

## 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](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

1. Project Title/Name: **Meyer Property**

2. Location ( please be specific): **Located west of Magnolia along the north side of Woodleytown Road (RD 106), along the west side of Briarbush Road (RD 368) and along the south side of Millchop Lane (RD 368).**

3. Parcel Identification #: **NM-00-112.00-01-06.00-000**

4. County or Local Jurisdiction Name: **Kent County**

5. Owner's Name: **Woodleytown Crossing, LP**

Address: **1890 Woodleytown Road**

City: **Magnolia**

State: **DE**

Zip: **19962**

Phone: **-**

Fax: **N/A**

Email: **N/A**

6. Applicant's Name: **Thorndyk Creek Holdings, LLC**

Address: **1378 Rising Sun Road**

City: **Camden**

State: **DE**

Zip: **19934**

Phone: **302.697.6654**

Fax: **302.697.7496**

Email: **-**

7. Project Designer/Engineer: **Morris & Ritchie Associates, Inc.**

Address: **18 Boulden Circle, Suite 36**

City: **New Castle**

State: **DE**

Zip: **19720**

Phone: **(302) 326-2200**

Fax: **(302) 326-2399**

Email: **gschroeder@mragta.com**

8. Please Designate a Contact Person, including phone number, for this Project: **George Schroeder (302) 326-2200**



24. If residential, please indicate the following:

Number of renter-occupied units: **0**  
Number of owner-occupied units: **493**

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 **92**  
 Move-up buyer – if checked, how many units **92**  
 Second home buyer – if checked, how many units **93**  
 Active Adult (Check only if entire project is restricted to persons over 55) **216**

25. Present Use: % of Impervious Surfaces: **0%**  
Square Feet: **0**

Proposed Use: % of Impervious Surfaces: **16.5%**  
Square Feet: **1,200,000**

27. What are the environmental impacts this project will have? **Clearing and grading**

How much forest land is presently on-site? **9.00 Acres** How much forest land will be removed? **2.50 Acres**

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 **N/A**  
 Non-tidal Acres **1.91 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: **N/A**

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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Unnamed perennial stream and farm pond</b></p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe : <b>N/A</b></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: <b>N/A</b></p>
<p>32. List the proposed method(s) of stormwater management for the site: <b>Wet ponds and bio-swales</b></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.): <b>Perennial stream</b></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? <b>50± Acres</b></p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) <b>42.50± Acres</b> acres/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)? <b>Active &amp; passive recreation, stormwater management &amp; wildlife habitat.</b></p> <p>Where is the open space located? <b>Within a linked open space network throughout the site</b></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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they? <b>N/A</b></p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they? <b>Road improvements as required by DeIDOT</b></p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected <b>9.00± AC</b></p> <p>Acres on-site that will be restored <b>N/A</b></p> <p>Acres of required wetland mitigation <b>N/A</b></p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed <b>Stabilized construction entrance, silt fencing, rock check dams, inlet protection devices, vegetated slopes.</b> Buffers from wetlands, streams, lakes, and other natural water bodies <b>Forested open space</b></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 **9.57 average trip rate X 124 DUs = 1,187 ADTs Single Family**

**5.86 average trip rate X 153 DUs = 897 ADTs Townhouses**

**4.82 average trip rate X 216 DUs = 1,042 ADTs Active Adult**

**3,126 ADTs Total**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **Less than 1.0%**

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. **The plan proposes 2 connections to Woodleytown Road (Rd. 106), and 1 connection to Millchop Lane (Rd. 368).**

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

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. **Two connections are proposed to a neighboring parcel to the north.**

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: **N/A**

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

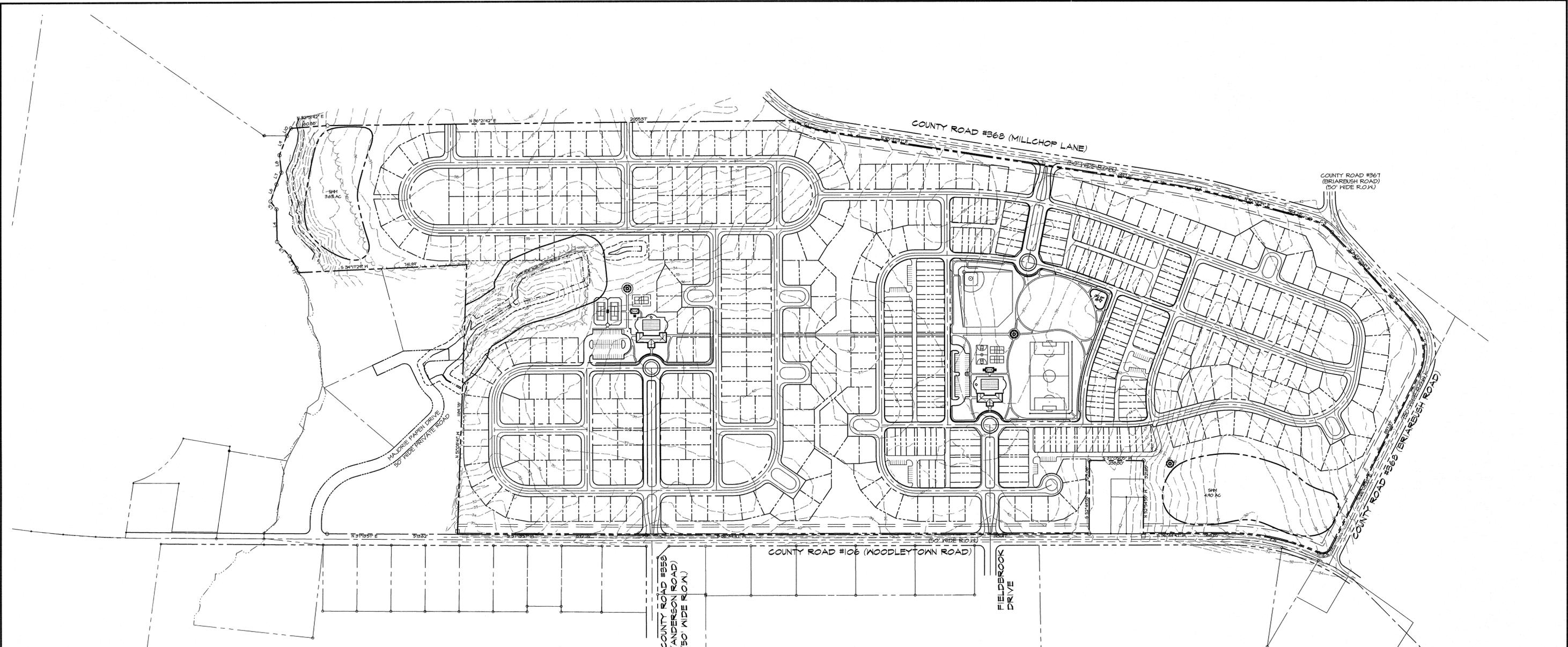
\_\_\_\_\_  
Signature of Person completing form

\_\_\_\_\_  
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](mailto: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.



**SITE DATA**

KENT COUNTY PARCEL: N1-00-112-01-06.00-00001  
 EXISTING ZONING: AC  
 TOTAL SITE AREA: 165.96± AC  
 TOPOGRAPHIC REFERENCE: USGS  
 BOUNDARY SURVEY: SCOTT ENGINEERING  
 FLOODPLAIN REFERENCE: TBD  
 WETLAND DELINEATION REFERENCE: TBD  
 PROPOSED USE: RESIDENTIAL (PUD)  
 NUMBER OF LOTS PROPOSED: 495  
 15 - 10' WIDE ACTIVE ADULT  
 101 - 65' WIDE ACTIVE ADULT  
 84 - 70' WIDE SINGLE FAMILY  
 35 - 55' WIDE SINGLE FAMILY  
 18 - 28' WIDE TOWNHOMES  
 55 - 24' WIDE TOWNHOMES  
 DENSITY: 2.91  
 WATER: ARTESIAN WATER COMPANY  
 SEWER: KENT COUNTY

**LEGEND**

- 25 --- EXISTING 10' CONTOUR
- EXISTING PROPERTY LINE
- EXISTING R/M
- EXISTING MOODS LINE
- EXISTING STREAM LINE
- EXISTING FLOODPLAIN LINE
- EXISTING WETLAND LINE
- PROPOSED RBA ZONE 1
- PROPOSED RBA ZONE 2
- PROPOSED LOT LINE
- PROPOSED R/M
- PROPOSED ROAD CENTERLINE
- PROPOSED WOODLAND LINE
- PROPOSED EASEMENT
- PROPOSED LANDSCAPE BUFFER

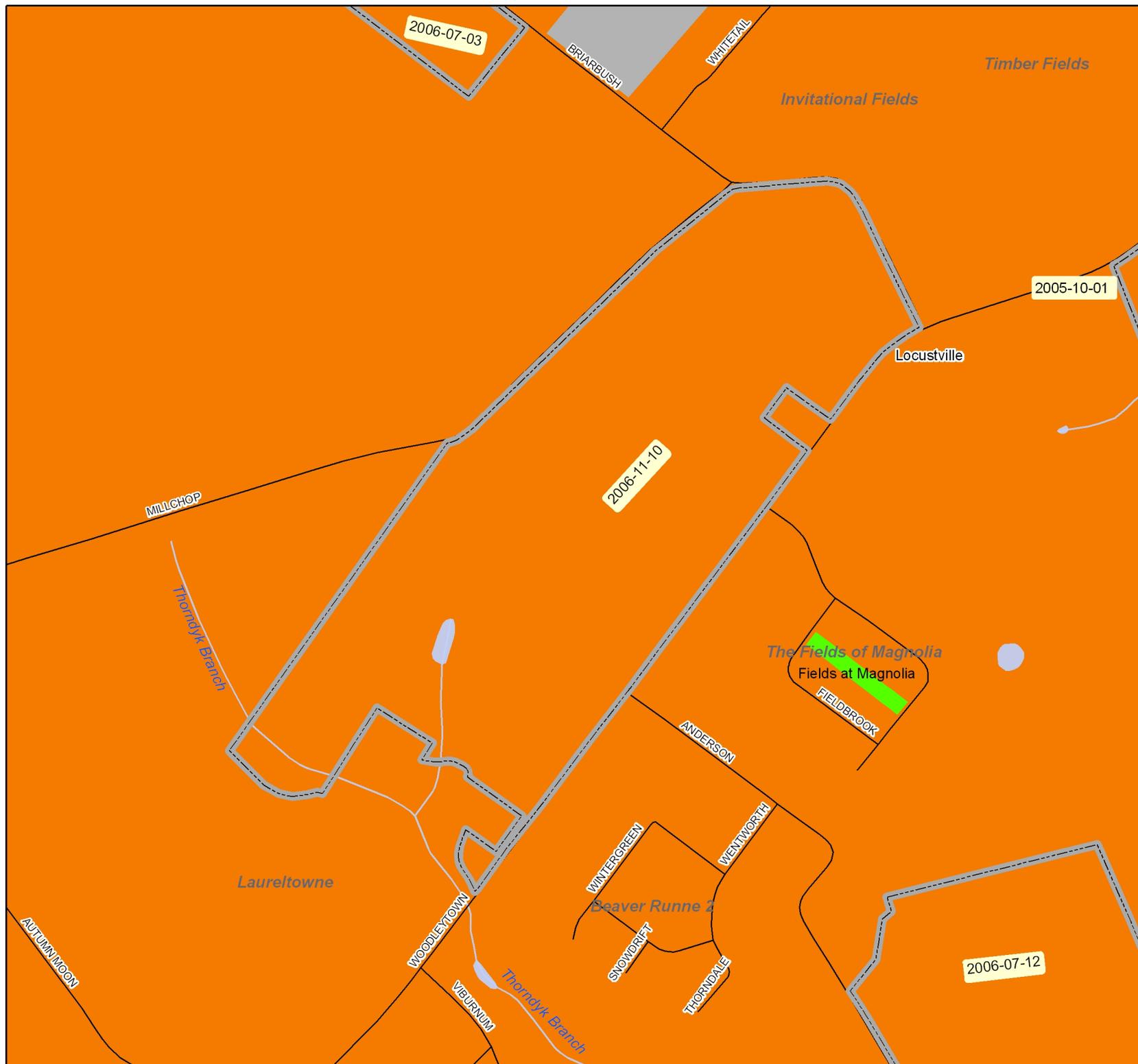
**MRA**  
**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 18 BOULDER CIRCLE, SUITE 36  
 NEW CASTLE, DELAWARE 19720  
 (302) 326-2200  
 FAX: (302) 326-2399  
 WWW.MRAGTA.COM

ENGINEER'S SEAL		KENT COUNTY, DELAWARE
DATE	REVISIONS	JOB NO.: 15250
		SCALE: 1" = 200'
		DATE: 10/31/06
		DRAWN BY: MKB
		DESIGN BY: MKB
		REVIEW BY: PLT
		SHEET: 1 OF 1

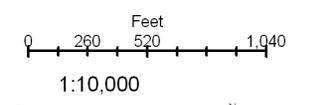
**CONDITIONAL USE  
 PLANNED UNIT DEVELOPMENT  
 FOR  
 MEYER PROPERTY  
 PLUS SITE PLAN**

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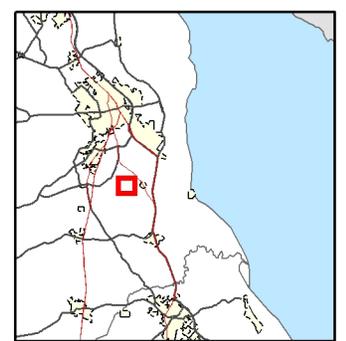
Meyer Property  
2006-11-10



- 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)

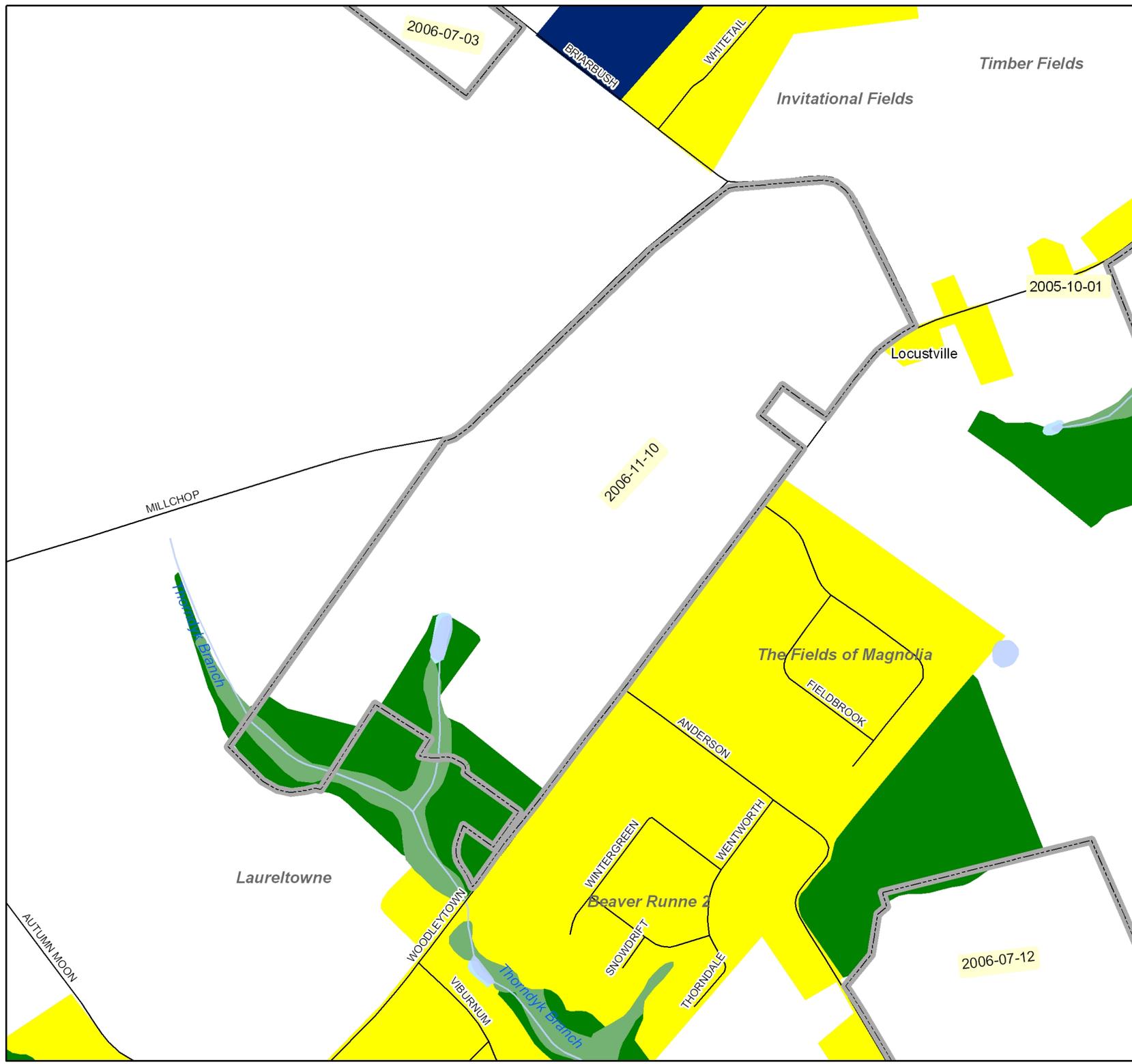


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[www.state.de.us/planning](http://www.state.de.us/planning)

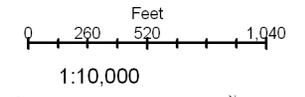


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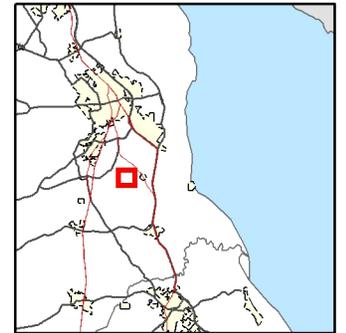
Meyer Property  
2006-11-10



- 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



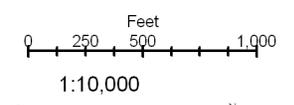
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# Preliminary Land Use Service (PLUS)

Meyer Property  
2006-11-10

-  Project Area
-  Municipalities



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