PLUS

Preliminary Land Use Service

# Application Form

**Submitted Time:**
**May 9, 2024 2:50 PM**

**PLUS ID: 2024-06-02**

**State Strategy Level: 2 & 3**

## PLUS Application Type - Site Plan Review

**Title:** Hickman
**County:** Sussex County **Municipality:** Unincorporated
**Description of PLUS project/plan:**
Conditional use for single family detached condominiums.

## 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): 134-9.00-28.00

Project Location: South of Hickman Road, East of Cedar Neck Road

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

## Section II: Project Contact Information

### Owner Contact Information

Thomas R Mullen
16301 Camden Lakes Circle
Naples, FL 34110
Phone: (999) 999-9999
Email: mackenzie.peet@saul.com
Fax:

### Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Foxlane Homes Delaware, LLC
32191 Nassau Road, #2
Lewes, DE 19958
Phone: (302) 291-7784

Email: jmurray@foxlanehomes.com
Fax:

## Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Solutions IPEM
Jason Palkewicz, PE
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): **12.8**
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: **MR**
Proposed Zoning for this project: **MR**

Land Use Information

Present Use for this project area: **Residential**
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, Condo**
Total number of Homeownership units: **55**

Type of Rental Units:
Total number Rental Units:

## Table of Residential Units Proposed

| Total Res. Units | Single Family | Multi-Family | Duplex/Townhouse |
|---|---|---|---|
| | 55 | | |

## 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? Yes
If yes, please provide a brief description of the conditional use justification:
**The proposed single family condos (multi family) are permitted as a conditional use in MR.**

Are there any Federal permits, licensing, or funding anticipated for this project?
**No**
If yes, please describe/elaborate

## 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 Sussex Shores**
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: **Municipal**
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 | 1.4 | Yes | 0.8 |

### 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? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **1.5**

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: **0.01**

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 pond**

## Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **5**
What kind of Open Space? **Stormwater Management, Other**
Please list the "other" type of Open Space: **Wetlands**
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.
**533**
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.
**None**

## Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
**No**

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 | No | |
| **Type proposed** | Internal | | |

## 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: Hickman

Project ID (to be completed by OSPC): _____

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

T Mullen

Signature of Property Owner

5-15-24

Date

Thomas Mullen

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

_____

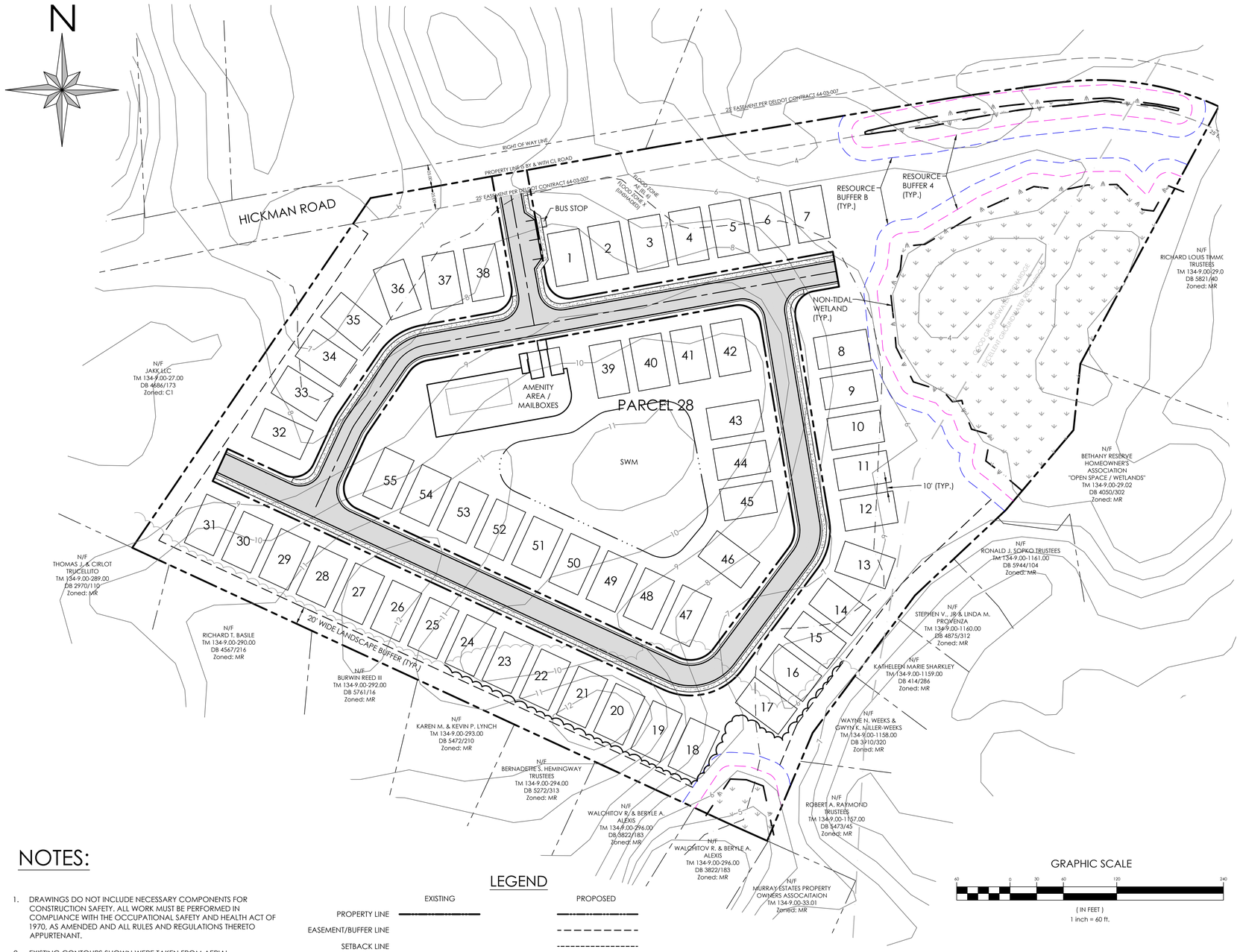
Date

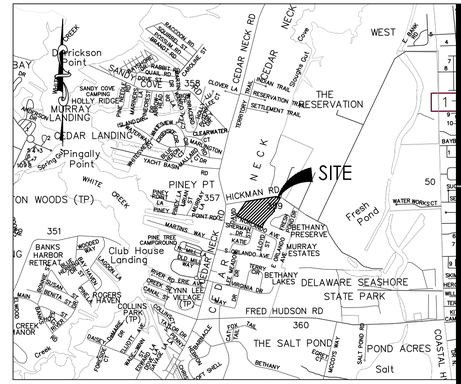
_____

Additional Owner (Please Print)

OSPC

Published January 2022



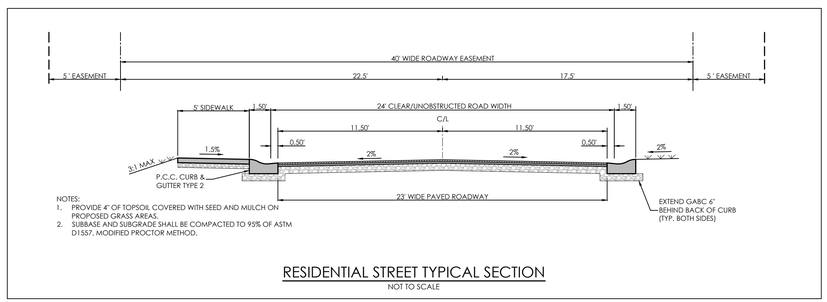

KEY PLAN
SCALE: 1"=2000'

## 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. 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.
3. 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.
4. 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.
5. 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.
6. BOUNDARY, WETLANDS, AND OTHER FEATURES SHOWN ON THIS DOCUMENT ARE CONCEPTUAL IN NATURE.
7. ALL SUBDIVISION LOTS SHALL HAVE FIVE FOOT WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER (RIGHT-OF-WAY AND OPEN SPACE) SHALL BE 5 FEET IN WIDTH.

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| PROPERTY LINE | | |
| EASEMENT/BUFFER LINE | | |
| SETBACK LINE | | |
| R.O.W. LINE | | |
| GROUNDWATER RECHARGE LIMITS | | N/A |
| FLOOD LIMITS | | N/A |
| CONTOUR | | N/A |
| RIGHT OF WAY CENTERLINE | | |
| EDGE OF POND | N/A | |
| NON-TIDAL WETLANDS | | N/A |
| WOODS LINE | | |
| RESOURCE BUFFER A | N/A | |
| RESOURCE BUFFER B | N/A | |
| PAVEMENT | N/A | |
| CURB AND GUTTER | N/A | |
| SIDEWALK | N/A | |




NOTES:
1. PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
2. SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.

RESIDENTIAL STREET TYPICAL SECTION
NOT TO SCALE

GRAPHIC SCALE
60 0 30 60 120 240
( IN FEET )
1 inch = 60 ft.

SITE DATA:

- OWNER: THOMAS R. MULLEN, TRUSTEE
  16301 CAMDEN LAKES CIRCLE
  NAPLES, FL 16301
- DEVELOPER: FOXLANE HOMES DELAWARE, LLC
  32191 NASSAU ROAD, #2
  LEWES, DE 19958
  CONTACT: JOHN MURRAY
- ENGINEER/ LAND PLANNER: SOLUTIONS IPEM, LLC
  303 NORTH BEDFORD STREET
  GEORGETOWN, DE 19947
  PHONE: 302.297.9215
  CONTACT: JASON PALKEWICZ, PE
- TAX MAP 134-9.00-28.00
  DEED REFERENCE: 5294/107
- AREAS:
  TOTAL AREA = 12.8 AC±
- PROPERTY IS ZONED MR - MEDIUM RESIDENTIAL
- PROPOSED ZONING: MR W/ CONDITIONAL USE
  MAX. BUILDING HEIGHT = 42'
- NO WELLHEAD PROTECTION AREAS
- EXCELLENT AND GOOD GROUNDWATER RECHARGE AREA
- SOIL TYPES
  AsA - ASKECKSY LOAMY SAND - HYDROLOGIC SOIL GROUP A/D
  IeB - INGLESIDE LOAING SAND - HYDROLOGIC SOIL GROUP A
  RuB - RUNCLINT LOAMY SAND - HYDROLOGIC SOIL GROUP A
- PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 6) - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 10005SC0504K, MAP REVISED MARCH 16, 2015.
- BOUNDARY AND TOPOGRAPHY HEREON TAKEN FROM SUSSEX COUNTY GIS INFORMATION
- ANTICIPATED WATER SUPPLY:
  SUSSEX SHORES WATER COMPANY
- ANTICIPATED SANITARY SEWER:
  SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
- TIDAL WETLANDS = 0.00 AC (+/-)
- NON-TIDAL WETLANDS SHOWN HEREON ARE APPROXIMATE
  APPROXIMATE AREA = 1.51 AC.±
  APPROXIMATE DISTURBANCE = 0.008 AC.± (PROPOSED STORMWATER OUTFALL)
- PARCEL AREA = 12.8 AC +/-
  ALLOWABLE NET DENSITY = 12 DU/AC
  156 UNITS PERMITTED.
- PROPOSED:
  TOWNHOMES = 54
  NET DENSITY = 4.22 DU/AC
- AREAS:
  OPEN SPACE AREA = 5 AC ± (39% ±)
  EXISTING WOODS: 1.41 AC.±
  WOODS TO BE REMOVED = 0.75 AC.± (53%)
  WOODS TO REMAIN = 0.66 AC.± (47%)

solutions
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 Copyright © 2021

Seal

Date

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CONCEPTUAL LAND PLAN
FOR
HICKMAN
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

| | |
|---|---|
| Date: | 5/2/24 |
| Job Number: | G24006 |
| Scale: | 1" = 60' |
| Drawn By: | ML |
| Designed By: | JP |
| Approved By: | JP |

Sheet No.: 1 OF 1

File Name: g24006-plus

# Screening Report

## Area of Interest (AOI) Information

Area : 532,121.23 ft²

May 9 2024 9:47:03 Eastern Daylight Time

## Summary

| Name | Count | Area(ft²) | Length(ft) |
|---|---|---|---|
| DE PLUS Project Areas | 0 | 0 | N/A |
| DE_StateParcels - State Parcels | 9 | 528,813.07 | 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 | 1 | 95,707.92 | 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 | 3 | 532,121.00 | N/A |
| Tax Ditch Maximum ROWs | 0 | 0 | N/A |
| Tax Ditch Segments | 0 | N/A | 0 |
| 2017 High Water Mark (not regulatory) | 0 | N/A | 0 |
| 2017 High Marsh (not regulatory) | 0 | 0 | N/A |
| 2017 Low Marsh (not regulatory) | 0 | 0 | N/A |
| 2017 Wetlands (not regulatory) | 2 | 53,259.53 | 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 | 532,121.25 | N/A |
| Preliminary FEMA Flood Maps | 0 | 0 | N/A |

## DE_StateParcels - State Parcels

| # | PIN | Acres | Area(ft²) |
|---|---|---|---|
| 1 | 134-9.00-1158.00 | 0.19 | 152.73 |
| 2 | 134-9.00-27.00 | 2.42 | 170.60 |
| 3 | 134-9.00-29.00 | 1.39 | 613.54 |
| 4 | 134-9.00-1159.00 | 0.18 | 631.14 |
| 5 | 134-9.00-1161.00 | 0.26 | 681.74 |
| 6 | 134-9.00-1157.00 | 0.28 | 898.18 |
| 7 | 134-9.00-1160.00 | 0.19 | 1,287.61 |
| 8 | 134-9.00-29.02 | 0.33 | 1,783.87 |
| 9 | 134-9.00-28.00 | 12.13 | 522,593.65 |

## Delaware Ecological Network

| # | ID | Area(ft²) |
|---|---|---|
| 1 | 11,228.00 | 95,707.92 |

## Soils Sussex County

| # | SOILNAME | Area(ft²) |
|---|---|---|
| 1 | Ingleside loamy sand, 2 to 5 percent slopes | 1,960.23 |
| 2 | Askecksy loamy sand, 0 to 2 percent slopes | 223,693.99 |
| 3 | Runclint loamy sand, 2 to 5 percent slopes | 306,466.78 |

## 2017 Wetlands (not regulatory)

| # | ACRES | Area(ft²) |
|---|---|---|
| 1 | 0.12 | 4,582.90 |
| 2 | 1.94 | 48,676.63 |

## FEMA Flood Maps

| # | DFIRM_ID | Area(ft²) |
|---|---|---|
| 1 | 10005C | 532,121.25 |

PUBLIC PRE CHECK Results for State Parcel(s): 134-9.00-28.00

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Land and Water Conservation Fund: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

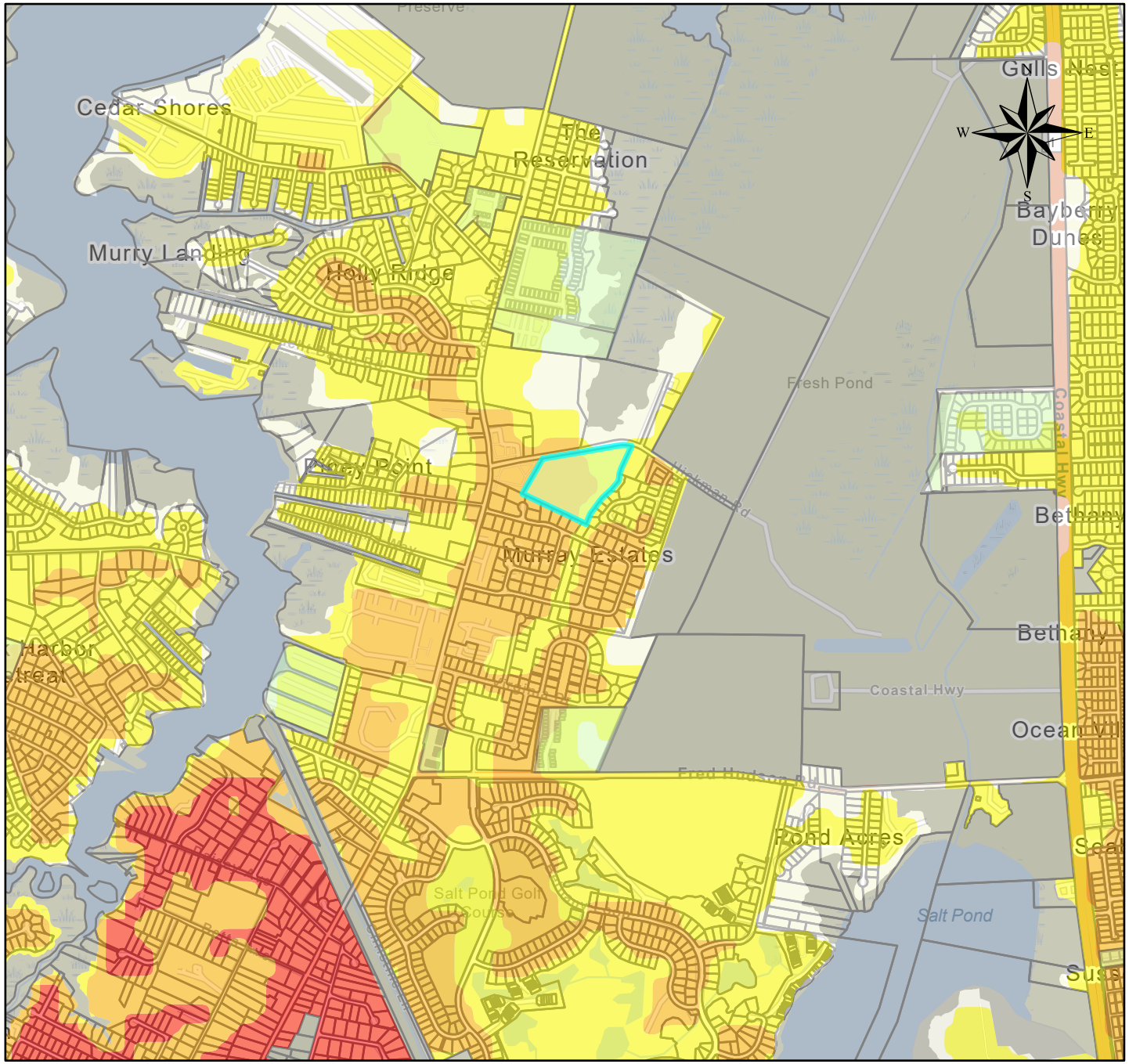
Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

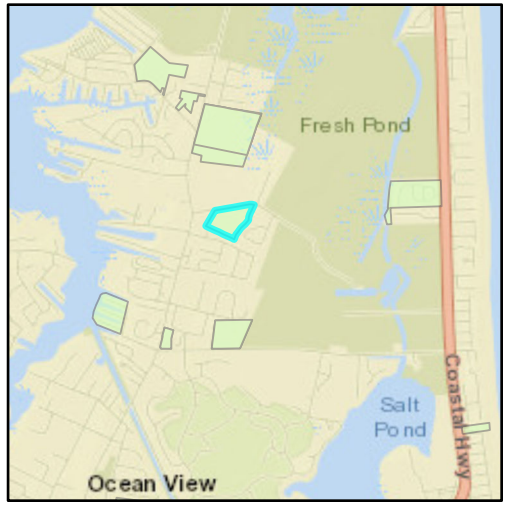
Soils - New Castle County: No Issues Found

# Preliminary Land Use Service (PLUS)




**Legend**

- PLUS Project Areas
- 2020 State Strategies
  - 1
  - 2
  - 3
  - 4
- Out of Play



# Preliminary Land Use Service (PLUS)

2024-06-02 Hickman




## Legend

PLUS Project Areas

