PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
January 30, 2025 3:11 PM

PLUS ID: 2025-02-02

State Strategy Level: 4

PLUS Application Type - Subdivision

Title: Canopy Creek
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Proposed AR-1 Cluster & GR Standard Subdivision

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): 334-16.00-1.00, p/o 234-5.00-2.00

Project Location: Forest Road, west of Cool Spring Road, Milton, DE

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

Section II: Project Contact Information

Owner Contact Information

Palmer Carter Trustee & Esther Carter Trustee
17441 Laoana Court
Eagle River, AK 99577
Phone: (717) 460-7029
Email: webster.gray@yahoo.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Grayway Developers, LLC
507 North York Street, Suite 1B
Mechanicsburg, PA 17055
Phone: (717) 460-7029

Email: webster.gray@yahoo.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
George, Miles, & Buhr, LLC
Christopher J. Pfeifer
Phone: (410) 742-3115
Email: cpfeifer@gmbnet.com
Fax: (410) 548-5790

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

Section III: Project Details

Project Area (Acres): **77.75**
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 & GR**
Proposed Zoning for this project: **AR-1 & GR**

Land Use Information

Present Use for this project area: **Vacant**
Proposed Use for this project: **AR-1 Cluster & GR 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**
Total number of Homeownership units: **125**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	125		

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:
Web Gray (717) 460-7029

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 Water Company**
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: **Other Artesian Wastewater Management**
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	69	Yes	38

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: **7.9**

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: **0.2**

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:
BMPs

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **45.55**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Other**
Please list the "other" type of Open Space: **Power Line Easement**
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. **1,239**
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.
Possible connection to Poplar Grove Dr., to be determined later.

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

dotloop signature verification: dtlp.us/V5Wq-iLpL-0IUO

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: Canopy Creek

Project ID (to be completed by OSPC): _____

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

Todd M Carter dotloop verified 01/30/25 4:33 PM EST XHY0-ITOY-EOCC-BFXV

Signature of Property Owner

1/30/25

Date

Todd M. Carter

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

_____

Date

_____

Additional Owner (Please Print)

OSPC

Published January 2022



SITE DATA:

OWNER:	PALMER CARTER TRUSTEE & ESTHER CARTER TRUSTEE 17441 LAOANA CT. EAGLE RIVER, AK 99577
TAX MAP:	334-16.00-1.00
OWNER:	BARBARA J. WRIGHT 26398 FOREST ROAD MILTON, DE 19968
TAX MAP:	P/O 234-5.00-2.00
DEVELOPER/APPLICANT:	GRAYWAY DEVELOPERS, LLC 507 NORTH YORK STREET, SUITE 1B MECHANICSBURG, PA 17055 CONTACT: WEBSTER GRAY
CIVIL ENGINEER:	GEORGE, MILES & BUHR, LLC 206 WEST MAIN ST. SALISBURY, MD 21801 PHONE: 410.742.3115 CONTACT: CHRISTOPHER PFEIFER, P.E.
EXISTING ZONING:	AR-1 - AGRICULTURAL RESIDENTIAL GR
PROPOSED ZONING:	AR-1 CLUSTER GR
COMPREHENSIVE PLAN MAP:	EXISTING DEVELOPMENT AREA / LOW DENSITY
TOTAL SITE AREA:	±77.75 ACRES (TM 334-16.00-1.00) ±24,400 SF (P/O TM 234-5.00-2.00)
APPROXIMATE WETLAND AREA:	±7.9 ACRES
APPROXIMATE EXISTING TREES:	±69 ACRES
APPROXIMATE REMAINING TREES:	±31 ACRES
POWER LINE EASEMENT:	±8.56 ACRES
PROPOSED OPEN SPACE:	±45.55 ACRES

	7,500 SF LOTS	115
	10,000 SF LOTS	10
	TOTAL LOTS	125

PRINTS ISSUED FOR:
DRAWINGS STAGE

NO.	REVISIONS	DATE

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY · BALTIMORE · SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115 · FAX 410-548-5790
www.gmbnet.com

CANOPY CREEK
SUSSEX COUNTY, DELAWARE

CONCEPT PLAN

SCALE	1" = 120'
DESIGN BY	RLM
DRAWN BY	RLM
CHECKED BY	KK
GMB FILE	- / -
DATE	JAN 2025

SHEET NO.
CP1.0

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PLOT CODE
PEN-RED .006 INCHES (.15mm)
PEN-YELLOW .007 INCHES (.18mm)
PEN-GREEN .010 INCHES (.25mm)
PEN-CYAN .014 INCHES (.35mm)
PEN-BLUE .020 INCHES (.50mm)
PEN-MAGENTA .027 INCHES (.70mm)
PEN-WHITE .039 INCHES (1.00mm)

G:\Projects\SLM\Gray Brothers\Forest Road\Forest Road Concept C.dwg 1/29/2025, Kaija Kalnski

PUBLIC PRE CHECK Results for State Parcel(s): 334-16.00-1.00

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

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

Delaware Ecological Network: 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

PUBLIC PRE CHECK Results for State Parcel(s): 234-5.00-2.00

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

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

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

WRPA: No Issues Found

Well Head Protection Areas: 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

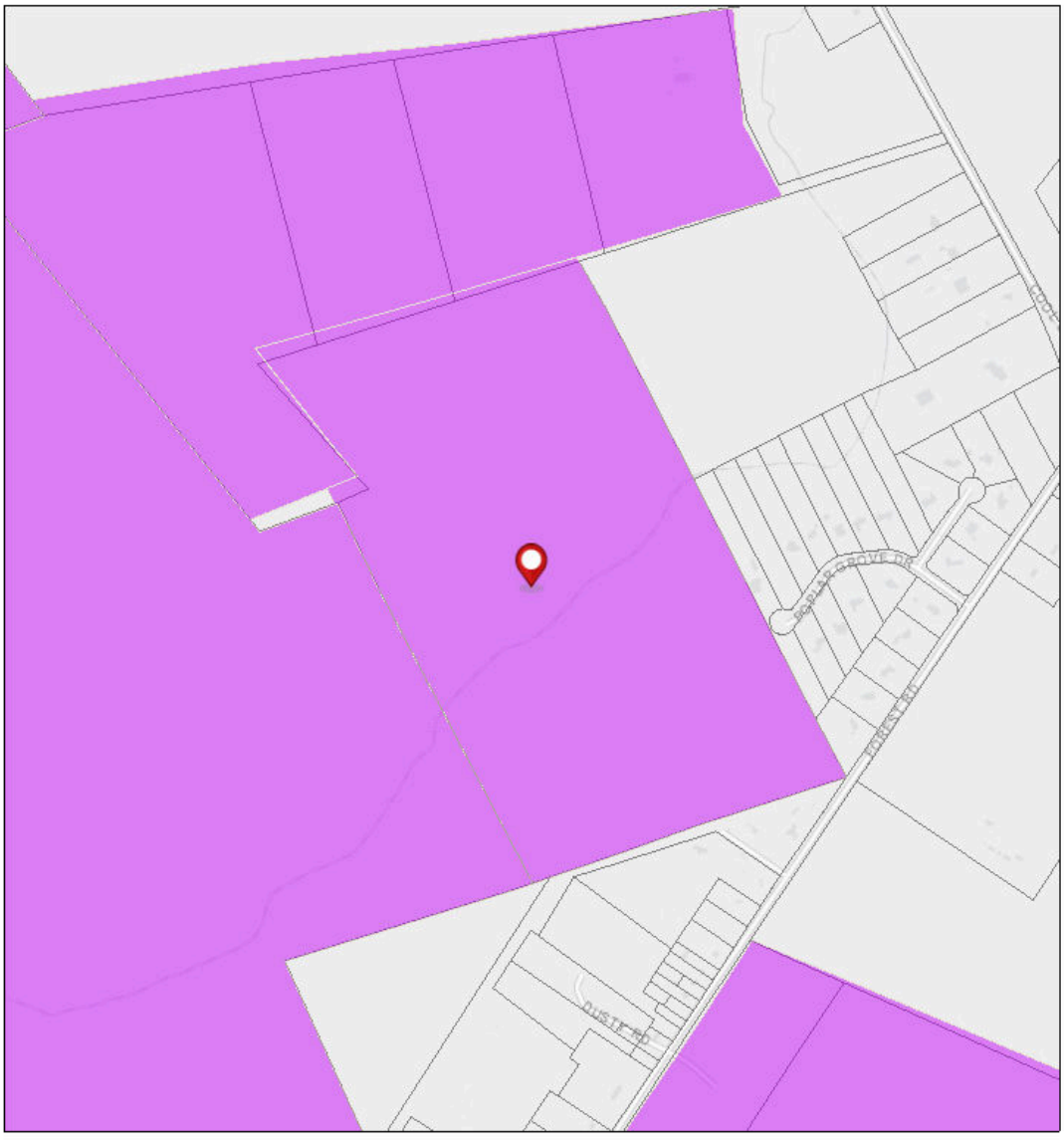
Aglands Preservation Districts: No Issues Found

Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Jan 29 2025 16:53:32 Eastern Standard Time



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

1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

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

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	N/A	N/A
DE_StateParcels - State Parcels	1	N/A	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	N/A	N/A
SIRB Project Areas	0	N/A	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	N/A	N/A
Land and Water Conservation Fund	0	N/A	N/A
Bay Area No Build Line	0	N/A	N/A
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	N/A	N/A
Soils New Castle County	0	N/A	N/A
Soils Sussex County	1	N/A	N/A
Tax Ditch Maximum ROWs	0	N/A	N/A
Tax Ditch Segments	0	N/A	N/A
2017 High Water Mark (not regulatory)	0	N/A	N/A
2017 High Marsh (not regulatory)	0	N/A	N/A
2017 Low Marsh (not regulatory)	0	N/A	N/A
2017 Wetlands (not regulatory)	0	N/A	N/A
Recharge Areas	0	N/A	N/A
Class A Wellhead 150ft Radius	0	N/A	N/A
Class A Wellhead	0	N/A	N/A
Class A Wellhead Transient, Non-Community Wells	0	N/A	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	N/A	N/A
WRPA Class B Wellhead	0	N/A	N/A
WRPA Class C Wellhead	0	N/A	N/A
Cockeysville	0	N/A	N/A
Cockeysville Drainage Basin	0	N/A	N/A
Erosion Prone Soils	0	N/A	N/A
WRPA Floodplains	0	N/A	N/A
Base Flood Elevation	0	N/A	N/A
Transect	0	N/A	N/A
Cross Sections	0	N/A	N/A
Stream Centerline Segments	0	N/A	N/A
FEMA Flood Maps	1	N/A	N/A
Preliminary FEMA Flood Maps	0	N/A	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2006-07-09	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	334-16.00-1.00	75.45	N/A

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Pepperbox-Rosedale complex, 0 to 2 percent slopes	N/A

FEMA Flood Maps

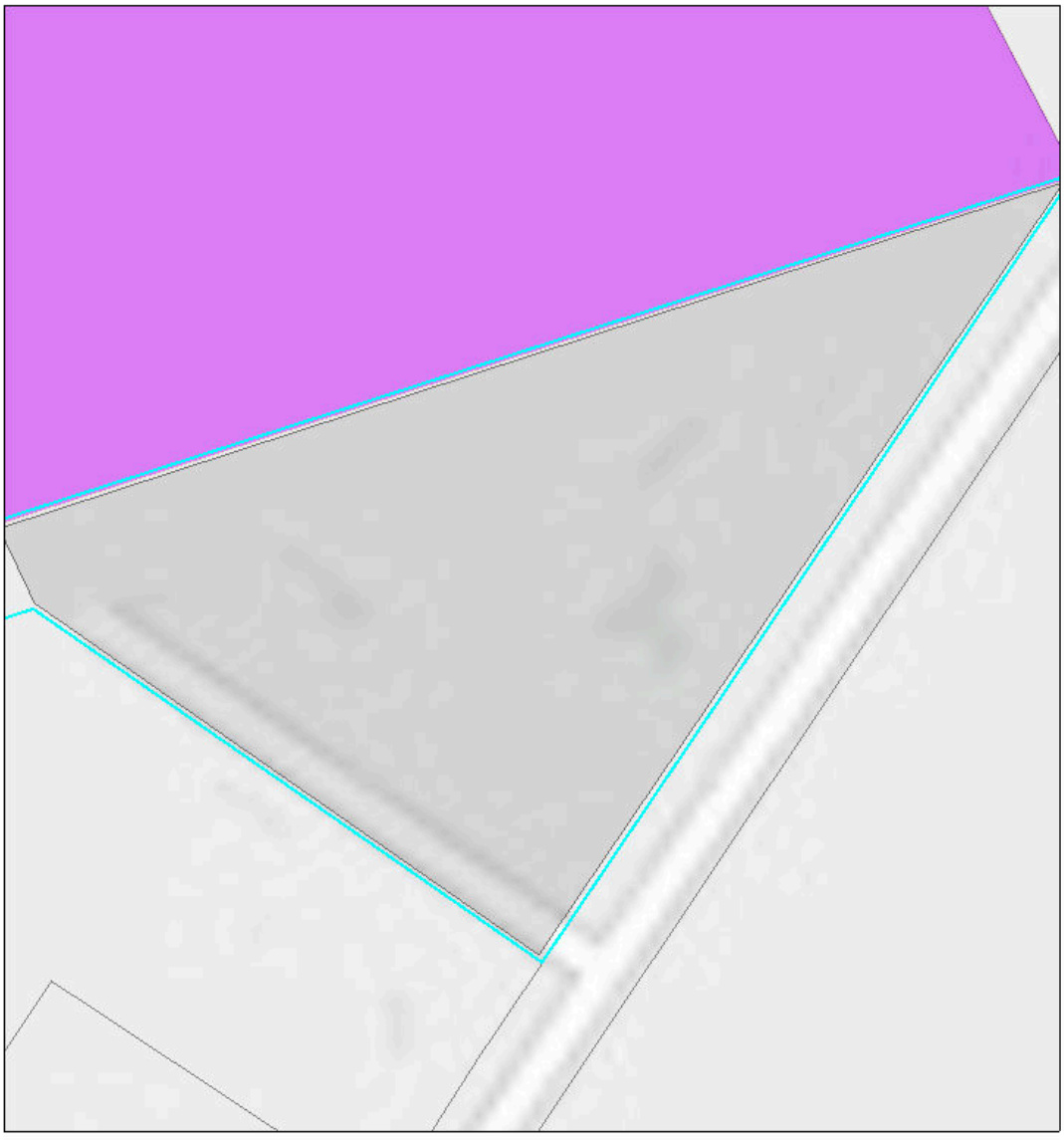
#	DFIRM_ID	Area(ft²)
1	10005C	N/A

Screening Report P/O 234-5.00-2.00

Area of Interest (AOI) Information

Area : 90,414.96 ft²

Jan 30 2025 11:10:14 Eastern Standard Time



DE_Boundaries - State and County Boundaries

DE PLUS Project Areas

DE_StateParcels - State Parcels

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

County of Sussex, DE, Delaware FirstMap, 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	0	0	N/A
DE_StateParcels - State Parcels	1	90,414.96	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	1	90,414.96	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	2	90,414.96	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	234-5.00-2.00	10.96	90,414.96

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Hammonton loamy sand, 0 to 2 percent slopes	90,414.96

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	90,414.96

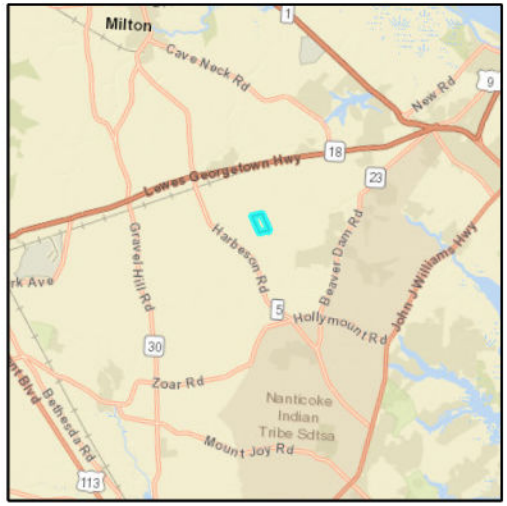
Preliminary Land Use Service (PLUS)

2025-02-02 Canopy Creek



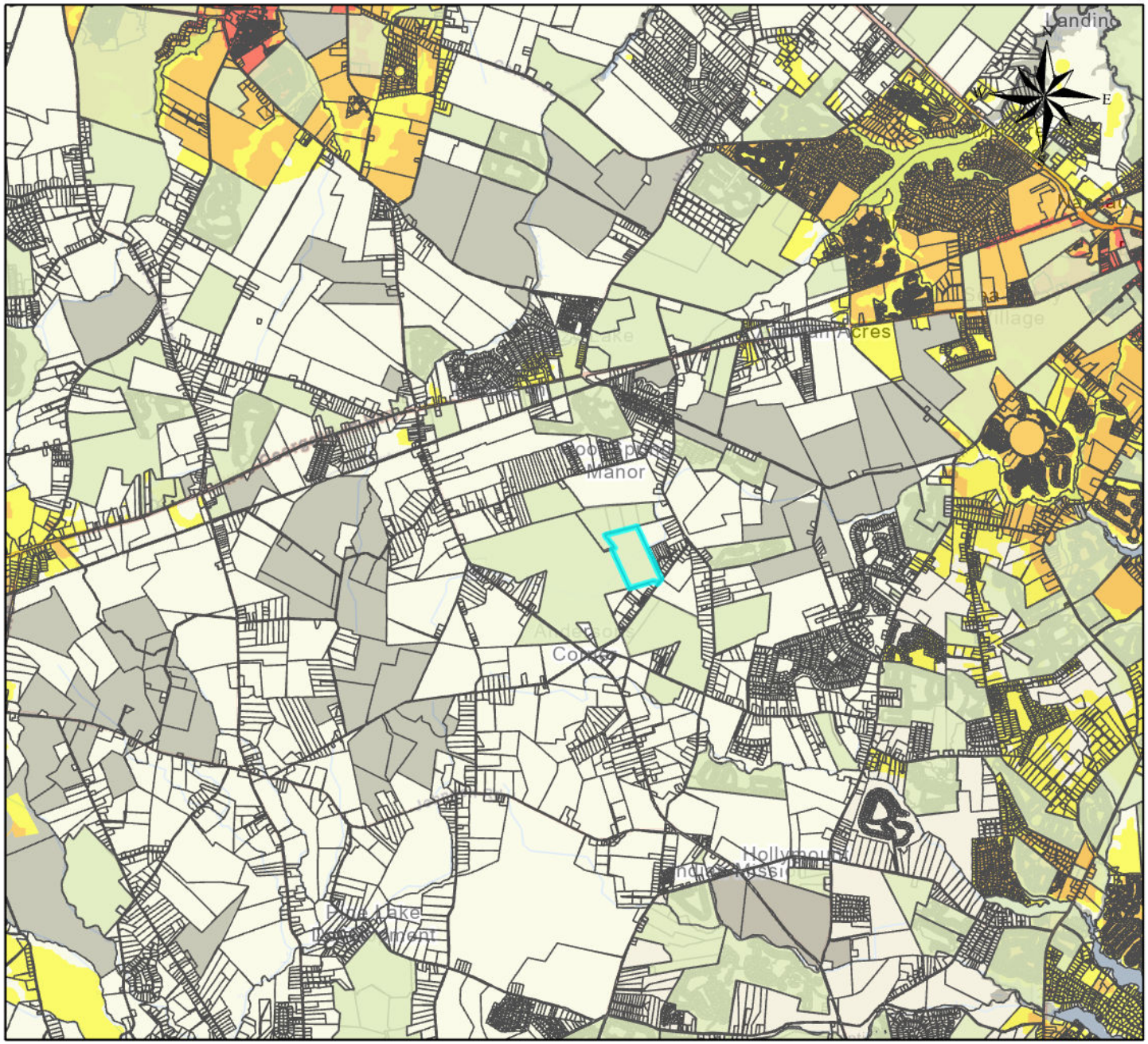
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

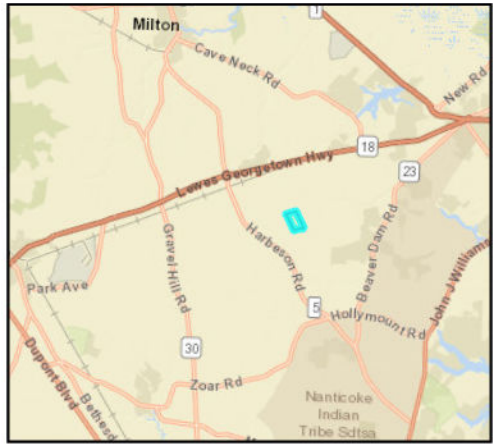
2025-02-02 Canopy Creek



Legend

2020 State Strategies

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



January 31, 2025

Mr. Webster Gray

RE: Forest Road Property Ability to Serve Letter

With reference to your request concerning Water and Wastewater Service (collectively, "Service") for the Forest Road Project consisting of approximately 150+ single family dwelling units of various types, located off Forest Road, in the Indian River and Lewes & Rehoboth Hundreds, Sussex County, Delaware, with tax parcel number 334-16.00-1.00 (the "Property"), please be advised as follows:

Subject to the following conditions, Artesian Water Company, Inc. and Artesian Wastewater Management, Inc. (collectively, "Artesian") are willing and able to provide Service to the Property that meets all applicable State of Delaware, Delaware Department of Natural Resources and Environmental Control, and Sussex County standards: (1) Artesian has or obtains the water and wastewater Certificates of Public Convenience and Necessity ("CPCNs") from the Delaware Public Service Commission for the Property; (2) Artesian has or obtains all necessary permits, licenses, or other governmental or regulatory approvals and licenses required to provide Service to the Property; (3) Artesian has or obtains all necessary easements required to provide Service to the Property; and (4) the development entity and Artesian enter into Water and Wastewater Service Agreements (collectively, "Agreements") that address the financial and other terms of the provision of Service for the Property, in accordance with Artesian's tariff as approved by the Delaware Public Service Commission.

This letter shall expire if Agreements are not executed within one year of the date of this letter.

If you have any questions, please do not hesitate to contact us.

Yours very truly,

Adam Gould
Manager, Systems Planning & Design

664 Churchmans Road, Newark, Delaware 19702, P.O. Box 15004 Wilmington, Delaware 19850 Phone: (302) 453-6900 Fax: (302) 453-6957
14701 Coastal Highway, Milton, Delaware 19968 Phone: (302) 645-7299 Fax: (302) 645-8233
email: artesian@artesianwater.com Website: artesianwater.com