

PLUS 2007-01-07
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: Willow Grove Road Subdivision

2. Location (please be specific): Willow Grove Road, Town of Wyoming, 1136 ft south of Vepco Blvd

3. Parcel Identification #: NM-00-094.00-01-10.01-000
NM-00-094.00-01-13.00-000

4. County or Local Jurisdiction Name: Town of Wyoming

5. Owner's Name: Colby A. Cox, Jill S. Cox, David A. Cox, Susan B. Cox & Chester D. Cox

Address: 12011 Willow Grove Road

City: Wyoming

State: DE

Zip: 19934

Phone: 302.698.0758

Fax: 302.222.5356

Email:

6. Applicant's Name: TFLD Management, LLC (c/o Frank DiMondi)

Address: P.O. Box 578

City: Dover

State: DE

Zip: 19903

Phone: 302.270.3224

Fax: 302.698.5205

Email: fdimondi@msn.com

7. Project Designer/Engineer: Kercher Engineering, Inc. (c/o Jeffrey C. Williams, P.E.)

Address: 254 Chapman Road, Suite 202

City: Newark

State: DE

Zip: 19702

Phone: 302.894.1098

Fax: 302.894.1099

Email: jcw@Kercherei.com

8. Please Designate a Contact Person, including phone number, for this Project: Jeffrey C. Williams, P.E.
(302.894.1098)

25. If residential, please indicate the following:

Number of renter-occupied units: 0
Number of owner-occupied units: 72

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 72
X Move-up buyer – if checked, how many units 72
X Second home buyer – if checked, how many units 72
 Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 1.21% Proposed Use: % of Impervious Surfaces: 50%
Square Feet: 5000 Square Feet: 207,059

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

How much forest land is presently on-site? 0.1 acre How much forest land will be removed? 0.05 acre

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

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

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes X 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 X 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: Biofiltration & Infiltration</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.): Infiltration</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? +/- 1 Acres Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 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)? Passive recreation</p> <p>Where is the open space located? Throughout subdivision</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? Onsite Only</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</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</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 416

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1%

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 have one connection to Willow Grove Road which consists of one 12 ft wide thru lane in each direction with 10 ft wide shoulders.

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

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

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: Construction & residential waste

45. Please make note of the time-line for this project: Start construction once approvals are received; 18 months for build out.

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

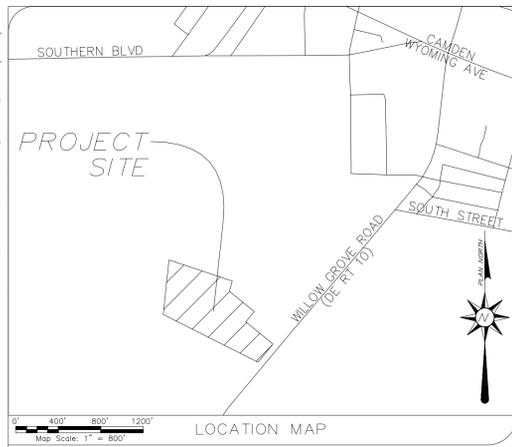
Signature of Person completing form
(If different than property owner)

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.

12011 WILLOW GROVE ROAD, Twp. 19, 2008 (15/01)



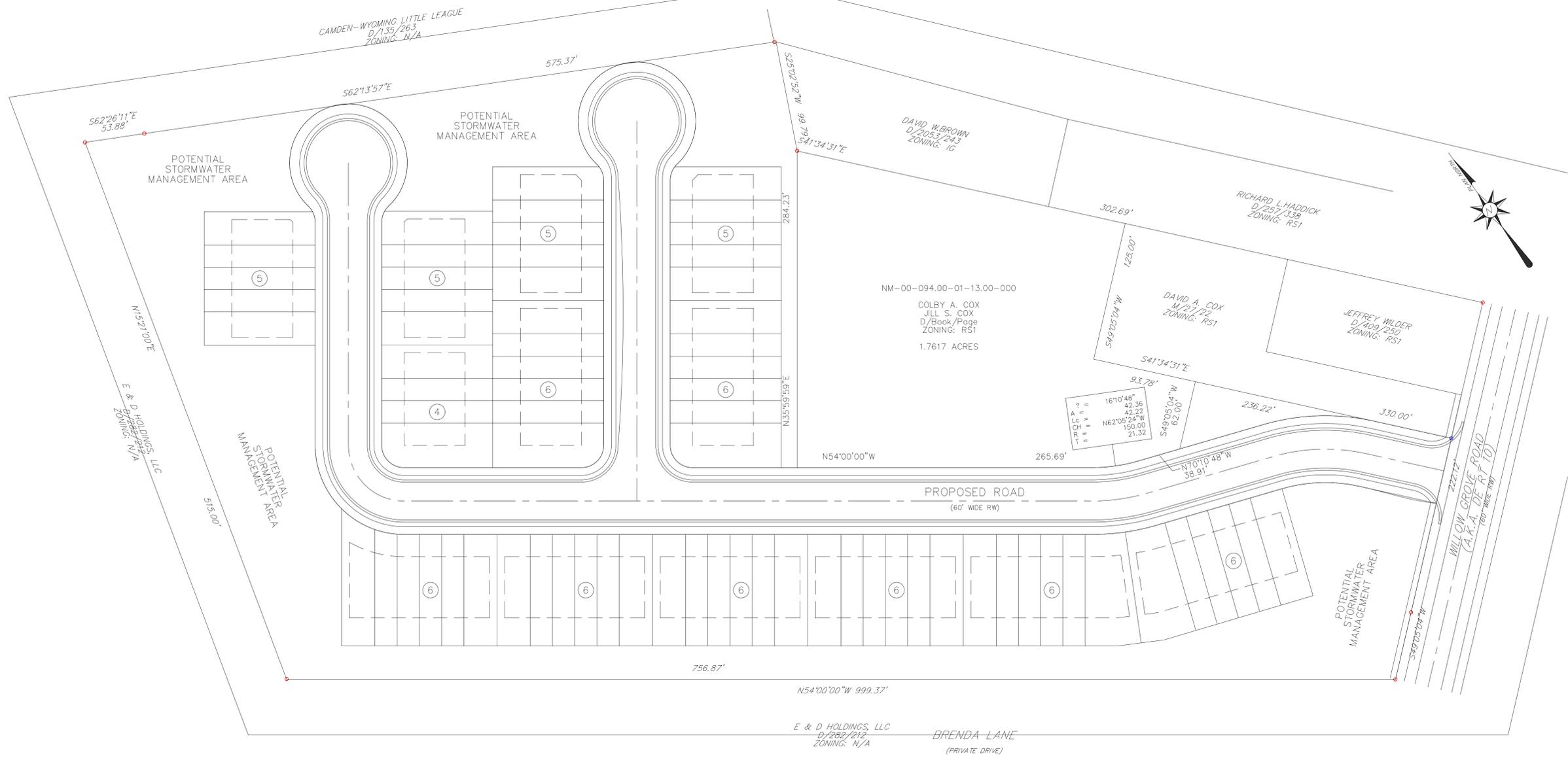
SITE DATA and ZONING SCHEDULE

ORDINANCE ITEM	SECTION No.:	REQUIREMENT:	PROVIDED:
MINIMUM LOT AREA	4.2.C.(i)(c)	2,000 SF	2,000 SF
MAXIMUM LOT COVERAGE	4.2.C.(ii)	45%	45%
MINIMUM LOT WIDTH	4.2.C.(iii)(c)	20 Ft.	20 Ft.
MAXIMUM BUILDING HEIGHT	4.2.C.(iv)	35 Ft.	35 Ft.
MINIMUM BUILDING SETBACKS:			
- FRONT YARD	4.2.C.(v)	20 Ft.	20 Ft.
- REAR YARD	4.2.C.(vi)	25 Ft.	25 Ft.
- SIDE YARD	4.2.C.(vi)	7 Ft.	7 Ft.
PARKING	5.2.A. & C.	2 Spaces per unit 9 Ft. x 20 Ft.	2 Spaces per unit 9 Ft. x 20 Ft.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE (1) 9.5069 ACRE PARCEL (NM-00-094.00-01-10.01-000) INTO SEVENTY-TWO (72) DWELLING LOTS FOR MULTIPLE FAMILY RESIDENTIAL, UPON APPROVAL FROM THE TOWN OF WYOMING.
2. THE PROJECT SITE IS KNOWN AS WILLOW GROVE ROAD SUBDIVISION WHICH IS LOCATED IN THE TOWN OF WYOMING APPROXIMATELY 1136 FT SOUTHWEST OF VERO BLVD & ON THE NORTHERN SIDE OF BRENDA LANE IN THE CAMDEN BUSINESS PARK.
3. THE SOURCE OF TITLE FOR PARCEL NM-00-094.00-01-10.01-000 IS DEED BOOK _____ PAGE _____.
4. A BOUNDARY SURVEY HAS BEEN PERFORMED FOR THIS SITE IN AUGUST 2006 BY ROBERT L. LARIMORE, INC., 1413 NEW BURTON ROAD, DOVER, DELAWARE 19904.

NO.	DATE	DESCRIPTION
1	11/13/2024	REVISIONS



PLAN LEGEND

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- EXISTING STORM SEWER PIPING
- EXISTING SANITARY SEWER PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN / SERVICE
- EXISTING OVERHEAD UTILITY WIRES
- EXISTING UNDERGROUND TELEPHONE
- EXISTING SOIL SERIES LIMITS
- PROPOSED CONTOUR (1' INTERVAL)
- PROPOSED STORMWATER PIPING
- EXISTING UTILITY POLE

SURVEYOR CERTIFICATION

I, ROBERT L. LARIMORE, P.L.S., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY KENT COUNTY REGULATIONS AND AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE TO THE EXTENT THAT IT DESCRIBES THE BEARINGS AND DISTANCES OF SUBDIVIDED LANDS AND THAT THE EXISTING MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE ACCURATELY SHOWN.

ROBERT L. LARIMORE, P.L.S. (DE. P.L.S. 392) DATE _____

ENGINEER CERTIFICATION

I, ALAN S. KERCHER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ALAN S. KERCHER, P.E. (DE. P.E. 7877) DATE _____

OWNER CERTIFICATION

WE, COLBY A. COX, JILL S. COX, DAVID A. COX, SUSAN B. COX & CHESTER D. COX, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTIES DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

COLBY A. COX _____ DATE _____ SUSAN B. COX _____ DATE _____
 JILL S. COX _____ DATE _____ CHESTER D. COX _____ DATE _____
 DAVID A. COX _____ DATE _____



SCALE: 1" = 200'
 ALL RIGHTS RESERVED
 ©COPYRIGHT 2008 KERCHER ENGINEERING, INC.

OWNER: Colby A. Cox, Jill S. Cox, David A. Cox, Susan B. Cox & Chester D. Cox
 APPLICANT/EQUIPMENT OWNER: TELD Management, L.L.C.
 PARCEL INFORMATION: NM-00-094.00-01-10.01-000
 GROSS AREA: 9.5069 Acres
 NET AREA: 7.9465 Acres

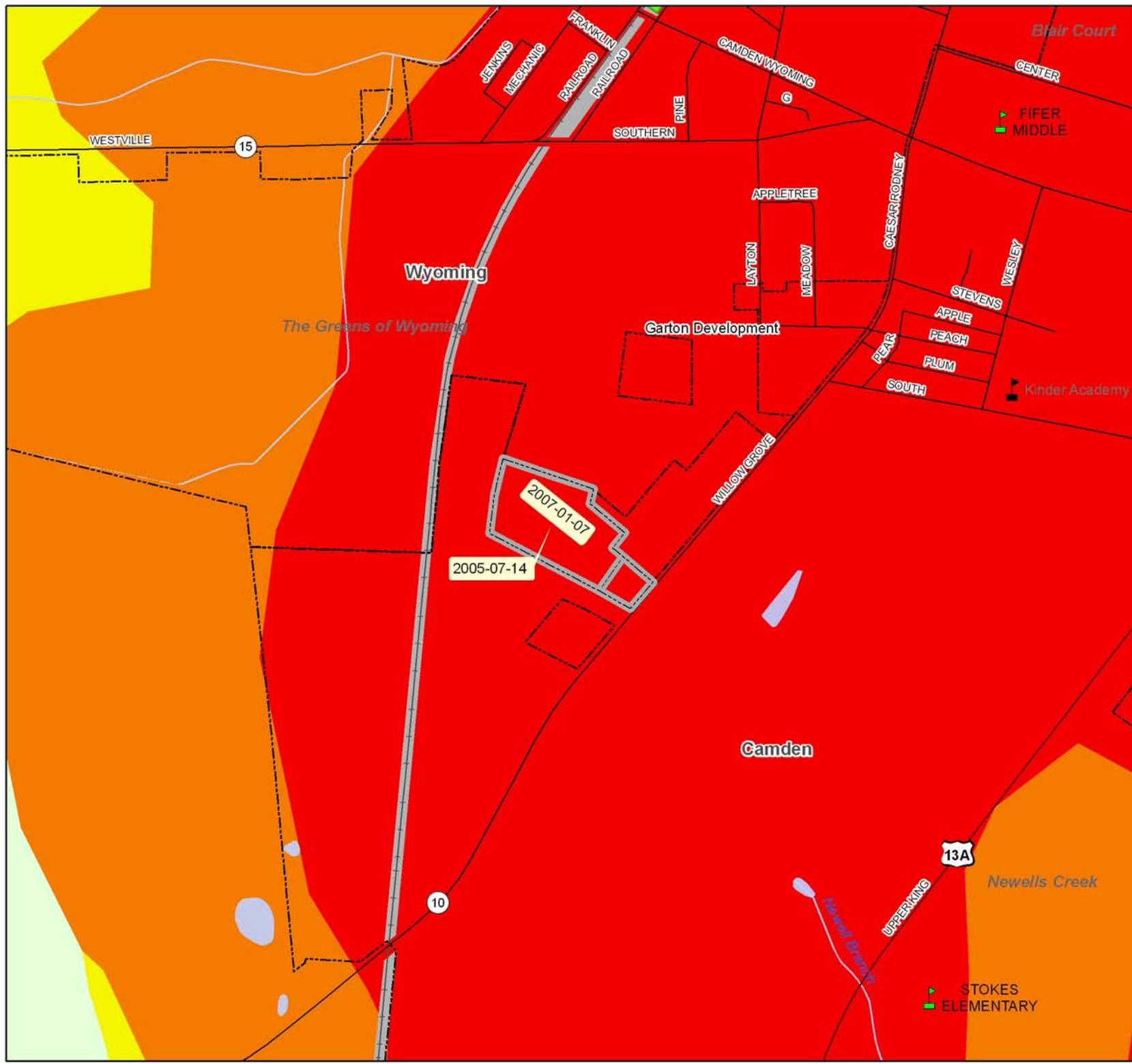
SUBDIVISION PLAN
 RECORD PLAN
 WILLOW GROVE ROAD SUBDIVISION
 NORTH HUNDESKILL HUNDRED - KENT COUNTY - DELAWARE
 KERCHER ENGINEERING, INC.
 ENGINEERS PLANNERS SURVEYORS
 254 CHARMAN ROAD - SUITE 202 - NEWARK, DE 19702
 302.894.1098 (Voice) 302.894.1099 (Fax) www.kercherinc.com

JOB No: 06-1112E
 PLAN DATE: November 17, 2006
 SHEET No.: 1 of 1

12011 WILLOW GROVE ROAD, Twp. 19, 2008 (15/01)

Preliminary Land Use Service (PLUS)

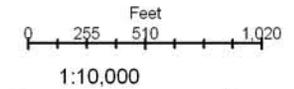
Willow Grove Subdivision
2007-01-07



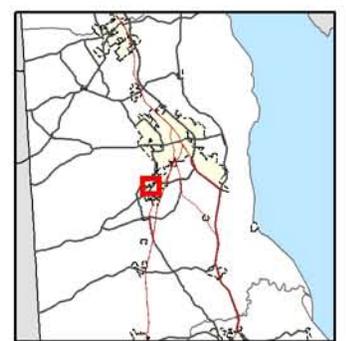
- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

Strategies

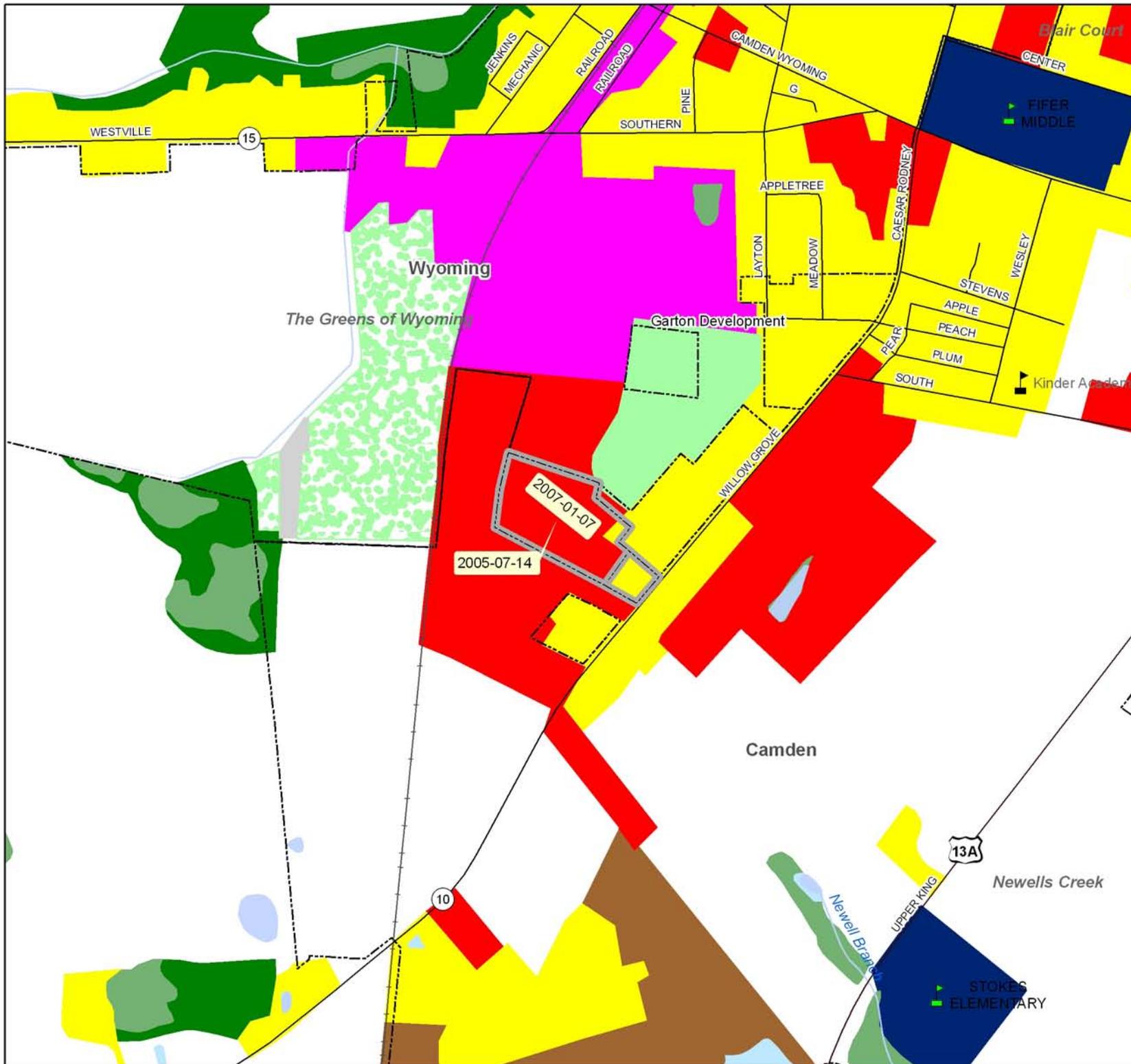
- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)



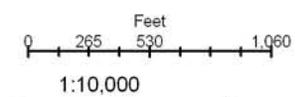
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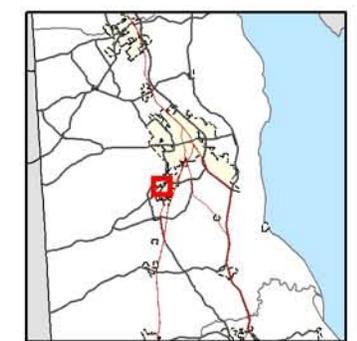
Preliminary Land Use Service (PLUS)
 Willow Grove Subdivision
 2007-01-07



- 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

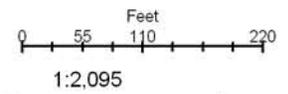


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Preliminary Land Use Service (PLUS)
Willow Grove Subdivision
2007-01-07

-  Project Area
-  Municipalities



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