

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.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Northview at Wild Pine Country Club

2. Location (please be specific): west of Delmar, north of rt. 54 (Delmar Road), east of rt. 504 (Providence Church Road)

3. Parcel Identification #: 5-32-12.00-27.00

4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Blackwater, Shawfield LLC

Address: 55 Cascade Lane, Suite A

City: Rehoboth Beach

State: DE

Zip: 19971

Phone: 302-227-3573

Fax: 302-227-2326

Email:

6. Applicant's Name: Blackwater Creek, Inc.

Address: 55 Cascade Lane, Suite A

City: Rehoboth Beach

State: DE

Zip: 19971

Phone: 302-227-3573

Fax: 302-227-2326

Email:

7. Project Designer/Engineer: Jeff Clark

Address: 118 Atlantic Avenue, Suite 202

City: Ocean View

State: DE

Zip: 19970

Phone: 302-539-2366

Fax: 302-539-2499

Email: jeffc@landtechllc.com

8. Please Designate a Contact Person, including phone number, for this Project: Jeff Clark

25. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: 308

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

X First-time homebuyer – if checked, how many units 104

X Move-up buyer – if checked, how many units 104

X 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: 1397583

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

How much forest land is presently on-site? 75 AC. How much forest land will be removed? 15 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 Acres

X Non-tidal (isolated) Acres 1.97

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : stream crossing</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: Tussocky Branch</p>
<p>32. List the proposed method(s) of stormwater management for the site: wet ponds and other best management practices</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.): Tussocky 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>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? +/- 120 Acres</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 100 acres</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)? Active and passive recreation, golf, stormwater management</p> <p>Where is the open space located? See site plan</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 type="checkbox"/> No If "Yes," what are they? sanitary sewer, potable & fire protection water, public road improvements & upgrades</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</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>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

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 2668

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.

NO immediate connection to public roads – will connect through Northview to CR 54 and RT. 504

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

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. See site plan

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: residential construction material – hauled to approved Delaware solid waste site

45. Please make note of the time-line for this project: Sussex County Planning & Zoning Hearing: Mai 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

11-26-08
Date



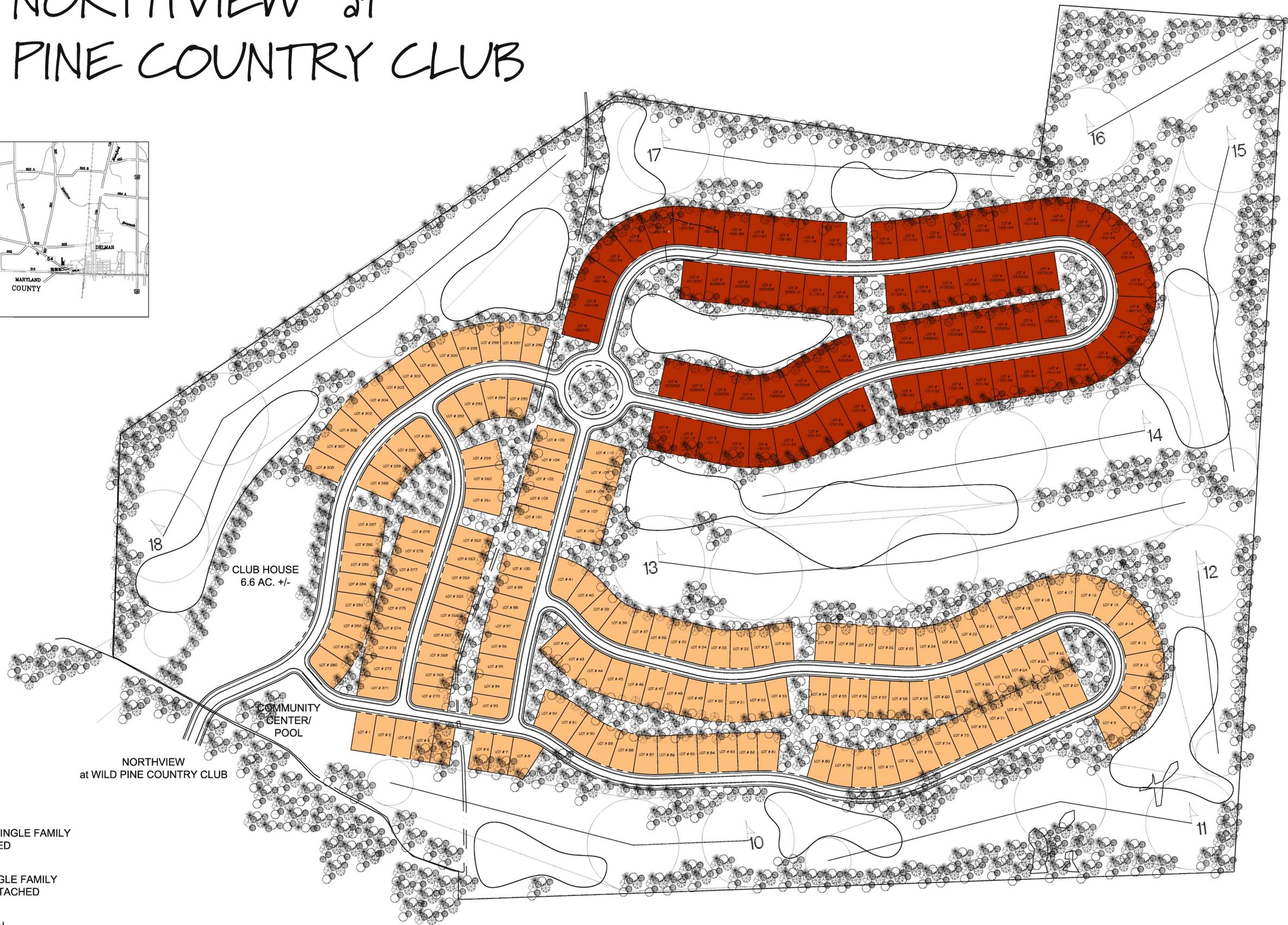
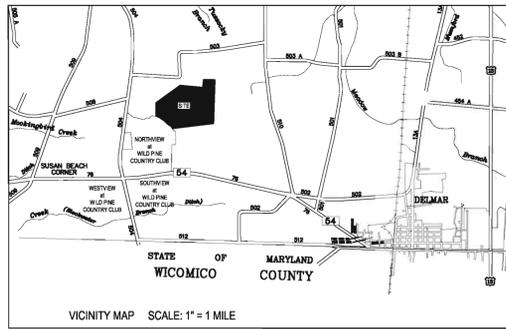
Signature of Person completing form
(If different than property owner)

11-26-08
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 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, 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.

NORTHVIEW at WILD PINE COUNTRY CLUB



- 160 70' SINGLE FAMILY DETACHED
- 148 SINGLE FAMILY SEMI-DETACHED

308 TOTAL

NORTHVIEW
at WILD PINE COUNTRY CLUB

CLUB HOUSE
6.6 AC. +/-

COMMUNITY
CENTER/
POOL

PROJECT No.	04121
SHEET No.	1 of 1
DATE	11/26/2008
SCALE	1" = 150'
PROJECT NAME	NorthviewS.F.S
F.B. No.	T.M. No. 5-32-12-27
REVISIONS	
DRAWN BY:	KK
CHECK BY:	JAC



PREPARED BY

LAND PLANNING, LLC
118 ATLANTIC AVENUE, OCEAN VIEW, DELAWARE 19870
PHONE: (302) 539-2566 FAX: (302) 539-2489

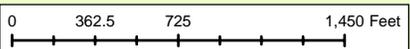
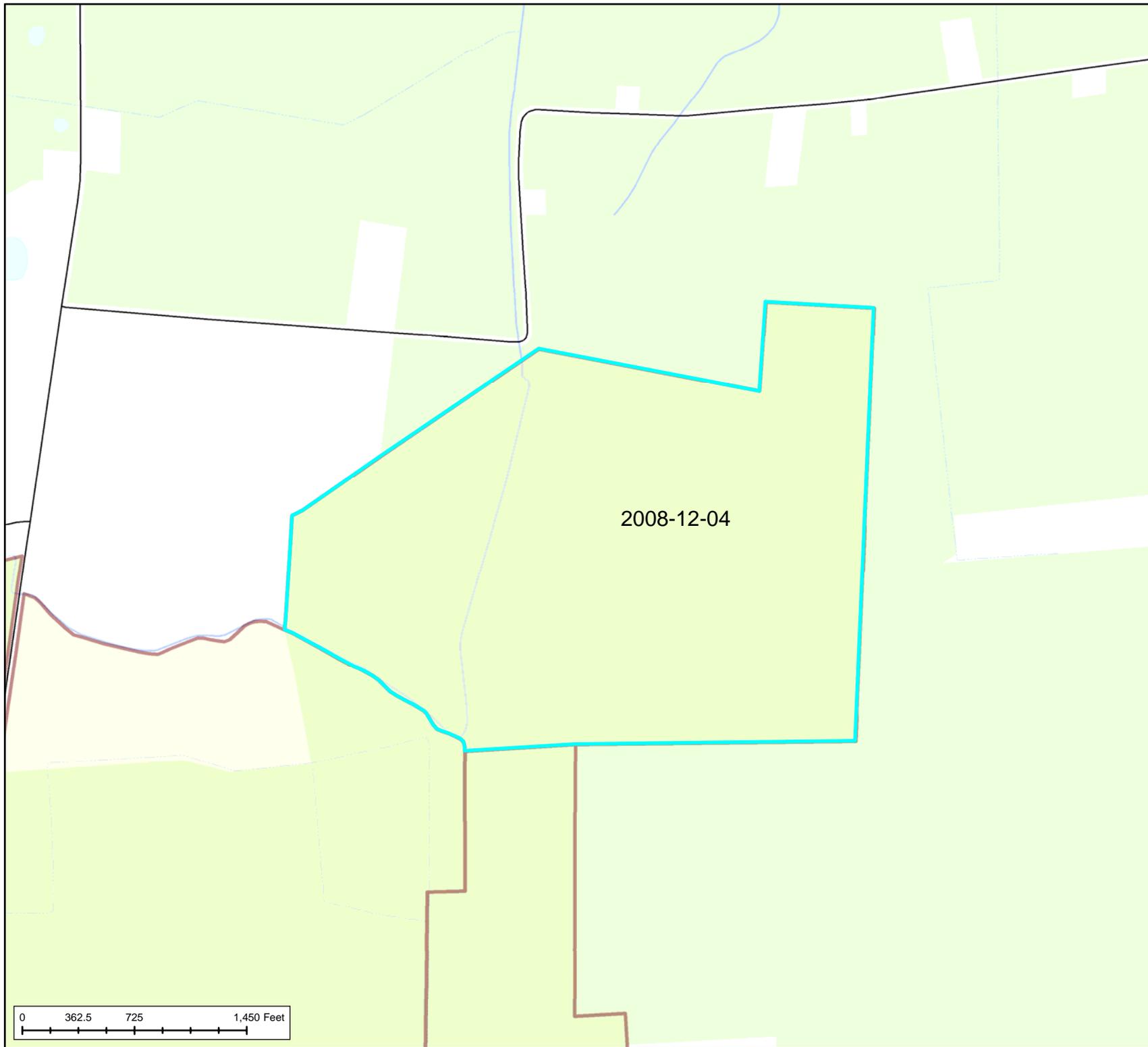
PRELIMINARY
SUBDIVISION PLAT
LITTLE CREEK HUNDRED
SUSSEX COUNTY, DELAWARE
NORTHVIEW (2) at
WILD PINE COUNTRY CLUB

Preliminary Land Use Service (PLUS)

Northview at Wild Pine
2008-12-06

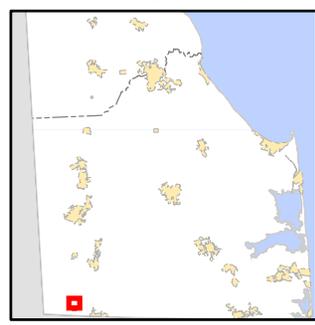
- Project Areas
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

- ### 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)

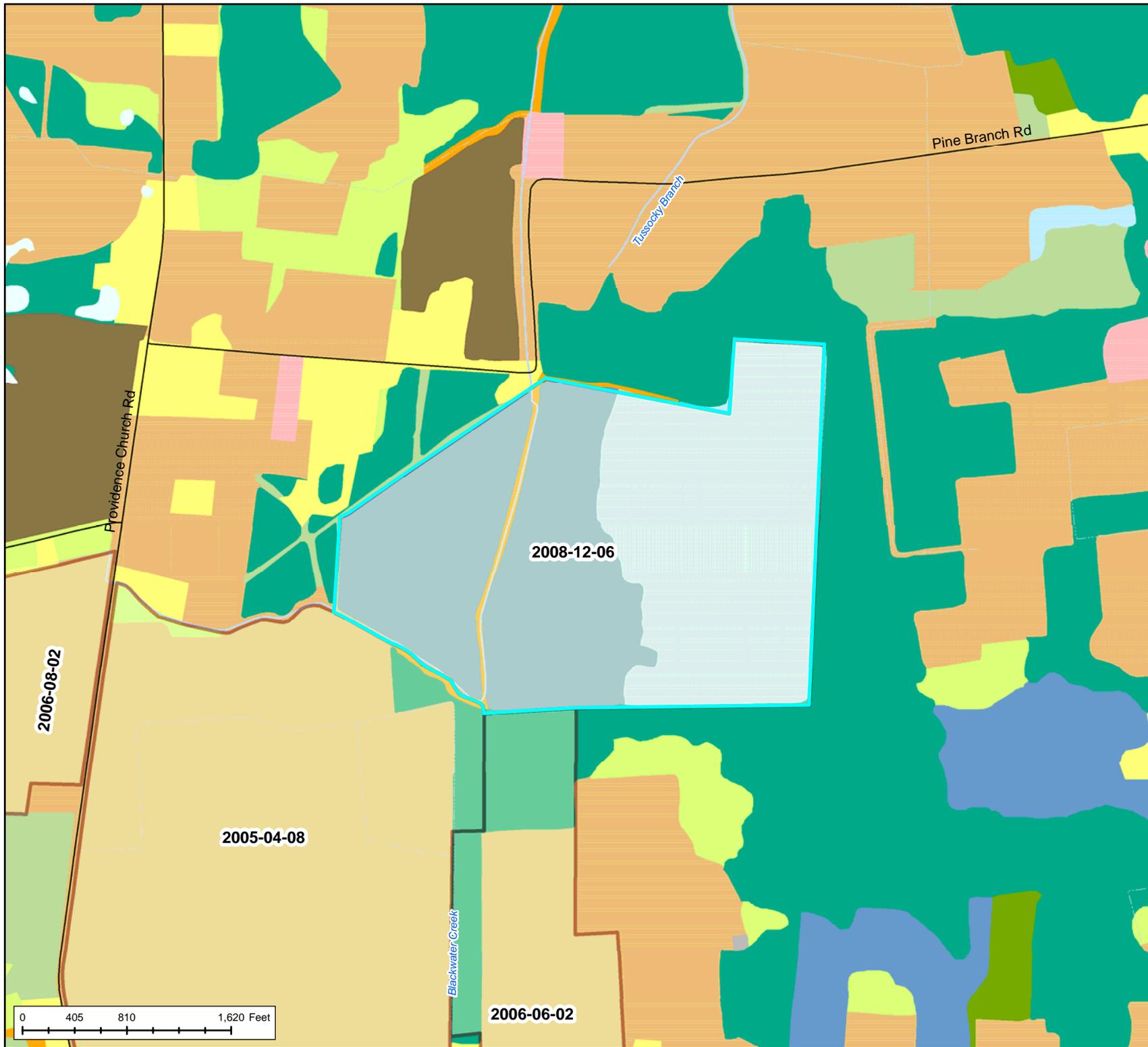


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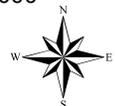


Preliminary Land Use Service (PLUS)
Northview at Wild Pine
2008-12-06

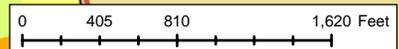
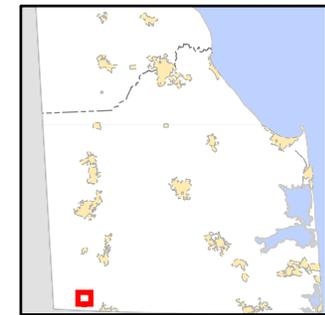


-  Project Areas
-  Municipalities
- Land Use/Land Cover**
-  Single Family Dwellings
-  Multi-Family Dwellings
-  Mobile Home Parks/Courts
-  Commercial
-  Industrial
-  Trans./Comm./Utilities
-  Mixed Urban/Built-up
-  Institutional/Governmental
-  Recreational
-  Farms, Pasture, Cropland
-  CAFO
-  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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2006-06-02

Preliminary Land Use Service (PLUS)

Northview at Wild Pine
2008-12-06

-  Project Areas
-  Municipalities

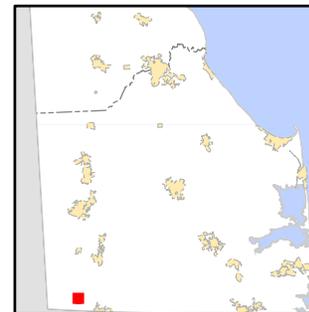
2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



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0 205 410 820 Feet

A horizontal scale bar with tick marks at 0, 205, 410, and 820 feet.