

PLUS 2008-04-02
Preliminary land Use Service (PLUS)

Delaware State Planning Coordination
 540 S. DuPont Highway • 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.udel.edu/
- www.state.de.us/deptagri/

- | | |
|---|---|
| 1. Project Title/Name: Stewart's Retreat Subdivision | |
| 2. Location: Northern side of Josephs Rd (SCR 473), approximately 1000'± from SR 20 | |
| 3. Parcel Identification #: 2-31-18.00-31.00 | 4. County or Local Jurisdiction Name: Sussex County |

5. Owner's Name: Jack Stanton.

Address: 9520 Monte Verde Way

City: Fort Meyers	State: Florida	Zip: 33912
Phone: 302-381-0408	Fax: unknown	Email: unknown

6. Applicant's Name: Meridian Architects and Engineers

Address: 26412 Broadkill Road

City: Milton	State: Delaware	Zip: 19968
Phone: 302-684-4766	Fax: 302-684-8228	Email: trb@meridianengineers.com

7. Engineer/Surveyor Name: Meridian Arcitects and Engineers

Address: 26412 Broadkill Road

City: Milton	State: Delaware	Zip: 19968
Phone: 302-684-4766	Fax: 302-684-8228	Email: trb@meridianengineers.com

8. Please Designate a Contact Person, including phone number, for this Project: Tom Bartosiewicz (302)684-4766

Information Regarding Site:	
9. Area of Project(Acres +/-): 72.46	
10. 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)	
11. 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."	
12. Present Zoning: AR-1	13. Proposed Zoning: AR-1
14. Present Use: Vacant Lot	15. Proposed Use: Residential Subdivision
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: unknown	
17. 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"/> 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"/> Low Density <input checked="" type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: What is the estimated water demand for this project? 12,900 +/- gpd How will this demand be met? INDIVIDUAL PRIVATE WELLS	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:	
20. If a site plan please indicate gross floor area: NA	
21. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units: 43 Gross Density of Project: 0.59 Net Density 1.24 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

23. If residential, please indicate the following:
 Number of renter-occupied units: 0
 Number of owner-occupied units: 43

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 43
 Second home buyer – if checked, how many units
 Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: 0% Proposed Use: % of Impervious Surfaces: 3%
 Square Feet: 0 Square Feet: 94,691

25. What are the environmental impacts this project will have? minimal

How much forest land is presently on-site? 36 AC How much forest land will be removed? 13 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

Does it have the potential to impact a sourcewater protection area? Yes No

26. 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.

27. 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 Unknown

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

28. 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 :

<p>29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: Asketum Branch</p>
<p>30. List the proposed method(s) of stormwater management for the site: WET POND</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.): Asketum Branch</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>31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 31.96 Acres 1,392,178 Square Feet</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)? Stormwater management, wildlife habitat Where is the open space located? Primarily to the north</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>32. 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>33. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Public roads and stormwater</p>
<p>34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected 0 AC</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</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</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 434</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0%</p>
<p>37. 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. SCR 473 Josephs Road – 2 lane local road</p>
<p>38. 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>

39. 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. Possible future connections are not known at this point

40. 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

41. 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:

44. Please make note of the time-line for this project: May 2011 construction

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

Signature of property owner or contract buyer

Date

Signature of Person completing form
(If different than property owner)

Date

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. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, 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.

NOTE:
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND
HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

NOTES:
FOR RESTRICTIONS AND COVENANTS BINDING THIS SUBDIVISION REFER TO THE DECLARATION OF
COVENANTS AND RESTRICTIONS RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR SUSSEX
COUNTY, STATE OF DELAWARE IN DEED BOOK _____, PAGE _____, DATED _____.

FOR THE MAINTENANCE AND OPERATION OF STREET AND ROAD IMPROVEMENTS, SURFACE DRAINAGE
FACILITIES, EROSION AND SEDIMENT CONTROL FACILITIES, SANITARY SEWER FACILITIES, WATER SUPPLY
FACILITIES, FORESTED BUFFER STRIPS OR OTHER IMPROVEMENTS WHICH MAY BE APPLICABLE REFER TO
THE DECLARATION OF COVENANTS AND RESTRICTIONS.

THE STREETS WITHIN THIS SUBDIVISION ARE TO REMAIN PRIVATE AND ARE TO BE CONSTRUCTED IN
ACCORDANCE WITH SUSSEX COUNTY MINIMUM STANDARDS.

MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE
DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH, WHEN ALL LOTS ARE
PURCHASED, THE PROPERTY OWNERS WILL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE
INTERIOR STREETS. THE STATE ASSUMES NO RESPONSIBILITY FOR FUTURE MAINTENANCE OF THE
STREETS.

ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN
ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

THE MINIMUM CUL-DE-SAC PAVED RADIUS SHALL BE THIRTY EIGHT FEET (38').

ALL INTERIOR LOT LINES ARE RESERVED FOR THE CENTERLINE OF A TEN (10) FOOT WIDE DRAINAGE
AND/OR UTILITY EASEMENT. ALL PERIMETER LOT LINES SHALL HAVE TEN (10) FOOT EASEMENTS ALONG
THE INTERIOR SIDE OF THE PERIMETER BOUNDARY.

WHEN LAND BEING SUBDIVIDED CONTAINS WETLANDS, EITHER STATE OR FEDERAL, THE DEEDS FOR
THOSE LOTS SHALL CONTAIN A DISCLOSURE STATEMENT THAT READS "THIS SITE CONTAINS REGULATED
WETLANDS. ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS
OF ENGINEERS AND/OR THE STATE OF DELAWARE."

THIS PROPERTY MAY BE LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL
PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST
PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY
NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF
AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS
PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH
MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

THE SITE IS LOCATED IN ZONE X. AREA DETERMINED TO BE WITHIN THE 500 YR. FLOOD ZONE PER
FLOOD INSURANCE RATE MAP 100050495J REVISED JAN 06, 2005.

ALL LOTS WITHIN THE SUBDIVISION TO HAVE ACCESS FROM THE INTERNAL SUBDIVISION SHEETS. NO
DIRECT ACCESS TO SCR 367, AT SCR 366 WILL BE PERMITTED.

WETLANDS ON THIS SITE ARE BASED ON A DELINEATION PERFORMED BY TEN BEARS ENVIRONMENTAL
OF NEWARK, DELAWARE AND SURVEYED BY MERIDIAN ARCHITECTS AND ENGINEERS, ON OR ABOUT
OCTOBER 25, 2004.

CONTOURS BASED ON NVGD 29.

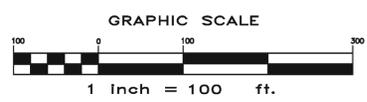


THE BUFFER STRIP SHALL BE 30' WIDE AND THE TREES USED SHALL BE A MINIMUM OF THREE TO FOUR FEET TALL. THE FOLLOWING TYPES OF TREE CAN BE USED FOR THIS APPLICATION:

- RED MAPLE, GREEN ASH, HONEY LOCUST, LITTLELEAF LINDEN, RIVER BIRCH, SWEETGUM, HEDGE MAPLE, JAPANESE MAPLE, GOLDEN-RAIN TREE, FLOWERING CHERRY, KOUSA DOGWOOD, CRABAPPLE, PEAR, RED-TWIG DOGWOOD, W. HAWTHORN, WHITE PINE, AUSTRALIAN PINE, NORWAY SPRUCE, C. BLUE SPRUCE, AMERICAN ARBORVITAE, CANADIAN HEMLOCK, CHINESE HOLLY, AMERICAN HOLLY, AND JAPANESE HOLLY.

HATCHING REPRESENTS AREA TO HAVE A FORESTED BUFFER STRIP.

FORESTED BUFFER DETAIL
(NO SCALE)



TITLE:
PRELIMINARY SUBDIVISION PLAT

PROJECT:
STEWART'S RETREAT

PREPARED FOR:
JACK STANTON
TAX MAP No.: 2-31-18.00-31.00
HUNDRED: NANTICOKE
COUNTY: SUSSEX

THIS PLAN AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF MERIDIAN ARCHITECTS & ENGINEERS AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN APPROVAL.

ENGINEERING*SURVEYING
ARCHITECTURE

Meridian
ARCHITECTS & ENGINEERS

26412 BROADKILL ROAD, MILTON, DELAWARE 19968
(302) 684-4766 * FAX (302) 684-8228
"HONESTY, INTEGRITY, RESPECT"

DATE	REVISION	CHKD.
DRAWN BY: WCS	CHECKED BY: TRB	DATE: 3/13/08
SCALE: 1"=100'	PROJECT No.: 285-S	SHEET No.: PR-2

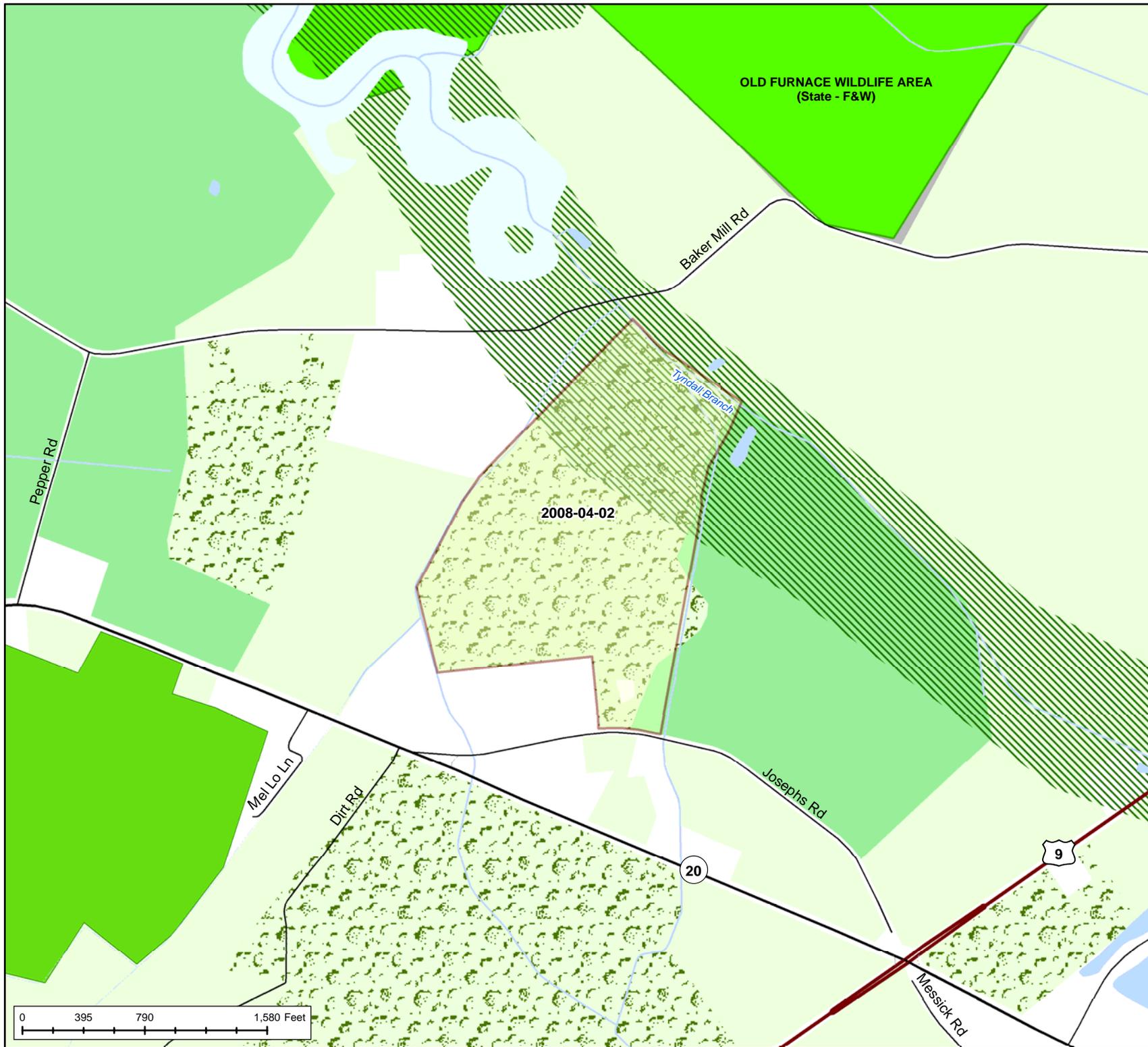
APPROVED: _____ DATE: _____
PROFESSIONAL ENGINEER

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Preliminary Land Use Service (PLUS)

Stewart's Retreat
2008-04-02

-  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)

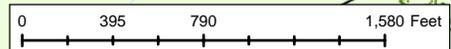


OLD FURNACE WILDLIFE AREA
(State - F&W)

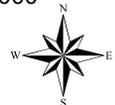
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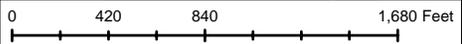
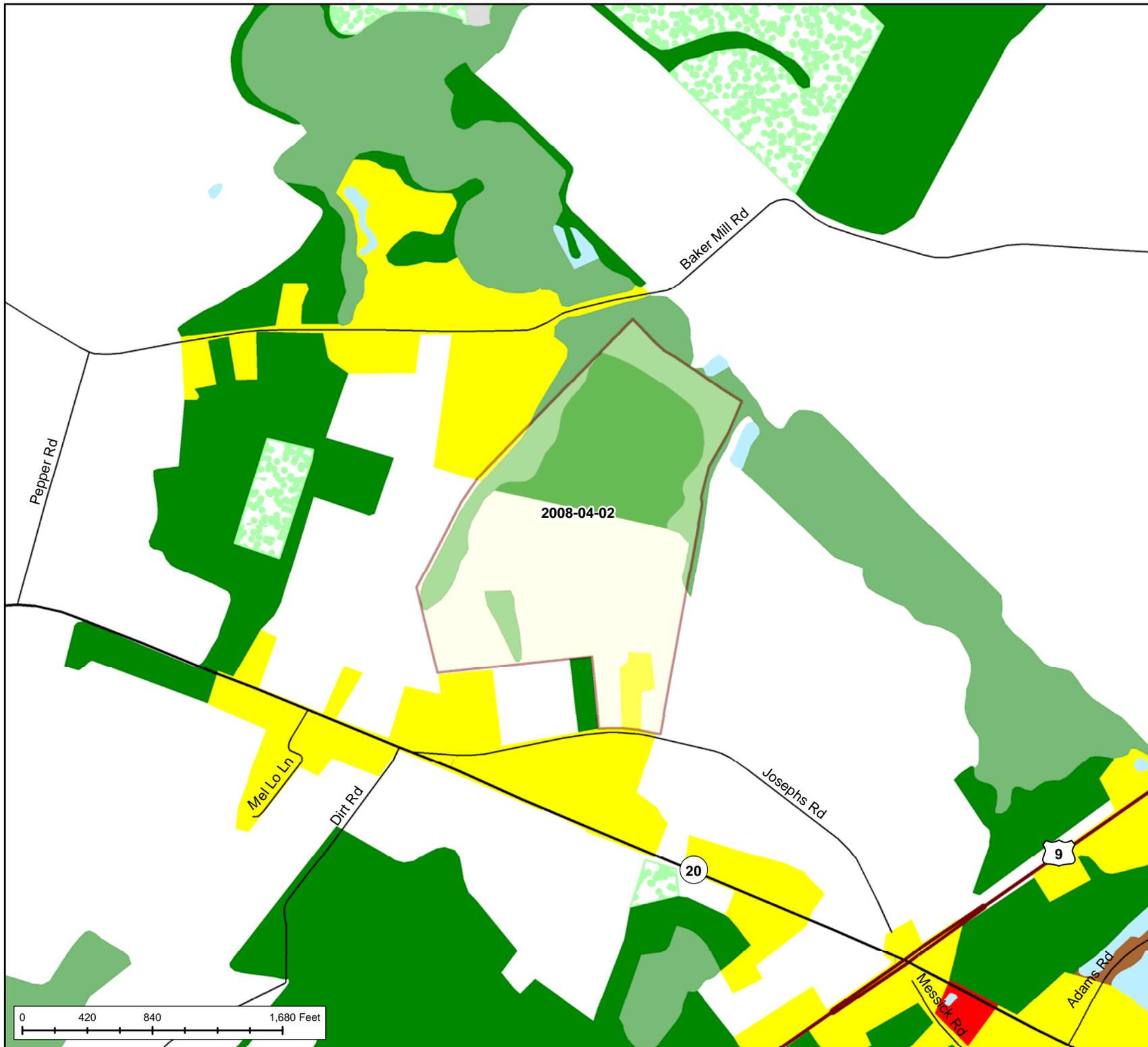
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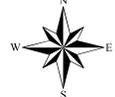
Preliminary Land Use Service (PLUS)

Stewart's Retreat
2008-04-02

-  Project Areas
-  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



1:10,000



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Preliminary Land Use Service (PLUS)

Stewart's Retreat
2008-04-02

-  Project Areas
-  Municipalities



2006 Orthophotography
courtesy of USDA (NAIP).

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0 180 360 720 Feet

