

PLUS 2009-04-01

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: Novosel Subdivision
2. Location (please be specific): CR 277 & CR 277-B
3. Parcel Identification #: 2-34-6-84.00 & 67.00 P/O
4. County or Local Jurisdiction Name: Sussex
5. Owner's Name: John & Linda Novosel and The Adkins Company

Address: 32043 Conley's Chapel road

City: Lewes

State: DE

Zip: 19958

Phone: (302) 947-2999

Fax: N/A

Email: N/A

6. Applicant's Name: Same

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

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

Address: 400 High Street

City: Seaford

State: DE

Zip: 19973

Phone: (302) 628-1421

Fax: (302) 628-8350

Email: rmccabe@gmbnet.com

8. Please Designate a Contact Person, including phone number, for this Project: Richard S. McCabe, PE

Information Regarding Site:

9. Type of Review: Rezoning **Comp. Plan Amendment (Kent County Only)** Site Plan Review
X Subdivision
10. Brief Explanation of Project being reviewed:
AR-1 Zoned Subdivision Application within the Environmentally Sensitive Development District Overlay Zone in Sussex County.
11. Area of Project(Acres +/-): 152.35
12. According to the State Strategies Map, in what Investment Strategy Level  project located? Investment Level 1
 Investment Level 2 Investment Level 3 X Investment Level 4 X 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.
No.
14. Present Zoning: AR-1 (ESDDOZ) 15. Proposed Zoning: AR-1 (ESDDOZ) 
16. Present Use: Vacant 17. Proposed Use: Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: None.
19. Comprehensive Plan recommendation: ESDDOZ & AR-1
If in the County, which area, according to their comprehensive plan, is the project located in:
New Castle Kent Sussex X
Suburban Inside growth zone Town Center Low Density
Suburban reserve Outside growth zone Developing
Other Environ. Sensitive Dev. District X
20. Water: Central (Community system) Individual On-Site X Public (Utility)
Service Provider Name: Tidewater Utilities
Will a new **public** well be located on the site? Yes X No What is the estimated water demand for this project? 61,500 gpd
How will this demand be met? Tidewater Utilities Central Drinking Water System.
21. Wastewater: Central (Community system) Individual On-Site X Public (Utility)
Service Provider Name: Sussex County or Tidewater Utilities (Overlapping service areas)
22. If a site plan please indicate gross floor area: N/A
23. If a subdivision: Commercial X Residential Mixed Use
24. If residential, indicated the number of number of Lots/units: 209 Gross Density of Project: 1.4 units/acre Net Density 1.6 units/acre
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: 209
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 209
X Move-up buyer – if checked, how many units 209
X Second home buyer – if checked, how many units 209
 Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0% Proposed Use: % of Impervious Surfaces: 6.6%
Square Feet: 0 SQ-FT Square Feet: 285,920.58

27. What are the environmental impacts this project will have? Require clearing of trees and improvement of area drainage.

How much forest land is presently on-site? 142 Acres How much forest land will be removed? 35 Acres

Are there known rare, threatened, or endangered species on-site? Yes X No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes X 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 X 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 X No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes X 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? X Yes No

Are the wetlands: Tidal Acres
 X Non-tidal Acres 2.82

If "Yes", have the wetlands been delineated? X Yes No

Has the Army Corp of Engineers signed off on the delineation? Yes X No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes X No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands X Yes No

30. Are there streams, lakes, or other natural water bodies on the site? Yes X 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: Bio-Filtration Swales an Water Quality Wet Ponds.

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 Wetlands and low areas that currently drain the site.

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? 49.19 Acres 2,142,716.40 Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 3 acres.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Community Recreation & Use.

Where is the open space located? Center of Community

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? Central Water & Sewer, Roads and Streets.

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

Acres on-site that will be permanently protected 2.82

Acres on-site that will be restored 0

Acres of required wetland mitigation None required as all wetlands are Federal. No State wetlands are on site.

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Bio-Swales, Filetr Strips and Wet Ponds

Buffers from wetlands, streams, lakes, and other natural water bodies Yes

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 1954 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 3.9%

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. CR 277, a standard subdivision entrance with two, one-way lanes entering and exiting.

40. Will the street rights of way be public, private, or town? Private-Sussex County Standard

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. Aintree Drive-Chapel Green Subdivision next door.

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 household garbage.

45. Please make note of the time-line for this project: Public Hearing in Sussex County for Preliminary Approval is anticipated in 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

Date

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

Date

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

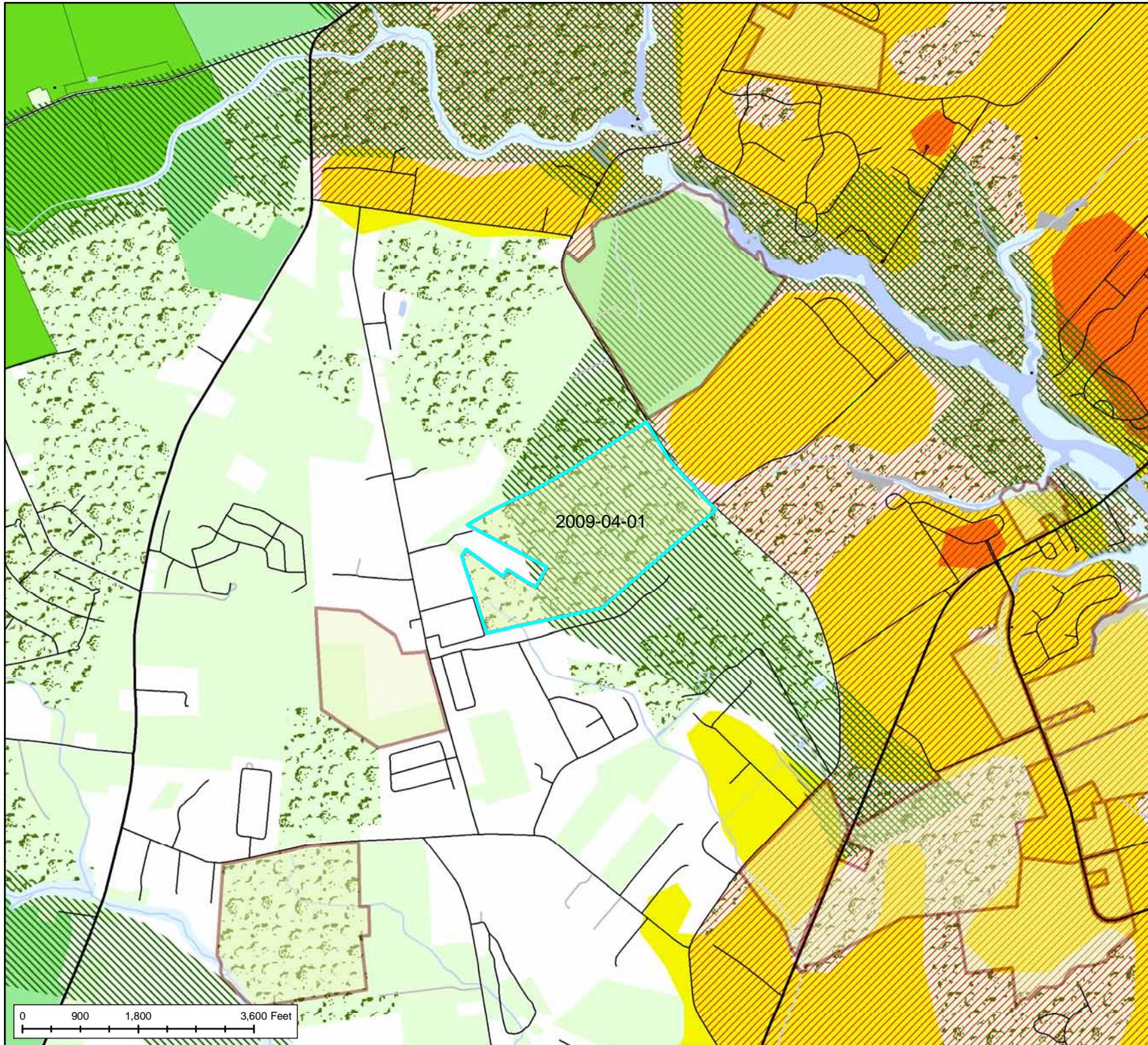
This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as 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.

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

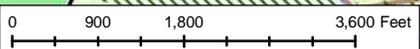
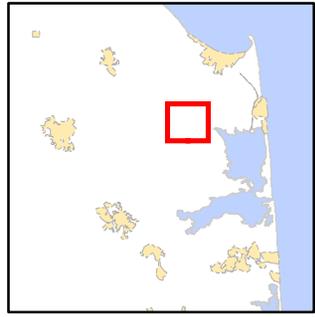
- State Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



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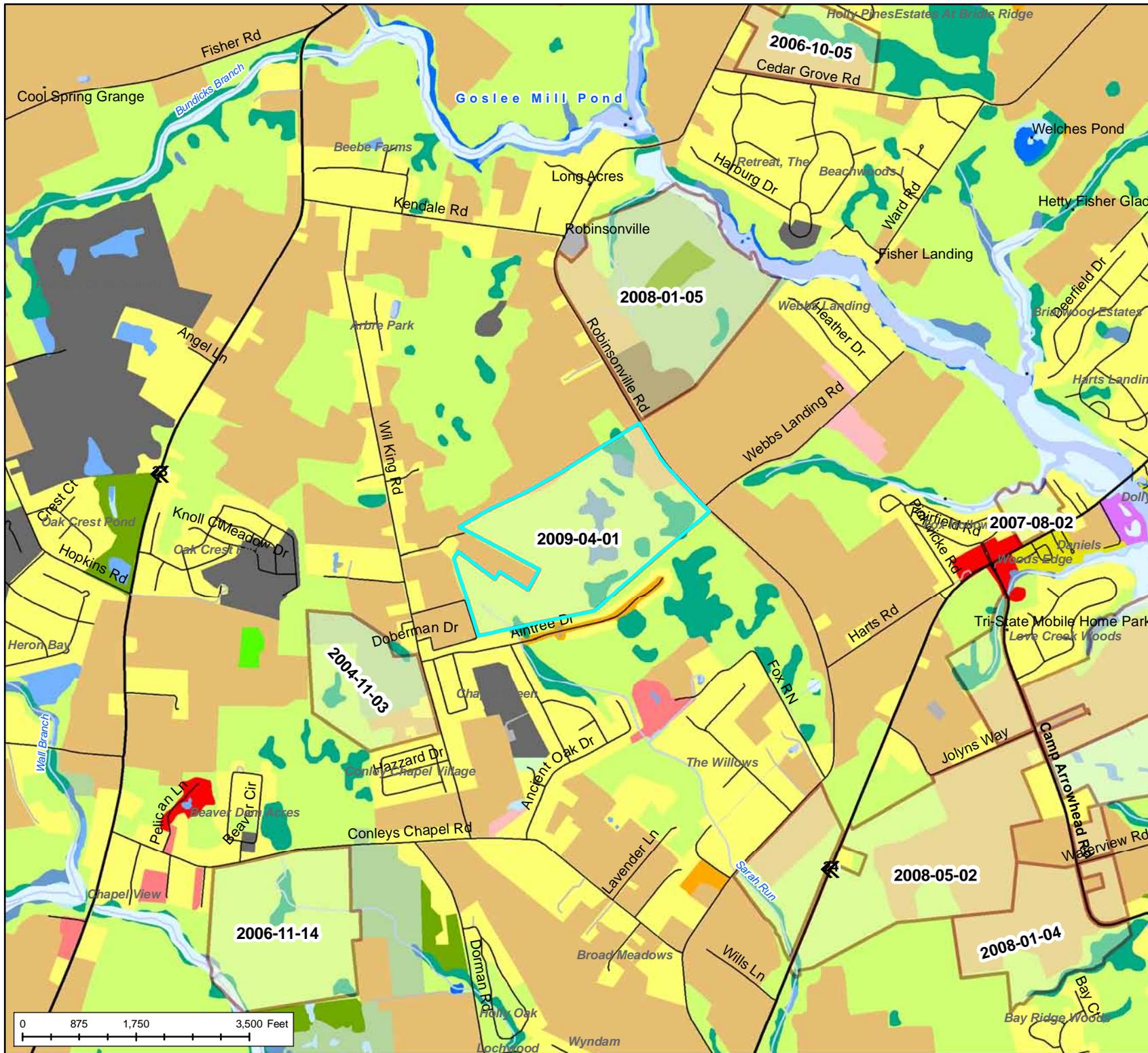


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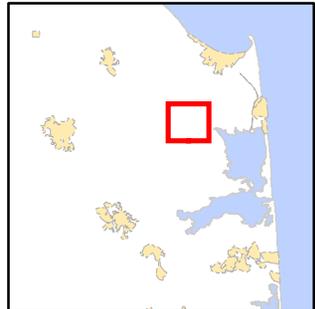
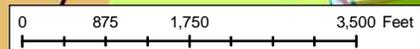


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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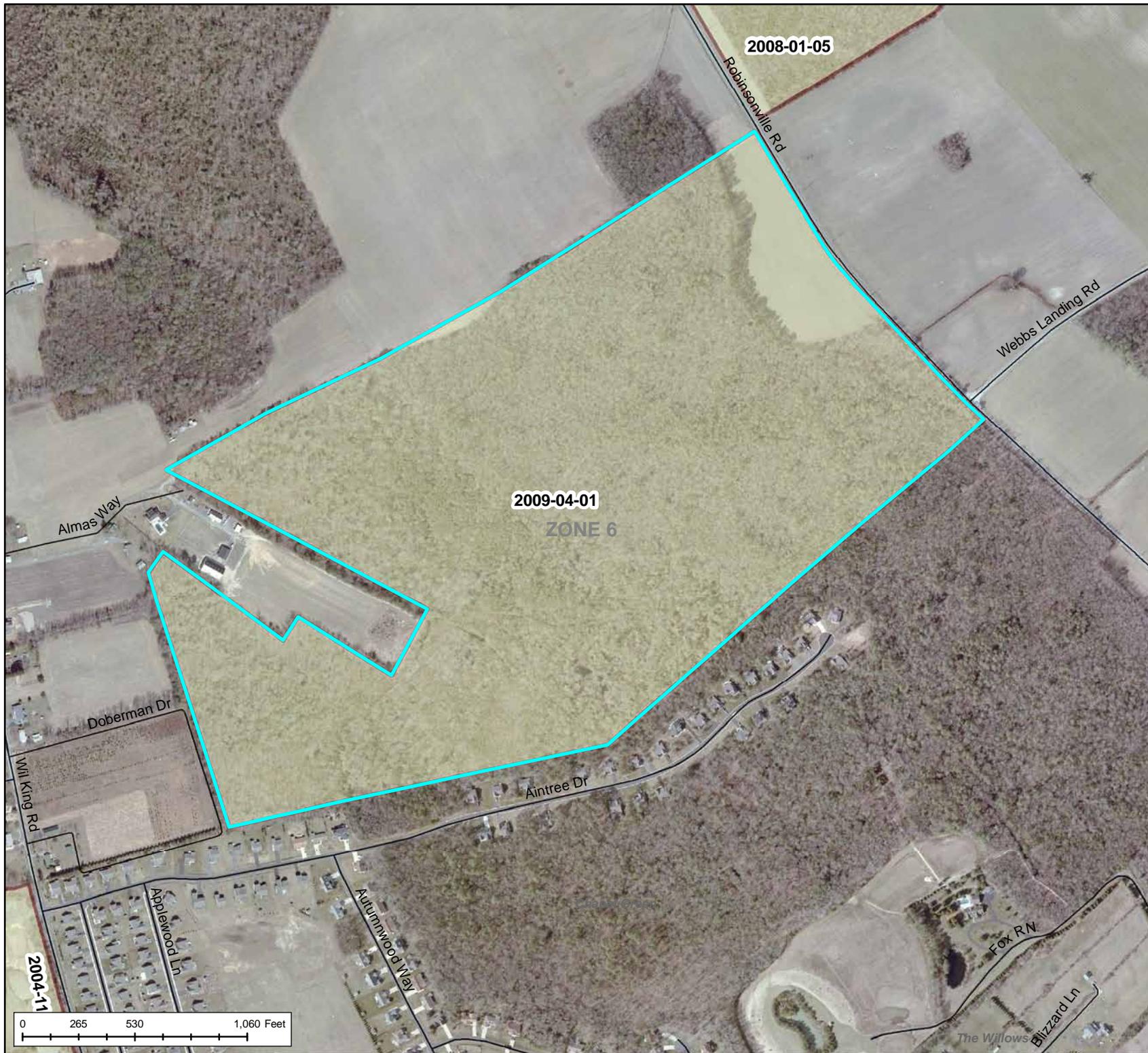


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-  Project Areas
-  Municipalities

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



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