Preliminary Land Use Service

Application Form

Submitted Time:
February 29, 2024 9:05 AM

PLUS ID: 2024-03-05

State Strategy Level: 4 & Out of Play

PLUS Application Type - Subdivision

Title: Totem
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
AR Cluster Subdivision with 187 Proposed Lots

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 235-21.00-171.00

Project Location: North side of Cave Neck Road at Beaverdam Creek

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Dry Acres, LLC (Attn: Shauna Thompson)
36793 Island Farm Road
Milton, DE 19968
Phone: (999) 999-9999
Email: thom500@yahoo.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Natelli Communities, LLC (Attn: Tom Natelli, Jr)
506 Main Street, Suite 300
Gaithersburg, MD 20878
Phone: (301) 670-4020
Email: tommy@natelli.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Solutions IPEM
Jason Palkewicz
Phone: (302) 297-9215
Email: jpalkewicz@solutionsipem.com
Fax: (410) 341-3970

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **125.13**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR-1**
Proposed Zoning for this project: **AR-1**

Land Use Information

Present Use for this project area: **Agricultural**
Proposed Use for this project: **Residential Community**

Residential Development Information

Type of Residential: **Single Family**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate, Second home**
Total number of Homeownership units: **187**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	187		

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
Yes
If yes, please describe/elaborate
Utility crossing, stormwater outfall, and community pier.

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Other Artesian**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Other Artesian**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	94.6	Yes	43

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **Yes**
If yes, estimated Acres of Tidal Wetlands: **11.6**

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **4.5**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Yes
If yes, estimated acres of wetlands impacted: **0.02**

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
No

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
extended detention wet pond, dry pond, filter strips

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **76.4**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
1,782
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
235-21.00-173.00 A future connection is shown on the concept plan.

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

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

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	Yes	
Type proposed	Internal	Within Right-of-Way	

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: TOTEM FARM

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Signature of Property Owner

Manager Dry Acres LLC

2/29/24

Date

Shauna Thompson for Dry Acres LLC

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

_____

Date

_____

Additional Owner (Please Print)

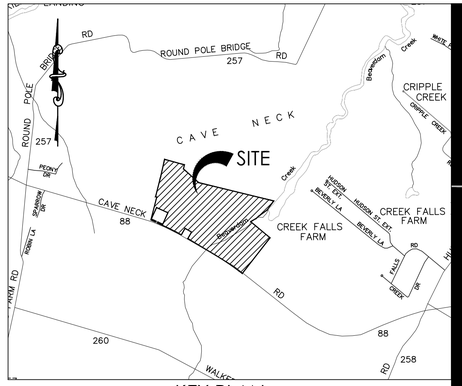
Published January 2022

LEGEND

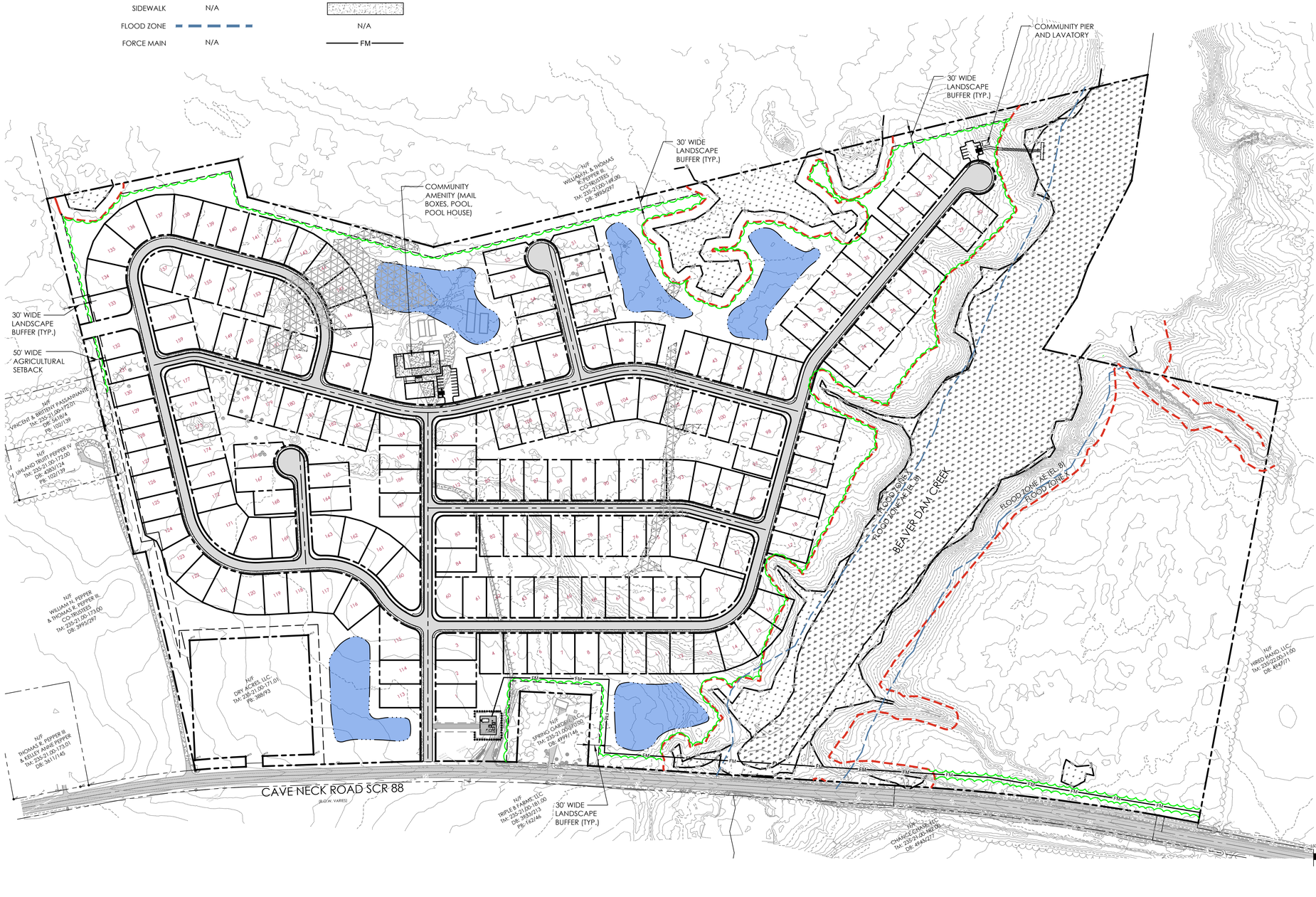
	EXISTING	PROPOSED
PROPERTY LINE		
LANDSCAPE BUFFER LINE	N/A	
AGRICULTURAL SETBACK LINE	N/A	
R.O.W. LINE		
CONTOUR		N/A
ROAD CENTERLINE		
EDGE OF POND	N/A	
NON-TIDAL WETLANDS		N/A
TIDAL WETLANDS		N/A
WETLAND BUFFER	N/A	
NON-JURISDICTIONAL WET AREAS		N/A
WOODS LINE		
PAVEMENT	N/A	
CURB AND GUTTER	N/A	
SIDEWALK	N/A	
FLOOD ZONE	N/A	N/A
FORCE MAIN	N/A	FM

NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. BOUNDARY, WETLANDS, AND OTHER FEATURES SHOWN ON THIS DOCUMENT ARE CONCEPTUAL IN NATURE.



KEY PLAN
SCALE: 1"=2000'



GRAPHIC SCALE
-150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

SITE DATA:

- OWNERS: DRY ACRES, LLC
  36793 ISLAND FARM ROAD
  MILTON, DE 19968
  ATTN.: SHAUNA THOMPSON
  EMAIL: THOM500@ YAHOO.COM
- DEVELOPER: NATELLI COMMUNITIES, LLC
  506 MAIN STREET, SUITE 300
  GAITHERSBURG, MD 20878
  ATTN.; TOM NATELLI JR.
  EMAI: TOMMY@NATELLI.COM
- ENGINEER/ LAND PLANNER: SOLUTIONS IPEM, LLC
  303 NORTH BEDFORD STREET
  GEORGETOWN, DE 19947
  PHONE: 302.297.9215
  CONTACT: JASON PALKEWICZ, PE
- PROPERTIES ARE ZONED AR-1 - AGRICULTURAL RESIDENTIAL
  SETBACKS:
  FRONT = 25'
  SIDE = 10' (2 REQUIRED)
  REAR = 10'
  MAX. BUILDING HEIGHT = 42'
- PROPOSED ZONING: AR CLUSTER
- NO WELLHEAD PROTECTION AREAS
- GOOD, FAIR AND POOR GROUNDWATER RECHARGE AREAS
- SOIL TYPES
  DoA & DodB- DOWNER SANDY LOAM - HYDROLOGIC SOIL GROUP A
  EvD - EVESBORO LOAMY SAND - HYDROLOGIC SOIL GROUP A
  FhA - FORT-MOTT HENLOPEN COMPLEX - HYDROLOGIC SOIL GROUP A
  FmA - FORT MOTT LOAMY SAND - HYDROLOGIC SOIL GROUP A
  GoA - GLASSBORO SANDY LOAM - HYDROLOGIC SOIL GROUP A/D
  KgB - KLEJ-GALLOWAY COMPLEX- HYDROLOGIC SOIL GROUP A/D
  LO - LONGMARSH AND INDIANTOWN SOILS- HYDROLOGIC SOIL GROUP B/D
  PsA - PEPPERBOX-ROSEDALE COMPLEX- HYDROLOGIC SOIL GROUP A
  RkA - ROCKAWALKIN LOAMY SAND- HYDROLOGIC SOIL GROUP A
  RoA - ROSEDALE LOAMY SAND- HYDROLOGIC SOIL GROUP A
- PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 8) - SPECIAL FLOOD HAZARD AREAS SUBJECT TO UNINDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATION DETERMINED AND FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP NUMBER 10005C0168K AND 10005C0169K, MAP REVISED MARCH 16, 2015.
- BOUNDARY AND TOPOGRAPHY PREPARED BY SOLUTIONS IPEM, INC.
- ANTICIPATED WATER SUPPLY:
  ARTESIAN
- ANTICIPATED SANITARY SEWER:
  ARTESIAN
- TIDAL WETLANDS = 11.62 AC (+/-)
- NON-TIDAL WETLANDS SHOWN HEREON ARE APPROXIMATE
  APPROXIMATE AREA = 4.49 AC.±
  DISTURBANCES WILL BE LIMITED TO POND OUTFALLS, COMMUNITY PIER AND UTILITY CROSSINGS.
- PARCEL AREA = 125.13 AC +/-
  ALLOWABLE DENSITY = 2.0 DU/AC
- PROPOSED UNITS = 187 DU
  DENSITY =1.49 DU/AC
- AREAS:
  OPEN SPACE AREA = 76.45 AC ± (61.1% ±)
  EXISTING WOODS: 94.60 AC.±
  WOODS TO BE REMOVED = 43.01 AC.± (45.5%)
  WOODS TO REMAIN = 51.59 AC.± (54.5%)

solutions
IPEM, INC.
Professional Engineering Management, LLC
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsipem.com

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Seal

Date

REVISIONS

NO.	DESCRIPTION	DATE

CONCEPTUAL LAND PLAN
FOR
TOTEM
BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	2/18/24
Job Number:	G24002
Scale:	1" = 150'
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.:
1 OF 1

File Name:
g24002-plus

PUBLIC PRE CHECK Results for State Parcel(s): 235-21.00-171.00

Wetlands: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Land and Water Conservation Fund: No Issues Found

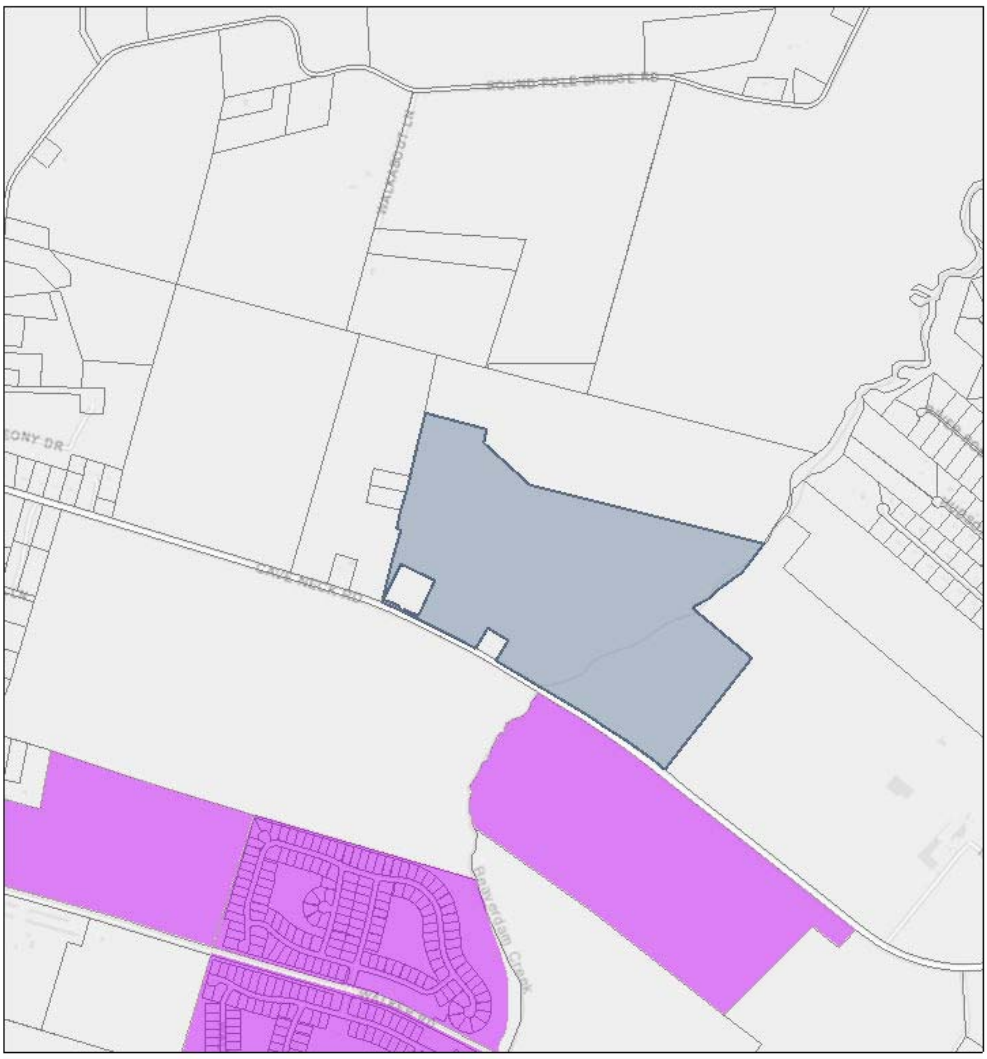
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 5,452,281.32 ft²

Feb 29 2024 8:22:44 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	5,452,281.32	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	10	4,152,606.71	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	11	5,452,283.99	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	1	N/A	825.99
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	8	560,922.93	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	3	5,452,281.85	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	235-21.00-171.00	125.17	5,452,281.32

Delaware Ecological Network

#	ID	Area(ft²)
1	7,476.00	3,486,395.54
2	7,434.00	657,435.18
3	7,427.00	7,356.52
4	7,757.00	1,267.41
5	7,475.00	79.64
6	7,469.00	52.26
7	7,454.00	15.39
8	7,466.00	4.52
9	7,471.00	0.25
10	7,457.00	N/A

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Rosedale loamy sand, 0 to 2 percent slopes	1,948,600.39
2	Ingleside sandy loam, 0 to 2 percent slopes	826,149.84
3	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	702,228.71
4	Glassboro sandy loam, 0 to 2 percent slopes	629,074.04
5	Rockawalkin loamy sand, 0 to 2 percent slopes	478,241.82
6	Longmarsh and Indiantown soils, frequently flooded	445,106.91
7	Fort Mott loamy sand, 2 to 5 percent slopes	308,852.73
8	Hurlock sandy loam, 0 to 2 percent slopes	73,343.60
9	Water	40,685.94

2017 High Water Mark (not regulatory)

#	LEFT_FID	RIGHT_FID	Length(ft)
1	-1	733	825.99

2017 Wetlands (not regulatory)

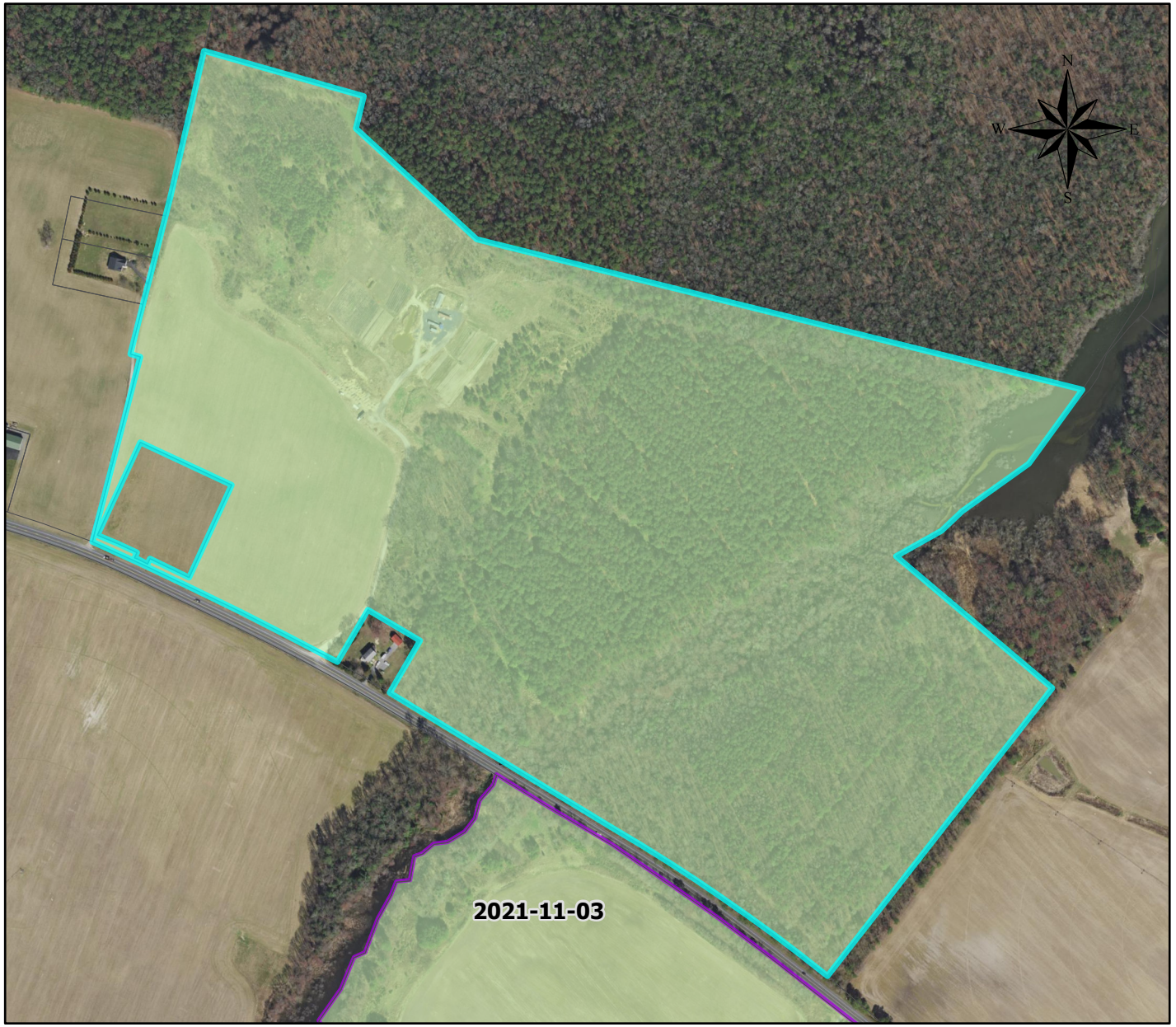
#	ACRES	Area(ft²)
1	13.78	457,121.85
2	24.15	66,484.39
3	1.31	17,599.79
4	0.21	6,688.38
5	2.41	5,535.43
6	0.94	5,025.21
7	12.42	2,319.37
8	0.04	148.51

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	5,452,281.85

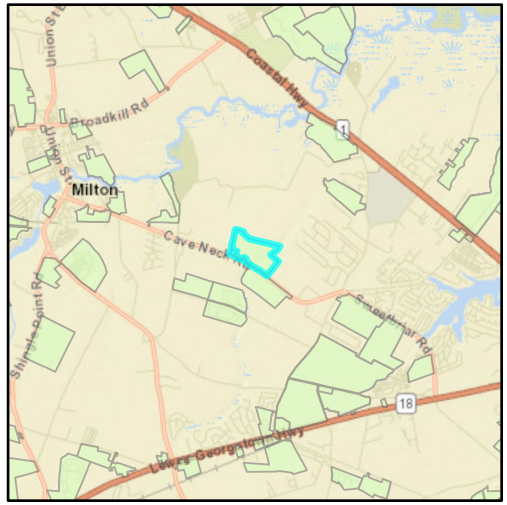
Preliminary Land Use Service (PLUS)

2024-03-05 Totem



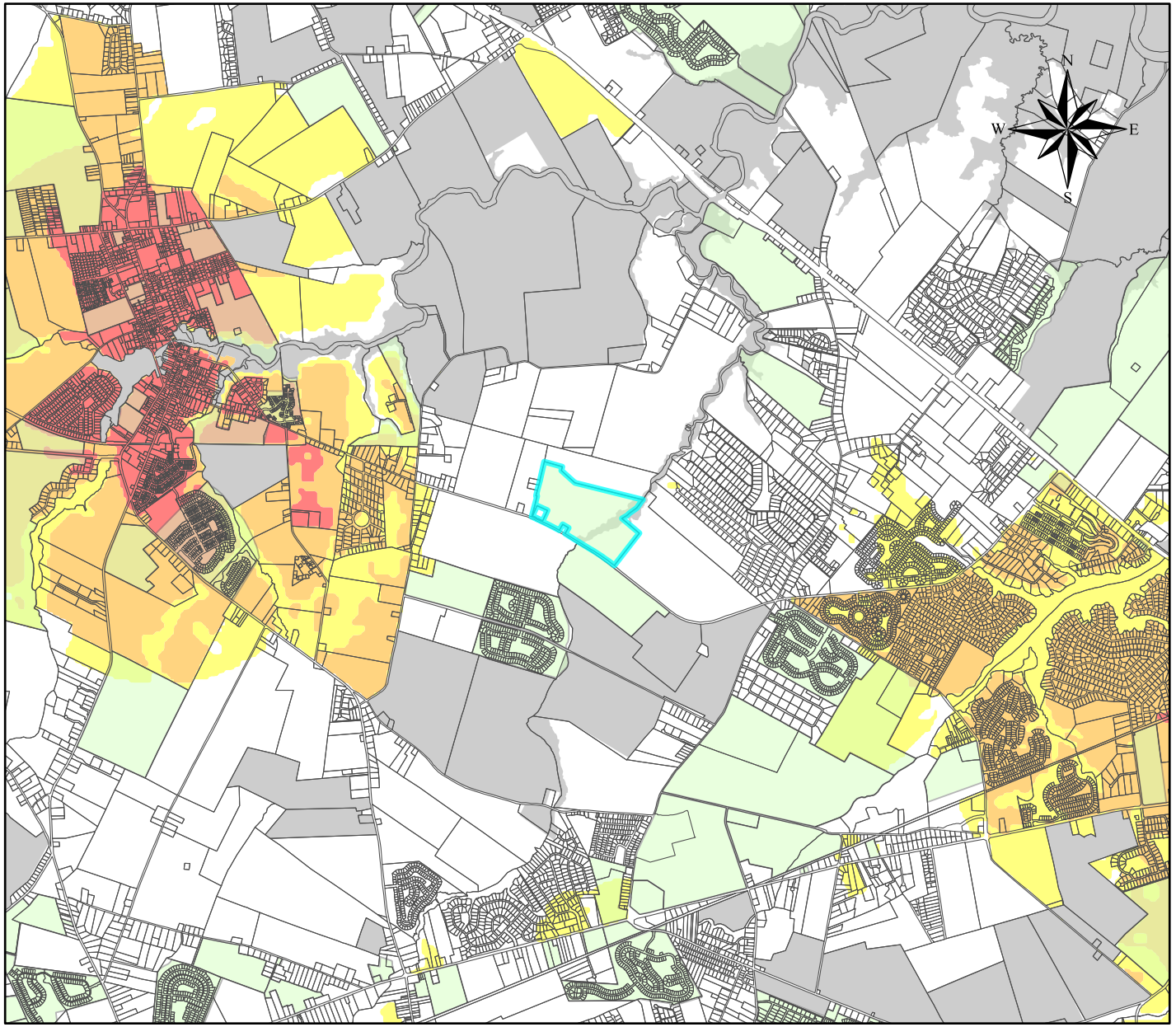
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-03-05 Totem



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

