

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

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.

PLUS Number (to be completed by OSPC): 2014-05-03
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 3

1. Project Title/Name: Harbor Point (fka Point Farm)
2. Location (please be specific): Off of Park Road, North of Canary Creek Subdivision (Lat:38.7792 Long: -75.1706)
3. Parcel Identification #: 3-35-7.00-1.00 (Portion)
4. County or Local Jurisdiction Name: where project is located: Sussex County
5. If contiguous to a municipality, are you seeking annexation: Yes
6. Owner's Name: J.G. Townsend, Jr. & Co.
 Address: P.O. Box 430
 City: Georgetown State: DE Zip: 19947
 Phone: 302-226-6631 Fax: Email: nhammonds@jacklingo.com
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Jack Lingo Asset Management, LLC
 Address: 246 Rehoboth Avenue
 City: Rehoboth Beach State: DE Zip: 19971
 Phone: (302) 226-6631 Fax: (302) 226-6408 Email: nhammonds@jacklingo.com
8. Project Designer/Engineer: Davis, Bowen, & Friedel, Inc.
 Address: 23 N. Walnut St.
 City: Milford State: DE Zip: 19963
 Phone: 302-424-1441 Fax: 302-424-0430 Email: rwl@dbfinc.com
9. Please Designate a Contact Person, including phone number, for this Project: Ring W. Lardner, 302-424-1441

Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with certified comprehensive plan Site Plan Review
 Subdivision

11. Brief Explanation of Project being reviewed: 69 Lot Residential Subdivision (Cluster Development)

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. PLUS 2013-02-03

12. Area of Project (Acres +/-): 108.75 Number of Residential Units: 69 Commercial square footage:

13. Present Zoning: AR-1 14. Proposed Zoning: R-3 (City of Lewes)

15. Present Use: Agricultural 16. Proposed Use: Residential Subdivision

17. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: City of Lewes Board of Public Works

Will a new public well be located on the site? Yes No

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: City of Lewes Board of Public Works

Will a new community wastewater system be located on this site? Yes No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):
 All segments, Primary, Secondary and Retirement

20. Environmental impacts: Wetlands and woodlands will not be disturbed.

How many forested acres are presently on-site? 5 How many forested acres will be removed? 0

To your knowledge, 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: 64.50
 Non-tidal Acres: 5.24

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corps 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: No direct impact and we do not anticipate the need for wetland permits.

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? Approximately 25'

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? Yes No

22. List the proposed method(s) of stormwater management for the site:
 A mix of Green Technology BMPs as well as conventional detention ponds.

23. Is open space proposed? Yes No If "Yes," how much? 89.77 Acres:

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

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No

25. Please estimate 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 peak season: 746

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 2%

26. Will the project connect to state maintained roads? Yes No

27. 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.

The site could connect to Canary Creek Subdivision. The City of Lewes and Canary Creek HOA does not want them connected

28. Are there existing sidewalks? Yes No; bike paths Yes No

Are there proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No

29. To your knowledge, 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

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No

Person to contact to arrange visit: Nick Hammonds phone number: (302) 226-6631

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

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.

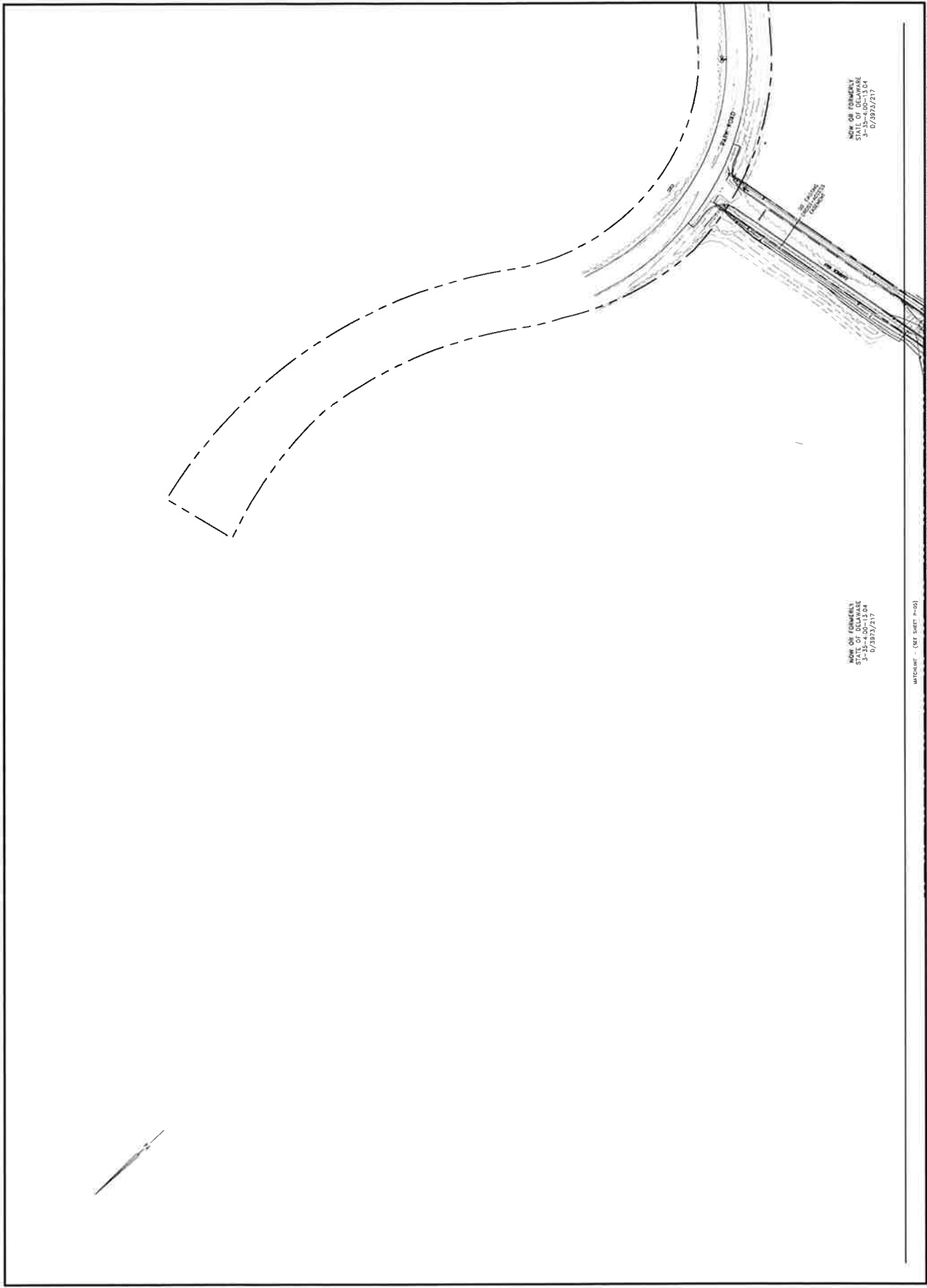
This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as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

P-03

DATE	DECEMBER, 2011
SCALE	1" = 50'
SHEET NO.	524 / 524
PROJECT NO.	20110404
DRAWN BY	

HARBOR POINT
LEWES AND REHOBOTH HUNDRED
 SUSSEX COUNTY, DELAWARE

PRELIMINARY PLAN - SITE PLAN
 DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS, ENGINEERS & SURVEYORS
 1800 MARKET STREET, SUITE 200
 DELEWARE, DELAWARE 19801



NEW OIL FORMERLY
 STATE ROUTE 130
 1" = 50'-13.04'
 D/2873/217

NEW OIL FORMERLY
 STATE ROUTE 130
 1" = 50'-13.04'
 D/2873/217

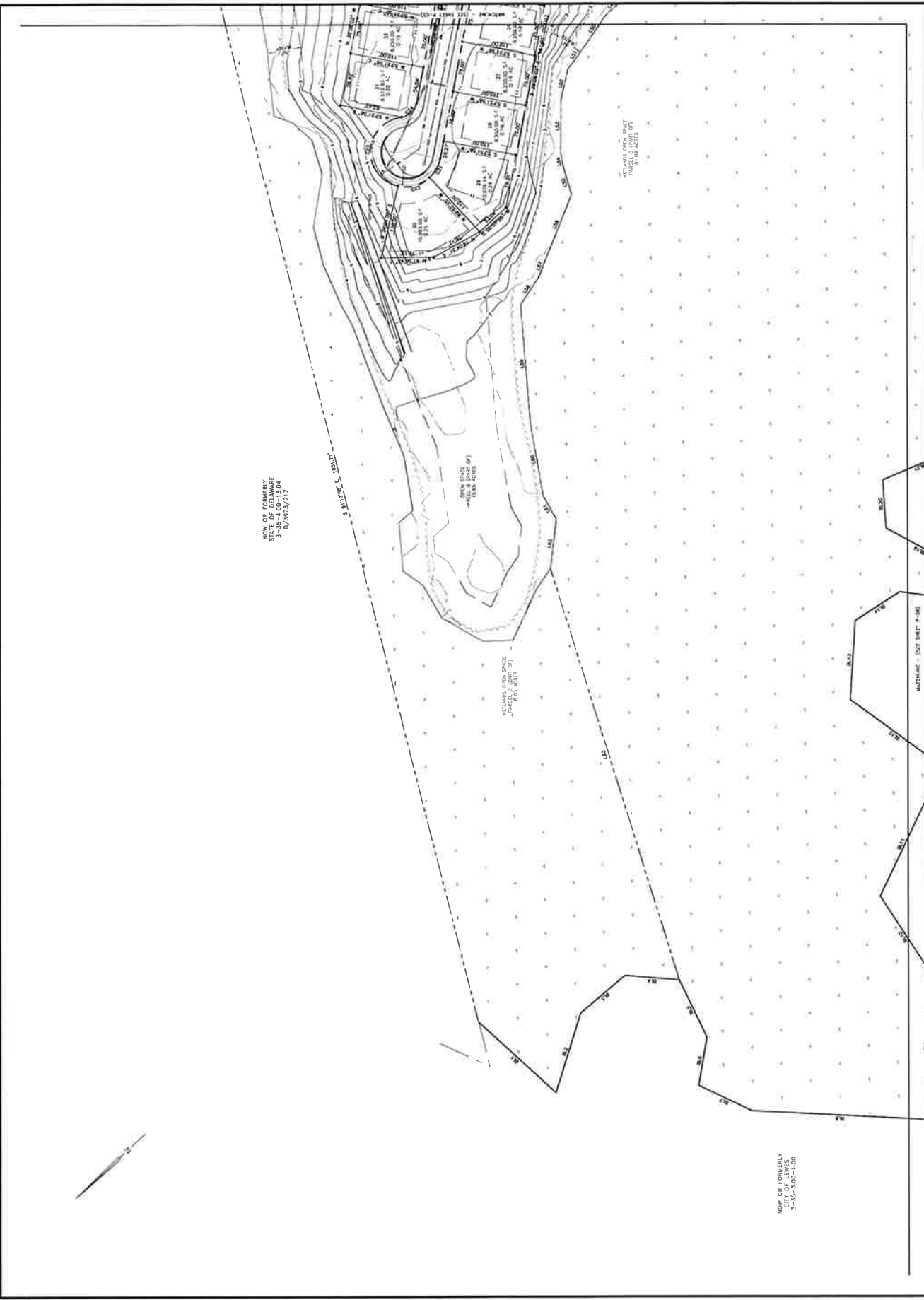
DATE PLOTTED: 12/15/11 10:52 AM
 PLOTTER: HP DesignJet 2500C
 FILE: P:\2011\20110404\20110404_03.dwg
 USER: davisb
 THE DRAWING, THE DESIGN AND CONSTRUCTION FEATURES CONTAINED HEREIN ARE THE PROPERTY OF DAVIS, BOWEN & FRIEDEL, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. COPYRIGHT © 2011

DATE	DECEMBER, 2012
SCALE	1" = 80'
DRAWN BY	WJG / MB
CHECKED BY	WJG / MB
PROJECT NO.	121314004
SHEET NO.	04

PROPOSED
 121314004-04
 12/11/12 10:58:25

**HARBOR POINT
 LEWES AND REHOBOTH HUNDRED
 SUSSEX COUNTY, DELAWARE**

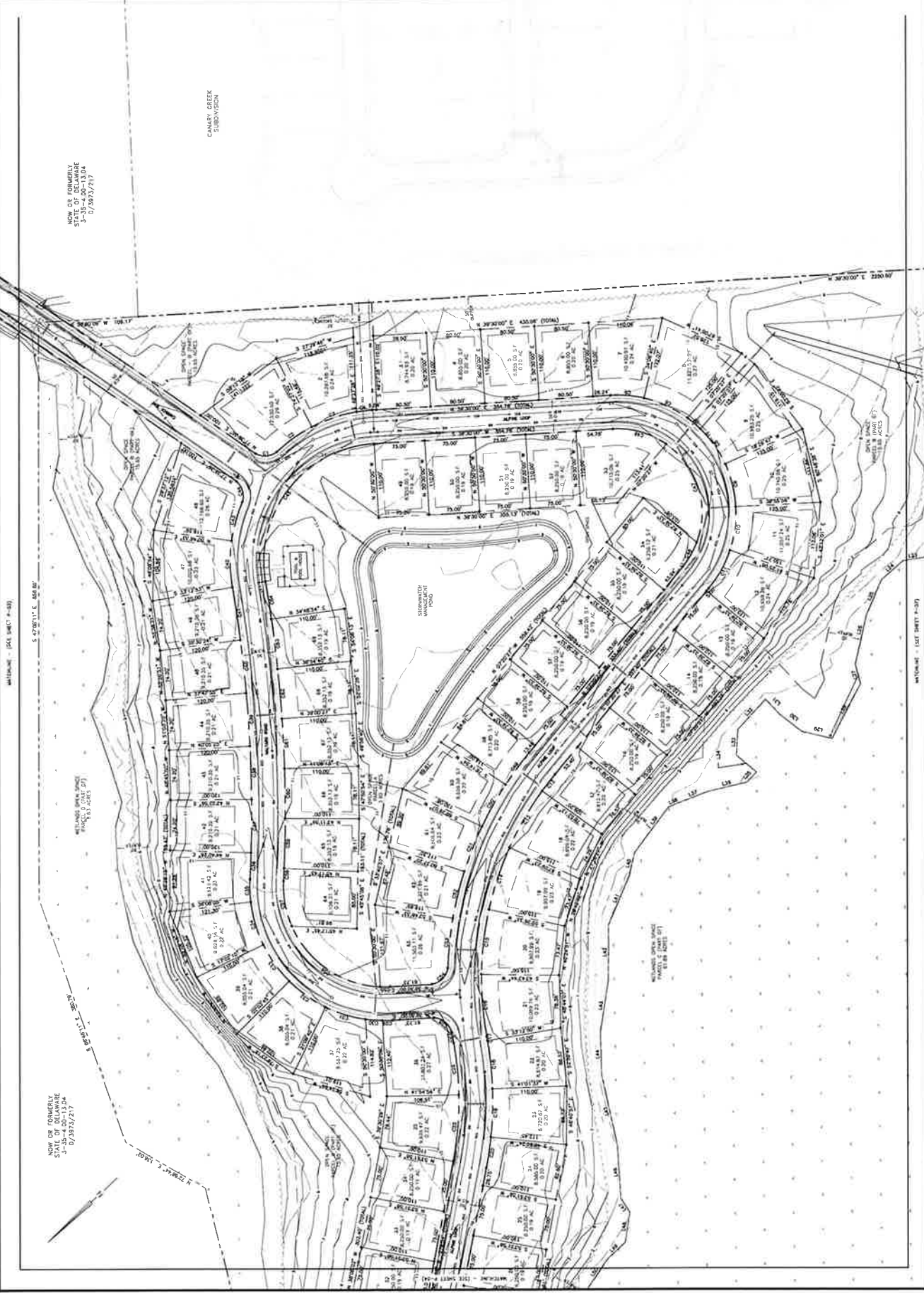
PRELIMINARY PLAN - SITE PLAN
 DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS, ENGINEERS & SURVEYORS
 1000 MARKET STREET, SUITE 200
 WILMINGTON, DELAWARE 19801



THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES INDICATED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2012



DATE	DECEMBER 2015
SCALE	1" = 80'
DATE TO	5/24/15
FILE NO.	234B-0404
DATE	



NOW OR FORMERLY
SPANIS PARCEL C (PART 2)
3-38-4-00-13.04
D/3973/217

WILMINGTON SPANIS PARCEL C (PART 2)
6.03 ACRES

WILMINGTON SPANIS PARCEL C (PART 2)
10.68 ACRES

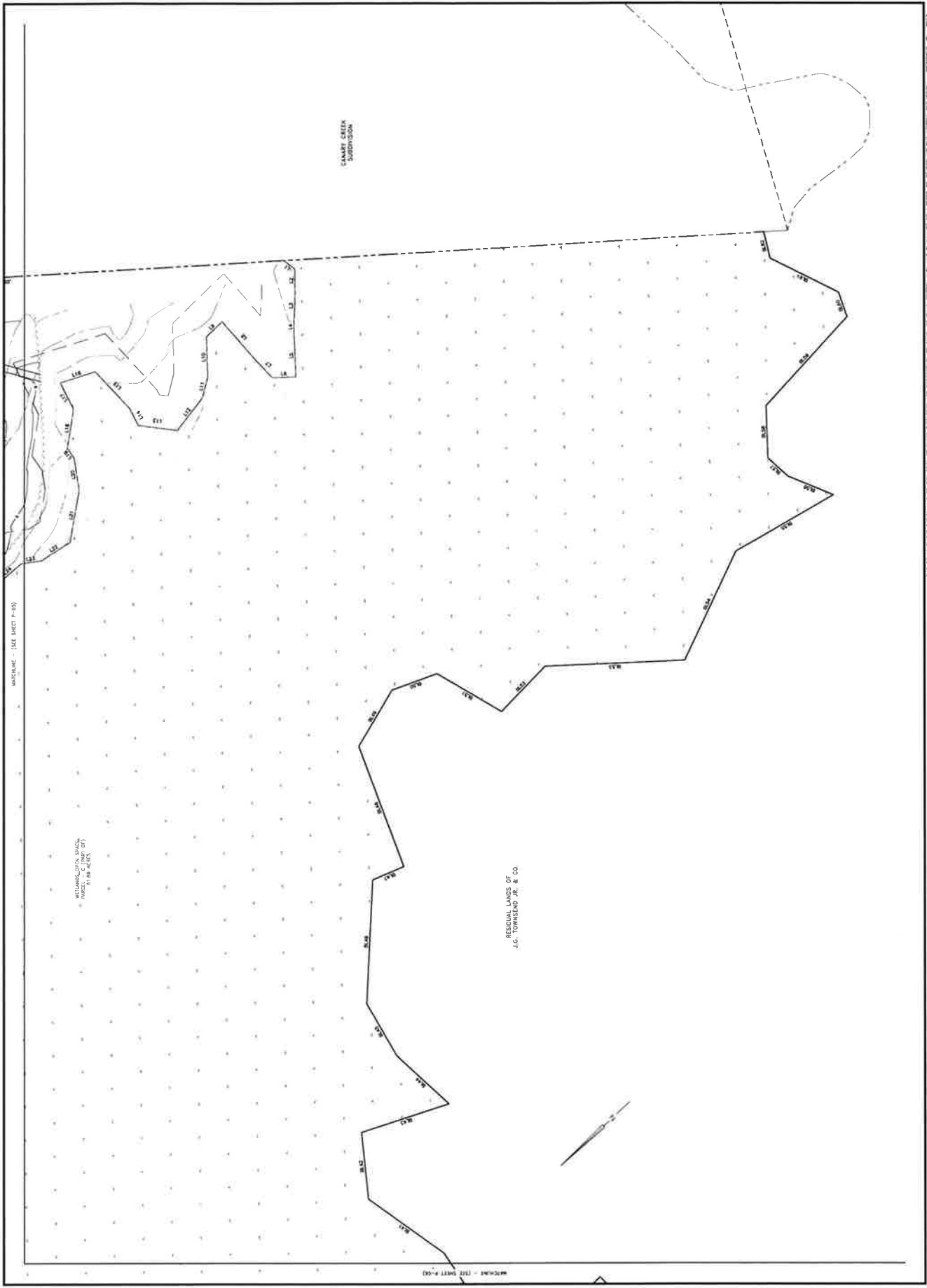
WATERLINE - (SEE SHEET P-04)

WATERLINE - (SEE SHEET P-03)

THIS DRAWING, THE DESIGN AND CONSTRUCTION THEREOF, INCLUDING THE INFORMATION HEREON, IS THE PROPERTY OF DAVIS, BOWEN & FRIEDEL, INC. AND SHALL BE KEPT IN STRICTEST CONFIDENCE. COPYRIGHT © 2015



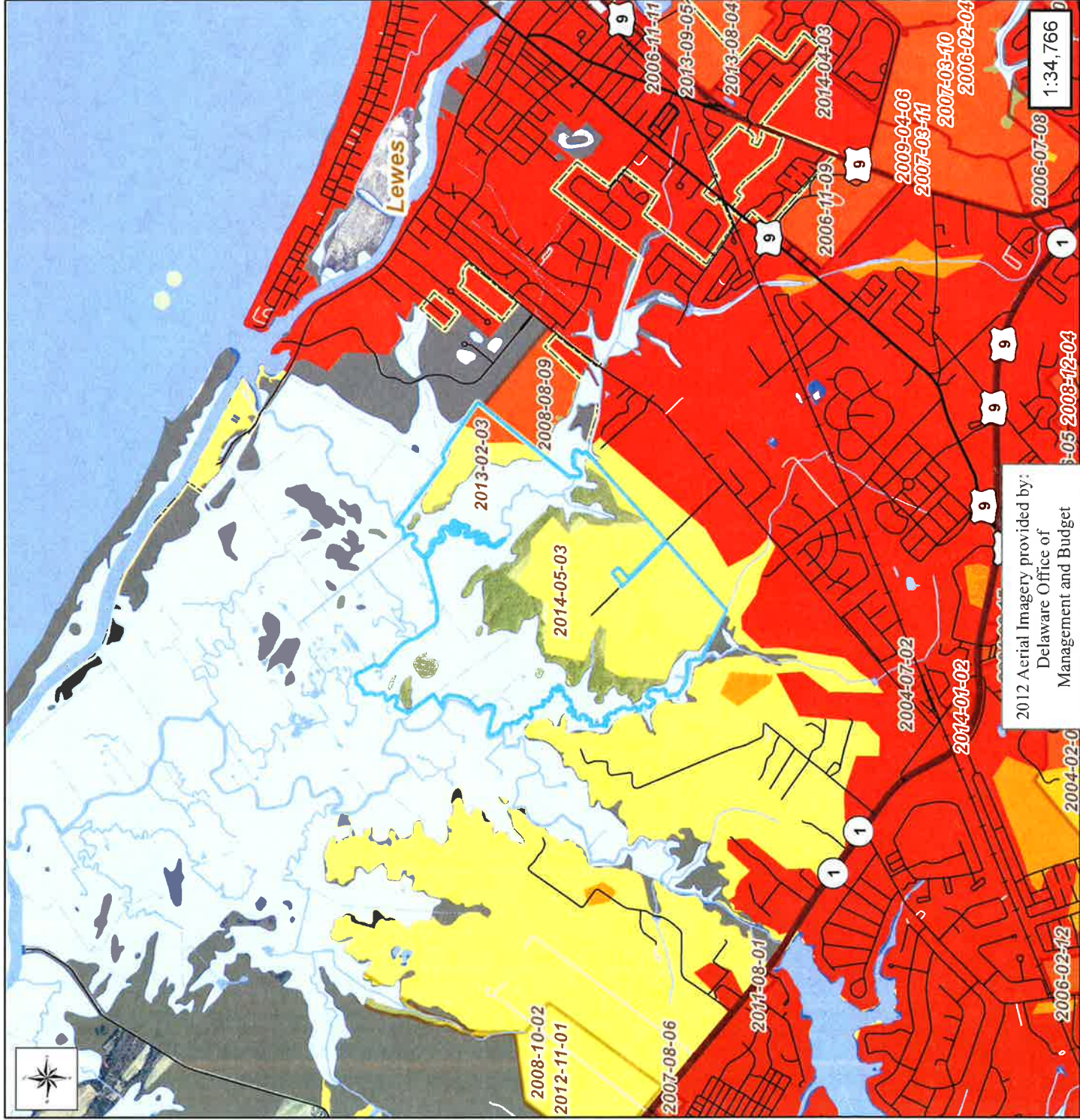
DATE	NOVEMBER, 2011
SCALE	1" = 80'
DRAWN BY	DAW / BK
CHECKED BY	DBF
PROJECT NO.	20110006
SHEET NO.	07



THIS DRAWING, THE DESIGN AND CONSTRUCTION THEREOF, IS THE PROPERTY OF DAVIS, BOWEN & FRIEDEL, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION. COPYRIGHT © 2011

Preliminary Land Use Service (PLUS)

Harbor Point
2014-05-03



Legend

- PLUS Project Areas
- 2010 State Strategies
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

Location Map



2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

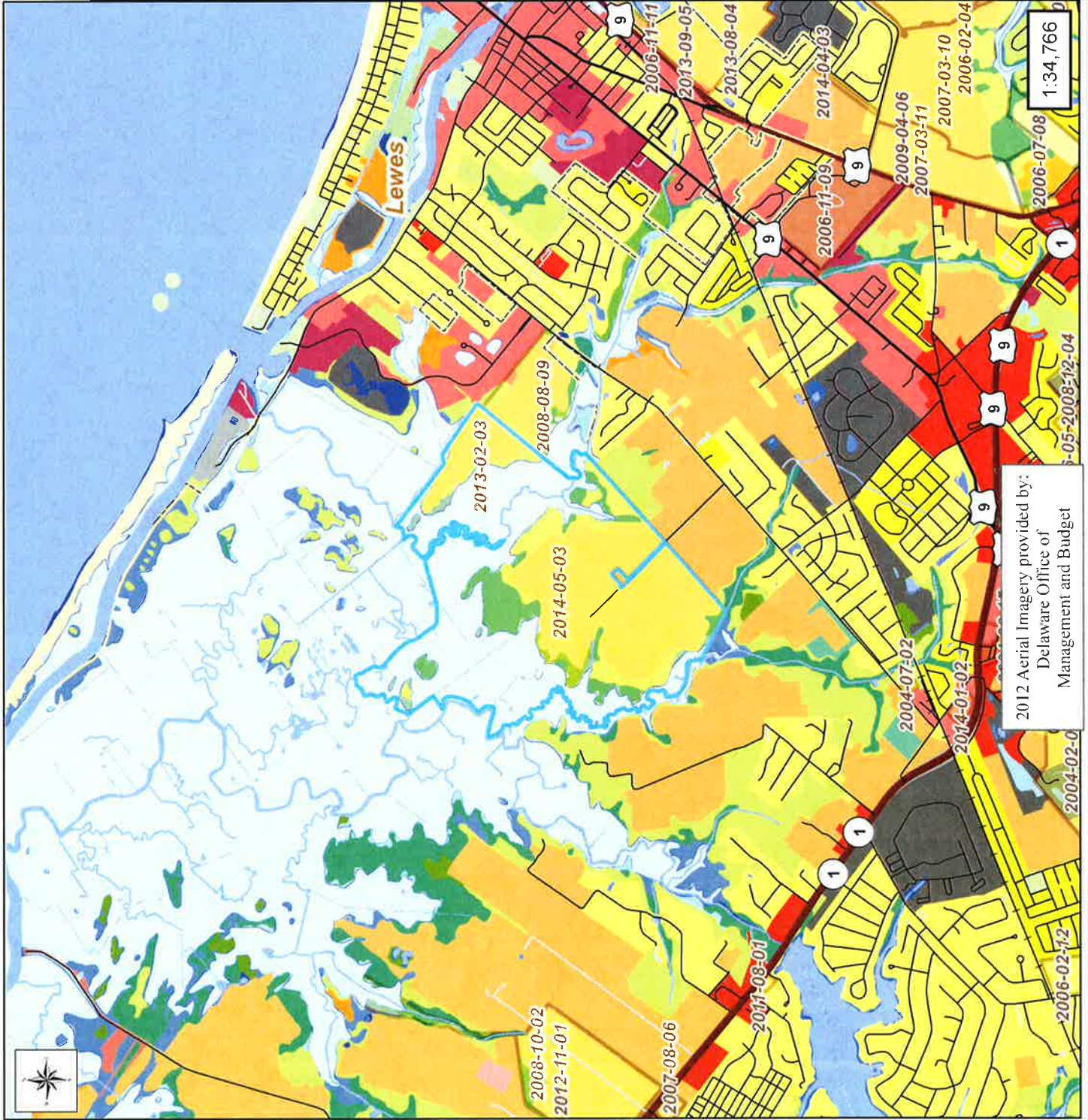
1:34,766



Mapping provided by the Delaware
Office of State Planning, Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)

Harbor Point
2014-05-03



Legend

PLUS Project Areas

- PLUS Project Areas

2007 Land Use

- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Transportation/Communication/Utilities
- Mixed Urban/Guilt-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Orchards/Nurseries/Horticulture
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Sandy Areas and Shoreline
- Extraction and Transitional

Location Map



Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

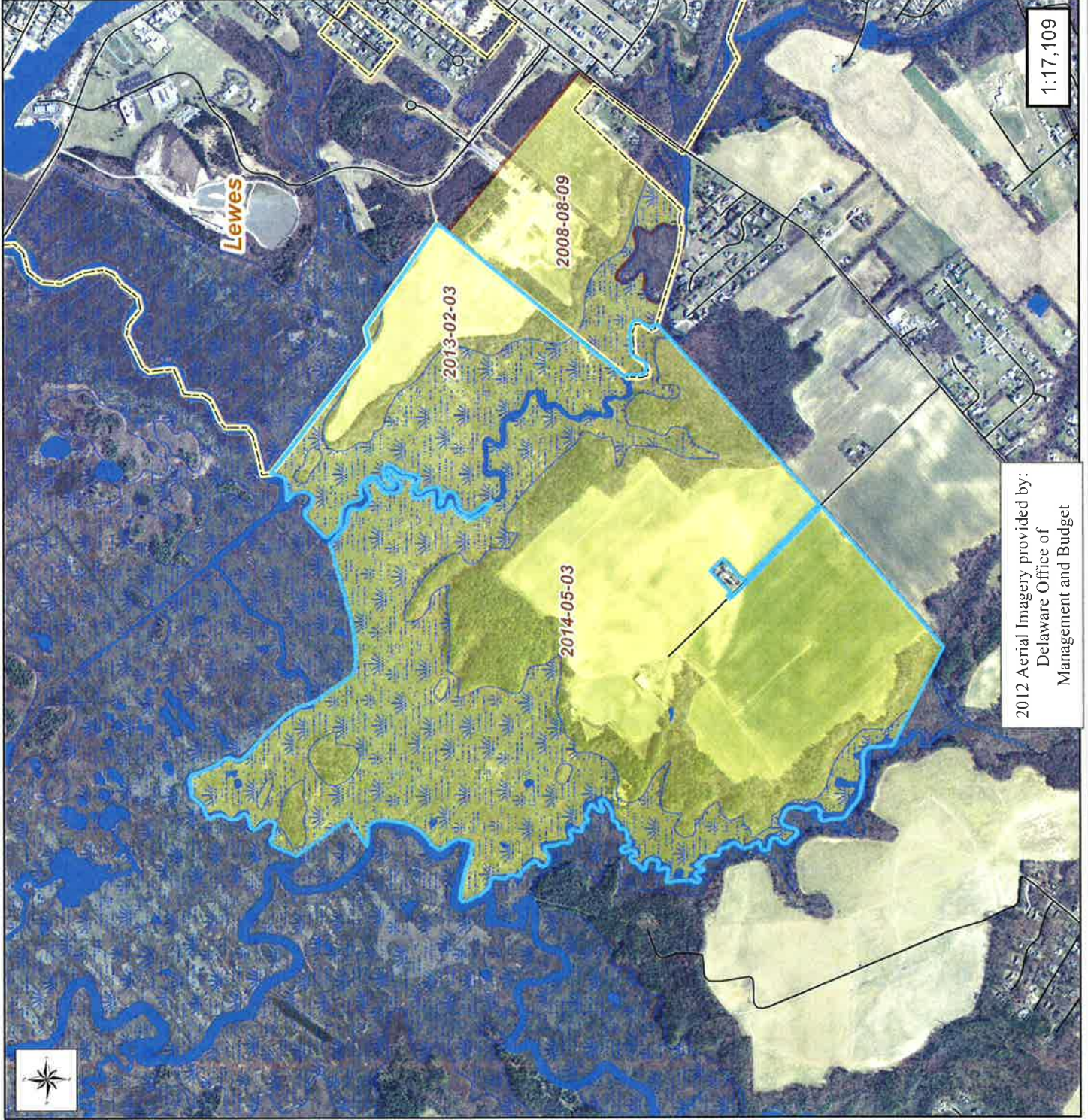
2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

Preliminary Land Use Service (PLUS)

Harbor Point
2014-05-03

Legend

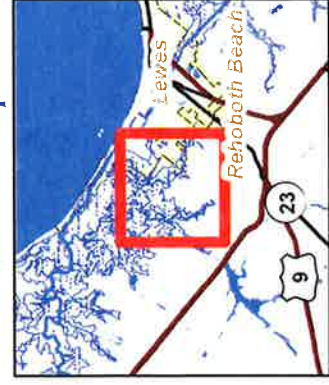
PLUS Project Areas



2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

1:17,109

Location Map



Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov