Application Form

Submitted Time:
December 9, 2024 8:48 AM

Preliminary Land Use Service

PLUS ID: 2025-01-01

State Strategy Level: 4

PLUS Application Type - Subdivision

Title: 4 Corners
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Residential cluster subdivision.

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): 234-4.00-20.00

Project Location: Harbeson Road between Rust Road and Forest Road

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

Section II: Project Contact Information

Owner Contact Information

Paul Townsend
316 N Race Street
Georgetown, DE 19947
Phone: (302) 236-3212
Email: paul@jgtownsend.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
NVR (Tyler Malone)
32445 Royal Boulevard, Suite 1
Dagsboro, DE 19939
Phone: (302) 732-9900

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.com
Fax: (410) 341-3970

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

Section III: Project Details

Project Area (Acres): **451.34**
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 and GR**
Proposed Zoning for this project: **AR-1 and GR**

Land Use Information

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

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: **902**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	902		

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 permit for roadway crossing.

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? **Unknown**

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	337	Yes	220

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: **38**

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: **0.1**

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)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
Extended detention ponds.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **230**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat, Other**
Please list the "other" type of Open Space: **Preserve portion of DEN.**
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.
8,750
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

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: 4 Corners

Project ID (to be completed by OSPC): 2025-01-01

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

JG Townsend JR + Co — 12-11-24

Signature of Property Owner — Date

, President

Property Owner (Please Print)

Paul G. Townsend, President —

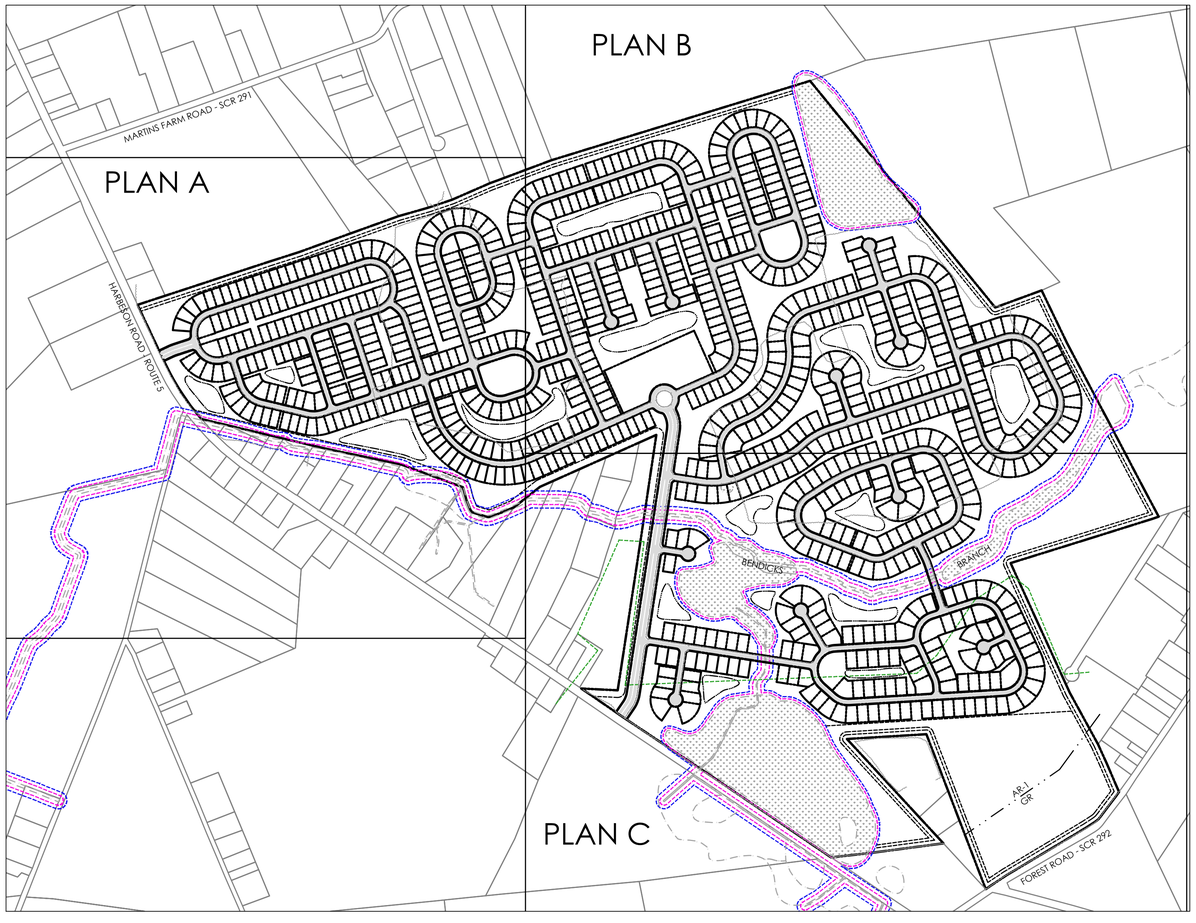
Signature of Additional Owner (if applicable) — Date

Additional Owner (Please Print)

Published January 2022

PLUS PLAN
FOR
4 CORNERS
LEWES & REHOBOTH, INDIAN RIVER AND BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

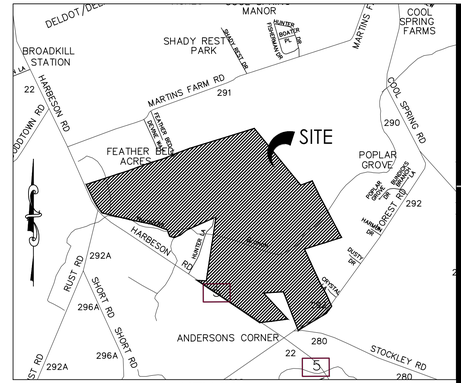
N



INDEX
SCALE: 1"=500'

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT/BUFFER LINE		
R.O.W. LINE		
CONTOUR		N/A
RIGHT OF WAY CENTERLINE		
EDGE OF POND	N/A	
NON-TIDAL WETLANDS & PERENNIAL STREAMS		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	
DELAWARE ECOLOGICAL NETWORK		N/A
ZONING	N/A	N/A
TRAIL	N/A	

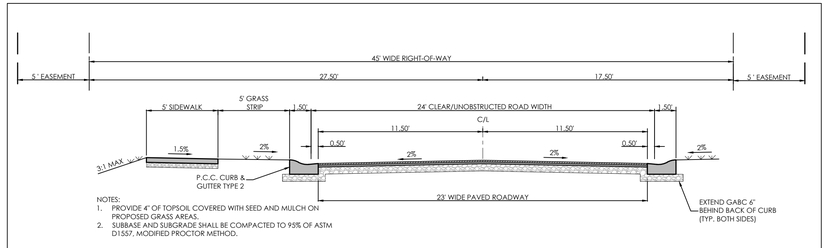


KEY PLAN
SCALE: 1"=2000'

SITE DATA:

- OWNER: HARBESON FARM LLC
  P.O. BOX 430
  GEORGETOWN, DE 19947
- DEVELOPER: NVR - MARKET MANAGER LAND
  32445 ROYAL BLVD, SUITE 1
  DAGSBORO, DE 19939
  CONTACT: TYLER MALONE
- ENGINEER/ LAND PLANNER: SOLUTIONS IPEM, LLC
  303 NORTH BEDFORD STREET
  GEORGETOWN, DE 19947
  PHONE: 302.297.9215
  CONTACT: JASON PALKEWICZ, PE
- TAX MAP: P/O 234-4.00-20.00
  TOTAL AREA = 451.34 AC±
- PROPERTY IS ZONED AR-1 - AGRICULTURAL RESIDENTIAL AND GR - GENERAL RESIDENTIAL
- SETBACKS:
  FRONT = 25'
  SIDE = 10'
  REAR = 10'

  MAX. BUILDING HEIGHT = 42'
- NO WELLHEAD PROTECTION AREAS
- GOOD AND FAIR GROUNDWATER RECHARGE AREA
- SOIL TYPES
  HmAD - HAMMONTON LOAMY SAND - HYDROLOGIC SOIL GROUP B
  HnA - HAMMONTON SANDY LOAM - HYDROLOGIC SOIL GROUP B
  HuA - HURLOCK LOAMY SAND - HYDROLOGIC SOIL GROUP A/D
  KfA - KEYPORT FINE SANDY LOAM - HYDROLOGIC SOIL GROUP D
  PpA - PEPPERBOX LOAMY SAND - HYDROLOGIC SOIL GROUP A
  PrA - PEPPERBOX-ROCKAWALKIN COMPLEX- HYDROLOGIC SOIL GROUP A
  PsA & PsB - PEPPERBOX-ROSEDALE COMPLEX - HYDROLOGIC SOIL GROUP A
  RoA - ROSEDALE LOAMY SAND - HYDROLOGIC SOIL GROUP A
- PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 10005C0310L, MAP REVISED JUNE 20, 2018.
- BOUNDARY, TOPOGRAPHY AND WETLAND INFORMATION HEREON TAKEN FROM SUSSEX COUNTY GIS INFORMATION
- ANTICIPATED WATER SUPPLY:
  ARTESIAN WATER COMPANY
- ANTICIPATED SANITARY SEWER:
  ARTESIAN WATER COMPANY
- TIDAL WETLANDS = 0.00 AC (+/-)
- NON-TIDAL WETLANDS AND PERENNIAL STREAMS SHOWN HEREON ARE APPROXIMATE
  APPROXIMATE AREA = 38.17 AC.±
- PARCEL AREA = 451.34 AC +/-
  ALLOWABLE DENSITY = 2 DU/AC
  UNITS PERMITTED = 902
- PROPOSED:
  TOTAL = 902 UNITS
  NET DENSITY = 2.0 DU/AC
- AREAS:
  OPEN SPACE AREA = 230 AC ± (50.9% ±)
  EXISTING WOODS: 337.3 AC.±
  WOODS TO BE REMOVED = 220 AC.± (65.2%)
  WOODS TO REMAIN = 117.3 AC.± (34.8%)



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

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

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Date

REVISIONS

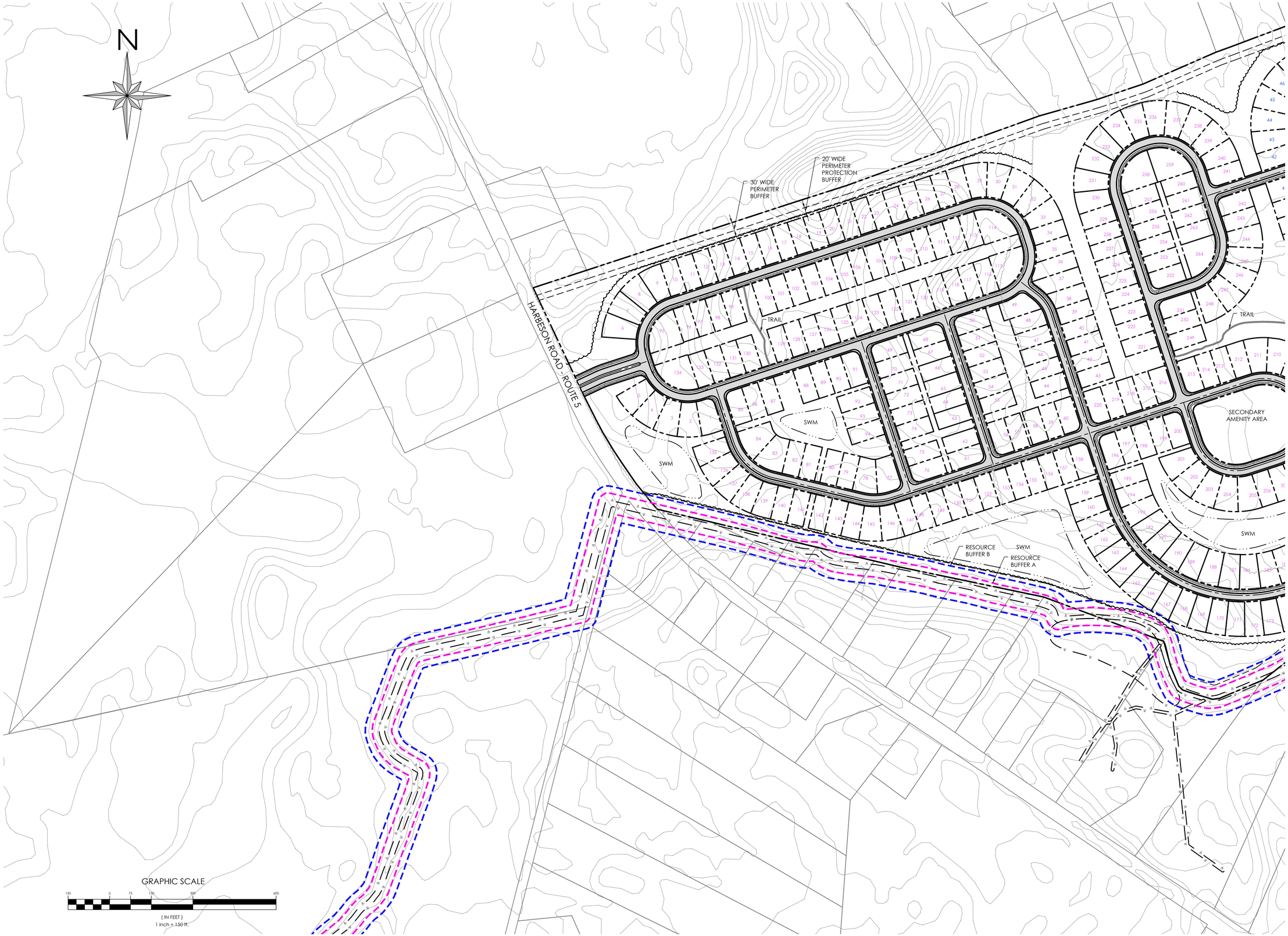
NO.	DESCRIPTION	DATE

CONCEPTUAL LAND PLAN
FOR
4 CORNERS
SUSSEX COUNTY, DELAWARE
LEWES & REHOBOTH, INDIAN RIVER & BROADKILL HUNDREDS

Date:	12/5/24
Job Number:	G24093
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 1 of 4

File Name: g24005-plus



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Date

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NO.	DATE	DESCRIPTION

CONCEPTUAL LAND PLAN A

FOR

4 CORNERS

SUSSEX COUNTY, DELAWARE

LEWES & REHOBOTH, INDIAN RIVER & BROADKILL HUNDREDS

Date:	12/5/24
Job Number:	G24093
Scale:	1" = 150'
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 2 of 4

File Name: g24093-plus

N

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

SWM

SECONDARY AMENITY AREA

PRIMARY AMENITY AREA

TRAIL

RESOURCE BUFFER B

RESOURCE BUFFER A

30' WIDE PERIMETER BUFFER

20' WIDE PERIMETER PROTECTION BUFFER

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REVISIONS

NO.	DESCRIPTION	DATE

CONCEPTUAL LAND PLAN B

FOR

4 CORNERS

SUSSEX COUNTY, DELAWARE

LEWES & REHOBOTH, INDIAN RIVER & BROADKILL HUNDREDS

Date:	12/5/24
Job Number:	G24093
Scale:	1" = 150'
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 3 of 4

File Name: g24093-plus



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Date

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL LAND PLAN C

FOR

4 CORNERS

SUSSEX COUNTY, DELAWARE

LEWES & REHOBOTH, INDIAN RIVER & BROADKILL HUNDREDS

Date:	12/5/24
Job Number:	G24093
Scale:	1" = 150'
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 4 of 4

File Name: g24093-plus

PUBLIC PRE CHECK Results for State Parcel(s): 234-4.00-20.00

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

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Ocean Area No Build Points: No Issues Found

Soils - Kent County: No Issues Found

Bay Area No Build Line: 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

Park Facilities: No Issues Found

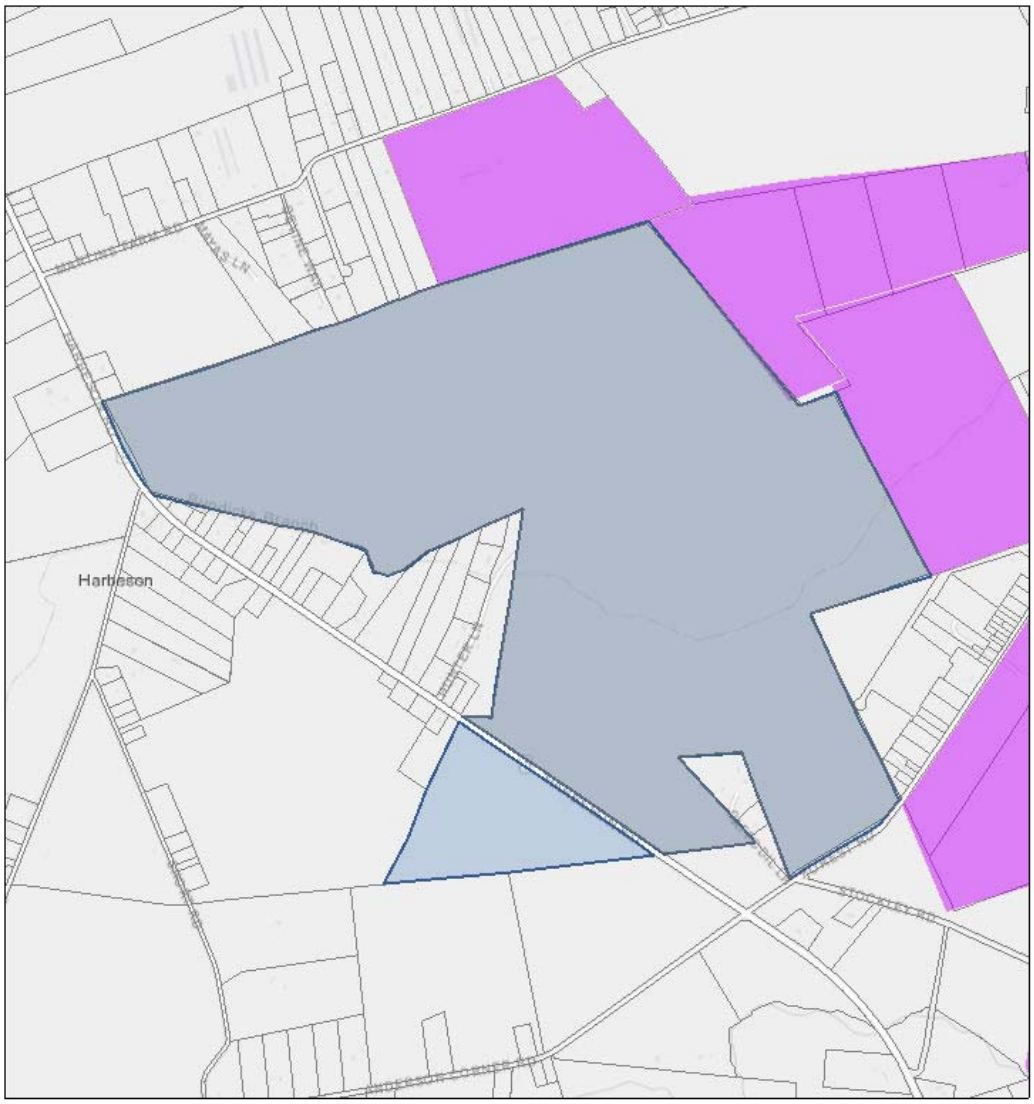
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 19,402,174.57 ft²

Dec 9 2024 8:22:45 Eastern Standard Time



DE_Boundaries - State and County Boundaries

DE PLUS Project Areas

DE_StateParcels - State Parcels

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	49,044.08	N/A
DE_StateParcels - State Parcels	24	19,398,962.80	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	1	11,573.73	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	2	3,561,857.28	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	16	19,402,203.45	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)	16	1,668,364.99	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	2	N/A	177.07
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	2	19,402,184.32	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2005-05-02	49,044.08

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	234-4.00-13.00	1.86	0.08
2	234-4.00-9.00	50.44	57.71
3	334-9.00-3.03	5.79	134.53
4	234-5.00-2.00	10.96	212.12
5	334-9.00-3.04	3.52	233.93
6	334-15.00-1.00	1.99	275.45
7	234-4.00-10.04	1.00	528.48
8	334-9.00-3.02	4.89	548.52
9	234-4.00-21.01	1.05	648.38
10	234-4.00-15.00	1.69	655.72
11	234-4.00-17.00	4.16	753.56
12	234-4.00-16.00	1.31	859.20
13	234-4.00-10.38	9.13	1,750.54
14	334-9.00-3.11	1.31	1,867.90
15	334-9.00-3.10	2.78	2,251.42
16	234-4.00-21.00	4.91	2,311.38
17	235-32.00-2.00	0.91	2,410.09
18	234-4.00-21.02	1.10	2,662.97
19	234-5.00-21.00	0.68	7,710.68
20	234-5.00-2.07	11.64	7,986.86
21	234-5.00-2.09	3.44	9,959.96
22	234-1.00-1.08	34.90	13,064.53
23	235-32.00-3.00	38.26	13,564.78
24	234-4.00-20.00	483.62	19,328,514.02

Aglands Preservation Districts

#	projectid	program	Area(ft²)
1	S-23-07-074B	Expansion	11,573.73

Delaware Ecological Network

#	ID	Area(ft²)
1	8,035.00	738.08
2	8,318.00	3,561,119.19

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Rosedale loamy sand, 0 to 2 percent slopes	59,758.08
2	Pepperbox-Rockawalkin complex, 0 to 2 percent slopes	199,107.28
3	Hammonton sandy loam, 0 to 2 percent slopes	233,320.10
4	Pepperbox-Rosedale complex, 2 to 5 percent slopes	639,938.15
5	Pepperbox loamy sand, 0 to 2 percent slopes	648,795.81
6	Hammonton loamy sand, 0 to 2 percent slopes	1,023,361.88
7	Keyport fine sandy loam, 0 to 2 percent slopes	1,354,713.47
8	Hurlock loamy sand, 0 to 2 percent slopes	2,437,724.80
9	Pepperbox-Rosedale complex, 0 to 2 percent slopes	12,805,483.88

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	1.19	618.21
2	0.14	6,166.29
3	1.06	12,856.27
4	0.30	13,265.59
5	0.33	14,519.59
6	0.34	14,930.81
7	0.41	17,887.62
8	0.44	19,214.67
9	0.55	24,143.58
10	4.36	47,050.02
11	2.36	102,704.82
12	3.68	125,017.84
13	4.12	179,599.86
14	8.51	359,067.93
15	8.28	360,781.60
16	9.65	370,540.30

Cross Sections

#	DFIRM_ID	Length(ft)
1	10005C	177.07

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	19,402,184.32

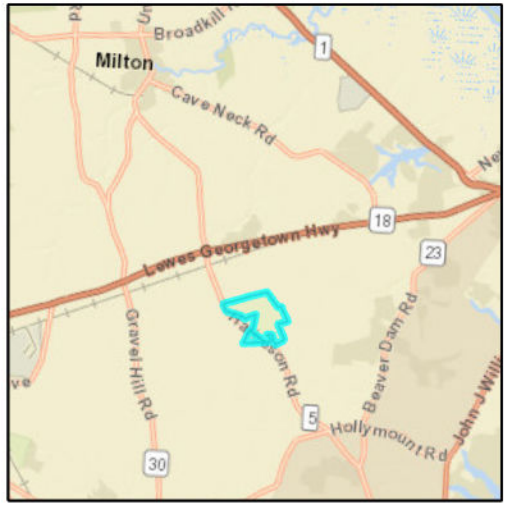
Preliminary Land Use Service (PLUS)

2025-01-01 4 Corners



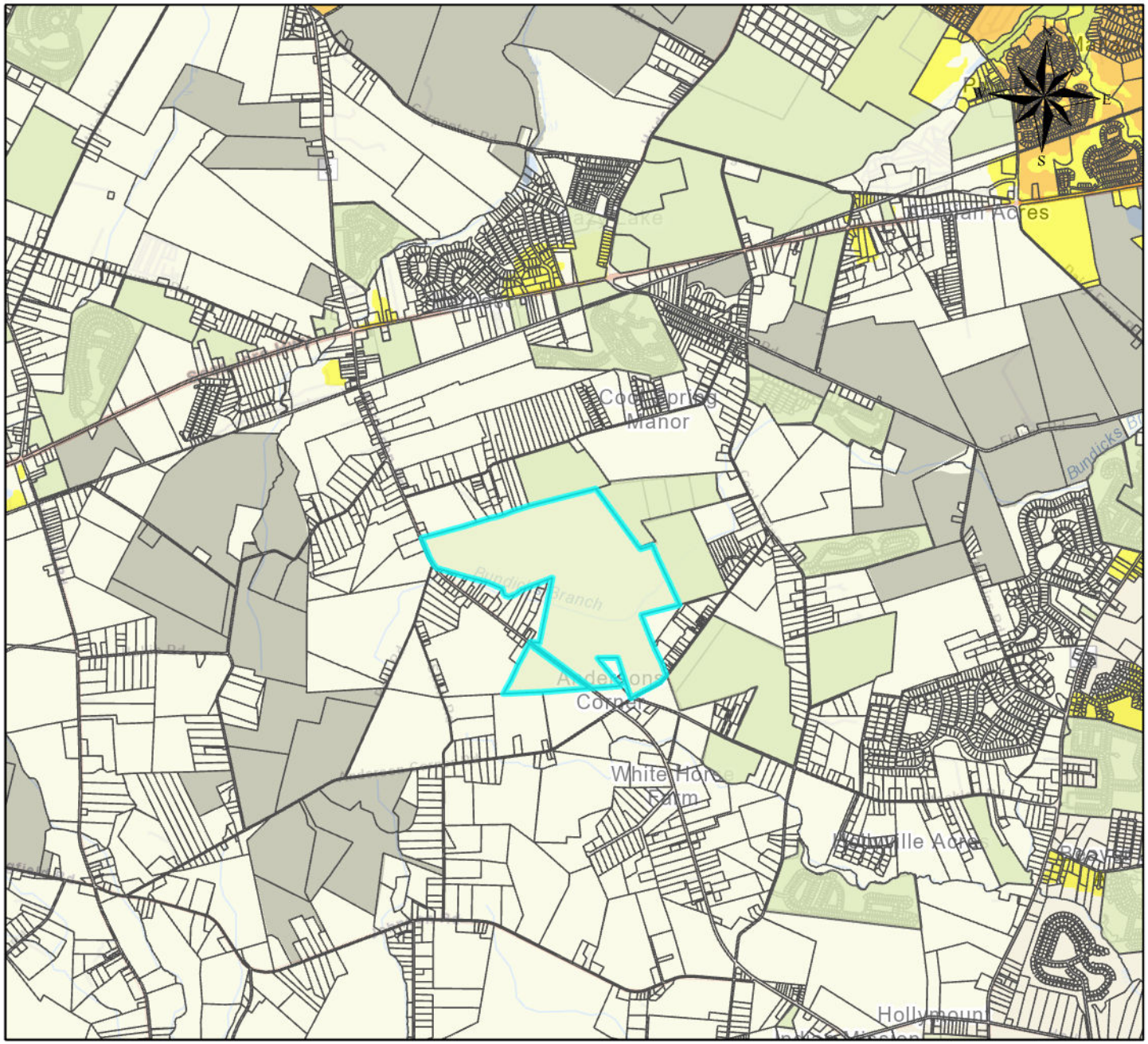
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-01-01 4 Corners



Legend

2020 State Strategies

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

