Application Form

Submitted Time:
December 8, 2025 10:33 AM

Preliminary Land Use Service

PLUS ID: 2026-01-01

State Strategy Level: 1

PLUS Application Type - Subdivision

Title: Meadow View
County: Sussex County **Municipality:** Laurel
Description of PLUS project/plan:
Subdivision consisting of 121 single-family lots, 60 semi-detached single family lots, and 64 townhouse units

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): 232-12.00-39.00

Project Location: Along Discount Land Road in Laurel, DE approximately 700' south of Route 13

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

Section II: Project Contact Information

Owner Contact Information

NeighborGood Partners, Inc
363 Saulsbury Road
Dover, DE 19904
Phone: (302) 678-9400
Email: dsouthard@neighborgoodpartners.org
Fax:

Equitable Owner/Developer Contact Information

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

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
McCrone, Inc.
Ryan Conway, PE
Phone: (443) 221-2103
Email: rconway@mccrone-engineering.com
Fax: (410) 548-1492

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

Section III: Project Details

Project Area (Acres): **78.6**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2005-07-10 and 2008-09-12**

Zoning Information

Present Zoning for this project area: **R-1 Single Family Residential**
Proposed Zoning for this project: **R-1 Residential with LPD-OD - Large Parcel Overlay District**

Land Use Information

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

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: **Entry-level**
Total number of Homeownership units: **245**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
245	121		124

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:
Derrick Southard - 443-739-8500 (Cell) 302-855-1370 (Office)

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	3.25	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?
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: **0.24**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Unknown
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
Unknown

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:
Wet Ponds

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **38**
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? **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.
We are providing a connection to an unimproved road named Moore Ave.

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?
Yes

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	Unknown
Type existing			
Proposed to add?	Yes	Unknown	
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

PLUS

Property 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: Meadow View

Project ID (to be completed by OSPC): _____

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

Karen B. S

Signature of Property Owner
Executive Director of

12/10/25

Date

NeighborGood Partners, Inc.

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

_____

Date

_____

Additional Owner (Please Print)

OSPC

Published January 2022

SITE DATA:

1. OWNER / DEVELOPER:
   NEIGHBORGOOD PARTNERS
   363 SAULSBURY ROAD
   DOVER, DE 19904
   PH: (302)-632-6120

2. ENGINEER/SURVEYOR
   McCRONE
   119 NAYLOR MILL ROAD, SUITE 3
   SALISBURY, MD 21801
   PH: (410) 548-1492

3. ZONING INFORMATION:

TAX MAP:	232-12.00-39.00	
DEED REF:	BK 5759 PG 100	
PLAT REF:	108/113	
ZONING:	R-1 SINGLE FAMILY RESIDENTIAL USE DISTRICT	
EXISTING USE:	RESIDENTIAL	
PROPOSED USE:	RESIDENTIAL WITH LPD-OD - LARGE PARCEL OVERLAY DISTRICT	
MINIMUM LOT REQUIREMENTS:		
	R-1	LPD-OD
SETBACKS:		
FRONT	30 FT./15 FT.*	N/A
SIDE	10 FT.	N/A
REAR	15 FT.	N/A
LOT AREA:	7,500 SQ. FT.	5,000 SQ. FT. (SINGLE FAMILY) 3,000 SQ. FT. (SEMI-DETACHED SINGLE FAMILY) 2,500 SQ. FT. (TOWNHOUSE)
LOT WIDTH:	75 FT.	50 FT. (SINGLE FAMILY) 30 FT. (SEMI-DETACHED SINGLE FAMILY) 20 FT. (TOWNHOUSE)
LOT DEPTH:	100 FT.	N/A
MAX. LOT COVERAGE:	70%	N/A
MAX. BLDG HEIGHT:	30-1/2 FT./2 STORIES	N/A
MIN. DWELLING SIZE:	1,100 SQ. FT.	N/A

*FRONT YARD SETBACK ON THE SIDE STREET OF A CORNER LOT IN ANY DISTRICT.

DENSITY:
THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED IS DETERMINED BY DIVIDING THE NET DEVELOPMENT AREA (TOTAL ACREAGE). BY THE MINIMUM LOT AREA PER DWELLING UNIT. NET DEVELOPMENT AREA IS DEFINED AS THE AREA REMAINING OF THE TOTAL TRACT EXCLUDING WETLAND AREA AND 25% OF THE REMAINDER.
3,422,684 SQ FT. (TRACT AREA) - 10,368 (WETLANDS) = 3,412,316 SQ. FT.
3,412,316 SQ FT. * 0.25 = 853,079 SQ. FT.
3,412,316 SQ FT. - 853,079 SQ. FT. = 2,559,237 SQ. FT.
2,559,237 SQ. FT./ 5,000 SQ FT. = 511 UNITS PERMITTED

4. SITE INFORMATION:

SITE AREA:	±3,422,684 SQ. FT. OR ±78.6 AC.
EXISTING LOT COVERAGE:	0 AC. OR 0%
PROPOSED LOT COVERAGE:	40.25 AC. ±
WETLAND AREA:	10,368 SQ. FT.
OPEN SPACE AREA REQUIRED:	30%
OPEN SPACE AREA PROVIDED:	38.35 AC. OR 49% ± (INCLUDING ROW)
TOTAL ACREAGE WITHIN LOTS:	40.25 A.C. ±
BUILDING USE BREAKDOWN:	47% SINGLE FAMILY (121 LOTS) 28% SEMI-DETACHED SINGLE FAMILY (71 LOTS) 25% TOWNHOUSE (64 LOTS)

5. FLOOD ZONE
PROPERTY IS LOCATED IN FLOOD ZONE X - AREAS OF MINIMAL FLOOD HAZARD PER FIRM COMMUNITY PANEL NUMBER 10005C0404L, EFFECTIVE DATE JUNE 20, 2018.

6. DATUM
VERTICAL DATUM IS BASED ON NAVD 88. HORIZONTAL DATUM DELAWARE STATE PLANE NAD 83.

7. RESOURCE PROTECTION
WETLANDS ARE SHOWN ONSITE AS FIELD DELINEATED BY WATERSHED ECO ON FEBRUARY 9, 2024.

8. BOUNDARY SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY McCRONE IN MARCH 2024. .

9. PARKING
REQUIRED
2 SPACES PER SINGLE FAMILY UNIT
121 LOTS X 2 = 242 SPACES

2.5 SPACES PER TWO-FAMILY DWELLING
71 LOTS X 2.5 = 178 SPACES

2.5 SPACES PER TOWNHOUSE
64 LOTS X 2 = 160 SPACES

TOTAL SPACES REQUIRED = 580

PROPOSED

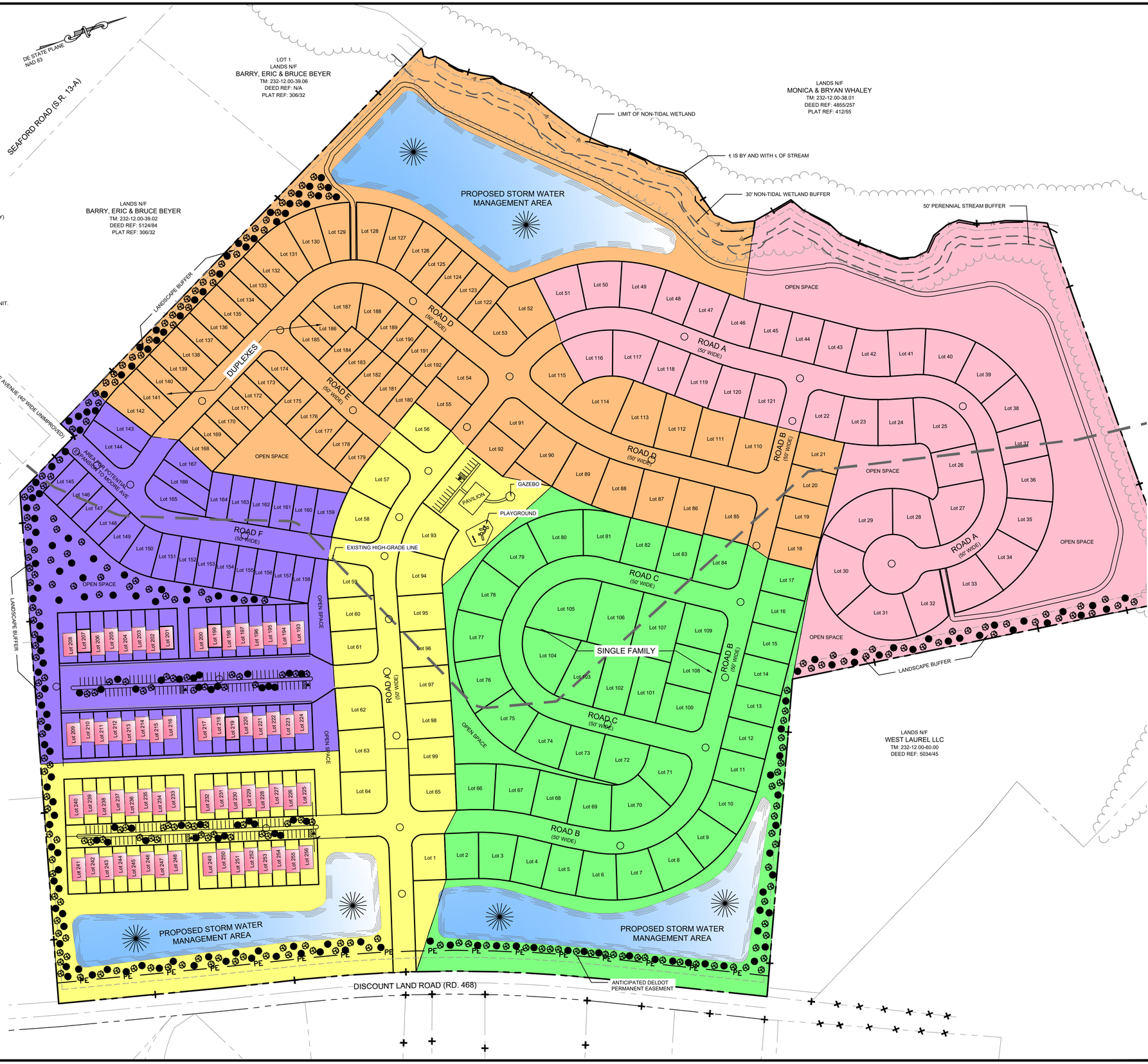
SINGLE FAMILY UNIT	242 (1 PER DRIVEWAY AND GARAGE)
TWO-FAMILY DWELLING UNIT	142 (1 PER DRIVEWAY AND GARAGE)
TOWNHOUSE	128 (1 PER DRIVEWAY AND GARAGE)
ADA SPACES	5 (18' X 8' W/ 18' X 8' VAN ACCESSIBLE SPACE)
TOWNHOUSE PARKING AREA	96
COMMUNITY PARKING AREA	12
TOTAL	625

10. WATER AND SEWER
LOCATED WITHIN DISCOUNT LAND ROAD AND ARE TO BE PROVIDED BY THE TOWN OF LAUREL.

11. LANDSCAPING REQUIREMENTS
WHERE A RESIDENTIAL DISTRICT AND A NON-RESIDENTIAL DISTRICT ARE SEPARATED BY A STREET, THERE SHALL BE PROVIDED IN THE NON-RESIDENTIAL DISTRICT A LANDSCAPED SETBACK OR YARD AREA A MINIMUM OF FIFTEEN (15') IN DEPTH.

12. ENVIRONMENTAL FEATURES
- THERE IS AN UNNAMED PERENNIAL STREAM THAT RUNS ALONG AND WITH THE WESTERN BOUNDARY OF THE PROPERTY.
- NON-TIDAL WETLANDS ARE PRESENT ON SITE.

PHASING LEGEND/AREA TABLE	
PHASE 1	14.42 A.C. ±
PHASE 2	16.73 A.C. ±
PHASE 3	10.04 A.C. ±
PHASE 4	19.98 A.C. ±
PHASE 5	17.40 A.C. ±



REVISIONS

REV. #	DATE	DESCRIPTION

McCRONE
ENGINEERS ■ SURVEYORS ■ PLANNERS
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY ■ DELAWARE
119 NAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
(410) 548-1492
www.mccrone-engineering.com

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DATE:	8/8/2024
JOB NUMBER:	D22301/31
SCALE:	1"=100'
DRAWN BY:	STG
DESIGNED BY:	
APPROVED BY:	
PHASE:	

CONCEPT C

MEADOW VIEW SUBDIVISION

FOR

NEIGHBORGOOD PARTNERS
TOWN OF LAUREL, SUSSEX COUNTY, DELAWARE
BROAD CREEK WATERSHED, BROAD CREEK HUNDRED

SHEET NO.: 1 of 1

PUBLIC PRE CHECK Results for State Parcel(s): 232-12.00-39.00

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

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

Delaware Ecological Network: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

Soils - New Castle County: No Issues Found

Well Head Protection Areas: RecordSetObject: Cannot open table for Load

Screening Report

Area of Interest Information

Area: 3,399,920.7 ft^2

Jan 7 2026 8:56:48 EST

Name	Count	Area(ft^2)	Length(ft)
DE PLUS Project Areas	3	10,157,440.04	N/A
DE_StateParcels - State Parcels	1	3,399,920.70	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	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	5	3,399,919.67	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)	4	75,932.77	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	3,399,920.70	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2005-07-10	3,382,238.14
2	2008-09-12	3,382,238.20
3	2026-01-01	3,392,963.70

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	232-12.00-39.00	78.05	3,399,920.70

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Henlopen-Rosedale-Urban land complex, 0 to 2 percent slopes	6,766.15
2	Klej loamy sand, 0 to 2 percent slopes	41,674.90
3	Hurlock sandy loam, 0 to 2 percent slopes	590,729.25
4	Pepperbox-Rosedale complex, 0 to 2 percent slopes	2,760,749.38

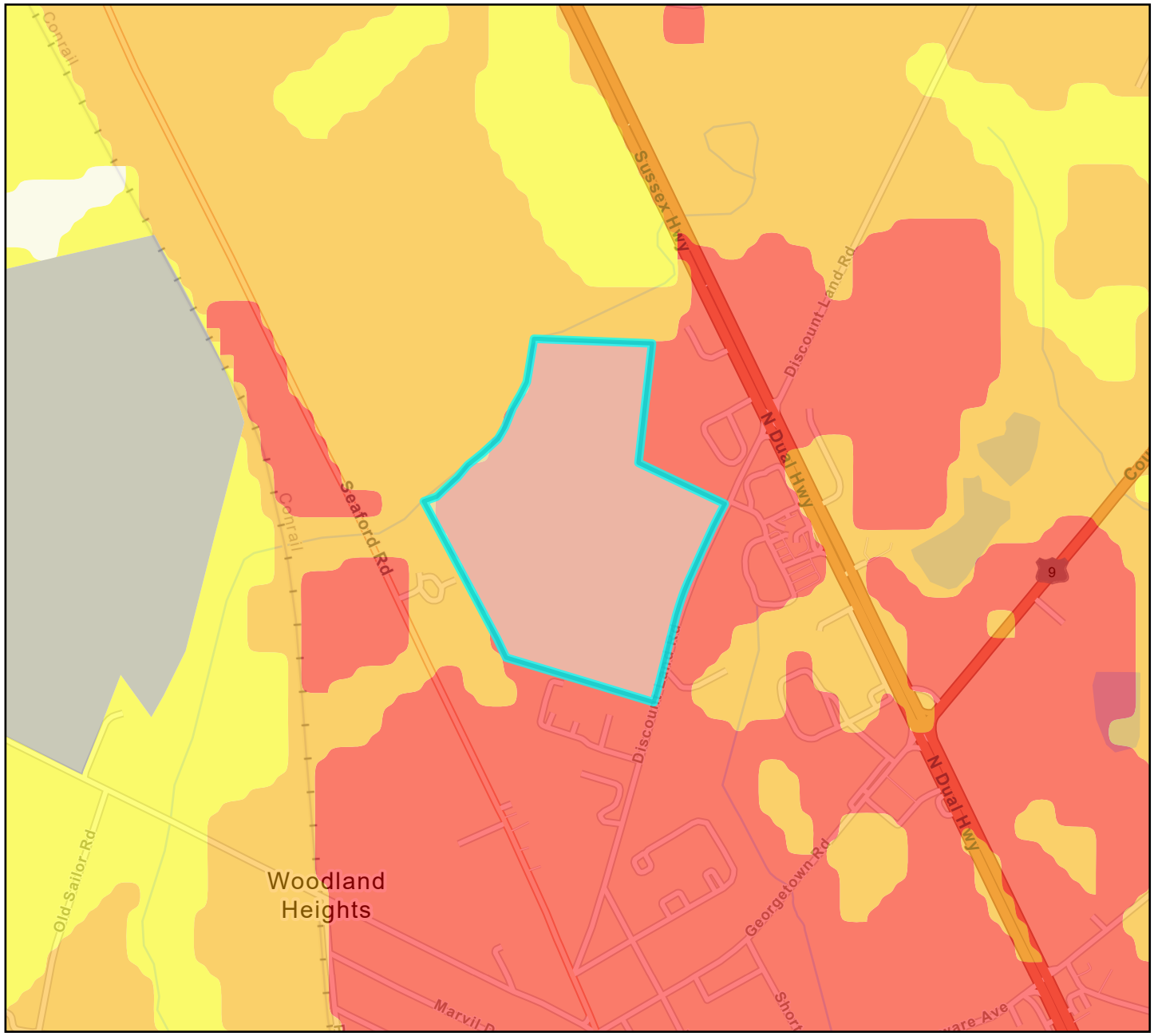
2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	3.32	1,457.96
2	0.85	2,369.32
3	10.56	20,370.97
4	3.07	51,734.51

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	3,399,920.70

Preliminary Land Use Service (PLUS)
2026-01-01 Meadow View

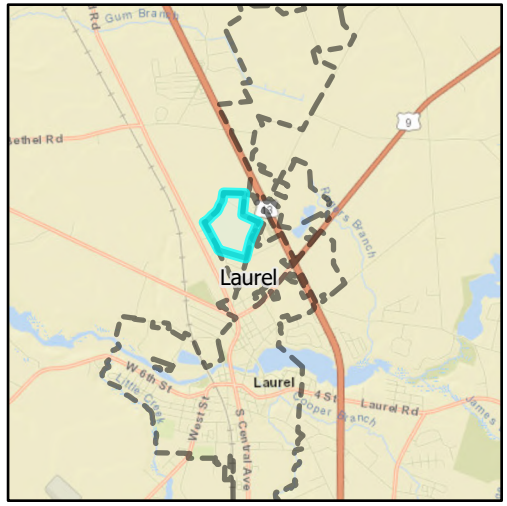


Legend

PLUS Project Areas

2020 State Strategies

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



Preliminary Land Use Service (PLUS)

2026-01-01 Meadow View



Legend

PLUS Project Area

Municipalities

