

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

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.

PLUS Number (to be completed by OSPC): 2016-08-03
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2/3

1. Project Title/Name: Newdale Acres
2. Location (please be specific): Westerly side of South Old State Rd.; 755' South of Beach Hwy.
3. Parcel Identification #: 230-26.00-115.04, 230-26.00-115.00 4. County or Local Jurisdiction Name: where project is
230-26.00-122.00, 230-31.00-33.00, 230-31.00-33.01 located: Sussex County
5. If contiguous to a municipality, are you seeking annexation: No
6. Owner's Name: Liborio Ellendale, LLC
 Address: 903 N. French Street
 City: Wilmington State: DE Zip: 19801
 Phone: 302-426-0200 Fax: 302-426-9379 Email: Ramunnol@aol.com
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Lou Ramunno
 Address: 903 N. French Street
 City: Wilmington State: DE Zip: 19801
 Phone: 302-426-0200 Fax: Email: Ramunnol@aol.com
8. Project Designer/Engineer: Davis, Bowen, & Friedel, Inc.
 Address: 23 N. Walnut St.
 City: Milford State: DE Zip: 19963
 Phone: 302-424-1441 Fax: 302-424-0430 Email: wzc@dbfinc.com
9. Please Designate a Contact Person, including phone number, for this Project: Zac Crouch, 302-424-1441

Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with certified comprehensive plan Site Plan Review
 Subdivision

11. Brief Explanation of Project being reviewed: Residential Planned Community, 224 Single Family homes & 72 Townhouse units
 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. PLUS review-2008-02-02; Shipbuilder's, LLC

12. Area of Project (Acres +/-): 141.09 Number of Residential Units: 296 Commercial square footage: 0 sq. ft.

13. Present Zoning: AR-1 & GR 14. Proposed Zoning: MR & RPC

15. Present Use: Agricultural 16. Proposed Use: Residential Planned Community

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

Service Provider Name: Artesian Water Company

Will a new public well be located on the site? Yes No

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

Service Provider Name: Sussex County

Will a new community wastewater system be located on this site? Yes No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):
 First time homeowners and Move up buyers

20. Environmental impacts: One wetlands crossings by roadway, outfall structures from SWM ponds and clearing of wooded areas
 How many forested acres are presently on-site? 65 +/- How many forested acres will be removed? 24 +/-

To your knowledge, 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: 0
 Non-tidal Acres: 15.04

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

Has the Army Corps 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: One road crossing over Ellendale Tax Ditch and Outfall structures from ponds to Ellendale Tax Ditch

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? Outfall structures into Tax Ditch

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? Yes No

22. List the proposed method(s) of stormwater management for the site:
 A mix of "Green Technology BMPs as well as conventional detention ponds.

23. Is open space proposed? Yes No If "Yes," how much? 76.91 Acres:

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

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No

25. Please estimate 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 peak season: 2689

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

26. Will the project connect to state maintained roads? Yes No

27. 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.
N/A

28. Are there existing sidewalks? Yes No; bike paths Yes No
Are there proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No

29. To your knowledge, 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

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
Person to contact to arrange visit: _____ phone number: _____

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

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

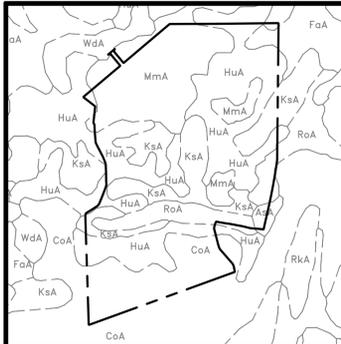
7/26/16

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, 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.



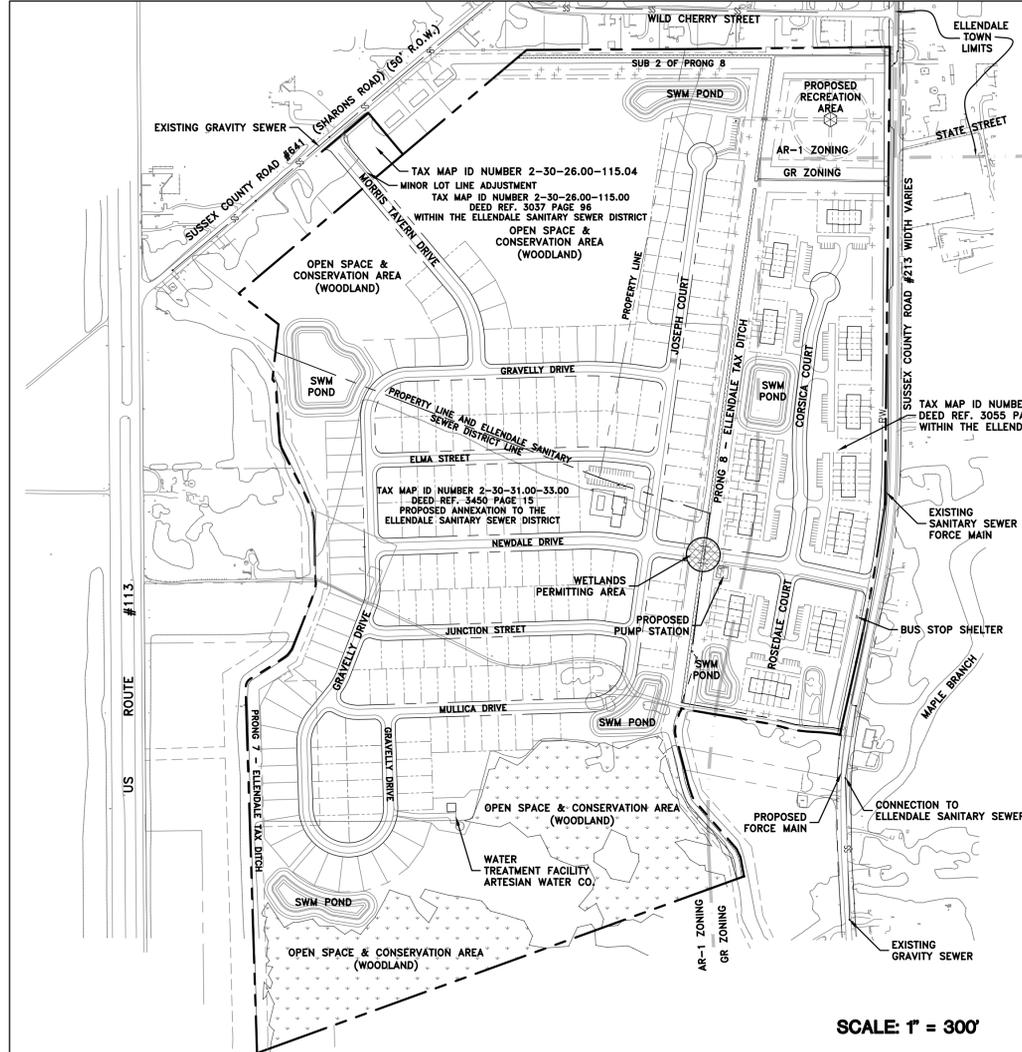
SOILS MAP 1" = 1000'

SOILS	HYDROLOGIC SOIL GROUP
AsA...Askecksy loamy sand, 0 to 2% slopes	B/D
CoA...Corsica mucky loam, 0 to 2% slopes	C/D
FaA...Falsington sandy loam, 0 to 2% slopes	C/D
HuA...Hurlock sandy loam, 0 to 2% slopes	B/D
KsA...Klej sandy loam, 0 to 2% slopes	C
MmA...Mullica mucky sandy loam, 0 to 2% slopes	B/D
RkA...Rockwalkin loamy sand, 0 to 2% slopes	B
RoA...Rosedale loamy sand, 0 to 2% slopes	A

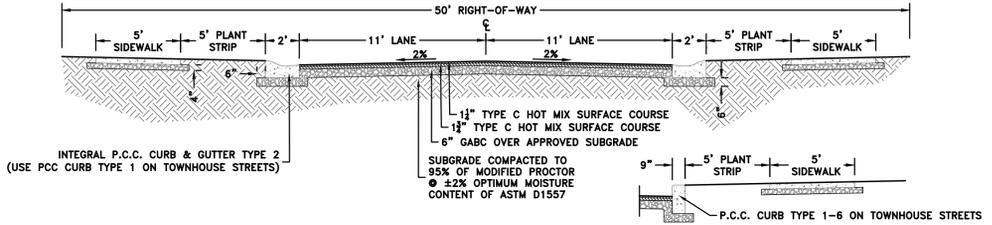
LEGEND	
---	EXISTING PROPERTY LINE
---	PROPERTY LINE/RIGHT-OF-WAY
---	LOT LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	WETLANDS LINE
---	WOODS LINE
---	LOT NUMBER
---	TOWNHOUSE IDENTIFICATION NUMBER
●	UNMARKED PROPERTY CORNER
○	PROPERTY CORNER TO BE SET
○	IPF, IRON PIN/ROD FOUND
□	CONCRETE POST FOUND
□	CMF, CONCRETE MONUMENT FOUND
■	PROPOSED MONUMENT
---	SIDEWALK
---	FORESTED BUFFER EASEMENT
---	SANITARY SEWER EASEMENT
---	MODERATELY PRICED HOUSING UNIT

GENERAL NOTES

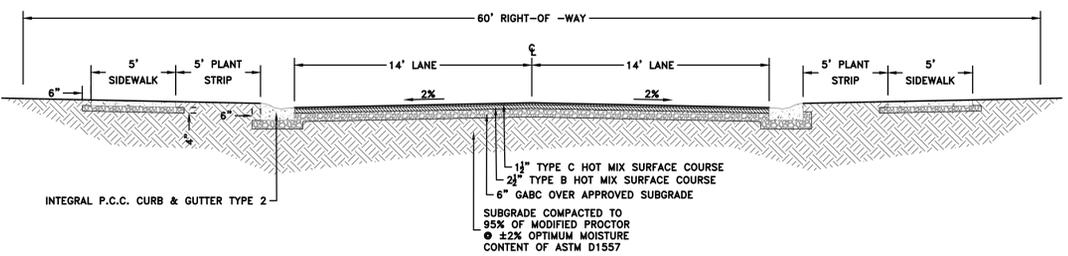
- THE DEVELOPMENT STREETS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL THE HOMEOWNER'S ASSOCIATION CAN TAKE RESPONSIBILITY.
- ALL MATERIALS AND WORKMANSHIP FOR SUBDIVISION STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY STREET STANDARDS.
- THE FINAL OVERLAY OF HOT MIX - TYPE C FOR ALL STREETS WITHIN THE DEVELOPMENT WILL NOT BE PERMITTED UNTIL 75% OF THE HOMES ARE COMPLETELY CONSTRUCTED. IF FINAL OVERLAY IS RIGHT TO HAVE THE OWNER/DEVELOPER ROTOMILL AND OVERLAY WITH ALL COSTS BEING PAID BY THE DEVELOPER.
- SUSSEX COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE STREETS.
- AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL SIDEWALKS, OPEN SPACE AREAS, FORESTED BUFFERS, RIGHT-OF-WAYS, AND STORMWATER MANAGEMENT AREAS, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE BUILDING PERMIT IS TO BE A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
- THE CLUBHOUSE, SWIMMING POOL, AND TOT LOT SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 72ND BUILDING PERMIT.
- ALL FIRE LINES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- A TEN (10) FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL FRONT AND REAR LOT LINES.
- A TEN (10) FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES CENTERED ON ALL SIDE LOT LINES.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON THE ACCEPTANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURE USES AND ACTIVITIES.
- ON JULY 2005 A SITE REVIEW WAS COMPLETED BY ENVIRONMENTAL RESOURCES, INC. JURISDICTIONAL WETLANDS WERE IDENTIFIED ON THE SITE. A JURISDICTIONAL DETERMINATION LETTER WAS ISSUED BY THE ARMY CORPS ON MARCH 31, 2009; CANP-OP-R-208-653-23.



SCALE: 1" = 300'



TYPE I RESIDENTIAL STREET
PRIVATE STREET
SCALE: 1" = 5'



TYPE II RESIDENTIAL STREET
PRIVATE STREET
SCALE: 1" = 5'

INDEX OF SHEETS

- R1.....TITLE
- R2.....PLAN VIEW
- R3.....PLAN VIEW

DATA COLUMN

MAP & PARCEL NUMBER:	2-30-26.00-115.00, 2-30-26.00-115.04, 2-30-26.00-122.00, 2-30-31.00-33.00, 2-30-31.00-34.00
DEED REFERENCE:	DEED BOOK 3037 PAGE 96, DEED BOOK 3055 PAGE 330, DEED BOOK 3450 PAGE 12
OWNER/DEVELOPER:	LIBORIO ELLENDALE, LLC 903 N FRENCH ST. WILMINGTON, DELAWARE 19801 302-426-0200
PREPARED BY:	DAVIS, BOWEN AND FRIEDEL, INC. 23 NORTH WALNUT STREET MILFORD, DE 19963 (302) 424-1441; 302-424-0430 FASCIMILE
EXISTING ZONING:	MR/RPC
STATE INVESTMENT LEVEL:	LEVELS 2, 3, 4
SUSSEX COUNTY COMPREHENSIVE PLAN DESIGNATION:	DEVELOPING AREA
TOTAL SITE AREA:	141.086 ACRES ±
RESIDUAL LANDS:	0.550 ACRES ±
RIGHT OF WAY DEDICATION:	0.805 ACRES ±
LANDS TO BE GRANTED TO SUSSEX COUNTY:	0.069 ACRES ±
TOTAL LOTS:	296 (224 RESIDENTIAL)- (72 TOWNHOUSES)
GROSS DENSITY:	2.11 LOTS/ACRE
TOTAL LOT AREA:	47,932 ACRES ±
TOTAL LOT AREA - SINGLE FAMILY:	41,921 ACRES ±
TOTAL LOT AREA - TOWNHOUSES:	6,011 ACRES ±
TOTAL PRIVATE R.O.W. AREA:	14,819 ACRES ±
TOTAL OPEN SPACE AREA:	76,911 ACRES ±
TOTAL WETLANDS AREA:	15,046 ACRES ±
SURVEY CLASSIFICATION:	CLASS B
MINIMUM LOT SIZE DEPICTED	
SINGLE FAMILY:	7,500 SQ. FT.
TOWNHOUSES:	2,300 SQ.FT.
MINIMUM LOT WIDTH:	60'
SETBACK REQUIREMENTS	
25' FRONT	
10' SIDE	
10' REAR	
MAXIMUM BUILDING HEIGHT:	42'
PROPOSED WATER:	PUBLIC (ARTESIAN WATER COMPANY)
PROPOSED SEPTIC:	CENTRAL - SUSSEX COUNTY - ELLENDALE SANITARY SEWER DISTRICT
VERTICAL DATUM:	NAVD 1988
WETLANDS DELINEATION PERFORMED BY:	ENVIRONMENTAL RESOURCES, INC. ONE PLAZA EASR, SUITE 500 106 EAST MAIN STREET SALISBURY, MARYLAND 21801-4981
PHOTOGRAMMETRY PERFORMED BY:	AXIS GEOSPATIAL, LLC. 8600 BROOKS DRIVE EASTON, MARYLAND 21601
FLOODPLAIN:	THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA FIRM PANEL 10005C0141J, DATED JANUARY 6, 2005.

OWNER'S CERTIFICATION

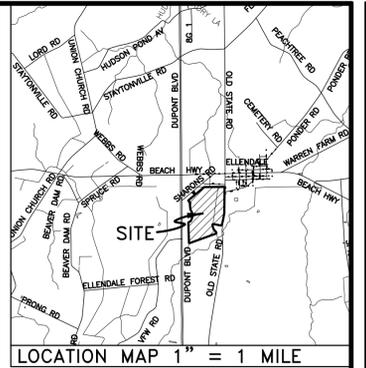
WE, LIBORIO ELLENDALE, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

PRINT NAME: _____ SIGNATURE: _____
DATE: _____

ENGINEER'S STATEMENT

I, W. ZACHARY CROUCH, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE: _____ SEAL _____ SIGNATURE: _____



LOCATION MAP 1" = 1 MILE

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441



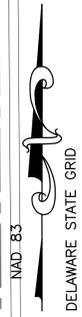
SHEET 1 OF 3 PROPOSED MR & RPC ZONING

NEWDALE ACRES SUBDIVISION
CEDAR CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

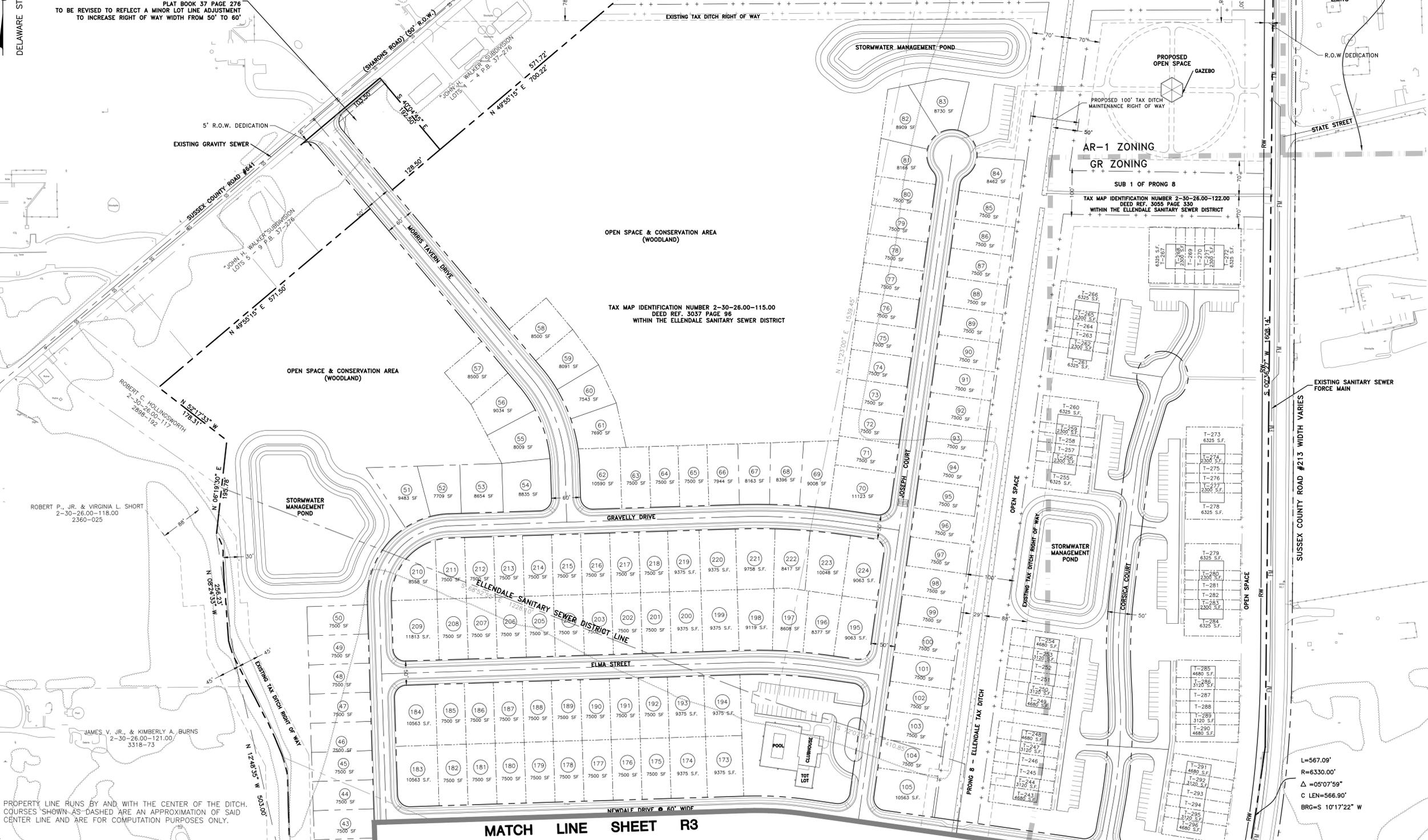
REVISED 12.18.08 TO SHOW REVISED LOCATION OF TOWNHOUSE UNITS PER MPHU PROGRAM.
REVISED 7.27.16 RESUBMISSION TO PLUS

Date: DECEMBER 5, 2013
Scale: AS NOTED
Dwn.By: jmsv/TPS
Proj.No.: 23178001.001
Dwg.No.:

Z-01



RESIDUAL LANDS OF SHIPBUILDERS, LLC
2-30-26.00-115.04
LOT 4 JOHN H. WALKER SUBDIVISION
PLAT BOOK 37 PAGE 276
TO BE REVISED TO REFLECT A MINOR LOT LINE ADJUSTMENT
TO INCREASE RIGHT OF WAY WIDTH FROM 50' TO 60'



NAD 83
DELaware STATE GRID
#113
ROUTE
US
200' WIDE

PROPERTY LINE RUNS BY AND WITH THE CENTER OF THE DITCH.
COURSES SHOWN AS DASHED ARE AN APPROXIMATION OF SAID
CENTER LINE AND ARE FOR COMPUTATION PURPOSES ONLY.

MATCH LINE SHEET R3

L=567.09'
R=6330.00'
Δ=05°07'59"
C LEN=566.90'
BRG=S 10°17'22" W

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441



SHEET 2 OF 3 PROPOSED MR & RPC ZONING

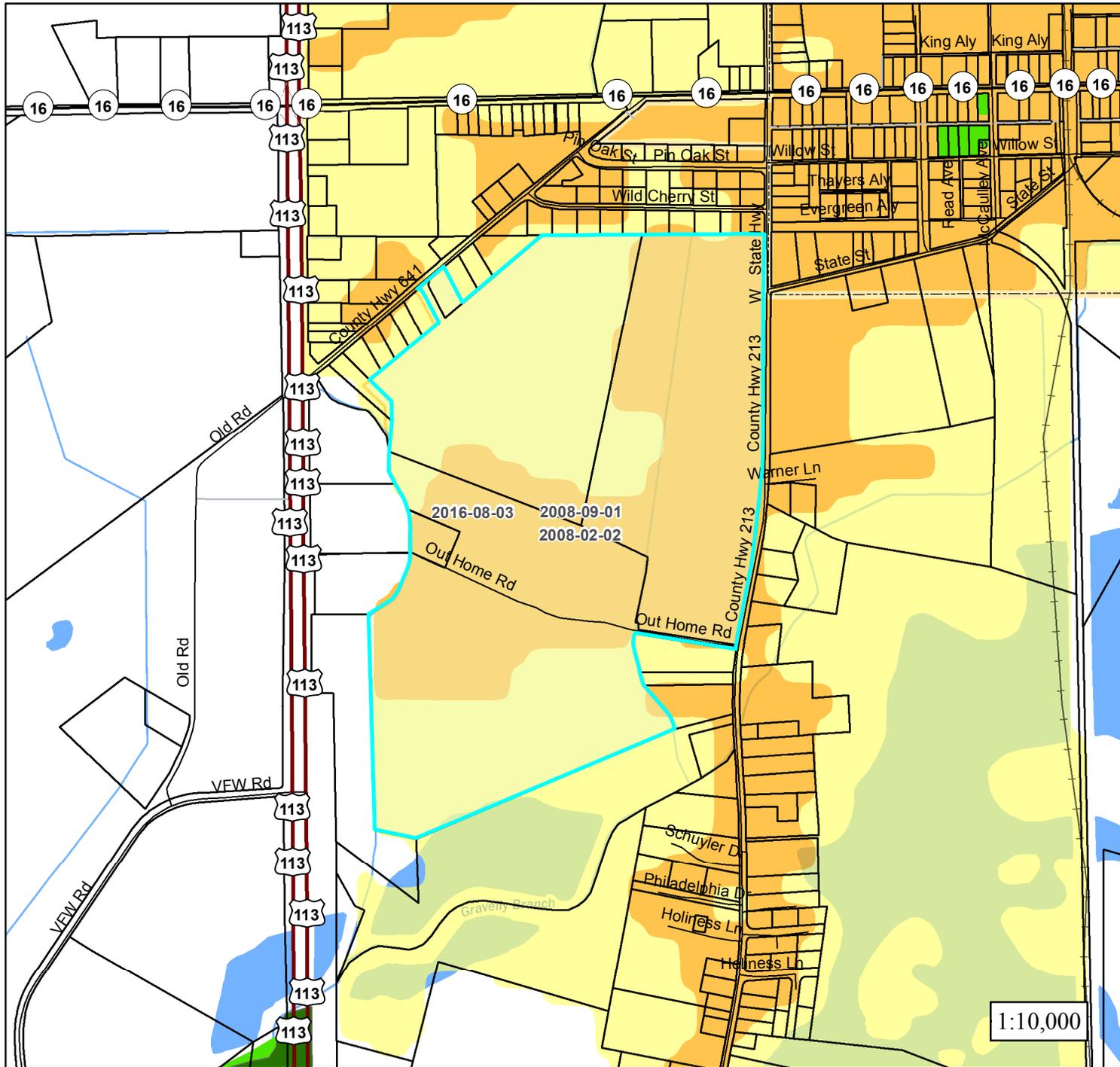
NEWDALE ACRES SUBDIVISION
CEDAR CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

REVISED 12.18.08 TO SHOW
REVISED LOCATION OF
TOWNHOUSE UNITS PER
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RESUBMISSION TO PLUS

Date: DECEMBER 5, 2013
Scale: AS NOTED
Dwn.By: jms/TPS
Proj.No.: 23178001.001
Dwg.No.:

Z-02

Preliminary Land Use Service (PLUS)

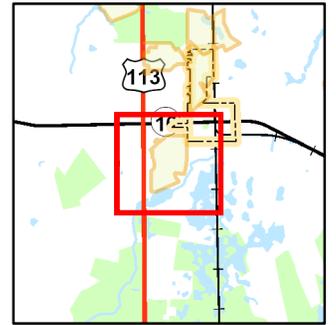


Newdale Acres
2016-08-03

Legend

- PLUS Project Areas
- 2015 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

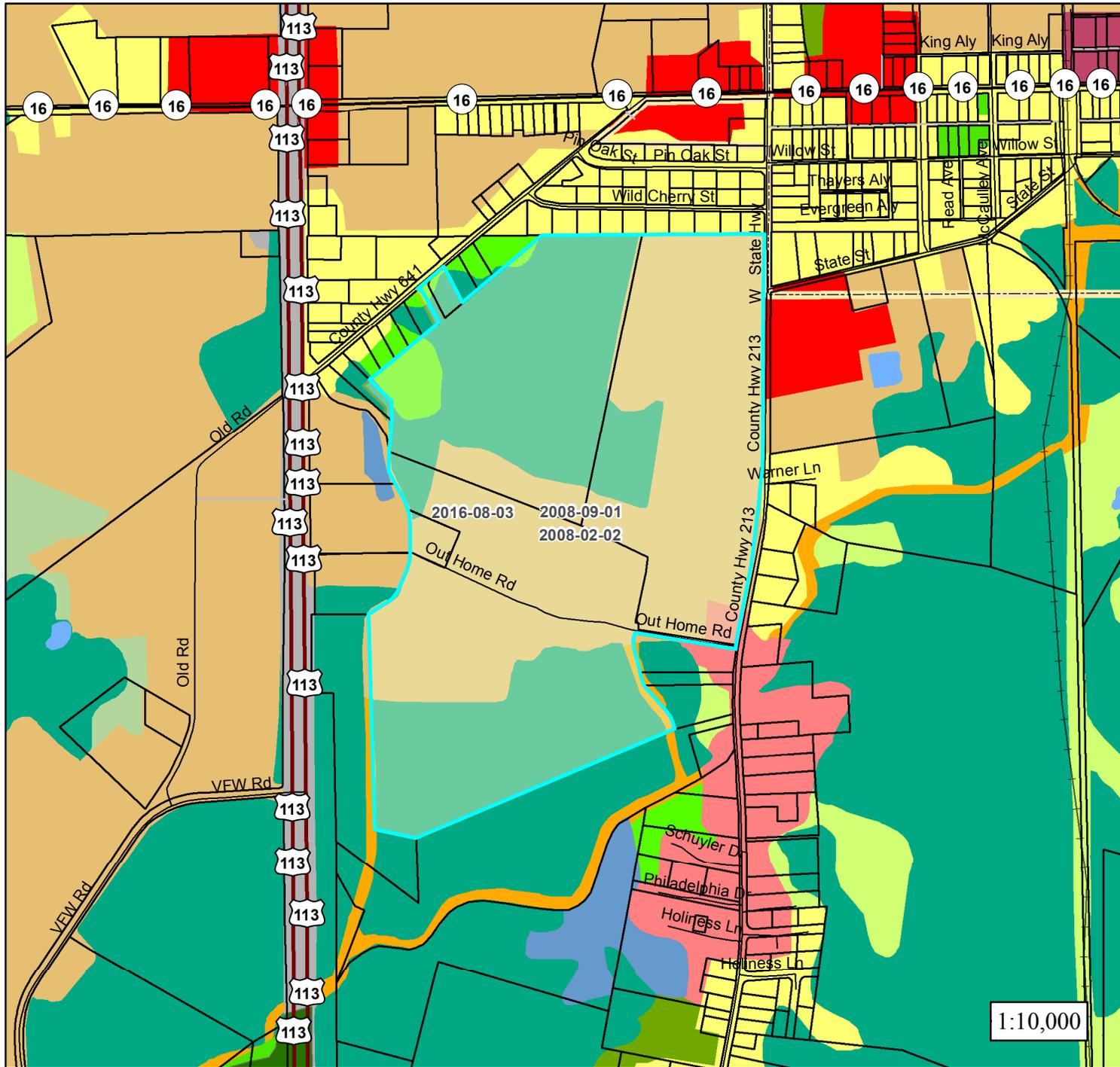
Location Map



Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)

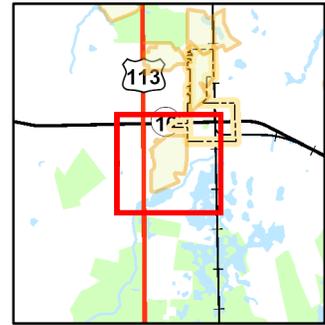
Newdale Acres
2016-08-03



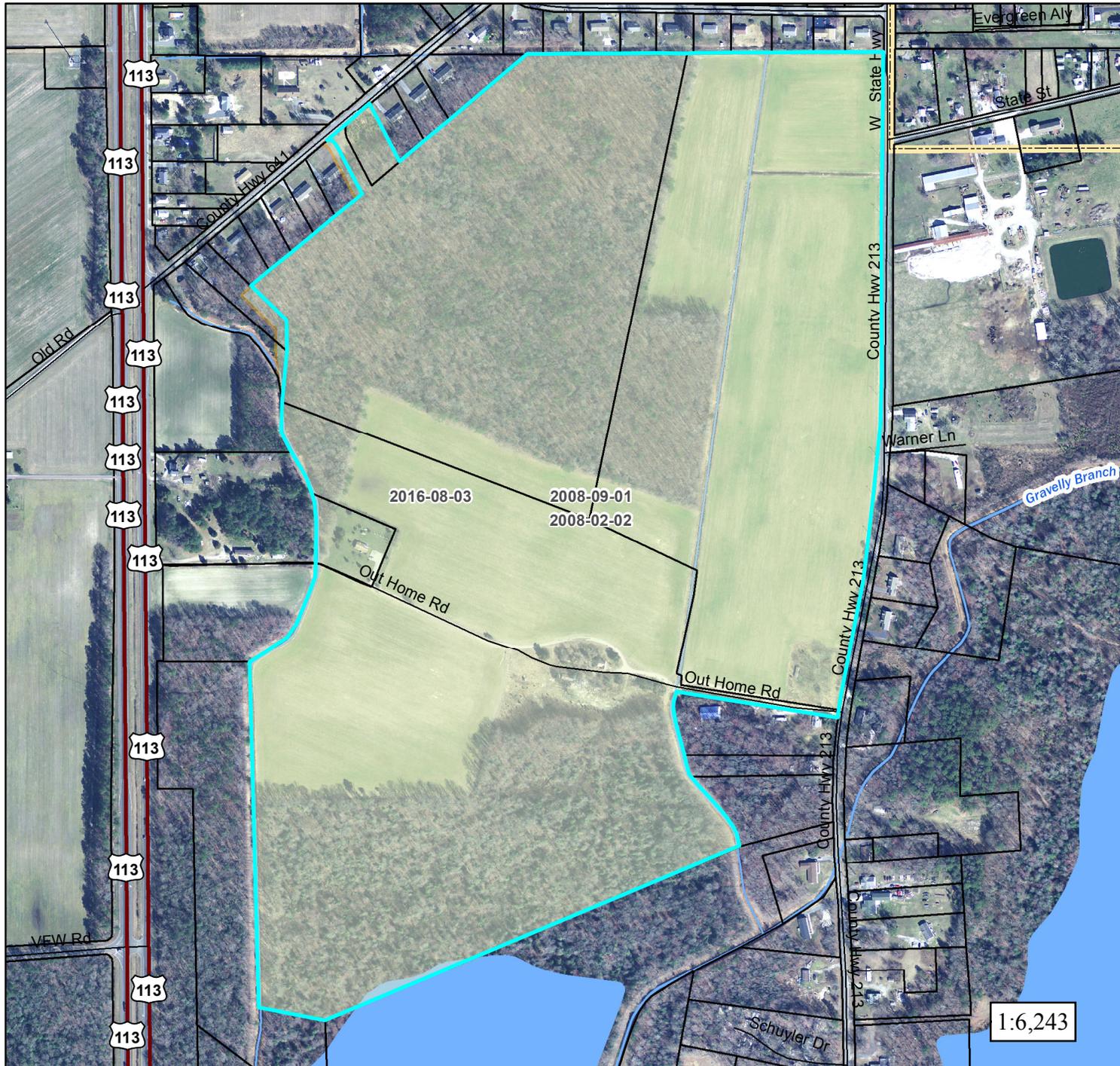
Legend

- PLUS Project Areas
- 2007 Land Use LULC Category**
 - Single Family Dwellings
 - Multi-Family Dwellings
 - Mobile Home Parks/Courts
 - Commercial
 - Industrial
 - Transportation/Communication/Utilities
 - Mixed Urban/Built-up
 - Institutional/Governmental
 - Recreational
 - Farms, Pasture, Cropland
 - Confined Animal Feeding Operations/Feedlots/Holding
 - Rangeland
 - Orchards/Nurseries/Horticulture
 - Deciduous Forest
 - Evergreen Forest
 - Mixed Forest
 - Shrub/Brush Rangeland
 - Clear-cut
 - Man-made Reservoirs and Impoundments
 - Marinas/Port Facilities/Docks
 - Open Water
 - Emergent Wetlands - Tidal and Non-tidal
 - Forested Wetlands - Tidal and Non-tidal
 - Scrub/Shrub Wetlands - Tidal and Non-tidal
 - Sandy Areas and Shoreline
 - Extraction and Transitional

Location Map



Preliminary Land Use Service (PLUS)

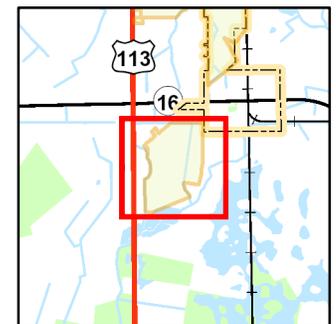


Newdale Acres
2016-08-03

Legend

- PLUS Project Areas

Location Map



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