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November 21, 2023

Apex Project No. 97167.004

New Castle County Department of Land Use
87 Reads Way
New Castle, DE 19720

Subject: Springhouse Preserve – Pre-application Sketch Plan Submission
Major Subdivision with Rezoning - Tax Parcels 08-037.00-033 and 08-037.00-037

Dear Planner:

Enclosed is a pre-application submission for Springhouse Preserve located at 3401 Limestone Road in Wilmington, Delaware. The purpose of this plan is to rezone the two parcels (19.84± acres total area) from S to ST, combine the properties, and then subdivide the entire parcel into a development of 128 single family attached units, one building with 10 one-bedroom units, and a 9,000 square feet addition to an existing house for an adaptive reuse of an historic structure for office space. In addition, the plan proposes to construct access and streets, parking, recreation areas, and other associated improvements. This submission includes and addresses the following items:

1. A completed Department of Land Use Application for Plan Review (SLD-1)
2. One (1) copy of the Site Analysis Plan
3. One (1) copy of the Pre-application Sketch Plan
4. Adjacent recorded subdivision and land development plans (MF# 10694 and 13186)
5. Conceptual sanitary sewer layout and tie-in point are shown on the plan.
6. Existing adjacent transportation, pedestrian and open space inter-connections are shown on the Site Analysis Plan.
7. Two (2) checks, in the amounts of \$3,675 and \$1,200, for Planning Review and Engineering Review, respectively (Check #12545 and 12546)
8. All current county taxes and school taxes are paid or not delinquent at this time.
9. There are no known restrictions or legal impediments which would interfere with or prevent the implementation of the proposed development.
10. We have contacted the Department of Public Works and requested sewer capacity.
11. Also included is one (1) color concept plan showing the various unit types and uses.

I look forward to meeting with you to discuss this project. If you have any questions or need anything further, please let me know.

Sincerely,

Stephen G. Davies, P.E.
President