

Preliminary land Use Service (PLUS)

PLUS 2009-05-05

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: Inland Bays Community

2. Location (please be specific): North side of Route 360 (Fred Hudson Road), 5000' west of Route One

3. Parcel Identification #: Map 1-34-13.00 Parcel 72.02 4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Tony Coehlo and Robert Hush c/o David McCarthy

Address: 51 Baltimore Avenue, Unit Three

City: Rehoboth Beach

State: DE

Zip: 19971

Phone: 302-650-0820

Fax: 302-226-3271

Email: casselw@aol.com

6. Applicant's Name: Inland Bays, LLC c/o David McCarthy

Address: 51 Baltimore Avenue, Unit Three

City: Rehoboth Beach

State: DE

Zip: 19971

Phone: 302-650-0820

Fax: 302-226-3271

Email: casselw@aol.com

7. Project Designer/Engineer: Davis, Bowen & Friedel, Inc.

Address: One Plaza East, Suite 200

City: Salisbury

State: MD

Zip: 21801

Phone: 410-543-9091

Fax: 410-543-7675

Email: gbm@dbfinc.com

8. Please Designate a Contact Person, including phone number, for this Project: **Gerald G. Friedel/Gordon Mead
410-543-9091**

Information Regarding Site:

9. Type of Review: Rezoning Comp. Plan Amendment (Kent County Only) Site Plan Review
 Subdivision

10. Brief Explanation of Project being reviewed: 48 unit townhouse style condominium project with amenities

11. Area of Project(Acres +/-): 11.96

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? Investment Level 1
 Investment Level 2 Investment Level 3 Investment Level 4 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.
LUPA 12-05-03-02, Inland Bays, LLC, 01/06/04

14. Present Zoning: MR

15. Proposed Zoning: MR with conditional use

16. Present Use: Inactive farmland/woodlands

17. Proposed Use: Townhouse Style Condominiums

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:
Farmland – No 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

Kent

Sussex

Suburban

Inside growth zone

Town Center

Low Density

Suburban reserve

Outside growth zone

Developing

Other Mixed Residential Areas

Environ. Sensitive Dev. District

20. Water: Central (Community system) Individual On-Site Public (Utility)

Service Provider Name: Sussex Shores Water Company

Will a new public well be located on the site? Yes No What is the estimated water demand for this project? 14,400 gpd

How will this demand be met? Expansion of existing distribution system and plant.

21. Wastewater: Central (Community system) Individual On-Site Public (Utility)

Service Provider Name: Cedar Neck Expansion of the Bethany Beach Sanitary District

22. If a site plan please indicate gross floor area: 48 units at 2240 SF per unit = 107,520 SF. Does not include ground floor garage and storage.

23. If a subdivision: Commercial Residential Mixed Use Townhouse Style Condos

24. If residential, indicated the number of number of Lots/units: 48 Gross Density of Project: 4.01 Net Density 5.88
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:
 Number of owner-occupied units: 48

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
 X Move-up buyer – if checked, how many units 24
 X Second home buyer – if checked, how many units 24
 Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 3 Square Feet: 15,312 Proposed Use: % of Impervious Surfaces: 30 Square Feet: 155,043

27. What are the environmental impacts this project will have? Forest clearing and minimal wetland impacts.

How much forest land is presently on-site? 9.16 How much forest land will be removed? 3.94

Are there known rare, threatened, or endangered species on-site? Yes No Not aware of any at this time. Being investigated

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. There should be no significant increase of run off to flood hazard areas because of stormwater management.

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 2.57

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

Has the Army Corp of Engineers signed off on the delineation? Yes No to be submitted for review

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts: It is anticipated that all regulated impacts will total less than 0.15 acres.

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? 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 : within 100 feet of off-site perennial stream.

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: Private ditch which directs water to perennial stream.

32. List the proposed method(s) of stormwater management for the site: Retention basins (wet ponds) for water quality and quantity treatment.

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.): Outfall to public storm drain

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? 5.5 Acres 240,000 Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 4.5 acres/Sq ft.196,000

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, wildlife habitat and stormwater management

Where is the open space located? Integrated throughout most of the development, but predominately on the eastern half of property.

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? Delaware Nature Conservancy

35. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they? Water and sewer

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

Acres on-site that will be permanently protected N/A

Acres on-site that will be restored N/A

Acres of required wetland mitigation 0.28 acres

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Stormwater retention (wet ponds), rooftop disconnection, grass channels, silt fence, sediment traps, etc.

Buffers from wetlands, streams, lakes, and other natural water bodies 50' plus buffer to stream

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 340

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 2%

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. Route 360, Fred Hudson Road. One entrance, approximately 1500 feet east of Route 357. Route 360 has two (2) travel lanes and bicycle lane and shoulder at the south side.

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. The project could be linked physically to the existing development to the north, Bethany Lakes. The owner is willing to discuss making this connection, but in an earlier submittal to the Sussex County Planning Commission they were not.

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 None believed present
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: Mid 2010 to 2015, but market dependent.

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

Signature of property owner

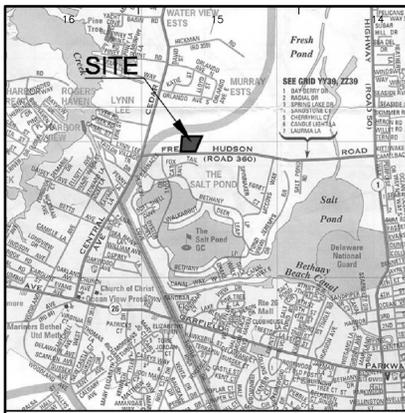
Date

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

Date

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

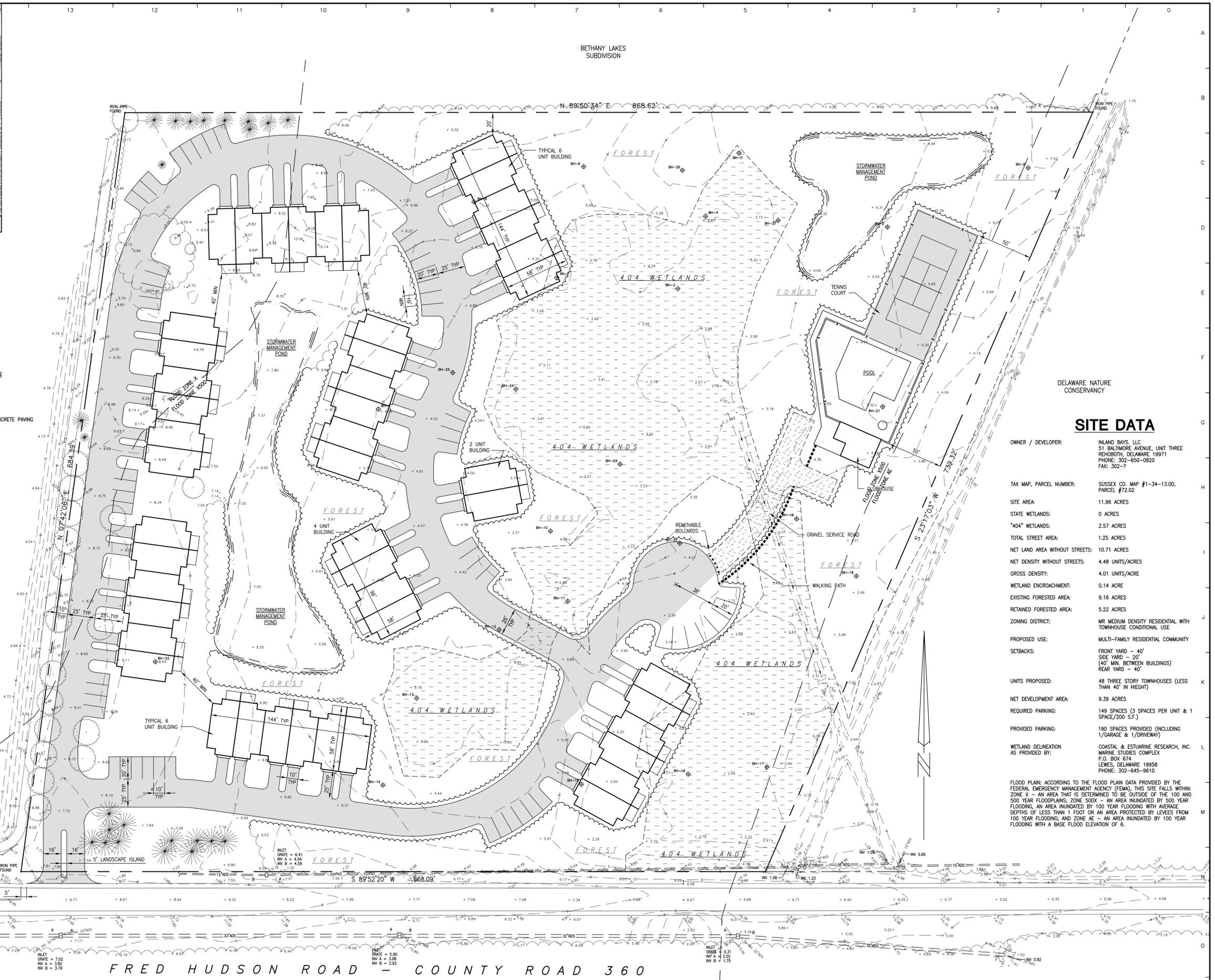
This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as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



VICINITY MAP 1"=2,500'

LEGEND

EXISTING	PROPERTY LINE OR RIGHT-OF-WAY LINE
---	EASEMENTS
-X-	FENCE
-24-	CONTOUR
x.24.24 x.24.74 TC	SPOT ELEVATIONS: SURFACE, TOP OF CURB, BOTTOM OF CURB
---	SWALE
---	EDGE OF WOODS, LIMITS OF CLEARING LINE
---	CONCRETE SIDEWALK, CONCRETE PAD, OR CONCRETE PAVING
---	BITUMINOUS PAVING
---	BUILDING
---	WETLANDS
PROPOSED	PROPERTY LINE OR RIGHT-OF-WAY LINE
---	EASEMENTS
-X-	FENCE
-24-	SWALE
---	EDGE OF WOODS, LIMITS OF CLEARING LINE
---	CONCRETE SIDEWALK, CONCRETE PAD, OR CONCRETE PAVING
---	BITUMINOUS PAVING
---	BUILDING



SITE DATA

OWNER / DEVELOPER:	INLAND BAYS, LLC 51 BALTIMORE AVENUE, UNIT THREE REHOBOTH, DELAWARE 19971 PHONE: 302-650-0820 FAX: 302-7
TAX MAP, PARCEL NUMBER:	SUSSEX CO. MAP #1-34-13.00, PARCEL #72.02
SITE AREA:	11.96 ACRES
STATE WETLANDS:	0 ACRES
404 WETLANDS:	2.57 ACRES
TOTAL STREET AREA:	1.25 ACRES
NET LAND AREA WITHOUT STREETS:	10.71 ACRES
NET DENSITY WITHOUT STREETS:	4.48 UNITS/ACRES
GROSS DENSITY:	4.01 UNITS/ACRE
WETLAND ENCROACHMENT:	0.14 ACRE
EXISTING FORESTED AREA:	9.16 ACRES
RETAINED FORESTED AREA:	5.22 ACRES
ZONING DISTRICT:	MR MEDIUM DENSITY RESIDENTIAL WITH TOWNHOUSE CONDITIONAL USE
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL COMMUNITY
SETBACKS:	FRONT YARD - 40' SIDE YARD - 20' (40' MIN. BETWEEN BUILDINGS) REAR YARD - 40'
UNITS PROPOSED:	48 THREE STORY TOWNHOUSES (LESS THAN 40' IN HEIGHT)
NET DEVELOPMENT AREA:	9.39 ACRES
REQUIRED PARKING:	149 SPACES (3 SPACES PER UNIT & 1 SPACE/200 S.F.)
PROVIDED PARKING:	190 SPACES PROVIDED (INCLUDING 1/GARAGE & 1/DRIVEWAY)
WETLAND DELINEATION AS PROVIDED BY:	COASTAL & ESTUARINE RESEARCH, INC. MARINE STUDIES COMPLEX P.O. BOX 674 LEWES, DELAWARE 19958 PHONE: 302-645-9610

FLOOD PLAN: ACCORDING TO THE FLOOD PLAN DATA PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THIS SITE FALLS WITHIN ZONE X - AN AREA THAT IS DETERMINED TO BE OUTSIDE OF THE 100 AND 500 YEAR FLOODPLAINS; ZONE 500X - AN AREA INUNDATED BY 500 YEAR FLOODING; AN AREA INUNDATED BY 100 YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR AN AREA PROTECTED BY LEVES FROM 100 YEAR FLOODING; AND ZONE AE - AN AREA INUNDATED BY 100 YEAR FLOODING WITH A BASE FLOOD ELEVATION OF 6.

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 542-9800
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-1744

PRELIMINARY SITE PLAN

INLAND BAYS COMMUNITY
COUNTY ROAD 360
SUSSEX COUNTY, DELAWARE

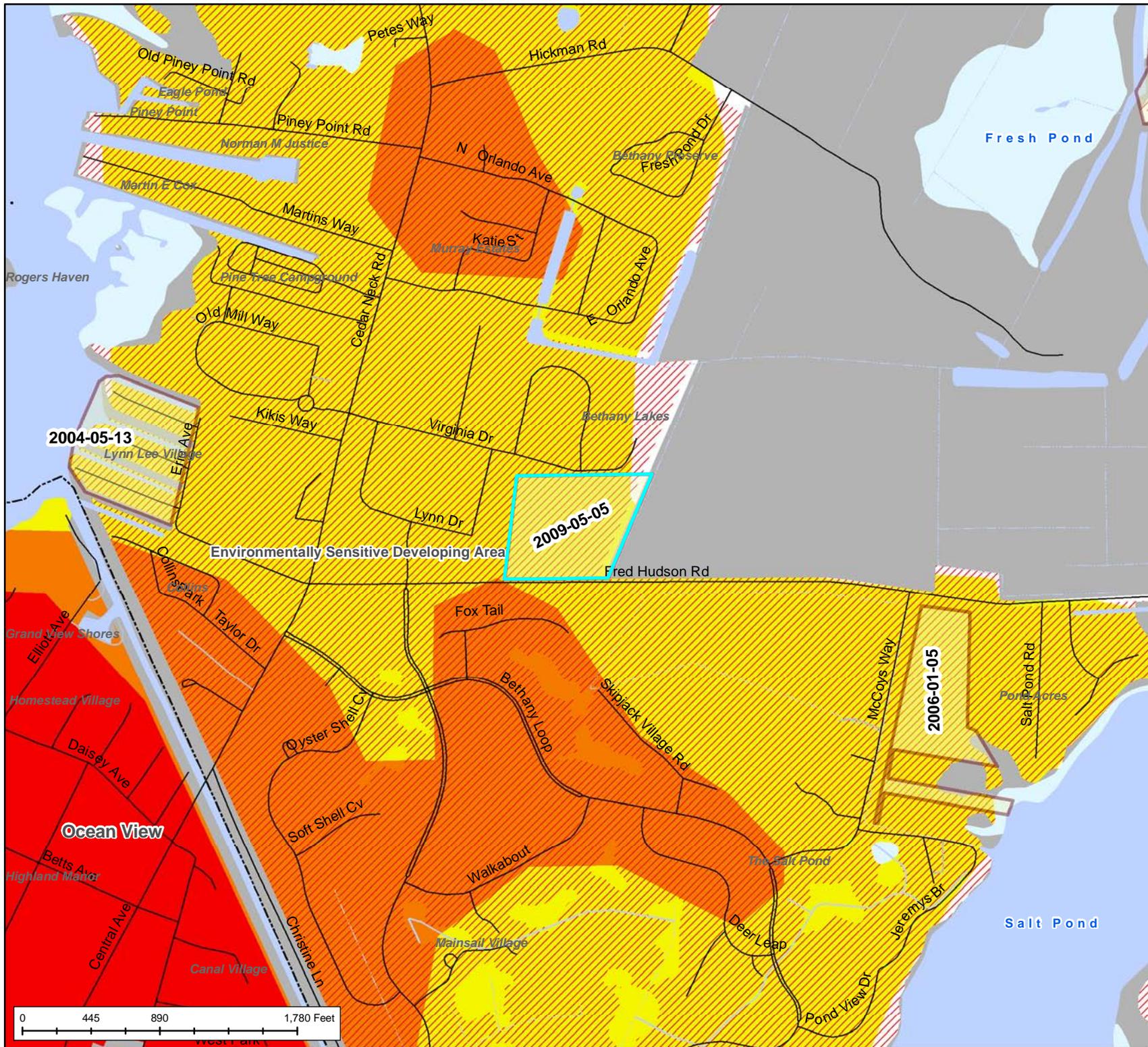
Revisions:

Date: **MAY 1, 2009**
Scale: **1" = 40'**
Dwn. By: **VL**
Proj. No.: **1135A001**
Dwg. No.: **2**

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Inland Bays Community PLUS 2009-05-05

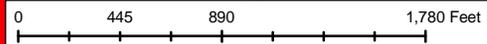


- Project Areas
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of Play
 - Area of Dispute
 - Area of Study
 - Env. Sens. Dev. (Sussex)

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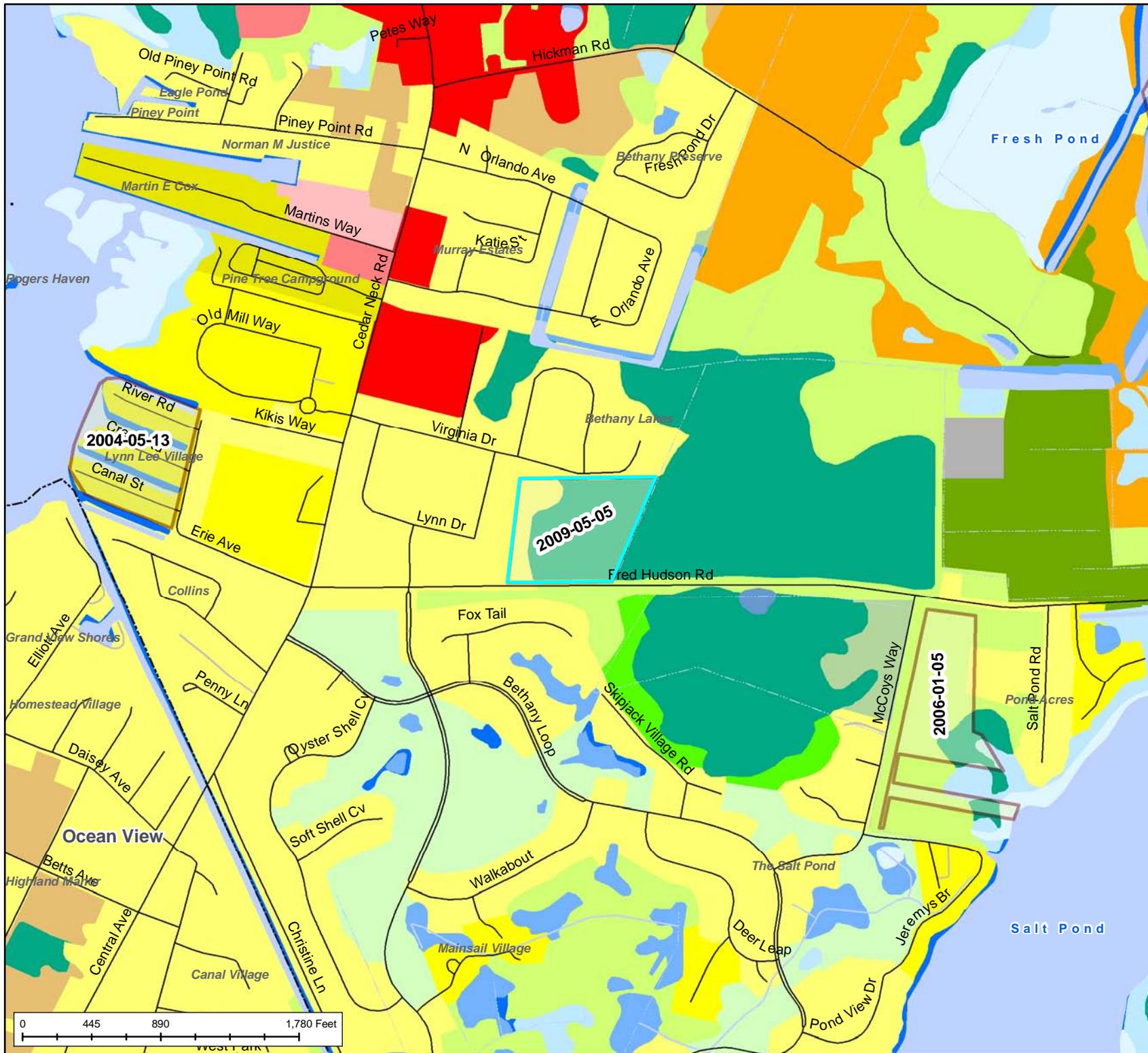


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Inland Bays Community
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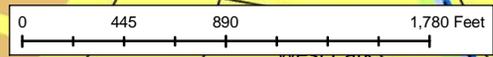


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

1:10,000



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PLUS 2009-05-05

-  Project Areas
-  Municipalities

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



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