

PLUS 2006-11-04
Preliminary land Use Service (PLUS)

Delaware State Planning Coordination
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Windsor Farms South

2. Location (please be specific): Wilson Hill Road, Sussex County, Delaware

3. Parcel Identification #: 2-31-6-11

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Windsor Farms, LLC

Address: 15 Lake Crest Dr.

City: Milford

State: DE

Zip: 19963

Phone:

Fax:

Email:

6. Applicant's Name: Charlie Eggleston

Address: 624 East Dupont Highway

City: Millsboro

State: DE

Zip: 19966

Phone: 302-934-8848

Fax: 302-228-7192

Email:

7. Project Designer/Engineer: Stephens Environmental Consulting, Inc.

Address: 229 Lake Drive

City: Newark

State: DE

Zip: 19702

Phone: 302-286-0406

Fax: 302-286-0408

Email: bstephens@stephensenv.com

8. Please Designate a Contact Person, including phone number, for this Project: Bill Stephens or Leland Rupp

25. If residential, please indicate the following:
Number of renter-occupied units: 0
Number of owner-occupied units: 225

Target Population (check all that apply):

Renter-occupied units

Family

Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

X First-time homebuyer – if checked, how many units 75

X Move-up buyer – if checked, how many units 75

X Second home buyer – if checked, how many units 75

Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0
Square Feet:

Proposed Use: % of Impervious Surfaces: 24.9%
Square Feet: 1,635,422

27. What are the environmental impacts this project will have? None

How much forest land is presently on-site? 0 How much forest land will be removed? 0

Are there known rare, threatened, or endangered species on-site? Yes No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

29. 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? Yes No

Are the wetlands: Tidal Acres

Non-tidal Acres

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corp of Engineers signed off on the delineation? Yes No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands Yes No

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</p>
<p>31. 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</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: Wet pond, biofiltration swale</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): None, all drained internally</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 72.40 Acres 3,153,622 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 2,146,020 Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active & passive recreation, stormwater management, wildlife, waste water.</p> <p>Where is the open space located? Ponds</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Lands of the State of Delaware</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Wastewater plant and water supply infrastructure.</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected 395,205 sq. ft.</p> <p>Acres on-site that will be restored 395,205 sq. ft.</p> <p>Acres of required wetland mitigation 0</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Vegetative swales and constructed wetlands.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 0</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

38. Will this project generate additional traffic? Yes No

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 the peak season 2,153

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0.5%

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders 2 locations, 2 lanes

40. Will the street rights of way be public, private, or town? Private

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

42. 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. None immediately adjacent. Windsor Farms North entrance across from South entrance.

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

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

44. 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

Will this project affect, physically or visually, any historic or cultural resources? Yes No
If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

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

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

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them: On-site waste facility

45. Please make note of the time-line for this project: Begin construction Fall-Winter, 2008

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

Charlie Eggleston _____
Signature of property owner

10/9/06 _____
Date

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

10/9/06 _____
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 Dorothy.morris@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 Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, 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.

WINDSOR FARMS SOUTH

WILSON HILL ROAD

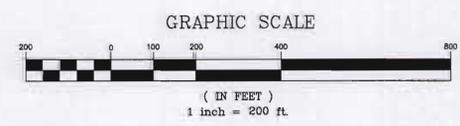
NANTICOKE HUNDRED

SUSSEX COUNTY, DELAWARE



SITE DATA

CURRENT OWNER/DEVELOPER:	CHARLES EGGLESTON WINDSOR FARMS, LLC 15 LAKE CREST DR. MILFORD, DE 19963
MUNICIPALITY:	NANTICOKE HUNDRED, SUSSEX COUNTY
TAX PARCEL:	2-31-6-11
TOTAL AREA:	160.65 AC
NO. LOTS:	225
MIN. LOT AREA REQUIRED (NET):	7,800 SQ. FT. (0.17 AC ±)
AVG. LOT AREA (GROSS/NET):	0.87 AC ± (0.24 AC ±)
TOTAL LOT AREA:	54.78 AC ±
OPEN SPACE AREA:	55.48 AC ±
30' FOREST BUFFER:	9.07 AC ±
AREA IN PONDS:	16.92 AC ±
TOTAL IMPERVIOUS AREA:	37.54 AC ±
4500 SQ. FT./LOT X 225 LOTS:	23.24 AC ±
CURB & GUTTER AREAS:	1.71 AC ±
BITUMINOUS PAVT AREAS:	8.98 AC ±
SIDEWALK AREAS:	3.15 AC ±
AMENITIES IMPERVIOUS AREAS:	0.48 AC ±
PROPOSED WATER:	PUBLIC
PROPOSED SANITARY:	PUBLIC
ZONING:	AR-1, AGRICULTURAL RESIDENTIAL
DATUM:	NAVD 88



- OPEN SPACE
- LOT AREA
- PONDS
- 30' FOREST BUFFER
- FOOT PATH

PRELIMINARY LAND USE SERVICE
FOR
"Windsor Farms South"

WILSON HILL ROAD
NANTICOKE HUNDRED
SUSSEX COUNTY, DELAWARE

Revision #	Date	By	Reference #

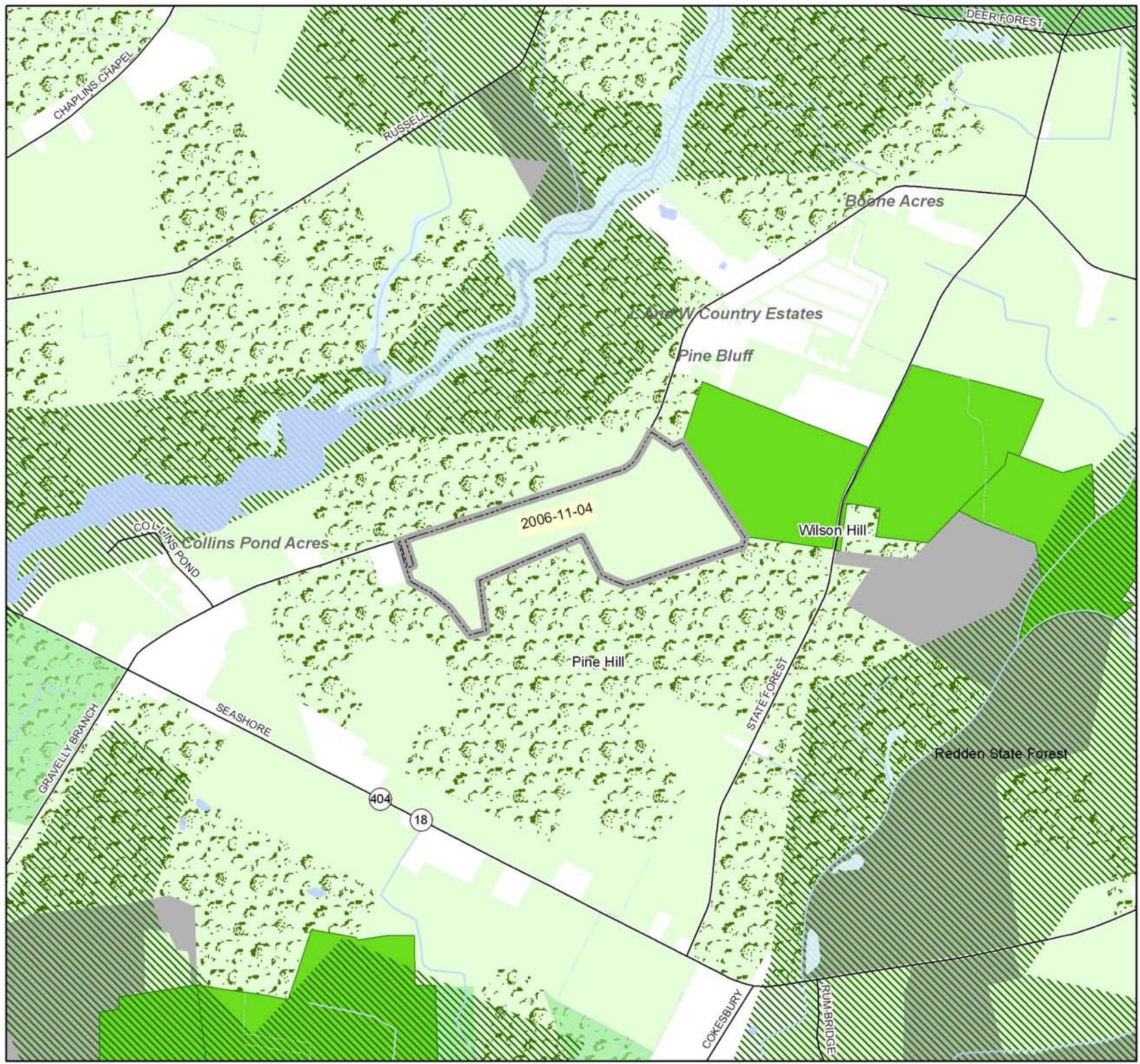
DRAWN BY: MR/LBR		CHECKED BY: WES/LBR	
SHEET #: 1 of 1		DATE: 10/6/06	DRAWING: DWG 755CD-01-D
TAX PARCEL: 2-31-6-11		PROJECT#: W.O. 755CD	FILE NAME#: 755 PLUS.DWG

229 Lake Drive
Newark, DE 19702
WWW.StephensENV.com
P: (302) 286-0408
F: (302) 286-0408

"WINDSOR FARMS SOUTH"
WILSON HILL ROAD
NANTICOKE HUNDRED
SUSSEX COUNTY, DELAWARE

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- Project Area
- Public-Owned
- Ag District
- Purchased Dev. Rights
- Municipalities

Strategies

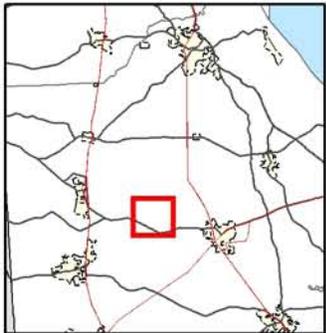
- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)



1:24,000



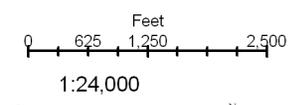
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www.state.de.us/planning



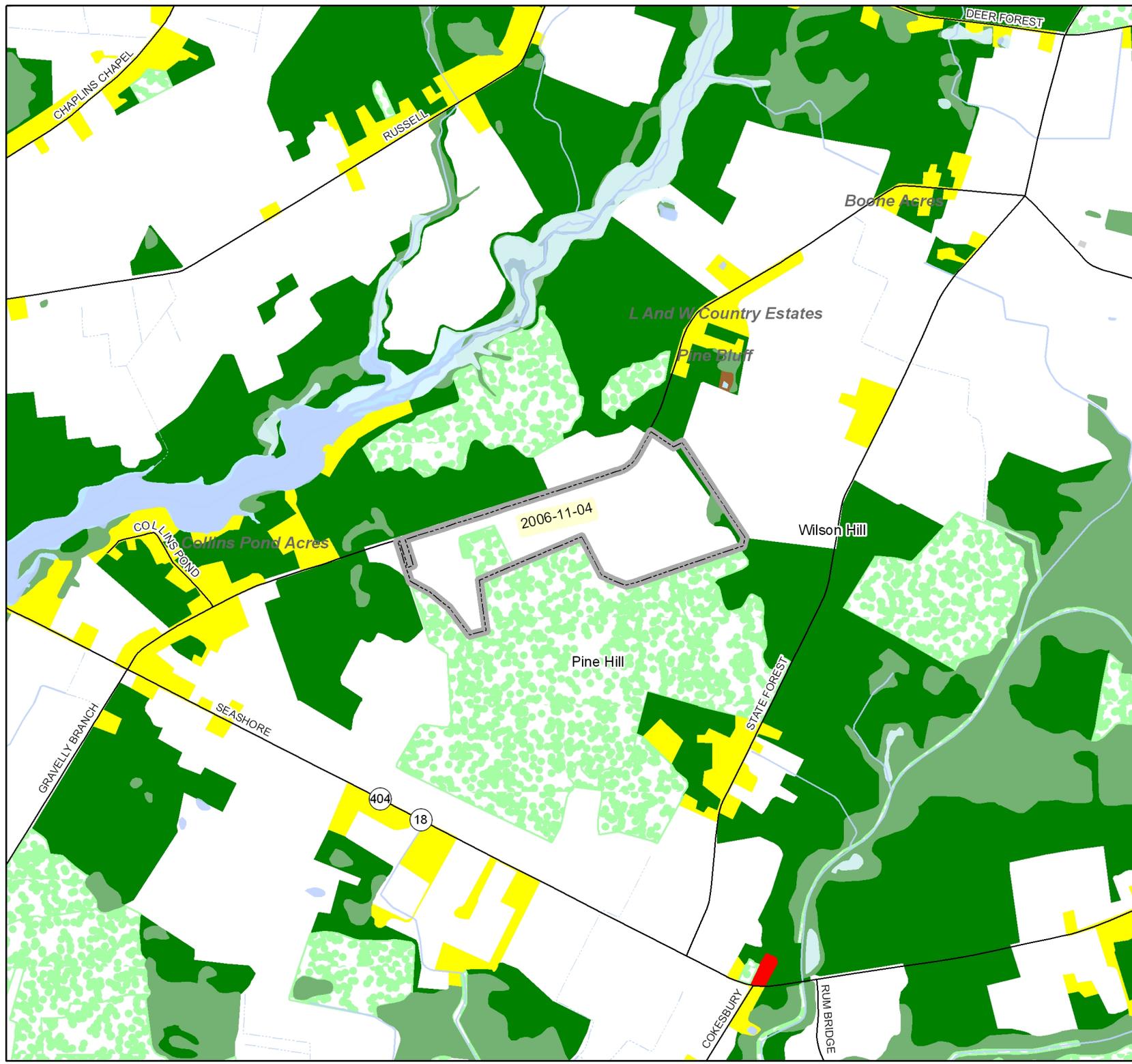
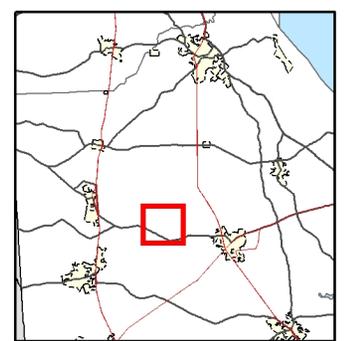
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-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



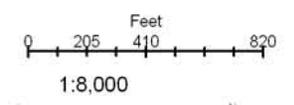
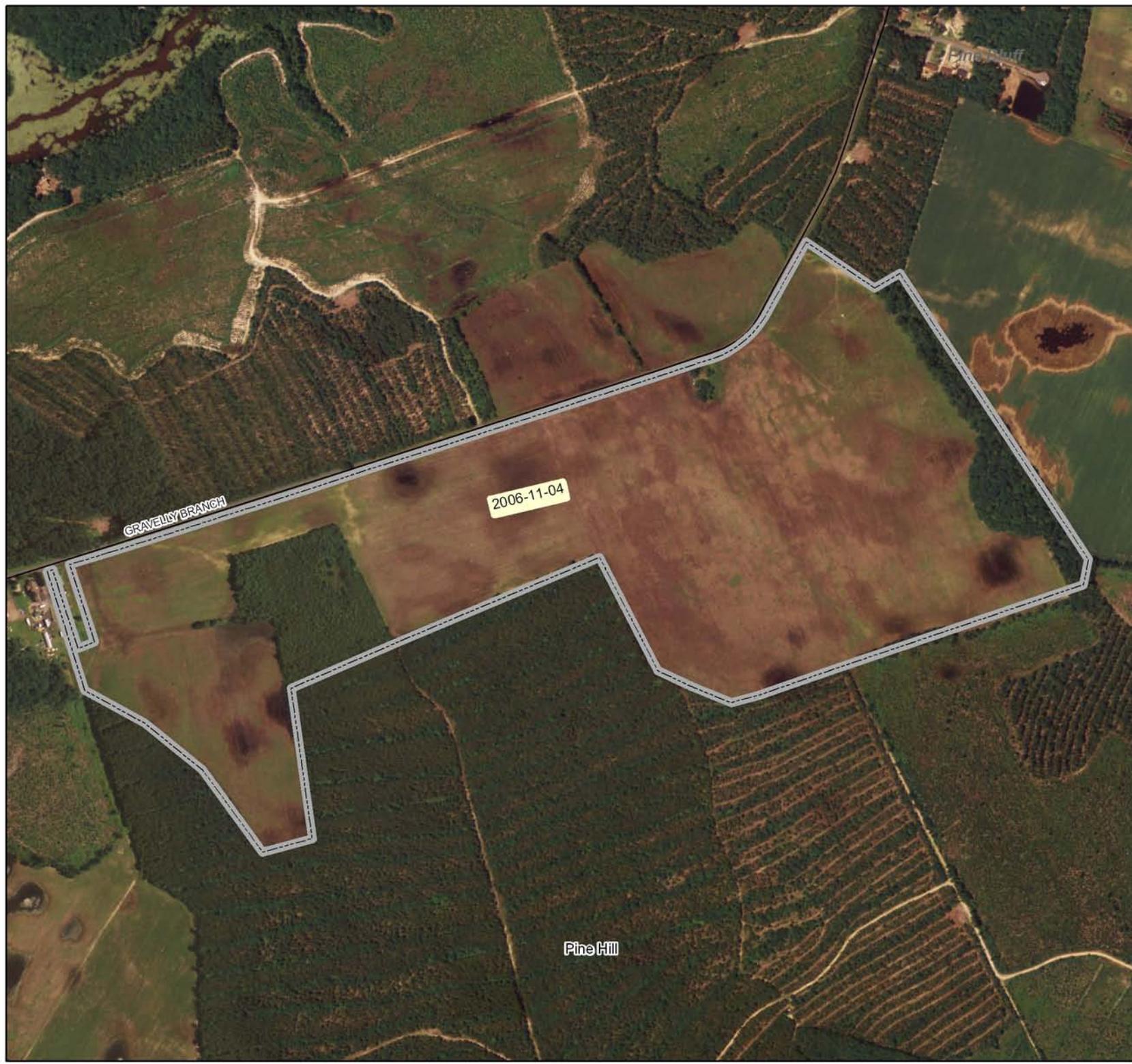
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-  Project Area
-  Municipalities



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