this study, lands are being set aside for preservation as part of the project. These areas are called out on our site plan.

We have identified both 404 and tidal wetlands areas along Pot Hook Creek. The project as proposed calls for no disturbance in these wetland areas. In addition, we are proposing minimal disturbance to the forested riparian areas along Pot Hook Creek. 96% of the existing Woodlands is proposed to be preserved.

In summary, we believe we have addressed the pertinent development issues for this site. Please don't hesitate to contact me if we can answer any questions or provide any additional information. We look forward to discussing the project with you in the near future. Please confirm that we will be heard in the March meetings.

Sincerely,  
For LANDDESIGN, Inc.,

Tom Ford  
President

Cc: Paul Townsend, Martin Dusbiber



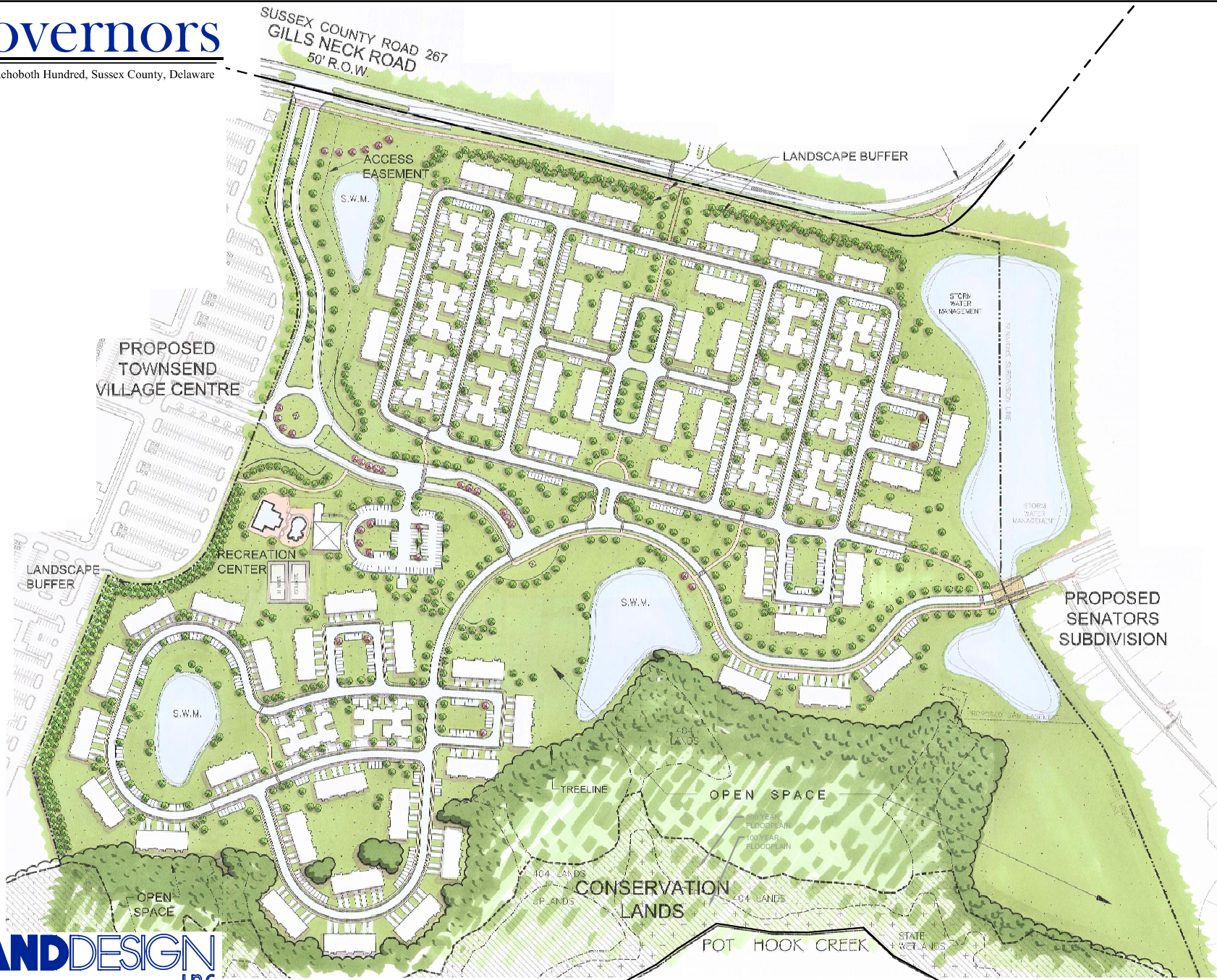






# Governors

Lewes & Rehoboth Hundred, Sussex County, Delaware












**LANDDESIGN**  
inc

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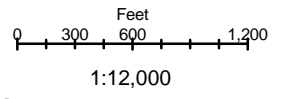
# Preliminary Land Use Service (PLUS)

Governors  
2007-03-10

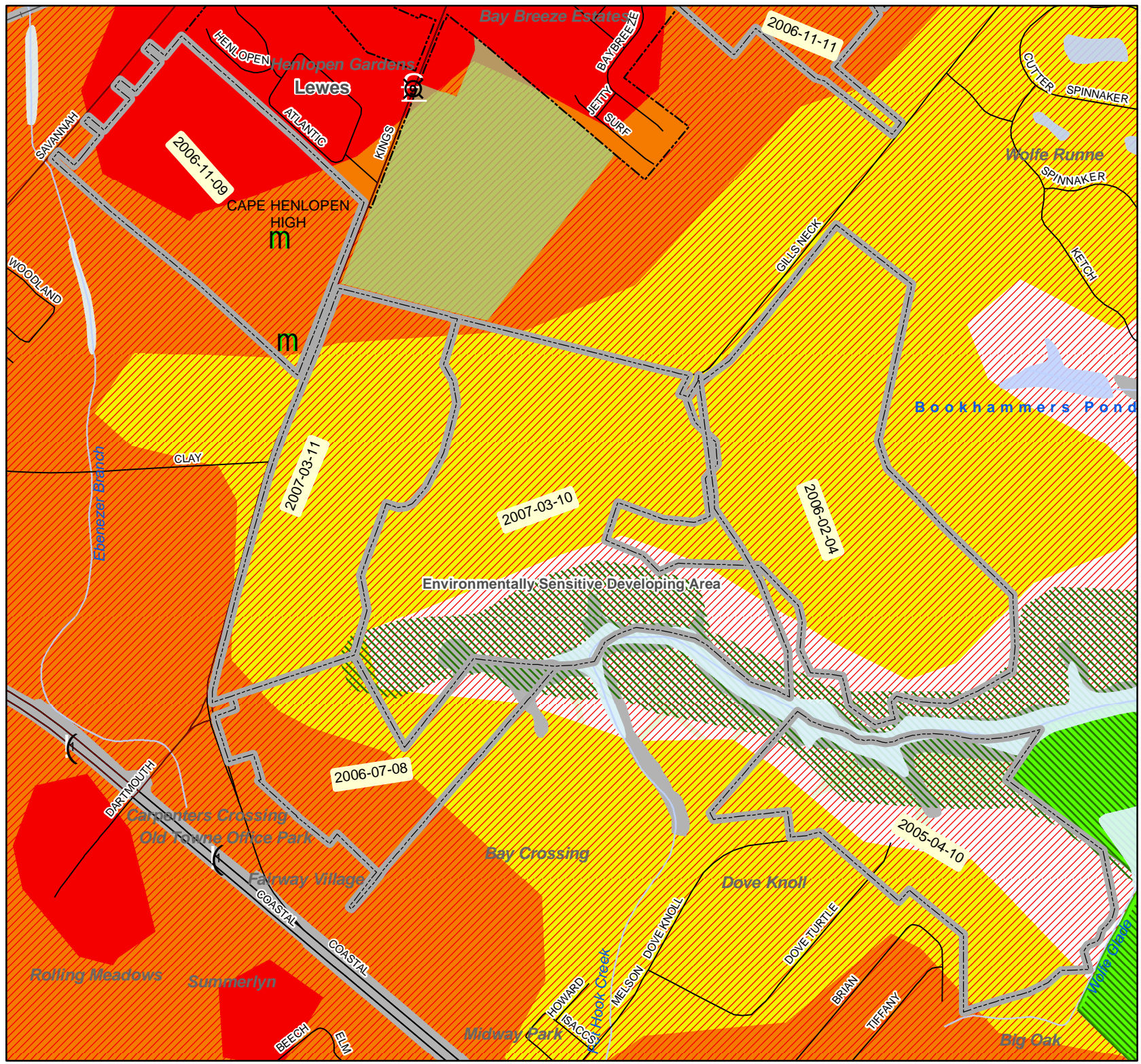
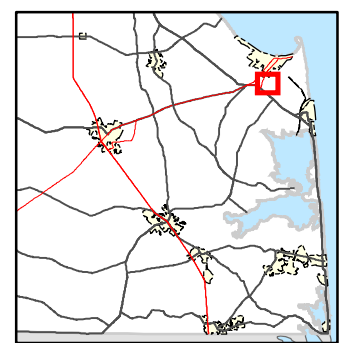
-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

## 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)



Produced by the Delaware Office of  
State Planning Coordination.  
[www.state.de.us/planning](http://www.state.de.us/planning)

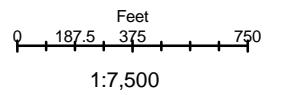




# Preliminary Land Use Service (PLUS)

Governors  
2007-03-10

-  Project Area
-  Municipalities



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