





25. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: 40

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

X Move-up buyer – if checked, how many units 24 +/-

X Second home buyer – if checked, how many units 16 +/-

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

26. Present Use: % of Impervious Surfaces: 0.20 %  
Square Feet: 4,780 SF

Proposed Use: % of Impervious Surfaces: 5.61 %  
Square Feet: 134,600 SF

27. What are the environmental impacts this project will have? Forest Clearing

How much forest land is presently on-site? 54.01 Ac

How much forest land will be removed? 28.74 Ac

\*Includes Road ROW & Approximately 40% of Each Lot (quantifying future selective clearing)

Are there known rare, threatened, or endangered species on-site?  Yes X No -consultant to research in more detail

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? X 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 X 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)? X Yes  No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development?  Yes X 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? X Yes  No

Are the wetlands: X Tidal Acres 1.41 Ac.

X Non-tidal Acres 0.00 Ac.

If "Yes", have the wetlands been delineated? X Yes  No

Has the Army Corp of Engineers signed off on the delineation?  Yes X No Under Review

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits?  Yes X No If "Yes", describe the impacts:

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

30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)  If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Nanticoke River  Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : Disturbance will be lot specific and dependant on future owners – as required, any and all disturbance will be mitigated. Existing RipRap in place along shoreline.
31. 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  If yes, please list name:
32. List the proposed method(s) of stormwater management for the site: Stormwater Ponds for water quality and quantity treatment and BMPs for nutrient reduction  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.): On-Site Wetlands/ Infiltration/ Roadside Swales  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? 13.80 Acres 601,128 Square Feet  Open space proposed (not including stormwater management ponds and waste water disposal areas) 12.09 Ac/ 526,640SF 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)? Active Recreation (Golf, Trails...), Passive Recreation (Landscaped Sitting - Viewing Areas), Stormwater Ponds, & Wildlife Habitat (Existing Wetlands & Wooded Areas) Where is the open space located? Integrated throughout Future Development  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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Nanticoke Wildlife Area
35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Acres on-site that will be permanently protected ** Applicant may consider deed restrictions for wetlands and remaining wooded areas  Acres on-site that will be restored N/A  Acres of required wetland mitigation N/A  Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed ESC: Silt Fence-Super Silt Fence-Stabilized Construction Entrance SWM BMPs: Natural Area Conservation-Rooftop Disconnection-Sheetflow to Buffer-Grass Channels, SWM Detention Ponds-Infiltration-Bioretenion-Integrated System of Swales  Buffers from wetlands, streams, lakes, and other natural water bodies 50' Tidal Wetland Buffer
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input 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 448 ADT

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

One connection to Woodland Ferry Road – RD 78 (to the NorthEast of the future development) –  
Woodland Ferry Road maintains a 50' ROW – the pavement width is approximately 22' wide w/ one lane in each direction

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

3942. 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. Connection to future development, to the east, will provide access to Woodland Ferry Road

43. Are there existing or proposed sidewalks?  Yes  No; bike paths  Yes  No Trail System Proposed

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 On-site family cemetery to be maintained

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 \*\*Yet Complying w/ State Requirements

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:

45. Please make note of the time-line for this project: 4-5 Years from Anticipated Approval (January 2011)

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](mailto: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.

# NATHANIEL'S LANDING @ CAPTAIN'S HILL

Sussex County, Delaware

## Preliminary Site Plan

November 28, 2007

DBF # 1683A001B

1" = 200'



**DAVIS  
BOWEN &  
FRIEDEL, INC.**  
ARCHITECTS • ENGINEERS • SURVEYORS

LINE	BEARING	DISTANCE
L1	S 47°25'51" W	1408.60'
L2	N 62°00'21" W	396.29'
L3	S 47°35'25" W	26.16'
L4	N 43°52'37" W	1174.84'
L5	N 72°11'04" W	764.25'
L6	N 48°37'08" W	507.86'
L7	N 76°54'36" W	564.15'
L8	S 11°40'13" W	152.22'
L9	N 87°46'43" W	194.71'
L10	S 56°35'08" W	97.08'
L11	S 51°30'13" W	655.89'
L12	S 10°14'05" E	397.12'
-	-	-
-	-	-
-	-	-
L15	S 26°48'36" W	239.25'
L16	N 47°11'24" W	963.19'
L17	N 84°38'47" E	261.13'
L18	N 70°38'48" E	553.41'
L19	N 51°42'45" E	595.62'
L20	N 02°14'06" W	92.68'
L21	S 23°31'28" W	73.70'
L22	N 65°54'34" W	32.27'
L23	N 07°32'45" E	111.77'
L24	N 21°25'55" E	104.54'
L25	N 24°15'01" E	424.02'
L26	N 13°09'18" E	320.44'
L27	N 21°05'21" E	68.32'
L28	S 82°28'38" E	7.01'
L29	N 18°49'10" E	89.27'
L30	N 11°24'57" E	170.08'
L31	N 10°53'10" E	196.33'
L32	N 16°27'26" E	124.82'
L33	N 28°50'02" E	150.95'
L34	N 21°39'10" E	74.27'
L35	N 34°38'52" E	240.92'
L36	N 39°02'00" E	34.94'
L37	N 46°34'10" E	43.78'
L38	N 38°02'37" E	37.43'
L39	S 50°43'57" E	2714.34'
L40	N 29°49'26" E	1645.03'
L41	S 60°04'07" E	210.00'
L42	S 29°49'26" W	1679.56'
L43	S 50°43'57" E	1561.51'

### LAND USE SUMMARY

TOTAL ACRES: 55.06 ACRES

TOTAL NUMBER OF LOTS:  
(1 ACRE MIN.)      31  
(1/2 ACRE MIN.)    9  
TOTAL:                    40



# Preliminary Land Use Service (PLUS)

Nataniel's Landing  
At Captain's Hill &  
At Cherry Walk

2007-12-07 & 2007-12-08

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

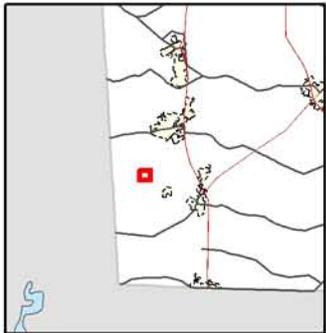
## Strategies

- 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)

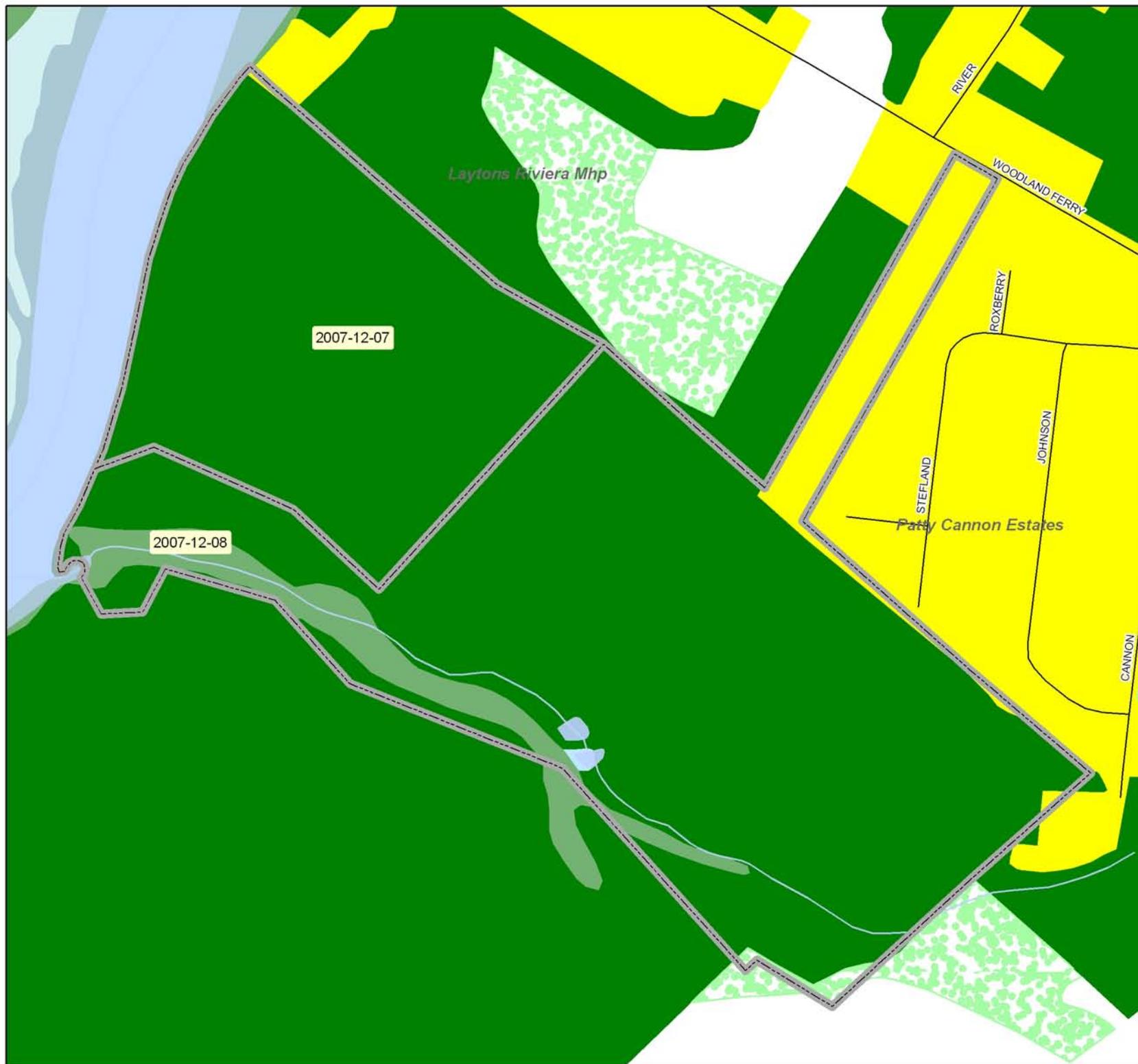
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[www.state.de.us/planning](http://www.state.de.us/planning)



**Preliminary Land Use Service (PLUS)**  
 Nataniel's Landing  
 At Captain's Hill &  
 At Cherry Walk  
 2007-12-07 & 2007-12-08



- 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

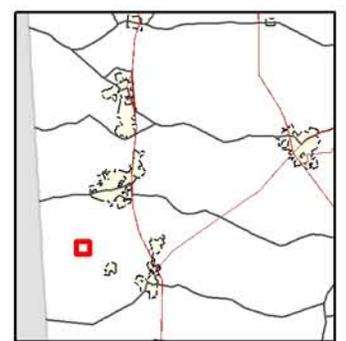
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Delaware Office of  
 State Planning  
 Coordination



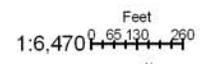
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# Preliminary Land Use Service (PLUS)

Nataniel's Landing  
At Captain's Hill &  
At Cherry Walk  
2007-12-07 & 2007-12-08

-  Project Area
-  Municipalities



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