

**PLUS 2008-09-05**  
**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: **The Evans Farm**

2. Location ( please be specific): **Northwesterly corner of the intersection of Railway Road (CR 350) and Old Mill Road (CR 349)**

3. Parcel Identification #: **134-12.00-74.00**

4. County or Local Jurisdiction Name: **Sussex**

5. Owner's Name: **Linder & Company, Inc.**

Address: **234 North James Street**

City: **Newport**

State: **DE**

Zip: **19804**

Phone: **302-999-0708**

Fax: **302-999-1634**

Email: **dcrowley@Pettinaro.com**

6. Applicant's Name: **Linder & Company, Inc. – c/o Ms. Andrea Finerosky**

Address: **234 North James Street**

City: **Newport**

State: **DE**

Zip: **19804**

Phone: **302-999-0708**

Fax: **302-999-1634**

Email: **afinerosky@Pettinaro.com**

7. Project Designer/Engineer: **George, Miles & Buhr, LLC**

Address: **206 West Main Street**

City: **Salisbury**

State: **MD**

Zip: **21801**

Phone: **410-742-3115**

Fax: **410-742-4588**

Email: **lmyrick@gmbnet.com**

8. Please Designate a Contact Person, including phone number, for this Project: **R. Lawton Myrick 410-742-3115**

Information Regarding Site:

9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: <b>Residential subdivision comprising 200 condominium units and associated amenities.</b>	
11. Area of Project(Acres +/-): <b>50.19</b>	
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 checked="" 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. <b>n/a</b>	
14. Present Zoning: <b>AR-1 and GR</b>	15. Proposed Zoning: <b>GR with conditional use for Multifamily</b>
16. Present Use: <b>Agricultural</b>	17. Proposed Use: <b>Residential</b>
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: <b>unknown</b>	
19. Comprehensive Plan recommendation: <b>Low to Medium Density Residential (Environmentally Sensitive Dev. District)</b> 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 checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: <b>Tidewater Utilities, Inc.</b>  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? <b>55,000 gpd</b>  How will this demand be met? <b>Via installation of new water lines along Old Mill Road with separate meters to each unit.</b>	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>Ocean View Expansion of the Bethany Beach Sanitary Sewer District, Sussex County Engineering Department.</b>	
22. If a site plan please indicate gross floor area: <b>Residential Condominiums</b>	
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: <b>200</b> Gross Density of Project: <b>4.0</b> Net Density <b>4.2</b> 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: **200**

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 **50**  
 Move-up buyer – if checked, how many units **50**  
 Second home buyer – if checked, how many units **100**  
 Active Adult (Check only if entire project is restricted to persons over 55)

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

Proposed Use: % of Impervious Surfaces: **17%**  
Square Feet: **358,063**

27. What are the environmental impacts this project will have? **Minimal impact to cross an existing agricultural ditch**

How much forest land is presently on-site? **1.84 acres** How much forest land will be removed? **0 acres**

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 Acres  
 Non-tidal Acres **0.11**

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

<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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: <b>Agricultural ditch that directs water to the northeast of the property.</b></p>
<p>32. List the proposed method(s) of stormwater management for the site: <b>One 10.75 acre extended detention wet pond, additional BMP's as may be needed for quality control.</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>Public ditch</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>34.4 Acres 1,499,068 Square Feet</b></p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) <b>23.65 acres/Sq ft.</b></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 and Passive recreation, storm water management, and wildlife habitat.</b></p> <p>Where is the open space located? <b>Community Center with associated amenities such as swimming pool and sand volleyball court. There is also planted wooded perimeter, and interior storm water pond surrounded by lawn gathering / recreational areas and mulch walking trails.</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? <b>Off-site water and sewer infrastructure and road improvements as necessary.</b></p>

<p>36. 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 <b>1.28 acres of forest to be conserved.</b> <b>7.55 additional acres to be planted as perimeter buffer.</b></p> <p>Acres on-site that will be restored <b>0</b></p> <p>Acres of required wetland mitigation <b>0</b></p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed <b>10.75 acre extended wet pond, bio-swales and filter strips.</b></p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies <b>25' from non-tidal wetlands</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>Native seed mixes, including taller grasses, will be planted along the pond edge to reduce the desirability for Canada geese to use the pond as habitat.</b></p>
<p>38. 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 <b>1,600</b></p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? <b>&lt;5% after initial construction</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 ingress / egress connection to Old Mill Road, including two 11' drive lanes and 5' shoulders.</b></p>
<p>40. Will the street rights of way be public, private, or town? <b>Private</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>A connection point has been established to the north of the parcel.</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>There is a multimodal trail proposed along Railway Road (CR 350)</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

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: **Household garbage**

45. Please make note of the time-line for this project: **Construction to begin within 1 year of recording Final Record Plat.**

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

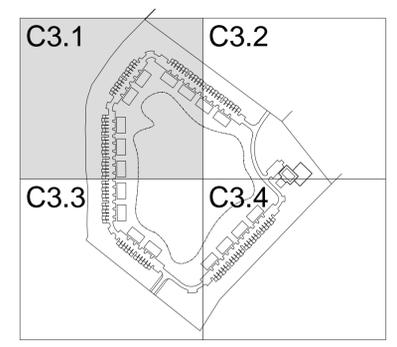
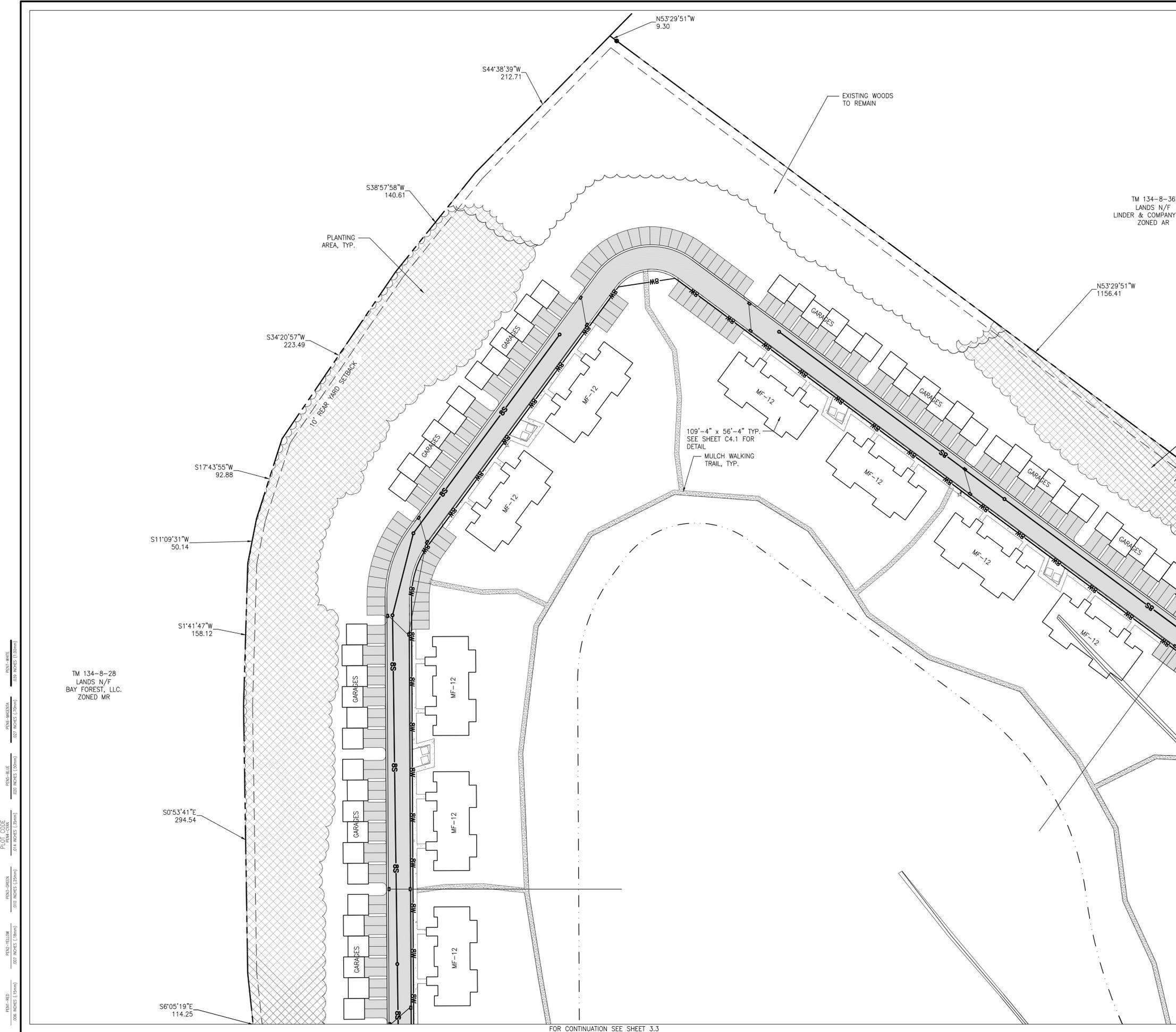
\_\_\_\_\_  
Signature of Person completing form  
(If different than property owner)

\_\_\_\_\_  
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.

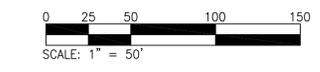




SHEET KEY

LEGEND

- |  |                                    |
|--|------------------------------------|
|  | EXISTING PROPERTY LINE             |
|  | EXISTING CONTOUR                   |
|  | FENCE LINE                         |
|  | TREE LINE                          |
|  | PROPOSED CONCRETE                  |
|  | PROPOSED CONTOUR                   |
|  | PROPOSED PAVEMENT                  |
|  | STORMWATER JUNCTION BOX AND INLETS |
|  | SIGN                               |
|  | SANITARY SEWER AND MANHOLE         |
|  | WATER MAIN                         |
|  | RIP RAP                            |
|  | RIGHT OF WAY                       |
|  | GAS LINE AND VALVE                 |
|  | SWM MAINTENANCE EASEMENT           |
|  | PLANTED PERIMETER BUFFER           |
|  | MULCH WALKING TRAIL                |
|  | POND EDGE                          |
|  | MULTIFAMILY CONDOMINIUM            |
|  | GARAGE 23' X 23'                   |



FOR CONTINUATION SEE SHEET 3.2

FOR CONTINUATION SEE SHEET 3.3

PRINTS ISSUED FOR: DRAWINGS STAGE	
DATE	
REVISIONS	
NO.	

**GMB**  
 GEORGE, MILES & BUHR, LLC  
 ARCHITECTS & ENGINEERS  
 SALISBURY • BALTIMORE • LEWES • SEAFORD • YORK  
 206 WEST MAIN STREET  
 SALISBURY, MARYLAND 21801  
 410-742-3113, FAX 410-548-5790  
 www.gmbnet.com

**THE EVANS FARM**  
 BALTIMORE HUNDRED  
 MILLVILLE, DELAWARE

**PROPOSED SITE PLAN**

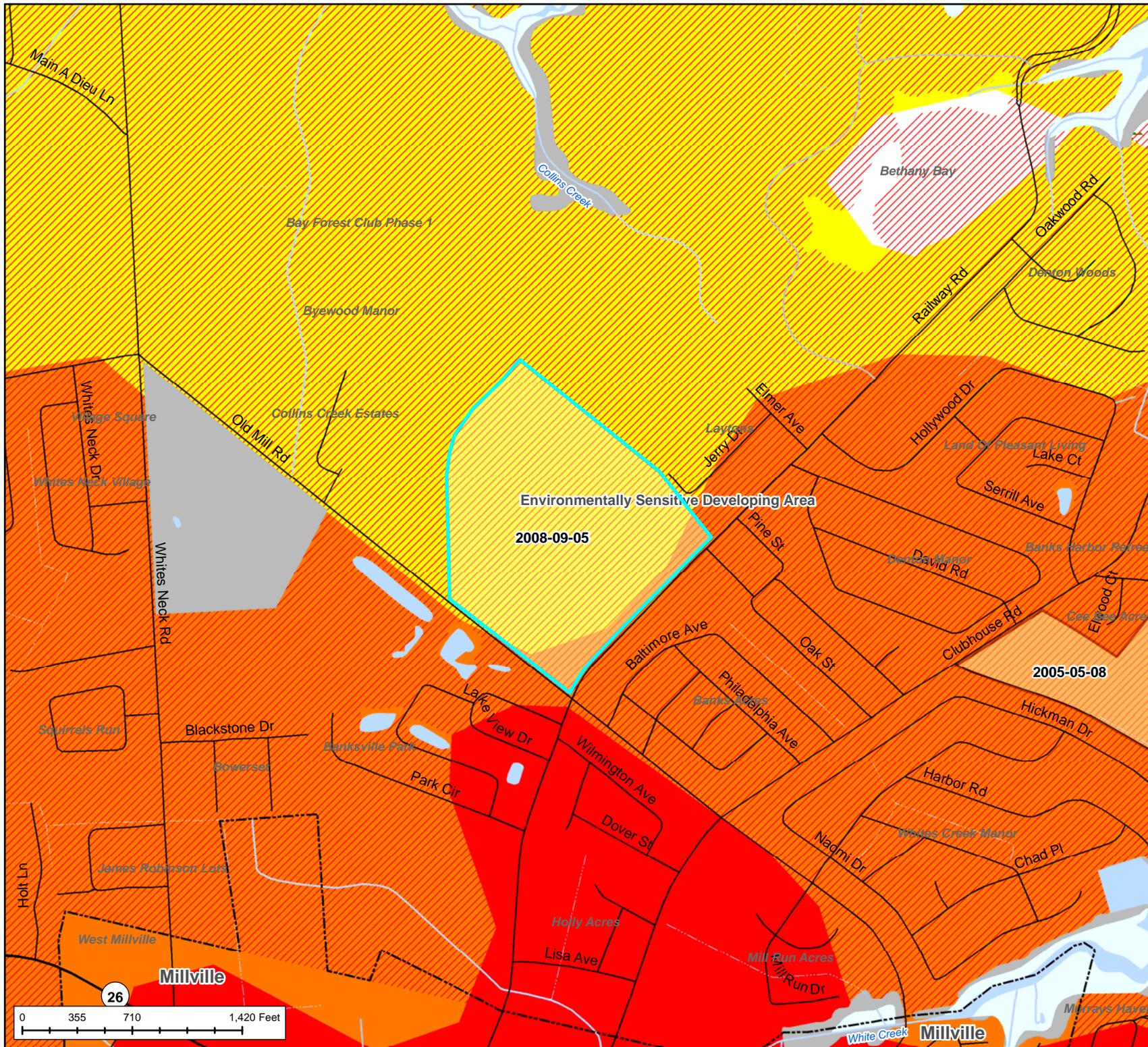
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DESIGN BY : RLM	<b>C3.1</b>
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 2007041	
DATE : AUG 2008	





# Preliminary Land Use Service (PLUS)

Evans Farm  
2008-09-05



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

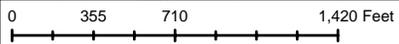
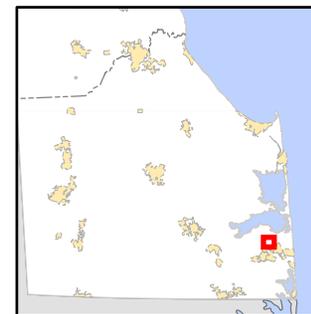
## State Strategies

- 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)

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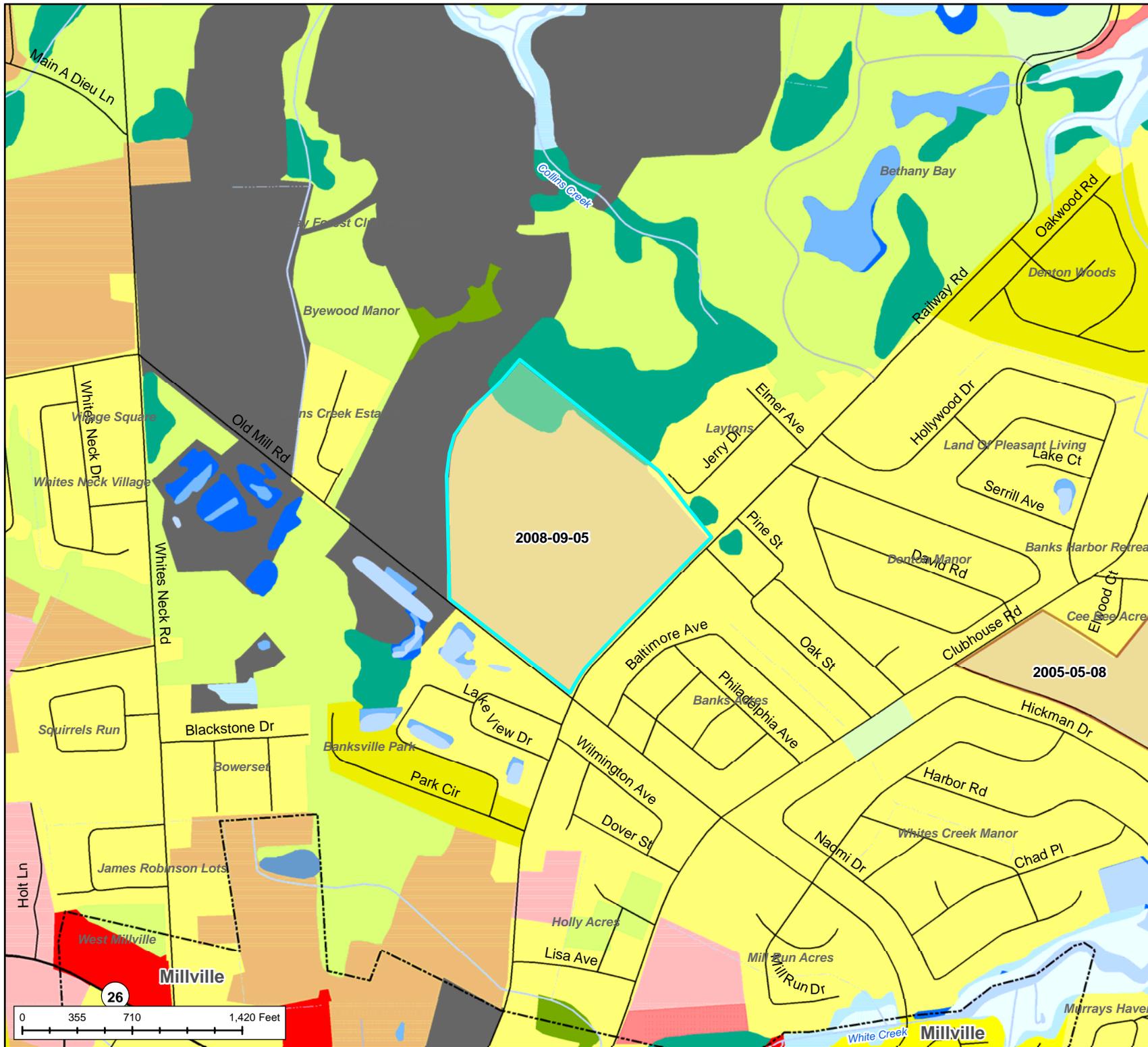
Millville

White Creek Millville

# Preliminary Land Use Service (PLUS)

**Evans Farm  
2008-09-05**

-  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



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Millville

Millville

# Preliminary Land Use Service (PLUS)

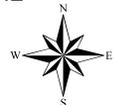
Evans Farm  
2008-09-05

-  Project Areas
-  Municipalities

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



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