



<b>Information Regarding Site:</b>	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: <b>New Single Family Residential Cluster Subdivision</b>  If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. 2015-12-04 December 16, 2015 Estates at Cedar Grove	
12. Area of Project (Acres +/-): 71.28      Number of Residential Units: 100      Commercial square footage:	
13. Present Zoning: AR-1	14. Proposed Zoning: AR-1
15. Present Use: AG Fields and Wooded Lands	16. Proposed Use: Single Family Residential
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities, Inc.  Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities, Inc.  Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): Second Home, Retirement Home; possibly first-time buyer	
20. Environmental impacts:  How many forested acres are presently on-site? 33.22      How many forested acres will be removed? 8.5+/- To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Are the wetlands: <input type="checkbox"/> Tidal      Acres: <input checked="" type="checkbox"/> Non-tidal      Acres: 5.58  If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If "Yes", describe the impacts:  How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>100+ feet</u>	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: <b>Best Management Practices</b>	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If "Yes," how much? <b>38.6</b> Acres:  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? <b>active recreation, passive recreation, stormwater management</b>	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 952

What percentage of those trips will be trucks, excluding vans and pick-up trucks?

26. Will the project connect to state maintained roads?  Yes  No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.

28. Are there existing sidewalks?  Yes  No; bike paths  Yes  No  
 Are there proposed sidewalks?  Yes  No; bike paths  Yes

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?  Yes  No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites?  Yes  No

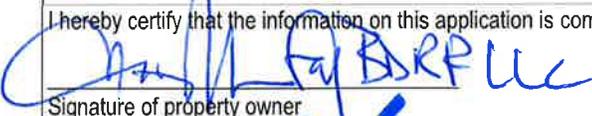
Has this site been evaluated for historic and/or cultural resources?  Yes  No

Would you be open to a site evaluation by the State Historic Preservation Office?  Yes  No

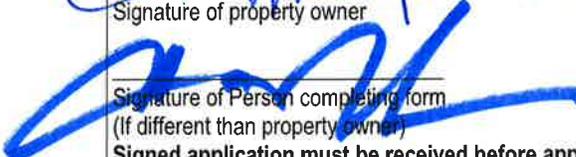
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No  
 Person to contact to arrange visit: \_\_\_\_\_ phone number: \_\_\_\_\_

31. Are any federal permits, licensing, or funding anticipated?  Yes  No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

  
 Signature of property owner

2/12/16  
 Date

  
 Signature of Person completing form  
 (If different than property owner)

2/12/16  
 Date

**Signed application must be received before application is scheduled for PLUS review.**

This form should be returned to the Office of State Planning electronically at [PLUS@state.de.us](mailto:PLUS@state.de.us) along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact the Office of State Planning at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.

**NOTES:**

- 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.
- EXISTING CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHIC MAPPING PROVIDED BY DNREC PUBLIC RECORDS AND WILL BE FIELD VERIFIED BY PENNONI ASSOCIATES DURING THE DESIGN STAGE OF THE PROJECT.
- 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
- STORMWATER WILL BE HANDLED ON SITE AND WILL MEET THE CURRENT STATE OF DELAWARE REGULATIONS. ALL STORMWATER FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNER'S ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE STORMWATER FACILITIES.
- ALL INTERNAL ROADWAYS AND SIDEWALKS ARE "PRIVATE" AND WILL BE MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNER'S ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE ROADWAYS AND SIDEWALKS.
- ALL WALKING PATHS SHOWN THROUGHOUT THE OPEN SPACE ARE SHOWN ILLUSTRATIVELY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER OR HOMEOWNER'S ASSOCIATION.
- ALL OPEN SPACE AREAS ON SITE ARE INTENDED FOR LANDSCAPE, RECREATION AND STORMWATER MANAGEMENT PRACTICES AND ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL A HOMEOWNER'S ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE OPEN SPACE.

# ESTATES AT CEDAR GROVE

## PRELIMINARY SUBDIVISION PLANS

LEWES-REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE  
FEBRUARY 2016

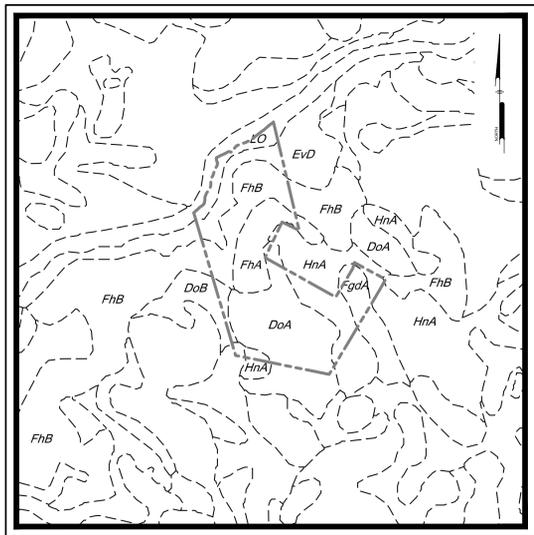
PREPARED FOR:  
OWNER/DEVELOPER  
**BDRP, LLC**  
5950 SYMPHONY WOODS ROAD  
COLUMBIA, MARYLAND 21044  
(410) 861-7159

**SITE DATA:**  
TAX MAP ID: 234-2.00-2.00  
DEED BOOK PG: D 2574 258  
OWNER: R L MORRIS, FAMILY LIMITED PARTNERSHIP  
30271 STOCKLEY RD.  
MILTON, DE 19968  
EXISTING ZONING: AR, AGRICULTURAL/RESIDENTIAL  
PROPOSED ZONING: AR-1, AGRICULTURAL RESIDENTIAL  
EXISTING USE: AG, FARM  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
TOTAL SITE AREA: 70.23 ACRES  
TOTAL UNITS: 100 SINGLE FAMILY RESIDENTIAL  
DENSITY: 1.42 UNITS/ACRE  
PARCEL AREA: 23.92 ACRES  
OPEN SPACE AREA: 21.07 ACRES REQUIRED (30%)  
38.56 ACRES PROVIDED (55%)  
RIGHT OF WAY: 7.68 ACRES  
WATER: TIDEWATER UTILITIES, INC.  
SEWER: TIDEWATER UTILITIES, INC.  
FIRE DISTRICT: LEWES FIRE DISTRICT  
SCHOOL DISTRICT: CAPE HENLOPEN SCHOOL DISTRICT  
VERTICAL DATUM: NAVD 88  
HORIZONTAL DATUM: DE STATE PLANE, NAD 83  
FEMA FIRM MAP: 10005C0330J (EFFECTIVE DATE JAN. 5, 2005)  
WATERSHED: REHOBOTH BAY

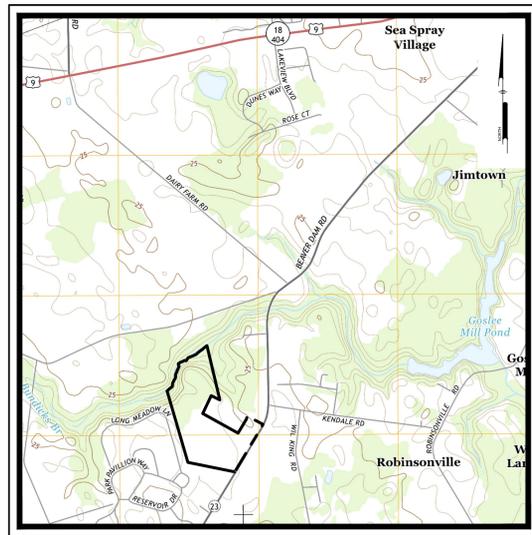
**ZONING DATA TABLE - SUSSEX COUNTY**

AR-1 AGRICULTURAL RESIDENTIAL DISTRICTS			
	REQUIREMENT		PROPOSED
MIN. LOT SIZE	7,500	S.F.	7,500 S.F.
MIN. LOT WIDTH	60	FT.	60 FT.
MIN. LOT DEPTH		FT.	<100 FT.
MIN. FRONT YARD	25	FT.	25 FT.
MIN. SIDE YARD	10	FT.	10 FT.
MIN. REAR YARD	10	FT.	10 FT.
MAX. HEIGHT	42	FT.	FT.
MIN. OFFSTREET PARKING	2	PER HOUSE	2 PER HOUSE

**EASEMENTS:**  
ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS OF GREATER WIDTH MAY BE REQUIRED ALONG LOT LINES OR ACROSS LOTS, WHERE NECESSARY. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE NO LESS THAN 10 FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.



**SOILS MAP**  
Scale: 1" = 1000'



**USGS LOCATION MAP**  
Scale: 1" = 2000'

**SHEET INDEX**

SHEET NUMBER - TITLE
1 - COVER SHEET
2 - EXISTING CONDITIONS PLAN
3 - PRELIMINARY SUBDIVISION LAYOUT AND DETAILS
4 - PRELIMINARY OVERALL SUBDIVISION PLAN
5 - PRELIMINARY DETAILED PARTIAL SUBDIVISION PLAN
6 - PRELIMINARY DETAILED PARTIAL SUBDIVISION PLAN
7 - STANDARD SUBDIVISION YIELD PLAN
8 - LANDSCAPE PLAN
9 - LANDSCAPE DETAILS

**CALL BEFORE YOU DIG**  
Call Miss Utility of Delmarva  
800-282-8555

**ENGINEER CERTIFICATION:**  
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE AND THE ORDINANCE OF SUSSEX COUNTY.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

PENNONI ASSOCIATES INC.  
18072 DAVIDSON DRIVE  
MILTON, DE 19968  
P: (302) 684-8030  
F: (302) 684-8054



18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030  
F 302.684.8054

**NOT FOR CONSTRUCTION**

**DEVELOPER CERTIFICATION:**  
I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AS SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

BDRP, LLC  
5950 SYMPHONY WOODS ROAD  
COLUMBIA, MARYLAND 21044  
(410) 861-7159

DATE \_\_\_\_\_



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ESTATES AT CEDAR GROVE  
BEAVER DAM ROAD  
LEWES-REHOBOTH HUNDRED, LEWES, DELAWARE  
**COVER SHEET**

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	BDRP1501
DATE	2016-02-01
DRAWING SCALE	AS NOTED
DRAWN BY	MWF
APPROVED BY	---

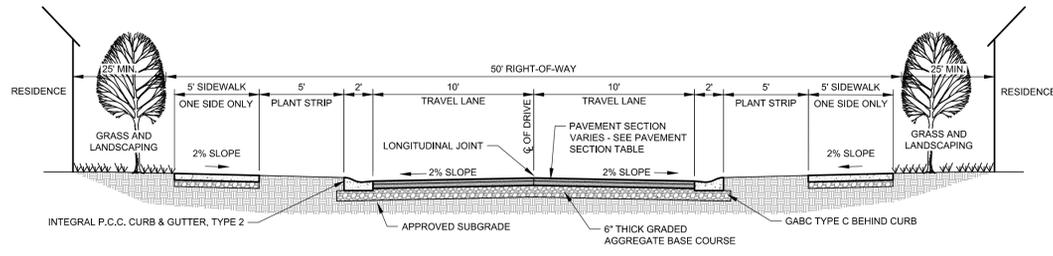
**G0001**  
SHEET 1 OF 9

**ROAD CONFIGURATIONS**

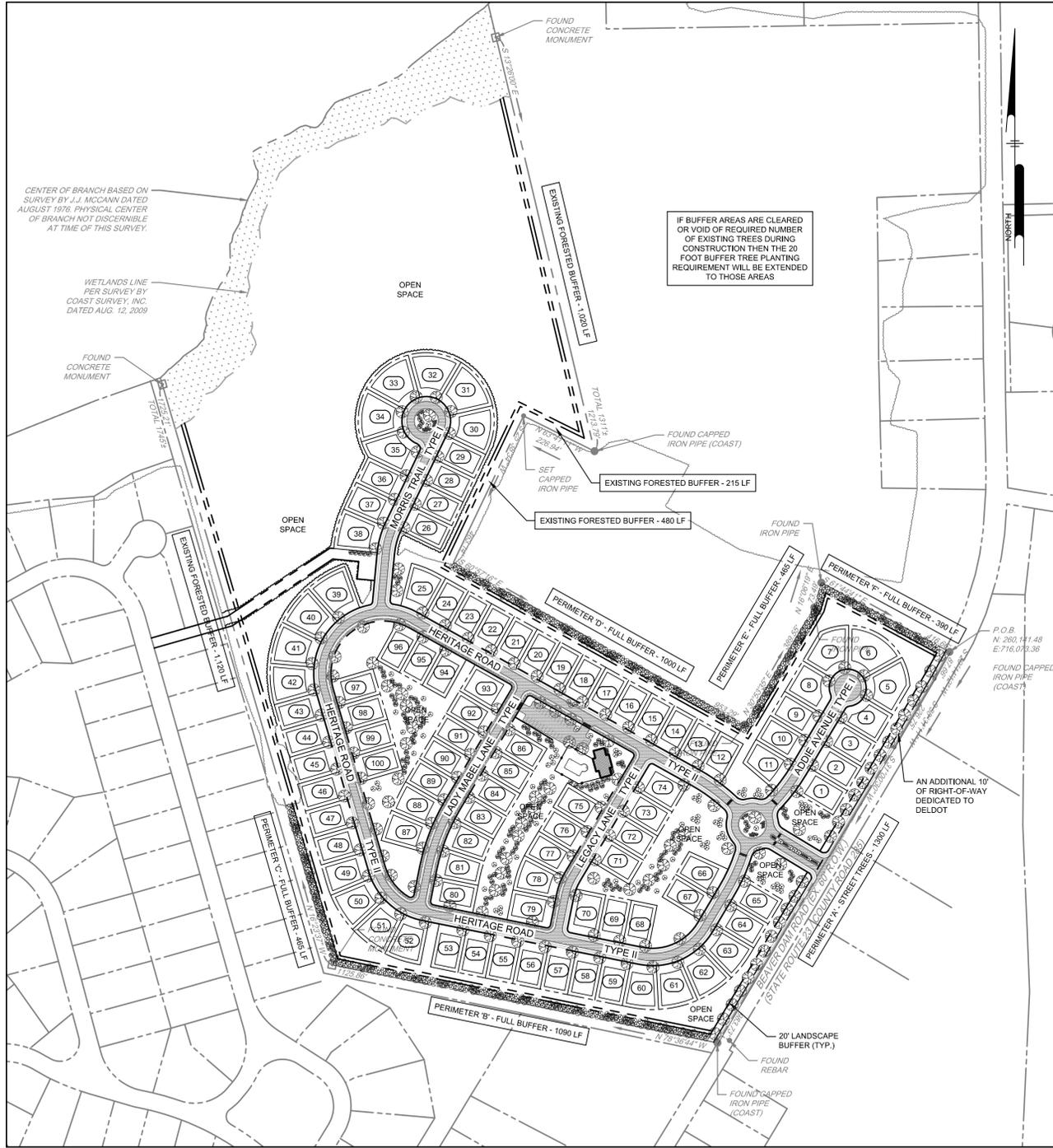
ADDIE AVENUE	TYPE I STREET	LOTS 1-11
HERITAGE ROAD	TYPE II STREET	LOTS 12-25, 39-70, 94-100
MORRIS TRAIL	TYPE I STREET	LOTS 26-38
LEGACY LANE	TYPE I STREET	LOTS 71-79
LADY MABEL LANE	TYPE I STREET	LOTS 80-93

**PAVEMENT SECTION TABLE**

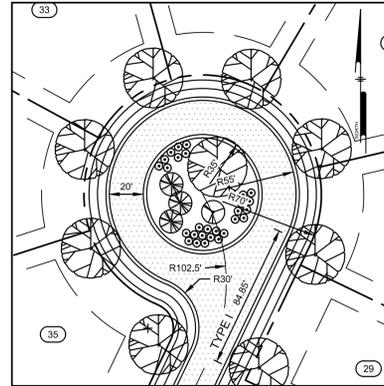
TYPE I STREET	1-1/4" TYPE C HOT MIX SURFACE COURSE 1-3/4" TYPE C HOT MIX SURFACE COURSE 6" GRADED AGGREGATE BASE COURSE APPROVED SUBGRADE
TYPE II STREET	1-1/2" TYPE C HOT MIX SURFACE COURSE 2-1/2" TYPE B HOT MIX SURFACE COURSE 6" GRADED AGGREGATE BASE COURSE APPROVED SUBGRADE



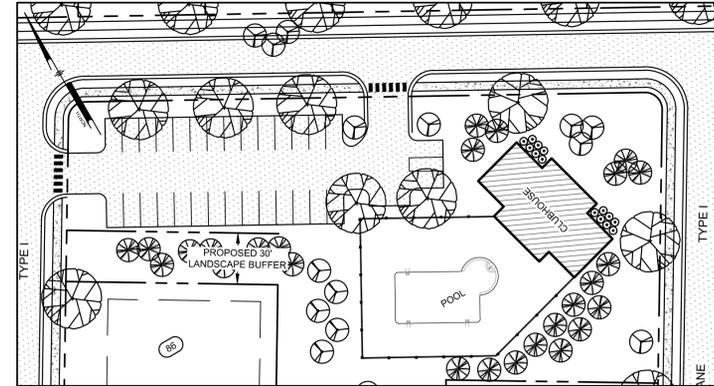
**TWO LANE RESIDENTIAL ROADWAY DETAIL (TYPE I AND TYPE II)**  
NOT TO SCALE



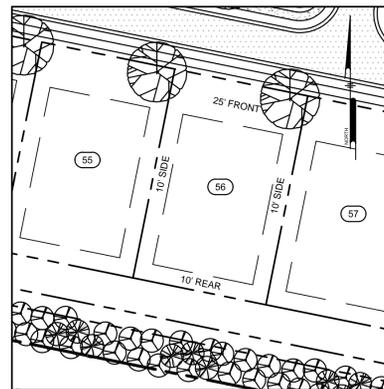
**OVERALL SUBDIVISION STREETS AND LANDSCAPE BUFFERS**  
SCALE: 1" = 200'



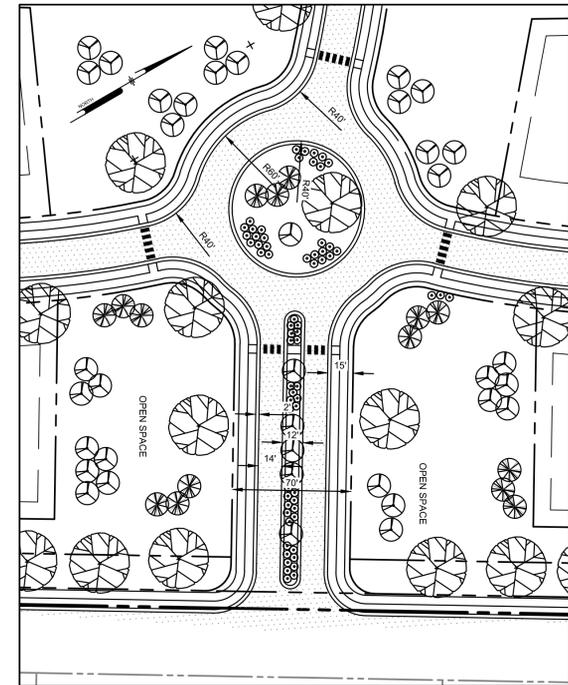
**CUL-DE-SAC ISLAND**  
SCALE: 1" = 50'



**CLUBHOUSE, POOL AND PARKING AREA**  
SCALE: 1" = 50'



**TYPICAL LOT SETBACKS**  
SCALE: 1" = 50'



**ENTRANCE ROAD AND TRAFFIC CIRCLE**  
SCALE: 1" = 50'

X:\PROJECTS\BDRP1501\BEAVER DAM PROJECT\DESIGN\_PUBLIC\020202.dwg PLOTFILE: Pennon VCS.dwg PROJECT STATUS: PRELIMINARY SUBDIVISION PLANS



**PENNONI ASSOCIATES, INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054

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**ESTATES AT CEDAR GROVE**  
BEAVER DAM ROAD  
LEWES-REHOBOTH HUNDRED, LEWES, DELAWARE  
**PRELIMINARY SUBDIVISION LAYOUT AND DETAILS**

**BDRP, LLC**  
5950 SYMPHONY WOODS ROAD  
COLUMBIA, MARYLAND 21044

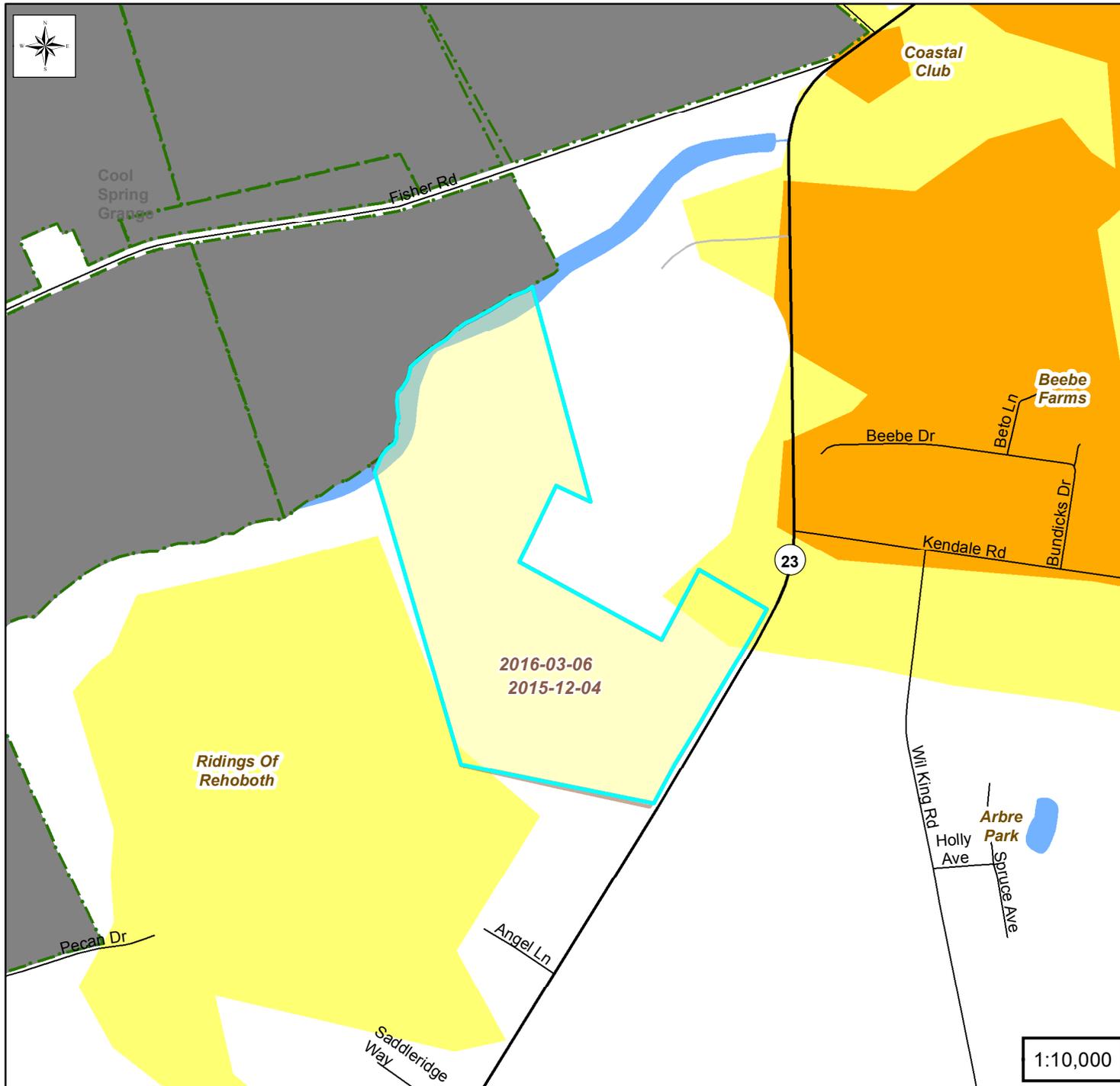
NO.	DATE	REVISIONS	BY

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PROJECT	BDRP1501
DATE	2016-02-01
DRAWING SCALE	AS NOTED
DRAWN BY	MWF
APPROVED BY	FML

**NOT FOR CONSTRUCTION**

# Preliminary Land Use Service (PLUS)



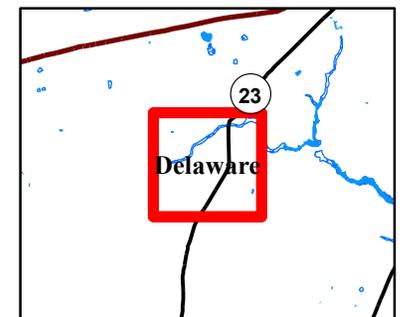
**Estates at Cedar Grove  
2016-03-06**

**Legend**

**2010 State Strategies**  
Strategy Level

- Level 2
- Level 3
- Level 4
- Out of Play
- Agricultural Easement
- PLUS Project Areas

## Location Map

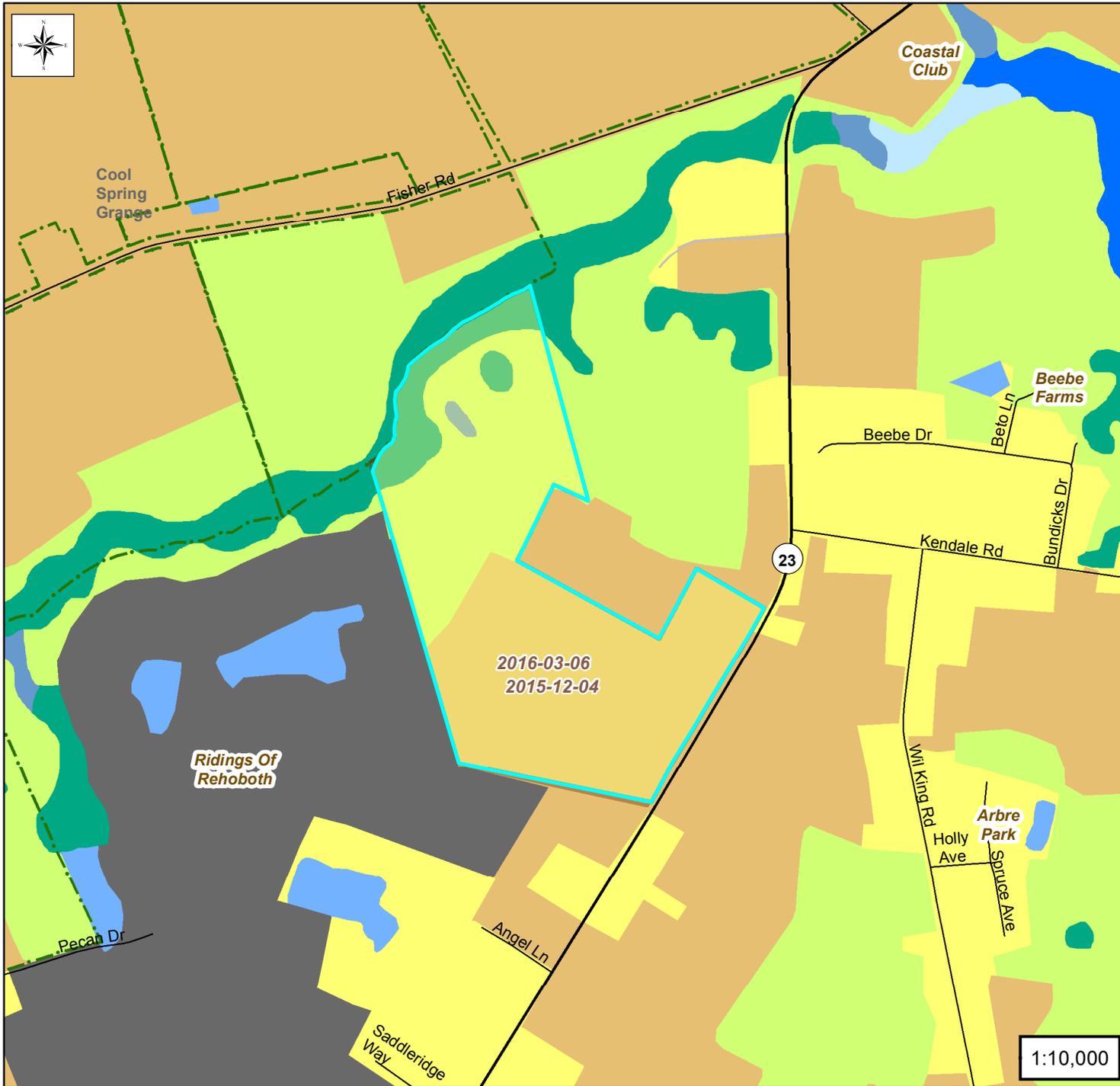


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Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

# Preliminary Land Use Service (PLUS)



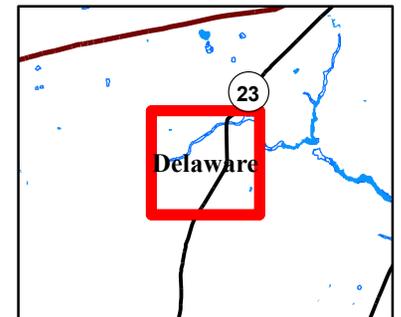
**Estates at Cedar Grove  
2016-03-06**

**Legend**

**2007 Land Use**

- Single Family Dwellings
- Farms, Pasture, Cropland
- Mixed Forest
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Extraction and Transitional
- Agricultural Easement
- PLUS Project Areas

## Location Map

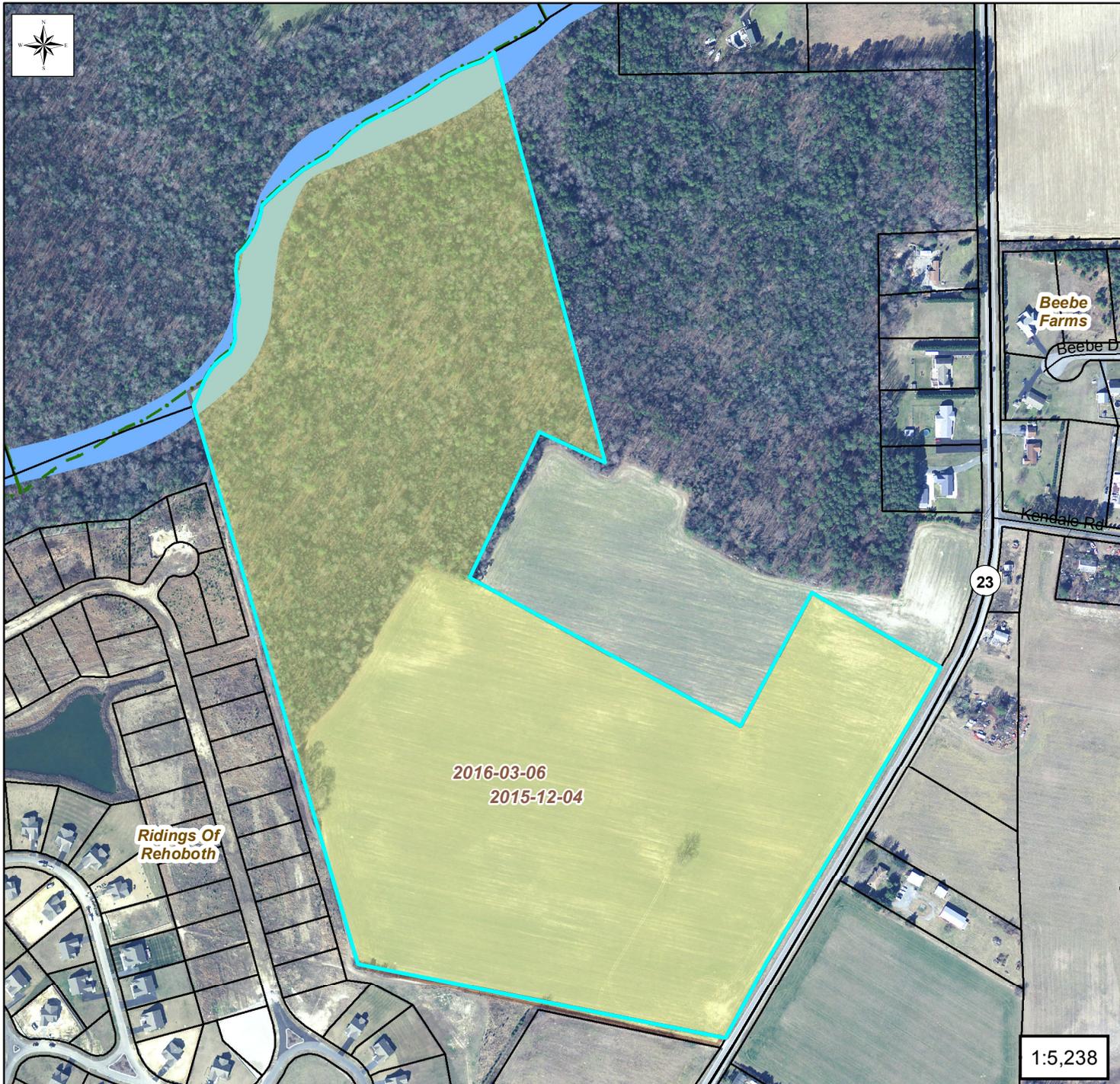


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# Preliminary Land Use Service (PLUS)

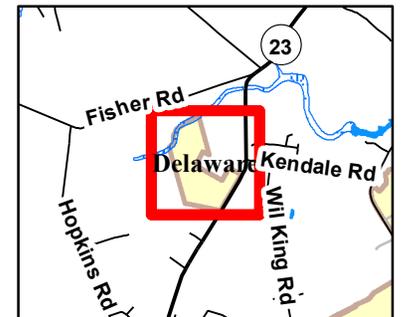


**Estates at Cedar Grove  
2016-03-06**

**Legend**

-  Agricultural Easement
-  PLUS Project Areas

## Location Map



1:5,238



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Office of State Planning Coordination  
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