

## 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: *Adamo / Wheeler Subdivision*

2. Location ( please be specific): *Southwesterly side of C.R. #405, a.k.a. Raughley Hill Road, approximately 2,000 feet north of Delaware Avenue in the City of Harrington.*

3. Parcel Identification #: *6-00-17000-02-1700-000*

4. County or Local Jurisdiction Name: *City of Harrington*

5. Owner's Name: *Lucille Adamo*

Address: *109 Lucky First Drive*

City: *Harrington*

State: *Delaware*

Zip: *19952*

Phone: *(302) 398-3252*

Fax:

Email:

6. Applicant's Name: *Lucille Adamo*

Address: *109 Lucky First Drive*

City: *Harrington*

State: *Delaware*

Zip: *19952*

Phone: *(302) 398-3252*

Fax:

Email:

7. Project Designer/Engineer: *Civil Engineering Associates, LLC*

Address: *115 North Broad Street*

City: *Middletown*

State: *Delaware*

Zip: *19709*

Phone: *(302) 376-8833*

Fax: *(302) 376-8834*

Email: [ron@cea-de.com](mailto:ron@cea-de.com)

8. Please Designate a Contact Person, including phone number, for this Project: *Ronald H. Sutton, Jr., P.E. (302) 376-8833*

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3. Parcel Identification #: *6-09-17002-01-0100-000*

4. County or Local Jurisdiction Name: *City of Harrington*

5. Owner's Name: *Richard & Lee Wheeler*

Address: *2813 South Bayshore Drive*

City: *Milton*

State: *Delaware*

Zip: *19968*

Phone: *(302) 684-1355*

Fax:

Email:

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<b>Information Regarding Site:</b>	
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: <i>Subdivision project including mixture of commercial, single family residential and multi-family (townhouse) residential uses.</i>	
11. Area of Project(Acres +/-): <i>101.48 acres +/- (Adamo: 73.13 acres +/-, Wheeler: 28.35 acres +/-)</i>	
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. <i>PLUS review 2007-10-14 (Fox Meadow Estates), comments dated 11/23/07 (Adamo only).</i>	
14. Present Zoning: <i>Mixed Use</i>	15. Proposed Zoning: <i>R1, R3, C2</i>
16. Present Use: <i>Agricultural</i>	17. Proposed Use: <i>Residential / Commercial</i>
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: <i>Known historic use is agricultural / residential.</i>	
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 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: <i>City of Harrington</i> 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? <i>126,000 gallons/day</i> How will this demand be met? <i>Water service will be provided by a new water main to be located in Raughley Hill Road (C.R. #405).</i>	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <i>City of Harrington</i>	
22. If a site plan please indicate gross floor area: <i>Gross Floor Area (commercial only) = 14,400 Square Feet.</i>	
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: <i>415</i> Gross Density of Project: <i>4.23 units/ acre.</i> Net Density of Project: <i>11.74 units / acre</i> 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: *None planned.*  
Number of owner-occupied units: *415*

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 (250 units)  
 Move-up buyer – if checked, how many units  
 Second home buyer – if checked, how many units (165 units)  
 Active Adult (Check only if entire project is restricted to persons over 55)

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26. Present Use: % of Impervious Surfaces: < 1%                      Proposed Use: % of Impervious Surfaces: 29 %  
Square Feet: 15,142    Square Feet: 1,266,578

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

How much forest land is presently on-site? *40.42 acres*      How much forest land will be removed? *25.41 acres*

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

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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.

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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 *14.94*

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: <i>Browns Branch Tax Ditch</i></p>
<p>32. List the proposed method(s) of stormwater management for the site: <i>Stormwater management will be achieved by the use of multiple stormwater management ponds.</i></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.): <i>Discharge points will direct water either directly to Browns Branch Tax Ditch, to on-site wetlands, or to roadside swales.</i></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? <i>50.51 Acres, 2,200,216 Square Feet</i></p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) <i>45.07 / 1,963,249 acres/Sq ft.</i></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)? <i>Active and passive recreation, stormwater management, and wetlands.</i></p> <p>Where is the open space located? <i>Designated areas throughout site.</i></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? <i>Road improvements along Raughley Hill Road (C.R. #405), water and sewer extensions to site.</i></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: <i>14.94 acres of wetlands (100%)</i></p> <p>Acres on-site that will be restored: <i>N/A</i></p> <p>Acres of required wetland mitigation: <i>N/A</i></p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed <i>Standard erosion and sediment control practices, stormwater management by stormwater management ponds.</i></p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies: <i>N/A</i></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
38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <i>3,811 trips</i>  What percentage of those trips will be trucks, excluding vans and pick-up trucks? <i>&lt; 1 % trucks</i>
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. <i>One entrance onto Raughley Hill Road (C.R. #405), 2,000 linear feet north of Delaware avenue in the City of Harrington. The entrance will be two (2) lanes @ 18 feet wide each with curbs in a sixty foot Wide right-of-way.</i>
40. Will the street rights of way be public, private, or town? <i>City of Harrington.</i>
41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. <i>Future street connections are shown at the northwest corner of the site and at the southeast corner of the site.</i>
43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
44. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply)  <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery  Would you be open to a site evaluation by the State Historic Preservation Office? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:
45. Please make note of the time-line for this project: <i>Anticipated start of construction: Fall, 2010, anticipate ten (10) year buildout.</i>

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.



**LEGEND**

PROPOSED PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
LOT LINE/PARTY WALL	---
PROPOSED OPEN SPACE	■
PROPOSED 30' WIDE TOWNHOUSE LOT (R-3)	■
PROPOSED 24' WIDE TOWNHOUSE LOT (R-3)	■
PROPOSED SINGLE FAMILY LOT (R-1)	■
PROPOSED COMMERCIAL CENTER (C-2)	■
EXISTING WETLANDS LINE	~v~
PROPOSED ROAD CENTERLINE	---
PROPOSED RIGHT-OF-WAY	---RDW---



PROPOSED PUMP STATION (LOC. APPROX.)

COUNTY ROAD # 405 s.s. RAUGHLEY HILL ROAD (RW VARIET)

TAX LOT 1 EASEMENT



**OVERALL CONCEPT PLAN**  
FOR  
**LANDS OF ADAMO/WHEELER**  
MISPILLION HD.  
KENT COUNTY, DELAWARE

**CIVIL ENGINEERING ASSOCIATES, LLC**  
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES  
115 N BROAD STREET SUITE 3 MIDDLETOWN, DE 19709  
(302) 376-8833 FAX (302) 376-8834  
CEA-DE.COM

REVISION	DATE	DESCRIPTION

DATE: MAY 7, 2008  
DESIGNED BY: SCC APPROVED BY: RHS  
FILE: P7040/ConceptRHSrev  
SHEET NO.: **2 OF 2**

DATE



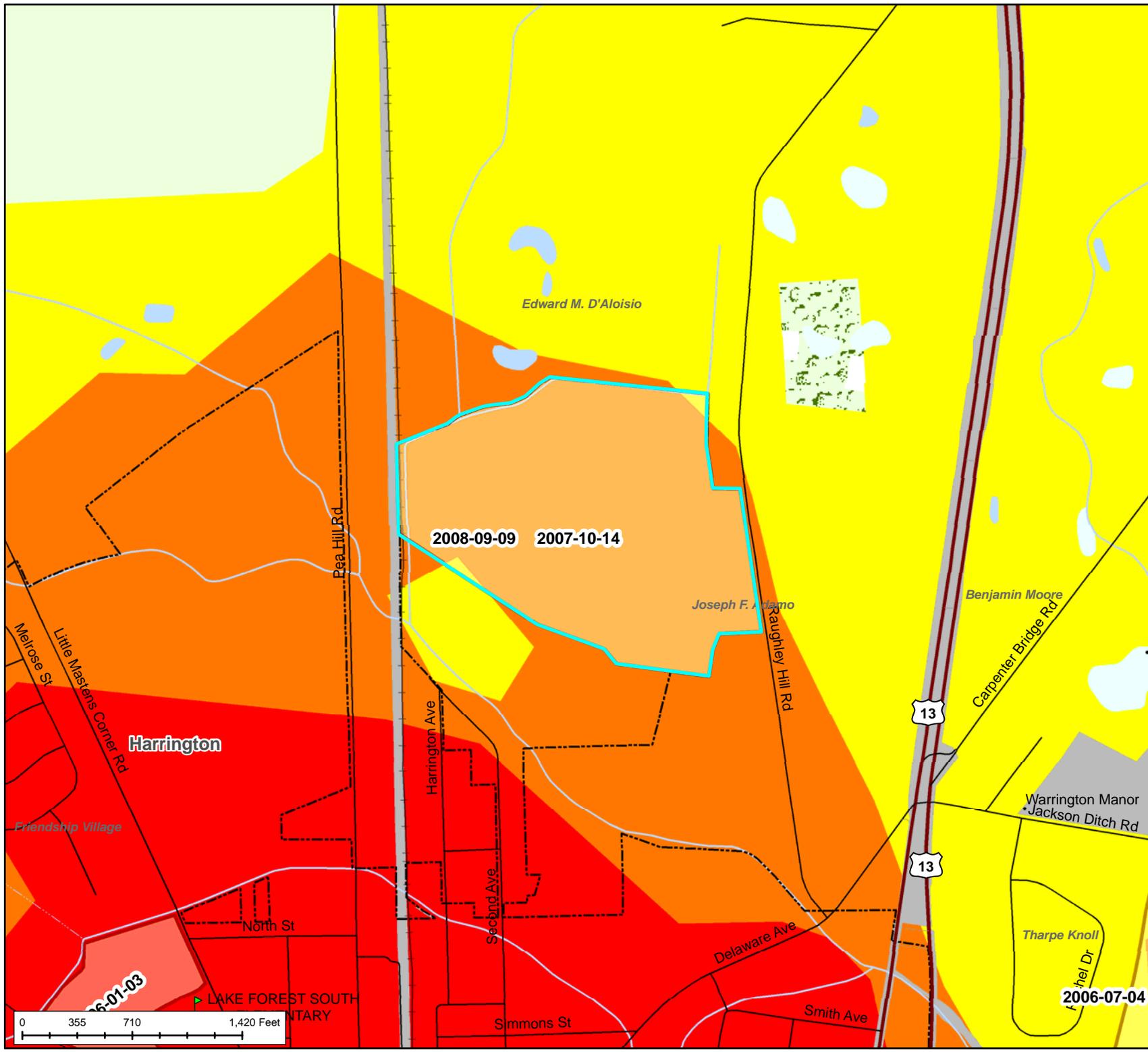
# Preliminary Land Use Service (PLUS)

Adamo Wheeler Properties  
2008-09-09

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

## State Strategies

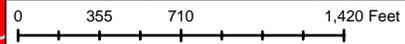
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



1:10,000



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# Preliminary Land Use Service (PLUS)

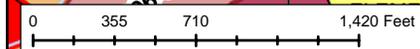
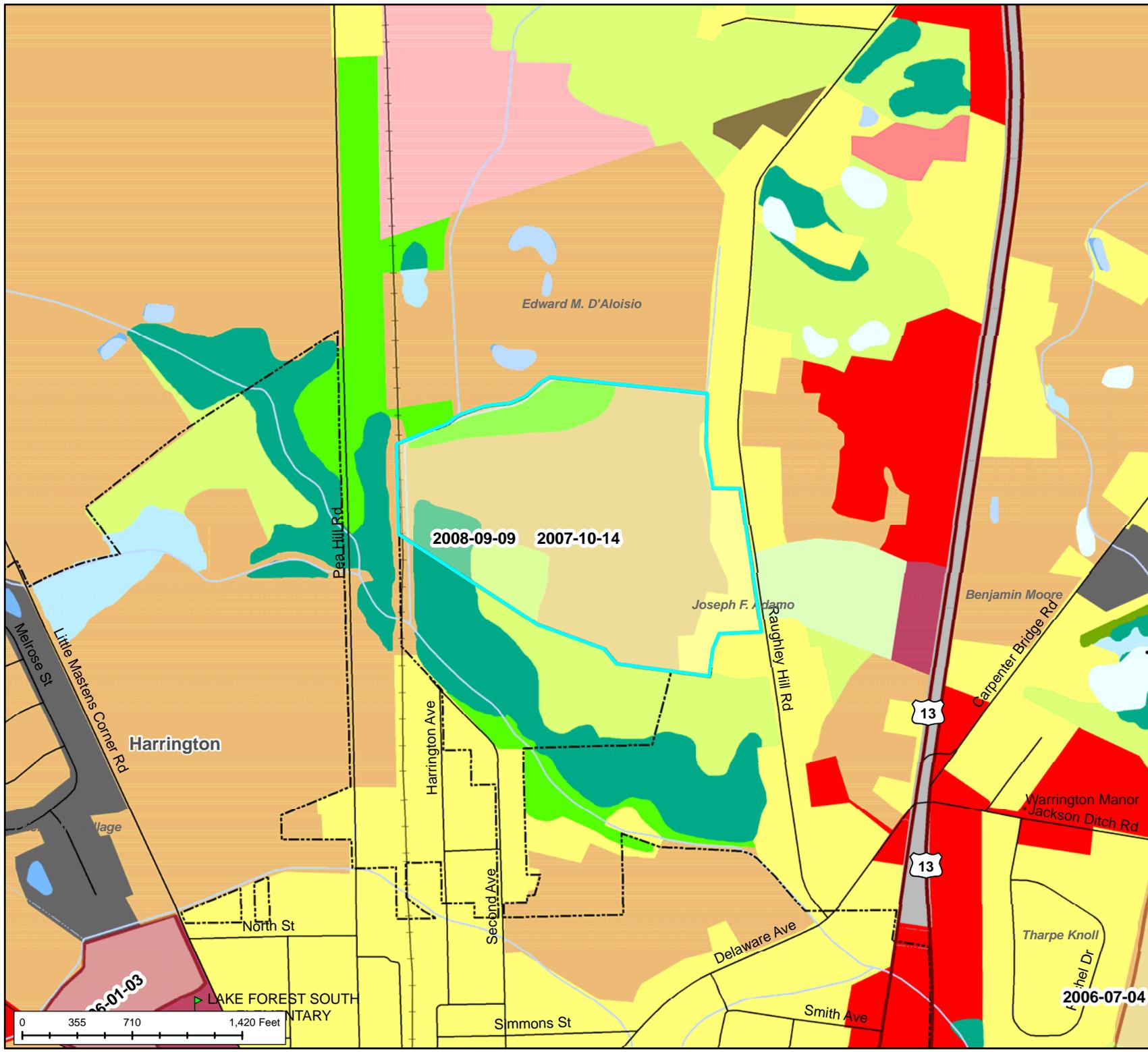
Adamo Wheeler Properties  
2008-09-09

-  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

1:10,000



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2008-09-09

 Project Areas

 Municipalities

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

2008-09-09

2007-10-14

Harrington

Edward M. D'Aloisio

Joseph F. Adamo

Raughley Hill Rd

Second A

0 130 260 520 Feet

1:3,496



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