

Preliminary Land Use Service (PLUS) Delaware State Planning Coordination 122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661	
<p>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.</p> <p>Please complete this PLUS application in its entirety. All questions <u>must</u> 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 <u>before</u> 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.</p> <p>PLUS Number (to be completed by OSPC): _____ Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____</p>	
1. Project Title/Name:	Redden Farm
2. Location (please be specific):	Approximately 600' south of intersection of Warrington Road and Old Landing Road across from The Landing Subdivision.
3. Parcel Identification #:	3-34-12.00-122.03
4. County or Local Jurisdiction Name: where project is located:	Sussex County
5. If contiguous to a municipality, are you seeking annexation:	No
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:	rw1@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: <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: 97 Unit Subdivision in the Environmentally Sensitive Developing Area. 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. We are not aware of a previous review.	
12. Area of Project (Acres +/-): 34.65 Number of Residential Units: 97 Commercial square footage:	
13. Present Zoning: AR-1	14. Proposed Zoning: AR-1
15. Present Use: Agricultural	16. Proposed Use: Residential Subdivision
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities, Inc. 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: Sussex County 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): All segments, Primary, Secondary and Retirement	
20. Environmental impacts: Wetlands. How many forested acres are presently on-site? 2 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: TBD If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <u>Approximately 25'</u>	
21. 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	
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? TBD 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)? <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: 1,021
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 properties to the west. However, Arnell Creek could prevent the connection.

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



VICINITY MAP
SCALE: 1" = 2,000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 20909157

SEGMENT	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	65.85'	1525.00'	S77°15'12"E	65.85'
C2	75.00'	1525.00'	S74°36'27"E	74.99'
C3	75.00'	1525.00'	S71°47'23"E	74.99'
C4	75.00'	1525.00'	S68°58'18"E	74.99'
C5	27.33'	1525.00'	S67°02'58"E	27.33'
C6	24.78'	325.00'	S64°21'07"E	24.77'
C7	73.56'	325.00'	S55°41'01"E	73.40'
C8	73.56'	325.00'	S42°42'55"E	73.40'
C9	73.56'	325.00'	S29°44'48"E	73.40'
C10	220.68'	325.00'	S3°48'36"E	216.47'
C11	20.10'	325.00'	S17°24'52"W	20.10'
C12	39.15'	25.00'	S64°02'48"W	35.27'
C13	23.66'	325.00'	N69°00'27"W	23.66'
C14	39.27'	25.00'	S68°04'41"W	35.36'
C15	39.27'	25.00'	N21°55'19"W	35.36'
C16	0.11'	325.00'	N68°54'44"W	0.11'
C17	19.84'	25.00'	N44°10'04"W	19.32'
C18	14.37'	25.00'	N47°43'37"W	14.18'
C19	39.27'	25.00'	N33°29'28"W	35.36'
C20	39.27'	25.00'	S56°30'34"W	35.36'
C21	23.48'	1475.00'	N78°02'04"W	23.48'
C22	75.00'	1475.00'	N76°07'18"W	74.99'
C23	75.00'	1475.00'	N73°12'30"W	74.99'
C24	75.00'	1475.00'	N70°17'42"W	74.99'
C25	59.27'	1475.00'	N67°11'14"W	59.26'
C26	39.10'	25.00'	N21°43'45"W	35.24'
C27	39.27'	25.00'	N69°04'41"E	35.36'
C28	0.09'	275.00'	S68°54'44"E	0.09'
C29	34.21'	25.00'	S27°41'48"E	31.61'
C31	27.37'	275.00'	N63°41'07"W	27.35'
C32	108.83'	275.00'	N49°29'48"W	108.13'
C34	69.58'	1369.59'	N76°07'16"W	69.57'
C35	69.66'	1369.59'	N73°12'31"W	69.65'

SEGMENT	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C36	69.66'	1369.59'	N70°17'40"W	69.65'
C37	55.05'	1369.59'	N67°41'09"W	55.04'
C42	12.74'	175.00'	N69°00'27"W	12.74'
C43	17.41'	175.00'	S63°41'07"E	17.41'
C44	15.21'	175.00'	N58°20'39"W	15.21'
C45	54.05'	175.00'	N47°00'23"W	53.83'
C46	69.25'	175.00'	S28°49'21"E	68.80'
C47	69.25'	175.00'	N4°08'59"W	68.80'
C48	36.65'	175.00'	S13°11'11"W	36.58'
C49	32.40'	425.00'	S64°21'07"E	32.39'
C50	96.20'	425.00'	N55°41'01"W	95.99'
C51	96.20'	425.00'	S42°42'55"E	95.99'
C52	96.20'	425.00'	S29°44'48"E	95.99'
C53	70.17'	1625.00'	S77°15'12"E	70.17'
C54	79.92'	1625.00'	S74°36'27"E	79.81'
C55	79.92'	1625.00'	S71°47'23"E	79.81'
C56	79.92'	1625.00'	S68°58'18"E	79.81'
C57	29.12'	1625.00'	N67°02'58"W	29.12'
C58	26.29'	425.00'	S17°24'52"W	26.28'
C59	30.94'	425.00'	N69°00'27"W	30.93'

NOTE:
C30, C33, & C38-C41 HAVE BEEN OMITTED.

CONCEPT NOTES:

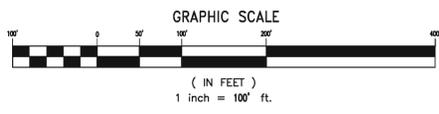
- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
 - CHARLES D. MURPHY ASSOCIATES, INC. REVISED 09-MARCH-01
- THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREIN ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.
- ZONING: AR-1 (SUSSEX COUNTY)
TAX MAP # 334-12.00-122.03
SIZE: 34.65± ACRES (EXISTING)
34.49± ACRES (FOLLOWING BELDOT DEDICATION)
- USES:
EXISTING USE: AGRICULTURE, VACANT
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL (CLUSTER OPTION)
- SETBACKS:
FRONT YARD: 25 FEET
SIDE YARD: 10 FEET
REAR YARD: 10 FEET
- MINIMUM LOT SIZE: 7,500 SF
MINIMUM LOT WIDTH: 60 FEET
- DENSITY:
MAXIMUM NUMBER OF LOTS ALLOWED PER CLUSTER OPTION (GROSS AREA/21780) = 69 UNITS
MAXIMUM NUMBER OF LOTS ALLOWED UNDER ENVIRONMENTALLY SENSITIVE DISTRICT (GROSS AREA/10890) = 138 UNITS
PROVIDED NUMBER OF LOTS: 67
DIFFERENCE IN CLUSTER OPTION AND PROVIDED NUMBER OF LOTS [67-69] = 28 UNITS
- OPEN SPACE REQUIRED: 30% OPEN SPACE PROVIDED: 32% (10.84 AC)

CONCEPTUAL SUBDIVISION PLAN
REDDEN FARM
TAX MAP # 334-12.00-122.03
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

115 w. market street, Lewes, de 19958
231 n. market street, wilmington, de 19801
302.645.0777 lewes@elementde.com
www.elementde.com

David M. Kudish, PE
DE PE 14522

DSN	DRW	CHKD
EWV	JRE	DMK
SCALE:	1" = 100'	
JOB No.	e12155	
DATE:	7 Nov. 2012	
FILE:	12155-rendering exhibit	
SHEET:	1 of 1	



CONCEPT PLAN

REV.	DATE	CHANGE	BY

PLAN STATUS	CHANGE

Preliminary Land Use Service (PLUS)

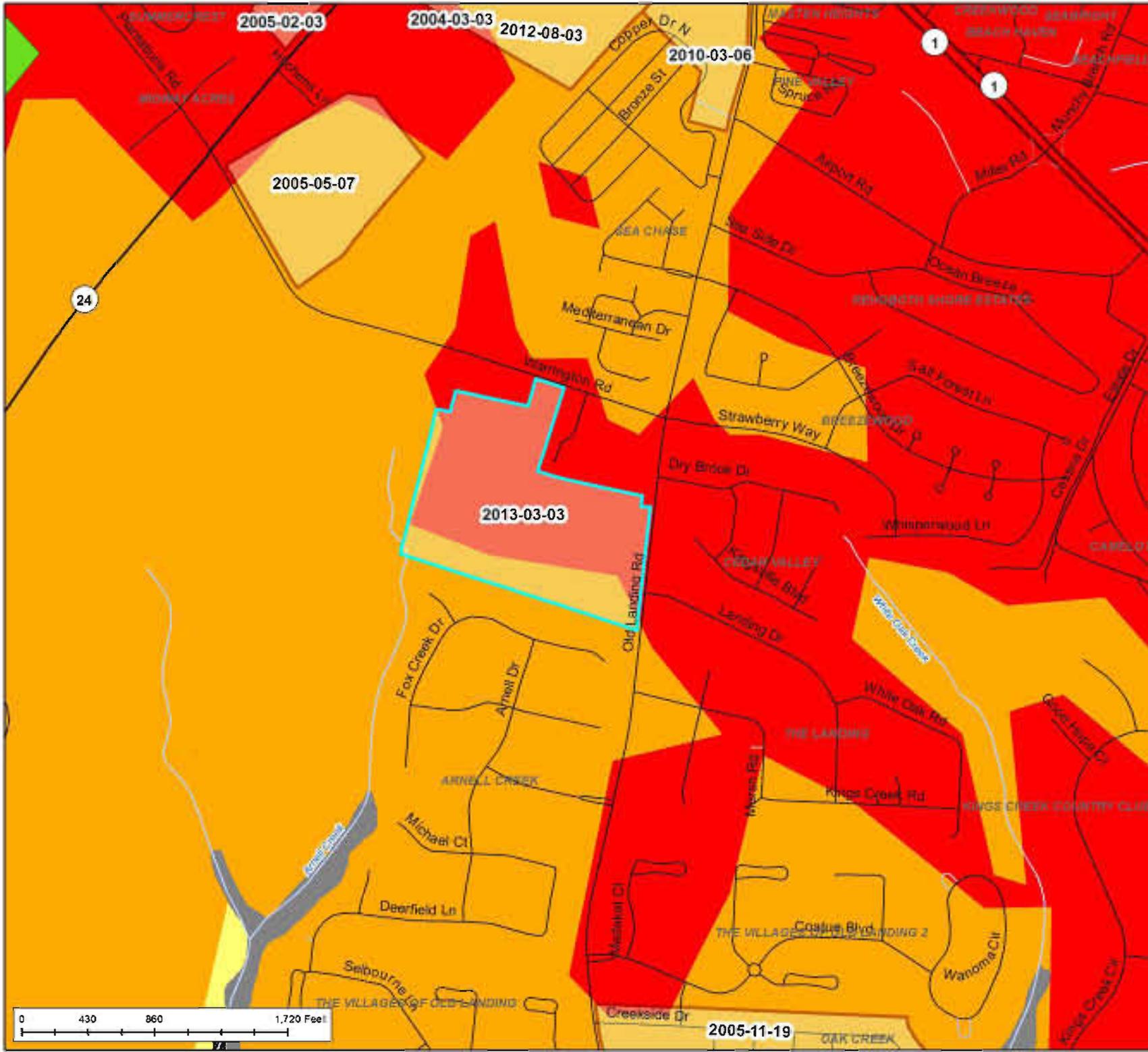
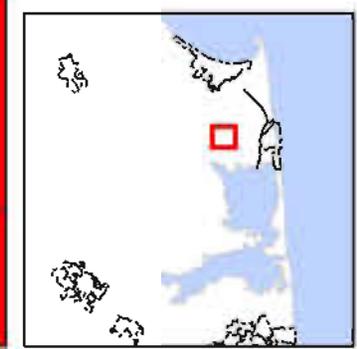
Redden Farm
2012-03-03

- PLUS Project Areas
- Municipalities
- State Parks
- Forestry Easements
- Purchased Dev. Rights
- Ag District
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture

1:10,000



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Preliminary Land Use Service (PLUS)

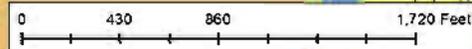
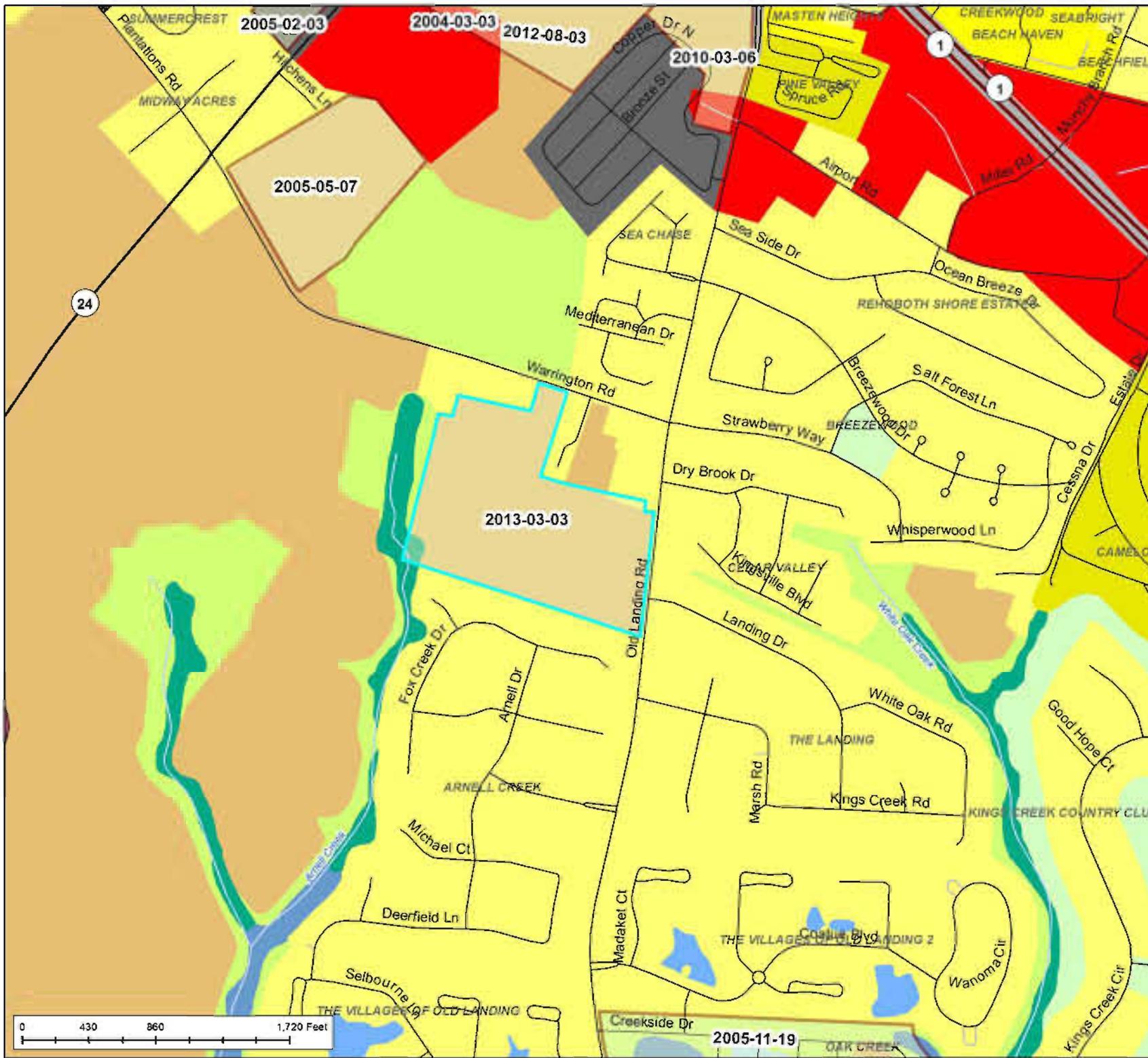
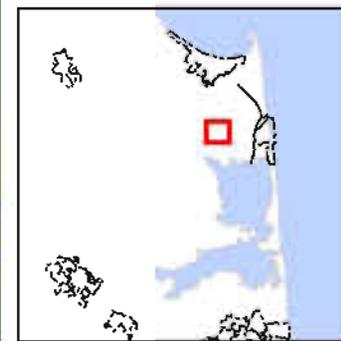
Redden Farm
2012-03-03

-  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)

Redden Farm
2012-03-03



 Project Areas

 Municipalities

2012 Aerial Photography:
Provided by Delaware
Office of Management
and Budget

1:4,000



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