

**PLUS 2007-08-01**  
**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](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: **Trotter Farm**

2. Location ( please be specific): **Airport Road (Route 488)**

3. Parcel Identification #: **1-32-7 Parcel 92.01 and 92.04**      4. County or Local Jurisdiction Name: **Sussex County**

5. Owner's Name: **Cool Branch Associates, LLC**

Address: **14 Village Square Suite 3**

City: **Smyrna**

State: **DE**

Zip: **19977-5010**

Phone: **302-659-3200**

Fax: **302-659-0300**

Email:

**mobimac@atlantishomesllc.com**

6. Applicant's Name: **Cool Branch Associates, LLC**

Address: **14 Village Square Suite 3**

City: **Smyrna**

State: **DE**

Zip: **19977-5010**

Phone: **302-659-3200**

Fax: **302-659-0300**

Email:

**mobimac@atlantishomesllc.com**

7. Project Designer/Engineer: **Vista Design Inc.**

Address: **11634 Worcester Highway**

City: **Showell**

State: **MD**

Zip: **21862**

Phone: **410-352-3874**

Fax: **410-352-3875**

Email: **vista@vistadesigninc.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Steve Engel / 410-352-3874**



25. If residential, please indicate the following:  
Number of renter-occupied units:  
Number of owner-occupied units: **473**

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 **157**

Move-up buyer – if checked, how many units **157**

Second home buyer – if checked, how many units **159**

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

26. Present Use: % of Impervious Surfaces: **3.93%** Proposed Use: % of Impervious Surfaces: **21%**  
Square Feet: **207,757** Square Feet: **1,110,780**

27. What are the environmental impacts this project will have? **Construction related land disturbance**

How much forest land is presently on-site? **87.20 ac** How much forest land will be removed? **43.07 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

**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 **3.44 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: **Road Crossings**

Will there be ground disturbance within 100 feet of wetlands  Yes  No **Road Crossings Only**

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input checked="" type="checkbox"/> Ephemeral (Seasonal) <b>Tax Ditches</b></p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : <b>Proposed Roads</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: <b>Tax Ditch Cool Branch and Grahams Branch</b></p>
<p>32. List the proposed method(s) of stormwater management for the site: <b>Stormwater Management Ponds, Water Quality 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>Tax Ditch, Roadside Swale</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>64.46 Acres 2,807,877 Square Feet</b></p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) <b>43.00 ac</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, Passive, Wildlife Habitat</b></p> <p>Where is the open space located? <b>Throughout site and along boundaries</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?</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? <b>Streets, Utilities</b></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 <b>48.47 ac</b></p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation <b>0.5 ac</b></p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed <b>Stormwater ponds, water quality swales</b></p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies <b>25' buffer from all wetlands</b></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 **3,151 trips per day**  $SF = 189 \times 9.57 = 1809$   
 $TH = 284 \times 5.86 = 1664$

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **See Traffic Impact Study**

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.

**1 Entrance along Airport Road (#488)**

**2 Lane Road / +/- 20' travel width / +/- 8' shoulders**

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. **NA**

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: **Typical new construction waste**

45. Please make note of the time-line for this project **Begin construction, 2-3yrs, completion 5-10yrs**

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](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, 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.

# TROTTER FARM

## SEAFORD HUNDRED

### Site Data

<b>Applicant</b>	C/O Brian McKinley 14 Village Sq, Suite 3 Smyrna, Delaware 19977-5010 Ph: (302) 659-3200 x140
<b>Landscape Architect</b>	Vista Design Inc 11834 Worcester Hwy. Shawnee, MD 21862 410-352-3874
<b>Existing Zoning</b>	DR - Y
<b>Proposed Zoning</b>	DR - RFC
<b>Total Site Area</b>	±120.84 Acres
-Right of Way	±14.36 Acres (12%) of Total
-Lot Area	±32.87 Acres (27%) of Total
-Open Space	±48.67 Acres (40%) of Total
-Green Space	±9.00 Acres (7%) of Open Space
-Ponds	±8.89 Acres (18%) of Open Space
-Woods	±29.70 Acres (61%) of Open Space
<b>Community Center</b>	±7,847 sq ft
-Pool/Tot Lot/Tennis Courts	
-Required Parking	1 Space per 150 sq ft 7,847/150 = 52 Spaces
-Parking Provided	52 Standard Spaces/Spaces 2 ADA Accessible Parking Spaces
<b>Tax Map No.</b>	1-32-1 Parcel 92-01 and 1-32-1 Parcel 92-04
<b>Flood Zone</b>	Zone X, per FEMA Map 1505C0425 J
<b>Max. Building Height</b>	42 ft
<b>Lot Requirements</b>	
-Minimum Lot Size	±7,500 sq ft
-Minimum Lot Width	±50 ft
<b>Building Setbacks:</b>	
-Front Yard	25 ft
-Rear Yard	10 ft
-Side Yard	10 ft
<b>Proposed Units:</b>	
-Total Units	±473
-Townhomes	±212
-Condominiums	±72
-Single Family	±189
-Units per Acre	±3.91
<b>Water:</b>	Private - Treated
<b>Sewer:</b>	Private - Treated
<b>Roads:</b>	Private - 50' R.O.W



NORTH

REVISIONS

PROJECT DATA
Project No: 05-017
File Name: CE 06 15 07
SEAFORD HUNDRED
SEAFORD COUNTY, DELAWARE
DATE: 4-19-07
SCALE:
1" = 200'



### Legend

Property Line	---
Existing Edge of Pavement	---
Existing Contour 1s	---
Existing Contour 5s	---
Existing Adjacent Property Line	---
Existing Best Grade	---
Proposed Lot Line	---
Proposed Building Setback	---
Proposed Centerline	---
Proposed Storm Water	---
Proposed Easement	---
Utility Line	---

### OWNERSHIP CERTIFICATE:

I, the undersigned, hereby certify to the ownership of the property described and shown on this plan, that the plan was made in my direction and bears the plan to be recorded according to law.

Brian McKinley DATE  
14 Village Sq, Suite 3  
Smyrna, Delaware 19977-5010

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
Chairman/Secretary of the Planning Commission

\_\_\_\_\_  
President of County Council DATE \_\_\_\_\_

NOTE:  
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are prepared in service for this project only, and remain the copyrighted property of VDI. Reproduction or reproduction of any of the instruments of service of VDI by the Client or anyone without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the copyright state within which the work was completed.

NOTE:  
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations therein applicable.

PRELIMINARY  
SITE  
PLAN

TROTTER  
FARM  
R.P.C.

VISTA  
DESIGN, INC.  
Landscape Architects, Land Planning Consultants and Engineers  
11834 Worcester Hwy., Shawnee, MD 21862  
ph: 410-352-3874 email: vista@vistadesign.com

COVER  
SHEET NO.



**Legend**

Property line	---
Existing Edge of Pavement	---
Existing Contour 1x	---
Existing Contour 5x	---
Existing Adjacent Property Line	---
Existing Spot Grade	X/50
Proposed Lot Line	---
Proposed Building Setback	---
Proposed Centerline	---
Proposed Storm Pond	---
Proposed Treeline	---
ROW Line	---

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REVISIONS

No.	Description

PROJECT DATA

Project No:	05-017
File Name:	CE 06-15-07
SEAFORD HUNDRED	
SUSSEX COUNTY, DELAWARE	
DATE:	4-19-07
SCALE:	

1" = 100'

PRELIMINARY  
 SITE  
 PLAN

TROTTER  
 FARM  
 R.P.C.

**VISTA  
 DESIGN, INC.**  
 Landscape Architects, Land Planning Consultants and Engineers  
 11684 Worcester Highway, Newark, MD 21864  
 Ph. 410-552-8892 Fax 410-552-3675  
 e-mail: info@vistadesign.com



**Legend**

Property line	---
Existing Edge of Pavement	---
Existing Contour 1x	---
Existing Contour 5x	---
Existing Adjacent Property Line	---
Existing Spot Grade	XISA
Proposed Lot Line	---
Proposed Building Setback	---
Proposed Centerline	---
Proposed Storm Pond	---
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ROW Line	---

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REVISIONS


PROJECT DATA

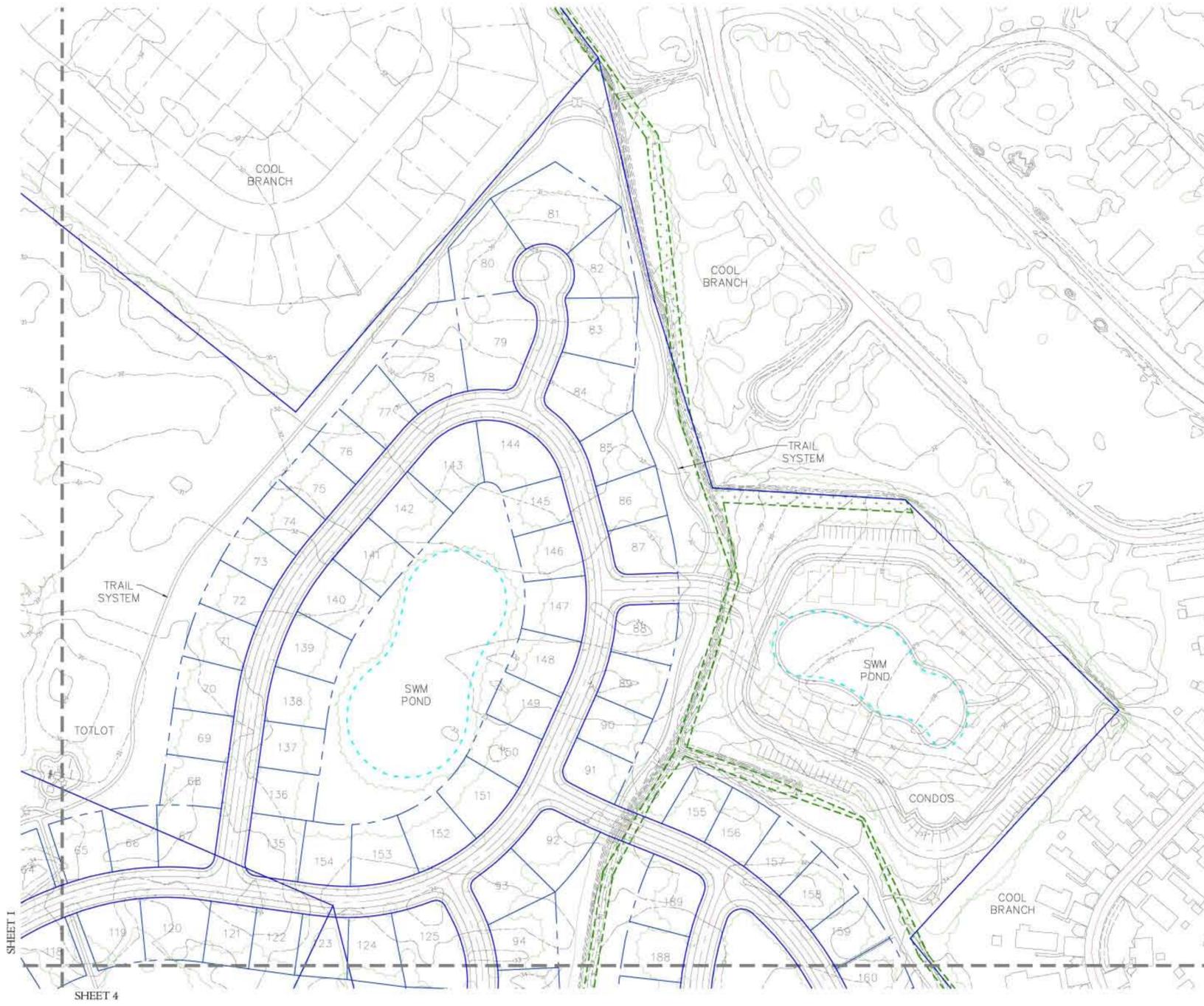
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SEAFORD HUNDRED	
SUSSEX COUNTY, DELAWARE	
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**Legend**

Property line	---
Existing Edge of Pavement	---
Existing Contour 1x	---
Existing Contour 5x	---
Existing Adjacent Property Line	---
Existing Spot Grade	X/50
Proposed Lot Line	---
Proposed Building Setback	---
Proposed Centerline	---
Proposed Storm Pond	---
Proposed Treeline	---
ROW Line	---

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PRELIMINARY  
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 PLAN

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Property line	---
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Existing Contour 5x	---
Existing Adjacent Property Line	---
Existing Spot Grade	X/55
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Proposed Centerline	---
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ROW Line	---

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REVISIONS

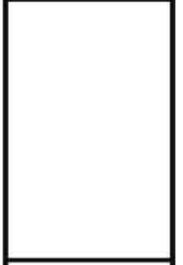

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SEAFORD HUNDRED	
SUSSEX COUNTY, DELAWARE	
DATE	4-19-07
SCALE	

**1" = 100'**

**PRELIMINARY  
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PLAN**

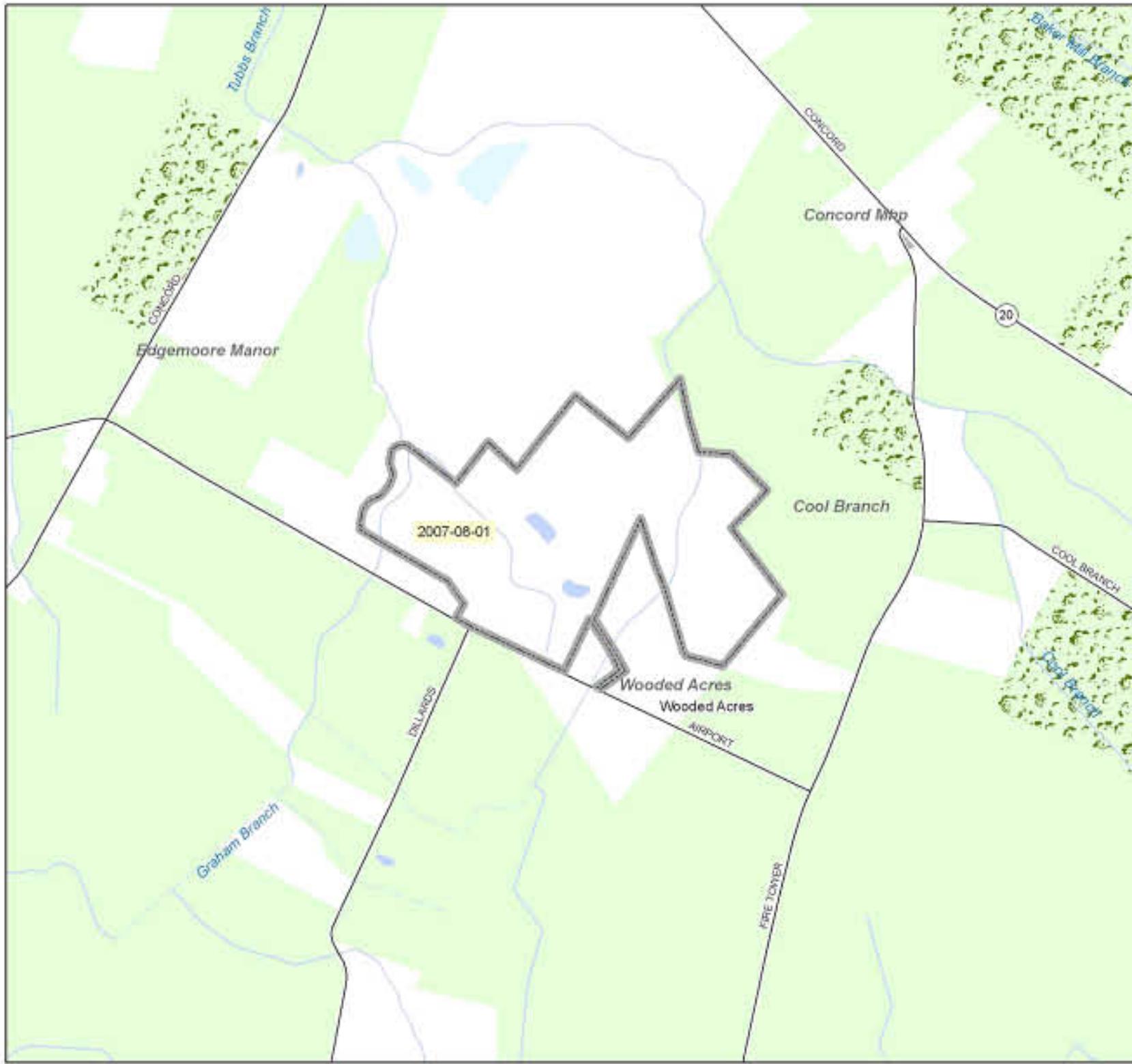
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FARM  
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# Preliminary Land Use Service (PLUS)

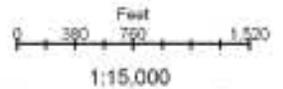
Trotter Farm  
2007-08-01



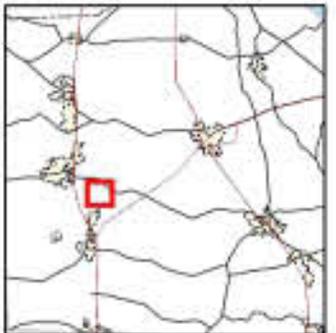
- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

## Strategies

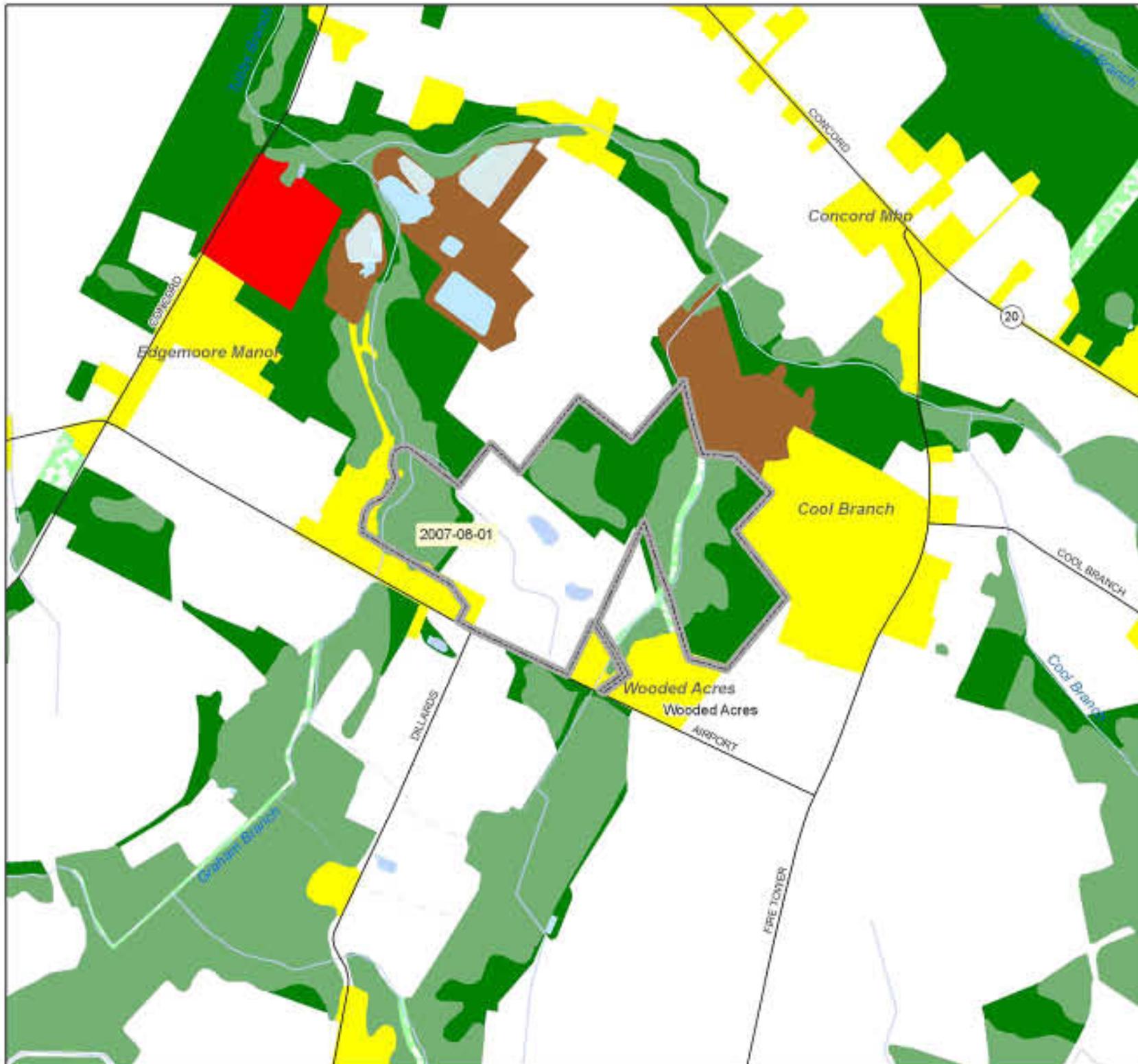
- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)



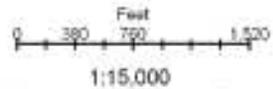
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**Preliminary Land Use Service (PLUS)**  
**Trotter Farm**  
 2007-08-01



- 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



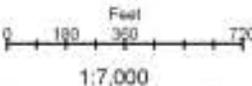
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# Preliminary Land Use Service (PLUS)

Trotter Farm  
2007-08-01

-  Project Area
-  Municipalities



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