

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: Ingram Village

2. Location (please be specific): SCR 213, Ellendale

3. Parcel Identification #: 2-30-26.00-75.00

4. County or Local Jurisdiction Name: Sussex
County/orTown of Ellendale – see 10

5. Owner's Name: E. Dale Wheatley & Douglas R. Simpson

Address: 11915 Freeland Lane

City: Bridgeville

State: DE

Zip: 19933

Phone: 302-337-7286

Fax:

Email:

6. Applicant's Name: Meridian Architects and Engineers

Address: 26412 Broadkills Road

City: Milton

State: DE

Zip: 19968

Phone: 302-684-4766

Fax: 302-684-8228

Email: trb@meridianengineers.com

7. Project Designer/Engineer: Thomas R. Bartosiewicz

Address: 26412 Broadkill Road

City: Milton

State: DE

Zip: 19968

Phone: 302-684-4766

Fax: 302-684-8228

Email:
trb@meridianengineers.com

8. Please Designate a Contact Person, including phone number, for this Project:

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: Subdivide for 399 total units. Project is proposed to be annexed to the town of Ellendale. Density allowance is the same.	
11. Area of Project(Acres +/-): 102 +/-	
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: GR (Sussex County)	15. Proposed Zoning: GR (Town Annexation)
16. Present Use: Vacant Lot	17. Proposed Use: Residential Subdivision
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: N/A	
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 type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input 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: Town of Ellendale Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project? 120,000 gal/day How will this demand be met? Join town system	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County and/or Artesian	
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: 399 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: 0
Number of owner-occupied units: 399

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:
Square Feet: 0

Proposed Use: % of Impervious Surfaces: [^]
Square Feet: [^]

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

How much forest land is presently on-site? None How much forest land will be removed? None

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 2

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: Diverting Tax Ditch

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: School House tax ditch, A.K.A. Ingrams Branch tax ditch</p>
<p>32. List the proposed method(s) of stormwater management for the site: Wet Ponds</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.): tax ditch</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? 27.25 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)? Active recreation, passive recreation and stormwater management</p> <p>Where is the open space located? Within the community</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? Installing water, sewer, stormwater and roads</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 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 3325

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.

2 proposed connections – both with ingress/egress

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. Very willing and planned for

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 Please contact owner

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: Project seeks recordation within 2 years

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

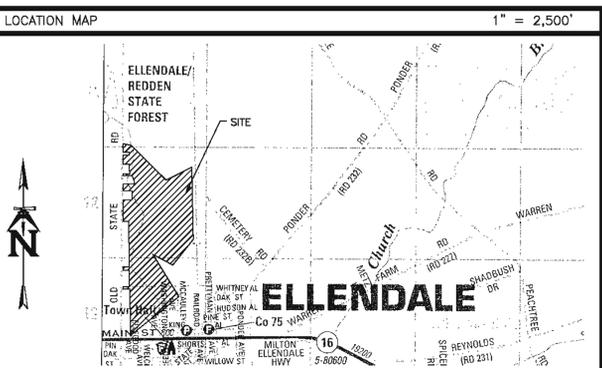
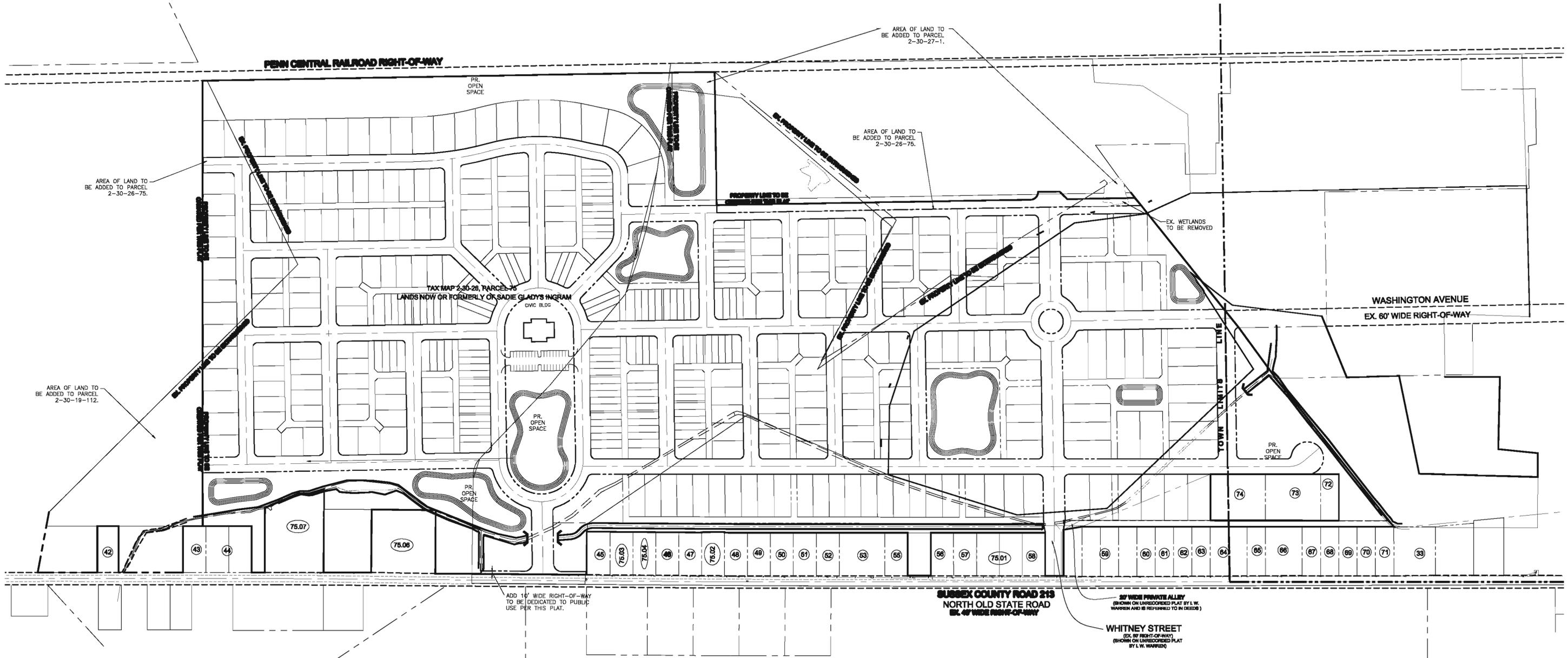
Signature of Person completing form
(If different than property owner)

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.

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 THERETO APPURTENANT.



PLAN DATA

- PARCEL I.D. NO. • 2-30-26.00-75.00
- PR. ZONING DISTRICT • GR
- EX. ZONING DISTRICT • GR
- GROSS ACREAGE • 101.94 ACRES
- EXISTING USE • VACANT LOT
- PROPOSED USE • RESIDENTIAL SUBDIVISION

DENSITY

- 399 TOTAL UNITS (266 SINGLE FAMILY, 133 TOWNHOMES)
- 1915 FREELAND LANE
- BRIDGEVILLE, DE 19933
- PH:(302)-337-7286

DEED REFERENCE

- E. DALE WHEATLEY & DOUGLAS R. SIMPSON
- 1915 FREELAND LANE
- BRIDGEVILLE, DE 19933
- PH:(302)-337-7286

OWNER/DEVELOPER

- E. DALE WHEATLEY & DOUGLAS R. SIMPSON
- 1915 FREELAND LANE
- BRIDGEVILLE, DE 19933
- PH:(302)-337-7286

SEWAGE DISPOSAL

- PUBLIC SUSSEX COUNTY

WATER SUPPLY

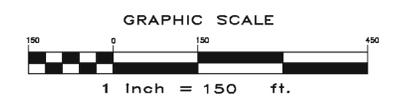
- TOWN OF ELLENDALE

EX. WETLANDS ACREAGE = 2.00 ACRES
PR. WETLANDS ACREAGE = 0.00 ACRES

TAX MAP 2-30-26 ADJOINING OWNERS

PARCEL NO.	OWNER(S) OF RECORD	BOOK	PAGE
42	G. J., Jr. and JOHN VINCENT	812	065
43	SYLVIA I. INGRAM	841	961
44	LEONZO V. INGRAM	733	815
45	STANFORD and DELORES DRUMMOND	838	828
46	ERNEST A. TIMMONS	701	783
47	SOLID ROCK FIRE BAPTIST HOLINESS CHURCH	924	080
48	BROOKS and IRENE MILLICAN	1158	275
49	RONALD COBME	2282	247
50	ELAINA L. SHELBORNE	2150	141
51	ALMA SHELBORNE	867	492
52	JEROME W. and BARBARA A. SNOWDEN	891	276
53	GERTIS and HENRIETTA SNOWDEN	868	133
55	THOMAS E. GIBBS	2087	281
56	JOSEPH L. and EDITH M. WAPLES	1236	067
57	JOSEPH L. and EDITH M. WAPLES	867	008
58	JENNIE PEARL and GLADYS INGRAM	756	146
59	WALTER C. and SANNA F. BAZEMORE	928	236
60	REBA D. PURNELL	2200	033
61	SANDRA R. PIPER WATERS	2876	278

82	SANDRA R. PIPER WATERS	2876	278
83	ARTHUR HARMON	2034	223
84	FANNIE CLAUD SPADY	463	201
85	SHERITA A. BAYNARD	2029	063
86	ELMA P. WALKER	412	053
87	ELMA P. WALKER	412	053
88	CALVIN O. and DELORES E. PRICE	2144	004
89	KENDAL H. and DELORES M. TYRE	1019	185
90	AMOS E., Sr. and DOROTHY HARMON	1355	120
91	AMOS E., Sr. and DOROTHY HARMON	1380	081
92	CALVIN O. and DELORES E. PRICE	467	221
93	JENNIE PEARL INGRAM	602	514
94	FANNIE LEE SPADY	616	331
95.01	PAULINO M. RIVERA	1762	186
96.02	EBBIE MAE and EDWARD LOVLBS	770	281
97.03	WILLEY and CLARA WRUGHT	837	163
98.04	DEVORAL and CLAIRE BURTON	847	107
99.06	JAMES T. PHILLIPS	—	—
100.07	LEONZO V. INGRAM	2834	001



TITLE: PRELIMINARY ANNEXATION & SUBDIVISION PLAN

PROJECT: INGRAM VILLAGE

PREPARED FOR: DALE WHEATLEY

TAX MAP No.: 2-30-26.00-75.00

HUNDRED: CEDAR CREEK

COUNTY: SUSSEX

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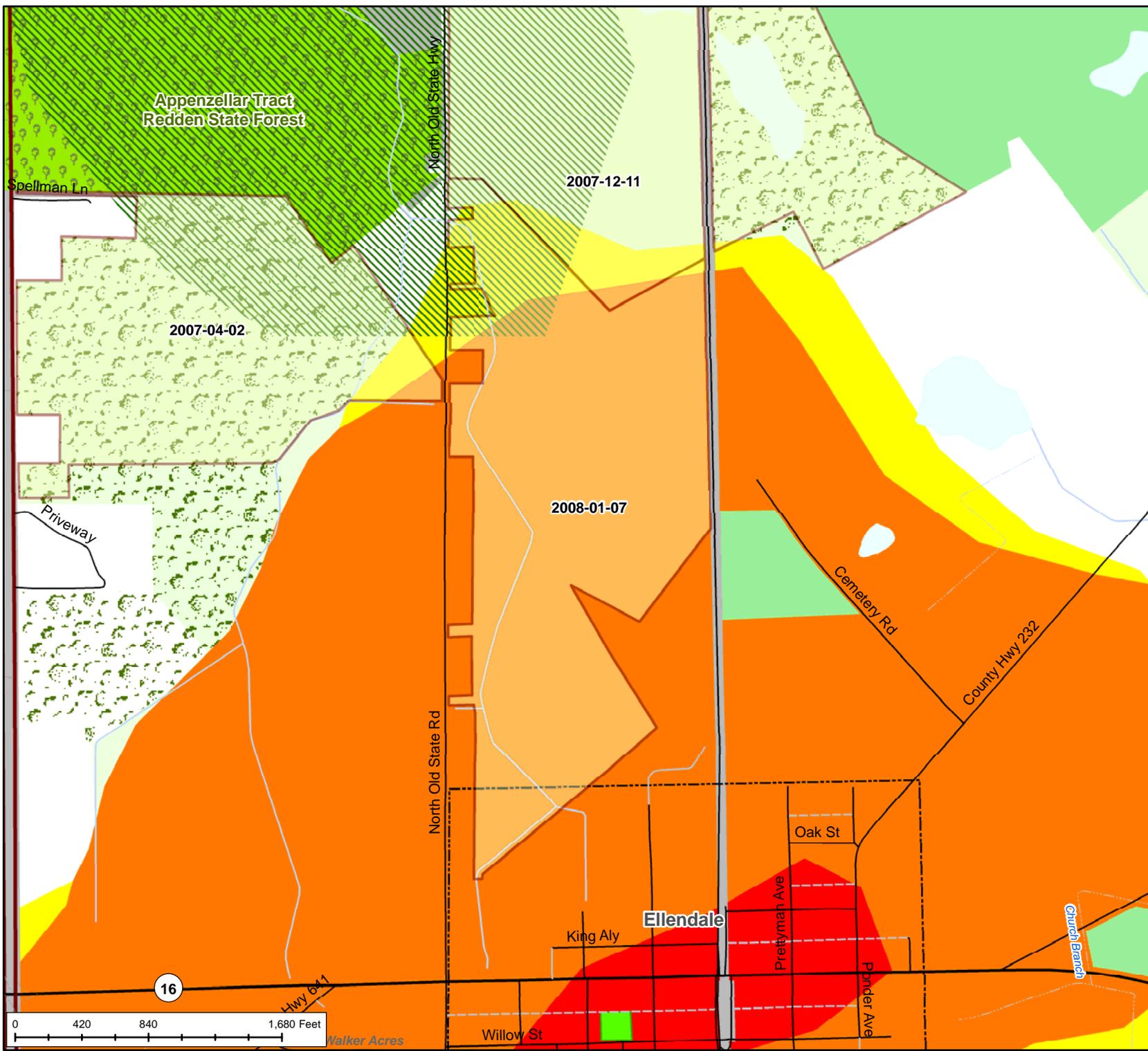
DATE	REVISION	CHKD.

Meridian
ARCHITECTS & ENGINEERS

26412 BROADKILL ROAD, MILTON, DELAWARE 19968
(302) 684-4766 * FAX (302) 684-8228
"HONESTY, INTEGRITY, RESPECT"

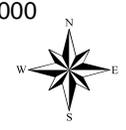
Preliminary Land Use Service (PLUS)

Ingram Village
2008-01-07



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

1:10,000



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Ellendale

Preliminary Land Use Service (PLUS)

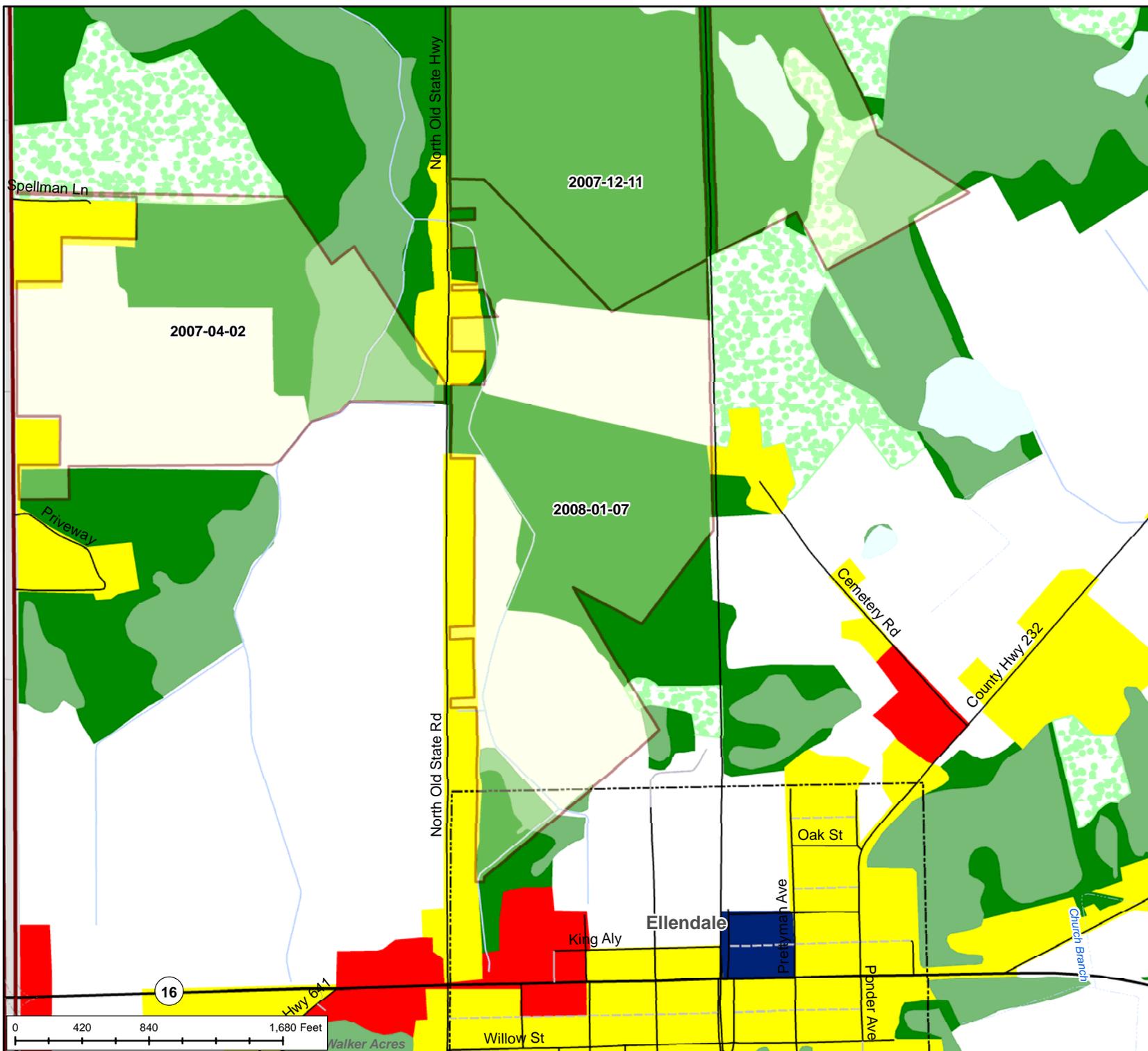
Ingram Village
2008-01-07

-  Project Areas
-  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

1:10,000



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Preliminary Land Use Service (PLUS)

Ingram Village
2008-01-07

-  Project Areas
-  Municipalities

2006 Orthophotography
courtesy of USDA NAIP.

1:6,867



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