

## 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](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.udel.edu/](http://datamil.udel.edu/)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

1. Project Title/Name: David Lui			
2. Location: Route 13 north of Bridgville West side			
3. Parcel Identification #: 5-30-14.00-21.00		4. County or Local Jurisdiction Name: Sussex	
5. Owner's Name: David Lui			
Address: 20244 Sussex Highway			
City: Bridgeville	State: DE	Zip: 19933	
Phone: c/o 856-7777	Fax:	Email:	
6. Applicant's Name: Same			
Address:			
City:	State:	Zip:	
Phone:	Fax:	Email:	
7. Engineer/Surveyor Name: William Sapp			
Address: 79 Deer Valley Road			
City: Harrington	State: de	Zip: 19952	
Phone: 422-3935	Fax:	Email:	
8. Please Designate a Contact Person, including phone number, for this Project:			



23. If residential, please indicate the following:  
 Number of renter-occupied units:  
 Number of owner-occupied units: N/A

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

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24. Present Use: % of Impervious Surfaces: Proposed Use: % of Impervious Surfaces:  
 Square Feet: Unknown Square Feet:

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

How much forest land is presently on-site? How much forest land will be removed?  
 Unknown

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

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

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26. 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.

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27. 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

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

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28. 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 :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?  
 Yes  No  
 If yes, please list name:

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30. List the proposed method(s) of stormwater management for the site:  
 On-Site  
 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

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31. Is open space proposed?  Yes  No If "Yes," how much?          Acres          Square Feet  
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?  
 Where is the open space located?  
 Are you considering dedicating any land for community use (e.g., police, fire, school)?  Yes  No

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32. 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?

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33. Is any developer funding for infrastructure improvement anticipated?  Yes  No If "Yes," what are they?

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34. Are any environmental mitigation measures included or anticipated with this project?  Yes  No  
 Acres on-site that will be permanently protected          If Necessary  
 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  
 Buffers from wetlands, streams, lakes, and other natural water bodies

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35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)?  Yes  No

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36. 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  
 What percentage of those trips will be trucks, excluding vans and pick-up trucks?

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37. 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.

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program?  Yes  No

39. 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.

40. Are there existing or proposed sidewalks?  Yes  No; bike paths  Yes  No To Be Determined  
 Is there an opportunity to connect to a larger bike/pedestrian network?  Yes  No

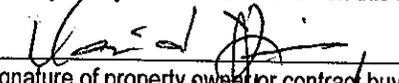
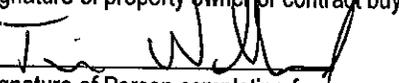
41. Is this site in the vicinity of any known historic/cultural resources or sites  Yes  No  
 Has this site been evaluated for historic and/or cultural resources?  Yes  No Unknown  
 Will this project affect, physically or visually, any historic or cultural resources?  Yes  No  
 If "Yes," please indicate 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

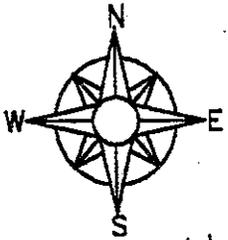
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?  
 Yes  No  
 If yes, please List them:

44. Please make note of the time-line for this project:

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

 _____ Signature of property owner or contract buyer	4/20/07 _____ Date
 _____ Signature of Person completing form (If different than property owner)	4/24/07 _____ Date

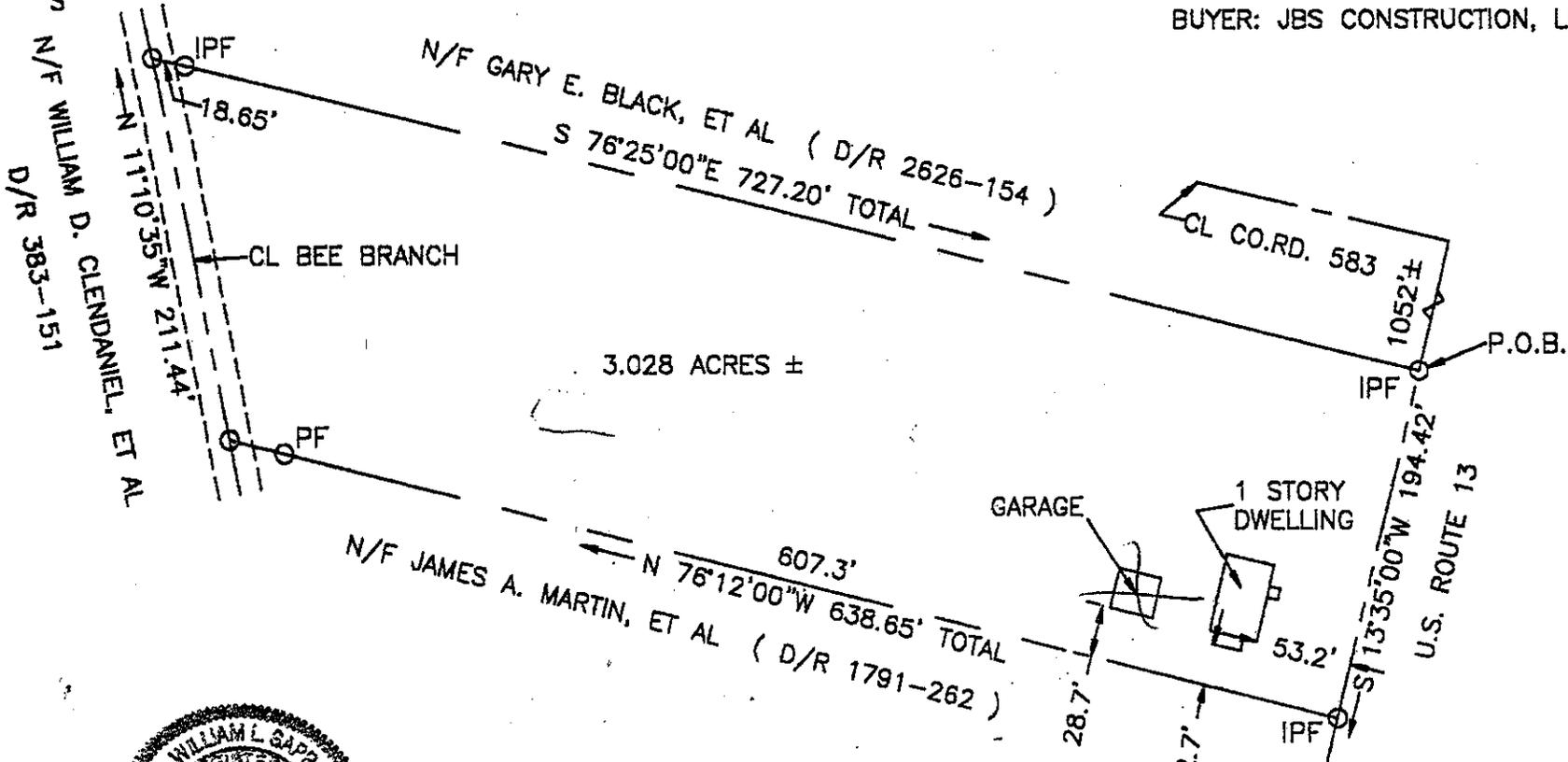
This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. 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.



CLASSIFICATION OF SURVEY: 'RURAL'  
 BEARING REFERENCE: D/R 2780-088

'IPF' DENOTES IRON PIPE FOUND  
 'PF' DENOTES PIN FOUND  
 TAX PARCEL: 5-30-14-21  
 SUBJECT DEED: D/R 2780-088

BUYER: JBS CONSTRUCTION, LLC



I DECLARE THAT THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN.

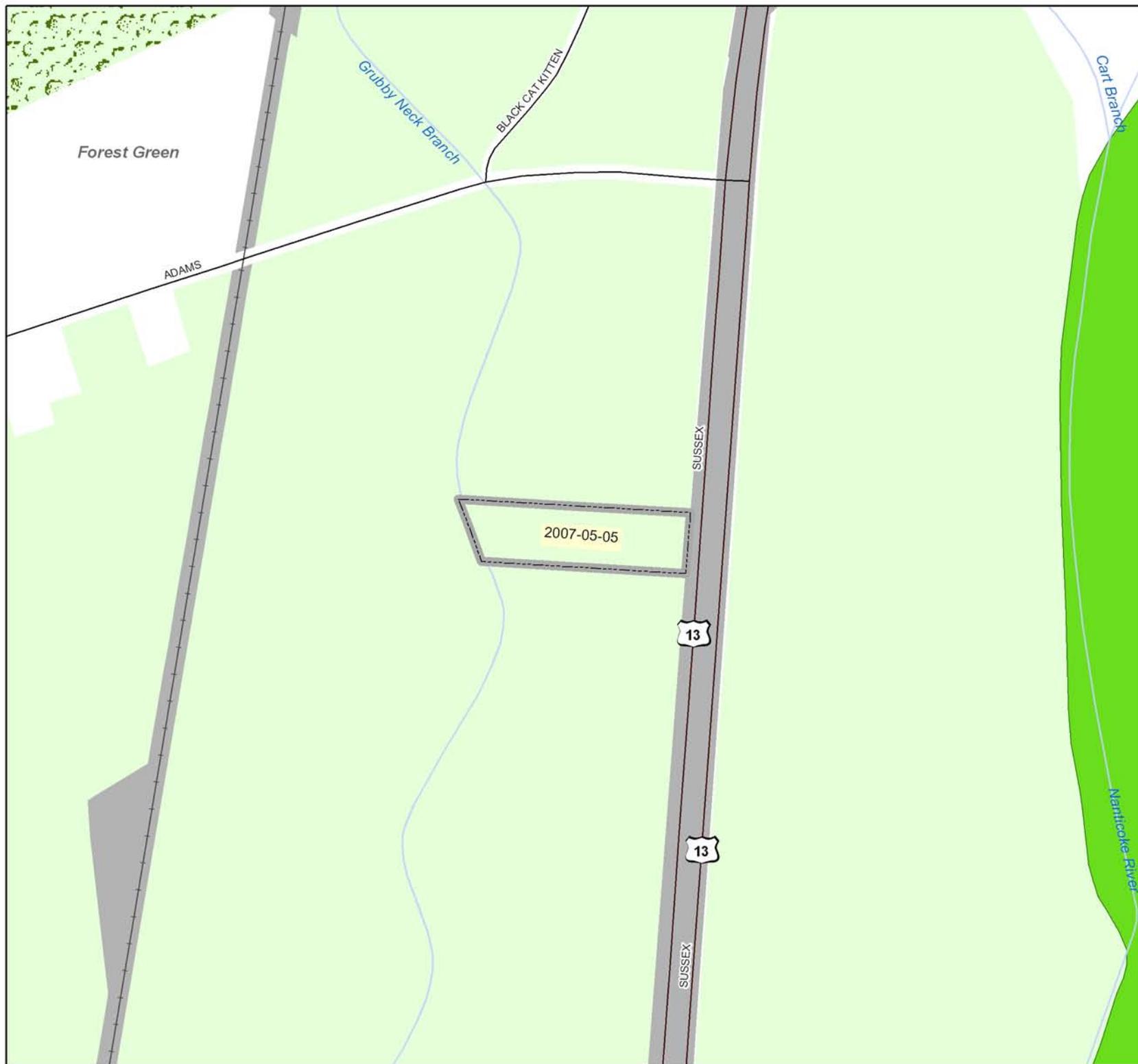
*William L. Sapp*  
 WILLIAM L. SAPP P.L.S. #532

THIS PLOT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY.

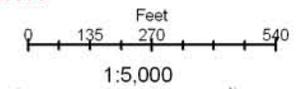
LOT & LOCATION SURVEY	
CIT GROUP/CONSUMER FINANCE	
NORTHWEST FORK HUNDRED	
SUSSEX COUNTY-DELAWARE	
WILLIAM L. SAPP LAND SURVEYOR ( PLS 532 ) 79 DEER VALLEY ROAD HARRINGTON, DE. 19952 PH # ( 302 ) 422 - 3935	FB9-1 FB26-48 1"=100'-0" 05/23/03

# Preliminary Land Use Service (PLUS)

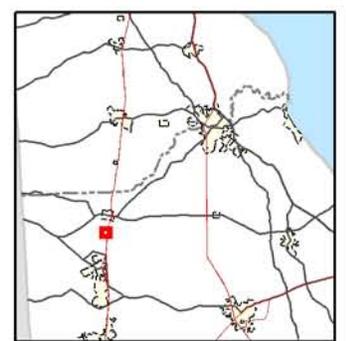
David Lui  
2007-05-05



- 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)

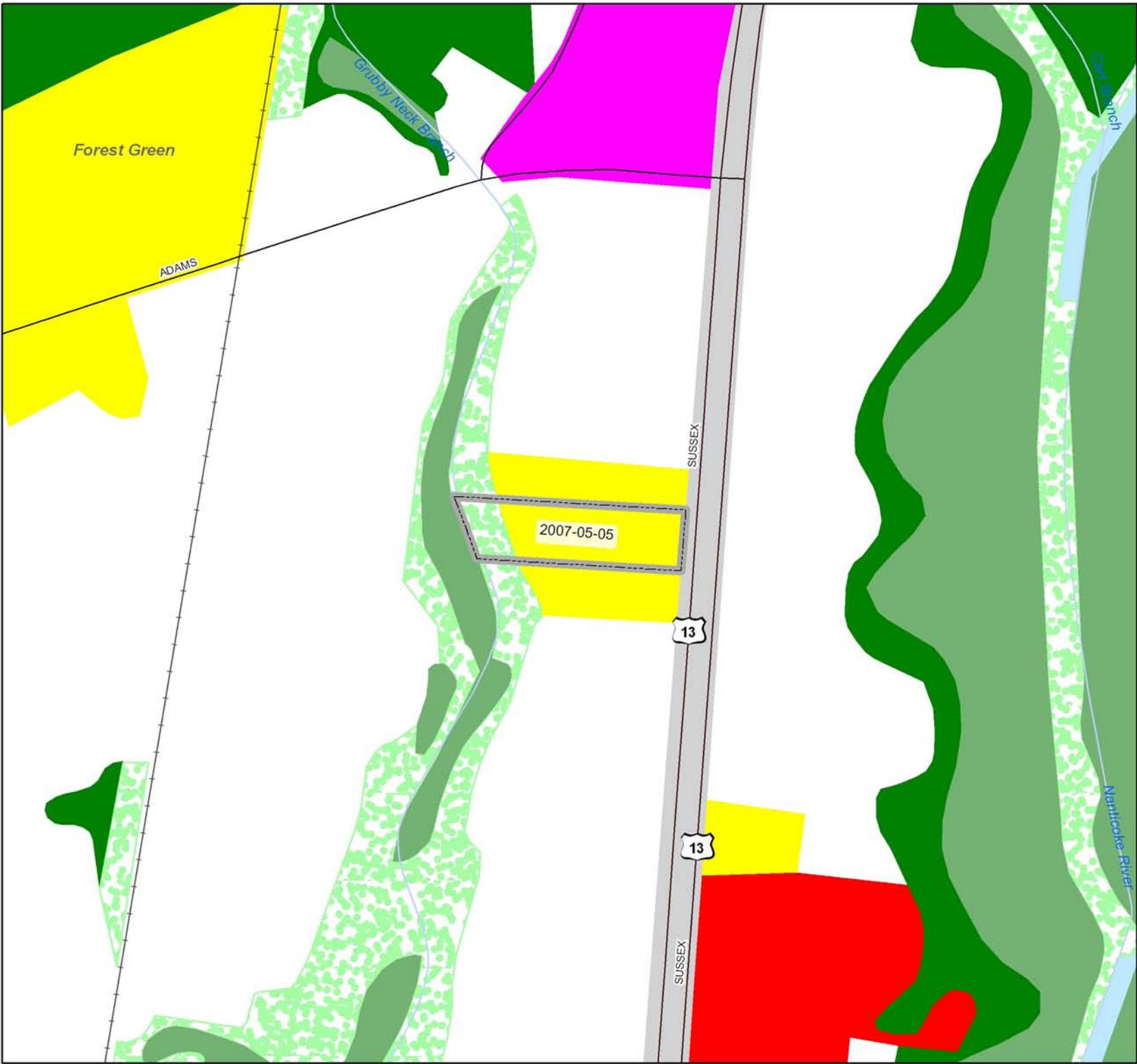


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[www.state.de.us/planning](http://www.state.de.us/planning)

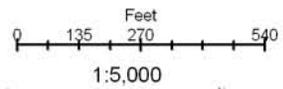


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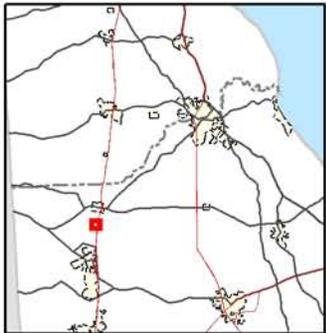
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- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
-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



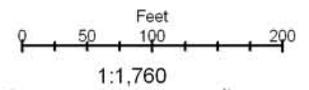
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-  Project Area
-  Municipalities



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