PLUS 2006-11-05
Preliminary land Use Service (PLUS)

Delaware State Planning Coordination
540 S. DuPont Highway • 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.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Ridgewood Manor Expansion

2. Location (please be specific): US 13 south of Smyrna next the existing Ridgewood Manor Mobile Home Park

3. Parcel Identification #: DC00-028.00-02-50.00-000 4. County or Local Jurisdiction Name: Kent

5. Owner's Name: Ridgewood Manor II, Inc.

Address: 3023 South DuPont Blvd.

City: Smyrna State: DE Zip: 19977

Phone: 302-653-2324 Fax: 302-653-9072 Email:

6. Applicant's Name: Same

Address:

City: State: Zip:

Phone: Fax: Email:

7. Project Designer/Engineer: N/A

Address:

City: State: Zip:

Phone: Fax: Email:

8. **Please Designate a Contact Person, including phone number, for this Project:** Melvin Haldeman 302-653-2324

Information Regarding Site:

9. Type of Review: ☒ Rezoning ☐ Comp. Plan Amendment (Kent County Only) ☐ Site Plan Review ☐ Subdivision

10. Brief Explanation of Project being reviewed: Rezoning for the expansion of an existing Mobile Home Park

11. Area of Project(Acres +/-): 8

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Investment Level 1 ☒ Investment Level 2 ☐ Investment Level 3 ☐ Investment Level 4 ☐ Environmentally Sensitive Developing (Sussex Only)

13. 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. No

14. Present Zoning: AC

15. Proposed Zoning: RMH

16. Present Use: Vacant

17. Proposed Use: Expansion of mobile home park

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: No

19. Comprehensive Plan recommendation:
If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐ Kent ☒ Sussex ☐

Suburban ☐ Inside growth zone ☒ Town Center ☐ Low Density ☐
Suburban reserve ☐ Outside growth zone ☐ Developing ☐
Other ☐ Environ. Sensitive Dev. District ☐

20. Water: ☐ Central (Community system) ☒ Individual On-Site ☐ Public (Utility)
Service Provider Name:

Will a new public well be located on the site? ☒ Yes ☐ No What is the estimated water demand for this project? Unsure at this time

How will this demand be met? Possibly a new well

21. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: Kent County

22. If a site plan please indicate gross floor area: N/A

23. If a subdivision: ☐ Commercial ☒ Residential ☐ Mixed Use

24. If residential, indicated the number of number of Lots/units: 50 Gross Density of Project: Net Density
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

25. If residential, please indicate the following:
Number of renter-occupied units:
Number of owner-occupied units: 50

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
☒ First-time homebuyer – if checked, how many units
☒ Move-up buyer – if checked, how many units
☒ Second home buyer – if checked, how many units
☐ 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: unsure until site plan completed
Square Feet:

27. What are the environmental impacts this project will have?

How much forest land is presently on-site? 8 How much forest land will be removed? 4

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 unsure until delineated

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 possibly

30. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐Perennial (permanent) ☐Intermittent ☐Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☒ No If "Yes", please describe :

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
☐ Yes ☒ No

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: May have pond – unsure until site plan completed

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.): Frenchmans Branch

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? Acres Square Feet unsure until site plan completed

Open space proposed (not including stormwater management ponds and waste water disposal areas) acres/Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? passive, stormwater management, wildlife management

Where is the open space located? unsure until site plan completed

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? ☐ Yes ☒ No If "Yes," what are they?

36. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies 25 feet per County

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No

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 200

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0

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. This project will be accessed through and extension to the existing Northwoods Drive which is a private road.

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. no

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 unsure

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☐ No none known
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:

45. Please make note of the time-line for this project: 2008

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

_____ _____
Signature of property owner Date

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

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, 540 S. DuPont Highway, Ste. 7, 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.

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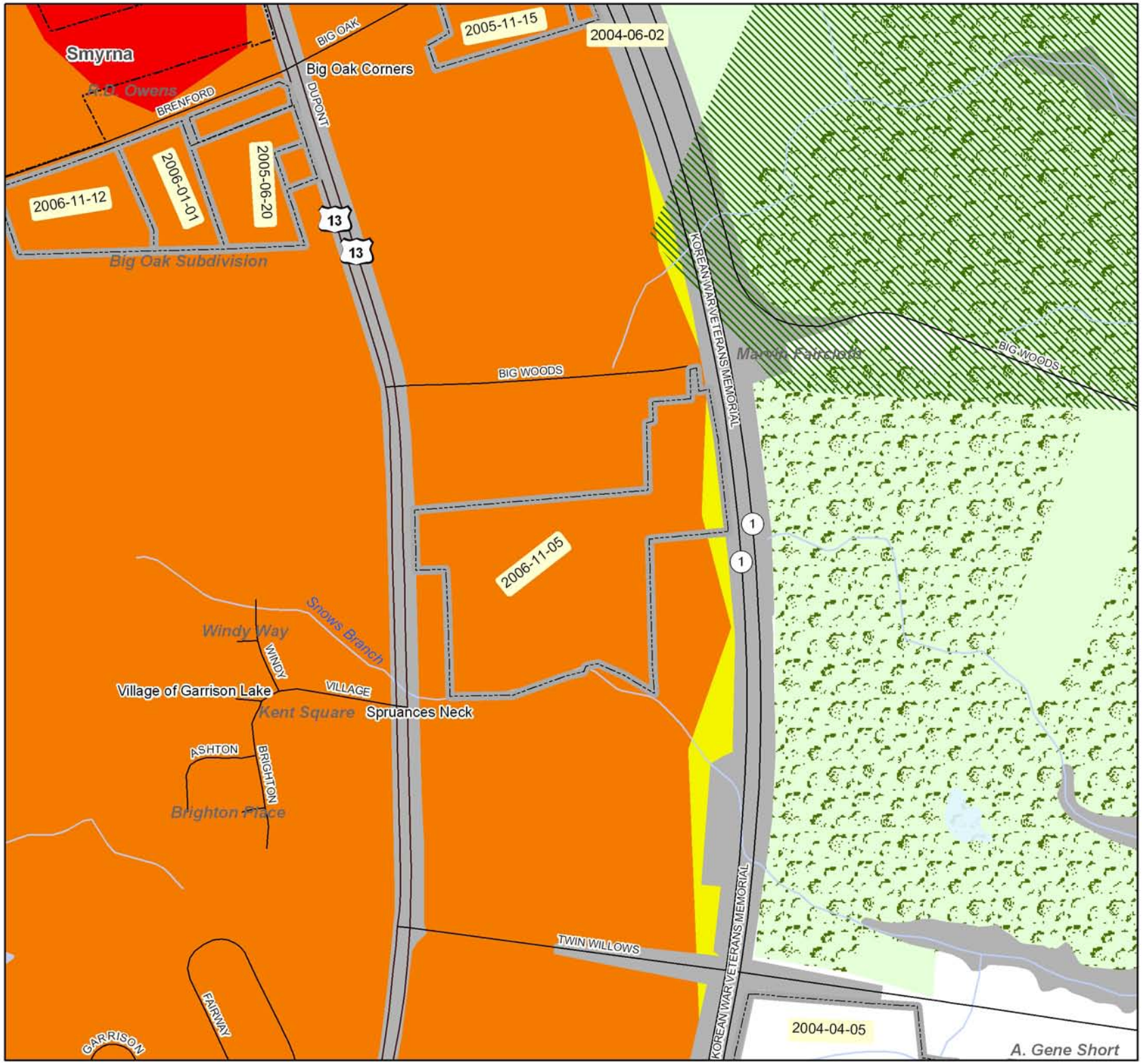

Project Area
Public-Owned
Ag District
Purchased Dev. Rights
Municipalities

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)

Feet
0 260 520 1,040
1:10,000

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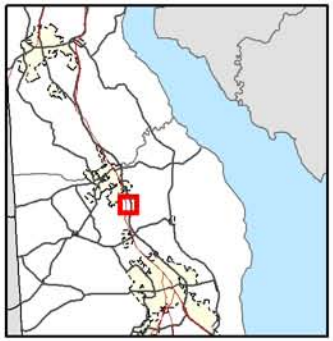

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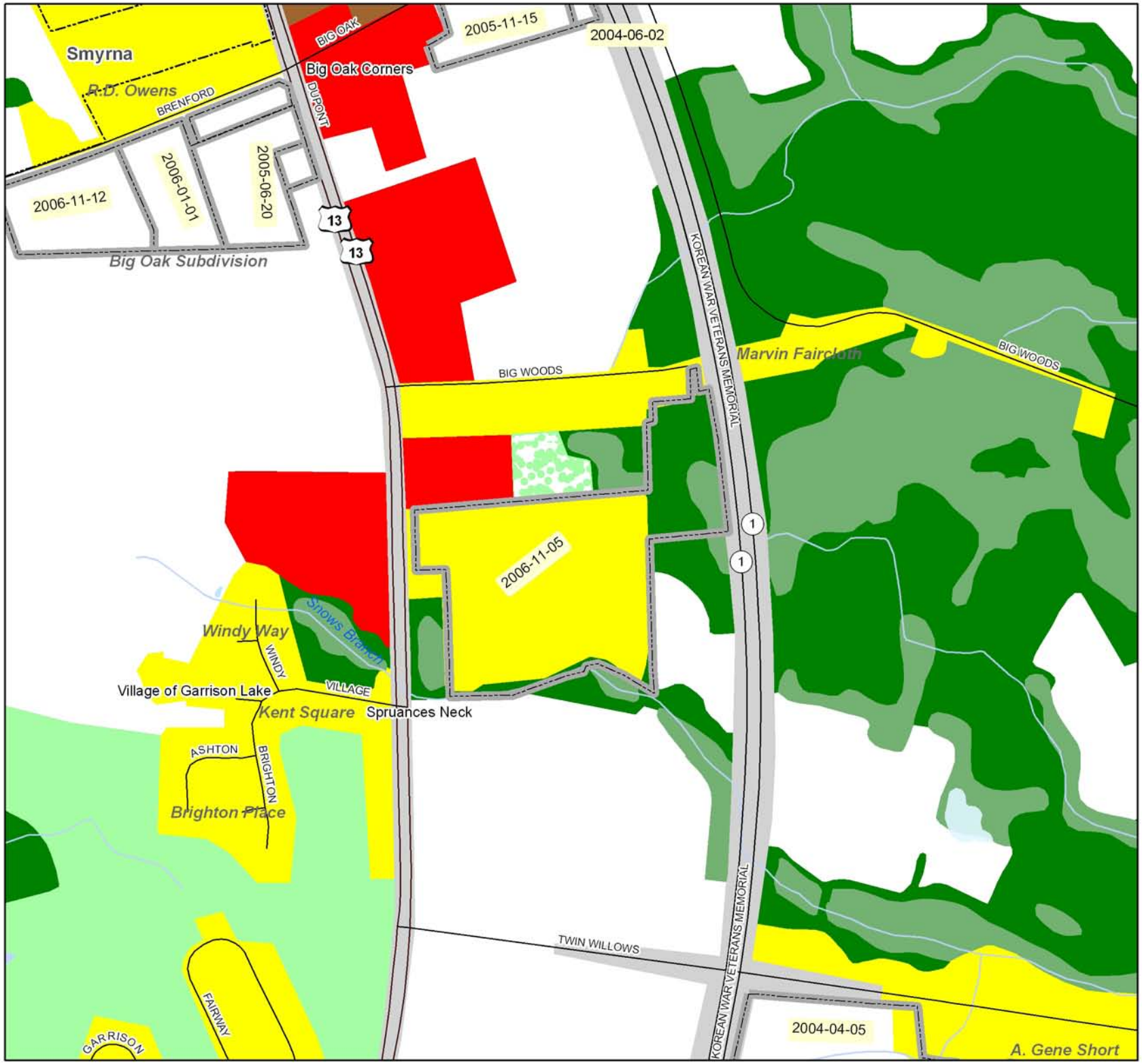

Project Area

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

Feet

0 260 520 1,040

1:10,000

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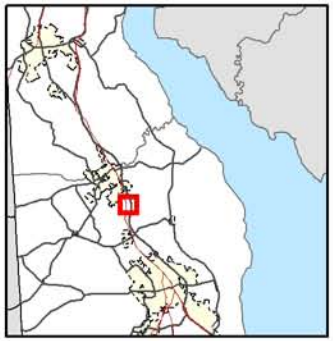

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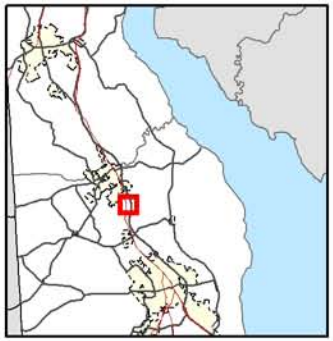
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