

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • 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: **Windmill Estates**

2. Location: **Whitesville Road east of Delmar, east of Route 13 between Pepperbox Road and Brittingham Road**

3. Parcel Identification #: **Tax ID 5-32-15-76.01 & 76.03** 4. County or Local Jurisdiction Name: **Sussex County**

5. Owner's Name: **Windmill Estates, LLC**

Address: **26412 Broadkill Road**

City: **Milton**

State: **Delaware**

Zip: **19968**

Phone: **302-684-4766**

Fax: **302-684-8228**

Email: **dal@meridianengineers.com**

6. Applicant's Name: **Samanda Properties, LLC**

Address: **1211 Mirabeau Lane**

City: **Gladwyne**

State: **Pennsylvania**

Zip: **19035-1047**

Phone: **610-520-1866 ext 211**

Fax: **413-638-6431**

Email: **mpouls4464@aol.com**

7. Project Designer: **Land Tech Land Planning, LLC**

Address: **118 Atlantic Avenue; Suite 202**

City: **Ocean View**

State: **Delaware**

Zip: **19970**

Phone: **302-539-2366**

Fax: **302-539-2499**

Email: **jeffc@landtechllc.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Jeff Clark @ 302-539-2366**

Information Regarding Site:

9. Type of Review: ☐ Rezoning ☐ Comp. Plan Amendment (Kent County Only) ☐ Site Plan Review X Subdivision	
10. Brief Explanation of Project being reviewed: Windmill Estates is a restricted "Active Adult" (aged 55 and beyond) single family detached planned residential community with an emphasis on a rural lifestyle and managed "age-appropriate" amenity center or "club" with dining together with on-site in-home health care services. An extensive walking/jogging/cycling trail together with multiple neighborhood parks forms a community that encourages an active lifestyle. All woodlands on the site have been preserved with the exception of the entrance into the community and no wetlands impacts are planned. The meandering entrance will allow for selective alignment promoting the preservation of existing specimen woodland plants. Single-family detached homes offered may be accessed via rear alley garages or directly from the street depending on which neighborhoods are chosen from within the community.	
11. Area of Project(Acres +/-): 160.91 Acres	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Investment Level 1 ☐ Investment Level 2 ☐ Investment Level 3 X Investment Level 4 ☐ 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. This property has been the subject of a previous PLUS review - PLUS 2005-04-05; Windmill Estates	
14. Present Zoning: AR-1	15. Proposed Zoning: AR-1 Cluster Option
16. Present Use: Agriculture	17. Proposed Use: Active Adult Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Agricultural Use and herbicides, pesticides and fertilizers used for agricultural purposes.	
19. Comprehensive Plan recommendation: Low Density Residential Area If in the County, which area, according to their comprehensive plan, is the project located in: New Castle ☐ Kent ☐ Sussex X Suburban ☐ Inside growth zone ☐ Town Center ☐ Low Density X Suburban reserve ☐ Outside growth zone ☐ Developing ☐ Other ☐ Environ. Sensitive Dev. District ☐	
20. Water: X Central (Community system) ☐ Individual On-Site ☐ Public (Utility) Service Provider Name: Artesian Water Company Will a new public well be located on the site? X Yes ☐ No What is the estimated water demand for this project? 53,020 gal/day How will this demand be met? On-site well, treatment, pumping and water distribution system	
21. Wastewater: X Central (Community system) ☐ Individual On-Site ☐ Public (Utility) Service Provider Name: Artesian Wastewater Company	
22. If a site plan please indicate gross floor area: n/a	
23. If a subdivision: ☐ Commercial X Residential ☐ Mixed Use	

24. If residential, indicated the number of number of Lots/units: **241** Gross Density of Project: **1.5** Net Density **1.7**
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: **n/a**

Number of owner-occupied units: **241**

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)

26. Present Use: % of Impervious Surfaces: **0**
Square Feet: **0**

Proposed Use: % of Impervious Surfaces: **21**
Square Feet: **1,494,200**

27. What are the environmental impacts this project will have? **Increase in runoff that will need to be managed for quality and quantity, decrease in agricultural chemical application, minor forest disturbance, increase in ornamental and indigenous tree, shrub and grasses populations, typical residential development impacts to site, existing roads and neighborhood.**

How much forest land is presently on-site? **22.61 Acres** How much forest land will be removed? **1.15 Acre**

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 (**"FAIR" area**)

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 **5**

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

30. 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 :
31. 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: Ward Branch
32. List the proposed method(s) of stormwater management for the site: Biofiltration and Wet Pond
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.): Ward Branch
Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No
33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 60 Acres 2,613,600 Square Feet
Open space proposed (not including stormwater management ponds and waste water disposal areas) 60 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 and passive recreation in designated "Park" areas within the community, passive recreation in undisturbed natural areas, habitat enhancement along pond fringes, active recreation via community trail system.
Where is the open space located? Refer to Land Use Plan
Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No
34. 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? Natural wetlands buffer adjoining Ward Branch
35. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? Public Roadway improvements, water plant, wastewater plant and disposal area.
36. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No
Acres on-site that will be permanently protected All natural forested areas except for entrance disturbance.
Acres on-site that will be restored 1
Acres of required wetland mitigation 0
Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Biofiltration, re-forestation
Buffers from wetlands, streams, lakes, and other natural water bodies Refer to Land Use Plan
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ 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 **1,144 ADT – ITE Code 251**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **Trash Trucks and Moving Vans – 6-10 per week**

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 **A single entrance is proposed as illustrated upon the Land Use Plan. The entrance shall be designed in accordance with current DelDOT regulations governing private subdivision entries.**

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. **Would not encourage connection to neighboring properties with this "active adult" user.**

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

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

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

X Yes ☐ No

If yes, please List them: **Solid waste in the form of building material waste resulting from home construction.**

The developer/home builder will utilize large waste containers to be hauled to a recognized land- fill and disposed of properly by a licensed waste hauler.

45. Please make note of the time-line for this project: **Construction start Spring of 2009**

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

Signature of contract purchaser

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, Suite 302, Haslet Building, Third Floor, 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.**

Windmill Estates

A Planned "Active Adult" Residential Community



SITE DATA

- TOTAL SITE AREA: 160.91± ACRES
- EXISTING ZONING: AGRICULTURAL RESIDENTIAL
- LOTS PROPOSED: 241 LOTS FOR S.F.D. HOMES
- AREA OF '404' WETLANDS: 5.02± ACRES
- PRIVATE SUBDIVISION STREETS
- COMMUNITY WASTEWATER SYSTEM - ARTESIAN
- COMMUNITY WATER SYSTEM - ARTESIAN

PROJECT NO.	05144
DATE	08/02/07
SCALE	1" = 200'

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SCALE	1" = 200'



CONCEPTUAL
SITE PLAN
SUSSEX COUNTY, DELAWARE
Windmill Estates

Windmill Estates
2007-09-13

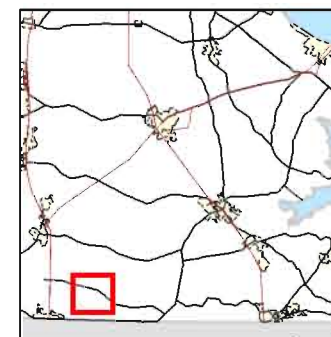
-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

 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)



Delaware Office of
State Planning
Coordination

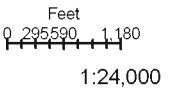
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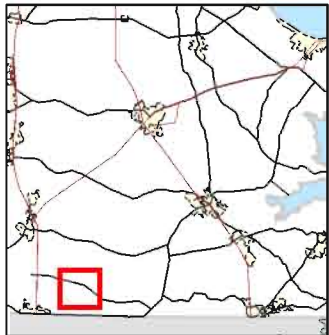
Preliminary Land Use Service (PLUS)

Windmill Estates
2007-09-13

-  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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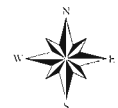
**Preliminary Land
Use Service (PLUS)**

Windmill Estates
2007-09-13

-  Project Area
-  Municipalities



1:7,043



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