

**PLUS 2007-12-10**  
**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](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

- |   |   |                                  |
|---|---|----------------------------------|
| 1. Project Title/Name: <b>Delmar Grove</b>  |   |                                  |
| 2. Location ( please be specific): <b>Located on the southwest corner of the Iron Hill Road and Old Stage Road in the Town of Delmar (just east of Route 13).</b> |   |                                  |
| 3. Parcel Identification #: <b>5-32-13.00-85.00</b>   | 4. County or Local Jurisdiction Name: <b>Town of Delmar</b> |                                  |
| 5. Owner's Name: <b>Delmarva Woodlands Alliance II, LLC</b>   |   |                                  |
| Address: <b>55 Cascade Lane</b>   |   |                                  |
| City: <b>Rehoboth Beach</b>   | State: <b>DE</b>  | Zip: <b>19971</b>                |
| Phone: <b>302.227.3573</b>  | Fax: <b>302.227.6349</b>                                    | Email:                           |
| 6. Applicant's Name: <b>Delmarva Woodlands Alliance II, LLC</b>   |   |                                  |
| Address: <b>55 Cascade Lane</b>   |   |                                  |
| City: <b>Rehoboth Beach</b>   | State: <b>DE</b>  | Zip: <b>19971</b>                |
| Phone: <b>302.227.3573</b>  | Fax: <b>302.227.6349</b>                                    | Email:                           |
| 7. Project Designer/Engineer: <b>Element</b>  |   |                                  |
| Address: <b>18335 Coastal Highway, Suite C</b>  |   |                                  |
| City: <b>Lewes</b>  | State: <b>DE</b>  | Zip: <b>19958</b>                |
| Phone: <b>302.645.0777</b>  | Fax: <b>302.645.0177</b>                                    | Email: <b>doug@elementdg.com</b> |
| 8. Please Designate a Contact Person, including phone number, for this Project: <b>Douglas M. Warner, P.E. 302.645.0777</b>                                       |   |                                  |



24. If residential, please indicate the following:

Number of renter-occupied units: **60**  
Number of owner-occupied units: **60**

**Numbers are approximate. A plan for both rental and owner units is being developed. The Developer is coordinating with the Town on preferred methodologies.**

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 **120**

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)

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

Proposed Use: % of Impervious Surfaces: **3.91 %**  
Square Feet: **3.80 Acres**

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

How much forest land is presently on-site? **100% (timber logged)** How much forest land will be removed? **8.75 %**  
(site is agricultural timber)

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

**The developed portion of the site is located outside of both the Excellent and Good Groundwater Recharge Area.**

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 **83.62 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 (not within 50')

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :</p>
<p>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: <b>Does not impact, but the site is adjacent to the Ward Cordrey Tax Ditch.</b></p>
<p>32. List the proposed method(s) of stormwater management for the site: <b>Wet and/or Dry Ponds.</b></p> <p>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.): <b>Existing wetlands/drainage ditch found onsite.</b></p> <p>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</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? <b>8.18 +/- Acres</b> Square Feet <b>(83.70 Acres including wetlands)</b></p> <p><b>Applicant would like to discuss the possibility of utilizing the wetland acreage for a passive park for both this community and the Town. There are pockets of uplands throughout the delineated area that are not contiguous enough for development but may be easily connected to establish a walking trail/park system.</b></p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) <b>8.0 Acres</b> acres/Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? <b>Active (tot lot, recreational area and trails) and passive (preserved forest and wetland buffers, landscaped areas) recreation</b></p> <p>Where is the open space located? <b>Throughout the development. Reference the attached Site Plan.</b></p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>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?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>

<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected <b>Preserved Wetlands (83.62 Acres); 30' forested buffer adjacent to the residential property (0.52 Acres)</b></p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed <b>A combination of DNREC and SCD approved BMP's will be implemented. The focus will be on green BMP's for water quality management. Wet and/or dry ponds to be implemented as necessary for quantity control. All applicable erosion and sediment measures (per SCD).</b></p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies <b>50 foot wetland buffer ( 1.22 Acres)</b></p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Nuisance species control will be implemented through proper BMP and vegetation design. The onsite practices will be continuously maintained via a HOA controlled maintenance program with an approved subcontractor.</b></p>
<p>38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>A Traffic Impact Study is in progress and the Preliminary Traffic Impact Study has been submitted to DelDOT on November 27, 2007.</b></p> <p>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 <b>Approximately 88 trips/day.</b></p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? <b>0%</b></p>
<p>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. <b>One proposed entrance on Iron Hill Road (Sussex County Road #454). There are two existing 10' travel lanes (one eastbound, one westbound); no shoulders. Standard DelDOT improvements will be designed during final engineering.</b></p>
<p>40. Will the street rights of way be public, private, or town? <b>The streets will be Public and maintained by the Town of Delmar.</b></p>
<p>41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>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. <b>N/A</b></p>
<p>43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Note: It is anticipated that the frontage will be improved and will incorporate provisions for the standard 15' wide DelDOT multi-modal path.</b></p>

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

45. Are any federal permits, licensing, or funding anticipated?  Yes  No

46. 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: **Solid waste will be generated during building construction, however it is not anticipated that any special permits will be required for disposal.**

47. Please make note of the time-line for this project: **Build-out 2015.**

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

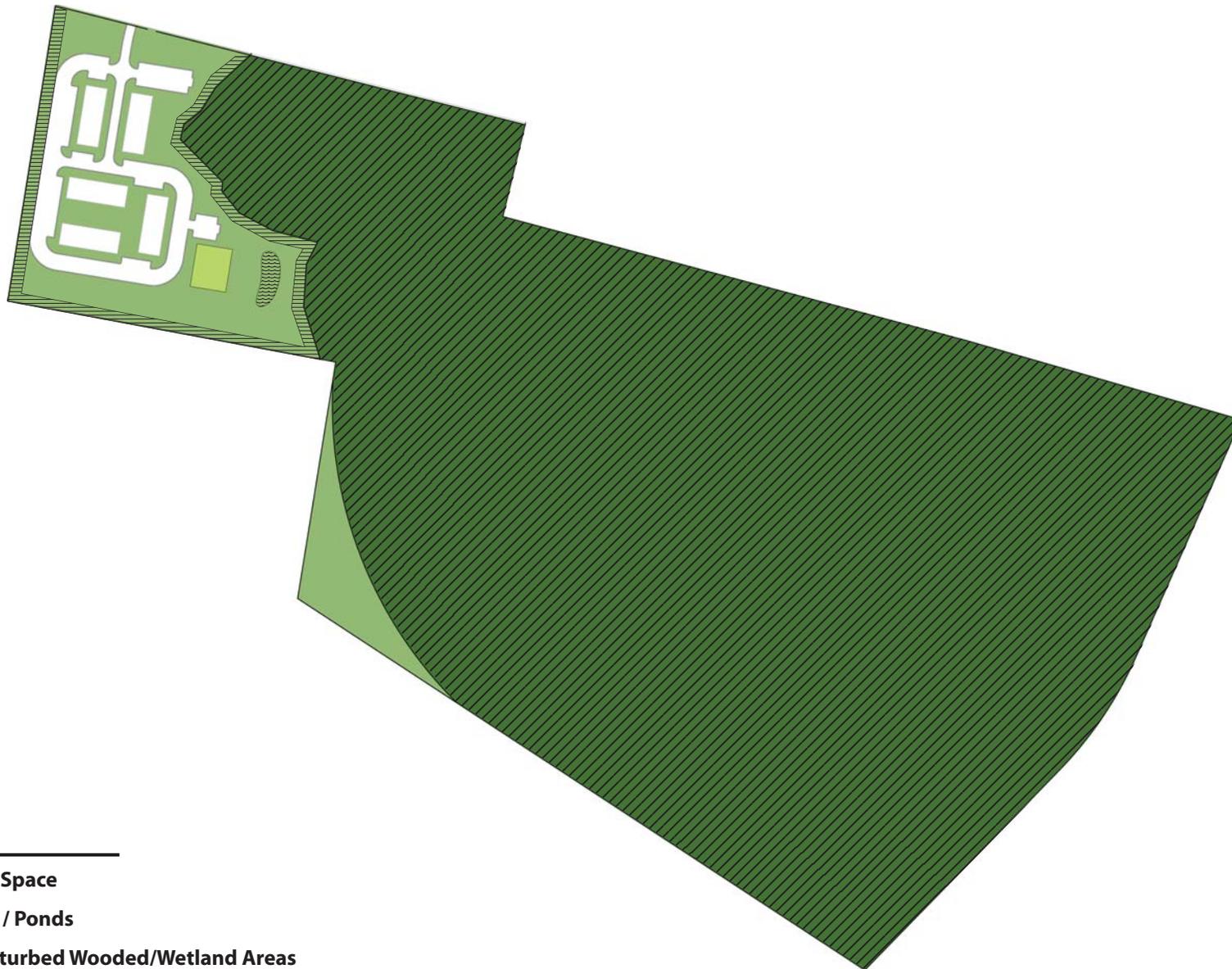
**Signed application must be received before application is scheduled for PLUS review.**

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.



VICINITY MAP





**KEY:**

-  Open Space
-  Lakes / Ponds
-  Undisturbed Wooded/Wetland Areas
-  Amenity Area
-  Buffer Area

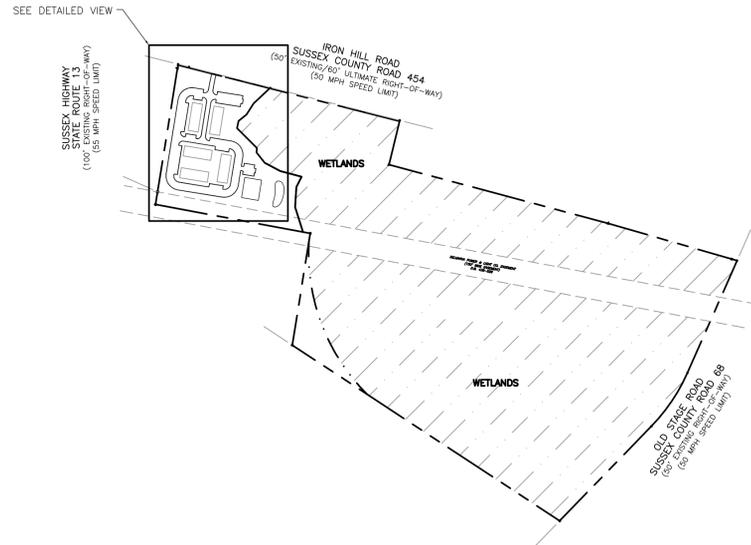
**EXHIBIT I: Open Space Areas**

PLUS REVIEW : 30 Nov 2007

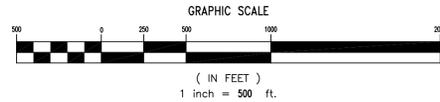
e0722 Delmar Grove - Town of Delmar, Sussex County, DE

ELEMENT





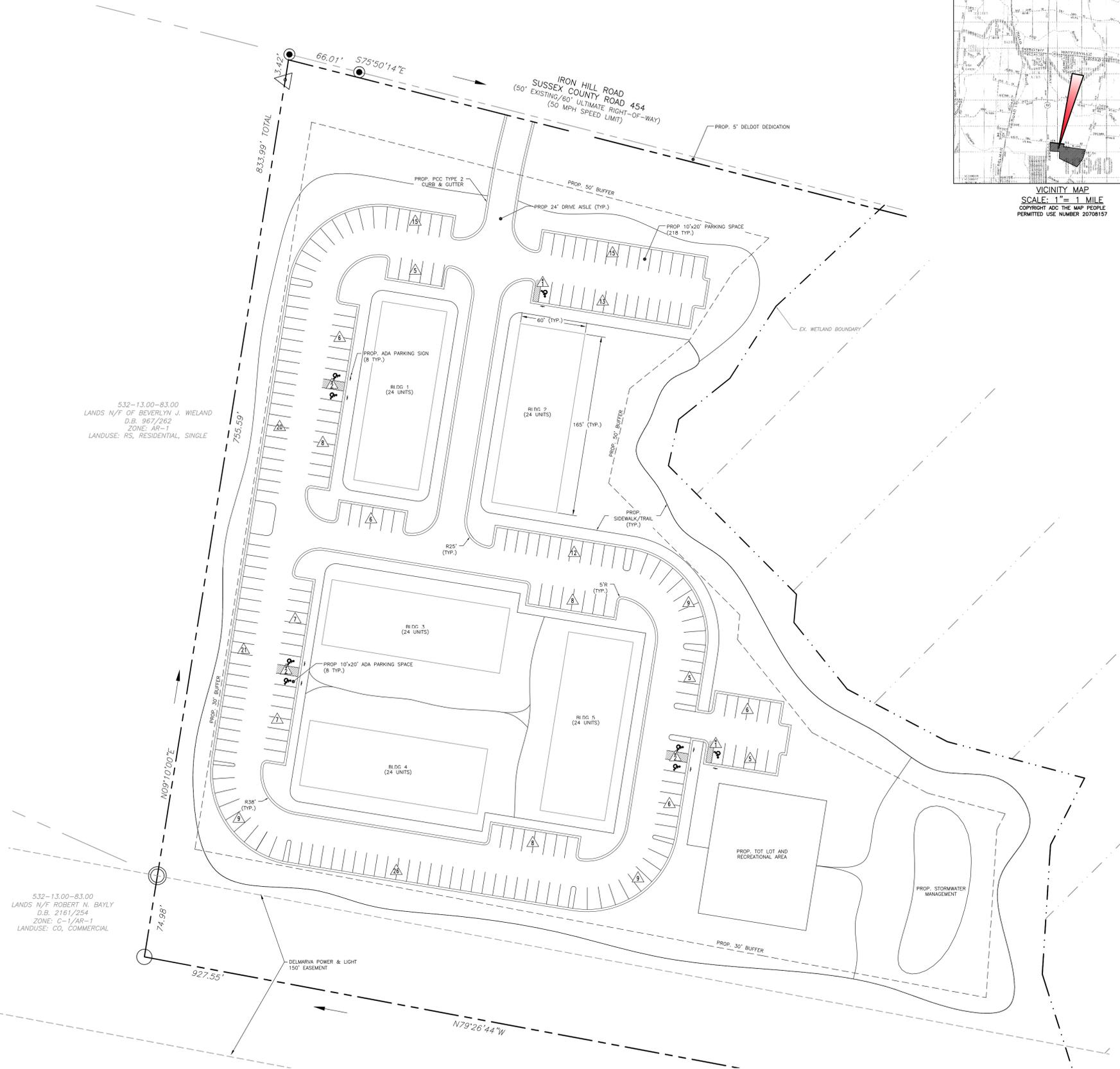
OVERALL VIEW



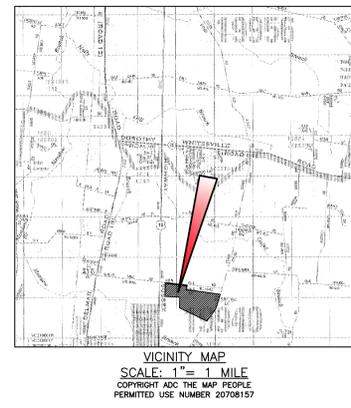
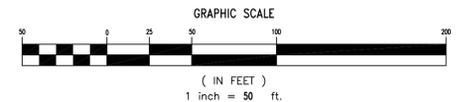
PROJECT NOTES:

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
  - MERIDIAN TOPOGRAPHIC SURVEY DATED 04/11/06
  - ENVIROTECH ENVIRONMENTAL CONSULTANTS, INC. WETLAND DELINEATION REPORT DATED 04/06
- THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREIN ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.
- PROPOSED ZONING: R-2 (TOWN OF DELMAR)  
TAX MAP # 532-13.00-85.00 (LANDS N/F DELMARVA WOODLAND ALLIANCE II LLC, DEED REFERENCE: 3246/108)  
SIZE: 97.25± ACRES
- USES:  
EXISTING USE: WOODED, LOGGED  
PROPOSED USE: (5) 24-UNIT CONDO BUILDINGS (120 UNITS TOTAL)
- PARKING:
 

	REQUIRED	PROPOSED
1.5 SP PER DWELLING UNIT (1.5x120 UNITS = 180)	180	
25% GUEST PARKING (180x.25 = 45)	45	
TOTAL AMOUNT OF PARKING SPACES:	225	234
ADA DIMENSIONS		10' X 20'
ADA TOTAL		5
STANDARD DIMENSIONS		10' X 20'
STANDARD TOTAL		226



DETAILED VIEW



REV.	DATE	CHANGE	BY

CONCEPT PLAN  
DELMAR GROVE

TAX MAP # 532-13.00-85.00  
LITTLE CREEK HUNDPRED  
TOWN OF DELMAR  
SUSSEX COUNTY, DELAWARE

**ELEMENT**

18355 Coastal Highway Suite C  
Leesville, NC 27041  
P: 302.645.0777  
F: 302.645.0177  
info@elementdg.com

Douglas M. Wanner, PE  
DE PE 11598

DSN	DRW	CHKD
SBH	DO	DMW
SCALE: AS NOTED		
JOB No.	e0722	
DATE:	28 Sep 07	
FILE No.	e0722.cp.0	
SHEET	1 of 1	

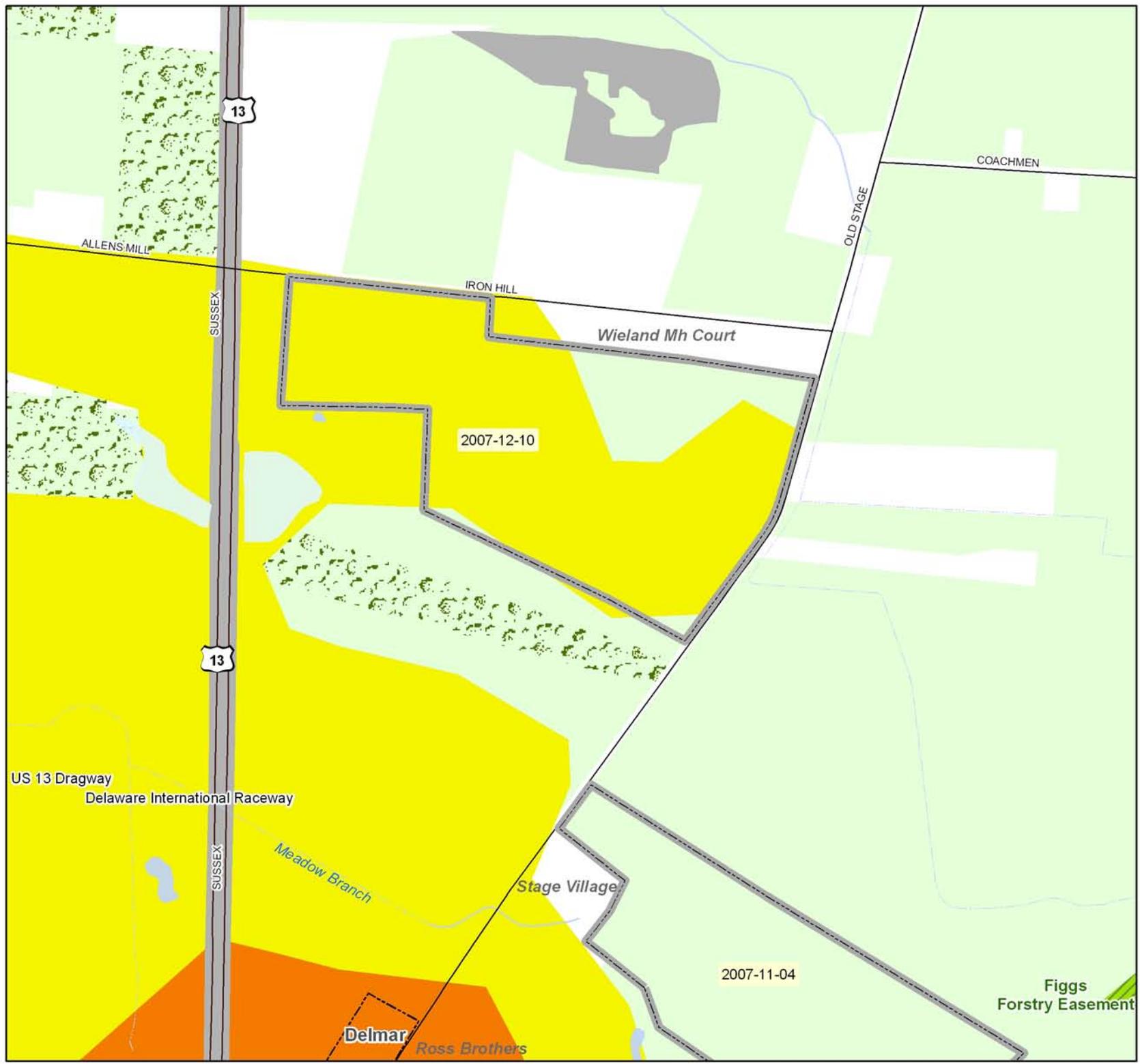
SITE PLAN

# Preliminary Land Use Service (PLUS)

## Norwood Rezoning

2007-12-09

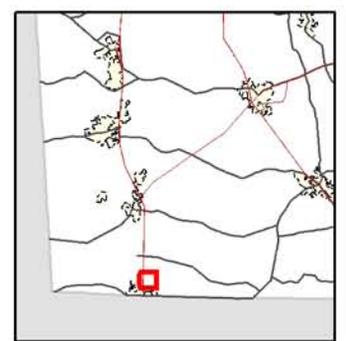
-  Project Area
  -  Municipalities
  -  Purchased Dev. Rights
  -  Ag District
  -  Public Owned/Protected
  -  Forestry Easements
  -  Delaware State Forests
  -  Working Forests
  -  Highest Value Agriculture
- Strategies**
-  Level 1
  -  Level 2
  -  Level 3
  -  Level 4
  -  Nat. Res. & Rec. Priorities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



Feet  
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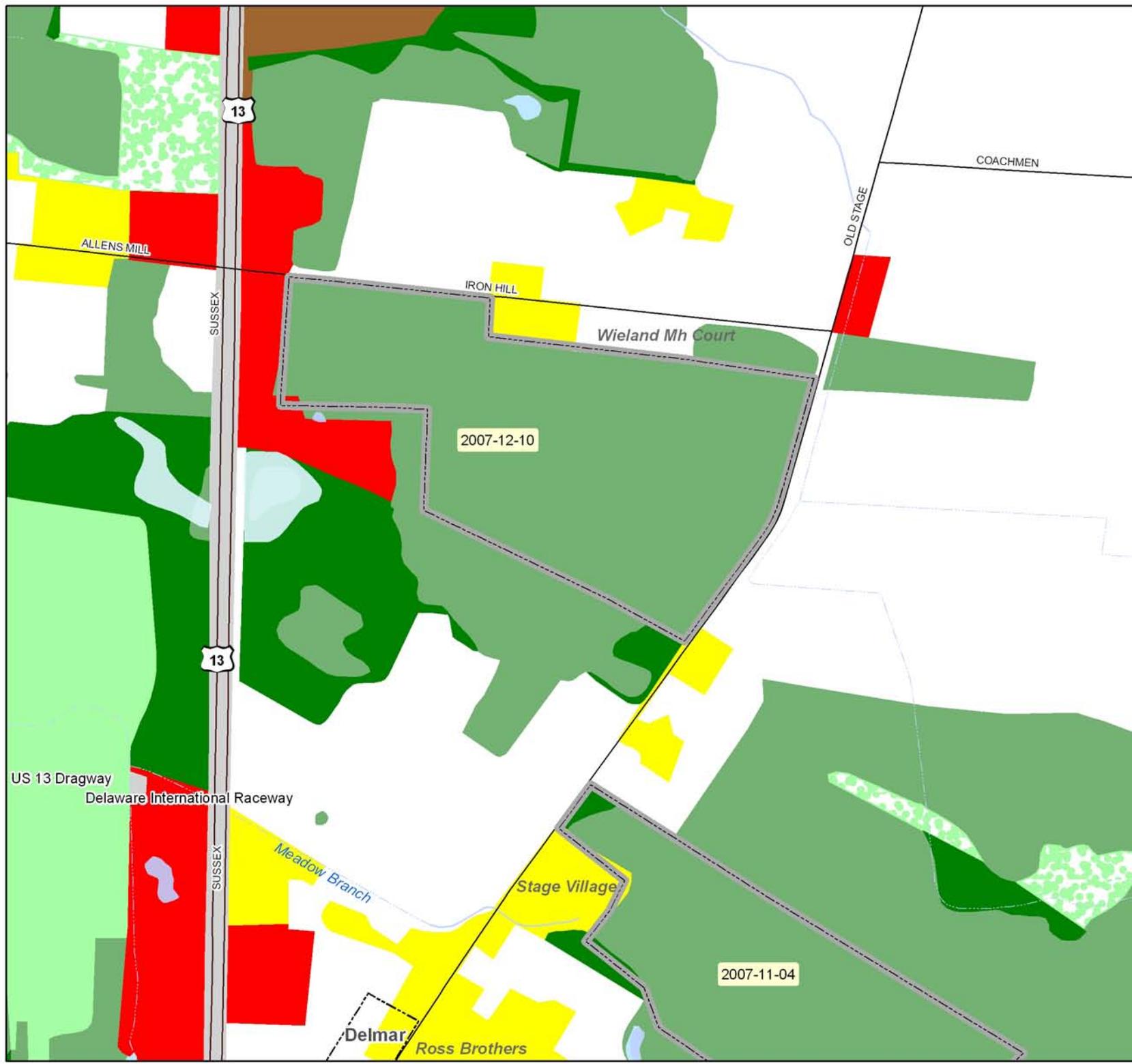


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**Preliminary Land Use Service (PLUS)**  
**Norwood Rezoning**  
 2007-12-09

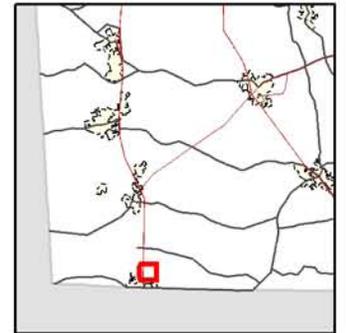
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



Feet  
 1:10,000  
 0 75 150 300



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# Preliminary Land Use Service (PLUS)

Norwood Rezoning  
2007-12-09

-  Project Area
-  Municipalities



Feet  
0 40 80 160  
1:5,314



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