Preliminary Land Use Service

Application Form

Submitted Time:
October 31, 2024 12:25 PM

PLUS ID: 2024-11-01

State Strategy Level: 1

PLUS Application Type - Rezoning

Title: Piney Point Property
County: Kent County **Municipality:** Camden
Description of PLUS project/plan:
Rezoning of portion of property from C2 to R-3

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
2

Parcel ID(s): 7-02-09408-03-0100-00001 7-02-09408-03-0100-00001

Project Location: West Lebanon Road near Route 13

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

Section II: Project Contact Information

Owner Contact Information

Piney Point Family, LLC
13566 Truitt Road
Ellendale, DE 19941
Phone: (302) 242-5132
Email: jtownsendsr56@gmail.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

,
Phone:

Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Becker Morgan Group, Inc.
Chad Carter
Phone: (302) 734-7950
Email: ccarter@beckermorgan.com
Fax: (999) 999-9999

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

Section III: Project Details

Project Area (Acres): **22.69**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **C2**
Proposed Zoning for this project: **R-3**

Land Use Information

Present Use for this project area: **Agriculture**
Proposed Use for this project: **Residential**

Residential Development Information

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

Residential Target Market: **Rental**

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units: **Market rate**
Total number Rental Units: **400**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		400	

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?
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? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Chad Carter - 302-734-7950

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Central Community System**
Who is the Water Service Provider:
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? **Central Community System**
Who is the Wastewater Service Provider:
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)
No			

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?
No

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

Non-tidal Wetlands
Are there Non-Tidal Wetlands?
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact
Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation
Have the wetlands been delineated?
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)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:

Best Management Practices

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **0**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**
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? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

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.
Willing to discuss options

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?
Unknown

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, 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: Piney Point Property

Project ID (to be completed by OSPC): 2024-11-01

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

Signature of Property Owner

11/5/2024
Date

Jeffrey S Townsend Sr, Manager
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

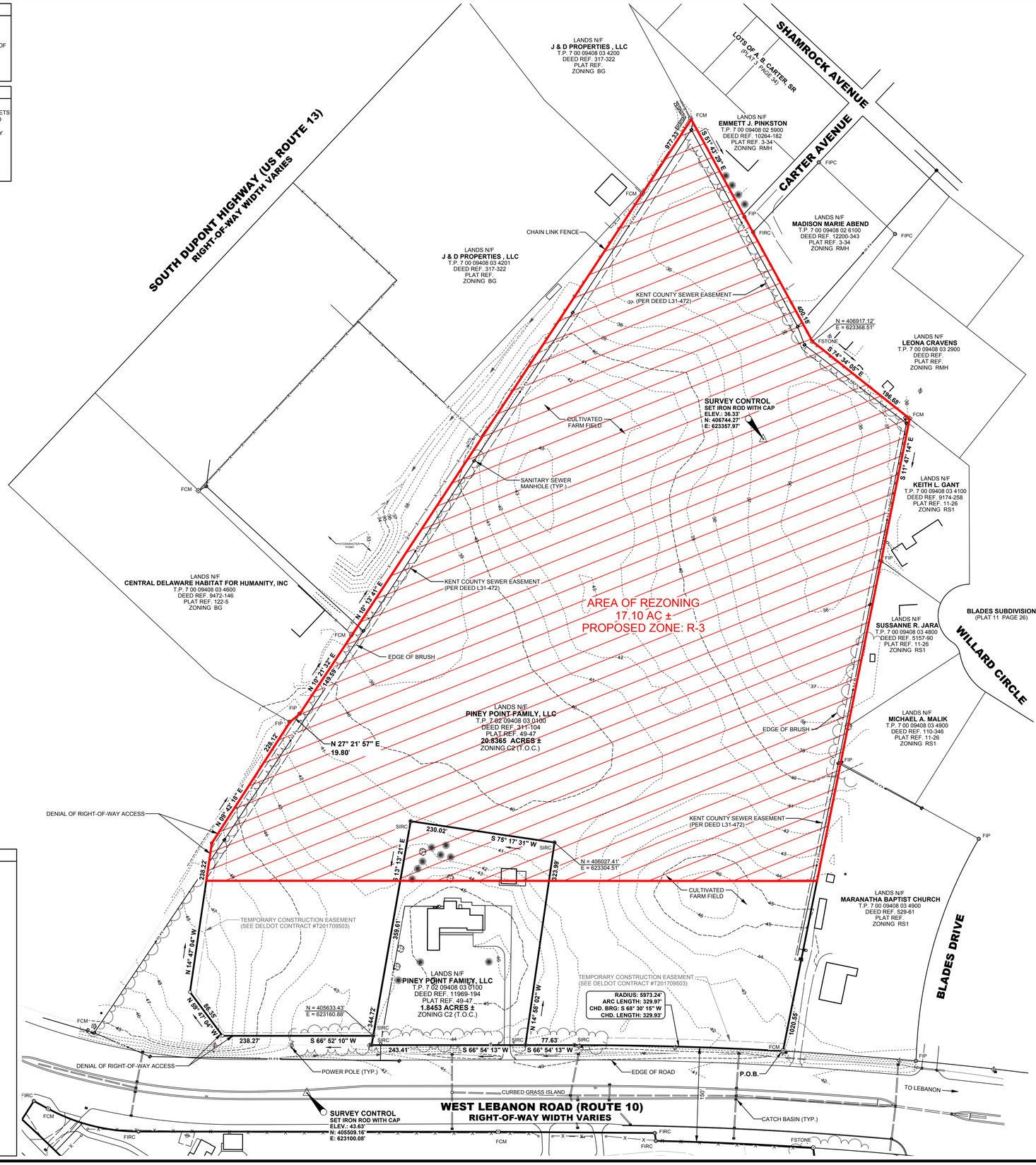
GENERAL NOTES :

1. TOPOGRAPHIC AND BOUNDARY RETRACEMENT SURVEY WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN APRIL OF 2024.
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION. NO TITLE REPORT PROVIDED.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.

SURVEYORS CERTIFICATION

I, ADAM W. JONES, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

ADAM W. JONES P.L.S. NO. 788 DATE



LOCATION MAP SCALE: 1" = 1000'

SITE DATA

1.	OWNER OF RECORD:	PINEY POINT FAMILY, LLC 13566 TRUITT ROAD ELLENDALE, DE 19941
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7950
3.	PROPERTY ADDRESS	655 WEST LEBANON ROAD DOVER, DE 19901
4.	PROPERTY LOCATION:	LATITUDE N39° 06' 56.23" GRS80 - NAD83 (2011) LONGITUDE W75° 31' 56.98" GRS80 - NAD83 (2011)
5.	PROPERTY MAP NUMBER:	7 02 09408 03 0100 7 02 09412 01 2400
6.	DEED REFERENCE:	BOOK 311 PAGE 104 (PARCEL 0100) BOOK 1196 PAGE 194 (PARCEL 2400)
7.	PLAT REFERENCE:	BOOK 49 PAGE 47
8.	DELDOT CONTRACTS:	T201709503 6510004
9.	SITE AREA SUMMARY:	20.8365 ACRES ± (PARCEL 0100) 1.8453 ACRES ± (PARCEL 2400)
10.	PRESENT USE:	CULTIVATED FARMLAND (PARCEL 0100) SINGLE-FAMILY RESIDENTIAL (PARCEL 2400)
11.	SURVEY BENCHMARK:	NGS MONUMENTS VERTICAL: NAVD 88 - NGS E36 HORIZONTAL: NAD 83 (2011) - CORS
12.	MONUMENTATION:	EXISTING: AS SHOWN 6 SET
13.	SURVEY UNIT:	LINEAR: US SURVEY FOOT ANGULAR: DEGREES MINUTES SECONDS (DMS) COORDINATE: GRID (DELAWARE STATE PLANE)
14.	EXISTING ZONING:	C2 - HIGHWAY COMMERCIAL (TOWN OF CAMDEN)
15	SURVEY CLASSIFICATION:	URBAN SURVEY
16	ROAD CLASSIFICATION:	WEST LEBANON ROAD (DE RT 10) - MINOR ARTERIAL (50 M.P.H.)

SURVEY LEGEND

ITEM	EXISTING
UNMARKED POINT	○
CONCRETE MONUMENT	⊡ FCM
IRON PIPE	⊙ FIP
IRON PIPE W/ CAP	⊙ FIPC
IRON ROD	⊙ FIR
IRON ROD W/ CAP	⊙ FIRC
STONE	⊙ FSTONE
NAIL	⊕ FPK
ITEM	**PROPOSED**
IRON ROD WITH CAP	◉ SIRC
CONCRETE MONUMENT	⊞ SCM

ABBREVIATION LEGEND

ITEM	ABBREVIATION
PIONT OF BEGINNING	P. O. B.
TAX PARCEL	T. P.
STORM DRAIN CATCH BASIN	C. B.
SANITARY SEWER MANHOLE	SSMH
TOWN OF CAMDEN	T.O.C.
NOT TO SCALE	N.T.S.

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

NAD83 DSP

PROJECT TITLE

LANDS OF
PINEY POINT FAMILY, LLC

655 WEST LEBANON ROAD
DOVER, DE 19901
KENT COUNTY, DE

SHEET TITLE

TOPOGRAPHIC & BOUNDARY RETRACEMENT SURVEY

REZONING EXHIBIT

0 40 80 160

SCALE: 1" = 80'

ISSUE BLOCK		
MARK	DATE	DESCRIPTION

LAYER STATE: 24x36

PROJECT NO.: 2022299.01
DATE: 04/29/24
SCALE: 1" = 80'
DRAWN BY: A.W.J. | PROJ. MGR.: A.W.J.

SHEET
1 OF 1

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F:\AutoCAD\Projects\2022-2022299\DWG\2022299-SVY-C3D21.dwg, Oct 28, 2024 - 3:58pm

PUBLIC PRE CHECK Results for State Parcel(s): 7-02-09408-03-0100-00001,7-02-09412-01-2400-00001

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

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

DE FIRM: Issues Found

Well Head Protection Areas: Issues Found

WRPA: No Issues Found

Tax Ditch Segments: No Issues Found

Tax Ditch ROWs: No Issues Found

Soils - Sussex County: No Issues Found

Soils - New Castle County: No Issues Found

Soils - Kent County: No 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

Aglands Preservation Districts: No Issues Found

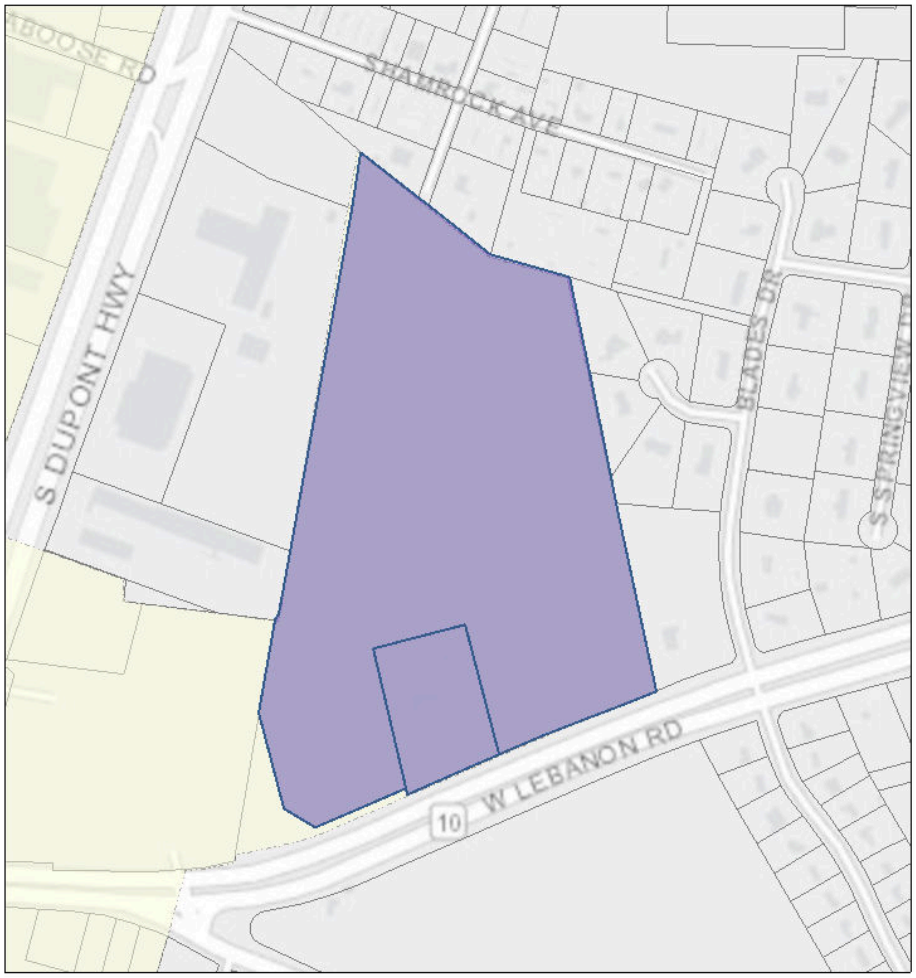
Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 986,553.32 ft²

Nov 7 2024 13:43:08 Eastern Standard Time



DE_Boundaries - Municipalities
DE_Boundaries - State and County Boundaries
DE PLUS Project Areas
DE_StateParcels - State Parcels

1:4,514

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.19 km

City of Dover, Delaware FirstMap, State of New Jersey, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	983,768.98	N/A
DE_StateParcels - State Parcels	2	986,553.30	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	2	986,553.34	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	0	0	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)	0	0	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	986,553.32	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2024-11-01	983,768.98

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	7-02-09412-01-2400-00001	1.84	80,336.59
2	7-02-09408-03-0100-00001	20.80	906,216.71

Soils Kent County

#	SOILNAME	Area(ft²)
1	Greenwich-Urban land complex, 0 to 5 percent slopes	68,462.07
2	Sassafras sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	918,091.28

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	986,553.32

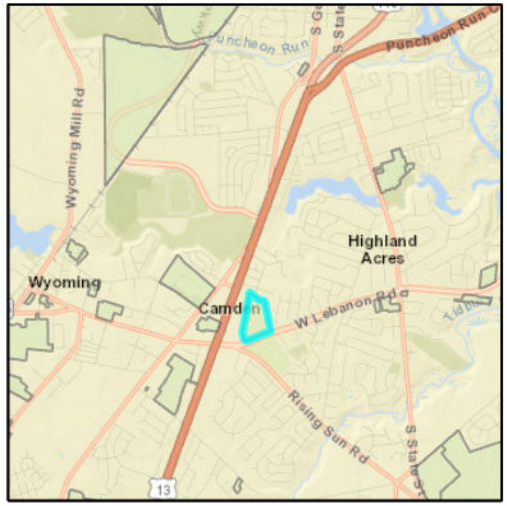
Preliminary Land Use Service (PLUS)

2024-11-01 Piney Point Property



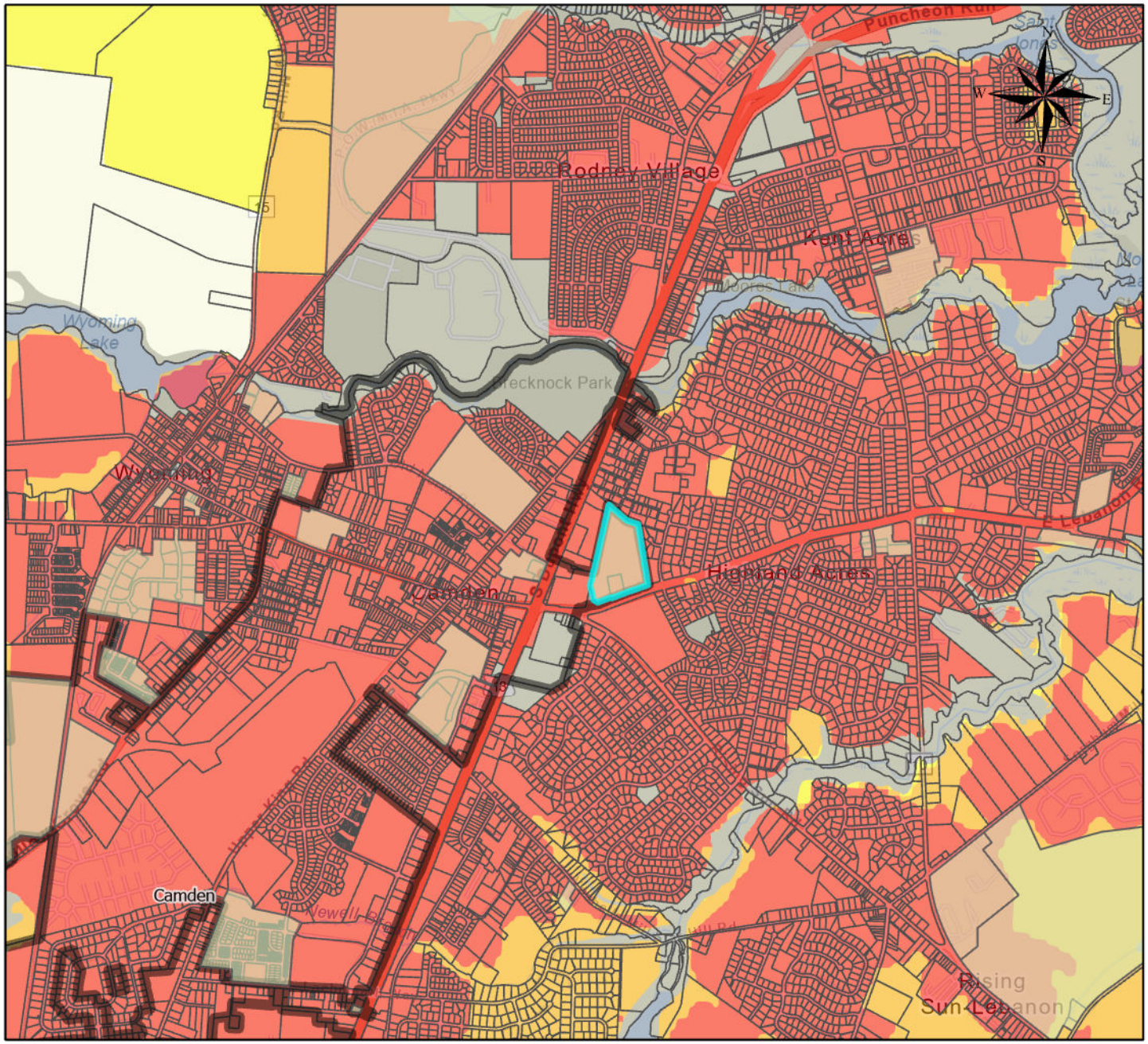
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-11-01 Piney Point Property



Legend

2020 State Strategies

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

