

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: Village Brooke East

2. Location (please be specific): Town of Laurel, SE of CR 468, 375' east of RT 13

3. Parcel Identification #: 2-32-12-65; 74

4. County or Local Jurisdiction Name: Town of Laurel

5. Owner's Name: Samanda Properties of Delaware, LLC

Address: 1211 Mirabeau Lane

City: Gladwyne

State: PA

Zip: 19035

Phone: 610-613-0377

Fax: 610-520-2872

Email: mpouls@aol.com

6. Applicant's Name: Samanda Properties of Delaware, LLC

Address: 1211 Mirabeau Lane

City: Gladwyne

State: PA

Zip: 19035

Phone: 610-613-0377

Fax: 610-520-2872

Email: mpouls@aol.com

7. Project Designer/Engineer: Land Tech Land Planning, LLC

Address: 118 Atlantic Avenue, Suite 202

City: Ocean View

State: DE

Zip: 19970

Phone: 302-539-2366

Fax: 302-539-2499

Email: jeffc@landtechllc.com

8. Please Designate a Contact Person, including phone number, for this Project: Jeff Clark, RLA

Information Regarding Site:	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Planned active adult community	
11. Area of Project(Acres +/-): 77.56 AC.	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input 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. Neal Property 2007-02-10	
14. Present Zoning: R-1 LPD-OD	15. Proposed Zoning: R-1 LPD-OD
16. Present Use: agricultural, borrow pit	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: agricultural	
19. Comprehensive Plan recommendation: Laurel: short term growth area 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 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 checked="" type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> X Public (Utility) Service Provider Name: Town of Laurel 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? 71000 gal/day How will this demand be met? Existing and proposed infrastructure	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> X Public (Utility) Service Provider Name: Town of Laurel	
22. If a site plan please indicate gross floor area: n/a	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use private self storage facility	
24. If residential, indicated the number of number of Lots/units: 284 Gross Density of Project: 3.7 Net Density 4.2 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: 284

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: 0.65 Proposed Use: % of Impervious Surfaces: 37
Square Feet: 19860 Square Feet: 1253859

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

How much forest land is presently on-site? 16.5 AC. How much forest land will be removed? 12 AC.

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 1.26

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 type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : see site plan</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: stormwater discharge into upper reaches of Phillips Branch Ditch</p>
<p>32. List the proposed method(s) of stormwater management for the site: infiltration, wet ponds and other best management practices</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.): upper reaches of Phillips Branch Ditch crossing RT 9</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? 33.32 Acres 1,451,419 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 15 acres</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 recreation, stormwater management</p> <p>Where is the open space located? See site plan</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? Small "upland" wetland area on site & bordering site</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? Sanitary sewer, potable and fire water protection, public road improvements and upgrades</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected 0</p> <p>Acres on-site that will be restored 0</p> <p>Acres of required wetland mitigation 0</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed to include measures taken during site construction and post construction to reduce erosion and run off into adjacent waters</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies none</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 Nuisance species management plan</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 1340 adt

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.

1 entrance locations on CR 468 (Discount Land Road), 2 lanes 11' each, no shoulders

1 entrance location on RT 9 (County Seat Hwy), 2 lanes 12' each, 6' shoulders

40. Will the street rights of way be public, private, or town? town

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. Willing to discuss golf cart paths

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: residential construction material

45. Please make note of the time-line for this project: construction start spring 2011, 4-7 yr build out

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

8/29/08

Signature of Person completing form

Date

8/29/08

(If different than property owner)

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.

VILLAGE BROOKE EAST PLANNED ACTIVE ADULT COMMUNITY

DISCOUNT LAND ROAD CR # 468
50' RIGHT OF WAY

U.S. ROUTE 13
NORTHBOUND LANE
200' RIGHT OF WAY

VICINITY MAP - NOT TO SCALE



Total Density	284
Single Family Detached	188
Large Villa	96

LPD MASTERPLAN - SITE DATA

TOTAL SITE AREA: 77.56 AC. +/-
 TOTAL AREA OF R.O.W. 10.02 AC. +/-
 TOTAL AREA OF "404" WETLANDS: 1.26 AC. +/-
 TOTAL AREA OF OPEN SPACE (INCL. WETLANDS): 33.32 AC. +/-
 TOTAL COMMERCIAL AREA: 4.85 AC. +/-

NET DEVELOPABLE AREA (TOTAL SITE - R.O.W.): 67.54 AC. +/-
 MINIMUM LOT AREA FOR R-1 DISTRICT: 7500 SQ.FT.
 DENSITY CALCULATION: 2942042 / 7,500 SQ. FT.
 MAXIMUM DWELLING UNITS PERMITTED: 392

TOTAL RESIDENTIAL DENSITY ILLUSTRATED: 284

TOTAL AREA WITHIN LOTS: 29.37 AC. +/-
 PROPOSED ZONING CLASSIFICATION: R-1-LPD OD
 PERCENTAGE OF IMPERVIOUS AREA: 42%

- AMENITIES: COMMUNITY CENTER, AQUATIC CENTER, WALKING TRAILS, COMMUNITY SELF STORAGE, NEIGHBORHOOD PARKS AND GOLF CART PATHS
 -ACCESSORY BUILDINGS: SHALL CONFORM TO R-1 HEIGHT, AREA & BULK REQUIREMENTS
 -PROPOSED STREET LIGHTING: CONNECTIV "GRANVILLE" FIXTURE ON FLUTED 10' ALUMINUM POLE - LAUREL STANDARD FIXTURE
 -SIGNAGE: TO ADHERE TO LAUREL ORDINANCE STANDARDS
 -TRASH CONTAINMENT: PROPOSE TO USE TOWN OF LAUREL HAULER. ONE CUBIC YARD WHEELED CONTAINERS TO BE STORED IN GARAGES OR FULLY ENCLOSED CABINETS.
 -STREETS, SIDEWALKS, WATER, SEWER AND DRAINAGE INFRASTRUCTURE SHALL MEET OR EXCEED TOWN OF LAUREL PUBLIC WORKS STANDARDS.
 -LANDSCAPING
- STREET TREE PLANTINGS: SIZE, VARIETY AND SPACING SHALL BE ILLUSTRATED ON DETAILED LANDSCAPING PLAN AS A PART OF THE CONSTRUCTION DOCUMENTS.
 - EXISTING TREES TO REMAIN.



DEVELOPED BY:
 SAMANDA PROPERTIES OF DELAWARE II, LLC
 1211 MIRABEAU LANE
 GLADWYNE, PA 19807

DRAWN BY: MK CHECKED BY: JAC FILE NAME: 0608.PS F.B. No.: 2-29-12-85; 74 DATE: 01/22/07 SCALE: 1" = 100' REVISIONS: 07/16/07, 06/10/08	0608 PROJECT No. 1 of 2 SHEET No. 608.PS	PREPARED BY: LAND TECH LAND PLANNING, LLC 118 ATLANTIC AVENUE, OCEAN VIEW, DELAWARE 19970 PHONE: (302) 339-2586 FAX: (302) 339-6486	PRELIMINARY MASTER PLAN BROAD NECK, HUNDRED SUSSEX COUNTY, DELAWARE VILLAGE BROOKE EAST
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Preliminary Land Use Service (PLUS)

Village Brooke East
2008-09-13

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

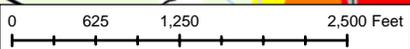
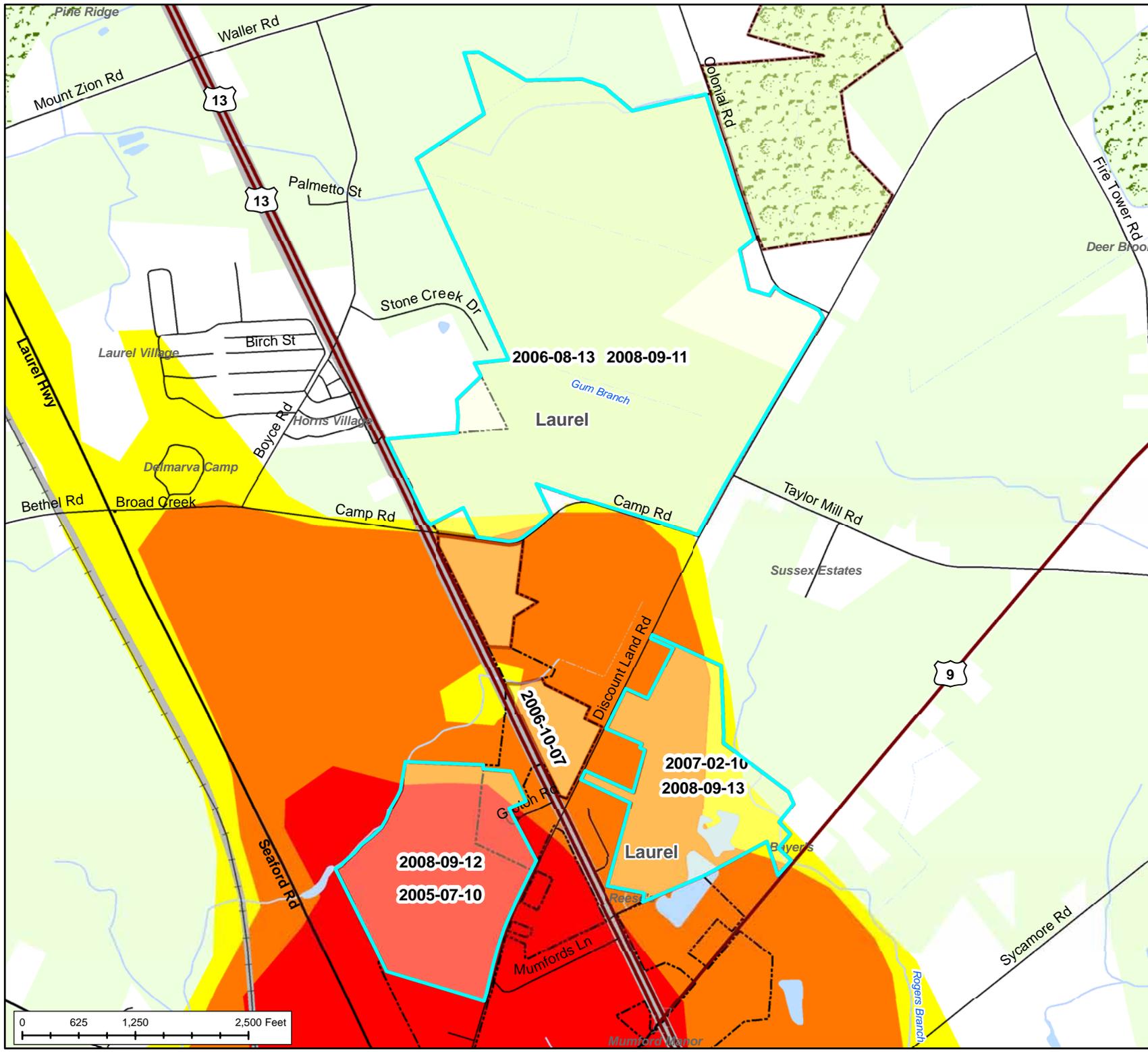
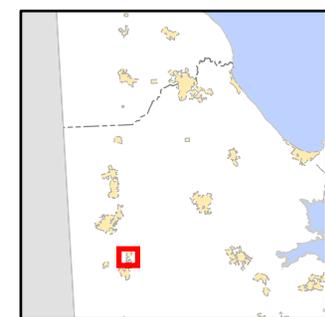
State Strategies

-  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)

1:17,120

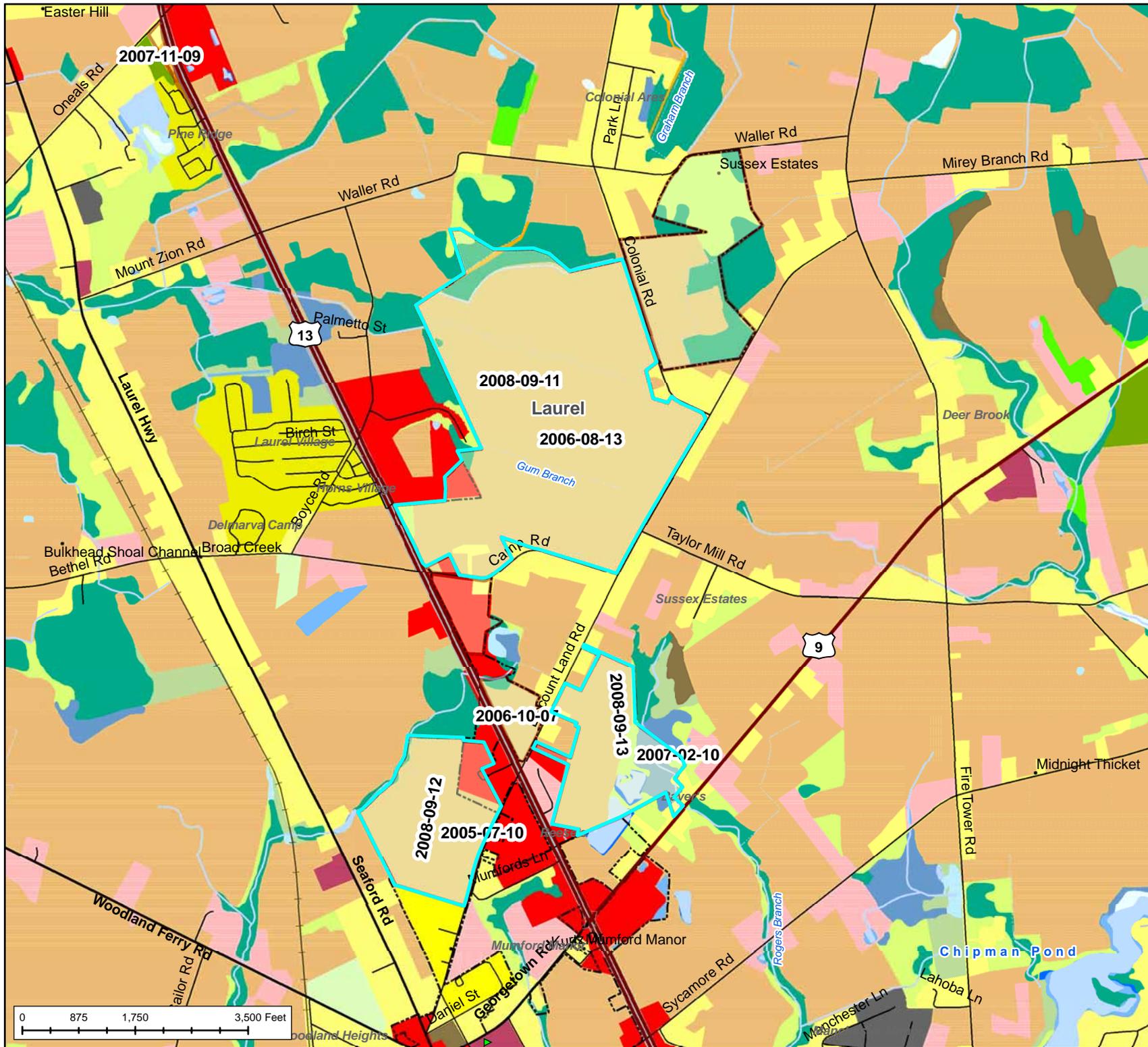


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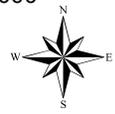
Preliminary Land Use Service (PLUS)

Village Brooke East
2008-09-13



- 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

1:24,000



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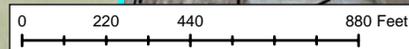
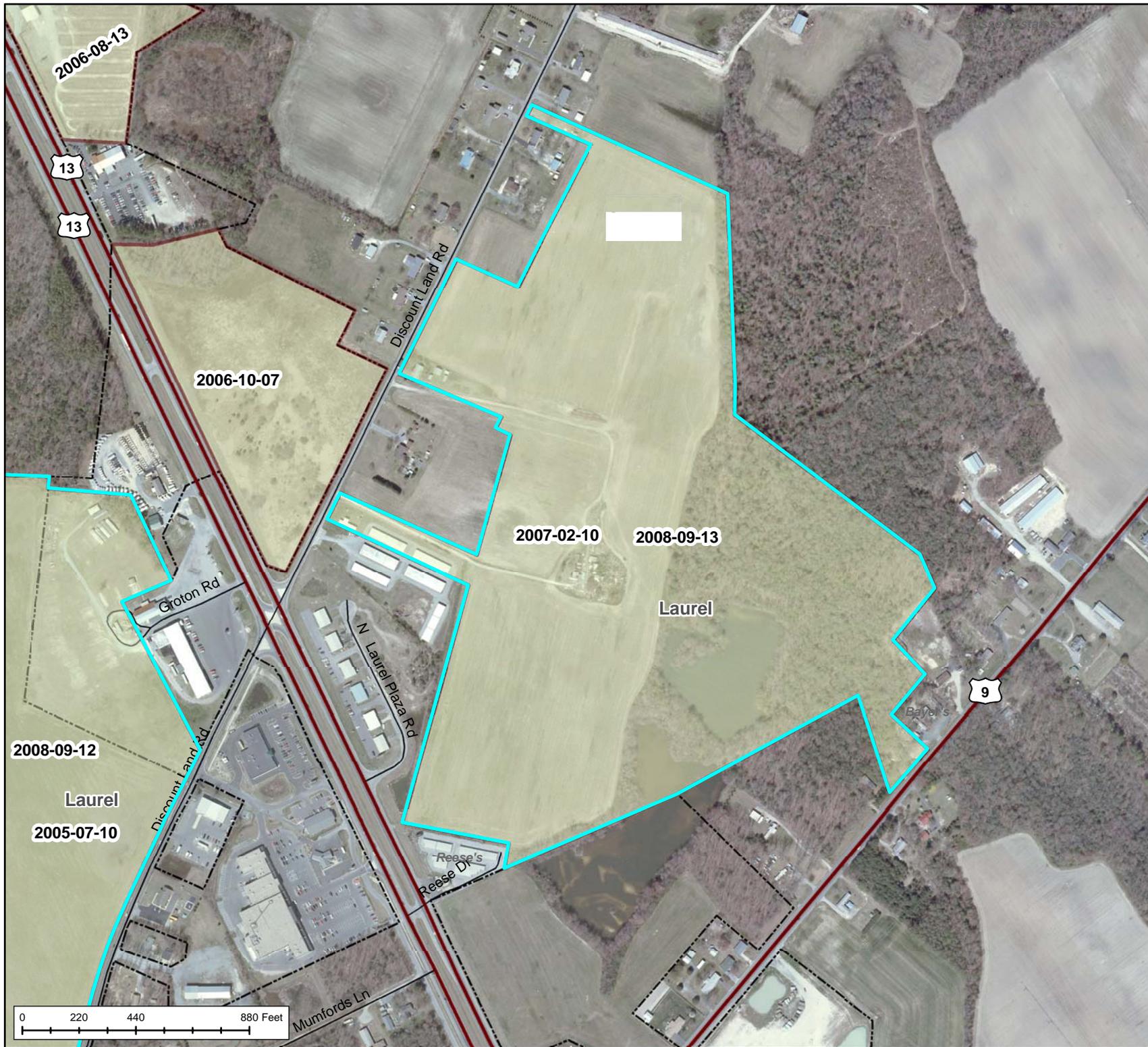


Preliminary Land Use Service (PLUS)

Village Brooke East
2008-09-13

-  Project Areas
-  Municipalities

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



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