

2006-02-02

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • 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.udel.edu/
- www.state.de.us/deptagri/

1. Project Title/Name: <u>Messick Property</u>		
2. Location: <u>near intersection of Rt 24 and C.R. 310 in Millsboro</u>		
3. Parcel Identification #: <u>2-34-28-159</u>		4. County or Local Jurisdiction Name: <u>Sussex</u>
5. Owner's Name: <u>MBM Construction, Inc</u>		
Address: <u>141 A Silverlake Drive</u>		
City: <u>Rehoboth Beach</u>	State: <u>DE</u>	Zip: <u>19971</u>
Phone:	Fax:	Email:
6. Applicant's Name: <u>MBM Construction, Inc</u>		
Address: <u>141 A Silverlake Drive</u>		
City: <u>Rehoboth Beach</u>	State: <u>DE</u>	Zip: <u>19971</u>
Phone:	Fax:	Email:
7. Engineer/Surveyor Name: <u>Green Stone Engineering</u>		
Address: <u>706 Philadelphia Pike, Suite 1</u>		
City: <u>Wilmington</u>	State: <u>DE</u>	Zip: <u>19809</u>
Phone: <u>(302) 765-3150</u>	Fax: <u>765-3151</u>	Email: <u>jmurphy@greenstone-eng.com</u>
8. Please Designate a Contact Person, including phone number, for this Project: <u>Jennifer Penozza</u>		

Information Regarding Site:		
9. Area of Project (Acres +/-): <u>81.3 Acres</u>		
10. According to the State Strategies Map, in what Investment Level is the project located? <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3 <input type="checkbox"/> Level 4 <input checked="" type="checkbox"/> Environmentally Sensitive Developing		
11. 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."		
12. Present Zoning: <u>AR-1</u>	13. Proposed Zoning: <u>AR-1</u>	
14. Present Use: <u>Agricultural</u>	15. Proposed Use: <u>Residential</u>	
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:		
17. Comprehensive Plan recommendation: 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 <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input checked="" type="checkbox"/> Low Density <input checked="" type="checkbox"/>		
18. Water: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: <u>Tidewater Utilities, Inc.</u> What is the estimated water demand for this project? How will this demand be met?		
19. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: <u>Tidewater Utilities, Inc.</u>		
20. If a site plan please indicate gross floor area:		
21. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use		
22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density <u>145 - lots</u> Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..		

23. If residential, please indicate the following:
 Number of renter-occupied units:
 Number of owner-occupied units:

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)

24. Present Use: % of Impervious Surfaces: Square Feet: Proposed Use: % of Impervious Surfaces: 25%
 Square Feet: 885,000 sq

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? 54.2 acres +/- How much forest land will be removed? 31.8 +/- acres

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

Does it have the potential to impact a sourcewater protection area? Yes No

26. 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.

27. 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

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

28. Are there streams, lakes, or other natural water bodies on the site? Yes No

If the water body is a stream, is it: Perennial (permanent) Intermittent Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? Yes No

Will there be ground disturbance within 100 feet of the water bodies Yes No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
 Yes No
 If yes, please list name:

30. List the proposed method(s) of stormwater management for the site:
 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.): *Roadside swale and/or infiltration*
 Will development of the proposed site create or worsen flooding upstream or downstream of the site? Yes No

31. Is open space proposed? Yes No If "Yes," how much? Acres *11.9 +/- Acres* Square Feet
 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 Recreation*
 Where is the open space located? *Central/Perimeter*
 Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No
Stormwater management
Community wastewater treatment

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? Yes No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they?

34. Are any environmental mitigation measures included or anticipated with this project? Yes No
 Acres on-site that will be permanently protected - *Protected forested Areas*
 Acres on-site that will be restored
 Acres of required wetland mitigation
 Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed *Green Technology BMPs where applicable*
 Buffers from wetlands, streams, lakes, and other natural water bodies
30' Buffer around entire perimeter

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes No

36. 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 *1000 trips/day +/-*
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? *10%*

37. 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.
Entrance onto County Road 310

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

39. 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.

40. 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

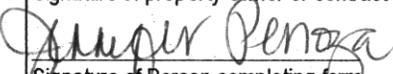
41. Is this site in the vicinity of any known historic/cultural resources or sites Yes No
 Has this site been evaluated for hisbrc and/or cultural resources? Yes No
 Will this project affect, physically or visually, any historic or cultural resources? Yes No
 If "Yes," please indicate what will be affected (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:

44. Please make note of the time-line for this project: 3-5 years

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner or contract buyer _____ Date _____
 1/19/06
 Signature of Person completing form _____ Date _____
 (If different than property owner)

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. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, 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 MAJOR SUBDIVISION PLAN
FOR
THE MESSICK PROPERTY
(AR-1 CLUSTER DEVELOPMENT OPTION)**



<u>DATA COLUMN:</u>	
TAX PARCEL NUMBER:	2.3428454
ZONING:	AR-1 CLUSTER DEVELOPMENT
PROPOSED USE:	RESIDENTIAL
TOTAL CLUSTER LOTS AVAILABLE:	162
TOTAL CLUSTER LOTS PROVIDED:	162
GROSS ACREAGE:	81.3+ ACRES
AREA IN LOTS:	41.3+ ACRES
AREA IN RIGHT OF WAY:	4.3+ ACRES
OPEN SPACE REQUIRED:	24.4+ ACRES(30%)
OPEN SPACE PROVIDED:	25.7+ ACRES(31%)
AVERAGE LOT SIZE:	0.2 ACRES
SETBACKS (MIN):	25 FEET
FRONT YARD:	10 FEET
SIDE YARD:	10 FEET
REAR YARD:	
EXISTING FORESTED AREA:	5.42+ ACRES
PROPOSED FORESTED AREA:	2.84+ ACRES
WATER SUPPLIER:	ON-SITE (COMMUNITY)
SEWER DISPOSAL:	ON-SITE (COMMUNITY)

**MESSICK PROPERTY
PRELIMINARY SITE PLAN
SUSSEX COUNTY - DELAWARE**

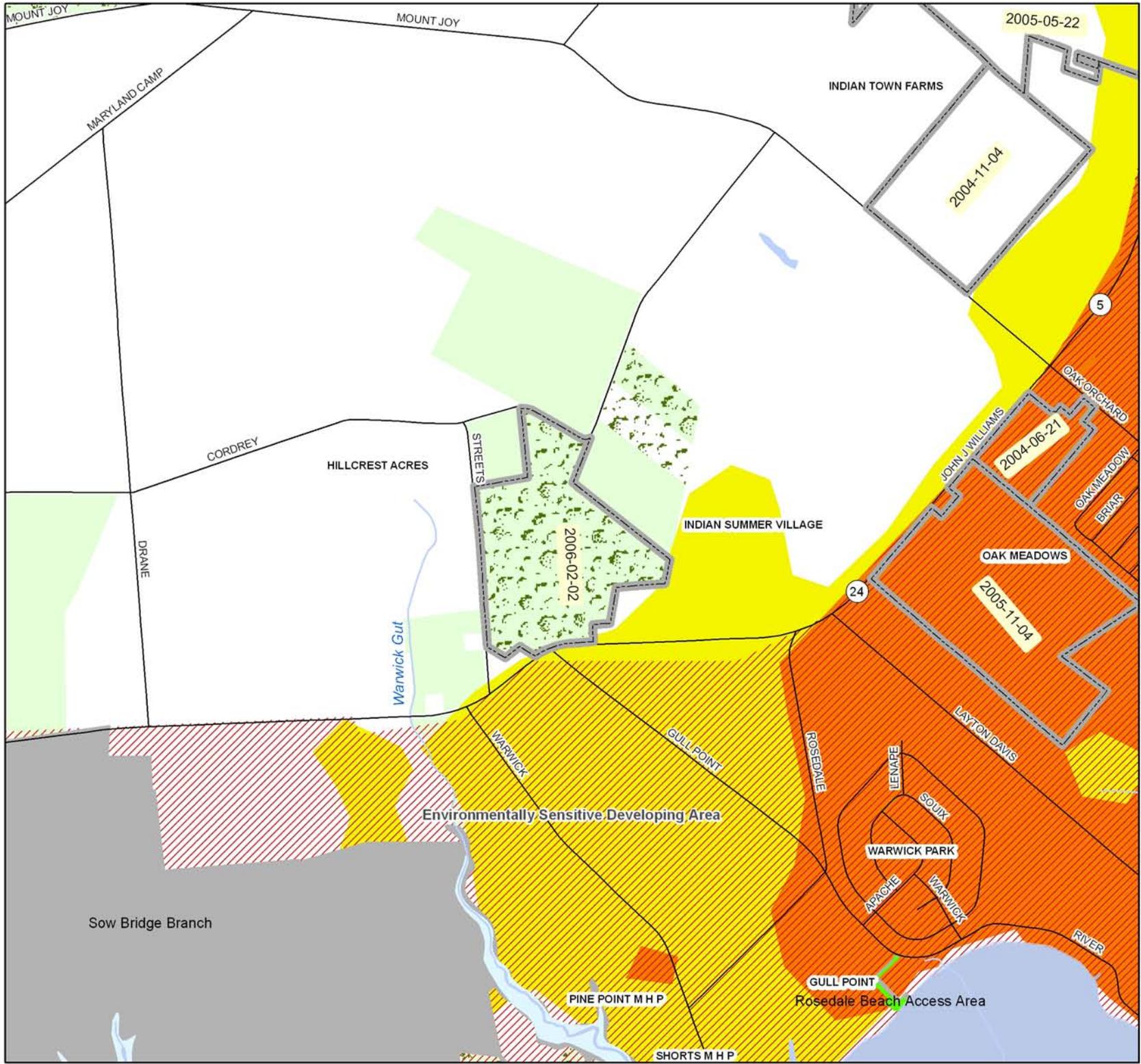
Green Stone ENGINEERING

705 Philadelphia Pike, Suite 1
Wilmington, DE 19809
(302) 765-2150

606 Federal Street
Millsboro, DE 19966
(302) 684-1187

SCALE: 1"=150'	DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 1/19/06
PROJECT: 0251.00	SHEET: 1 OF 1		

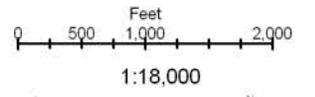
SERVICES:		BY:
DATE:	COUNTY:	



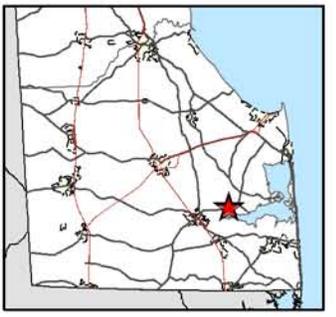
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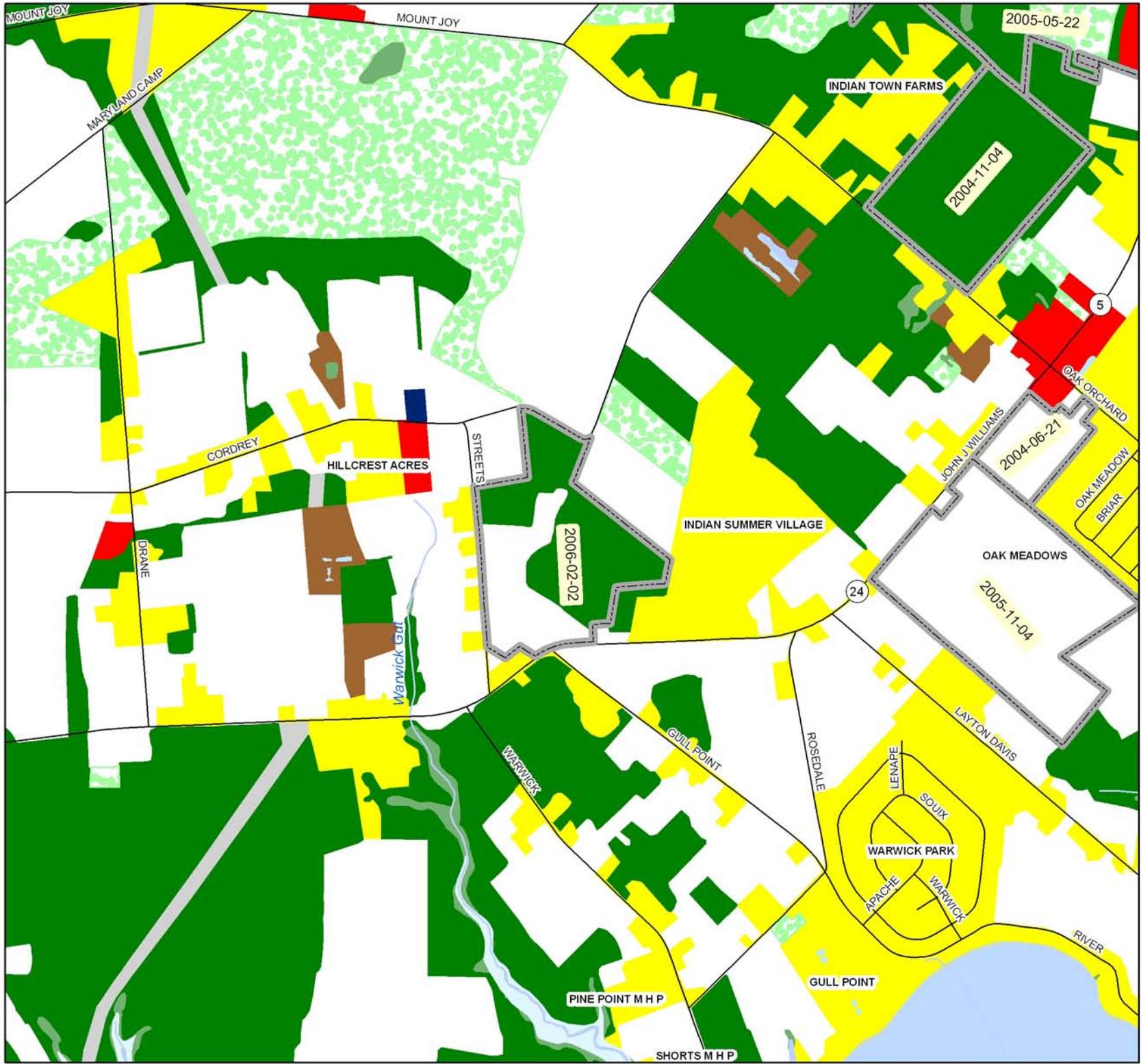
Messick Property
2006-02-02

- Project Area
 - Public-Owned
 - Ag District
 - Purchased Dev. Rights
 - Municipalities
- Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Working Forests
 - Highest Value Agriculture
 - Out of Play
 - Area of Dispute
 - Area of Study
 - Env. Sens. Dev. (Sussex)



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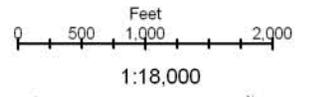




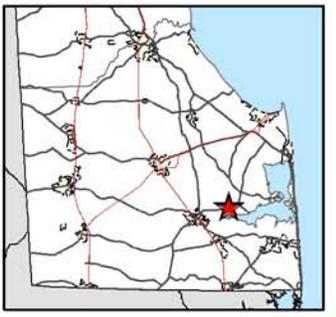
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-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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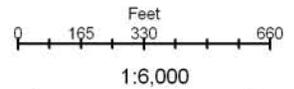


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2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



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