PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
August 27, 2024 11:28 AM

PLUS ID: 2024-09-09

State Strategy Level: 3

PLUS Application Type - Rezoning and Site Plan Review

Title: Lantern Cove
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
MR/RPC rezoning for single-family detached and attached residential homes.

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
6

Parcel ID(s): 134-21.00-4.00,134-21.00-3.00,134-19.00-108.00,134-19.00-110.00,134-19.00-110.04,134-19.00-110.05

Project Location: East side of Bayard Road at Daisey Road.

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

Section II: Project Contact Information

Owner Contact Information

NVR
32445 Royal Blvd, Suite 1
Dagsboro, DE 19939
Phone: (302) 732-9952
Email: tmalone@nvrinc.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
NVR
32445 Royal Blvd, Suite 1
Dagsbor, DE 19939

Phone: (302) 732-9952
Email: tmalone@nvrinc.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.co
Fax: (410) 341-3970

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

Section III: Project Details

Project Area (Acres): **57.1**
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: **MR-RPC**

Land Use Information

Present Use for this project area: **Residential and agricultural.**
Proposed Use for this project: **Single-family attached and detached residential homes.**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, Duplex or Townhouse**

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate, Second home, Condo**
Total number of Homeownership units: **178**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
178	58		120

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
Wetland permitting for road crossing and storm water outfalls.

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 Tidewater Utilities**
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	9.2	Yes	2.5

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: **0.6**

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: **0.03**

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)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:

Wet ponds, gravel wetlands, etc.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **33**
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. **1,164**
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)?
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

Docusign Envelope ID: 7E10E06D-0026-4C59-9420-49EE823D8297

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: Lantern Cove

Project ID (to be completed by OSPC): 2024-09-09

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

TM 134-19.00-108.00

Signed by: 45DCA5C23EC347A...

8/29/2024 | 14:26 PDT

Signature of Property Owner — Date

Celeste Cathell

Property Owner (Please Print)

DocuSigned by: 8B49A31A0B104D3...

8/29/2024 | 15:48 PDT

Signature of Additional Owner (if applicable) — Date

Jennifer Troublefield

Additional Owner (Please Print)

Docusign Envelope ID: 384134F4-5407-4A07-9D75-F5BFBF02FD8B

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: Lantern Cover

Project ID (to be completed by OSPC): 2024-09-09

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

TM 134-19.00, P 110.00, 110.04, & 110.05

Signed by: Sandra Peck F7773C4283F84F9...

8/30/2024 | 05:46 PDT

Signature of Property Owner — Date

Sandra Peck

Property Owner (Please Print)

Signed by: Charles Lovendusky F7773C4283F84F9...

8/30/2024 | 05:48 PDT

Signature of Additional Owner (if applicable) — Date

Charles Lovendusky

Additional Owner (Please Print)

Docusign Envelope ID: A6B8F672-999D-40F6-A473-5EBED6AB06E9

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: Lantern Cove

Project ID (to be completed by OSPC): 2024-09-09

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

TM 134-21.00-4.00

DocuSigned by:
Sheila Rose
90DFB54398124EF...

8/29/2024 | 10:35 MDT

Signature of Property Owner Date

Sheila Rose

Property Owner (Please Print)

Signature of Additional Owner (if applicable) Date

Additional Owner (Please Print)

Docusign Envelope ID: D4B3D49B-30CC-4B91-96D3-F90F138474CB

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: Lantern Cove

Project ID (to be completed by OSPC): 2024-09-09

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

TM 134-21.00-3.00

Signed by: Brenton Archut 285449F1D234408...

8/29/2024 | 10:59 PDT

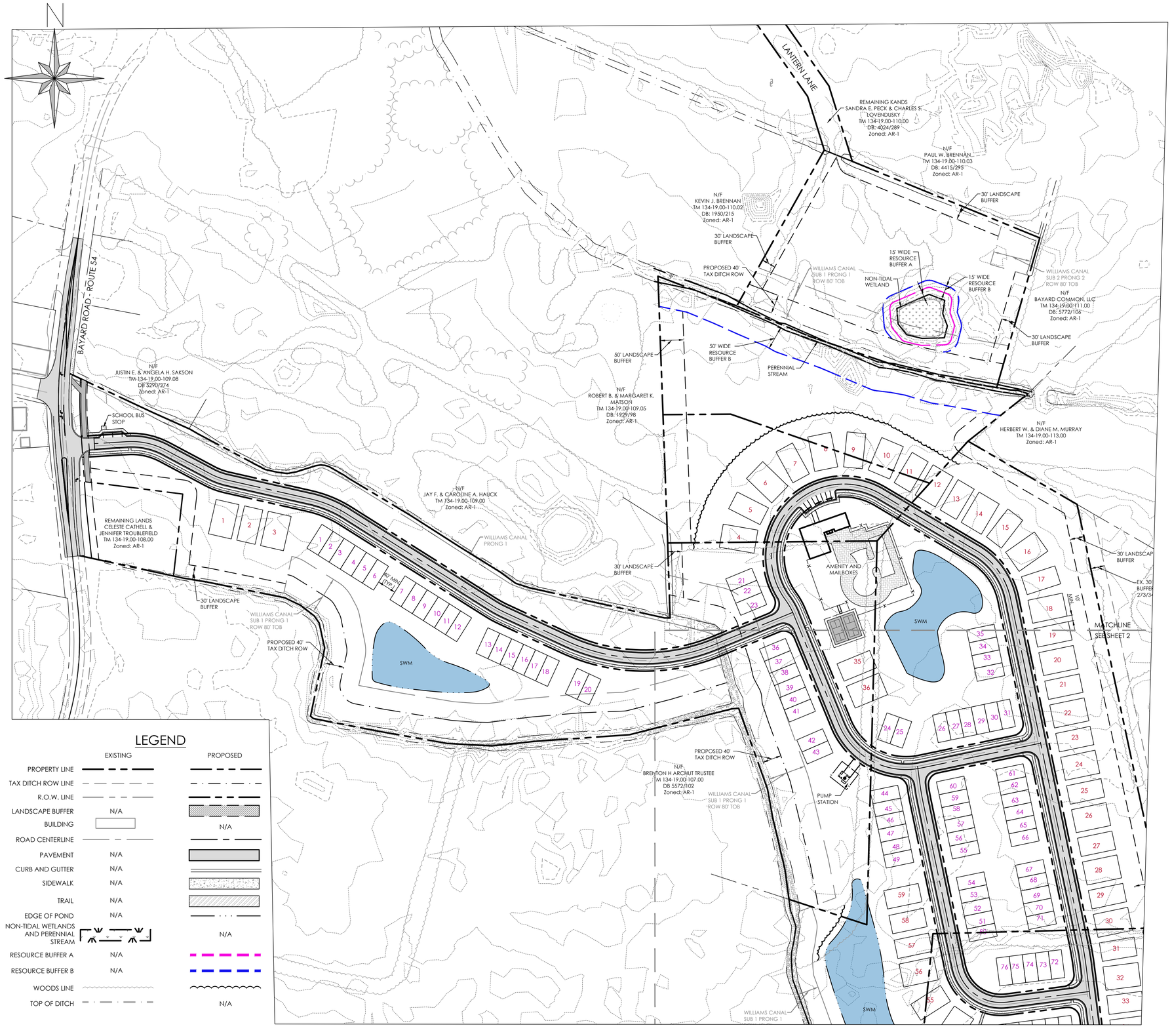
Signature of Property Owner Date

Brenton Archut

Property Owner (Please Print)

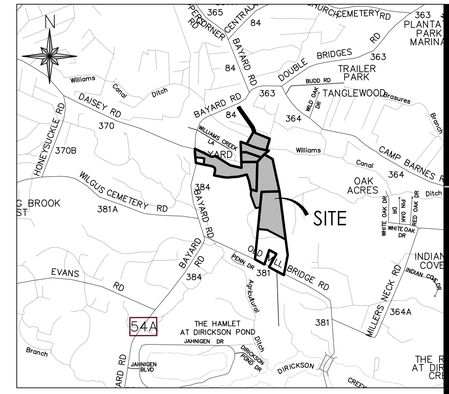
Signature of Additional Owner (if applicable) Date

Additional Owner (Please Print)



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
TAX DITCH ROW LINE		
R.O.W. LINE		
LANDSCAPE BUFFER	N/A	
BUILDING		N/A
ROAD CENTERLINE		
PAVEMENT	N/A	
CURB AND GUTTER	N/A	
SIDEWALK	N/A	
TRAIL	N/A	
EDGE OF POND	N/A	
NON-TIDAL WETLANDS AND PERENNIAL STREAM		N/A
RESOURCE BUFFER A	N/A	
RESOURCE BUFFER B	N/A	
WOODS LINE		
TOP OF DITCH	N/A	N/A



VICINITY MAP

SCALE: 1" = 2,000'

SITE DATA:

OWNERS:

TM -134-19.00-108.00	CATHELL CELESTE & JENNIFER TROUBLEFIELD 35724 PARKER ROAD FRANKFORD, DE 19945
TM 134-19.00-110.00	SANDRA E. PECK & CHARLES LOVENDUSKY 35400 LANTERN LANE FRANKFORD, DE 19945
TM 134-19.00-110.04	SANDRA E. PECK & CHARLES LOVENDUSKY 35400 LANTERN LANE FRANKFORD, DE 19945
TM 134-19.00-110.05	SANDRA E. PECK & CHARLES LOVENDUSKY 35400 LANTERN LANE FRANKFORD, DE 19945
TM 134-21.00-3.00	BRENTON H. ARCHUT TRUSTEES 36219 OLD CHURCH CEMETERY ROAD FRANKFORD, DE 19945
TM 134-21.00-4.00	SHEILA M. ROSE 36159 OLD MILL ROAD FRANKFORD, DE 19945
DEVELOPER:	NVR - MARKET MANAGER LAND 32445 ROYAL BOULEVARD, SUITE 1 DAGSBORO, DE 19939 MR. TYLER MALONE
ENGINEER/ LAND PLANNER:	SOLUTIONS IPEM, LLC 303 NORTH BEDFORD STREET GEORGETOWN, DE 19947 PHONE: 302.297.9215 CONTACT: JASON PALKEWICZ, PE

- TM 134-19.00-108.00, 110.04, 110.05, P/O 110.00 AND P/O 134-21.00-3.00, 4.00
- EXISTING ZONING:
  AR-1
- PROPOSED USE: MR-RPC
  TOWNHOMES = 120
  SINGLE FAMILY = 59
  TOTAL UNITS = 179

  MAXIMUM BUILDING HEIGHT: 42'
- BOUNDARY AND TOPOGRAPHY AS SHOWN HEREON ARE AS PROVIDED BY SOLUTIONS IPEM LLC
- FLOOD ZONE:
  PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NUMBER 10005C0495K, 10005C0513K, 10005C0635K AND 10005C0651K, MAP REVISED MARCH 16, 2015
- WATER SUPPLY:
  ARTESIAN WATER COMPANY
- SANITARY SEWER:
  SUSSEX COUNTY
- GROSS AREA = 57.1 AC.±
  GROSS DENSITY = 3.11
  RPC NET AREA = 50.1 AC.±
  57.1-6.7 = 50.4 AC.±
  RPC NET DENSITY = 3.53
- AREAS:
  OPEN SPACE AREA = 33 AC ± (57%±)
  NON-TIDAL WETLANDS AREA = 0.62 AC ±
  EXISTING WOODS = 9.49 AC.±
  WOODS TO BE REMOVED = 2.59 AC.±
  WOODS TO REMAIN = 6.90 AC.± (73%)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

solutions
Engineering
Environmental 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

PLUS SITE PLAN

for

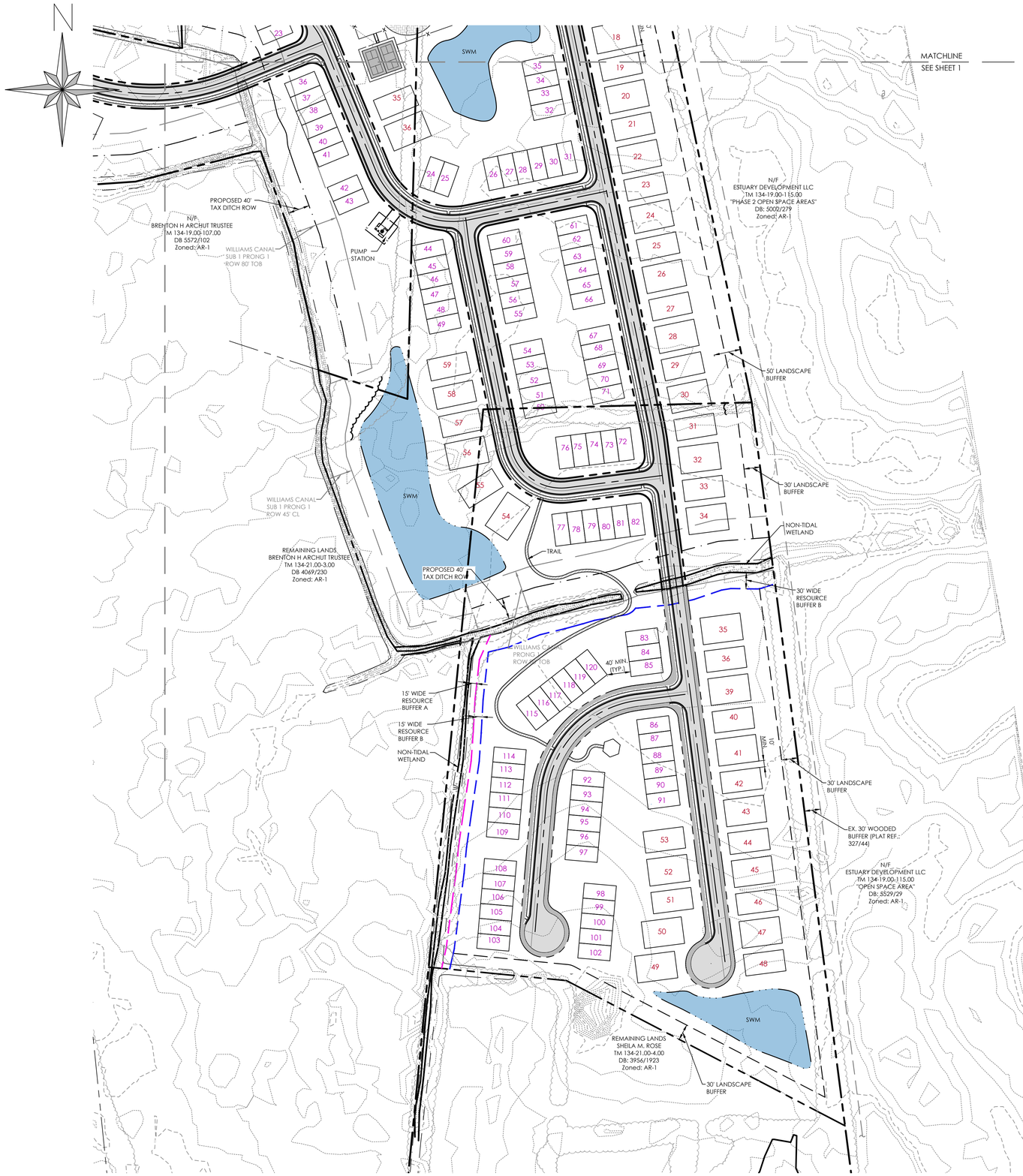
LANTERN COVE

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	8/26/24
Job Number:	G23048
Scale:	1"=100'
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 1

File Name: 23048-plus-site



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. 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

4. 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.

5. 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.

6. 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.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

solutions
Integrated Planning & 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

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Seal

Date

REVISIONS

NO.	DATE	DESCRIPTION

PLUS SITE PLAN

for

LANTERN COVE

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	8/26/24
Job Number:	G23048
Scale:	1"=100'
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 2

File Name: 23048-plus-site

PUBLIC PRE CHECK Results for State Parcel(s): 134-19.00-110.00,134-21.00-4.00,134-19.00-110.05,134-21.00-3.00,134-19.00-110.04,134-19.00-108.00

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

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

Wetlands: Issue Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: 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

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

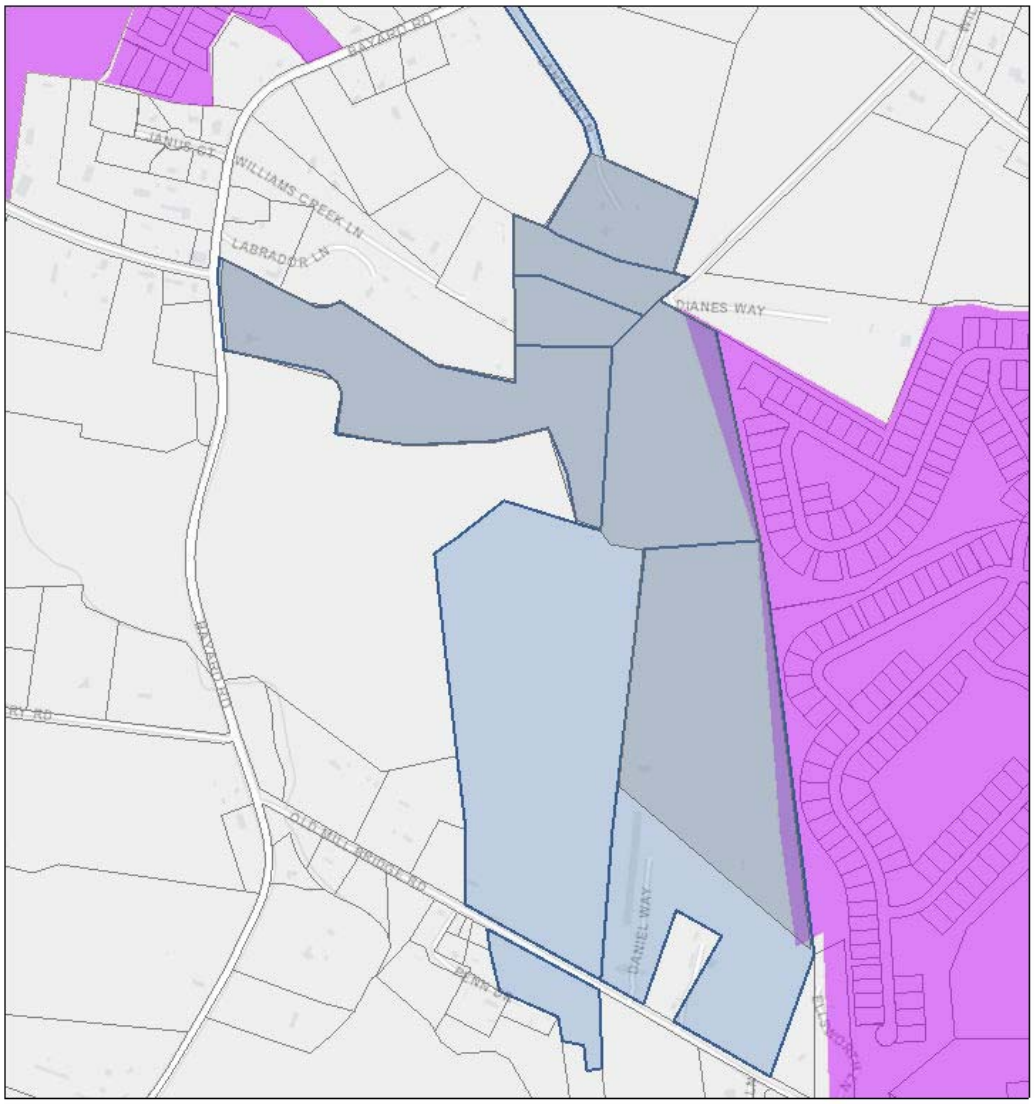
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 2,603,680.84 ft²

Aug 26 2024 13:47:46 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	153,045.82	N/A
DE_StateParcels - State Parcels	14	2,603,682.00	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	71,372.25	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	10	2,603,683.38	N/A
Tax Ditch Maximum ROWs	12	349,341.54	N/A
Tax Ditch Segments	4	N/A	3,593.13
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)	10	220,283.72	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	1	2,603,680.84	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2005-06-19	153,045.82

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	134-19.00-111.00	13.51	126.20
2	134-19.00-115.00	21.91	205.75
3	134-19.00-109.08	2.02	362.92
4	134-19.00-110.03	11.01	440.12
5	134-19.00-109.05	2.76	449.77
6	134-19.00-110.02	10.57	2,583.25
7	134-19.00-109.00	10.40	6,802.69
8	134-19.00-107.00	36.91	13,103.17
9	134-19.00-110.05	2.79	121,532.10
10	134-19.00-110.04	3.17	135,841.33
11	134-19.00-110.00	5.56	198,740.55
12	134-21.00-3.00	45.73	544,846.86
13	134-19.00-108.00	15.60	670,030.45
14	134-21.00-4.00	33.67	908,616.83

Delaware Ecological Network

#	ID	Area(ft²)
1	11,725.00	71,372.25

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Askecksy loamy sand, 0 to 2 percent slopes	78,712.80
2	Hurlock loamy sand, 0 to 2 percent slopes	194,854.89
3	Klej loamy sand, 0 to 2 percent slopes	296,385.98
4	Mullica mucky sandy loam, 0 to 2 percent slopes	396,148.88
5	Hammonton loamy sand, 0 to 2 percent slopes	396,344.88
6	Mullica-Berryland complex, 0 to 2 percent slopes	1,241,235.96

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	WILLIAMS CANAL	Sub 2 Prong 3	11,621.79
2	WILLIAMS CANAL	Main	62,189.99
3	WILLIAMS CANAL	Sub 1 Prong 1	96,302.35
4	WILLIAMS CANAL	Prong 1	179,227.41

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	WILLIAMS CANAL	Sub 1 Prong 1	239.89
2	WILLIAMS CANAL	Main	744.79
3	WILLIAMS CANAL	Prong 1	2,608.45

2017 Wetlands (not regulatory)

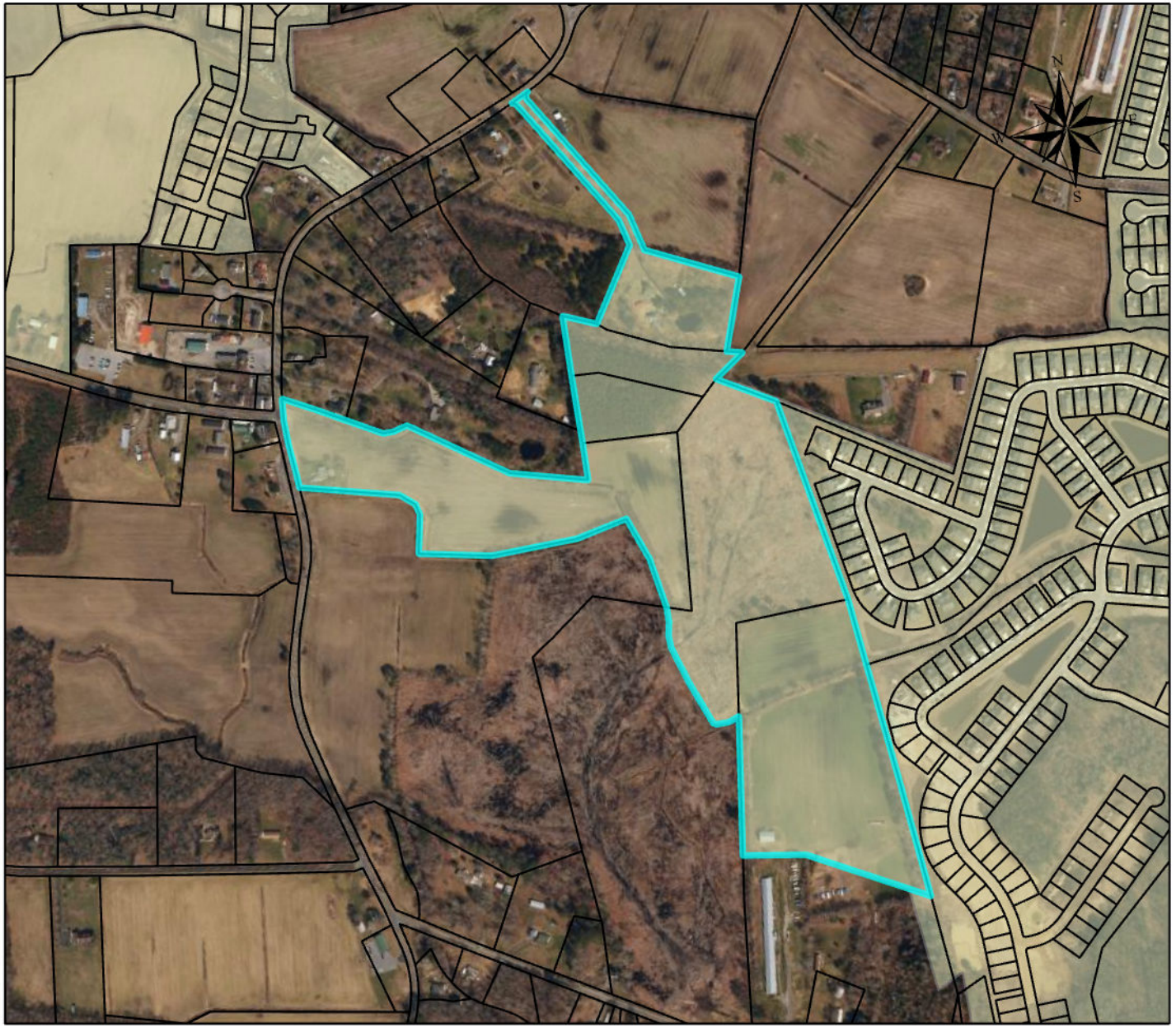
#	ACRES	Area(ft²)
1	2.42	100.91
2	35.83	135.75
3	0.16	3,059.52
4	1.88	4,540.16
5	0.15	6,543.53
6	0.30	10,056.48
7	2.11	11,870.60
8	4.04	14,947.60
9	1.67	37,767.03
10	5.18	131,262.15

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	2,603,680.84

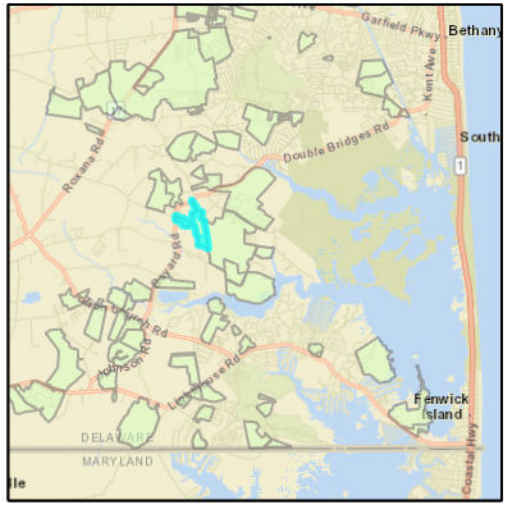
Preliminary Land Use Service (PLUS)

2024-09-09 Lantern Cove



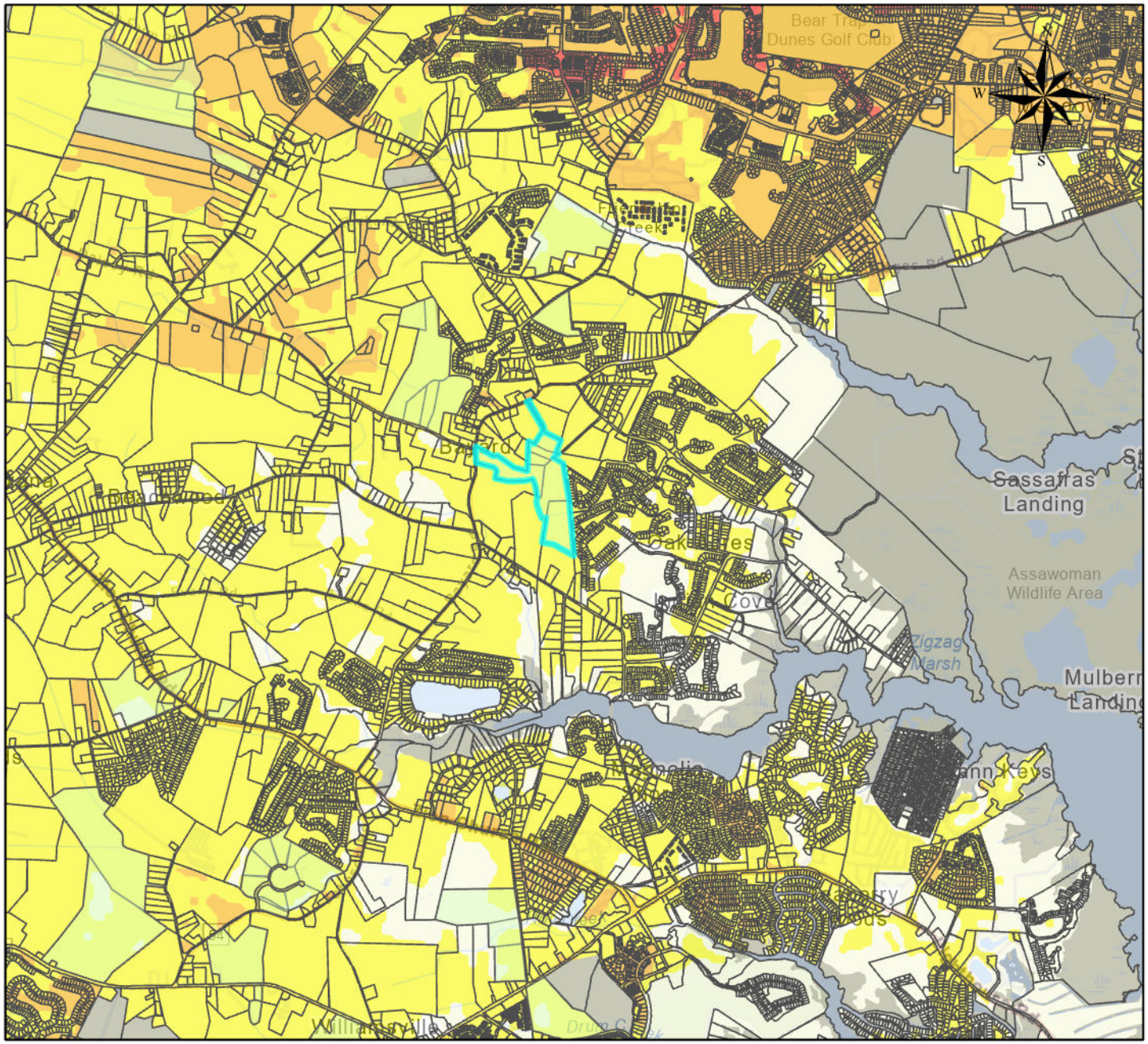
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-09-09 Lantern Cove



Legend

- PLUS Project Areas

2020 State Strategies

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

