

Information Regarding Site:	
10. Type of Review:	<input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision
11. Brief Explanation of Project being reviewed:	<p style="text-align: center;">Revise Section 2 from approved 153 units to 324 unit apartments</p> <p>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.</p>
12. Area of Project (Acres +/-):	25 Number of Residential Units: 324 Commercial square footage: 0
13. Present Zoning:	14. Proposed Zoning:
r-3	r-3
15. Present Use:	16. Proposed Use:
field	residential apartments
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Seaford Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Seaford Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted):	
3 story garden style apartment buildings - non-restrictive age open to all	
20. Environmental impacts:	
The minor headge row of trees to be removed, Gravel wetlands/Bio's to be provided	
How many forested acres are presently on-site?	How many forested acres will be removed? 0.26
0.26	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are the wetlands:	Acres:
<input type="checkbox"/> Tidal	
<input type="checkbox"/> Non-tidal	Acres:
If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: discharge permit into stream that has wetlands off site.	
How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>530+/- from wetlands to site</u>	
21. 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	
22. List the proposed method(s) of stormwater management for the site: gravel wetlands, bio's, wet pond	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 6.5 ± 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, passive and stormwater	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: **1652 adt**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **0**

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. **connection to Mearfield Section 1, property**

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: **Frank Ward** phone number: **443-735-2730**

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.

Frank Ward
Digitally signed by Frank Ward
 DN: cn=Frank Ward, o=Frank Development LLC
 ou=Frank Development LLC, email=frankward@frankdevelopment.com, c=US
 Date: 2014.07.18 15:02:08 -0400

07/18/14

Signature of property owner

Date

Will Kernode
Digitally signed by Will Kernode
 DN: cn=Will Kernode, o=Parker and
 Associates, ou=Associates, email=wkernode@parkerandassociates.com, c=US
 Date: 2014.07.18 14:51:55 -0400

07/18/14

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

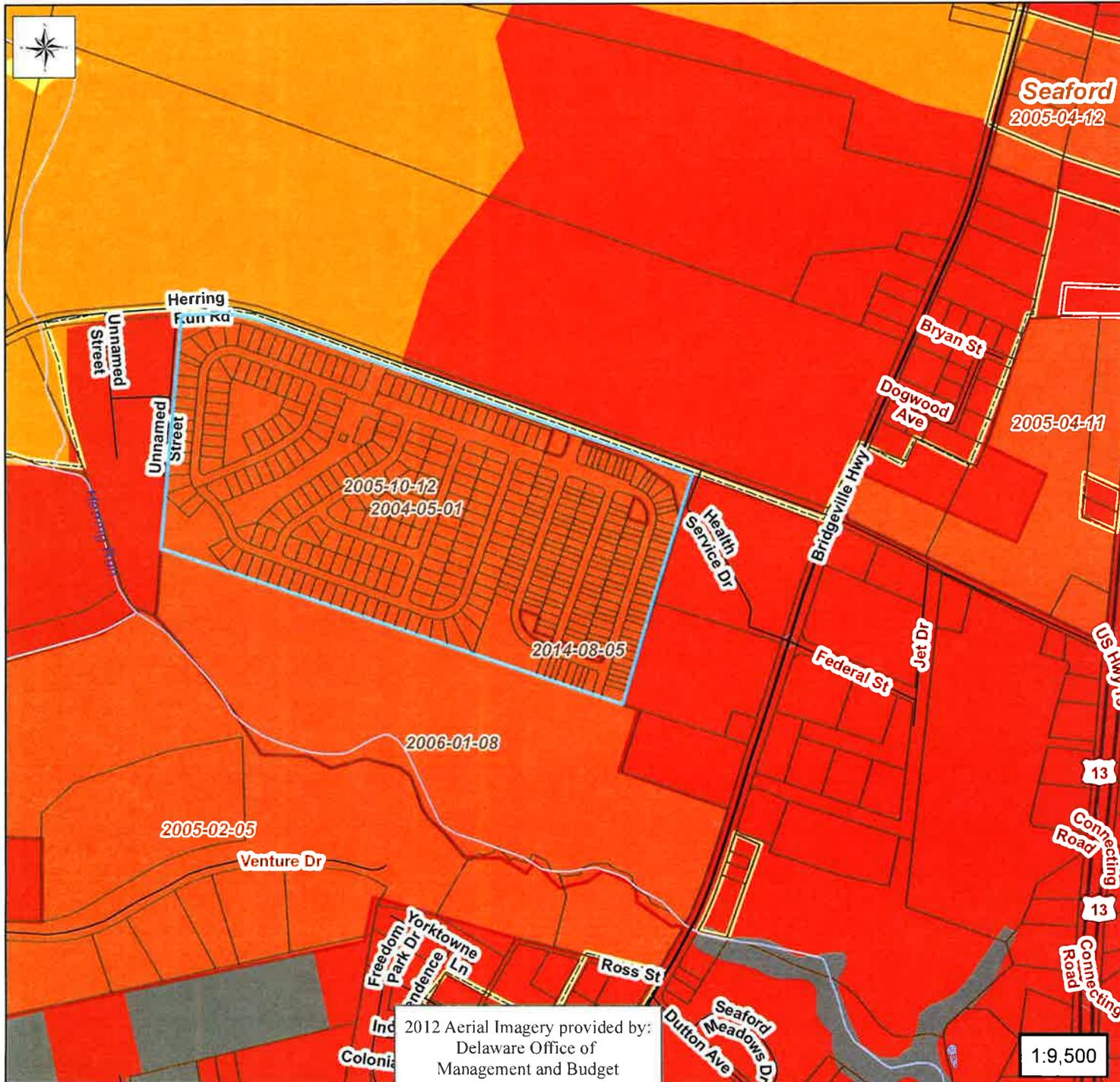
Date

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.

Preliminary Land Use Service (PLUS)

Mearfield Revised Section 2
2014-08-05



Legend

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

Location Map

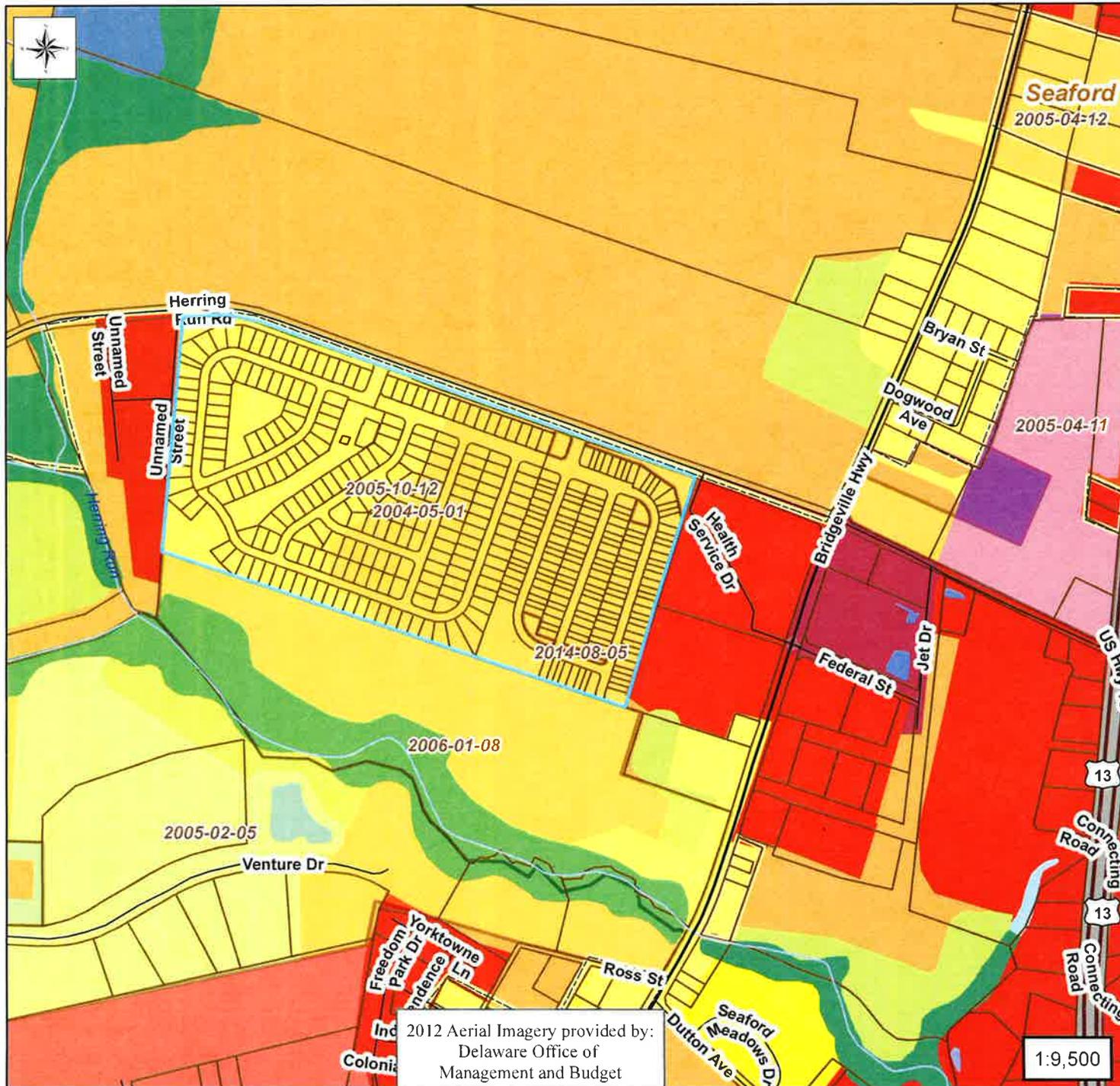


2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

1:9,500

Preliminary Land Use Service (PLUS)

Mearfield Revised Section 2
2014-08-05



Legend

- PLUS Project Areas
- 2007 Land Use**
 - Single Family Dwellings
 - Multi-Family Dwellings
 - Commercial
 - Industrial
 - Transportation/Communication/Utilities
 - Mixed Urban/Built-up
 - Institutional/Governmental
 - Recreational
 - Farms, Pasture, Cropland
 - Mixed Forest
 - Man-made Reservoirs and Impoundments
 - Emergent Wetlands - Tidal and Non-tidal
 - Forested Wetlands - Tidal and Non-tidal
 - Scrub/Shrub Wetlands - Tidal and Non-tidal

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



Preliminary Land Use Service (PLUS)

Mearfield Revised Section 2
2014-08-05



Legend

- PLUS Project Areas

