

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.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Woods at Johnson's Corner

2. Location (please be specific): Approximately 500 ft west from intersection of CR 390 & CR 382

3. Parcel Identification #: 5-33-11, 45.01 & 46.03

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Bay Twenty c/o Joel Farr

Address: 417 Logwood Lane

City: Chantilly

State: VA

Zip: 20151

Phone: 703-968-0245

Fax: 443-250-0092

Email: joel.farr@cox.net

6. Applicant's Name: Kenneth Christenbury

Address: 18 Chestnut Street

City: Georgetown

State: DE

Zip: 19947

Phone: 302-855-0810

Fax: 302-855-0812

Email: info@axeng.com

7. Project Designer/Engineer: Axiom Engineering, LLC - c/o Kenneth R. Christenbury, P.E.

Address: 18 Chestnut Street

City: Georgetown

State: DE

Zip: 19947

Phone: (302) 855-0810

Fax: (302) 855-0812

Email: ken@axeng.com

8. Please Designate a Contact Person, including phone number, for this Project: Kenneth R. Christenbury, P.E.

Information Regarding Site:	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Development of a 75 lot subdivision	
11. Area of Project(Acres +/-): 34.18 ac	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input checked="" type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. 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.	
14. Present Zoning: GR	15. Proposed Zoning: GR
16. Present Use: Agriculture/Wooded/Vacant	17. Proposed Use: Single Family Detached Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Unknown	
19. 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"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input checked="" type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? 22500 How will this demand be met? Artesian Water Company or another PSC Utility shall provide central water	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County	
22. If a site plan please indicate gross floor area:	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 75 Gross Density of Project: 2.2 units/acre Net Density 3.0 units/acre Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:
Number of renter-occupied units:
Number of owner-occupied units: 75

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 40

Second home buyer – if checked, how many units 35

Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0% Proposed Use: % of Impervious Surfaces: 35%
Square Feet: 0 Square Feet: 500000

27. What are the environmental impacts this project will have? Existing wetlands ditches to be relocated or piped. Road crossing through wooded wetland

How much forest land is presently on-site? 12 ac. How much forest land will be removed? 9 ac.

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

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

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

28. 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.

29. 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 3.72

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: Filling in portions of existing ditches and a road crossing through wooded wetlands.

Will there be ground disturbance within 100 feet of wetlands Yes No

30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :
31. 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 If yes, please list name: Unnamed Tributary to Bearhole Ditch
32. List the proposed method(s) of stormwater management for the site: Wet Extended Detention Ponds 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.): Unnamed Tributary to Bearhole Ditch Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 9.19 Acres Acres Square Feet Open space proposed (not including stormwater management ponds and waste water disposal areas) acres/Sq ft. What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Wooded wetlands to remain, Forested Buffers Where is the open space located? Toward the rear of the site Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they? No known protected lands
35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Sanitary Sewer, Central Water
36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Acres on-site that will be permanently protected 3.6 Acres on-site that will be restored Acres of required wetland mitigation .10 Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Stormwater Management Ponds Buffers from wetlands, streams, lakes, and other natural water bodies
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes <input checked="" type="checkbox"/> No

38. 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 786

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1

39. 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.
There will be one entrance on Route 20 which is a 2 lane highway with 11' lanes and 10' shoulders. There is a 70' right-of-way for the road.

40. Will the street rights of way be public, private, or town? Private

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

42. 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. Unknown

43. 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 - Existing Route 20 Shoulder/Bike Path

44. 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

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 - Nationwide Wetland Impact Permits

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:

45. Please make note of the time-line for this project: Preliminary Hearing Spring 2008/ Final Approval/Commence Construction Spring 2009

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.

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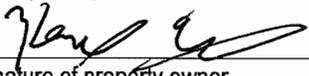
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 for Joel M. Forre
Signature of property owner

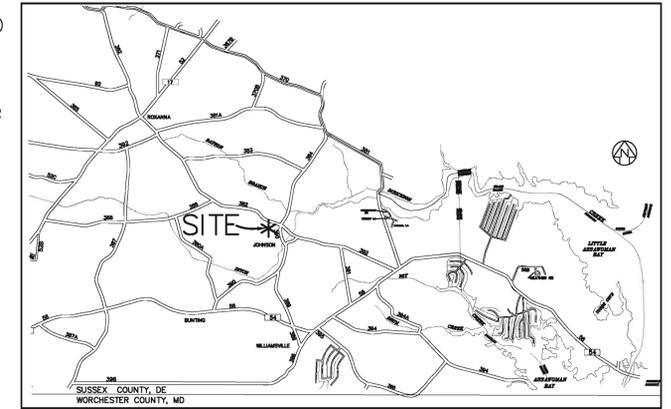
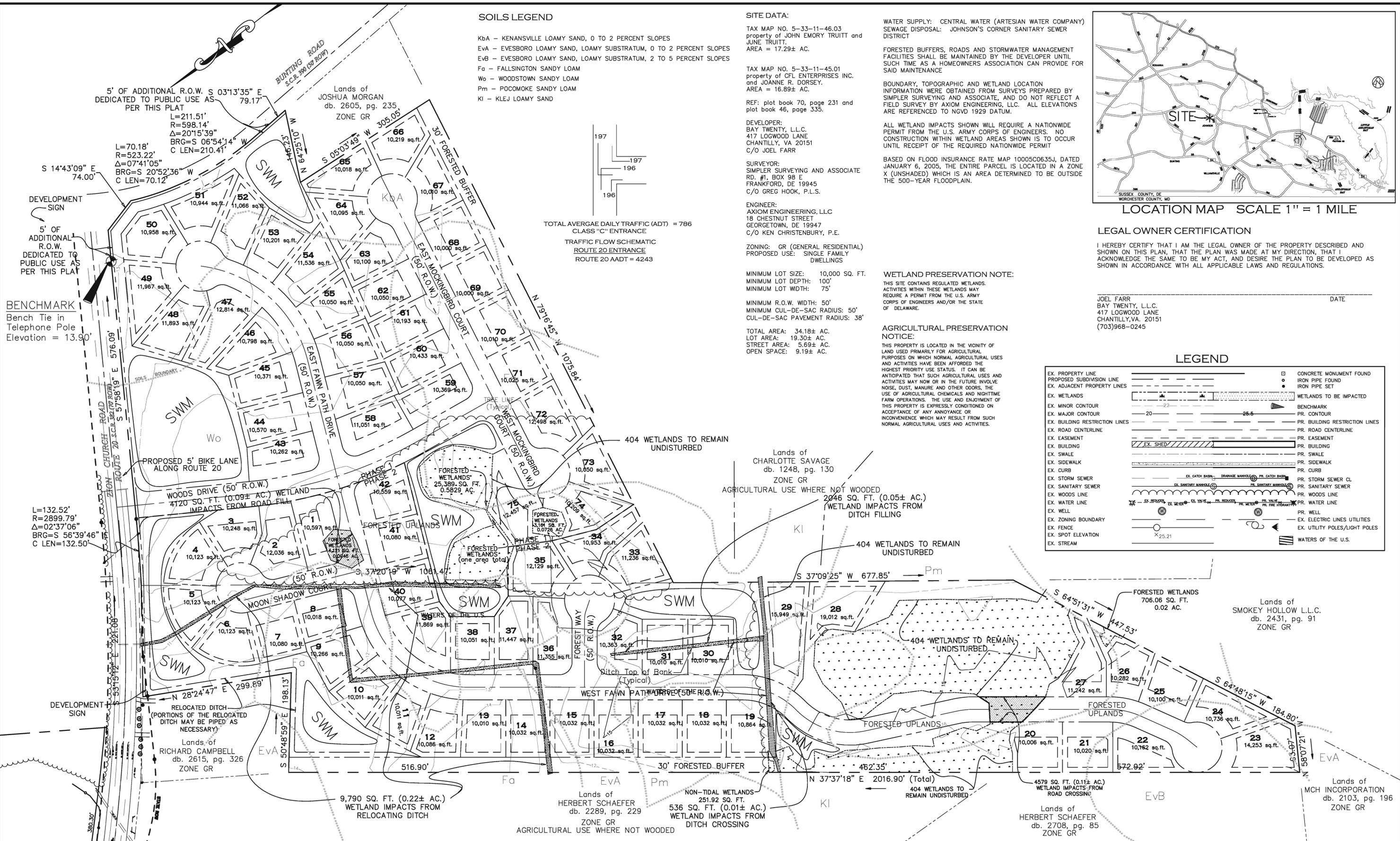
1/26/07
Date


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

1/26/07
Date

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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, 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.



REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREIN AND APPURTENANT.

TAX MAP: 5-33-11, 45.01 & 46.03

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	KRC
CHECKED BY:	KRC
DATE:	11/15/2006
SCALE:	1" = 80'

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

AXIOM ENGINEERING L.L.C.

18 CHESTNUT STREET
 GEORGETOWN, DE 19947
 (302) 855-0810
 FAX: 855-0812
 EMAIL: AXIOM@AXIOMENGINE.COM
 WEB: WWW.AXIOM.COM

PRELIMINARY SUBDIVISION PLAN

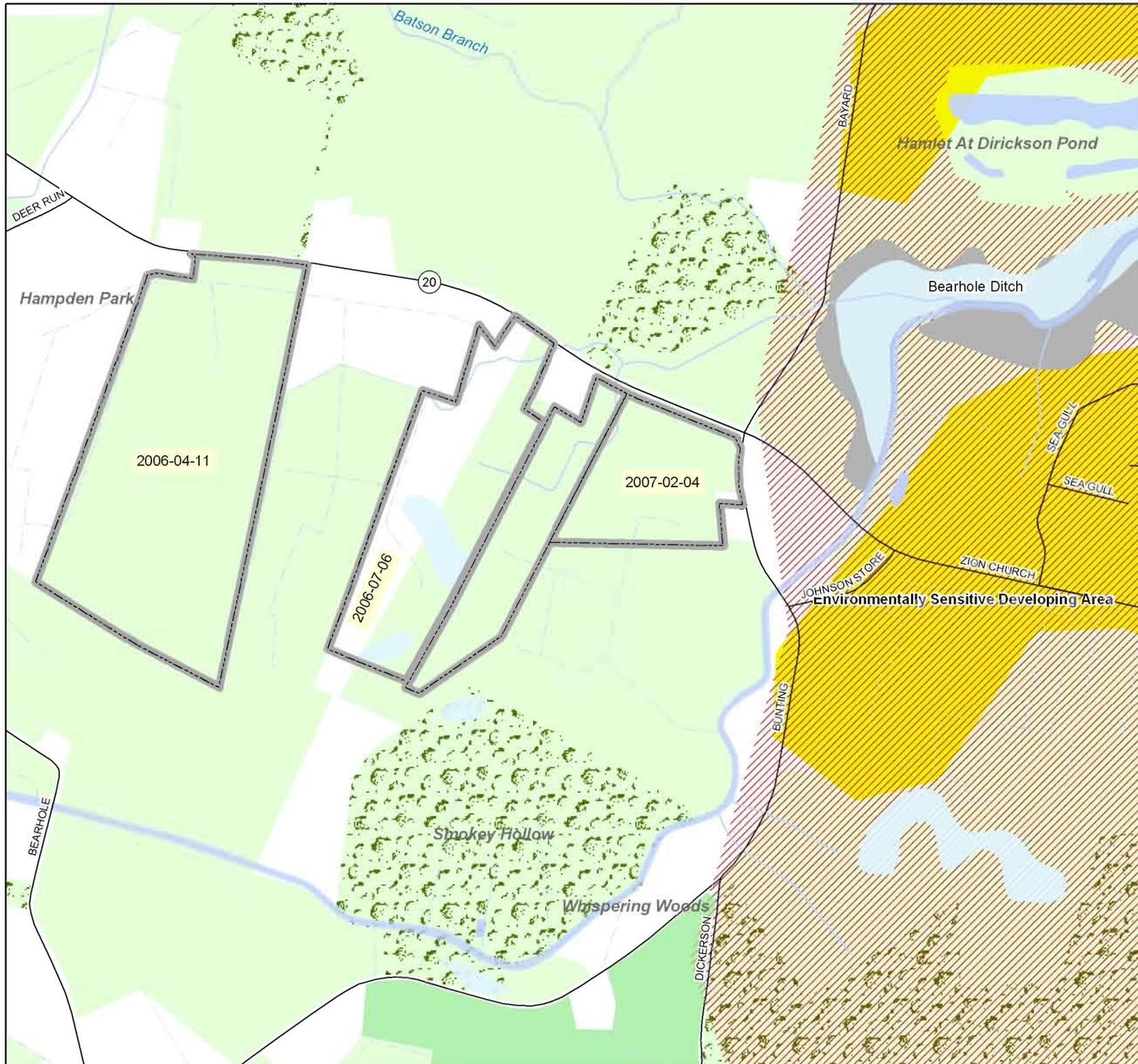
THE WOODS AT JOHNSON'S CORNER

BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO: 0004-0503
 DRAWING: P-1
 SHEET: 1 OF 1

Preliminary Land Use Service (PLUS)

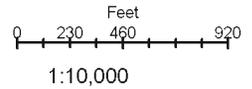
Woods At Johnson's Corner
2007-02-04



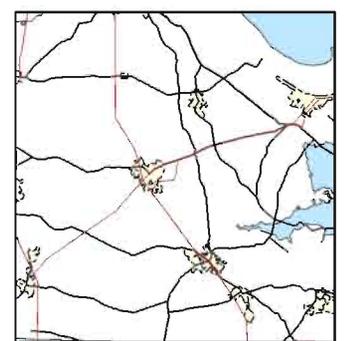
- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)



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www.state.de.us/planning

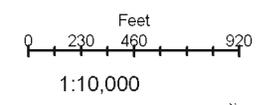


Preliminary Land Use Service (PLUS)

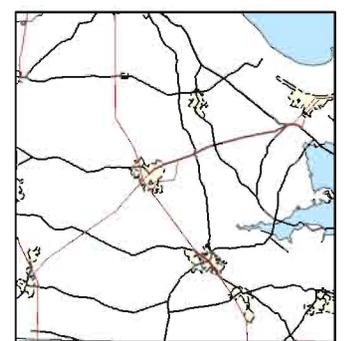
Woods At Johnson's Corner
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- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water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



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Preliminary Land Use Service (PLUS)

Woods At Johnson's Corner
2007-02-04

-  Project Area
-  Municipalities

2006-07-06

2007-02-04

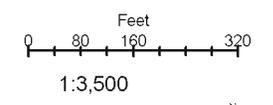
20

ZION CHURCH

BAYARD

BUNTING

BUNTING



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