

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: Riviera Glen

2. Location (please be specific): 2110 Andrews Lake Road Felton DE 19943

3. Parcel Identification #: SM-00-12900-02-2800-00

4. County or Local Jurisdiction Name: Kent County

5. Owner's Name: Jerry Smolik

Address: 2110 Andrews Lake Road

City: Felton

State: DE

Zip: 19943

Phone: (302)284-9819

Fax:

Email:

6. Applicant's Name: LB, LLC

Address: 1058 South Little Creek Road

City: Dover

State: DE

Zip: 19901

Phone: (302)677-0348

Fax: (302)677-0385

Email:

lauriebronstein@comcast.net

7. Project Designer/Engineer: Karins and Associates

Address: 17 Polly Drummond Center, Suite 201

City: Newark

State: DE

Zip: 19711

Phone: (302)369-2900

Fax: (302)369-2975

Email: tanderson@karinsengineering.com

8. Please Designate a Contact Person, including phone number, for this Project: Tim Anderson (302)369-2900

Information Regarding Site:	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Approximately 65 single family home lots pn 37± in the AC zoning district in Kent County with central water and sewer	
11. Area of Project(Acres +/-): 37± ac	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> 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. n/a	
14. Present Zoning: AC	15. Proposed Zoning: AC
16. Present Use: single family homes	17. Proposed Use: single family home residential subdivision
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: unknown	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input checked="" type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? 16,250 gpd How will this demand be met? Public wells	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Kent County	
22. If a site plan please indicate gross floor area: n/a	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 65 Gross Density of Project: 1.76 Net Density 2.34 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: all

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 } unknown at this time

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: 1%
Square Feet: 13,000

Proposed Use: % of Impervious Surfaces: 24%
Square Feet: 383,000

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

How much forest land is presently on-site? 11.1 ac

How much forest land will be removed? 5.3 ac

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

It is in an excellent groundwater recharge potential area but not a protected area

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 FIRM 10001C0245H

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. No increase in peak runoff rate, may increase in total peak runoff.

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 3.03 ac

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: Impacts for a road crossing and a pond

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: SWM pond, conservation practices</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.): Existing swale</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? 12 Acres Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 10 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)? Active recreation, passive recreation, and SWM</p> <p>Where is the open space located? Throughout the site</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?</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? sewer and water</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 2.93 ac of wetlands anticipated - possibly less</p> <p>Acres on-site that will be restored n/a</p> <p>Acres of required wetland mitigation none anticipated</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed: wet pond, bioswale anticipated</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 25 ft</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" 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 700 vehicles per day

What percentage of those trips will be trucks, excluding vans and pick-up trucks? none to very little

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. One site entrance. Two lane collector road with approximately 10' wide travel lanes. Some grass shoulders.

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. Connections to future development can be done along the southern property boundary. Specific locations can be determined through coordination of plans.

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 Andrews Lake Road has above average cycling conditions in accordance with the DelDOT Kent/Sussex Bicycle Touring Map

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 Federal wetland permit

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: Plan approvals by end of 2007. Buildout over 2008-2009.

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

Signature of property owner

Tim Anderson

Date

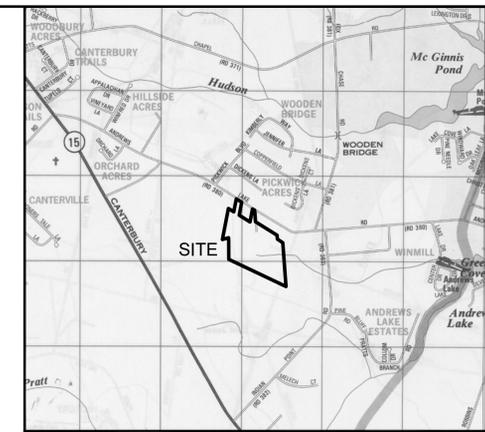
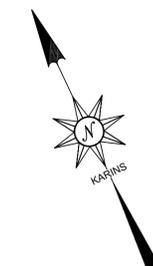
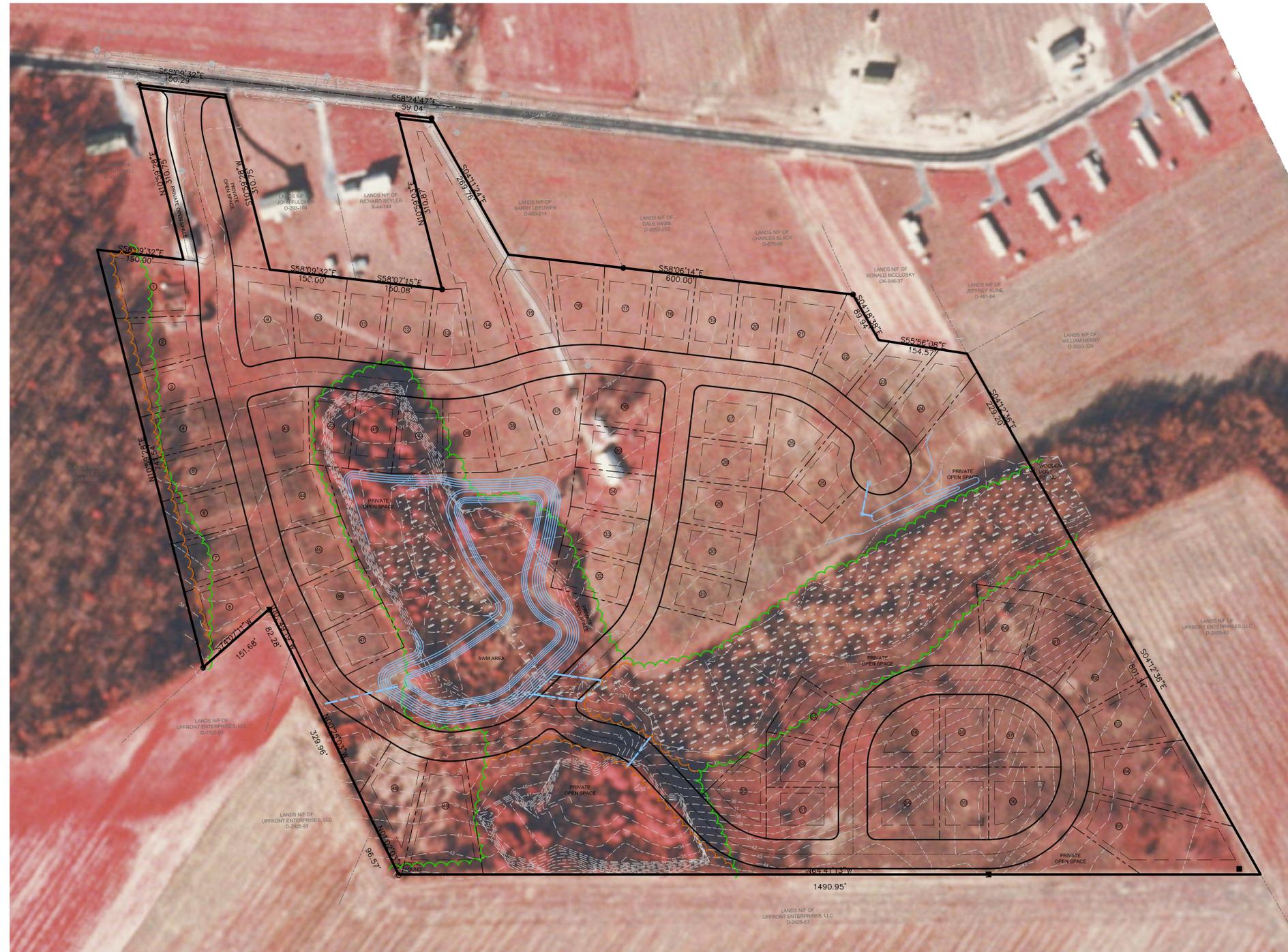
____11/30/06____

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

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.



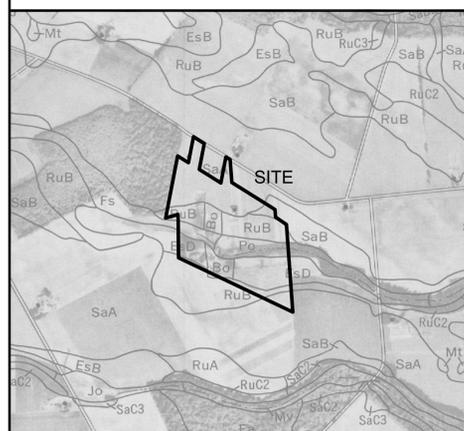
LOCATION MAP SCALE: 1" = 2000'

SUBDIVISION DATA:

1. TAX PARCEL NO.: SM-00-129.00-02-28.00-000
ADDRESS: 2110 ANDREWS LAKE ROAD, FELTON, DE 19943
2. ZONING: AC (WITHIN GROWTH OVERLAY ZONE)
3. GROSS ACREAGE: 36.852 ACRES±
AREA WITHIN LOTS: 18.610 ACRES±
AREA WITHIN STREETS: 6.073 ACRES±
AREA WITHIN OPEN SPACE: 12.169 ACRES±
4. NUMBER OF LOTS: 65
5. GROSS DENSITY: 1.76 LOTS / ACRE
6. NET ACREAGE: 27.771
(EXCLUSIVE OF STREETS AND WETLANDS)
7. NET DENSITY: 2.34 LOTS / ACRE
8. MIN. LOT AREA: 10,000 S.F.
9. MIN. LOT WIDTH: 75 FT.
10. MIN. ROAD FRONTAGE: 75 FT.
11. AVERAGE LOT AREA: 12,472 SQ. FT.
12. SANITARY SEWER: KENT COUNTY
(EXTENSION OF SANITARY SEWER DISTRICT NO.: 1)
13. WATER: CENTRAL (TIDEWATER UTILITIES)
14. WOODLANDS
EXISTING: 11.06 ACRES±
PROPOSED DISTURBANCE: 5.35 ACRES± (48.4%)
15. WETLANDS
EXISTING: 3.03 ACRES±
PROPOSED DISTURBANCE: 0.1 ACRES
16. STORMWATER MANAGEMENT AREA: 1.54 ACRES ±

NOTES

1. PROPERTY BOUNDARY BASED ON A BOUNDARY SURVEY BY MOUNTAIN CONSULTING, INC. DATED JUNE 13, 2006.
2. TOPOGRAPHY IS BASED ON A TOPOGRAPHY PLAN BY ECI DATED 9-27-06



SOILS MAP SCALE: 1" = 2000'

SOILS LEGEND:

- Bo - Borrow pits
- EsD - Evesboro loamy sand, 5 to 15 percent slopes
- Fs - Fallsington loam
- Po - Pocomoke loam
- RuB - Rumford loamy sand, 2 to 5 percent slopes
- SaA - Sassafras sandy loam, 0 to 2 percent slopes
- SaB - Sassafras sandy loam, 2 to 5 percent slopes

LEGEND:

- EXISTING CONTOUR
- PROPERTY LINE
- WETLANDS LINE
- WOODLANDS LINE
- DIRT ROAD
- UTILITY POLE
- MAIL BOX
- LIGHT POLE
- PROPERTY CORNER FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- SETBACK LINE
- ROAD CENTERLINE
- PROPOSED WOODLANDS LINE
- LOT NUMBER

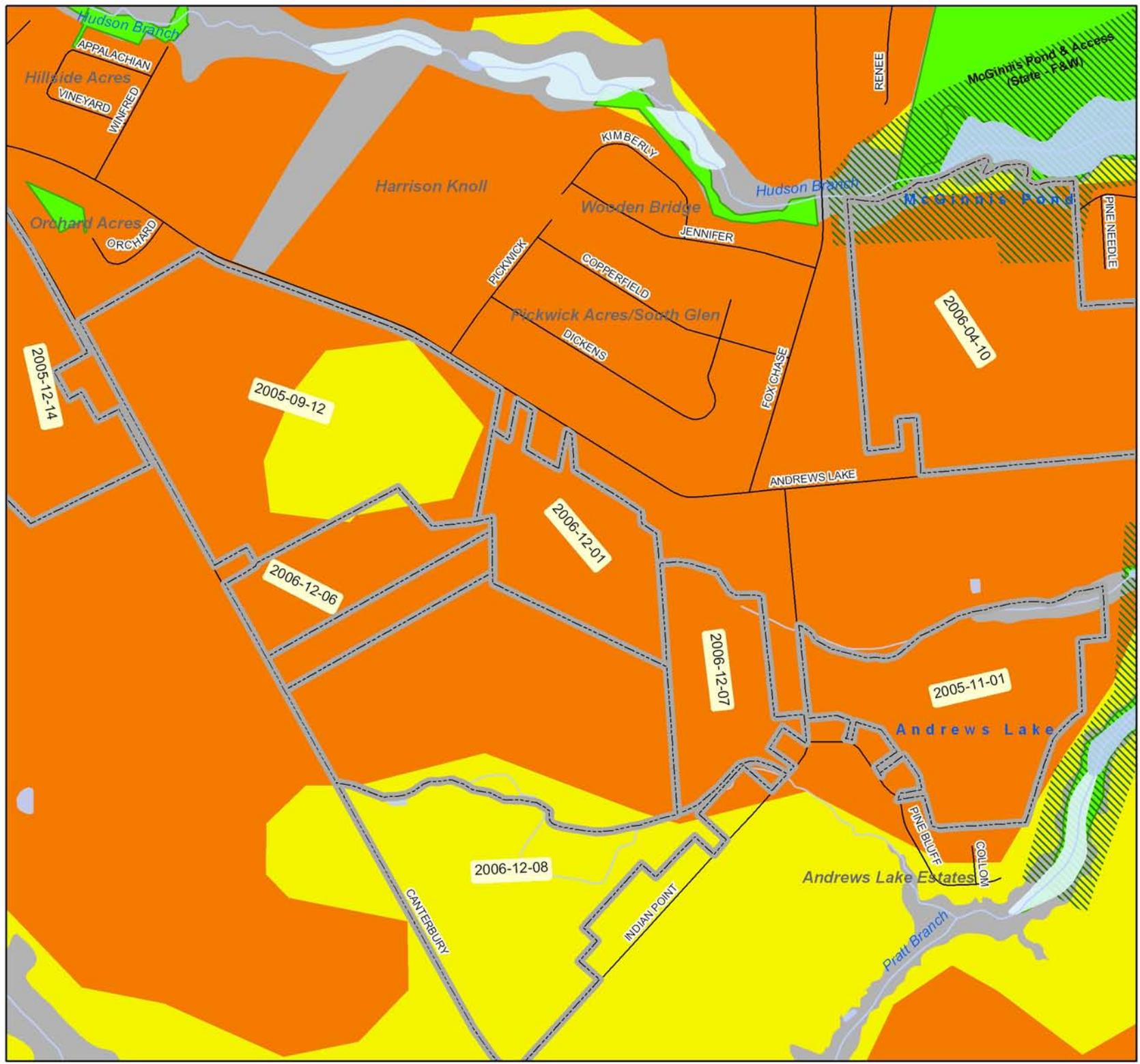
**CONCEPT SUBDIVISION PLAN
FOR
RIVIERA GLEN**

SITUATE IN: SOUTH MURDERKILL HUNDRED, KENT COUNTY, DELAWARE

Date	PREPARED FOR:	APPROVED: _____ PROFESSIONAL ENGINEER	
	LB, LLC 1058 SOUTH LITTLE CREEK ROAD SUITE B DOVER, DE 19901 PH: 302-677-0348		
Revisions	Karins CONSULTING ENGINEERS 17 POLLY DRUMMOND CENTER NEWARK, DELAWARE 19711 PHONE: (302) 368-2500 / FAX: (302) 368-2875	SCALE: 1" = 100' 	
	and Associates		
	SURVEY BY: KARINS & ASSOCIATES		
	DESIGNED BY: T.M.A., J.L.		
	DRAWN BY: J.L.	DATE: 11-02-06	SHEET 1 OF 1
	CHECKED BY: T.M.A.	DRAWING NO. S:\2181\CONCEPT #3	

Preliminary Land Use Service (PLUS)

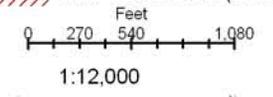
Riviera Glen
2006-12-01



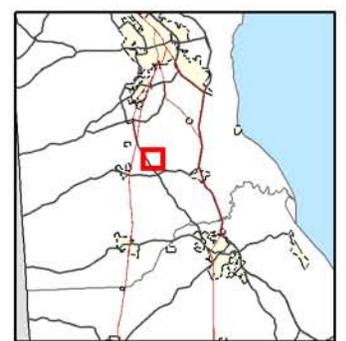
- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

Strategies

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

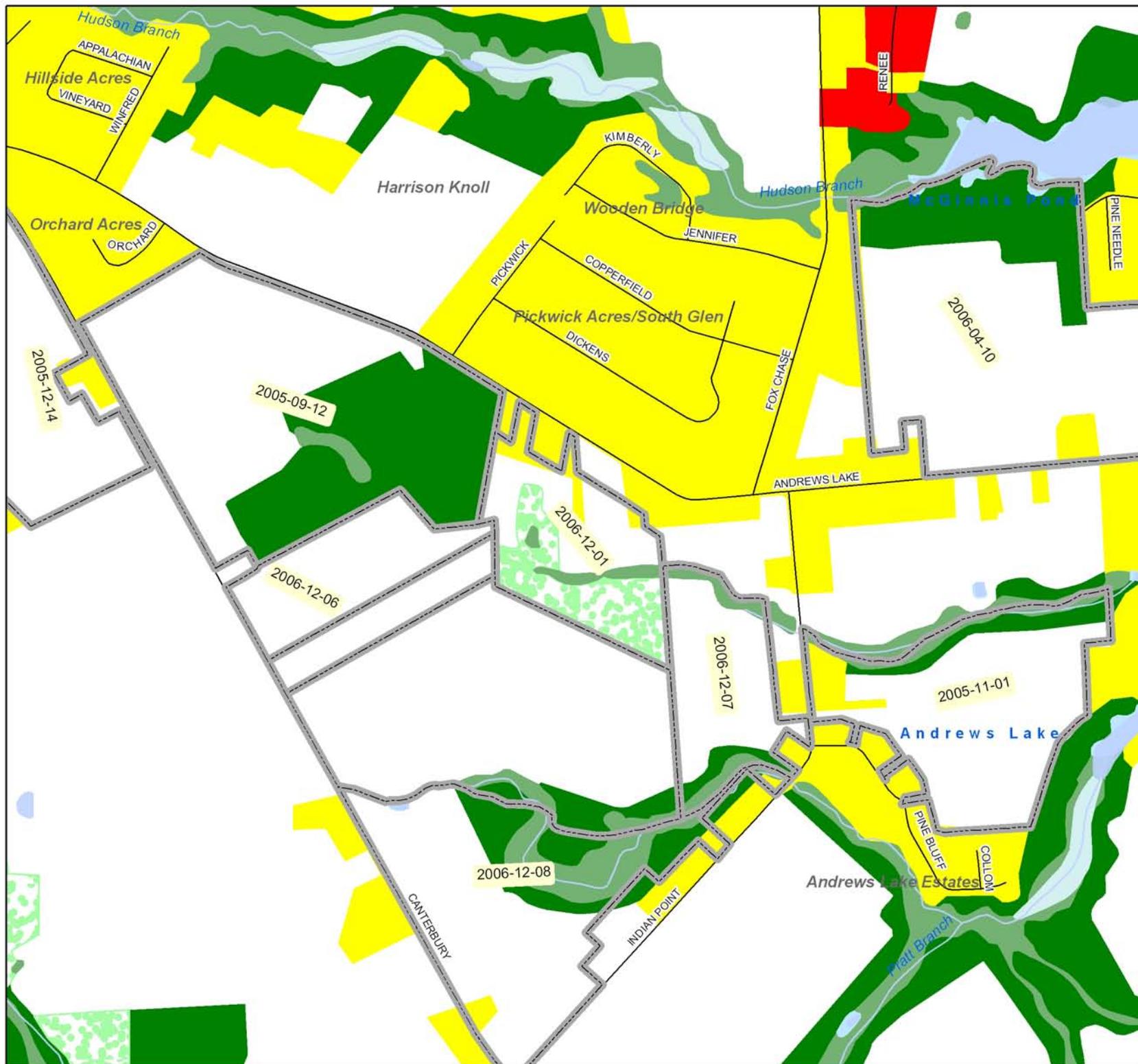


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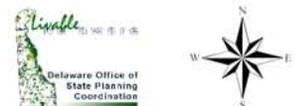
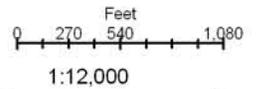


Preliminary Land Use Service (PLUS)

Riviera Glen
2006-12-01



- 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



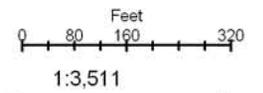
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Preliminary Land Use Service (PLUS)

Riviera Glen
2006-12-01

-  Project Area
-  Municipalities



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