

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: Sand Hill Dunes
2. Location (please be specific): Sand Hill Road (north of Clark Drive intersection)
3. Parcel Identification #: 135-15.00 Parcels 26.02 & 26.04 4. County or Local Jurisdiction Name: Town of Georgetown
5. Owner's Name: Cheer Apartments, LP (26.02) & Sussex County Senior Services, Inc. (26.04)

Address: 546 South Bedford Street

City: Georgetown

State: DE

Zip: 19947

Phone: 302-227-3573

Fax: n/a

Email: n/a

6. Applicant's Name: Ocean Atlantic Associates

Address: 55 Cascade Lane, Suite A

City: Rehoboth Beach

State: DE

Zip: 19971

Phone: 302-227-3573

Fax: 302-227-2326

Email: n/a

7. Project Designer/Engineer: McCrone, Inc.

Address: 119 Naylor Mill Road, Building 1, Suite 6

City: Salisbury

State: MD

Zip: 21801

Phone: 410-548-1492

Fax: 410-548-2055

Email: jpalkewicz@mccrone-inc.com

8. Please Designate a Contact Person, including phone number, for this Project: Jason Palkewicz, P.E. (410-548-1492)

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: Proposed Retirement Residential Planned Community and Commercial Development	
11. Area of Project(Acres +/-): 41.21	
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.	
14. Present Zoning: UR-1 w/ RRPC Overlay	15. Proposed Zoning: Unchanged
16. Present Use: Agricultural Field	17. Proposed Use: Mixed Use Development
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	
19. Comprehensive Plan recommendation: Municipality 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: The Town of Georgetown Will a new public well be located on the site? ☐ Yes ☒ No What is the estimated water demand for this project? 90,000+/- GPD How will this demand be met? The Town of Georgetown	
21. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility) Service Provider Name: The Town of Georgetown	
22. If a site plan please indicate gross floor area: 30,000 S.F. Commercial	
23. If a subdivision: ☐ Commercial ☐ Residential ☒ Mixed Use	
24. If residential, indicated the number of number of Lots/units: 225 Gross Density of Project: 5.46 Net Density 7.83 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: 0

Number of owner-occupied units: 225

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)

26. Present Use: % of Impervious Surfaces: 0.64%

Square Feet: 11,500+/-

Proposed Use: % of Impervious Surfaces: 42.3%

Square Feet: 760,078+/-

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

How much forest land is presently on-site? 915+/- S.F. How much forest land will be removed? 0.0 S.F.

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-arclms02.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

☐ Non-tidal

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

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

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: Wet Ponds, Filter strips, Bio-filtration swales, and other Green Technology

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.): It is anticipated that SWM discharge will be conveyed to an off-site ditch for its final outfall.

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? 14.79+/- Acres 644,296+/- Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 13.78+/- Ac. (600,257+/- S.F.)

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive recreation, active recreation, and stormwater management

Where is the open space located? On site, as shown on plans

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? Internal roads, water & sanitary improvements, SWM Facilities, DelDOT Roadway improvements

36. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No

Acres on-site that will be permanently protected

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 SCE, Silt Fence, Check Dams, Bio-filtration swales, filter strips

Buffers from wetlands, streams, lakes, and other natural water bodies n/a

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

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 1,375+/- Trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1%

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 internal connection to Clark Drive (2 Lane Boulevard)

40. Will the street rights of way be public, private, or town? Town Right-of-Ways

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. A stub road has been provided on the north side of the project which will provide interconnectivity with the adjacent Parsonage Development.

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: Construction 2010

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

Signature of property owner

7/30/08
Date

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

7/30/08
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.

SAND HILL ROAD
PROPOSED DEVELOPMENT
SHEET 1 OF 1

1. DEVELOPER: OCEAN ATLANTIC ASSOCIATES
55 CASCADE LANE, SUITE A
REHOBOTH BEACH, DE 19971
CONTACT: JOHN W. SCHNEIDER, P.E.
(302) 227-3573

ENGINEER: McCRONE, INC.
119 NAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
CONTACT: JASON PALKEWICZ, PE
(410) 548-1492
FAX: (410) 548-2055

2. TAX MAP 1-35-15.00, PARCEL 26.04
DEED REFERENCE: 2417/104
PLOT REFERENCE: 65/141
TOTAL AREA: 35.000 AC.±
OWNER: SUSSEX COUNTY SENIOR SERVICES, INC.
546 S. BEDFORD STREET
GEORGETOWN, DE 19947

TAX MAP 1-35-15.00, PARCEL 26.02
DEED REFERENCE: 2345/93
TOTAL AREA: 6.210 AC.±
OWNER: CHEER APARTMENTS, LP
546 S. BEDFORD STREET
GEORGETOWN, DE 19947

3. ZONING: UR1/RRPC OVERLAY (URBAN RESIDENTIAL DISTRICT WITH RETIREMENT
RESIDENTIAL PLANNED COMMUNITY OVERLAY
SETBACKS:
FRONT: 25'
SIDE: 10' (2 REQUIRED)
REAR: 10'
MIN. LOT WIDTH: 60'
MIN. LOT DEPTH: 120'
MIN. LOT AREA: 7,200 S.F.
MAX. BUILDING HEIGHT: 35' (3 STORIES)

4. PROPERTY IS LOCATED WITHIN FLOOD ZONE X (UNSHADED): AREA DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM COMMUNITY MAP
1005C0300J & 1005C0325J, MAP REVISED JANUARY 6, 2005.

5. URBAN BOUNDARY SURVEY PREPARED BY MCCRONE, INC. FEBRUARY, 2008

6. THERE ARE NO TIDAL OR NON-TIDAL WETLANDS ON THIS PROPERTY.

7. HORIZONTAL DATUM: NAD 83 (CORS 96)
VERTICAL DATUM: NGVD 29
CONTROL MONUMENTS USED GEDC

8. PROPOSED COMMERCIAL UNITS: 30,000 S.F. - (3) 10,000 S.F. BUILDINGS

9. PROPOSED RESIDENTIAL UNITS: 120 - TWO 60 UNIT APARTMENT BLDGS
45 - SINGLE FAMILY COTTAGES (CONDOMINIUM)
60 - DUPLEX UNITS (CONDOMINIUM)
225 TOTAL UNITS

10. PERMITTED UNITS: MULTIFAMILY:
NET AREA x (12 UNITS/ACRE) = UNITS
19.267 AC.± x 12 UNITS/ACRE = 231 UNITS

SINGLE FAMILY:
9.453 AC.± / 0.1653 AC. = 57 UNITS

COMMERCIAL:
1 ACRE / 100 UNITS

	REAR	FRONT
APARTMENT - 120 UNITS:	240 SPACES	243 SPACES
MAINTENANCE BUILDING:	14 SPACES	14 SPACES
CLUBHOUSE:	45 SPACES	45 SPACES
COMMERCIAL OFFICES:	150 SPACES	153 SPACES

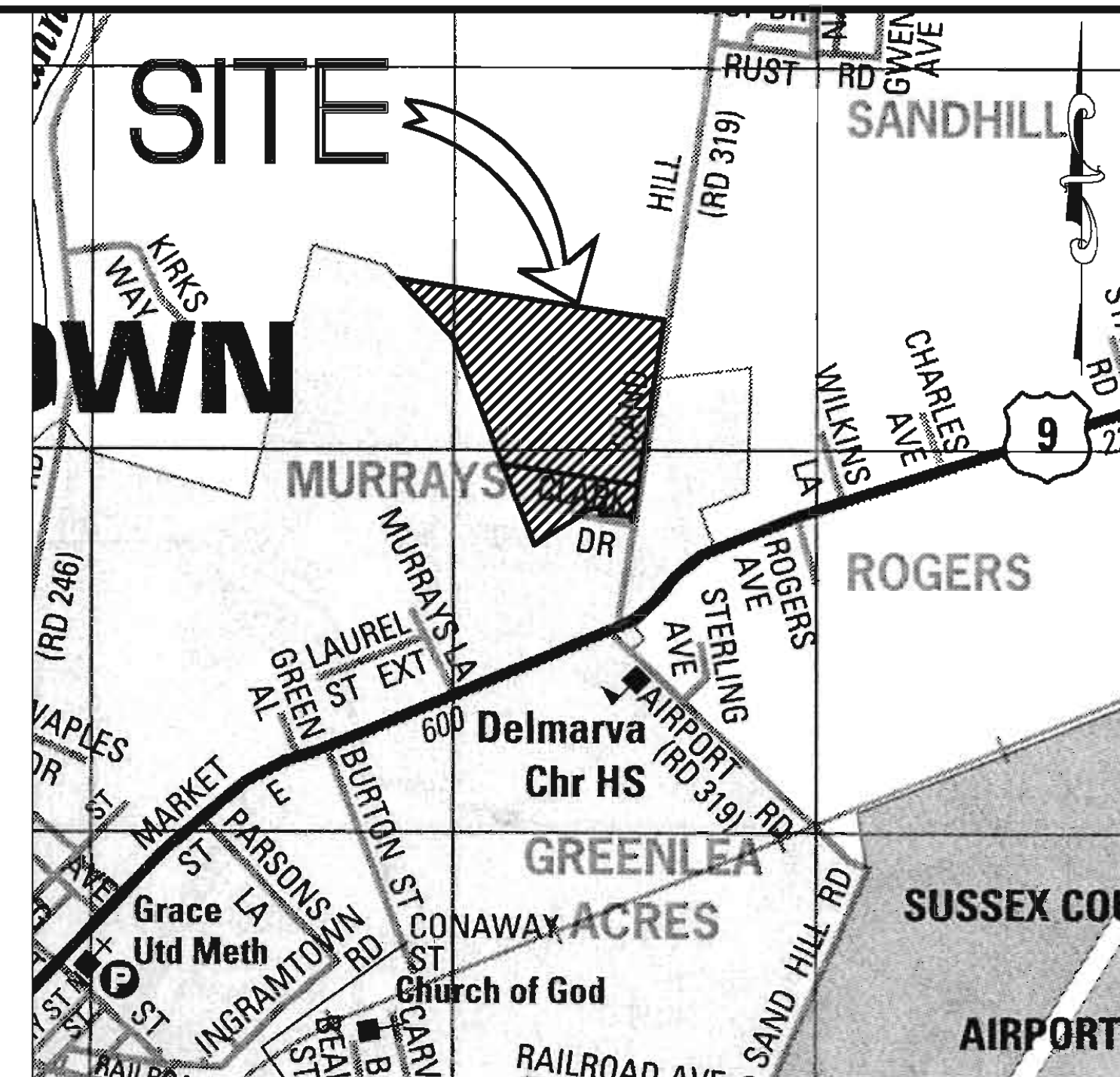
APARTMENT: 2 SPACES PER UNIT
MAINTENANCE BUILDING: 1 SPACE PER 500 S.F. PLUS 1 PER EMPLOYEE
CLUBHOUSE: 1 SPACE PER 150 S.F.
COMMERCIAL OFFICE: 1 SPACE PER 200 S.F.
DUPLEXES & COTTAGES: 2 SPACES PER FAMILY UNIT

EXISTING IMPERVIOUS AREA: 0.264 AC.± (0.64% OF TOTAL AREA)
PROPOSED IMPERVIOUS AREA: 17.449 AC.± (42.34% OF TOTAL AREA)



SITE PLAN
SCALE: 1"=250'

1 COVER SHEET
2 EXISTING CONDITIONS
3 SITE PLAN



VICINITY MAP

SCALE: 1"=1000'±

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LEGEND

EXISTING		PROPOSED
PROPERTY LINE		
EASEMENT LINE		
R.O.W. LINE		N/A
SETBACK LINE	N/A	
IRON ROD FOUND	IRF	N/A
CAPPED PIN FOUND	CPF	N/A
CONCRETE MONUMENT FOUND	CMF	N/A
IRON PIPE FOUND	IPF	N/A
CAPPED PIN SET	CPS	N/A
MAJOR CONTOUR		N/A
MINOR CONTOUR		N/A
EDGE OF PAVEMENT		
CURB	N/A	
ROAD CENTERLINE		
PAINT STRIPE		
EDGE OF TRAVEL LANE		N/A
EDGE OF DIRT ROAD		N/A
TREE/SHRUB/BRUSH LINE		N/A
SOIL LIMITS LINE		N/A
PAVEMENT HATCH		
CONCRETE HATCH		
GRAVEL HATCH		N/A
BUILDING		
EDGE OF POND		
SINGLE FAMILY COTTAGE	N/A	
MULTIFAMILY DUPLEX	N/A	
FENCE LINE		N/A
WATER VALVE	WV	N/A
WATER METER	WM	N/A
WATER PIPE		N/A
FIRE HYDRANT		N/A
SEWER PIPE		N/A
SEWER STRUCTURE		N/A
OVERHEAD ELECTRIC		N/A
UNDERGROUND ELECTRIC		N/A
UTILITY POLE		N/A
ELEC. JCT./SERVICE BOX		N/A
CABLE TV PEDESTAL		N/A
TELEPHONE PEDESTAL		N/A
DECIDUOUS TREE		N/A

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McCRONT

- Engineering
- Environmental Sciences
- Construction Services
- Land Planning & Surveying

MINNAPOLIS ● CENTREVILLE ● LOVERE ● ELKTON ● RICHMOND ● SALISBURY

111 WATSON HILL ROAD, SUITE 6
SALISBURY, MD 21651

PHONE 410-548-1182 FAX 410-548-2055

Completed in 2008

DATE:	6-23-08
JOB NUMBER:	D2070134
SCALE:	AS SHOWN
DRAWN BY:	HAH
DESIGNED BY:	HAH
APPROVED BY:	JP
FOLDER REFERENCE:	

COVER SHEET

FOR

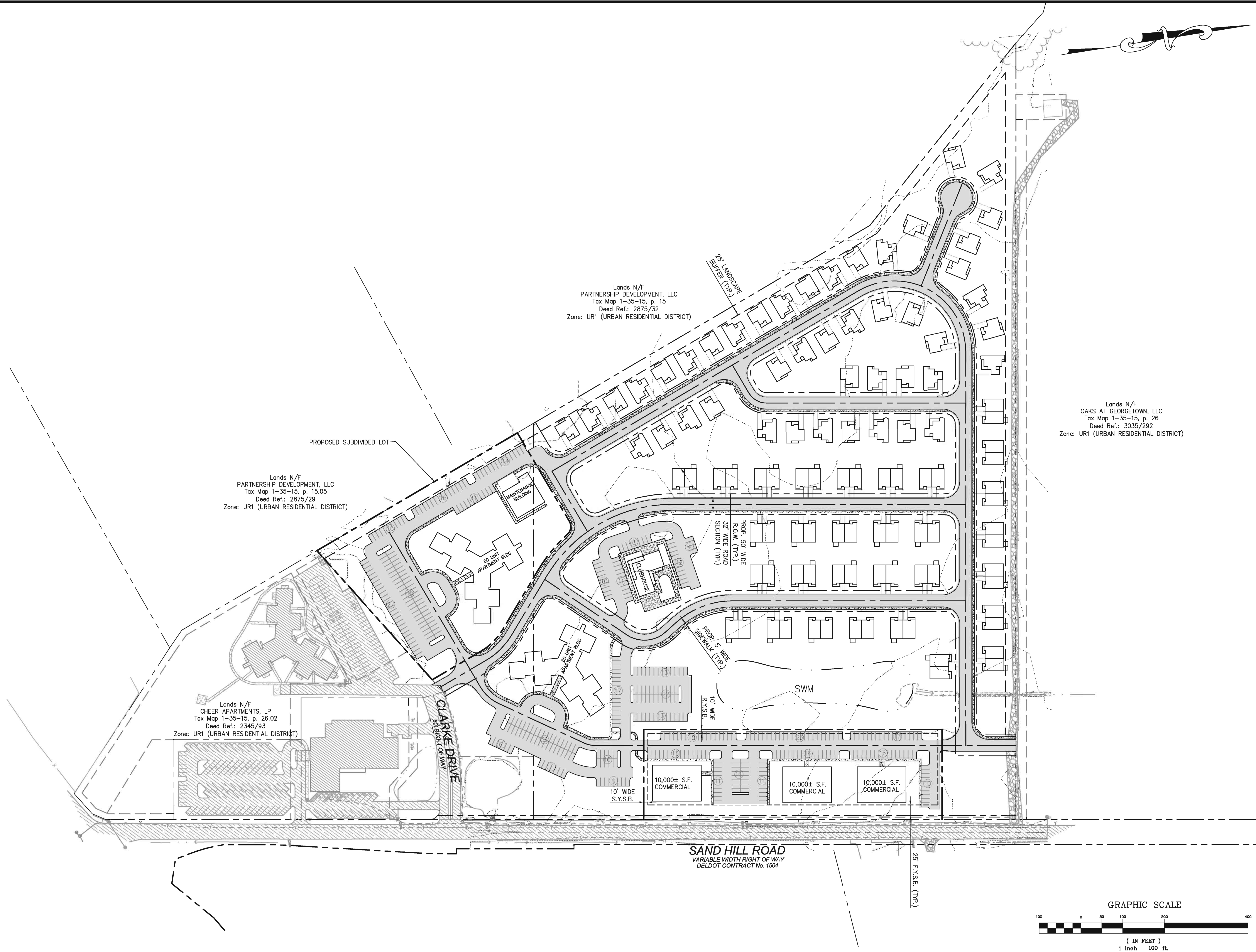
SAND HILL

Prepared For: OCEAN ATLANTIC ASSOCIATES

Prepared For: OCEAN ATLANTIC ASSOCIATES

SHEET NO.: 1 OF 3

FILE NO.: Concept Cover.DWG

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MICRONTECH

● *Engineering* ● *Environmental Sciences*
● *Construction Services* ● *Land Planning & Surveying*

ANNAPOLIS ● CENTREVILLE ● DOVER ● ELKTON ● RICHMOND ● SAUSIEBURY

115 NAY 20 MILL ROAD, SUITE 6
SAUSIEBURY, MD 21861

PHONE 410-546-1162 *FAX 410-546-2055

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DATE:	6-23-08
JOB NUMBER:	D2070134
SCALE:	1"=100'
DRAWN BY:	HAH
DESIGNED BY:	HAH
APPROVED BY:	JP
FOLDER REFERENCE:	N/A

CONCEPT PLAN

FOR

SAND HILL

TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE

Prepared For: OCEAN ATLANTIC ASSOCIATES

SHEET NO.:	3 OF 3
FILE NO.:	Concept Plan.DWG

Preliminary Land Use Service (PLUS)

Sand Hill Dunes
2008-08-07

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

State 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



Produced by the Delaware Office of
State Planning Coordination.
stateplanning.delaware.gov



Rayne Tract
Redden State Forest

Sandhill

Rust Rd

Sandhill Rd

2006-11-06

2008-08-07

Georgetown

Greenlea Acres

Murray's Ln

9

Howard King



Delmarva Christian High School

Destiny Christian School

2004-06-16

Bullfinch St

Green Ln

Greenlea Place

Parson

Airport Rd

Rudder Ln

Wilkins Ln

Charles Ave

Rogers Development

Rogers Ave

Savannah Rd

Savannah Dr

Murray's Development
Briggs Development

0 365 730 1,460 Feet

Preliminary Land Use Service (PLUS)

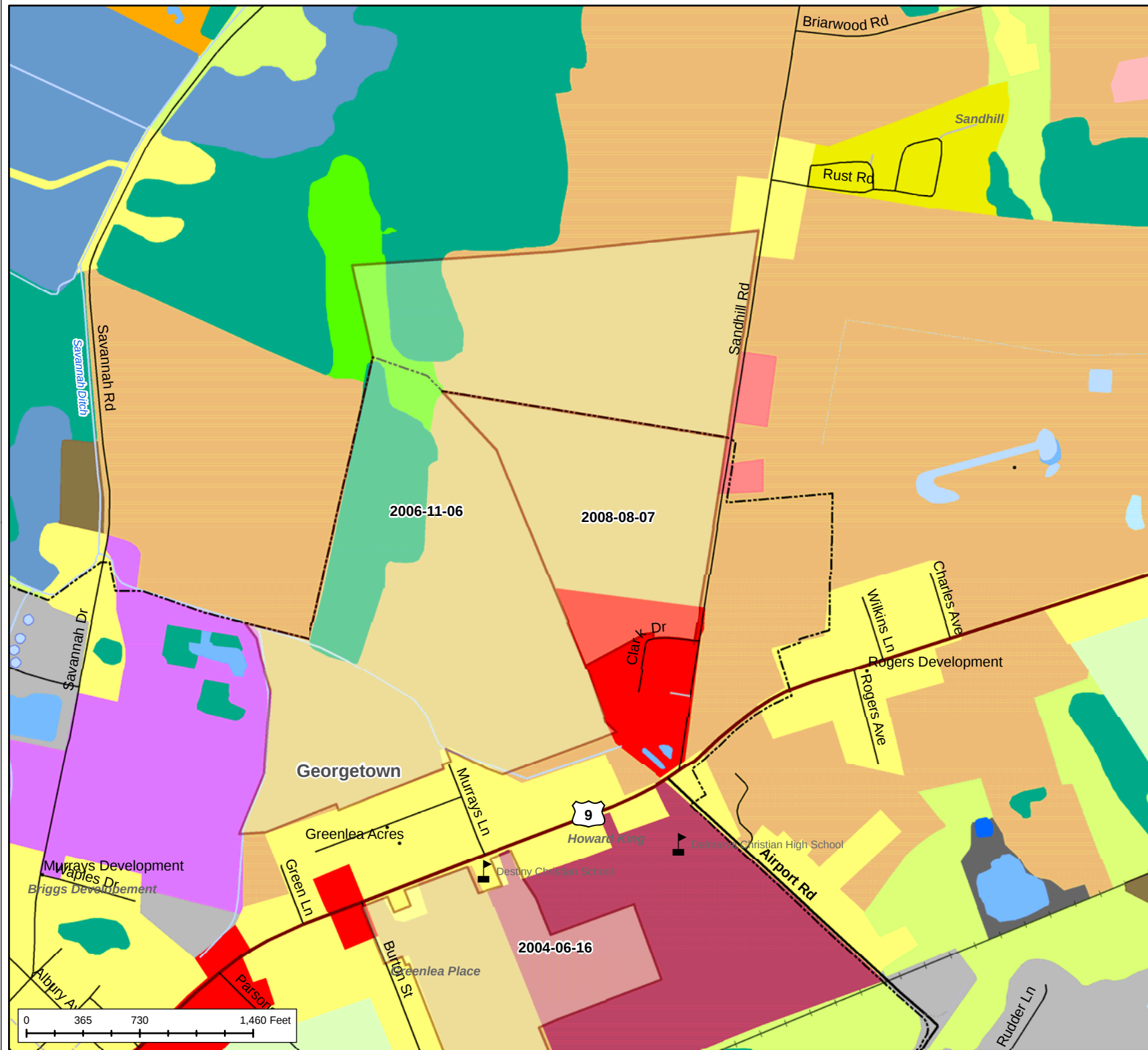
Sand Hill Dunes
2008-08-07

- Project Areas
- Municipalities
- Land Use/Land Cover**
 - Single Family Dwellings
 - Multi-Family Dwellings
 - Mobile Home Parks/Courts
 - Commercial
 - Industrial
 - Trans./Comm./Utilities
 - Mixed Urban/Built-up
 - Institutional/Governmental
 - Recreational
 - Farms, Pasture, Cropland
 - CAFO
 - Rangeland
 - Orchards/Nurseries
 - Deciduous Forest
 - Evergreen Forest
 - Mixed Forest
 - Shrub/Brush Rangeland
 - Clear-cut
 - Reservoirs and Impoundments
 - Marinas/Ports/Docks
 - Open Water
 - Emergent Wetlands
 - Forested Wetlands
 - Scrub/Shrub Wetlands
 - Sandy Areas
 - Extraction/Transition

1:10,000



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Preliminary Land Use Service (PLUS)

Sand Hill Dunes
2008-08-07

-  Project Areas
-  Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



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