

## 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: **Bakers Creek**
2. Location ( please be specific): Adjacent to but outside Bridgeville Town Limits on the east side of Rt. 13 south of Rt. 404 at the intersection of Rt. 13 and Camp Road and the ip and Cannon Road intersection.
3. Parcel Identification #: **1-31-19.00 & 51.00**
4. County or Local Jurisdiction Name: Sussex County
5. Owner's Name: Sussex Realty Company  
Address: 34026 Anna's Way, Suite 1  
City: Long Neck State: Delaware Zip: 19966  
Phone: 302-945-9300 Fax: 302-945-9318 Email: [rtunnell@potnets.com](mailto:rtunnell@potnets.com)
6. Applicant's Name: Sussex Realty Company  
Address: 34026 Anna's Way, Suite 1  
City: Long Neck State: Delaware Zip: 19966  
Phone: 302-945-9300 Fax: 302-945-9318 Email: [rtunnell@potnets.com](mailto:rtunnell@potnets.com)
7. Project Designer/Engineer: Vista Design, Inc.  
Address: 11634 Worcester Highway  
City: Showell State: MD Zip: 21862  
Phone: 410-352-3874 Fax: 410-352-3875 Email: [sengel@vistadesigninc.com](mailto:sengel@vistadesigninc.com)
8. Please Designate a Contact Person, including phone number, for this Project: Frank Kea, 410-726-8644

**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:  
Approximately 100 acres to be re-zoned to Residential Planned Community (RPC) by the Town of Bridgeville with concurrent annexation into the Town. The plan totals 400 homes and is composed of 140 single family detached home lots, 180 Two-family homes and 80 townhomes.

11. Area of Project(Acres +/-): 99.26 acres

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.

14. Present Zoning: AR-1 (Sussex County)

15. Proposed Zoning: Residential Planned Community (RPC), Bridgeville

16. Present Use: Agriculture

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:  
Agriculture/Unknown

19. Comprehensive Plan recommendation: Sussex County = "Town Center" - Bridgeville = "Retail – Office – Residential Mix"

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  Environ. Sensitive Dev. District

20. Water:  Central (Community system)  Individual On-Site  Public (Utility)  
Service Provider Name: Town of Bridgeville

Will a new public well be located on the site?  Yes  No What is the estimated water demand for this project? Approximately 250 gallons per home per day.

How will this demand be met? Town of Bridgeville public supply

21. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)  
Service Provider Name: Town of Bridgeville

22. If a site plan please indicate gross floor area:

23. If a subdivision:  Commercial  Residential  Mixed Use

24. If residential, indicated the number of number of Lots/units: 400 Gross Density of Project: 4 du/ac Net Density 5.08 du/ac ( net of roadway right-of-way, DNREC subaqueous lands and approximate right-of-way dedication to DeIDOT for frontage improvements. 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: 400

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 Unknown  
 Move-up buyer – if checked, how many units Unknown  
 Second home buyer – if checked, how many units Unknown  
 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: 55.2%  
Square Feet: 2,388,457

27. What are the environmental impacts this project will have? None

How much forest land is presently on-site? 5.32 ac How much forest land will be removed? 5.32 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 (DNREC regulated subaqueous land only)

Are the wetlands:  Tidal Acres  
 Non-tidal Acres

If "Yes", have the wetlands been delineated?  Yes  No (DNREC regulated subaqueous land only)

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: "Wetlands" are non-ACOE subaqueous lands under State jurisdiction, the headwaters of a current tax ditch. The "impacts" will be to remove the tax ditch status and renovate the ditch for stormwater management and open space purposes by creating multiple, new, stream channels, flood plain and habitat area.

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 checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : Tax Ditch</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: The beginning of the Priestly Tax Ditch</p>
<p>32. List the proposed method(s) of stormwater management for the site: Swales and detention but designed as multiple, new, stream channels, flood plain and habitat area.</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.): Existing roadside swales and tax ditch</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? 21.98 Acres 957,569 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 419,439 Sq ft.</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, wildlife habitat, stormwater management and views</p> <p>Where is the open space located? In the center of the site in the naturally occurring low spot.</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? All on-site infrastructure, DelDOT required frontage and intersection improvements and off-site sewer and water connection to existing Bridgeville services.</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected - Unknown at this time</p> <p>Acres on-site that will be restored - Unknown at this time</p> <p>Acres of required wetland mitigation - Unknown at this time</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed - Swales, detention areas, created stream channels, created habitat area, etc.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies - No</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 Average Daily Traffic is 2,873 trips per day

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Approximately 1% of total = 29 Trips per Day

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.

Yes, there is one connection to Camp Road forming the primary entrance to the community. This intersection will be improved in a manner consistent with indications from DelDOT officials in a meeting held prior to this application.

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

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program?  Yes  No

No direct access to Rt. 13 is proposed.

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. One connection to the parcel to the north is proposed to be consistent with DelDOT's plans for the area. No other interparcel connections are proposed or desired.

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

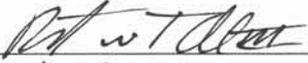
42. Are any federal permits, licensing, or funding anticipated?  Yes  No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

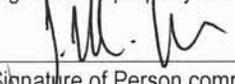
Yes  No If yes, please List them:

45. Please make note of the time-line for this project: It is anticipated that it will take about 18 months to gain annexation, zoning and site plan approval and, assuming that a reasonable market exists at that time, the community will proceed in phases with the expectation that is will be complete within 6 to 10 years.

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

  
\_\_\_\_\_  
Signature of property owner

7-20-09  
Date

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

7-23-09  
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.

**Site Data**

<b>Applicant</b>	Sussex Realty Company C/O Robert Tunnell 34026 Anno's Way Suite 1 Long Neck, DE 19966
<b>Landscape Architect</b>	Vista Design Inc. 11634 Worcester Hwy Showell, MD 21862
<b>Existing Zoning</b>	AR-1
<b>Proposed Zoning</b>	RPC AR-1
<b>Total Site Area</b>	±99.26 Acres
-Open Space	±21.98 Acres (22.14%) of Total
-Ponds	±9.63 Acres (43.81%) of Open Space
<b>Tax Map No.</b>	1-31-15 Parcel 51 & 9
<b>Flood Zone</b>	Zone X, per FEMA Map: 1000500275 J
<b>Max. Building Height</b>	42 ft.
<b>Community Center</b>	±3,600 sq.ft.
<b>Units / Density</b>	400 Units / 4 Units per Acre
Single Family Detached	142
2 Family Homes	178
Townhouses	80
<b>Building Setbacks:</b>	
Single Family Detached	
-Front Yard	25 ft.
-Rear Yard	25 ft.
-Side Yard	10 ft.
2 Family Homes	
-Front Yard	20 ft.
-Rear Yard	30 ft.
-Side Yard	10 ft.
Townhouses	
-Front Yard	20 ft.
-Rear Yard	15 ft.
-Side Yard	10 ft.
<b>Water Provider</b>	Town Of Bridgeville
<b>Sewer Provider</b>	Town of Bridgeville

# Bakers Creek

## Sussex County, Delaware

### Indian River Hundred



**Vicinity Map**  
Scale 1" = 1 Mile



**PROJECT LEGEND**

ROW Line	---
Boundary Line	---
Building Setback Line	---
Existing Vegetation Line	---
Proposed Vegetation Line	---
Existing Soils Line	---
Existing Contour 1X	---
Existing Contour 5X	---
Existing Ditch/Seal Contourline	---
Proposed Road Centerline	---
Proposed Edge of Pavement	---
Proposed Back of Curb	---
Proposed Sidewalk	---
Proposed Contour 1X	---
Proposed Contour 5X	---
Keyshot Line	---

**NOTE:**  
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

**NOTE:**  
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



NORTH

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT DATA

Project No:	08-018
File Name:	SP-031609
NORTHWEST FORK HUNDRED	
SUSSEX COUNTY, DELAWARE	
DATE:	3-17-09
SCALE:	1" = 200'

COVER

PRIESTLY

**VISTA DESIGN, INC.**  
Landscape Architects, Land Planning Consultants, Engineers, and Surveyors  
11634 Worcester Hwy, Showell, MD 21862  
ph: 410-352-3874 fax: 410-352-3875 email: vista@vistadesign.com

COVER  
SHEET NO.

# Preliminary Land Use Service (PLUS)

**Bakers Creek  
2009-08-08**

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

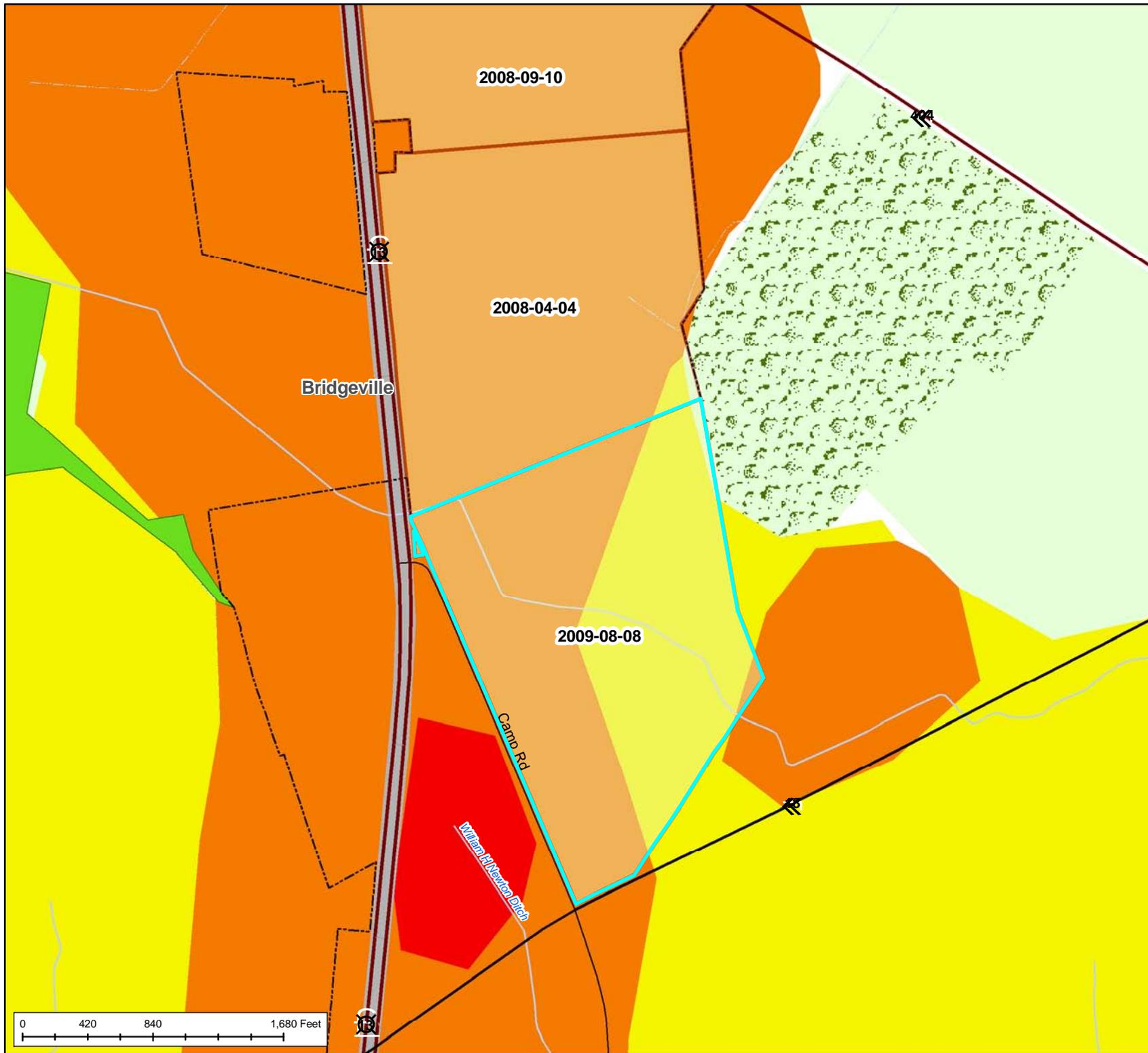
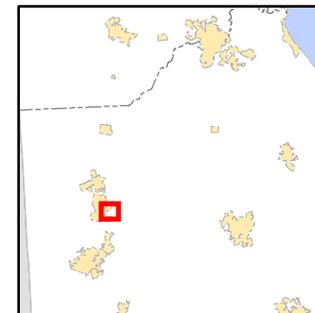
## State Strategies

-  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)

1:10,000



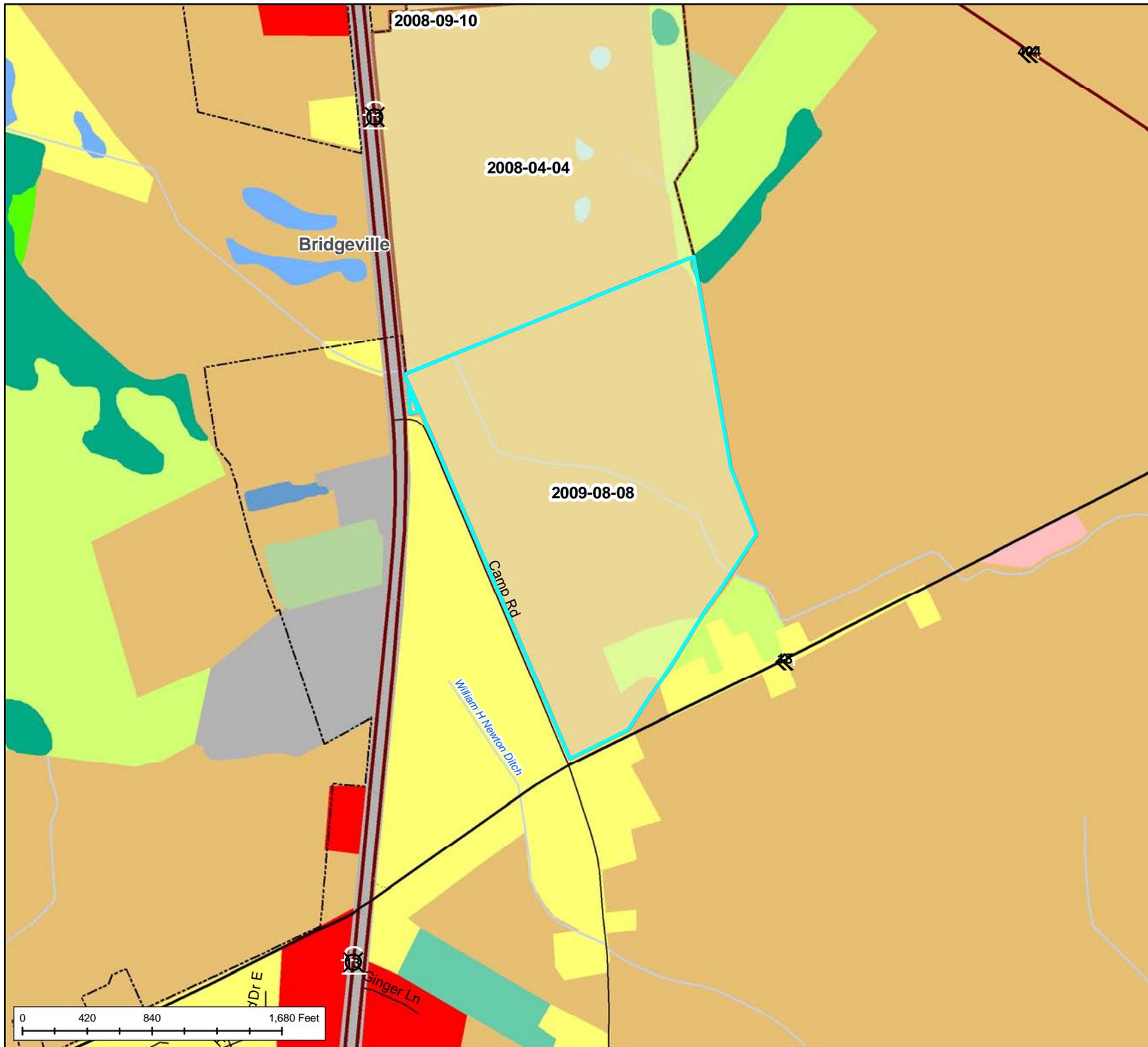
Produced by the Delaware Office of  
State Planning Coordination.  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)



0 420 840 1,680 Feet

# Preliminary Land Use Service (PLUS)

**Bakers Creek  
2009-08-08**

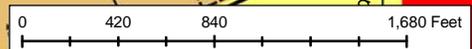
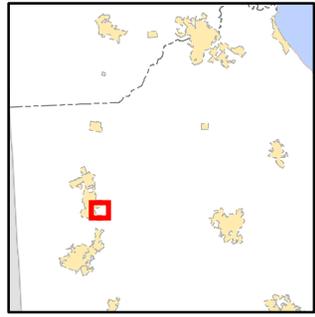


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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



Produced by the Delaware Office of State Planning Coordination.  
stateplanning.delaware.gov

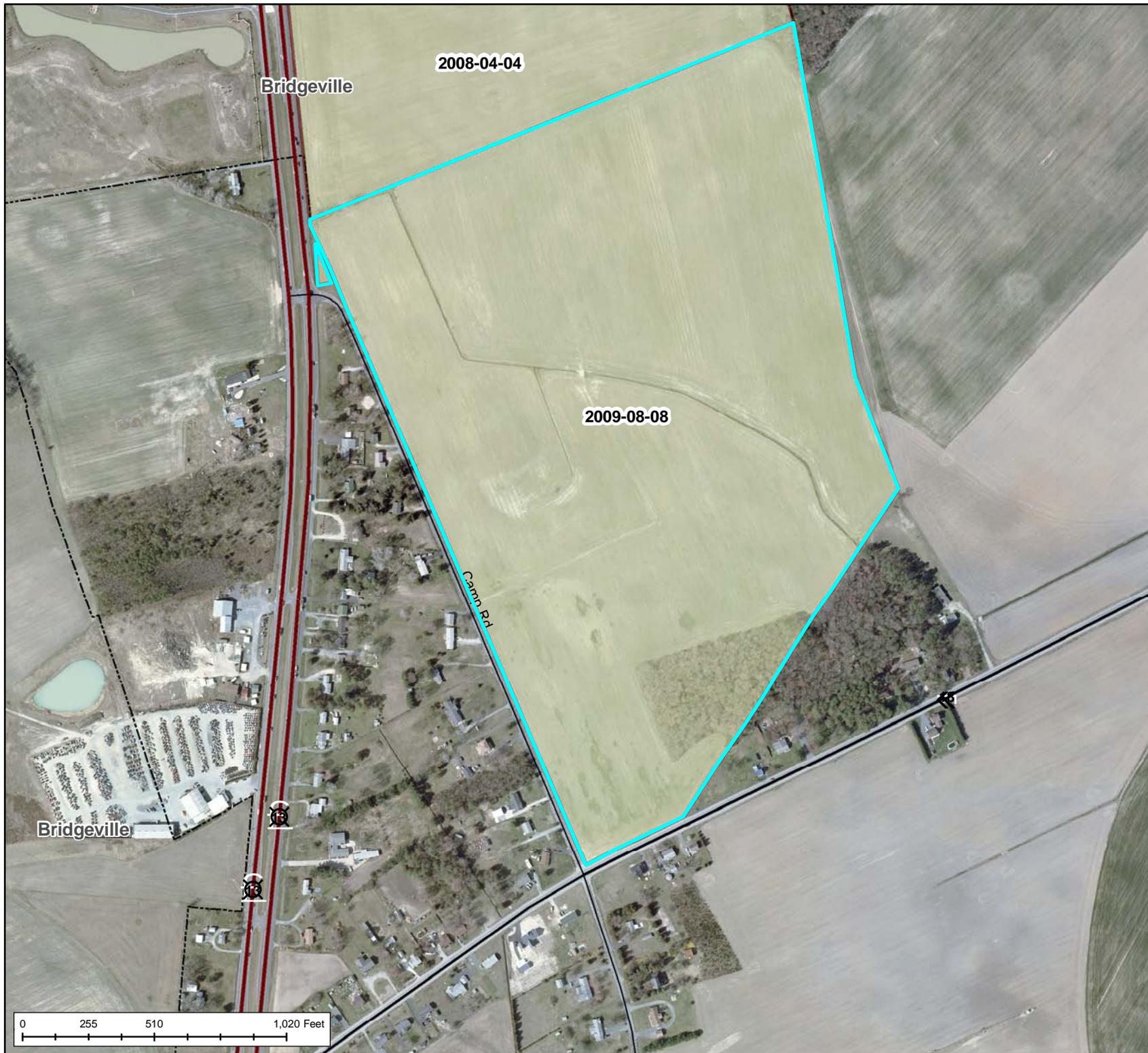


# Preliminary Land Use Service (PLUS)

**Bakers Creek  
2009-08-08**

-  Project Areas
-  Municipalities

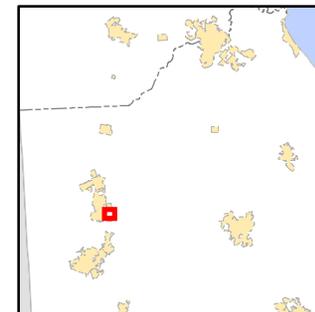
2007 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget



1:6,000



Produced by the Delaware Office of  
State Planning Coordination.  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)



0 255 510 1,020 Feet