

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: **Whitetail Run**

2. Location (please be specific): **Located on Old Stage Road in the Town of Delmar. Northeast of Old Stage Road and Route 54 Intersection.**

3. Parcel Identification #: **5-32-21.00-3.00**

4. County or Local Jurisdiction Name: **Town of Delmar**

5. Owner's Name: **Delmarva Woodlands Alliance II, LLC**

Address: **55 Cascade Lane**

City: **Rehoboth Beach**

State: **DE**

Zip: **19971**

Phone: **302.227.3573**

Fax: **302.227.6349**

Email:

6. Applicant's Name: **Delmarva Woodlands Alliance II, LLC**

Address: **55 Cascade Lane**

City: **Rehoboth Beach**

State: **DE**

Zip: **19971**

Phone: **302.227.3573**

Fax: **302.227.6349**

Email:

7. Project Designer/Engineer: **Element**

Address: **18335 Coastal Highway, Suite C**

City: **Lewes**

State: **DE**

Zip: **19958**

Phone: **302.645.0777**

Fax: **302.645.0177**

Email: **doug@elementdg.com**

8. **Please Designate a Contact Person, including phone number, for this Project: Douglas M. Warner, P.E. 302.645.0777**

25. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: **340**

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 **170**

Move-up buyer – if checked, how many units **136**

Second home buyer – if checked, how many units **34**

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: **46.29%**
Square Feet: **31.68 Acres**

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

How much forest land is presently on-site? **100% (timber logged)** How much forest land will be removed? **83.5%**

Note: Site is agricultural timber.

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 **.18 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 (**not within 50'**)

30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) N/A If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : N/A
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 If yes, please list name: Does not impact, but adjacent to the Meadow Branch tax ditch and Ward Cordrey tax ditch.
32. List the proposed method(s) of stormwater management for the site: Wet and/or dry ponds; infiltration if feasible. 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.): Tax ditch (within current drainage boundary) 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
33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 27 +/- Acres Square Feet Open space proposed (not including stormwater management ponds and waste water disposal areas) 24.3 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)? Active (amenity center, trails) and passive (preserved forest and wetland buffers, landscaped areas) recreation Where is the open space located? Throughout the development. Reference the attached site plan. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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?
35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Acres on-site that will be permanently protected 30 foot forested buffer (4.50 acres) Acres on-site that will be restored N/A Acres of required wetland mitigation N/A Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed A combination of DNREC and SCD approved BMP's will be implemented. The focus will be on green BMP's for water quality management. Wet and/or dry ponds to be implemented as necessary for quantity control. All applicable erosion and sediment measures (per SCD) Buffers from wetlands, streams, lakes, and other natural water bodies 50 foot wetland buffer (1.56 acres)

<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 Nuisance species control will be implemented through proper BMP and vegetation design. The onsite practices will be continuously maintained via a HOA controlled maintenance program with an approved subcontractor.</p>
<p>38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A Traffic Impact Study has been performed and submitted to DeIDOT on October 26, 2007.</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 Approximately 2,000 trips/day.</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. One proposed entrance on Old Stage Road (Sussex County Road #68). Two existing 10' travel lanes (one northbound, one southbound); no shoulders</p>
<p>40. Will the street rights of way be public, private, or town? The streets will be Public and maintained by the Town of Delmar.</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. N/A</p>
<p>43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" 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 Note: It is anticipated that the frontage will be improved and will incorporate provisions for the standard 15' wide DeIDOT multi-modal path.</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> <ul style="list-style-type: none"><input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)<input type="checkbox"/> Sites (archaeological)<input type="checkbox"/> Cemetery <p>Would you be open to a site evaluation by the State Historic Preservation Office? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please List them: Solid waste will be generated during building construction, however it is not anticipated that any special permits will be required for disposal.</p>
<p>45. Please make note of the time-line for this project: Build-out 2015.</p>

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

Signature of property owner

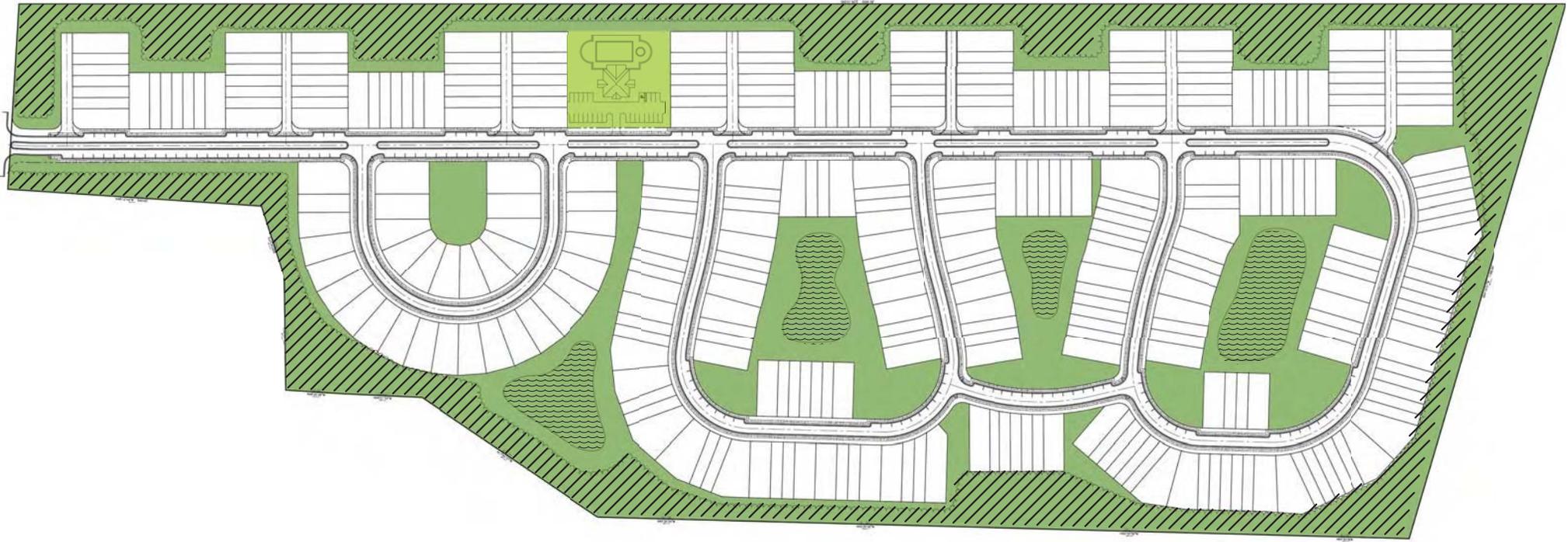
Date

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.



KEY:

- Open Space
- Lakes / Ponds
- Undisturbed Wooded Areas
(Forested Buffer)
- Amenity Area

EXHIBIT I: Open Space Areas

PLUS REVIEW : 30 OCT 2007

e0721 Whitetail Run - Town of Delmar, Sussex County, DE

ELEMENT



SINGLE FAMILY ATTACHED BUILDING DATA						
BUILDING TYPE	NUMBER OF BUILDINGS	NUMBER OF UNITS PER BUILDING	TOTAL NUMBER OF UNITS PER BUILDING TYPE	UNIT DIMENSIONS	BUILDING FOOTPRINT AREA	TOTAL FOOTPRINT AREA PER BUILDING TYPE
TWINHOME	17	2	34	25' X 50'	2,500 SF	42,500 SF
QUAD	24	4	96	25' X 60'	6,000 SF	144,000 SF
7 UNIT TOWNHOME	30	7	210	23.57' X 60'	9,900 SF	297,000 SF

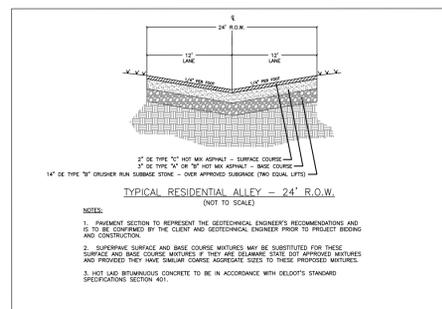
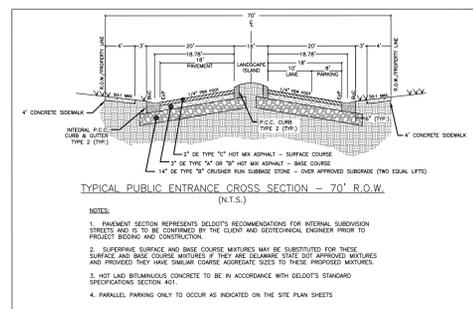
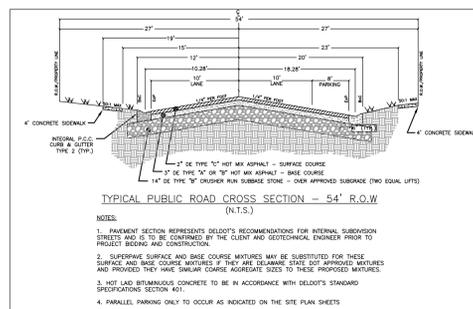
SITE DATA	
TAX MAP INFORMATION	532-21.00-3.00
EXISTING ZONING	AR-1 (SUSSEX COUNTY)
PROPOSED ZONING	R-4 (TOWN OF DELMAR)
EXISTING SITE AREA	68.51± ACRES
PROPOSED SITE AREA	68.50± ACRES (5' DELDOT DEDICATION)
EXISTING SITE USE	WOODED (LOGGED)
PROPOSED SITE USE	306 TOWNHOUSES; 34 TWINHOMES (FEE SIMPLE LOTS)
PROPOSED R.O.W. AREA	9.97± ACRES (14.6% OF TOTAL SITE AREA)
PROPOSED LOT AREA	TOWNHOME: 27.40± ACRES (40.00% OF TOTAL SITE AREA) TWINHOME: 4.46± ACRES (6.51% OF TOTAL SITE AREA)
EXISTING WETLAND AREA	0.08± ACRES (0.12% OF TOTAL SITE AREA)
PROPOSED OPEN SPACE	26.59± ACRES (38.82% OF SITE AREA INCLUDING SWM AND LANDSCAPED AREAS)
GROSS DENSITY	4.96 UNITS/ACRE
WATER	TOWN WATER (THROUGH TIDEWATER)
SEWER	TOWN SEWER (THROUGH TIDEWATER)

PARKING DATA*	
REQUIRED	PROVIDED (MIN.)
2 SPACES PER LOT X 340 LOTS = 680	2 SPACES PER LOT VIA GARAGE AND/OR DRIVEWAYS X 340 LOTS = 680 SPACES
1 GUEST SPACE PER EVERY TWO TOWNHOUSES X 340 LOTS = 170 SPACES	170 PARALLEL PARKING SPACES

*INCLUDES TWINHOMES AS WELL AS TOWNHOUSES

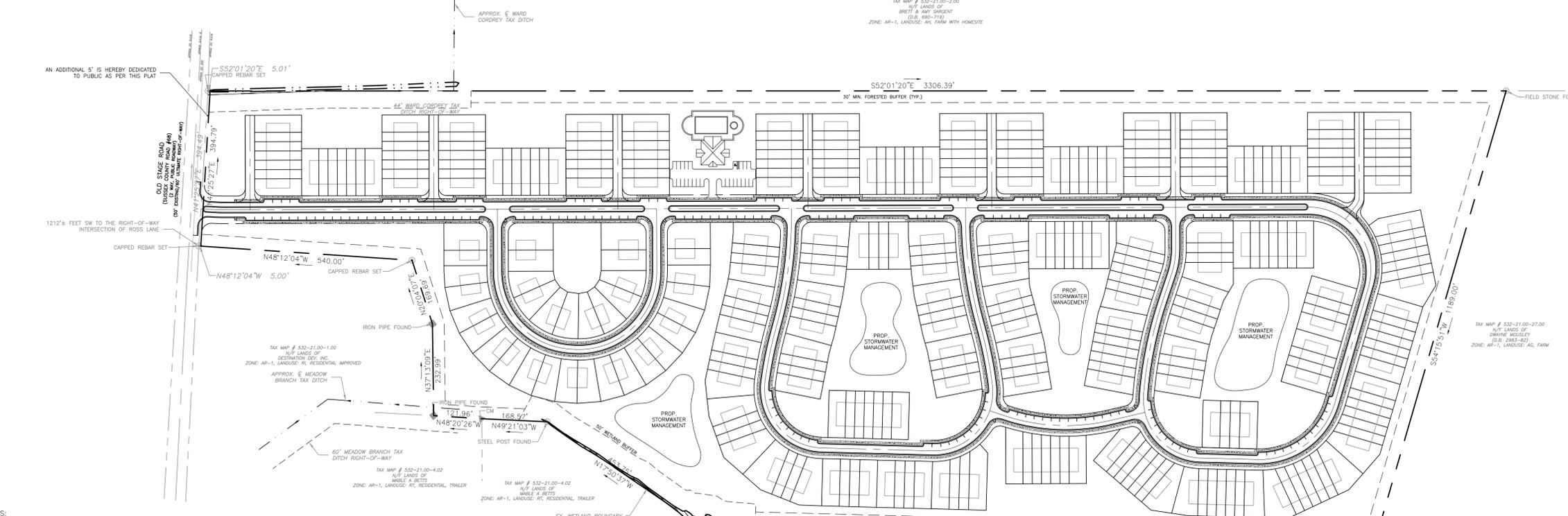
TOWNHOUSE LOT DATA*		
	REQUIRED	PROVIDED (MIN.)
SETBACKS		
FRONT	30' MIN.	30'
SIDE (END OF TOWNHOUSE ROW)	20' MIN.	20'
REAR	30' MIN.	30'
SIZE		
WIDTH	20' MIN.	23.5'
DEPTH	N/A	120'
AREA	2,000 SF	2,828 SF

TWINHOME LOT DATA*		
	REQUIRED	PROVIDED (MIN.)
SETBACKS		
FRONT	20' MIN.	20'
SIDE (END OF TOWNHOUSE ROW)	5' MIN.	5'
REAR	30' MIN.	30'
SIZE		
WIDTH	45' MIN.	45'
DEPTH	N/A	110'
AREA	4,000 SF	4,293 SF

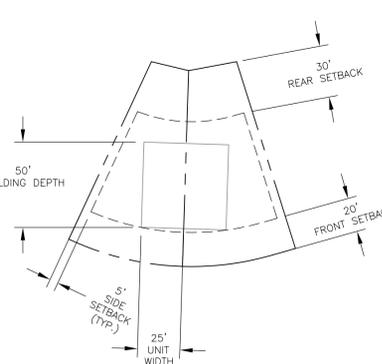


* BASED ON TOWNHOUSE REQUIREMENTS

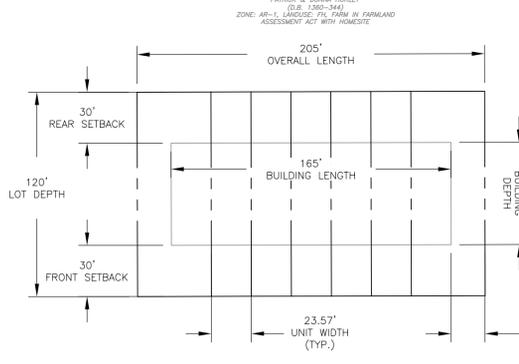
* BASED ON R-4 REQUIREMENTS



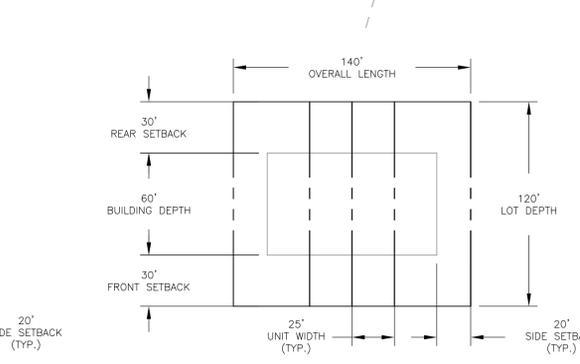
- NOTES:
- THE EXISTING CONDITIONS SHOWN WERE OBTAINED FROM A SURVEY TITLED "TOPOGRAPHIC SURVEY: BRITTINGHAM PROPERTY," PERFORMED BY MERIDIAN, DATED APRIL 10, 2006.
 - THIS SITE IS LOCATED IN ZONE X, UNSHADOWED, WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP, PANEL #10005C0575J, REVISED JANUARY 6, 2005.
 - DRAINAGE, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT & STORMWATER REGULATIONS (LATEST EDITION). MAINTENANCE OF DRAINAGE, STORMWATER MANAGEMENT AND SEDIMENT CONTROL PRACTICES WILL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THE PROJECT, INCLUDING CONSTRUCTION OF THE UTILITIES. WHEN THE PERMANENT DRAINAGE AND STORMWATER MANAGEMENT PRACTICES HAVE BEEN COMPLETED TO THE SATISFACTION OF THE APPLICABLE AGENCIES, MAINTENANCE WILL ULTIMATELY BECOME THE RESPONSIBILITY OF THE PROPERTY OWNERS/HOMEOWNERS ASSOCIATION.
 - SEDIMENT AND EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK (LATEST EDITION). THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURE AS DEEMED NECESSARY.
 - ACCESS TO ALL THE LOTS SHALL BE FROM INTERNAL SUBDIVISION STREETS ONLY, AND ACCESS TO OLD STAGE ROAD (SUSSEX COUNTY ROAD # 68) IS PROHIBITED FROM INDIVIDUAL LOTS.
 - ENTRANCE/EXIT FACILITIES ARE SUBJECT TO THE FINAL APPROVAL OF THE DELAWARE DEPARTMENT OF TRANSPORTATION, AND/OR SUSSEX COUNTY.
 - ALL NEWLY CREATED STREETS ARE TO BE PUBLIC RIGHT-OF-WAYS AND WILL ULTIMATELY BE MAINTAINED BY THE TOWN OF DELMAR. THE PROPERTY OWNERS/HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OPEN SPACE, INCLUDING STORMWATER MANAGEMENT AND LANDSCAPED AREAS. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
 - WATER SUPPLY FOR THIS SITE IS TO BE PROVIDED BY THE TOWN OF DELMAR AND IS SUBJECT TO THE APPROVAL OF THE TOWN OF DELMAR AND THE DIVISION OF PUBLIC HEALTH.
 - WASTEWATER TREATMENT FOR THIS SITE IS TO BE PROVIDED BY THE TOWN OF DELMAR, AND IS SUBJECT TO THE APPROVAL OF THE TOWN OF DELMAR.
 - ALL TOWNHOUSES TO BE OF WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF TWO AND A HALF STORIES, NOT TO EXCEED 35'.
 - PRELIMINARY SOIL INVESTIGATIONS INDICATE THE PRESENCE OF SOIL TYPES Em (ELKTON SOIL SERIES), Eva (EVESBORO SOIL SERIES), F₀ (FALLSINGTON SOIL SERIES) AND K1a (KEYPORT SOIL SERIES) PER SOIL MAP #72 FOR SUSSEX COUNTY, DELAWARE AS COMPILED IN 1971 BY THE U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, AND THE DELAWARE AGRICULTURAL EXPERIMENTAL STATION.
 - ZONING AND PRESENT LAND USE INFORMATION FOR ADJOINING PROPERTIES OBTAINED FROM MAP.SUSSEXCOUNTY.GOV AND ARE CURRENT TO THE DATE NOTED ON THIS PRELIMINARY SUBMITTAL.
 - REFERENCE THE EXISTING CONDITIONS PLAN FOR THE WETLAND LINE DATA TABLE.
 - WATER AND SANITARY SEWER MAIN LOCATIONS SHOWN IN THIS PLAN SET ARE PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN.
 - LIGHTING LOCATIONS SHOWN IN THIS PLAN SET ARE PRELIMINARY AND THE EXACT LOCATIONS ARE TO BE DETERMINED BY THE SERVICE PROVIDER.



TYPICAL BUILDING RESTRICTION LIMIT DETAIL FOR TWINHOME BUILDINGS
SCALE: 1" = 50'

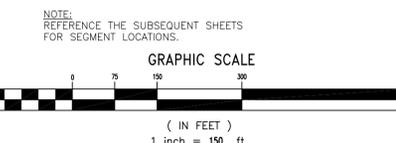


TYPICAL BUILDING RESTRICTION LIMIT DETAIL FOR 7-UNIT BUILDINGS
SCALE: 1" = 50'



TYPICAL BUILDING RESTRICTION LIMIT DETAIL FOR QUAD BUILDINGS
SCALE: 1" = 50'

CENTERLINE LINE DATA			CENTERLINE CURVE DATA		
SEGMENT	BEARING	DISTANCE	SEGMENT	RADIUS	LENGTH
L1	S46°34'33"E	31.79'	C1	495.00'	31.08'
L2	S52°10'24"E	2761.29'	C2	160.18'	297.11'
L3	S54°18'36"W	304.91'	C3	200.00'	262.58'
L4	N62°30'00"W	145.17'	C4	150.00'	243.82'
L5	N62°29'45"E	72.63'	C5	1000.00'	242.00'
L6	N37°49'36"E	105.09'	C6	200.00'	65.17'
L7	S37°49'36"W	158.15'	C7	198.00'	300.31'
L8	S49°04'30"E	10.01'	C8	198.00'	321.72'
L9	N37°49'36"E	158.69'	C9	1000.00'	259.55'
L10	S38°09'53"W	28.18'	C10	1000.00'	127.20'
L11	S53°02'09"W	29.82'	C11	150.00'	251.98'
L12	S50°30'00"E	282.36'	C12	150.00'	258.30'
L13	N22°57'20"E	29.82'	C13	1000.00'	137.55'
L14	N37°49'36"E	28.18'	C14	1000.00'	259.55'
L15	S33°23'49"E	36.50'	C15	500.00'	276.79'
L16	S68°06'52"E	90.90'			



OVERALL SITE PLAN & DETAILS

REV.	DATE	BY	PLAN STATUS
			CHANGE

PRELIMINARY SITE PLAN
WHITETAIL RUN
TAX MAP #: 532-21.00-3.00
LITTLE CREEK HUNDRED
TOWN OF DELMAR
SUSSEX COUNTY, DELAWARE

ELEMENT
18555 coastal highway suite c
Delmar, DE 19958
P: 302.645.0777
F: 302.645.0777
info@elementlg.com

DSN	DRW	CHKD
SBH	DO	DMW

SCALE: 1" = 150'
JOB No. e0721
DATE: 29 Jun 07
FILE No. e0721.sp.0
Sheet 3 of 8

Preliminary Land Use Service (PLUS)

Whitetail Run
2007-11-04

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

Strategies

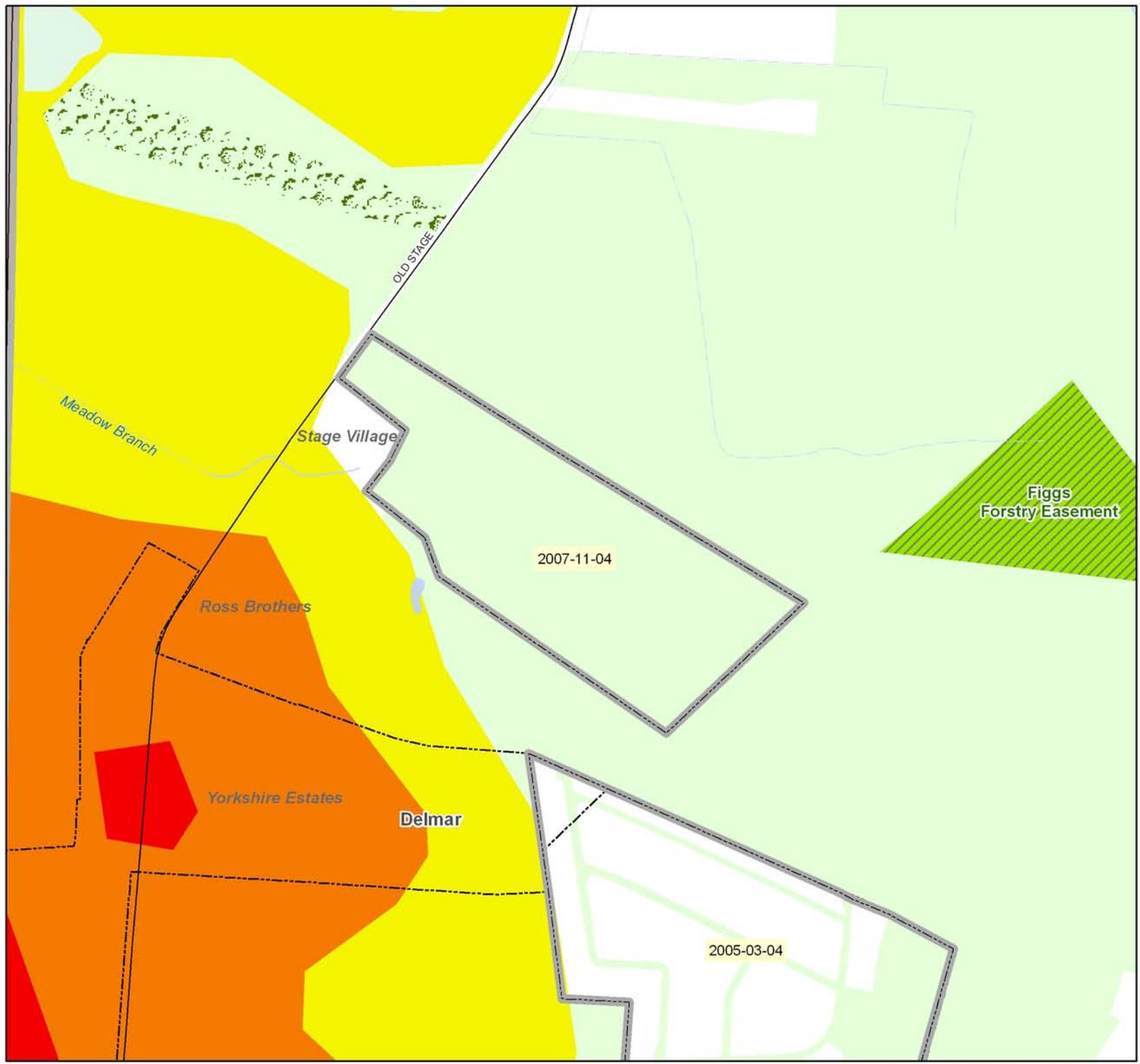
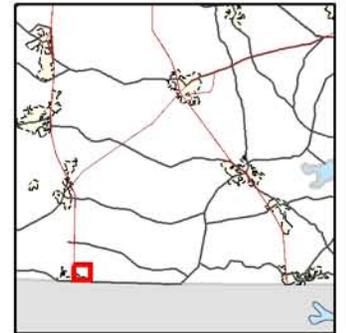
- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)



1:10,000

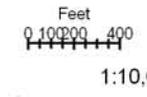
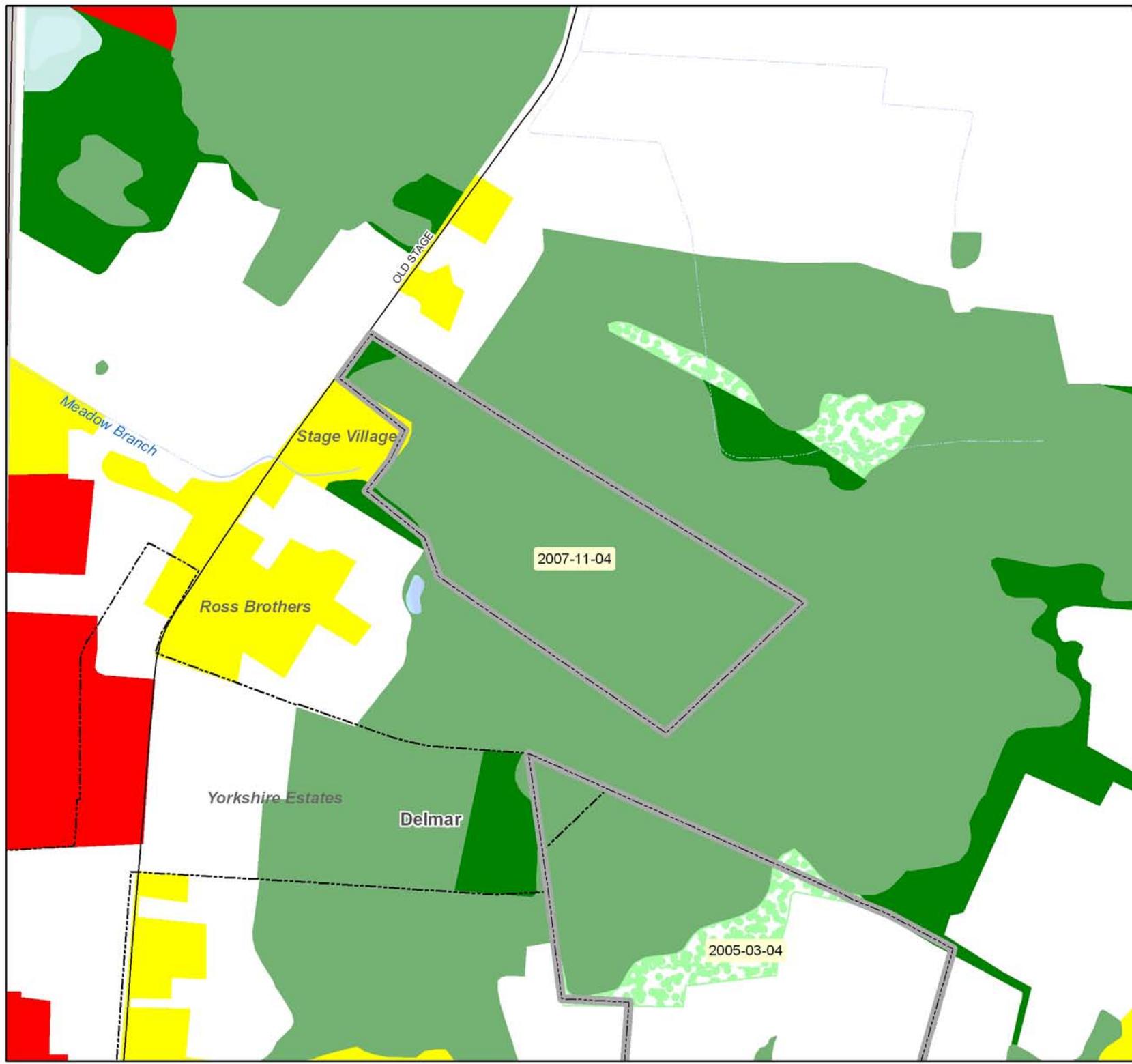


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www.state.de.us/planning

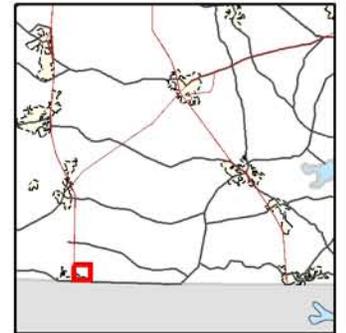


Preliminary Land Use Service (PLUS)
Whitetail Run
 2007-11-04

-  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



Produced by the Delaware Office of State Planning Coordination.
www.state.de.us/planning



Preliminary Land Use Service (PLUS)

Whitetail Run
2007-11-04

-  Project Area
-  Municipalities



Feet
0 50 100 200

1:5,324



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www.state.de.us/planning

