

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 Martin Luther King Jr. Blvd., South • 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.

2020-04-02

PLUS Number (to be completed by OSPC): _____ Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 3

1. Project Title/Name: Brookland Farm

2. Location (please be specific): East side of Bayard Road across from Evans Road

3. Parcel Identification #: 533-11-87

4. County or Local Jurisdiction Name: where project is located:

5. If contiguous to a municipality, are you seeking annexation:

6. Owner's Name: Brookland Farm Properties, LLC

Address: PO Box 375

City: Kent

State: OH

Zip: 44243

Phone:

Fax:

Email:

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Natelli Communities

Address: 506 Main Street, FL 3

City: Gaithersburg

State: MD

Zip: 20878

Phone: 301.670.4020

Fax:

Email: tommy@natelli.com

8. Project Designer/Engineer: Solutions IPem, LLC Attn: Jason Palkewicz

Address: 303 North Bedford Street

City: Georgetown

State: DE

Zip: 19947

Phone: 302.297.9215

Fax:

Email: jpalkewicz@solutionsipem.com

9. Please Designate a Contact Person, including phone number, for this Project: Jason Palkewicz

Information Regarding Site:	
10. Type of Review:	<input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision
11. Brief Explanation of Project being reviewed: Coastal Area residential cluster subdivision. 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.	
12. Area of Project (Acres +/-): 43.2 Number of Residential Units: 94 Commercial square footage: 0	
13. Present Zoning: AR-1, Coastal Area	14. Proposed Zoning: AR-1, Coastal Area
15. Present Use: Agricultural	16. Proposed Use: Residential
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): Primary, second and retirement.	
20. Environmental impacts: How many forested acres are presently on-site? 0.1 How many forested acres will be removed? 0.0 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: 1 ac based on GIS. If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: Utilizing existing farm ponds as SWM facilities. How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? 0' for SWM outfalls. 30' for general construction	
21. 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 Ditch will be utilized as SWM discharge.	
22. List the proposed method(s) of stormwater management for the site: Wet ponds, filter strips, infiltration, etc.	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres: 20 +/- What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? SWM, passive and active recreation, wetland buffer, etc.	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: **911**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **Less than 5%**

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.

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

3/16/20

 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 plus@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 The Office of State Planning Coordination 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.

SITE DATA:

OWNER: BROOKLAND FARM PROPERTIES LLC
PO BOX 375
KENT, OH 44243

DEVELOPER: NATELLI COMMUNITIES
506 MAIN STREET
GAITHERSBURG, MD 20878
CONTACT: TOM NATELLI, JR

ENGINEER/
LAND PLANNER: SOLUTIONS IPEM, LLC
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302.297.9215
CONTACT: JASON PALKEWICZ, PE

- SANITARY SEWER: SUSSEX COUNTY
- GROSS AREA = 43.2 AC ±
ALLOWABLE UNITS = 2,178 DU/AC * 43.2 AC = 94
PROPOSED UNITS = 94
(2,178 DU/ACRE GROSS)
- AREAS:
OPEN SPACE AREA = 20 AC ± (46% ±)
NON-TIDAL WETLANDS AREA = 1 AC ± (PER GIS DATA)

- TM 533-11, P 87
- EXISTING ZONING: AR-1 - COASTAL AREA
- PROPOSED USE: COASTAL AREA CLUSTER

SINGLE FAMILY LOTS = 94 LOTS
MIN. LOT AREA = 7,500 S.F.
MIN. LOT WIDTH = 60'

MAXIMUM BUILDING HEIGHT: 42'

FRONT YARD = 25' (15' ON CORNER)
SIDE YARD = 10'
REAR YARD = 10'

- FLOOD ZONE: PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE 4, PER FIRM MAP NUMBER 10005C0635K, MAP REVISED MARCH 16, 2015

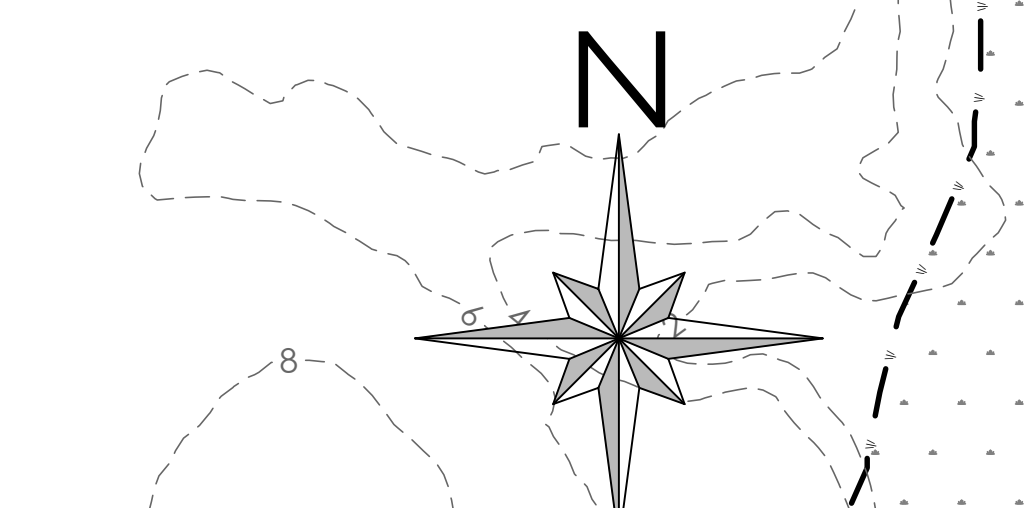
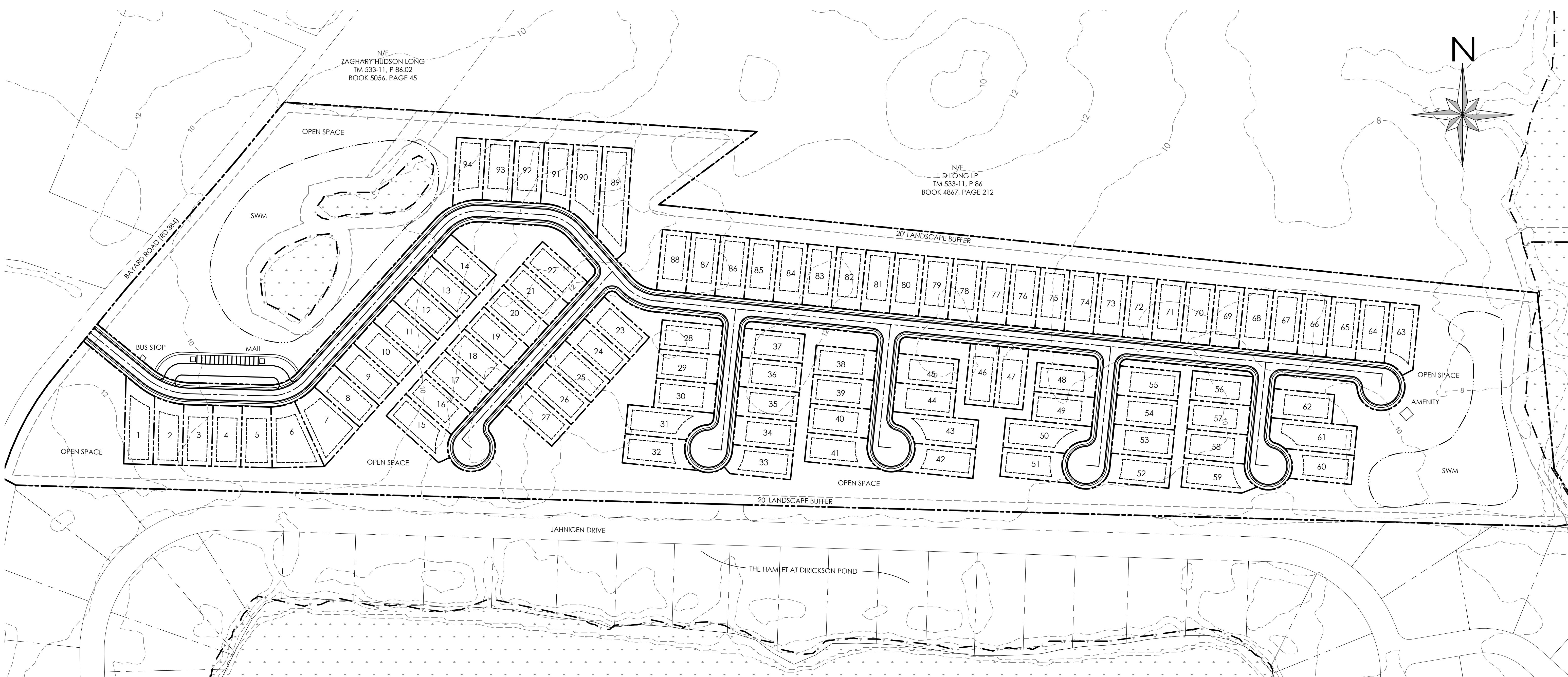
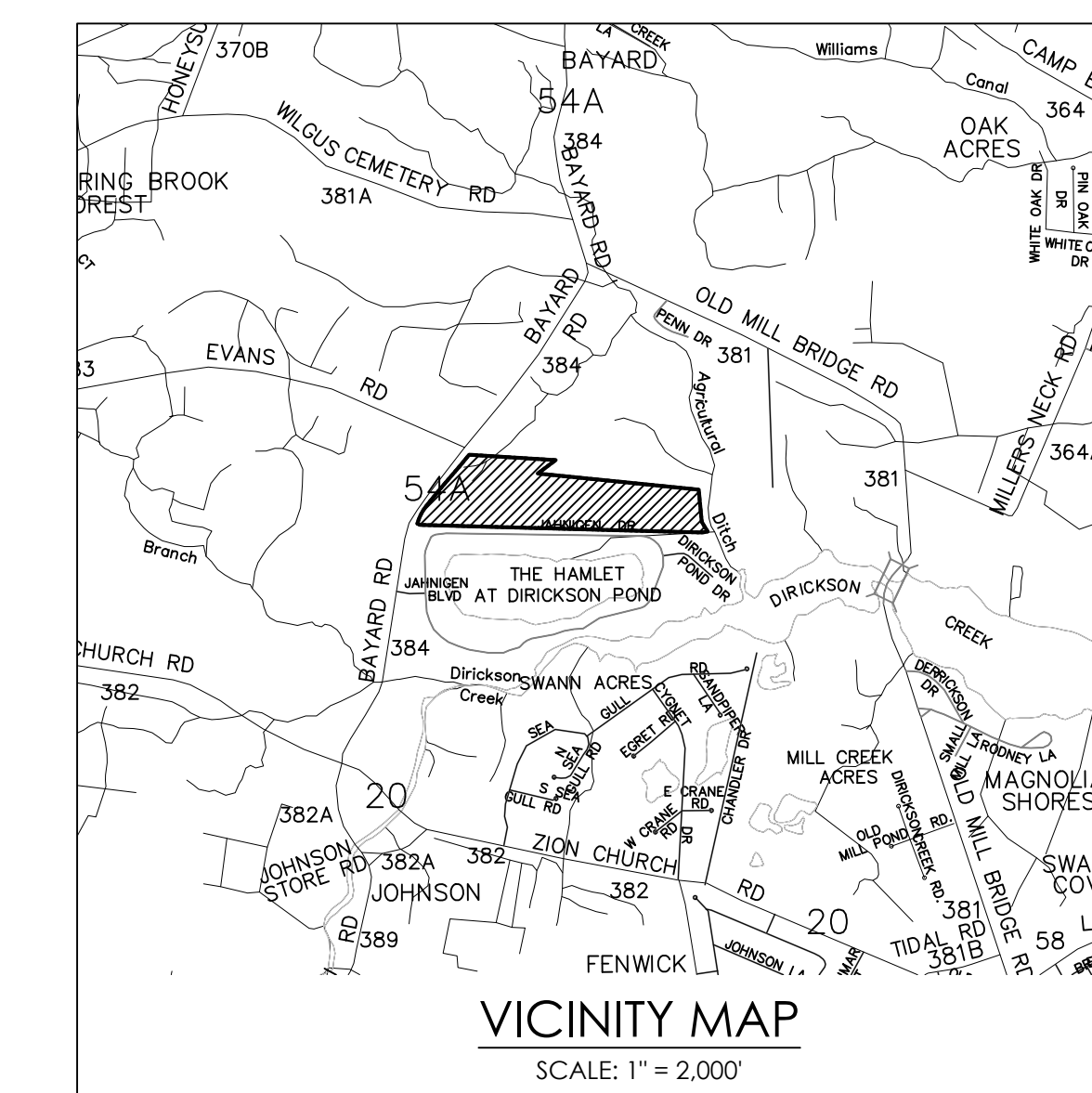
- WATER SUPPLY: ARTESIAN WATER COMPANY

GENERAL NOTES:

- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- EXISTING CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHIC MAPPING PROVIDED BY DNREC PUBLIC RECORDS AND WILL BE FIELD VERIFIED DURING THE DESIGN STAGE OF THE PROJECT.
- FORESTED AND/OR LANDSCAPED BUFFER STRIP - A STRIP OF LAND, NOT LESS THAN 20 FEET IN WIDTH, EXCLUSIVE OF ANY RESIDENTIAL LOTS, STORMWATER MANAGEMENT AREAS OR FACILITIES, OPEN SPACE (EXCEPT THAT THE LAND AREA WITHIN THE BUFFER STRIP MAY BE INCLUDED IN THE OVERALL CALCULATION OF OPEN SPACE), RECREATIONAL AMENITIES, WASTEWATER TREATMENT AND/OR DISPOSAL FACILITIES, WATER TREATMENT FACILITIES, STREETS, BUILDINGS OR OTHER SURFACE IMPROVEMENTS AND LOCATED ALONG THE ENTIRE OUTER PERIMETER OF ANY PORTION OF A MAJOR SUBDIVISION OF LANDS INTO FOUR OR MORE LOTS ADJACENT TO LAND OF OTHER OWNERSHIP
- STORMWATER WILL BE HANDLED ONSITE AND WILL MEET THE CURRENT STATE OF DELAWARE REGULATIONS. ALL STORMWATER FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE STORMWATER FACILITIES.
- ALL INTERNAL ROADWAYS AND SIDEWALKS ARE "PRIVATE" AND WILL BE MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS OR CONDOMINIUM ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE ROADWAYS AND SIDEWALKS.
- FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	—————	—————
EASEMENT/BUFFER LINE	—————	—————
SETBACK LINE	—————	—————
R.O.W. LINE	—————	—————
MAJOR CONTOUR	—————	N/A
MINOR CONTOUR	—————	N/A
ROAD CENTERLINE	—————	—————
EDGE OF CONCRETE	—————	—————
EDGE OF PAVEMENT	—————	—————
CURB AND GUTTER	N/A	—————
SIDEWALK	—————	—————
EDGE OF POND	—————	—————



solutions
INCORPORATED

303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215

3033 Manhill Hill Road
Salisbury, MD 21804
T. 410.572.8833

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NO.	DATE	DESCRIPTION

PLUS SITE PLAN for

BROOKLAND FARM
SUSSEX COUNTY, DELAWARE
Prepared for: Natelli Communities

Date:	02-12-2020
Job Number:	G20005
Scale:	1" = 100'
Drawn By:	JIP
Designed By:	VE
Approved By:	JIP

Sheet No.: 1

File Name: Planning.dwg

Preliminary Land Use Service (PLUS)

Brookland Farm
2020-04-02

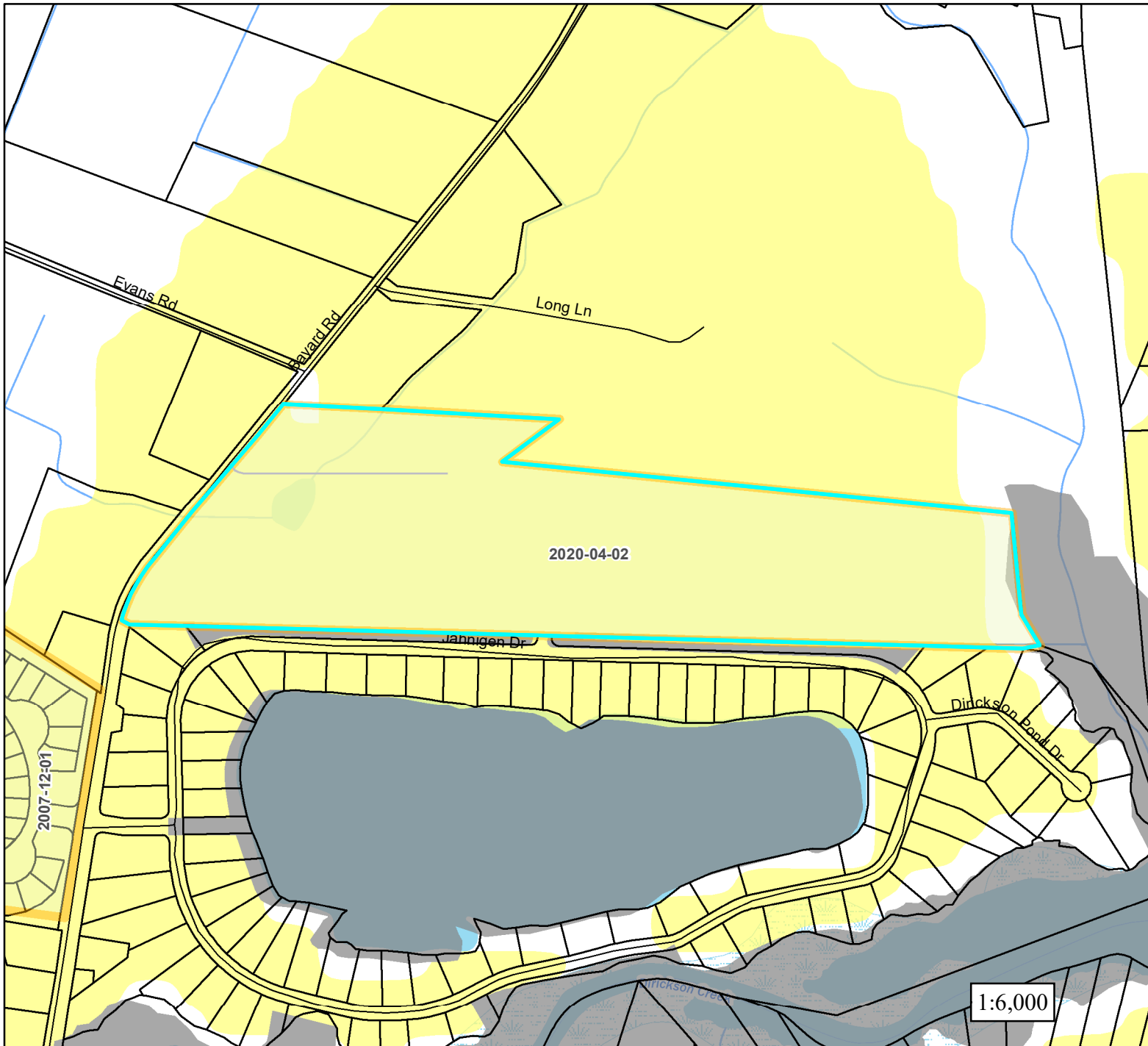
Legend

2015 State Strategies

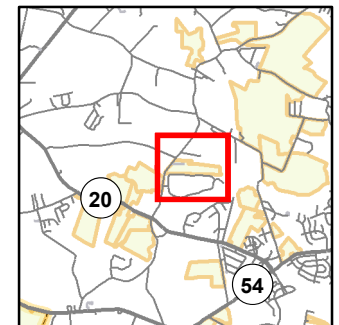
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

PLUS Project Areas type

- Comp Plans
- All Other PLUS Reviews

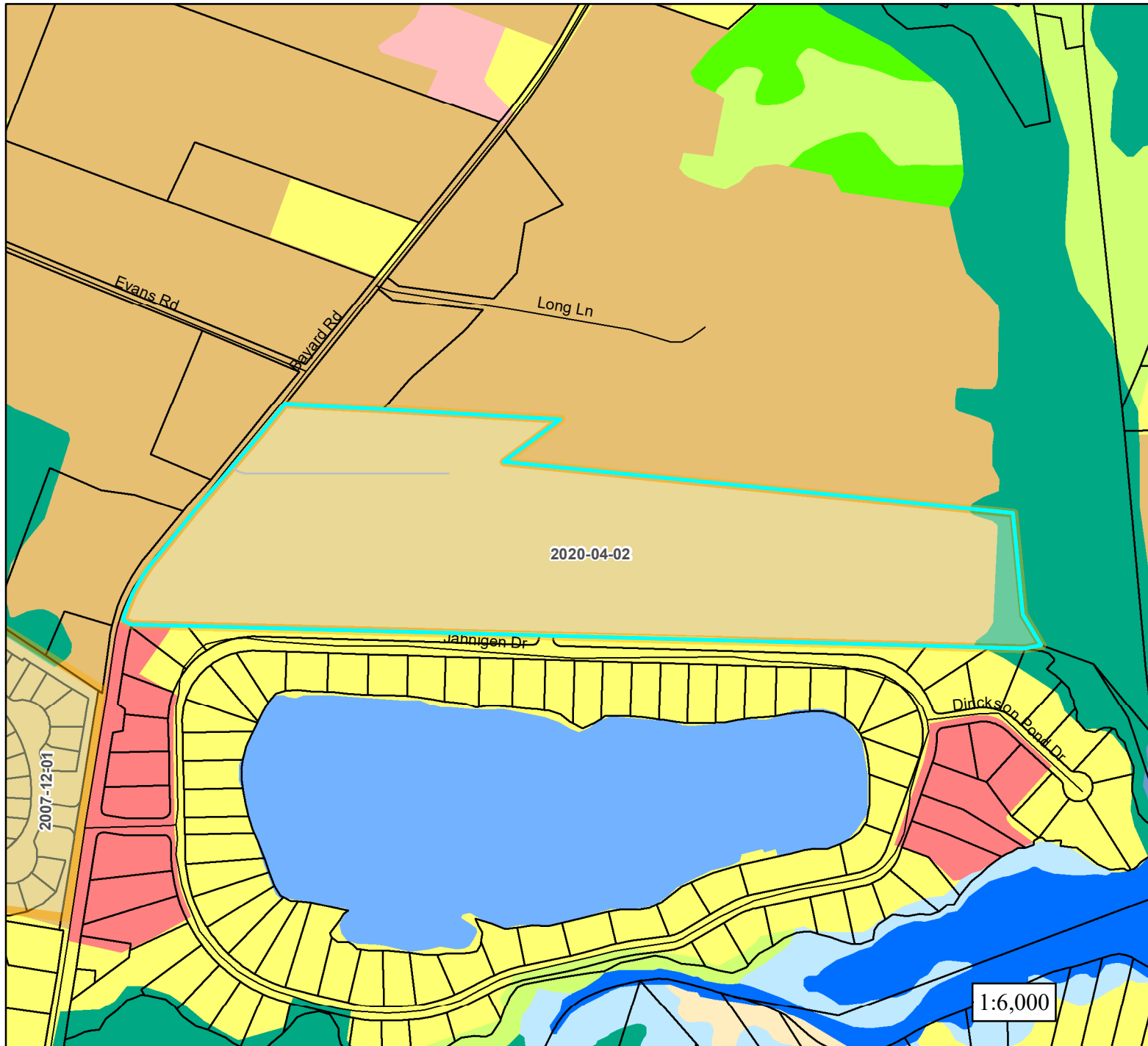


Location Map



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Legend

2012 Land Use

LULC Category

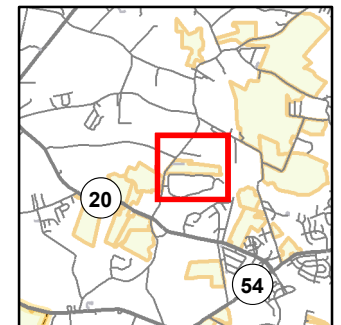
- 110
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- 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

PLUS Project Areas

type

- Comp Plans
- All Other PLUS Reviews

Location Map



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Brookland Farm
2020-04-02

Legend

PLUS Project Areas
type

- Comp Plans
- All Other PLUS Reviews

