

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: **Odessa Common**

2. Location (please be specific): **Bordering Route 1 to the North and West, Odessa Memorial Park to the East, and Route 299 to the South. Approximately half the project lies within the corporate limes of the Town of Odessa and half within the corporate limits of New Castle County.**

3. Parcel Identification #: **24-003.00-001, 24-003.00-002, 13-023.00-018, 13-023.00-017, 13-023.00-016, 13-023.00-015,** 4. County or Local Jurisdiction Name: **Town of Odessa**
adjacent lands of the State of Delaware

5. Owner's Name: **Odessa Ventures, LLC c/o The Putnam Group**

Address: **50 Albe Drive**

City: **Newark**

State: **DE**

Zip: **19702**

Phone: **(302) 737-8012**

Fax: **(302) 737-3650**

Email: **dbalascio@truenet.com**

6. Applicant's Name: **The Putnam Group**

Address: **50 Albe Drive**

City: **Newark**

State: **Delaware**

Zip: **19702**

Phone: **(302) 373-9440**

Fax: **(302) 737-3650**

Email: **dbalascio@truenet.com**

7. Project Designer/Engineer: **Landmark Engineering**

Address: **One Corporate Commons, Suite 301
100 W. Commons Boulevard**

City: **New Castle**

State: **DE**

Zip: **19720**

Phone: **(302) 323-9377**

Fax: **(302) 323-9461**

Email:

8. Please Designate a Contact Person, including phone number, for this Project: **Dominic Balascio (302) 373-9440**

Information Regarding Site:	
9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Mixed Use "Planned Neighborhood Development" to include mixed residential, community commercial, and civic / institutional.	
11. Area of Project(Acres +/-): 48	
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 checked="" 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. We believe the Appoquinimink School District submitted the Civic Portion of the project for a PLUS review approximately one a year ago	
14. Present Zoning: Residential (within Odessa boundary), NC40 – Single family – 40,000 sf lots and Suburban (within New Castle County boundary)	15. Proposed Zoning: Planned Neighborhood Development District (PND)
16. Present Use: Residential and Agricultural	17. Proposed Use: Residential, commercial, civic/institutional
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Agricultural and Residential	
19. Comprehensive Plan recommendation: Included in Odessa Comprehensive Plan areas for annexation If in the County, which area, according to their comprehensive plan, is the project located in: Not Applicable New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input 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 checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Artesian Will a new public well be located on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project? +/- 370 EDUs X 300 gpd = +/- 111,000 gpd. How will this demand be met? EDUs available for development	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Odessa	
22. If a site plan please indicate gross floor area: +/- 550,000 sf residential, +/- 150,000 sf commercial, and civic use square footage to be determined	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Mixed Use	

24. If residential, indicated the number of number of Lots/units: **+/-180 Lots and +/- 75 Units above retail/commercial** Gross Density of Project: **8 dwelling units / acre maximum at mixed residential area** Net Density: **Anticipate +/- 65 Townhomes and +/-115 single family homes per preliminary plan included in application.**

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: **TBD**

Number of owner-occupied units: **TBD**

Target Population (check all that apply):

Renter-occupied units

Family **Or Individual**

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

Owner-occupied units

First-time homebuyer – if checked, how many units **TBD**

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

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

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

26. Present Use: % of Impervious Surfaces: **<1%**
Square Feet:

Proposed Use: % of Impervious Surfaces: **40-50%**
Square Feet:

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

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

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 **A portion of the southwestern area of the site is indicated to be in an excellent groundwater recharge area.**

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 **Preliminary storm water management devices include bio-filtration swales, underground storage, bio-retention basins, and filtration strips in the commercial area of the site where the groundwater recharge area is indicated. The design intent is to exceed the current State of Delaware requirements for storm water management.**

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

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

30. Are there streams, lakes, or other natural water bodies on the site? Yes No

If the water body is a stream, is it: Perennial (permanent) Intermittent Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? Yes No

Will there be ground disturbance within 100 feet of the water bodies Yes No If "Yes", please describe :

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
 Yes No

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: **Including, but not limited to, bio-retention basins, bio-filtration swales, underground storage, filtration strips, rain gardens, and roof run-off collectors or "rain barrels".**

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.): **Combination of the above.**

Will development of the proposed site create or worsen flooding upstream or downstream of the site? Yes No

33. Is open space proposed? Yes No If "Yes," how much? Acres Square Feet **Open Space will comprise a minimum of 12.5% of the gross PND tract area.**

Open space proposed (not including stormwater management ponds and waste water disposal areas) _____ acres/Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **Active and passive recreation.**

Where is the open space located? **Throughout the site.**

Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No **An anticipated 1.5 to 2 acres is to be dedicated to the Town of Odessa**

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? Yes No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they? **Including, but not limited to streets, curbs, signs, traffic control, storm water, water distribution facilities, and sanitary sewer facilities**

36. Are any environmental mitigation measures included or anticipated with this project? Yes No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed **BMPs will be implemented as listed under storm water management methods listed in question #32.**

Buffers from wetlands, streams, lakes, and other natural water bodies

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes No

38. Will this project generate additional traffic? Yes No **Entrances to Odessa Common from Route 299 will be limited and one signalized intersection is anticipated. By the PND design, traffic will be substantially internalized through various boulevards and alleviated through the proposed "loop road" providing an alternate connection between Route 1 and Route 299 and Route 13.**

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 **Unknown**

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

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 preliminary plan shows two connections to Route 299 and a note for the continuation of a boulevard or "loop road" to Route 13.**

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

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. **TBD**

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 **Unknown**

44. Is this site in the vicinity of any known historic/cultural resources or sites Yes No **Unknown**

Has this site been evaluated for historic and/or cultural resources? Yes No **Unknown**

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

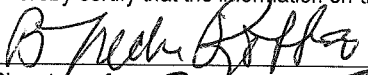
Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

42. Are any federal permits, licensing, or funding anticipated? Yes No

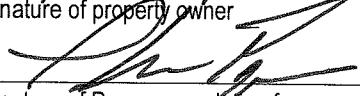
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them: **Residential and retail/office building waste**

45. Please make note of the time-line for this project: **Annexation Referendum Anticipated by December 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

8/26/08
Date


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










26 AUG 08
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.

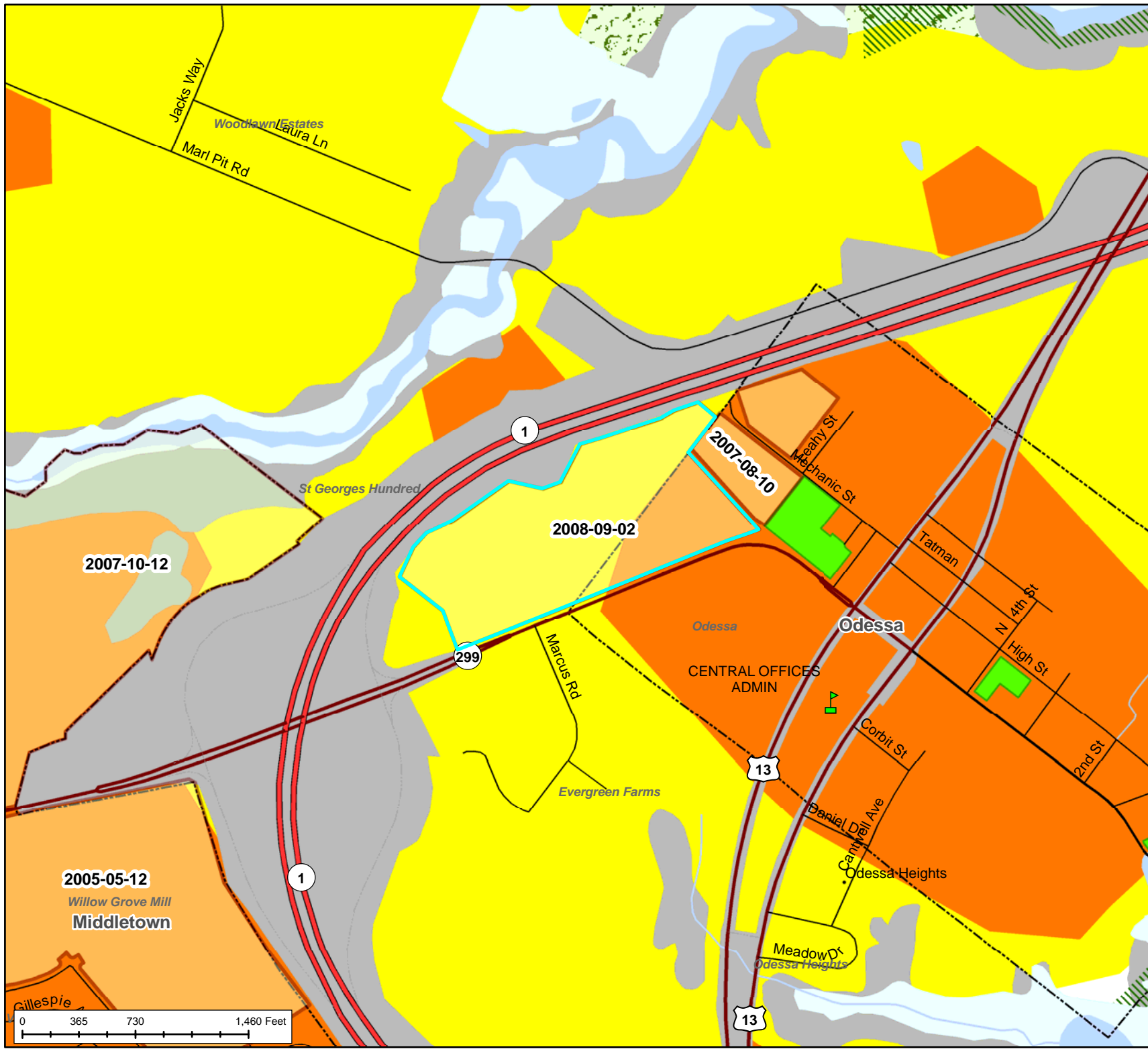
Preliminary Land Use Service (PLUS)

Odessa Common
2008-09-02

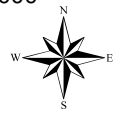
-  Project Areas
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

State Strategies

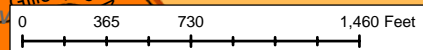
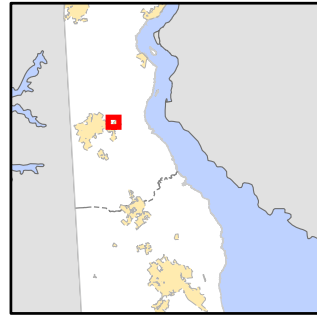
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



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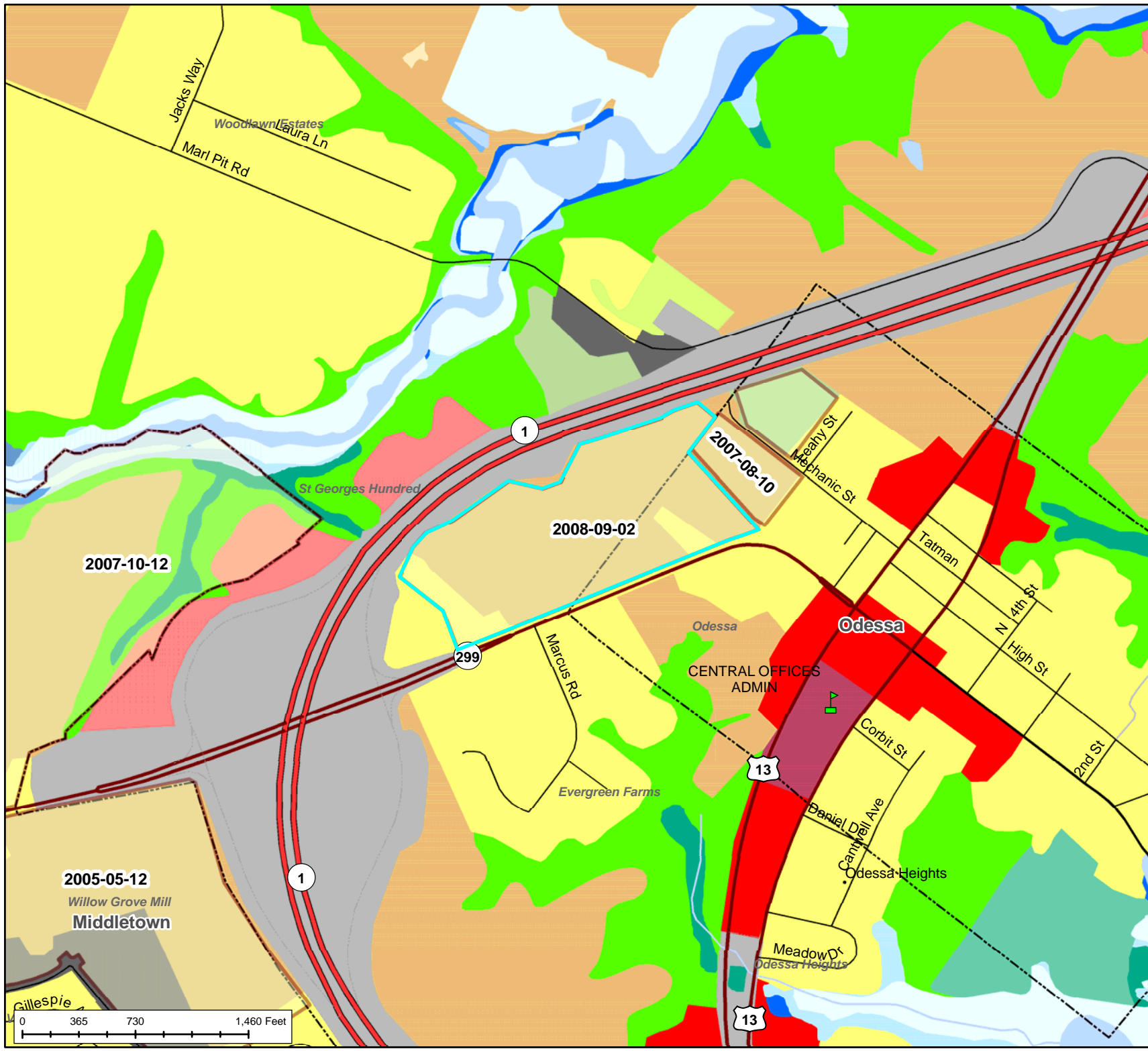


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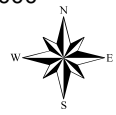
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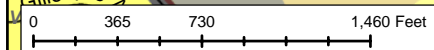
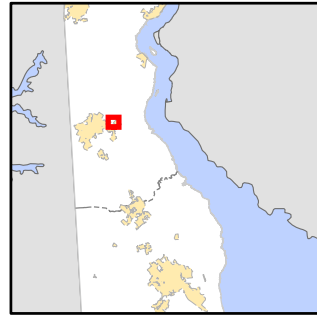


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

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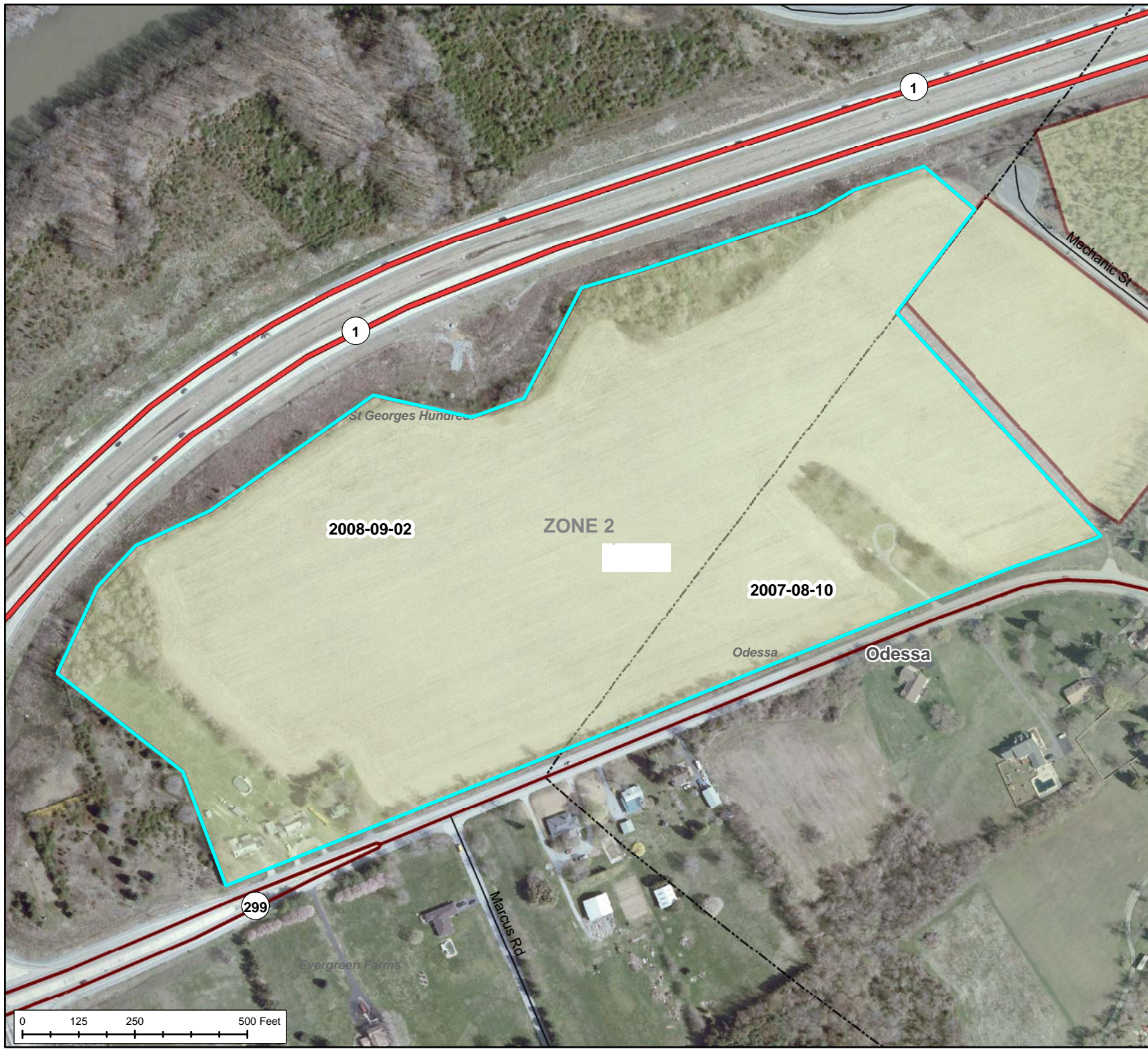


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Odessa Common
2008-09-02

-  Project Areas
-  Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



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