

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: Nentego CZ (MR-RPC to CR-1)		
2	Location (please be specific): Route 24, approximately 2,500' south of Route 5 intersection		
3	Parcel Identification #: 234-29 00, P/O p 66 00	4	County or Local Jurisdiction Name: Sussex
5	Owner's Name: William E & Joan C Norwood		
	Address: 30720 Mount Joy Road		
	City: Millsboro	State: DE	Zip: 19966
	Phone: n/a	Fax: n/a	Email: n/a
6	Applicant's Name: Nentego Properties, LLC		
	Address: 5169 West Woodmill Drive, Suite 10		
	City: Wilmington	State: DE	Zip: 19808
	Phone: 302-999-9200	Fax: 302-999-9257	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
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 lands currently zoned MR-RPC to proposed zoning of CR-1	
11 Area of Project(Acres +/-): 15 8609 +/- AC.	
12 According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input checked="" 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 Nentego (PLUS 2005-11-04)	
14 Present Zoning: MR-RPC	15 Proposed Zoning: CR-1
16 Present Use: Agricultural Field	17 Proposed Use: Commercial Development
18 If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	
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 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 checked="" 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: Tidewater Utilities, Inc 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? 6,000+/- GPD How will this demand be met? Tidewater Utilities, Inc	
21 Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County	
22 If a site plan please indicate gross floor area: 150,000 S F	
23 If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24 If residential, indicated the number of number of Lots/units: n/a Gross Density of Project: n/a Net Density n/a 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: n/a
Number of owner-occupied units: n/a

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
 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: 0.0% Proposed Use: % of Impervious Surfaces: 73.1%
Square Feet: 0 Square Feet: 505,004+/-

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

How much forest land is presently on-site? 0.0 SF How much forest land will be removed? 0.0 SF

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> 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)? <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: Wet Ponds, Filter strips, Bio-filtration swales, and other Green Technology (located within the Nentego residential development) 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): The SWM discharge will be conveyed to an off-site ditch for its final outfall 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? 4.27 +/- Acres 185,899 +/- Square Feet Open space proposed (not including stormwater management ponds and waste water disposal areas) 4.27 +/- Ac (185,899 +/- S F) What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Grassed and landscaped buffers 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)? <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
35	Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Internal roads, water & sanitary improvements, SWM Facilities, DelDOT Roadway improvements
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 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 SCE, Silt Fence, Check Dams, Bio-filtration swales, filter strips Buffers from wetlands, streams, lakes, and other natural water bodies n/a
37	Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" 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 8,847+/- Trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0 50%

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 internal connection to the Nentego subdivision boulevard

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

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

Joan Nowood

7-25-08

Signature of property owner

Date

Joan Nowood

Signature of Person completing form

Date

(If different than property owner)

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

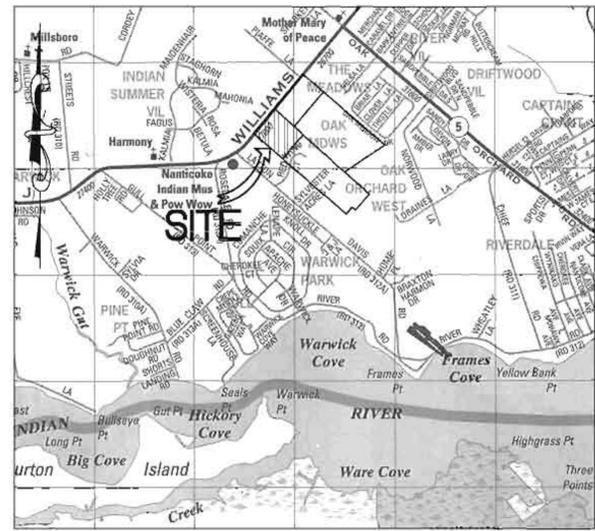
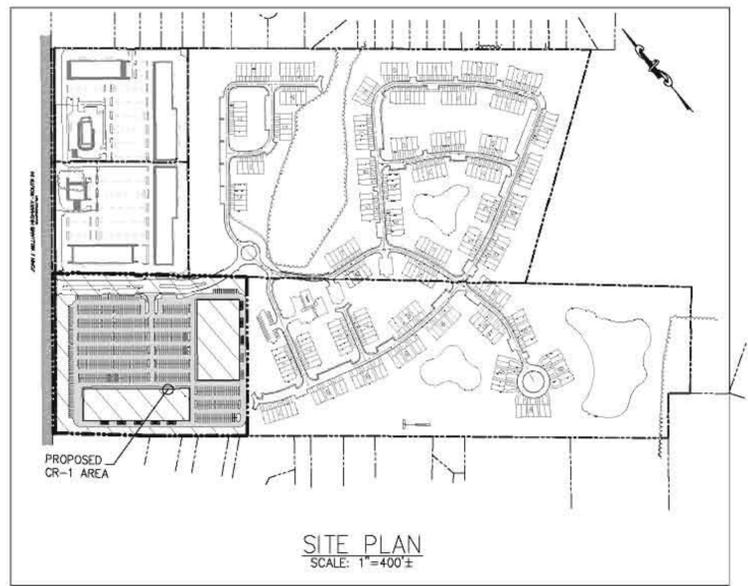
CHANGE OF ZONE MR-RPC to CR-1 FOR NENTEGO SUSSEX COUNTY, DELAWARE

SITE DATA:

- TAX MAP 2-34-29, P. 66
AREA= 50.209AC±
OWNER: WILLIAM E. & JOAN C. NORWOOD
30720 MOUNT JOY ROAD
MILLSBORO, DE 19966
DEED REFERENCE: 3062/088
ZONED: MR-RPC (MEDIUM-DENSITY RESIDENTIAL/RESIDENTIAL PLANNED COMMUNITY)
PROPOSED CR-1 AREA = 15.8609± AC.
- DEVELOPER/APPLICANT:
NENTEGO PROPERTIES, LLC
5169 W. WOODMILL DRIVE
SUITE 10
WILMINGTON, DE 19808
(302) 999-9200
FAX: (302) 999-9257
CONTACT: MARK HANDLER
- ENGINEER:
McCRONE, INC.
119 NAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
(410) 548-1492
FAX: (410) 548-2055
CONTACT: JASON PALKEWICZ, P.E.
- FLOOD ZONE: PROPERTIES ARE LOCATED WITHIN FLOOD ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP NUMBER 10005C0480J, MAP REVISED JANUARY 6, 2005.
- SOIL TYPES:
Eva - EVESBORO LOAMY SAND - 0 TO 2% SLOPES
RuA - RUMSFORD LOAMY SAND
- EXISTING ZONING REQUIREMENTS:
MR-RPC
MIN. LOT AREA = 7,500 S.F.
MIN. LOT WIDTH = 60'
MIN. LOT DEPTH = 100'
- PROPOSED ZONING REQUIREMENTS:
CR-1
MIN. LOT AREA = 10,000 S.F.
MIN. LOT WIDTH = 75'
MIN. LOT DEPTH = 100'
- THIS URBAN CLASS WAS FIELD SURVEYED BY McCRONE, INC. IN APRIL 2005.
- VERTICAL DATUM HEREON IS REFERENCED TO NAVD "88".

PARKING REQUIREMENTS:

- COMMERCIAL:**
(2) 75,000 ±S.F. COMMERCIAL:
- PARKING REQ'D = 5 SPACES PER 1,000 S.F.
 - PARKING REQ'D = 750 SPACES
 - PARKING PROVIDE = 757 STANDARD 10'x 20' SPACES
 - = 8 HANDICAPPED SPACES
 - = 8 VAN ACCESSIBLE HANDICAPPED SPACES
 - TOTAL PROVIDED = 773 SPACES
 - LOADING SPACES REQ'D = 4 PER 40,000 S.F. - 60,000 S.F.
 - + 1 ADDITIONAL PER EACH 50,000 S.F. OVER 60,000 S.F.
 - LOADING SPACES REQ'D = 10 (12'x 40')
 - LOADING SPACES PROVIDED = 10



		EXISTING	PROPOSED
PROPERTY LINE	---	---	---
EASEMENT LINE	---	---	---
R.O.W. LINE	---	---	N/A
ZONE LIMITS	---	---	---
SETBACK LINE	N/A	---	---
IRON ROD FOUND	IRF ●	---	N/A
CAPPED PIN FOUND	CPF ●	---	N/A
CONCRETE MONUMENT FOUND	CMF □	---	N/A
IRON PIPE FOUND	IPF ●	---	N/A
CAPPED PIN SET	CPS ●	---	N/A
BENCH MARK	▲ ELEV: 100.00	---	N/A
SPOT ELEV. LABEL	N/A	---	N/A
MAJOR CONTOUR	--- 25 ---	---	N/A
MINOR CONTOUR	--- 24 ---	---	N/A
EDGE OF PAVEMENT	---	---	---
PAINT STRIPE	---	---	---
EDGE OF TRAVEL LANE	---	---	N/A
EDGE OF DIRT ROAD	---	---	N/A
TREE/SHRUB/BRUSH LINE	---	---	N/A
SOIL LIMITS LINE	---	---	N/A
PAVEMENT HATCH	---	---	---
BUILDING	---	---	---
FENCE LINE	---	---	---
MAIL BOX	---	---	N/A
WATER VALVE	---	---	N/A
WATER METER	---	---	N/A
WATER PIPE	---	---	---
FIRE HYDRANT	---	---	---
SEWER PIPE	N/A	---	---
SEWER STRUCTURE	N/A	---	---
OVERHEAD ELECTRIC	---	---	---
UNDERGROUND ELECTRIC	---	---	---
UTILITY POLE	---	---	---
ELEC. JCT./SERVICE BOX	---	---	---
TRANSFORMER	---	---	---
CABLE TV PEDESTAL	---	---	N/A
TELEPHONE PEDESTAL	---	---	N/A
DECIDUOUS TREE	---	---	N/A
CONIFEROUS TREE	---	---	N/A

REV. #	DATE	DESCRIPTION

McCRONE
 • Engineering
 • Environmental Sciences
 • Land Planning & Surveying
 • Construction Services
 • CENTREVILLE • LOVER • ELAKON • RICHMOND • SALISBURY
 119 NAYLOR MILL ROAD, SUITE 6
 SALISBURY, MD 21801
 PHONE: 410 548-1492 FAX: 410 548-2055
 www.mccrone-inc.com
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DATE	7-18-08	AS SHOWN	HAA	HAA	JP	N/A
JOB NUMBER	D205021	SCALE	AS SHOWN	DESIGNED BY	APPROVED BY	FOLDER REFERENCE

COVER SHEET

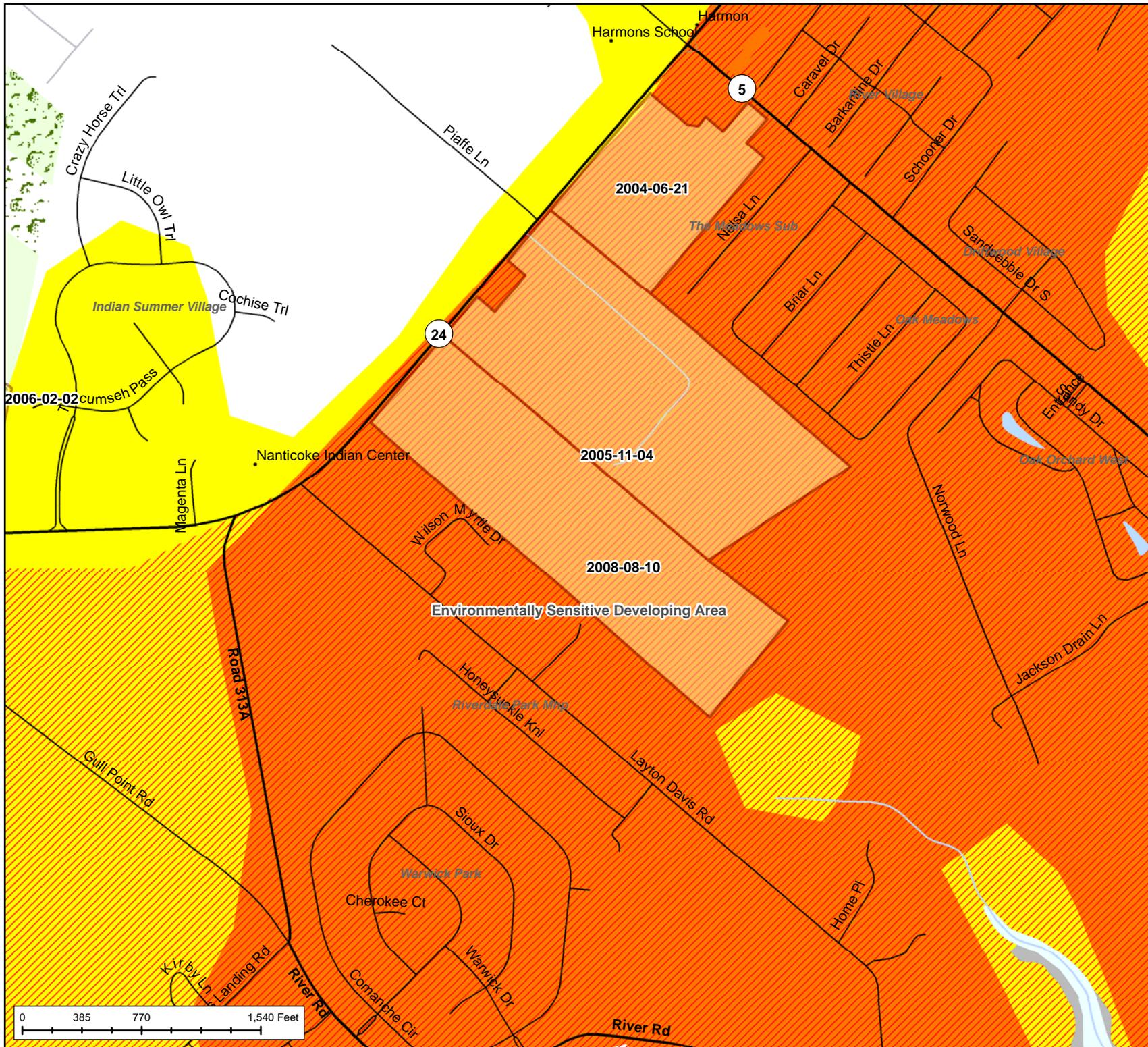
FOR
NENTEGO
SUSSEX COUNTY, DELAWARE
Prepared For: NENTEGO PROPERTIES, LLC

SHEET NO.: **1 of 3**

FILE NO.: 50021-plat-base

Preliminary Land Use Service (PLUS)

Nentego
2008-08-10



- 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)

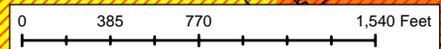
2006-02-02

2004-06-21

2005-11-04

2008-08-10

Environmentally Sensitive Developing Area



1:10,000



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Preliminary Land Use Service (PLUS)

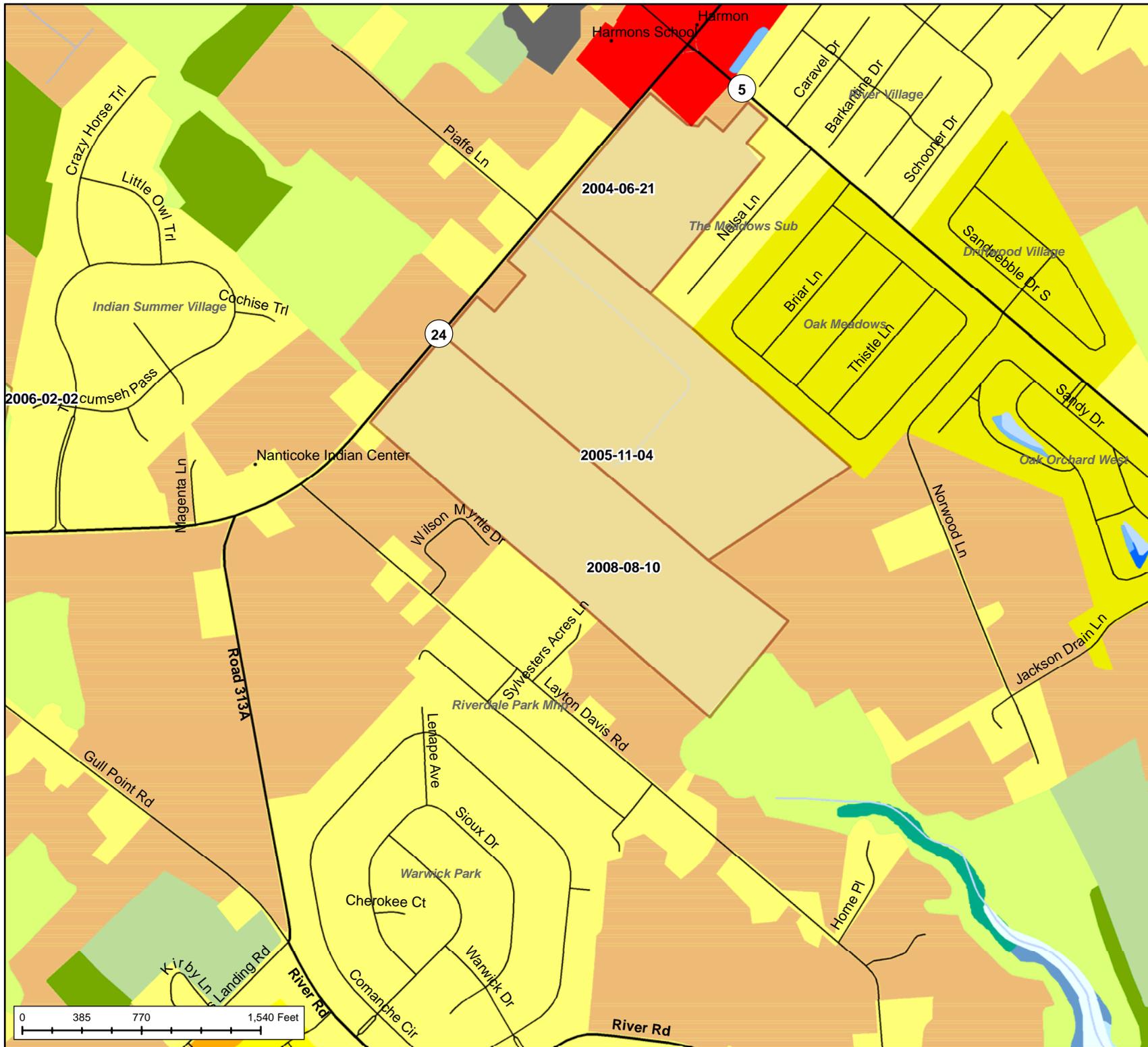
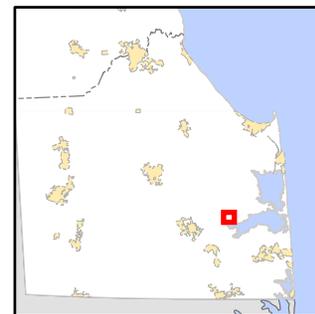
Nentego
2008-08-10

-  Project Areas
-  Municipalities
- Land Use/Land Cover**
-  Single Family Dwellings
-  Multi-Family Dwellings
-  Mobile Home Parks/Courts
-  Commercial
-  Industrial
-  Trans./Comm./Utilities
-  Mixed Urban/Built-up
-  Institutional/Governmental
-  Recreational
-  Farms, Pasture, Cropland
-  CAFO
-  Rangeland
-  Orchards/Nurseries
-  Deciduous Forest
-  Evergreen Forest
-  Mixed Forest
-  Shrub/Brush Rangeland
-  Clear-cut
-  Reservoirs and Impoundments
-  Marinas/Ports/Docks
-  Open Water
-  Emergent Wetlands
-  Forested Wetlands
-  Scrub/Shrub Wetlands
-  Sandy Areas
-  Extraction/Transition

1:10,000



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stateplanning.delaware.gov





Preliminary Land Use Service (PLUS)

Nentego
2008-08-10

- Project Areas
- Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget

1:5,033



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