

## 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: Town Center at Duneside at Baywood
2. Location ( please be specific): Off of Rt. 24, south of Holly Lake Road (within Baywood GR-RPC & Duneside AR-1 Cluster)
3. Parcel Identification #: 234-17,P/O P.25,26.09 & 234-23, P/O P.5,7
4. County or Local Jurisdiction Name: Sussex
5. Owner's Name: Baywood, LLC  
Address: 34026 Anna's Way, Suite 1  
City: Long Neck State: DE Zip: 19966  
Phone: 302-945-9300 Fax: 302-945-4032 Email: n/a
6. Applicant's Name: Baywood, LLC  
Address: 34026 Anna's Way, Suite 1  
City: Long Neck State: DE Zip: 19966  
Phone: 302-945-9300 Fax: 302-945-4032 Email: n/a
7. Project Designer/Engineer: McCrone, Inc.  
Address: 119 Naylor Mill Road, Building 1, Suite 6  
City: Salisbury State: MD Zip: 21801  
Phone: 410-548-1492 Fax: 410-548-2055 Email: [jpalkewicz@mccrone-inc.com](mailto:jpalkewicz@mccrone-inc.com)
8. Please Designate a Contact Person, including phone number, for this Project: Jason Palkewicz, P.E. (410-548-1492)

Information Regarding Site:

9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Rezoning of area from GR-RPC/AR-1 to CR-1	
11. Area of Project(Acres +/-): 37.349+/- Acres	
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-RPC & AR-1	15. Proposed Zoning: CR-1
16. Present Use: Farmland	17. Proposed Use: Commercial Development & Townhouse Units
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: n/a	
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 checked="" type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input 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: Private Company  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? 130,000 gpd  How will this demand be met? Long Neck Water Company	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Inland Bays Preservation Company	
22. If a site plan please indicate gross floor area: n/a	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 271 Gross Density of Project: 7.26 Net Density 8.54 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: 0

Number of owner-occupied units: 271

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 271

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: 0.00%  
Square Feet: 0.00 +/-

Proposed Use: % of Impervious Surfaces: 55.8%  
Square Feet: 908,139+/-

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

How much forest land is presently on-site? 2.00+/- AC. How much forest land will be removed? 0.75+/- 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

Non-tidal

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:

32. List the proposed method(s) of stormwater management for the site: Filter strips, bio-filtration swales, existing Baywood stormwater management facilities

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.): Existing Baywood stormwater management facilities

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? 16.50+/- Acres 718,740+/- Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 15.5+/- Ac. (675,180 +/- S.F.) 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)? Passive recreation, active recreation, and stormwater management

Where is the open space located? On site, as shown on plans

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?

35. Is any developer funding for infrastructure improvement anticipated?  Yes  No If "Yes," what are they? Internal roads, water & sanitary improvements

36. Are any environmental mitigation measures included or anticipated with this project?  Yes  No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

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  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 5,300

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0%

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.

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

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. n/a

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?  
 Yes  No If yes, please List them:

45. Please make note of the time-line for this project: Construction 2010

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

  
Signature of property owner

2/18/08  
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.

# REZONING PLAN

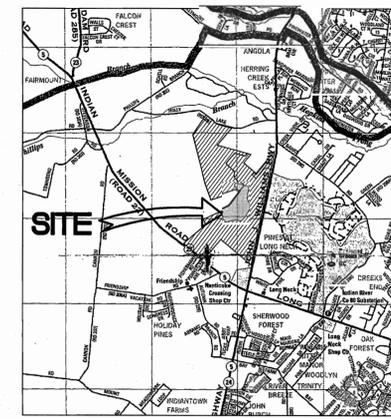
AT

# DUNESIDE AT BAYWOOD

SUSSEX COUNTY, DELAWARE

FOR

## BAYWOOD, LLC



VICINITY MAP  
SCALE: 1" = 2000'  
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE No. 20705139



REV. #	DATE	DESCRIPTION

### SITE DATA

1. OWNER/DEVELOPER: BAYWOOD, LLC  
34026 ANNA'S WAY, SUITE 1  
LONG NECK, DE 19966  
PHONE: (302) 945-9300  
FAX: (302) 945-4032  
CONTACT: ROBERT W. TUNNELL, III
  
2. ENGINEER: McCRONE, INC.  
119 NAYLOR MILL ROAD, SUITE 6  
SALISBURY, MD 21801  
PHONE: (410) 548-1492  
FAX: (410) 548-2055  
CONTACT: JASON PALKIEWICZ, P.E.
  
3. TAX MAP 2-34-17,  
PARCEL 23 = 102.99 AC.±  
PARCEL 25 = 27.43 AC.±  
PARCEL 28.09 = 20.19 AC.±  
TAX MAP 2-34-23,  
PARCEL 5 = 56.52 AC.±  
PARCEL 6 = 8.22 AC.±  
PARCEL 7 = 123.04 AC.±
  
4. EXISTING ZONING:  
TAX MAP 2-34-17, PARCEL 25  
TAX MAP 2-34-23, PARCELS 5, 6 & 7  
GR-RPC (GENERAL RESIDENTIAL - RESIDENTIAL PLANNED COMMUNITY)  
SETBACKS:  
FRONT: 25'  
SIDE: 10' (TWO REQUIRED)  
REAR: 10'  
CORNER LOT: FRONT 25', SIDE 15'  
MIN. LOT AREA: 7,500 S.F.  
MIN. LOT WIDTH: 60'  
MIN. LOT DEPTH: 100'  
MAX. BUILDING HEIGHT = 42'
  
- TAX MAP 2-34-17, PARCELS 23 & 26.09  
AR-1 (AGRICULTURAL/ RESIDENTIAL)  
SETBACKS:  
FRONT: 25'  
SIDE: 10' (TWO REQUIRED)  
REAR: 10'  
CORNER LOT: FRONT 25', SIDE 15'  
MIN. LOT AREA: 7,500 S.F.  
MIN. LOT WIDTH: 60'  
MIN. LOT DEPTH: 100'  
MAX. BUILDING HEIGHT = 42'
  
5. PROPOSED ZONING: CR-1 (GENERAL COMMERCIAL DISTRICT)  
P.O. TAX MAP 2-34-17, PARCEL 25 = 0.28 AC.±  
P.O. TAX MAP 2-34-17, PARCEL 28.09 = 2.03 AC.±  
P.O. TAX MAP 2-34-23, PARCEL 5 = 10.53 AC.±  
P.O. TAX MAP 2-34-23, PARCEL 7 = 24.51 AC.±  
TOTAL AREA (COMMERCIAL) = 37.35 AC.±  
OPEN SPACE WITHIN COMMERCIAL = 7.88 AC.±  
SETBACKS:  
FRONT: 40'  
SIDE: 10' (TWO REQUIRED)  
REAR: 10'  
MIN. LOT AREA: 10,000 S.F.  
MIN. LOT WIDTH: 75'  
MIN. LOT DEPTH: 100'  
MAX. BUILDING HEIGHT = 42'
  
6. PROPERTIES ARE LOCATED WITHIN FLOOD ZONE X (AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 10005C0340J, MAP REVISED JANUARY 6, 2005).
  
7. WATER TO BE SUPPLIED BY LONG NECK WATER COMPANY.
  
8. SANITARY SEWER TO BE SUPPLIED BY INLAND BAYS PRESERVATION COMPANY.
  
9. SITE TOPOGRAPHY WAS PROVIDED BY THE CLIENT.
  
10. THE BOUNDARY WAS PROVIDED BY THE CLIENT.



SITE MAP  
SCALE: 1" = 600'

### LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	— · — · — ·	— · — · — ·
BUFFER LINE	— · — · — ·	— · — · — ·
R.O.W. LINE	— · — · — ·	— · — · — ·
MAJOR CONTOUR	— · — · — · 25	— · — · — ·
MINOR CONTOUR	— · — · — · 24	— · — · — ·
EDGE OF PAVEMENT	— · — · — ·	— · — · — ·
PAVEMENT HATCH	▨	▨
BUILDING OUTLINE	— · — · — ·	— · — · — ·
AREA OF REZONING	▨	▨

### SHEET INDEX

- 1 REZONING COVER SHEET
- 2 REZONING EXISTING CONDITIONS
- 3 REZONING SITE

• Engineering

• Environmental Sciences

• Construction Services

• Land Planning & Surveying

ANAPOLIS • CENTREVILLE • DOVER • ELKTON • RICHMOND • SALISBURY

119 NAYLOR MILL ROAD, SUITE 6  
SALISBURY, MD 21801  
PHONE 410-548-1492 • FAX 410-548-2055

www.mccrone-inc.com Copyright © 2007

DATE:	12/17/07	JOB NUMBER:	D2050065	SCALE:	AS SHOWN	DRAWN BY:	ML	DESIGNED BY:	JP	APPROVED BY:	JP	FOLDER REFERENCE:	JP
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REZONING COVER SHEET

FOR

## DUNESIDE AT BAYWOOD

SUSSEX COUNTY, DELAWARE

Prepared For: BAYWOOD, LLC

SHEET NO.: **1 of 3**

FILE NO.: 50065-rezone-cover

Lands N/F  
ALTRENIA A WRIGHT  
Tax Map 2-34-23, p. 4.00  
Zone: AR-1: Agricultural/Residential  
Land Use: Residential/Single

Lands N/F  
JACKSON HORACE K SR. TRUSTEE  
Tax Map 2-34-17, p. 1.00  
Zone: AR1 - Agricultural/Residential  
Land Use: Farm with Homestead

Lands N/F  
INDIAN MISSION INVESTMENTS LLC  
Tax Map 2-34-17, p. 657  
Zone: AR1: Agricultural/Residential  
Land Use: Farm

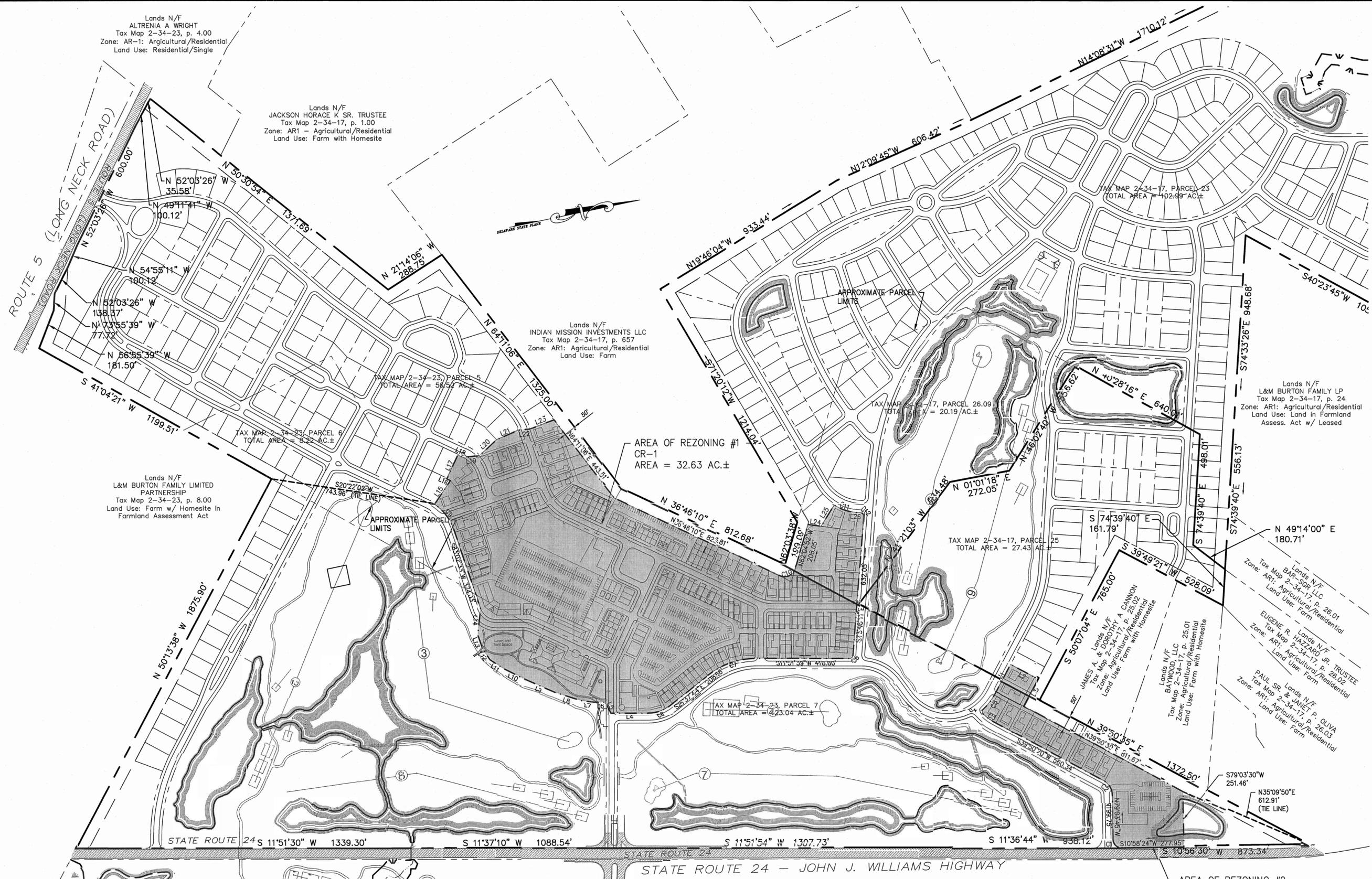
Lands N/F  
L&M BURTON FAMILY LIMITED  
PARTNERSHIP  
Tax Map 2-34-23, p. 8.00  
Land Use: Farm w/ Homestead in  
Farmland Assessment Act

Lands N/F  
L&M BURTON FAMILY LP  
Tax Map 2-34-17, p. 24  
Zone: AR1: Agricultural/Residential  
Land Use: Land in Farmland  
Assess. Act w/ Leased

Lands N/F  
BAR-SOR LLC  
Tax Map 2-34-17, p. 26.01  
Zone: AR1: Agricultural/Residential  
Land Use: Farm

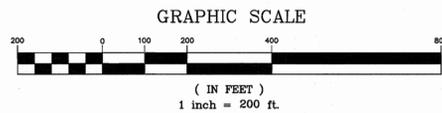
Lands N/F  
EUGENE R. HAZARD JR. TRUSTEE  
Tax Map 2-34-17, p. 26.02  
Zone: AR1: Agricultural/Residential  
Land Use: Farm

Lands N/F  
PAUL SR. & JANET P. OLIVA  
Tax Map 2-34-17, p. 26.03  
Zone: AR1: Agricultural/Residential  
Land Use: Farm



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	152.60'	N50°07'19"W	L14	119.22'	N72°12'35"W
L2	140.02'	N39°50'20"E	L15	127.59'	N44°07'09"W
L3	138.07'	S50°07'19"E	L16	17.84'	S36°45'55"W
L4	163.73'	S11°51'39"W	L17	118.14'	N53°14'05"W
L5	53.54'	S73°52'17"W	L18	22.79'	N36°45'55"E
L6	49.90'	S12°05'47"W	L19	75.78'	N07°31'04"E
L7	60.21'	S18°41'18"W	L20	107.27'	N31°02'04"W
L8	123.64'	S29°36'35"W	L21	106.51'	N11°48'17"W
L9	148.11'	S35°21'28"W	L22	52.02'	N05°32'33"E
L10	104.95'	S37°56'17"W	L23	116.03'	N09°00'16"W
L11	74.67'	S44°50'26"W	L24	59.87'	N19°15'58"E
L12	61.40'	S68°09'07"W	L25	110.65'	N46°28'01"W
L13	64.07'	S82°59'36"W	L26	19.84'	N16°13'49"E

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHD DIR	DELTA ANGLE
C1	40.00'	62.52'	56.35'	S56°09'27"W	89°33'36"
C2	75.00'	79.98'	76.24'	S70°23'18"W	61°05'55"
C3	195.00'	60.91'	60.66'	S48°47'14"W	17°53'48"
C4	13.00'	20.93'	18.74'	N76°09'05"W	92°13'33"
C5	245.00'	85.88'	85.44'	N40°04'49"W	20°05'00"
C6	13.00'	19.43'	17.67'	S30°57'16"E	85°37'50"
C7	355.00'	238.48'	234.02'	S07°23'02"E	38°29'23"
C8	175.00'	117.56'	115.36'	S07°23'02"E	38°29'23"
C9	225.00'	145.74'	143.21'	S64°26'13"W	37°06'45"
C10	49.57'	86.16'	75.71'	N12°47'42"W	99°35'20"
C11	225.00'	107.22'	106.21'	N29°52'54"E	27°18'10"
C12	13.00'	20.42'	18.38'	N61°13'49"E	90°00'00"



REV. #	DATE	DESCRIPTION

**MICRONE**

- Engineering
- Environmental Sciences
- Land Planning & Surveying
- Construction Services
- ANAPOLIS • CENTREVILLE • DOVER • ELKTON • RICHMOND • SALISBURY

119 BALBOA HILL ROAD, SUITE 6  
SALISBURY, MD 21801  
PHONE: 410-546-1887 • FAX: 410-546-2095  
www.microne-hc.com

REZONING SITE  
FOR  
**DUNESIDE AT BAYWOOD**  
SUSSEX COUNTY, DELAWARE  
Prepared For: BAYWOOD, LLC

DATE: 12/18/07  
JOB NUMBER: D2050065  
SCALE: AS SHOWN  
DRAWN BY: ML  
DESIGNED BY: JP  
APPROVED BY: JP  
FOLDER REFERENCE:  

SHEET NO.: **3 of 3**  
FILE NO.: 50065-rezone-site

# Preliminary Land Use Service (PLUS)

## Duneside Town Center

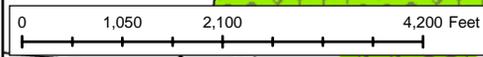
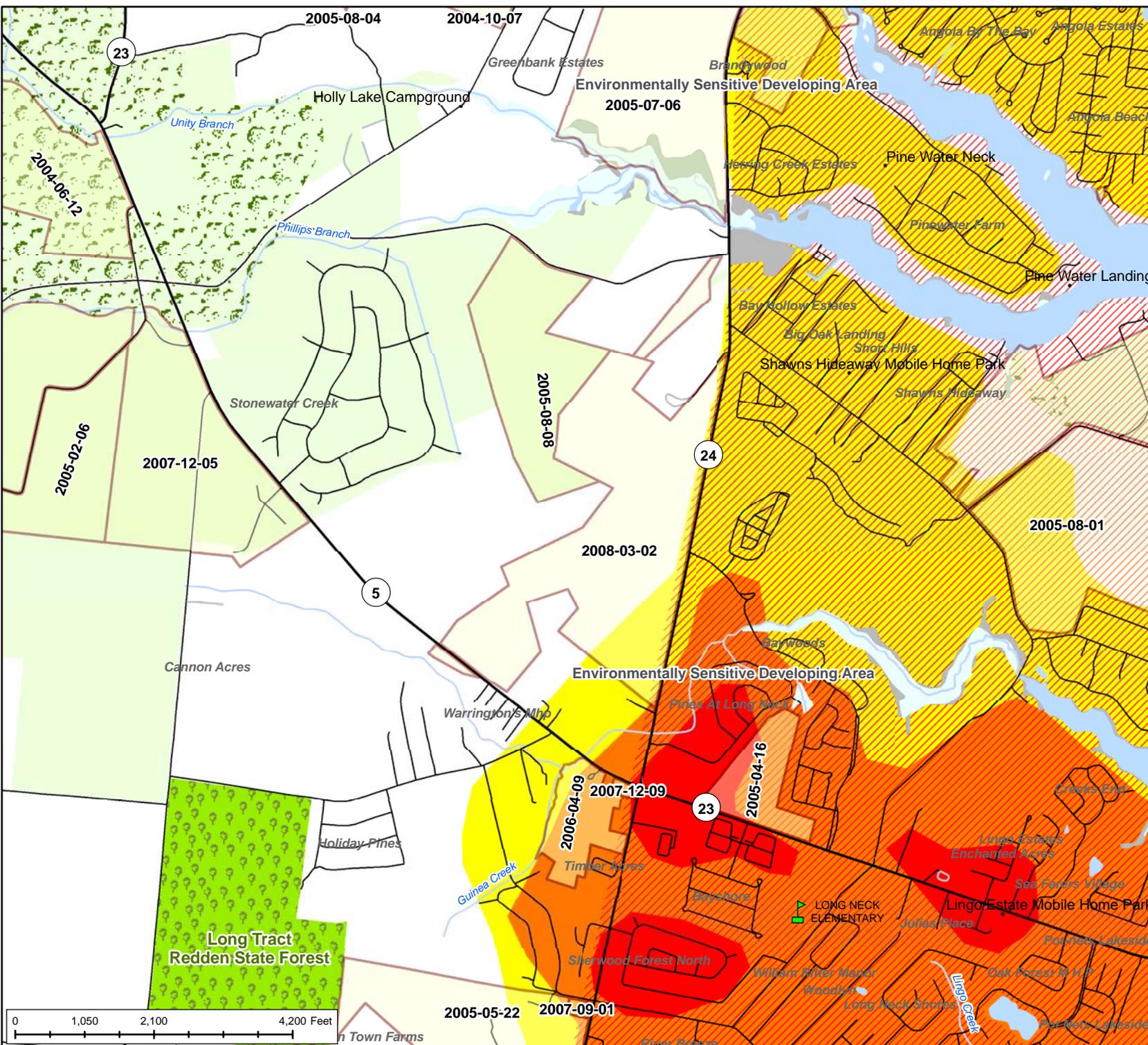
### 2008-03-02

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

1:24,000



Produced by the Delaware Office of State Planning Coordination.  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)





**Preliminary Land Use Service (PLUS)**  
**Duneside Town Center**  
 2008-03-02

-  Project Areas
-  Municipalities
- Sussex**
- RGB**
-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3

2006 Orthophotography courtesy of USDA NAIP.

1:10,162



Produced by the Delaware Office of State Planning Coordination.  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)

