

PLUS 2007-12-08
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: Nathaniel's Landing at Cherry Walk

2. Location (please be specific): South Side of Woodland Ferry Rd - just East of the Nanticoke River & North of Nanticoke Wildlife Area

3. Parcel Identification #: Map 2-32-4.00 Parcels 6.00,6.02, & 6.05 4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Jesse Frederick Conaway & Everett T. Conaway

Address: PO Box 269 – 69 Rivers End Drive

City: Seaford

State: Delaware

Zip: 19973

Phone: 302-628-8611

Fax: 302-628-8621

Email: jfsailor@aol.com

6. Applicant's Name: Jesse Frederick Conaway & Everett T. Conaway

Address: PO Box 269 – 69 Rivers End Drive

City: Seaford

State: Delaware

Zip: 19973

Phone: 302-628-8611

Fax: 302-628-8621

Email: jfsailor@aol.com

7. Project Designer/Engineer: Davis, Bowen & Friedel, Inc.

Address: One Plaza East, Suite 200 – PO Box 93

City: Salisbury

State: MD

Zip: 21803

Phone: 410-543-9091

Fax: 410-543-4172

Email: ggf@dbfinc.com

8. **Please Designate a Contact Person, including phone number, for this Project:** Jerry Friedel, PE / Matt Mathias, RLA

[illegible]

25. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: 84

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 50 +/-

X Second home buyer – if checked, how many units 34 +/-

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

26. Present Use: % of Impervious Surfaces: 0.00 %

Square Feet: 0 SF

Proposed Use: % of Impervious Surfaces: 8.20%

Square Feet: 375,923 SF

27. What are the environmental impacts this project will have? Forest Clearing & Minimal Wetland Impacts

How much forest land is presently on-site? 95.36 Ac How much forest land will be removed? 34.25 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 4.64 Ac.

X Non-tidal Acres 1.18 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? X Yes ☐ No If "Yes", describe the impacts: Impacts to federally regulated wetlands & waters will involve only a small portion of the site. Anticipated are impacts from construction of one road crossing. It is expected that all regulated impacts will total less than 0.1 acre qualifying for authorization by Nationwide Permit No. 18..

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? ☐ 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:
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? ☐ Yes ☒ No
33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 48.35 Acres 2,106,126 Square Feet Open space proposed (not including stormwater management ponds and waste water disposal areas) 42.21 Ac/ 1,838,668 SF 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 (Swimming, Clubhouse, Tennis, 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)? ☐ 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? Nanticoke Wildlife Area
35. Is any developer funding for infrastructure improvement anticipated? ☐ Yes ☒ No If "Yes," what are they?
36. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No Acres on-site that will be permanently protected **Not required for Nationwide Permit No. 18 – 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-Bioretention-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)? ☒ 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 886 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. There are existing developments directly adjacent to the subject site, along the Northern property line. While we would be willing to discuss, all properties appear to be adequately served by 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

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 Nationwide Permit No. 18

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 **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.

(1/2 ACRE MIN.) 84

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

 Project Area

- ## Strategies

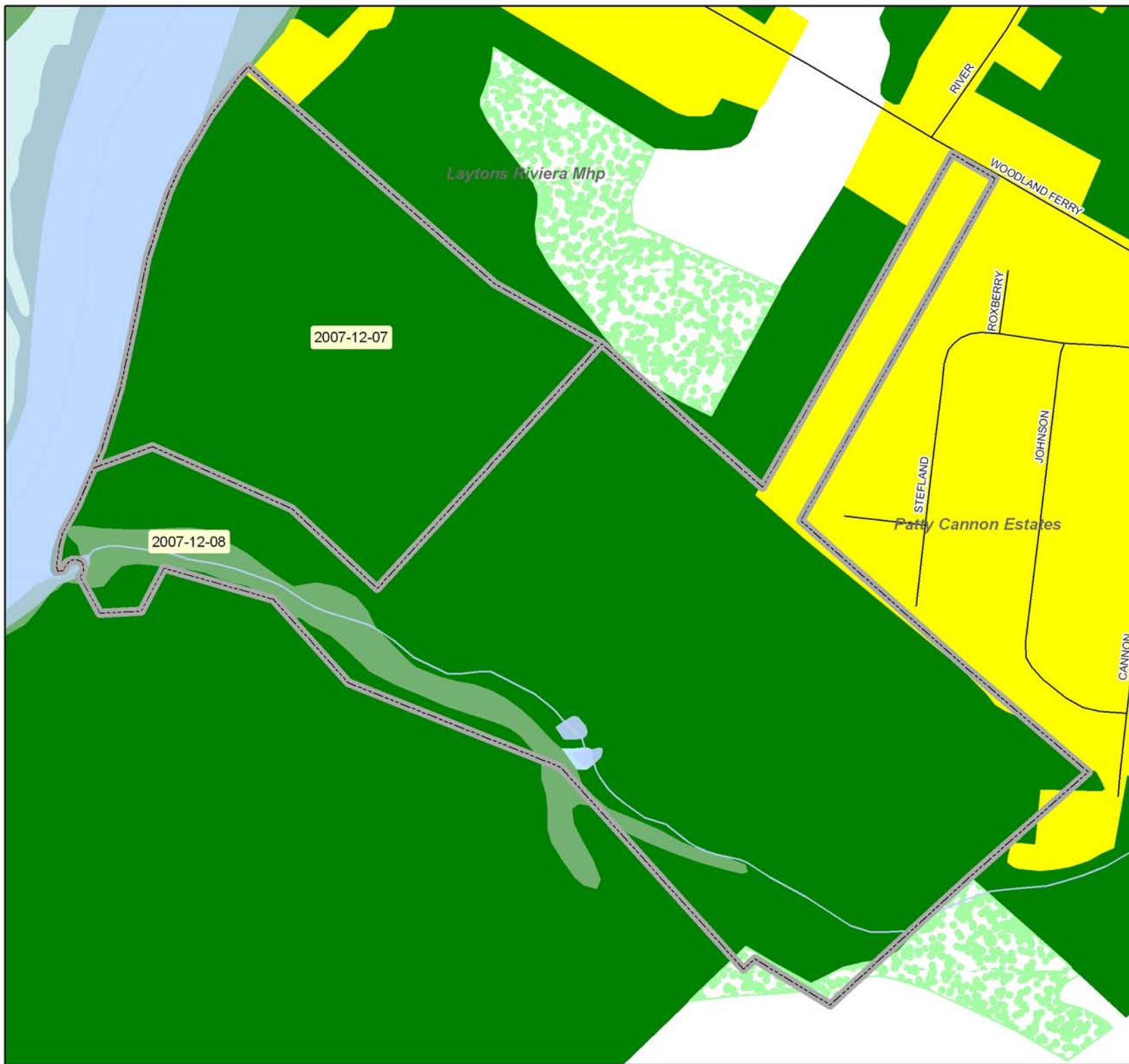
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- Feet
- 0 65 130 260



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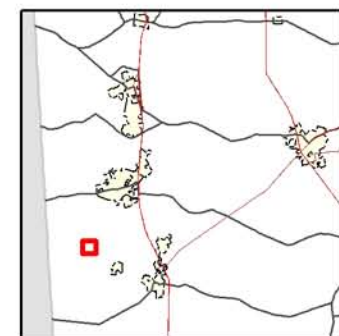


- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
 - Residential
 - Commercial/Urban
 - Industrial
 - Trans./Comm./Utilities
 - Institutional/Governmental
 - Recreational
 - Agriculture
 - Scrub/Clear Cut
 - Forest
 - Water
 - Wetlands/Wet Woods
 - Beach/Sandy Area
 - Extraction/Transition

Feet
1:6,470 0 65 130 260



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-  Project Area
-  Municipalities



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