

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: Philip's Hill Farm

2. Location (please be specific): Located to the east of Laurel. The property is to the west of Scott Land Road and Womach Road. Phillips Hill Road runs through the property.

3. Parcel Identification #: 232-20.00-32.00 & 232-20.00-33.00 4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Ross Point Associates, LLC. (Contact: Bernard DiSabatino)

Address: 4001 Kennett Pike, Suite 134

City: Wilmington

State: DE

Zip: 19807

Phone: (302) 999-0567

Fax: (302) 328-5785

Email:

6. Applicant's Name: Ross Point Associates, LLC. (Contact: Bernard DiSabatino)

Address: 4001 Kennett Pike, Suite 134

City: Wilmington

State: DE

Zip: 19807

Phone: (302) 999-0567

Fax: (302) 328-5785

Email:

7. Project Designer/Engineer: River Basin Engineering (Contact: Gary A. Moore, Sr.)

Address: 724 Yorklyn Road, Suite 300

City: Hockessin

State: DE

Zip: 19707

Phone: (302) 234-1850

Fax: (302) 234-1853

Email: gamoore@riverbasineng.com

8. Please Designate a Contact Person, including phone number, for this Project: Gary A. Moore, Sr. (302) 234-1850

Information Regarding Site:

9. Type of Review: Rezoning Comp. Plan Amendment (Kent County Only) Site Plan Review
 Subdivision

10. Brief Explanation of Project being reviewed:
 The Glatfelter Project is a proposed residential community consisting of 390 single family homes.

11. Area of Project(Acres +/-): 260.69 ± Acres

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? Investment Level 1
 Investment Level 2 Investment Level 3 Investment Level 4 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.
 N/A

14. Present Zoning: AR-1

15. Proposed Zoning: AR-Cluster

16. Present Use: Farmland

17. Proposed Use: Residential

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Typical farming activities.

19. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle Kent Sussex
 Suburban Inside growth zone Town Center Low Density
 Suburban reserve Outside growth zone Developing
 Other Environ. Sensitive Dev. District

20. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Tidewater Utilities

Will a new public well be located on the site? Yes No What is the estimated water demand for this project?

How will this demand be met?

21. Wastewater: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Artesian

22. If a site plan please indicate gross floor area: N/A

23. If a subdivision: Commercial Residential Mixed Use

24. If residential, indicated the number of number of Lots/units: 390 Gross Density of Project: 1.50 units/Ac Net Density 2.13 units/Ac
 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: N/A

Number of owner-occupied units: 390

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 390

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%

Square Feet: 0

Proposed Use: % of Impervious Surfaces: 17%

Square Feet: 2,004,226

27. What are the environmental impacts this project will have? Utilities crossing through wetlands

How much forest land is presently on-site? 138.5 acres How much forest land will be removed? 127.2 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 53.61

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: Racoon Branch Ditch</p>
<p>32. List the proposed method(s) of stormwater management for the site: Storm drain system and stormwater management ponds</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.): Storm drain systems to perennial streams and road side ditches</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? 186.12 Acres 9,215,554 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 181.59 acres/ 7,910,060 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)? Active and passive and stormwater management areas</p> <p>Where is the open space located? Adjacent to forested areas and throughout the subdivision</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</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</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 Miscellaneous stormwater facilities, erosion and sediment control along with the best management practices.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies Additional buffers have been provided.</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>The stormwater facilities will be designed to exclude or discourage nuisance species.</p>

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 4,037 ADT

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

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. 3 connections total.

2 connections to CR 472 Phillips Hill Road, 50' ROW, 2 lanes

1 connection to CR 436 Womach Road, 50' ROW, 2 lanes

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. N/A

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

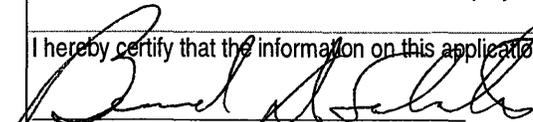
42. Are any federal permits, licensing, or funding anticipated? Yes No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

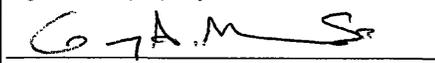
Yes No If yes, please List them:

45. 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

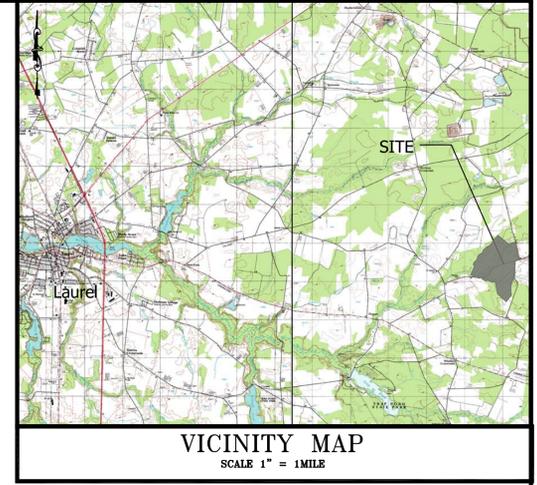
5/31/07
Date


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

05/31/07
Date

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

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 AND APPURTENANT.



VICINITY MAP
SCALE 1" = 1 MILE

SITE DATA

OWNER/DEVELOPER: ROSS POINT ASSOCIATES, LLC
4001 KENNETT PIKE SUITE 134
WILMINGTON, DE 19807
(302) 521-3947

TAX PARCELS: 232-20.00-32.00
232-20.00-33.00

AREA: 260.69 ± ACRES

DATUM: N.A.D. 83, N.A.V.D. 88

PRESENT ZONING: AR-1

PROPOSED ZONING: AR-CLUSTER

FLOOD MAPS: THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA MAP NUMBER 100050450 F, PANEL 450 OF 660.

WATER: TIDEWATER UTILITIES

SEWER: ARTESIAN

SINGLE FAMILY HOMES: MINIMUM LOT SIZE: 7,500 SF
MINIMUM LOT DEPTH: 100 FT
MINIMUM LOT WIDTH: 60 FT

NUMBER OF LOTS: 390 LOTS

TYPICAL LOT SIZE: 75' x 100'

LAND USE: OPEN SPACE:
SUBDIVISION OPEN SPACE 97.50 ACRES 36.2%
WASTEWATER OPEN SPACE 35.01± ACRES 12.9%
WETLANDS OPEN SPACE 53.61± ACRES 19.8%
SUBTOTAL 186.12± ACRES 69.0%
DEVELOPMENT ACREAGE 74.57± ACRES 27.6%
TOTAL SITE ACREAGE 260.69± ACRES

DENSITY COMPUTATION: SITE AREA 260.69± ACRES
ROAD RIGHT-OF-WAY 24.35± ACRES
NET DEVELOPMENT AREA 236.34± ACRES
1.49 UNITS PER ACRE

SURVEYOR: RIVER BASIN ENGINEERING, RED-CLAY DIVISION
724 YORKLYN ROAD
HOCKESSIN, DE 19707

NOTE:
LOT LAYOUT PLAN BASED ON CURRENT SUSSEX COUNTY P&Z REQUIREMENTS FOR AR-CLUSTER ZONING.

NUMBER OF CONCEPTUAL LOTS SHOWN IS FOR LAYOUT PURPOSES ONLY. ACTUAL NUMBER OF LOTS WILL VARY BASED ON SOILS DATA, ASSOCIATED DISPOSAL AREA, REQUIRED SWM FACILITIES, AND GOVERNMENT AGENCIES REVIEWS.

OVERALL SITE PLAN
SCALE: 1" = 300'

EXISTING		PROPOSED	
EX. ADJOINER PROPERTY LINE	---	PR. SWM AREA	
EX. WETLANDS LINE	---	PR. EDGE OF PAVEMENT	---
EX. PROPERTY BOUNDARY	---	PR. ROW	---
EX. ROAD	---	PR. ROAD CENTER LINE	---
EX. TREELINE	---	PR. MULTI-FAMILY HOME	
EX. STREAM	---	PR. LOT LINE	---
		PR. WASTE WATER AREAS	
		PR. WETLAND BUFFER	---

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE

ALL SPECIFICATIONS, FIELD DATA, AND NOTES ON THIS PLAN HAVE BEEN PREPARED BY RIVER BASIN ENGINEERING, INC. AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF RIVER BASIN ENGINEERING, INC. RIVER BASIN ENGINEERING, INC. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERE TO. DISSEMINATION, DISTRIBUTING, OR COPYING OF THIS PLAN IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF RIVER BASIN ENGINEERING, INC.

ENGINEER: GAMsr
DESIGNER: EJR
DRAFTER: EJR
CHECKED BY: GAMsr
DATE: 2 FEB 07
SCALE: 1"=300'

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

SEAL

RBE - RED CLAY DIVISION
724 YORKLYN ROAD - SUITE 300
HOCKESSIN, DE 19707
PHONE: (302) 234-1850
FAX: (302) 234-1853
www.riverbasineng.com

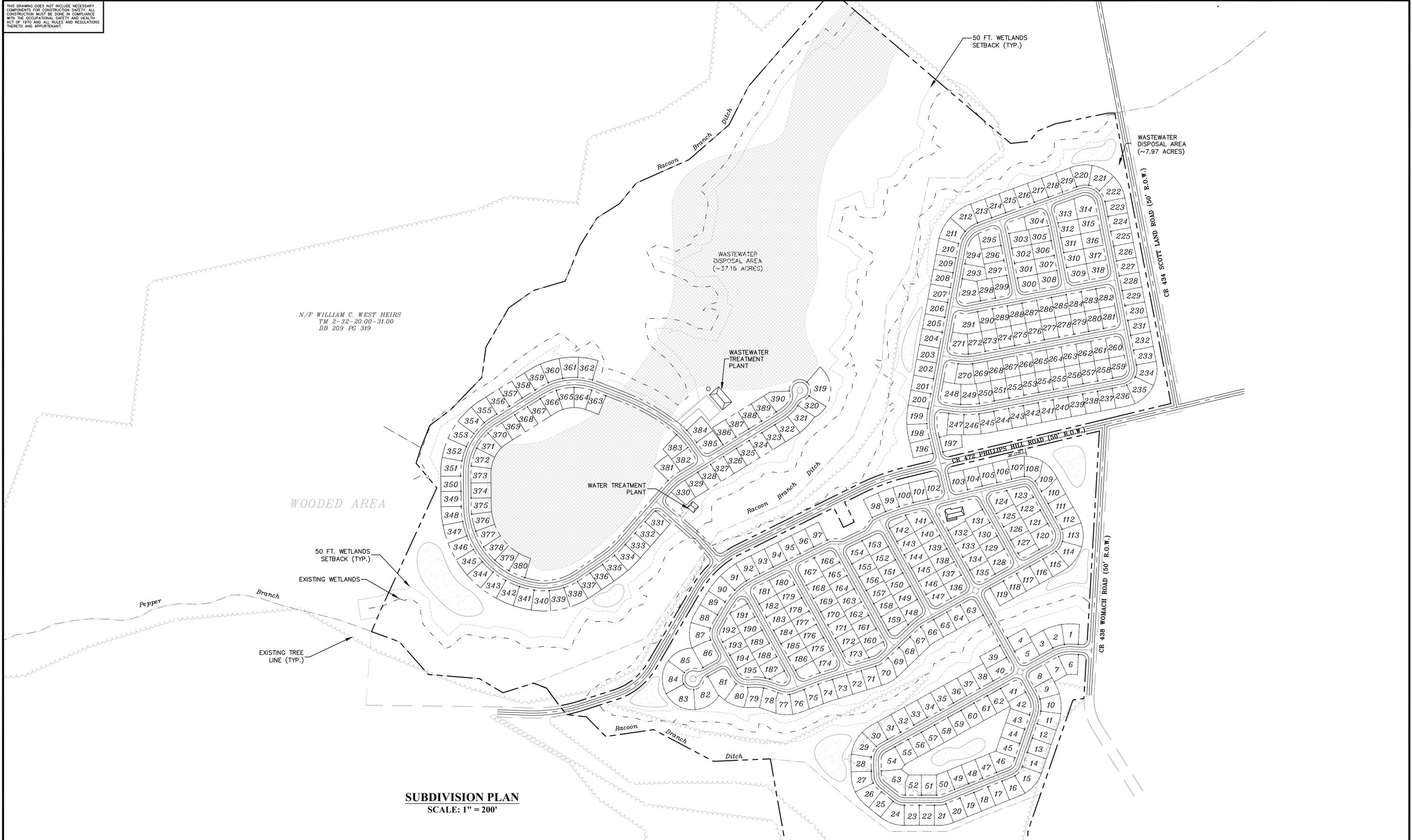
PLUS - CONCEPT PLAN

PHILLIP'S HILL FARM

BROADCREEK HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO: **0330-0701**
DRAWING: **C-1**
SHEET: **1 of 2**

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N/F WILLIAM C. WEST HEIRS
TM 2-32-20.00-31.00
DB 209 PG 319

WOODED AREA

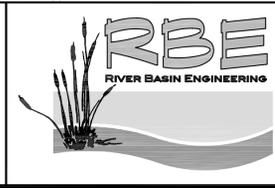
SUBDIVISION PLAN
SCALE: 1" = 200'

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE

ENGINEER: GAMsr
DESIGNER: EJR
DRAFTER: EJR
CHECKED BY: GAMsr
DATE: 2 FEB 07
SCALE: 1"=200'

WARNING
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SEAL



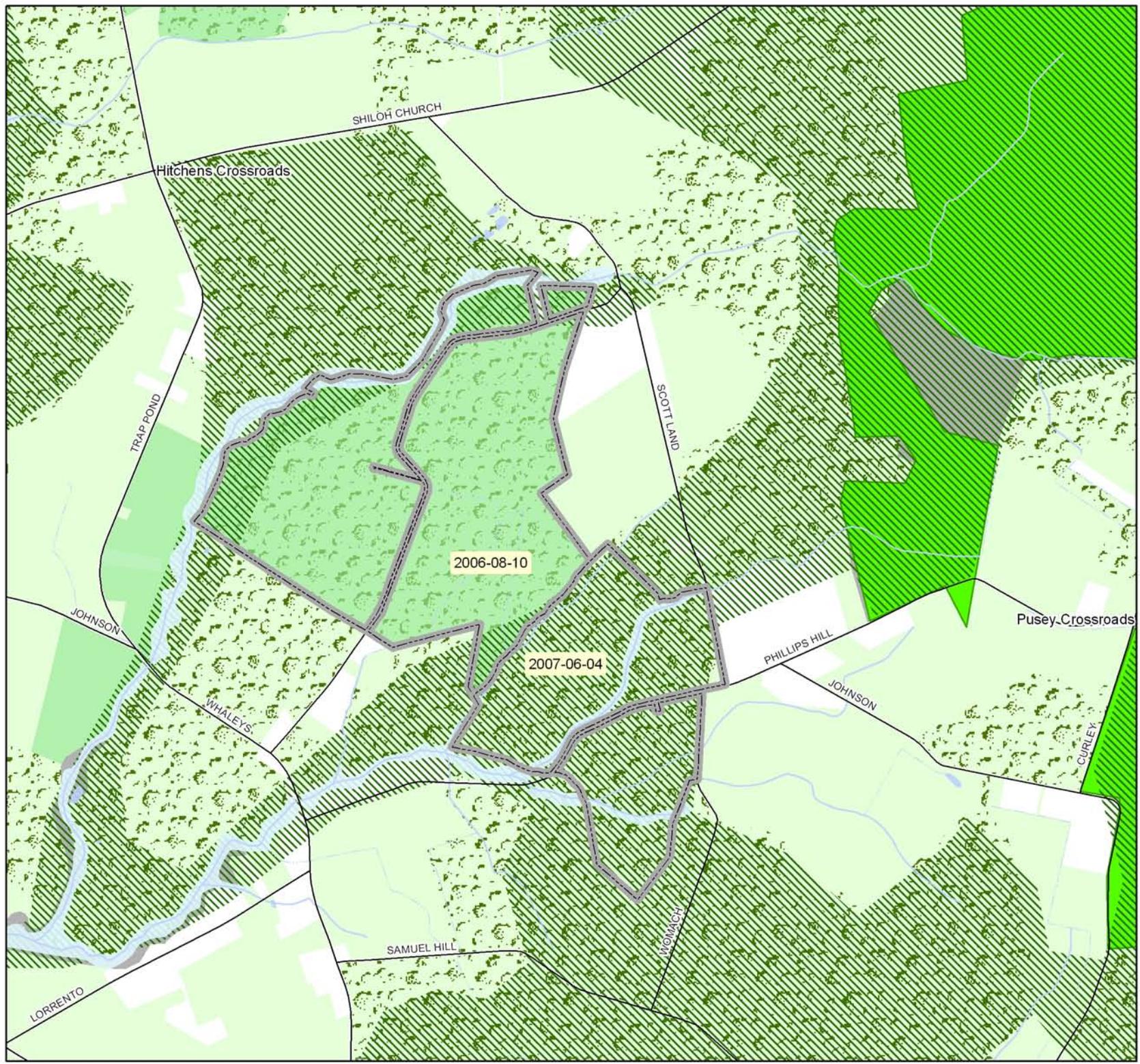
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SUBDIVISION SITE PLAN
PHILLIP'S HILL FARM
BROADCREEK HUNDRED, SUSSEX COUNTY, DELAWARE

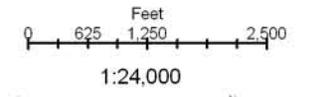
PROJECT NO: 0330-0701
DRAWING: C-2
SHEET: 2 of 2

Preliminary Land Use Service (PLUS)

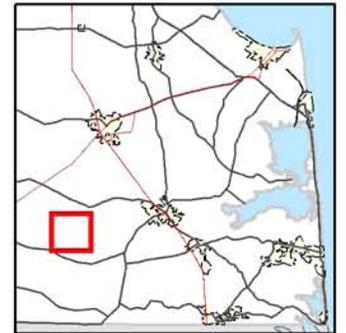
Philips Hill Farms
2007-06-04



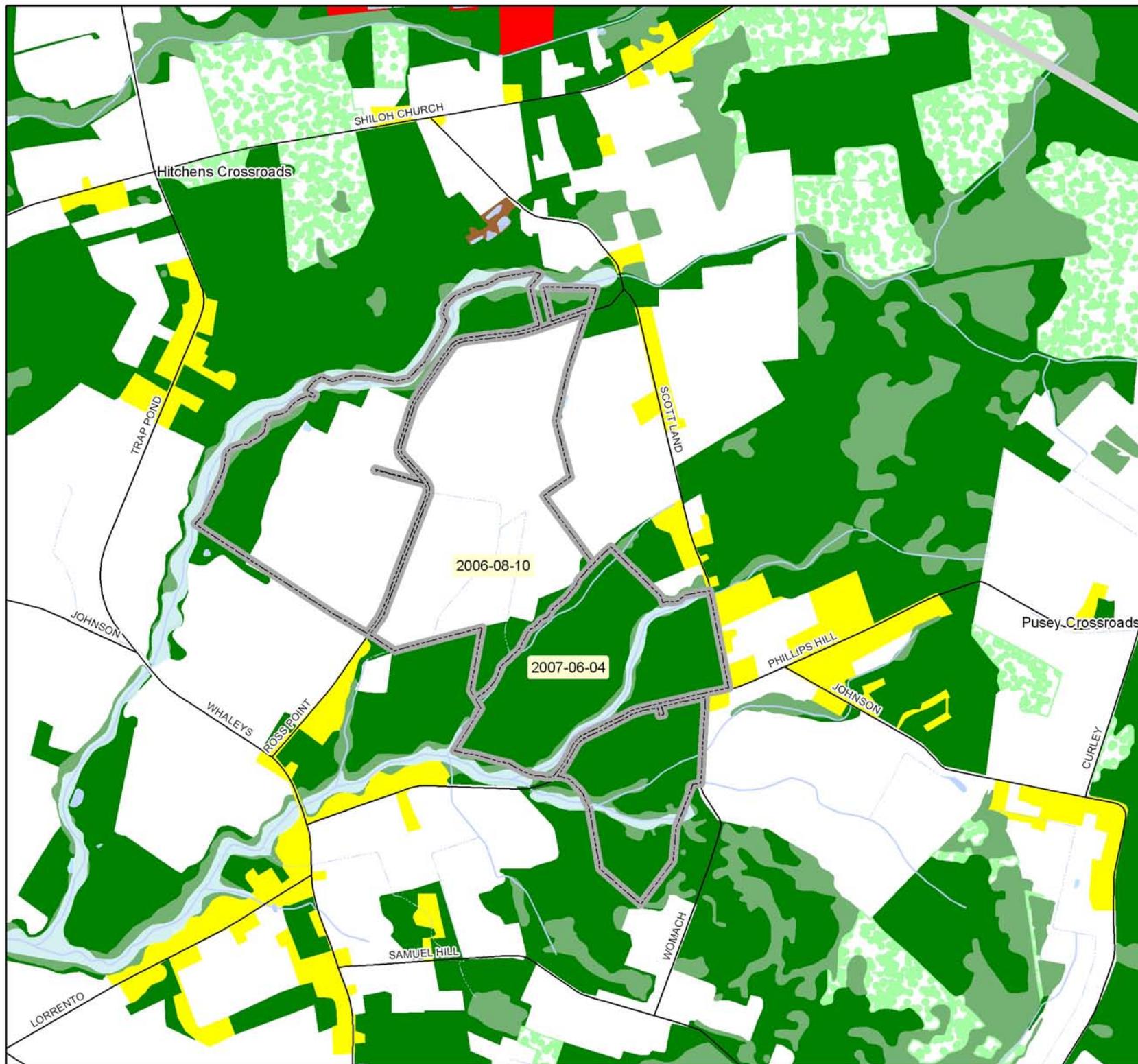
- Project Area
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of Play
 - Area of Dispute
 - Area of Study
 - Env. Sens. Dev. (Sussex)



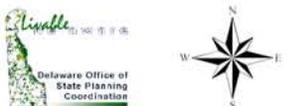
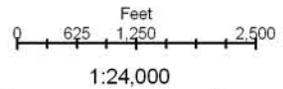
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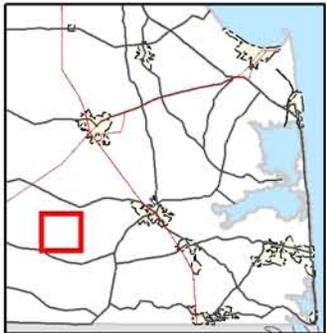
Preliminary Land Use Service (PLUS)
 Philips Hill Farms
 2007-06-04



- 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



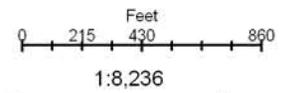
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Preliminary Land Use Service (PLUS)

Philips Hill Farms
2007-06-04

-  Project Area
-  Municipalities



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