PLUS

Preliminary Land Use Service

# Application Form

**Submitted Time:**
**July 1, 2024 10:47 AM**

**PLUS ID: 2024-07-10**

**State Strategy Level: 1-3**

## PLUS Application Type - Subdivision

**Title:** Villages of Mill Wood
**County:** Sussex County **Municipality:** Laurel
**Description of PLUS project/plan:**
Mixed Use Development consisting of 542 single family homes, 414 Villas, 633 Townhomes & 852 One over one multifamily units with future commercial.

## Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
4

Parcel ID(s): 132-12.00-109.00 132-12.00-118.00 132-12.00-119.00 132-12.00-123.00

Project Location: Northeast corner of Route 13 & Camp Road, Northeast Laurel

If contiguous to a municipality, are you seeking Annexation? Yes

## Section II: Project Contact Information

### Owner Contact Information

REJ, Inc.
8268 Snake Road
Bethel, DE 19931
Phone: (302) 875-3033
Email: bhorsey@thehorseycompanies.com
Fax:

### Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Horsey Properties, LLC.
28107 Beaver Dam Branch Road
Laurel, DE 19956

Phone: (302) 875-3033
Email: bhorsey@thehorseycompanies.com
Fax:

## Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Davis, Bowen & Friedel, Inc.
Timothy M. Metzner, PLA, LEED AP ND
Phone: (410) 543-9091
Email: tmm@dbfinc.com
Fax: (302) 424-1441

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

## Section III: Project Details

Project Area (Acres): **458.756**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Residential, Commercial**

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2006-08-13, 2008-09-11**

Zoning Information

Present Zoning for this project area: **Light Industrial, Commercial, Residential**
Proposed Zoning for this project: **Large Parcel Development District (LPD), Light Industrial, Commercial, Residential**

Land Use Information

Present Use for this project area: **Agricultural**
Proposed Use for this project: **Residential and Future Commercial**

## Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, Multi-Family *5+ units/bldg, Duplex or Townhouse**

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate**
Total number of Homeownership units: **2,441**

Type of Rental Units:
Total number Rental Units:

## Table of Residential Units Proposed

| Total Res. Units | Single Family | Multi-Family | Duplex/Townhouse |
|---|---|---|---|
| 2,441 | 542 | 414 | 1,485 |

### Commercial Development Information

Type of Commercial: **Retail Shopping Center**
Type of Industrial:
Institution Type:
Total Square footage: **0**

### 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?
**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: **Municipal**
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 | 66.44 | Yes | 23.94 |

### 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: **30**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
**No**
If yes, estimated acres of wetlands impacted:

Wetland Delineation

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

### 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)?
**Yes**

### Stormwater Management Details

List the proposed stormwater management practices for this site:
**Stormwater Management Ponds and Infiltration**

## Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **196.84**
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.
**26,474**
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)?
**< 3%**

## 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.
**The majority of adjoiners are small previously subdivided parcels. The larger adjoiner to the north would require crossing woods, potential wetlands and a tax ditch.**

## 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?
**Yes**

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 | 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: _____

Project ID (to be completed by OSPC): _____

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

Robert E Horsey _____ 5/30/2024

Signature of Property Owner Date

Robert E Horsey

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)

Published January 2022

# VILLAGES OF MILL WOOD

## MASTER PLAN
## TOWN OF LAUREL
## SUSSEX COUNTY, DELAWARE

### DBF# 0700C011

**MAY 2024**

## DATA COLUMN

| | | |
|---|---|---|
| 1 | TAX MAP ID | 1-32-12.00-109.00<br>1-32-12.00-118.00<br>1-32-12.00-119.00<br>1-32-12.00-123.00 |
| 2 | DEED REFERENCE | BOOK: 04514, PAGE: 00337<br>BOOK: 00000, PAGE: 00000<br>BOOK: 02915, PAGE: 00230<br>BOOK: 03630, PAGE: 00092 |
| 3 | APPROXIMATE PROJECT CENTER | LATITUDE: 38.4801120° LONGITUDE: 75.1438134° |
| 4 | ENGINEER | DAVIS, BOWEN & FRIEDEL, INC.<br>601 E. MAIN ST., SUITE 100<br>SALISBURY, MARYLAND 21804<br>TIMOTHY M. METZNER, RLA<br>PHONE: (410) 543-9091<br>EMAIL: tmm@dbfinc.com |
| | OWNER | REJ, INC<br>8268 SNAKE ROAD<br>BETHEL, DELAWARE 19931 |
| | OWNER | HORSEY PROPERTIES, LLC<br>28107 BEAVER DAM BRANCH ROAD<br>LAUREL, DELAWARE 19956 |
| 5 | DATUM | HORIZONTAL: NAVD 83 (DE STATE PLANE)<br>VERTICAL: NAVD 88 |
| 6 | ZONING | EXISTING: 109.00 - LIGHT INDUSTRIAL; 118 & 119 - COMMERCIAL; 123 - RESIDENTIAL (R-1); 40 - LIGHT INDUSTRIAL<br>PROPOSED: LIGHT INDUSTRIAL; COMMERCIAL; RESIDENTIAL (R-1); LIGHT INDUSTRIAL; LARGE PARCEL DEVELOPMENT (LPD); OVERLAY DISTRICT |
| 7 | LAND USE | EXISTING: AGRICULTURAL<br>PROPOSED: RESIDENTIAL<br>ADDITIONAL USE: COMMERCIAL |
| 8 | TOTAL UNITS PROPOSED<br>2,441 TOTAL UNITS | SINGLE FAMILY: 542 TOTAL UNITS<br>VILLAS: 414 TOTAL UNITS<br>TYDING THOUSES: 633 UNITS<br>ONE OVER ONES: 852 TOTAL UNITS |
| 9 | UTILITY PROVIDERS | SEWER: N/A<br>WATER: N/A<br>GAS: N/A<br>ELECTRIC: N/A |
| 10 | POSTED SPEED LIMIT | DISCOUNT LANE ROAD - (SCR 468 / RT 20): 50 MPH<br>SUSSEX HWY - (SCR 2 / RT): 50 MPH<br>COLONIAL ROAD - (SCR 489 / RT): 50 MPH<br>CAMP ROAD - (SCR 470 / RT): 50 MPH |
| 11 | FLOODPLAIN | THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0410L, DATED JUNE 20, 2018, 10005C0404L, DATED JUNE 20, 2018 & 10005C0402K, DATED MARCH 16, 2015. |
| 12 | TRANSPORTATION IMPROVEMENT DISTRICT (TID) | THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION DISTRICT (TID). DISTANCE TO NEAREST TID (HENLOPEN): 16.458 MI. |
| 13 | GROUNDWATER RECHARGE | A PORTION OF THE PROPERTY IS LOCATED IN AN AREA OF FAIR GROUNDWATER RECHARGE AND A PORTION IS LOCATED IN AN AREA OF GOOD GROUNDWATER RECHARGE. |
| 14 | WETLLHEAD PROTECTION AREA | THE PROPERTY IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA. |
| 15 | WETLANDS | THE PROPERTY IS IMPACTED BY STATE AND/OR FEDERALLY REGULATED WETLANDS. |
| 16 | COMPREHENSIVE PLAN DESIGNATION | INSTITUTIONAL, COMMERCIAL AND RESIDENTIAL |

| 17 CODE COMPLIANCE | REQUIRED | PROPOSED |
|---|---|---|
| FRONT SETBACK | 20 FT | 60 FT |
| SIDE SETBACK | 10 FT | 5 FT |
| REAR SETBACK | 20 FT | 5 FT |
| MAXIMUM DENSITY | N/A | N/A |
| MAXIMUM BUILDING HEIGHT | 40 FT (3 STORY) | 40 FT (2 STORIES) |
| OPEN SPACE | 137.627 AC. (30.00%) | 198.840 AC. (43.34%) |
| PARKING | DETACHED SINGLE-FAMILY: 2 PER UNIT<br>SEMI-DETACHED S.F.: 2.5 PER UNIT<br>TOWNHOMES: 2.5 PER UNIT | 72 SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES) |
| LOADING | 2 SPACES PER 20,000 SF. | 2 LOADING SPACES |

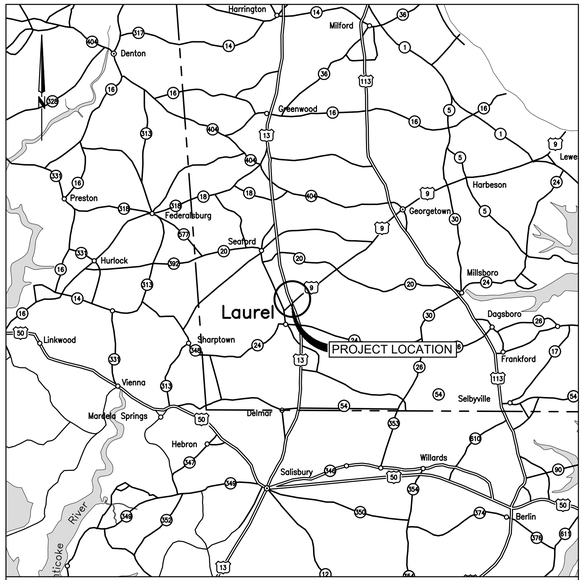
18 AREAS — WETLANDS: DELINEATION IN PROGRESS

| | EXISTING | PROPOSED |
|---|---|---|
| SITE AREA | 19,983,430.51 SF. (458.756 AC.) (100.00%) | 19,983,430.51 SF. (458.756 AC.) (100.00%) |
| WOODS | 2,894,295.70 SF. (66.444 AC.) (14.48%) | 1,851,570.41 SF. (42.506 AC.) (09.27%) |
| IMPERVIOUS COVER | | TBD |
| BUILDING | | TBD |

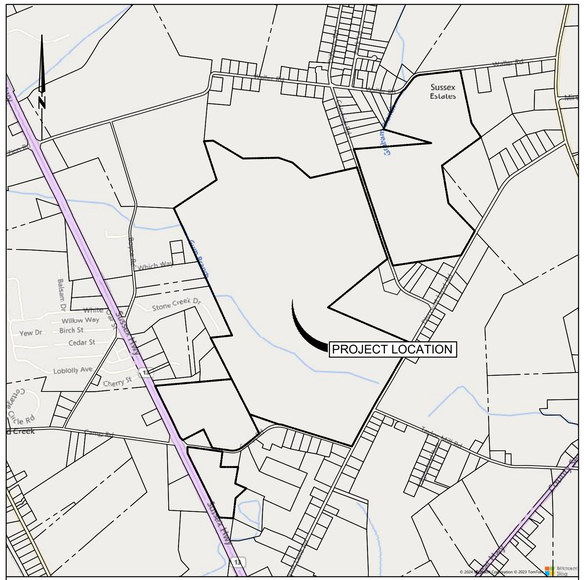
19 PROPOSED LAND USE AREAS

| | | | |
|---|---|---|---|
| 132-12.00-109.00 | 33.647 AC. (100.00%) | | |
| 132-12.00-118.00 | 298.754 AC. (100.0%) | | |
| 1-32-12.00-119.00 | 25.484 AC. (100.00%) | | |
| 1-32-12.00-123.00 | 100.871 AC. (100.0%) | | |
| LOTS | | 177.623 AC. (38.72%) | |
| RIGHT-OF-WAY | | 71.749 AC. (15.64%) | |
| COMMERCIAL LEASE AREA | | 12.544 AC. (02.73%) | |
| OPEN SPACE | | 196.840 AC. (42.91%) | |
| WETLANDS | | | 0.048 AC. (01.92%) |
| SWM | | | 48.034 AC. (10.47%) |
| REMAINING | | | 0.444 AC. (05.27%) |
| TOTAL | | 458.756 AC. (100.00%) | |

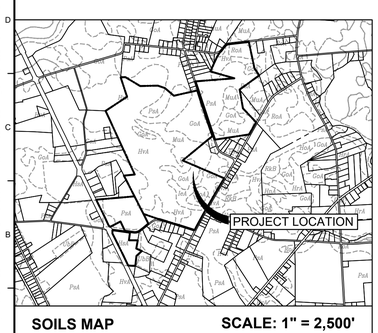
| 20 STORMWATER DISCHARGES | LOD | LATITUDE | LONGITUDE |
|---|---|---|---|
| NAME | __.__ AC. | __.____ | __.____ |
| NAME | __.__ AC. | __.____ | __.____ |



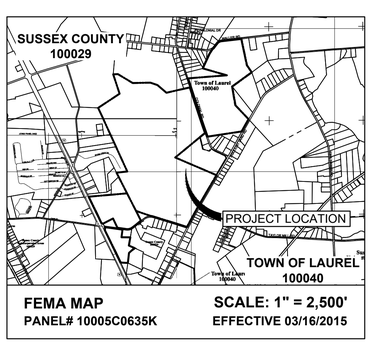

**VICINITY MAP** — **SCALE: 1" = 6 MILES**




**LOCATION MAP** — **SCALE: 1" = 1,250'**




**SOILS MAP** — **SCALE: 1" = 2,500'**




**FEMA MAP** — **SCALE: 1" = 2,500'**
**PANEL# 10005C0635K** — **EFFECTIVE 03/16/2015**

0' 2500' 5000' 7500'
SCALE: 1" = 2,500'

| SOILS DATA | | |
|---|---|---|
| LABEL | SOIL | TYPE |
| AsA | ASKECKSY LOAMY SAND, 0-2% SLOPES | A/D |
| HmA | HAMMONTON LOAMY SAND, 0-2% SLOPES | B |
| KsA | KLEJ LOAMY SAND, 0-2% SLOPES | A/D |
| MmA | MULLICA MUCKY SANDY LOAM, 0-2% SLOPES | A/D |
| SOIL CLASSIFICATION OBTAINED FROM WEB SOIL SURVEY PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, VERSION 23 ISSUED SEPTEMBER 14, 2022. | | |

## OWNER'S STATEMENT

I, UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION. I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW. PERPETUAL MAINTENANCE OF STREETS AND COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER / OWNER.

REJ, INC — DATE
8268 SNAKE ROAD
BETHEL, DELAWARE 19931

HORSEY PROPERTIES, INC. — DATE
28107 BEAVER DAM BRANCH ROAD
LAUREL, DELAWARE 19956

## ENGINEER'S STATEMENT

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

W. ZACHARY CROUCH, P.E. — DATE
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963

## INDEX OF SHEETS

| MASTER PLAN | |
|---|---|
| MP-001 | PRELIMINARY TITLE SHEET |
| MP-002 | PRELIMINARY LEGEND & NOTES |
| MP-003 | EXISTING CONDITIONS |
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| MP-019 | MASTER PLAN |
| MP-020 | MASTER PLAN |
| MP-021 | MASTER PLAN |
| MP-022 | MASTER PLAN |
| MP-023 | MASTER PLAN |
| MP-024 | MASTER PLAN |
| MP-025 | MASTER PLAN |
| MP-026 | MASTER PLAN |
| MP-027 | TYPICAL STREET SECTIONS |
| | |


DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091


VILLAGES OF MILL WOOD
TOWN OF LAUREL
SUSSEX COUNTY, DELAWARE

COMMENTS | DATE

Date: MAY 2024
Scale: AS SHOWN
Dwn.By: YAP
Proj.No.: 0700C011

MASTER PLAN TITLE SHEET

Dwg.No.: **MP-001**


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## ADJOINING PROPERTY OWNERS LEGEND

1. BUTTONWOOD CORPORATION
   132-12.00-155.00, DB 226 PG 199
   ZONING:
2. JAMES D. WARD & JOYCE A. WARD
   132-12.00-122.11, DB 0 PG 0
   ZONING:
3. JONATHAN W. FLYNN
   132-12.00-122.10, DB 5662 PG 183
   ZONING:
4. JESSE T. FLYNN & MICHELLE A. FLYNN
   132-12.00-122.12, DB 1841 PG 297
   ZONING:
5. JESSE T. FLYNN & MICHELLE A. FLYNN
   132-12.00-122.00, DB 2337 PG 110
   ZONING:
6. DENNIS L. SHOCKLEY & SHARON K. SHOCKLEY
   132-12.00-126.00, DB 1841 PG 42
   ZONING:
7. H.R. ROGERS, INC. & HERBERT R. ROGERS
   132-12.00-124.00, DB 5845 PG 65
   ZONING:
8. HERBERT R. ROGERS
   132-12.00-124.04, DB 5788 PG 1
   ZONING:
9. JOYCE M. KLINDE
   132-12.00-121.00, DB 2879 PG 295
   ZONING:
10. BRIAN T. MARINE & NICOLE MARINE
    132-12.00-12.00, DB 2916 PG 337
11. PATRICK R. MARVIL & MATTHEW S. MARVIL
    132-12.00-11.00, DB 5665 PG 130
    ZONING:
12. WILGUS & JOHNSON, LLC
    232-6.00-37.00, DB 2782 PG 86
    ZONING:
13. LDIT, LLC
    132-12.00-111.03, DB 5655 PG 238
    ZONING:C1 - GENERAL COMMERCIAL
14. GENE W. LECATES & RUTH E. LECATES
    132-12.00-122.08, DB 1571 PG 163
    ZONING:

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 236.66' | 73.52' | 73.23' | N 46°53'53" E | 17°48'00" |
| C2 | 297.60' | 245.36' | 238.47' | N 59°35'40" E | 47°14'19" |
| C3 | 385.00' | 120.80' | 120.31' | S 56°16'31" E | 17°58'42" |
| C4 | 433.00' | 152.40' | 151.61' | N 82°53'29" W | 20°09'58" |
| C5 | 279.00' | 223.25' | 217.34' | S 74°50'09" W | 45°50'49" |
| C6 | 356.73' | 241.73' | 237.13' | N 78°26'52" E | 38°49'28" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 57°49'45" W | 49.43' |
| L4 | N 27°11'40" E | 130.79' |
| L5 | N 23°30'26" E | 68.59' |
| L6 | N 22°48'53" E | 256.48' |
| L7 | N 33°06'39" E | 284.72' |
| L8 | N 35°58'30" E | 128.38' |
| L9 | N 32°48'52" E | 101.11' |
| L10 | S 18°05'27" E | 65.49' |
| L12 | S 51°54'45" W | 105.51' |
| L13 | S 18°31'55" E | 28.08' |

NAD83
NAVD88


DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091


# VILLAGES OF MILL WOOD
## TOWN OF LAUREL
## SUSSEX COUNTY, DELAWARE

| DATE | COMMENTS |
|---|---|
| | |

Date: MAY 2024
Scale: 1" = 300'
Dwn.By: YAP
Proj.No.: 0700C011

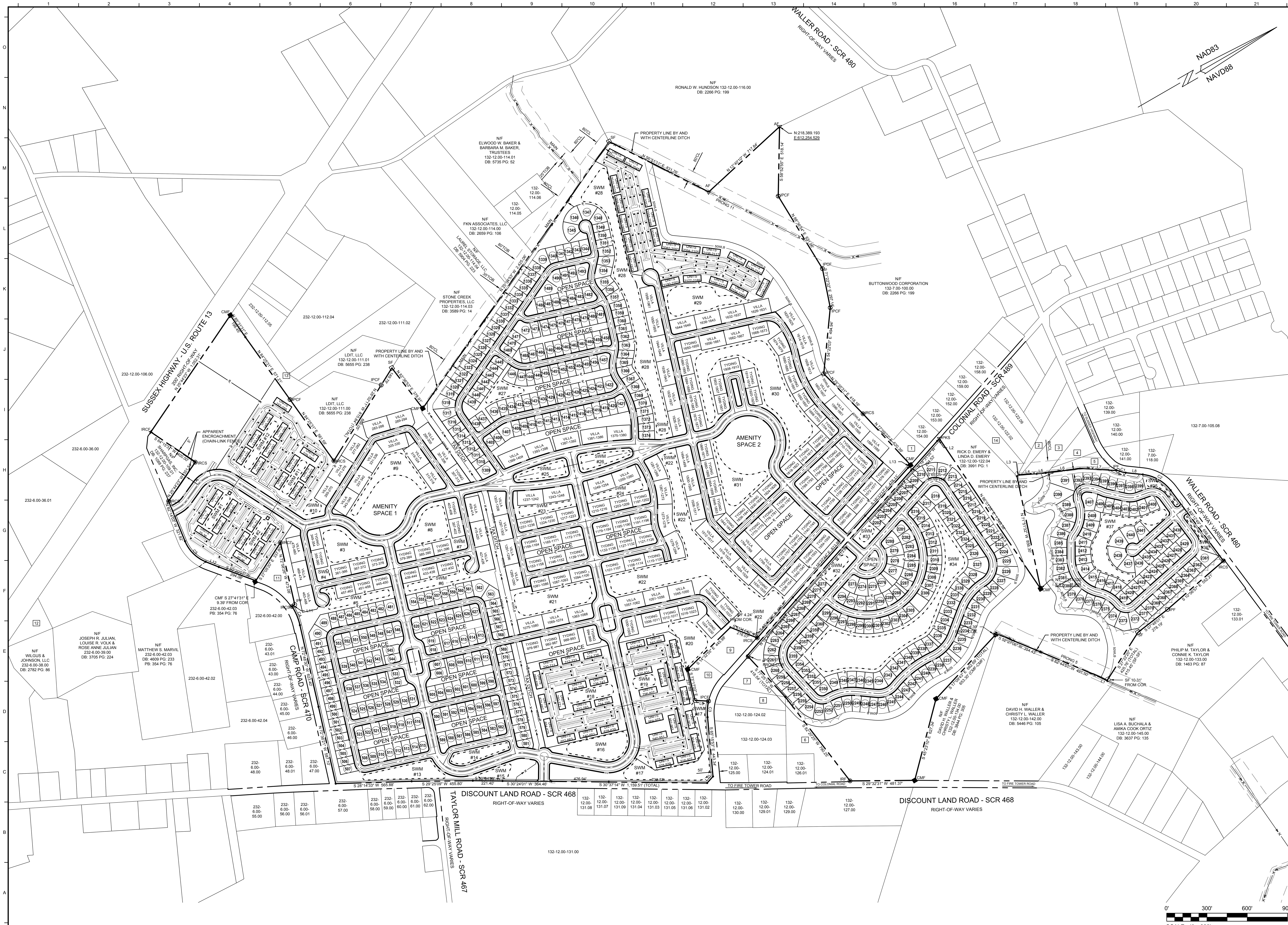
## EXISTING CONDITIONS

Dwg.No.: **MP-003**

0' 300' 600' 900'
SCALE: 1" = 300'


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# KLEJ INC

## TOWN OF LAUREL

## SUSSEX COUNTY, DELAWARE

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS

EASTON, MARYLAND 410.770.4744 | MILFORD, DELAWARE 302.424.1441 | SALISBURY, MARYLAND 410.543.9091

| | |
|---|---|
| Date: | APRIL 2024 |
| Scale: | 1" = 300' |
| Dwn.By: | YAP |
| Proj.No.: | 0700C011 |

MASTER PLAN - OVERVIEW

Dwg.No.: MP-004

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PUBLIC PRE CHECK Results for State Parcel(s): 132-12.00-109.00,132-12.00-118.00,132-12.00-123.00,132-12.00-119.00

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

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

Wetlands: Issue Found

Aglands Preservation Districts: Issue Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Park Facilities: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Soils - Kent County: No Issues Found

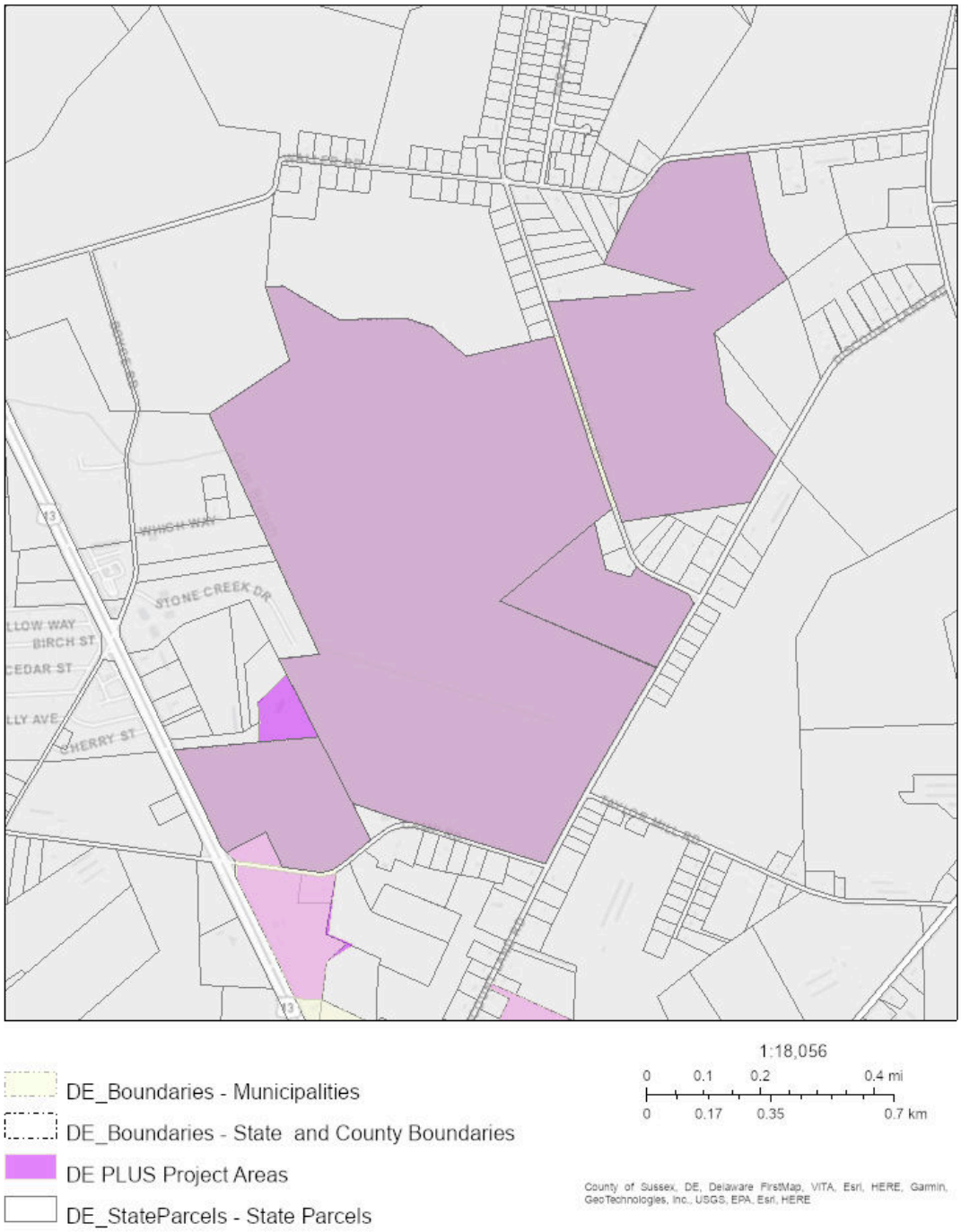
Soils - New Castle County: No Issues Found

# Screening Report

## Area of Interest (AOI) Information

Area : 20,135,098.73 ft²

May 30 2024 13:14:43 Eastern Daylight Time



## Summary

| Name | Count | Area(ft²) | Length(ft) |
|---|---|---|---|
| DE PLUS Project Areas | 2 | 35,772,113.90 | N/A |
| DE_StateParcels - State Parcels | 4 | 20,135,098.73 | 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 | 0 | 0 | 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 | 25 | 20,135,097.07 | N/A |
| Tax Ditch Maximum ROWs | 37 | 2,201,331.73 | N/A |
| Tax Ditch Segments | 24 | N/A | 13,563.89 |
| 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) | 23 | 2,243,139.14 | 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 | 2 | 20,135,264.77 | N/A |
| Preliminary FEMA Flood Maps | 0 | 0 | N/A |

## DE PLUS Project Areas

| # | plus_id | Area(ft²) |
|---|---|---|
| 1 | 2008-09-11 | 15,654,615.13 |
| 2 | 2006-08-13 | 20,117,498.77 |

## DE_StateParcels - State Parcels

| # | PIN | Acres | Area(ft²) |
|---|---|---|---|
| 1 | 132-12.00-119.00 | 25.07 | 1,091,928.16 |
| 2 | 132-12.00-109.00 | 33.59 | 1,463,339.64 |
| 3 | 132-12.00-123.00 | 102.86 | 4,480,480.84 |
| 4 | 132-12.00-118.00 | 300.72 | 13,099,350.09 |

## Soils Sussex County

| # | SOILNAME | Area(ft²) |
|---|---|---|
| 1 | Pepperbox loamy sand, 0 to 2 percent slopes | 11,620.00 |
| 2 | Henlopen-Rosedale-Urban land complex, 0 to 2 percent slopes | 50,350.86 |
| 3 | Rockawalkin loamy sand, 2 to 5 percent slopes | 74,999.94 |
| 4 | Corsica mucky loam, 0 to 2 percent slopes | 213,959.12 |
| 5 | Rosedale loamy sand, 0 to 2 percent slopes | 366,003.37 |
| 6 | Ingleside loamy sand, 0 to 2 percent slopes | 590,284.02 |
| 7 | Mullica-Berryland complex, 0 to 2 percent slopes | 2,563,012.35 |
| 8 | Glassboro sandy loam, 0 to 2 percent slopes | 3,717,923.40 |
| 9 | Pepperbox-Rosedale complex, 0 to 2 percent slopes | 5,211,220.04 |
| 10 | Hurlock sandy loam, 0 to 2 percent slopes | 7,335,723.96 |

## Tax Ditch Maximum ROWs

| # | Tax Ditch Name | Segment Name | Area(ft²) |
|---|---|---|---|
| 1 | COOL BRANCH | Sub 5 of Prong 1 | 38,478.16 |
| 2 | MT. ZION | Prong 11 | 200,803.46 |
| 3 | MT. ZION | Sub 1 of Sub 1 Prong 11 | 218,736.64 |
| 4 | MIREY BRANCH | Prong 5 | 287,976.59 |
| 5 | MT. ZION | Main | 685,776.64 |
| 6 | MT. ZION | Sub 1 Prong 11 | 769,560.25 |

## Tax Ditch Segments

| # | Tax Ditch Name | Segment Name | Length(ft) |
|---|---|---|---|
| 1 | COOL BRANCH | Sub 5 of Prong 1 | 768.73 |
| 2 | MT. ZION | Prong 11 | 1,202.35 |
| 3 | MT. ZION | Sub 1 of Sub 1 Prong 11 | 1,261.18 |
| 4 | MIREY BRANCH | Prong 5 | 2,170.41 |
| 5 | MT. ZION | Sub 1 Prong 11 | 3,398.21 |
| 6 | MT. ZION | Main | 4,763.01 |

## 2017 Wetlands (not regulatory)

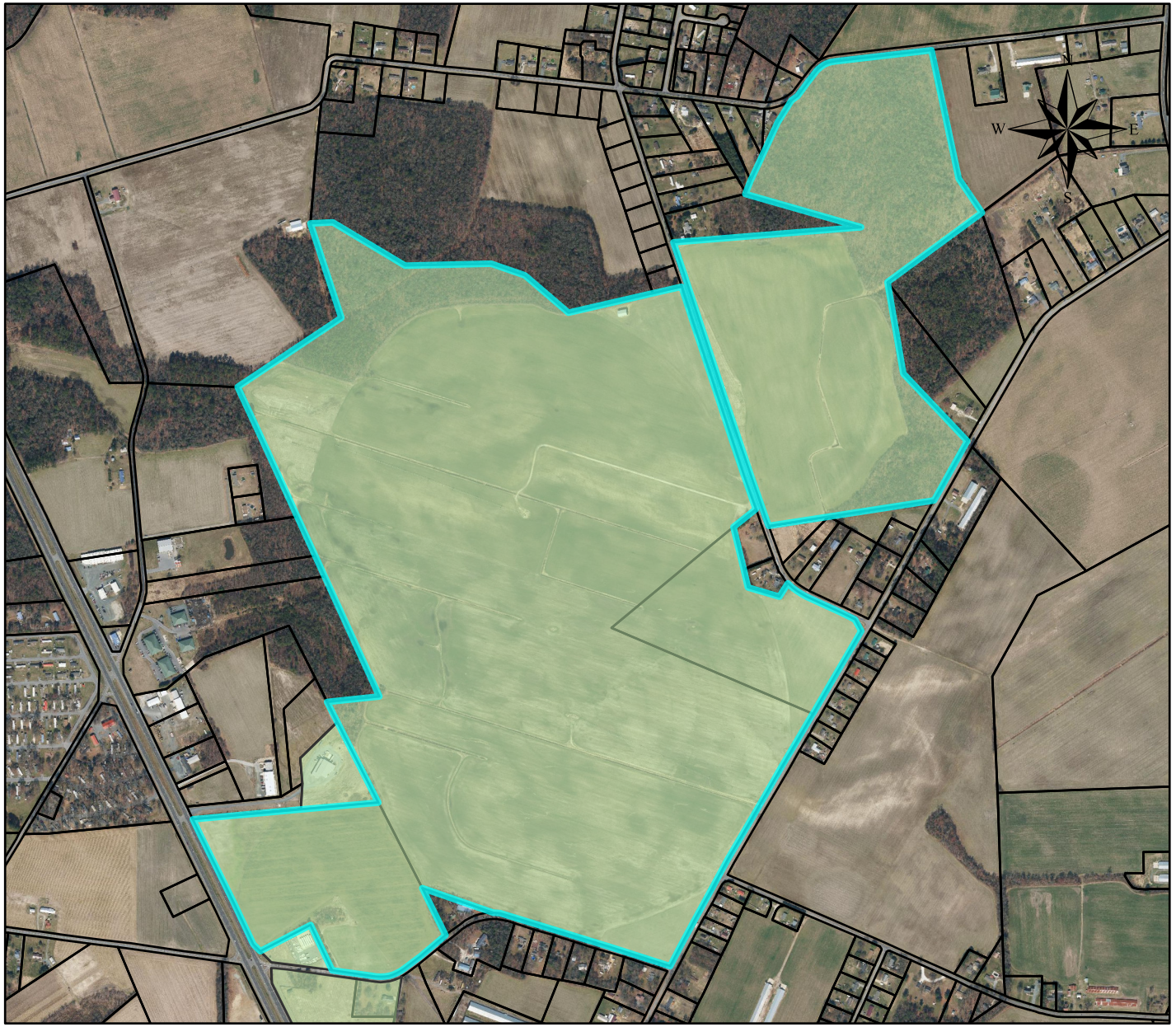
| # | ACRES | Area(ft²) |
|---|---|---|
| 1 | 2.24 | 148.63 |
| 2 | 9.53 | 530.48 |
| 3 | 6.43 | 823.71 |
| 4 | 9.01 | 991.92 |
| 5 | 0.65 | 2,001.12 |
| 6 | 0.18 | 7,896.72 |
| 7 | 0.21 | 9,204.43 |
| 8 | 0.83 | 9,288.94 |
| 9 | 7.18 | 23,802.29 |
| 10 | 0.61 | 26,645.20 |
| 11 | 2.48 | 45,889.85 |
| 12 | 1.15 | 49,849.75 |
| 13 | 1.38 | 60,026.52 |
| 14 | 1.79 | 74,921.69 |
| 15 | 2.39 | 79,122.44 |
| 16 | 2.12 | 92,375.33 |
| 17 | 2.69 | 117,216.48 |
| 18 | 2.83 | 123,484.00 |
| 19 | 3.10 | 134,958.58 |
| 20 | 36.37 | 215,786.89 |
| 21 | 13.92 | 301,473.90 |
| 22 | 8.72 | 330,162.96 |
| 23 | 14.94 | 536,537.31 |

## FEMA Flood Maps

| # | DFIRM_ID | Area(ft²) |
|---|---|---|
| 1 | 10005C | 20,135,264.77 |

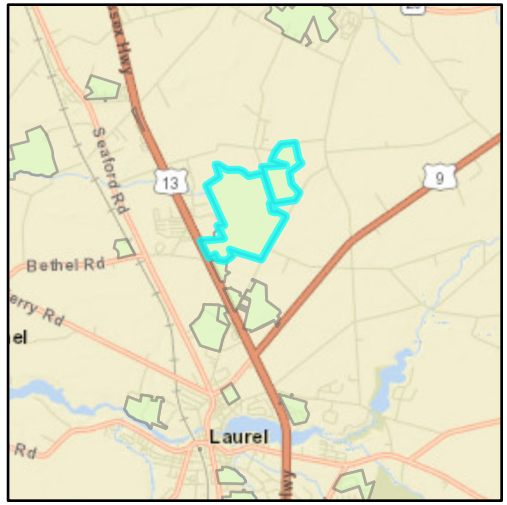
# Preliminary Land Use Service (PLUS)

## 2024-07-10 Villages of Mill Wood



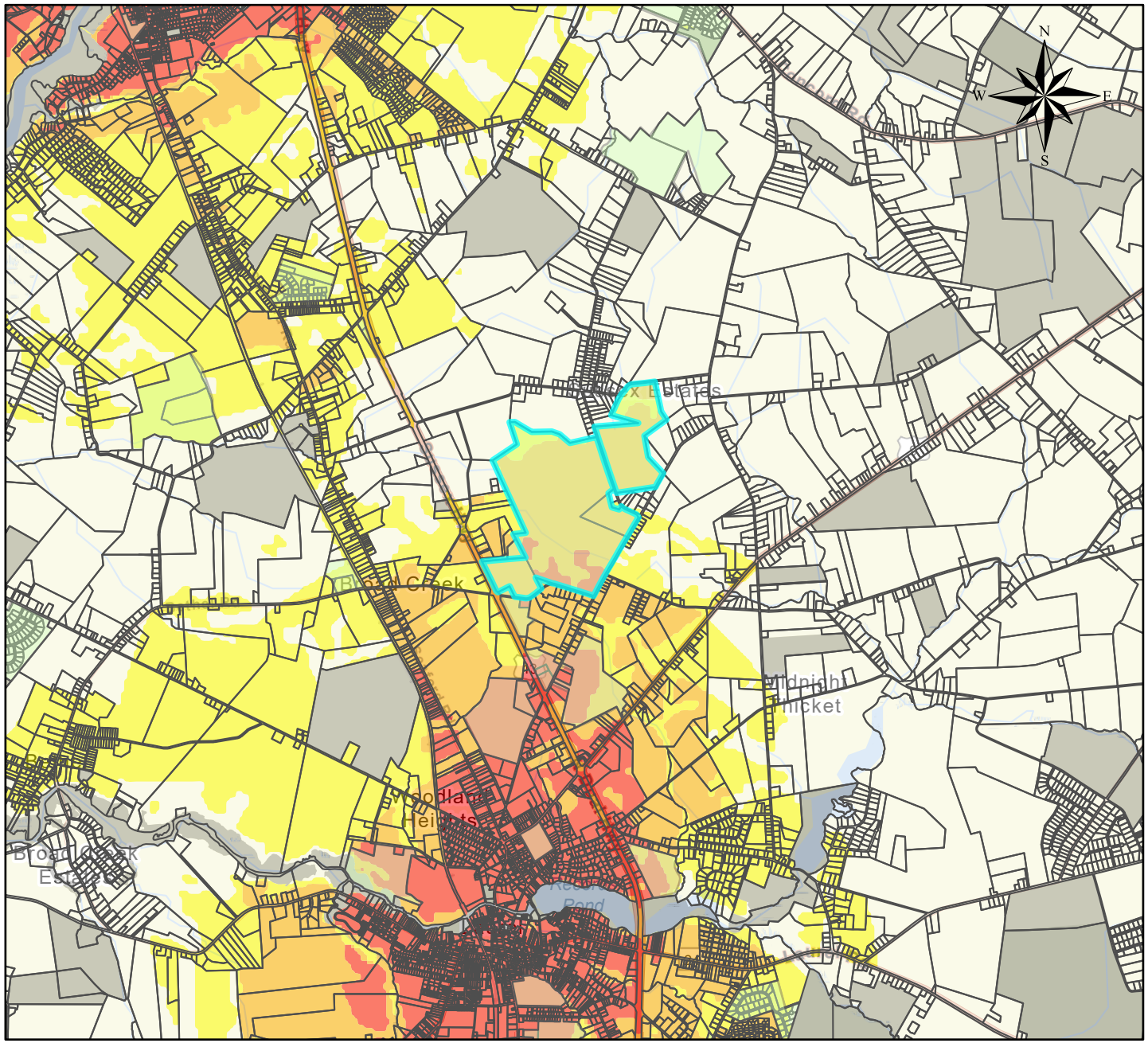

**Legend**

PLUS Project Areas



# Preliminary Land Use Service (PLUS)

2024-07-10 Villages of Mill Wood




**Legend**

- PLUS Project Areas

2020 State Strategies

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

