

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: Woodmill Apartments

2. Location (please be specific): Between Commerce Way and Farm View Drive in City of Dover

3. Parcel Identification #: ED-05-076.10-02-07.03-000 4. County or Local Jurisdiction Name: City of Dover

5. Owner's Name: H & M Properties, Inc.

Address: 2 Teal Lane

City: Camden-Wyoming

State: DE

Zip: 19934

Phone: 302-670-2045

Fax: 302-697-1734

Email: jmelvin902@hotmail.com

6. Applicant's Name: Investment Properties Association

Address: 102 Robino Ct, Suite 203

City: Newport

State: De

Zip: 19804

Phone: 302-994-3907

Fax: 302-998-7398

Email: dperonti@daisyconstruction.com

7. Project Designer/Engineer: LRHA InSite Design

Address: 154 S. Governors Avenue

City: Dover

State: DE

Zip: 19904

Phone: 302-744-9881

Fax: 302-744-9889

Email: lswiski@lrha.com

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

Laura R. Swiski, PE. 302-744-9881(ext. 714)

Information Regarding Site:	
9. Type of Review: <input 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: 216 Unit expansion of Existing Apartment Complex	
11. Area of Project(Acres +/-): 13.97 Ac. +/- RG-2 & 9.0 Ac. +/- IPM	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Investment Level 1 <input 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. Yes (2005-10-09) St. John Properties (Application Withdrawn) Woodmill Apartments February 2008 (Rezoning)	
14. Present Zoning: RG-2 & IPM	15. Proposed Zoning: RG-2 & IPM
16. Present Use: Vacant Land	17. Proposed Use: Multi-family Apartments(13.97 ac) / Industrial (9.0 AC)
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Vacant land, Agricultural	
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: City of Dover 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? 60,000 GPD How will this demand be met? Extension of existing water main from adjacent property	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Dover	
22. If a site plan please indicate gross floor area: 288,000 SF. +/-	
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: 36 Units per Bldg, 6 Bldgs, 216 Units Total Gross Density of Project: 15.46 DU/AC Net Density same 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: 216 Units
Number of owner-occupied units: N/A

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)

Present Use: % of Impervious : 0

Proposed Use: % of Impervious Surfaces: 51% RG-2
Square Feet: 308,566.43 sf. +/- (7.08 Ac. +/-)

27. What are the environmental impacts this project will have? Minimal, site is vacant grassed area with no wetlands or other environmentally sensitive features

How much forest land is presently on-site? 34,929.50 SF. +/- How much forest land will be removed? 1470.58 SF. +/-

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 N/A
 Non-tidal Acres N/A

If "Yes", have the wetlands been delineated? Yes No N/A

Has the Army Corp of Engineers signed off on the delineation? Yes No N/A

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts: N/A

Will there be ground disturbance within 100 feet of wetlands Yes No N/A

<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) N/A</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A</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 : N/A</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: City of Dover drainage ditch adjacent to site</p>
<p>32. List the proposed method(s) of stormwater management for the site: Wet basin, bio-retention and 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.): storm drain system, ditch and 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? Acres Square Feet 124,581 SF. +/-</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 0.42 acres.</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, storm water management , passive recreation, wildlife habitat</p> <p>Where is the open space located? Southwest side of property</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 9.0 Ac IPM parcel east of apartments</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</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 N/A</p> <p>Acres on-site that will be restored N/A</p> <p>Acres of required wetland mitigation N/A</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed wet basin, infiltration, grass filter strips, bio-retention areas</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies N/A</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 1452 trips

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. Connection to Commerce Way 2 – 16' wide lanes approximately 630' north of North Street (SHR73)

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. The Multi-family portion of the site is adjacent to an existing apartment complex and a connection is proposed.

43. Are there existing or proposed sidewalks? Yes No; bike paths

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:

45. Please make note of the time-line for this project: Fall 2009 Completion

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

Date

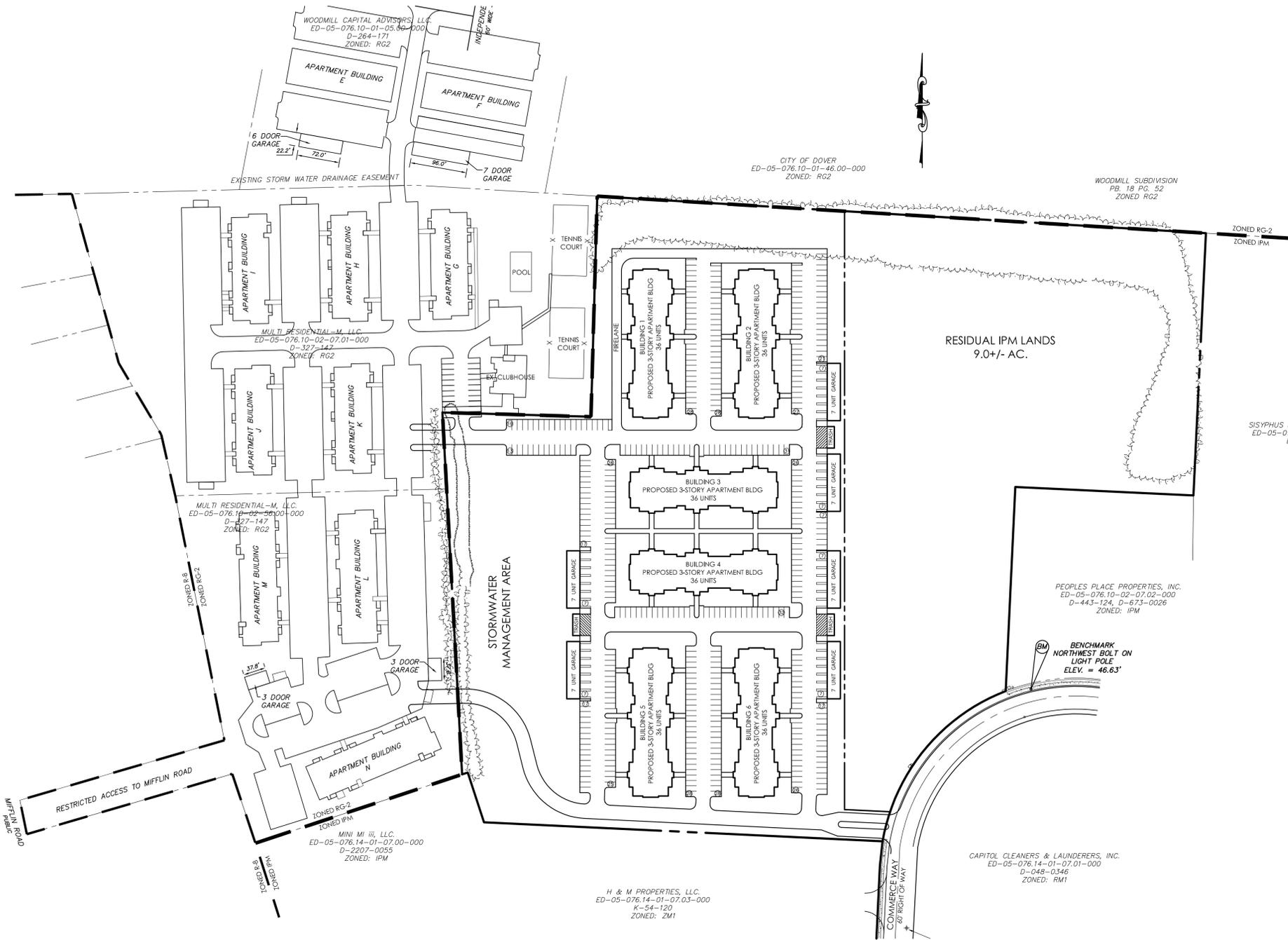
(If different than property owner)

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 PLAN

WOODMILL APARTMENTS



**SITUATED IN
CITY OF DOVER, EAST DOVER HUNDRED
KENT COUNTY, DELAWARE**

OWNER'S CERTIFICATION

I, JOHN E. MELVIN, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THAT SAME TO ME BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

H & M PROPERTIES, INC
JOHN E. MELVIN

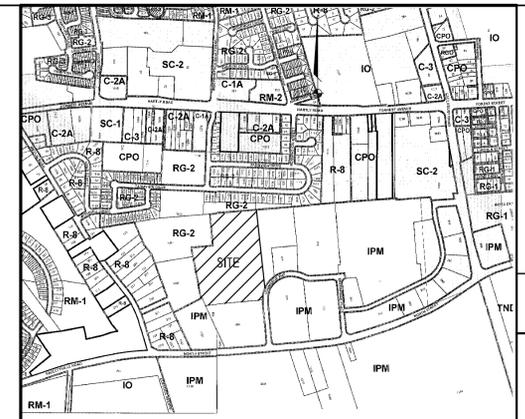
DATE

ENGINEER'S CERTIFICATION

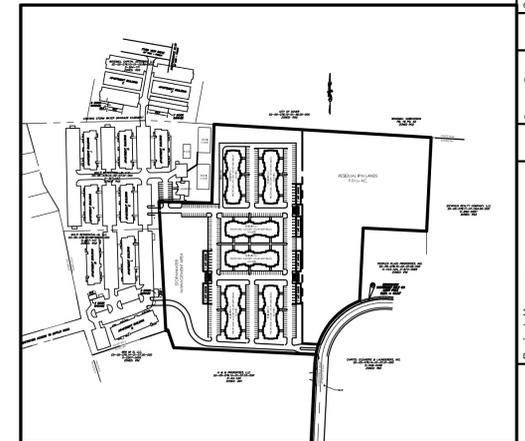
I, LAURA R. SWISKI, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

LAURA R. SWISKI, P.E.

DATE



CITY OF DOVER ZONING MAP SCALE 1"=1000'



LOCATION MAP SCALE 1"=400'

DATA COLUMN

1. TAX MAP PARCEL NO.: ED-05-076.10-02-07.03-000
2. OWNER OF RECORD: H & M PROPERTIES, INC.
2 TEAL LANE
CAMDEN-WYOMING, DE 19934
JOHN E. MELVIN
3. EQUITABLE OWNER: INVESTMENT PROPERTIES ASSOCIATION
102 ROBINO COURT, SUITE 203
NEWPORT, DE 19804
4. ENGINEERING FIRM: LRHA IN-SITE DESIGN
154 S. GOVERNORS AVE.
DOVER, DE 19904
5. TOTAL SITE AREA: 22.967 AC. +/- (1,000,442.5 SF. +/-)
6. EXISTING ZONING: RG-2 (13.97 AC.) & IPM (9.0 AC.)
7. PROPOSED ZONING: RG-2 13.97 AC.) & IPM (9.0 AC.)
8. EXISTING USE: VACANT LAND
9. PROPOSED USE: 216 APARTMENTS, 6-36 UNIT BUILDINGS (13.97 ACRES)
& INDUSTRIAL (9.0 ACRES)
10. TOTAL PARKING REQUIRED: 432 PARKING SPACES
11. TOTAL PARKING PROVIDED: 420 STANDARD (9'X18') PARKING SPACES
42 GARAGE BERTHS
12 HANDICAP SPACES (10'X20')
472 TOTAL PARKING SPACES
12. EXISTING IMPERVIOUS: NONE
13. PROPOSED IMPERVIOUS: 308,566.43 SF. +/- (7.08 AC. +/-)
14. SEWAGE DISPOSAL: CITY OF DOVER
SEWAGE IS SUBJECT TO APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
15. EXISTING TREES: WOODED AREA 34,929.5 SF. +/- (1.09 AC. +/-)
16. REQUIRED TREES: 188 TREES REQUIRED
17. PROPOSED TREES: 188 TREES PROVIDED
18. WATER SUPPLY: CITY OF DOVER
WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
19. FLOOD: THIS SITE IS NOT LOCATED WITHIN THE 500 YEAR FLOODPLAIN, BASED ON THE F.E.M.A. PANEL 10001C0168H MAP REVISED MAY 5, 2003.
20. PROPERTY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON THE FOLLOWING PLANS:
A. TOPOGRAPHIC SURVEY OF THE LANDS OF H & M PROPERTIES, LLC PERFORMED BY DAVIS, BOWEN & FRIEDEL, INC. DATED SEPTEMBER 2005 PROJECT #1487A001.
B. BOUNDARY SURVEY OF THE LANDS OF H & M PROPERTIES, LLC PERFORMED BY DAVIS, BOWEN & FRIEDEL, INC. DATED SEPTEMBER 2005 PROJECT #1487A001.

BUILDING SETBACK REQUIREMENTS: RG-2
MIN. DEPTH OF FRONT YARD (FT.) = 30'
MIN. WIDTH OF SIDE YARD (FT.) = 25'
MIN. DEPTH OF REAR YARD (FT.) = 30'
MAX. BUILDING HEIGHT (FT.) = 40'

BUILDING SETBACK REQUIREMENTS: C-4
MIN. DEPTH OF FRONT YARD (FT.) = 60'
MIN. WIDTH OF SIDE YARD (FT.) = 40'
MIN. DEPTH OF REAR YARD (FT.) = 40'
MAX. BUILDING HEIGHT (FT.) = 35'

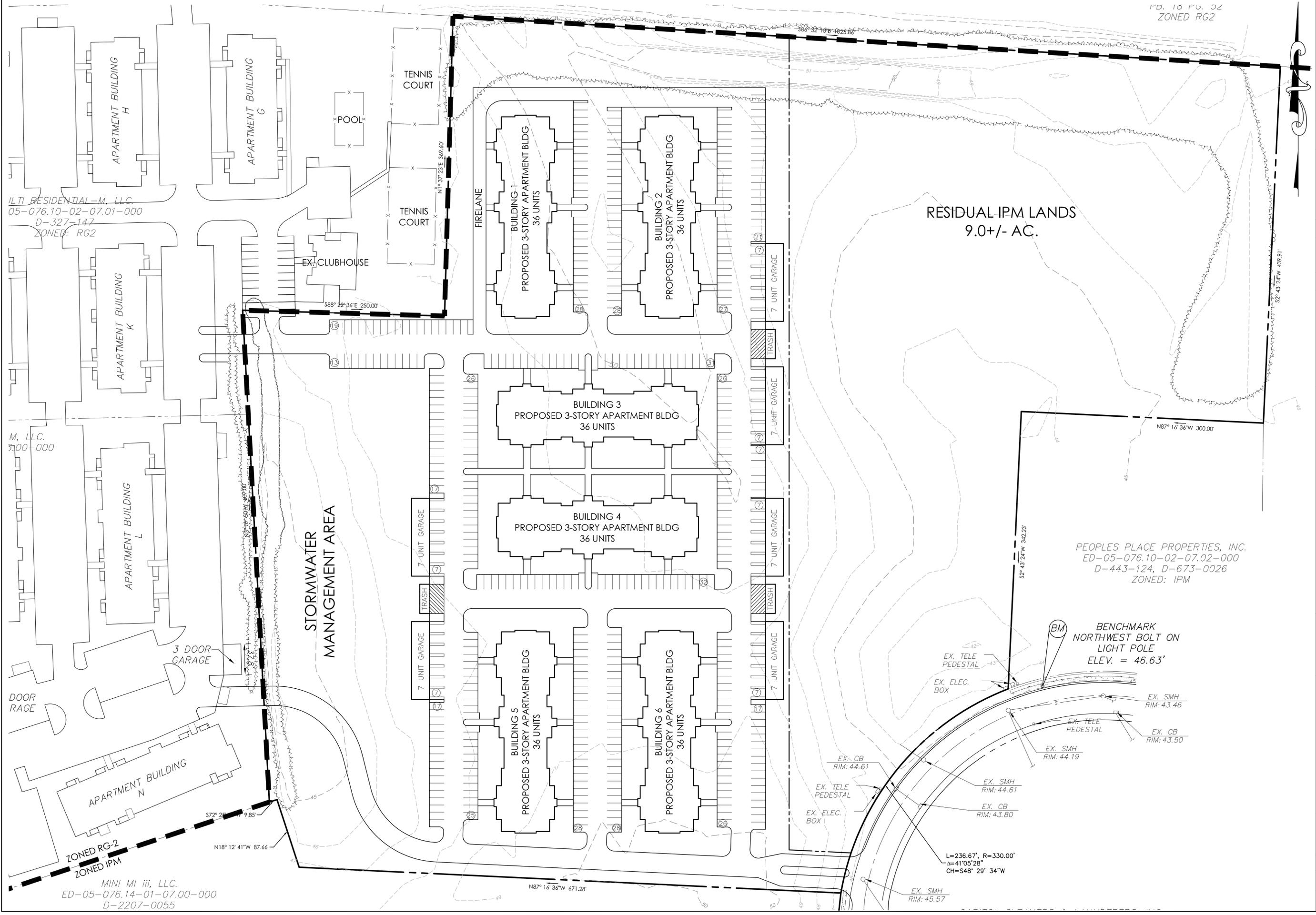
Project Manager: LAURA R. SWISKI, P.E.	Drawn By:	Checked By:	Scale: 1"=100'	Date
Project Surveyor:	Project Engineer: Todd W. Bichsel, P.E.	Graphic Scale 0 50 100 200 300		
PRELIMINARY PLAN	WOODMILL APARTMENTS			
CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, DE.				
Office Locations: Lancaster, PA Oxford, PA Thomdale, PA Campbelltown, PA New Holland, PA Coatesville, PA Dover, DE	Civil and Site Engineering • Land Surveying • Landscape Architecture			
LRHA InSite Design 154 S. Governors Avenue Dover, Delaware 19904 Phone (302)744-9881 Fax (302)744-9889 www.LRHA.com	LRHA InSite Design			
Date: June 4, 2008				
Project No.:	07D114			
Section: 1	Sheet No.:			

PB. 10 PG. 02
ZONED RG2

ILTI RESIDENTIAL-M, LLC
05-076.10-02-07.01-000
D-327-147
ZONED: RG2

M, LLC.
5100-000

MINI MI iii, LLC.
ED-05-076.14-01-07.00-000
D-2207-0055



RESIDUAL IPM LANDS
9.0+/- AC.

PEOPLES PLACE PROPERTIES, INC.
ED-05-076.10-02-07.02-000
D-443-124, D-673-0026
ZONED: IPM

BENCHMARK
NORTHWEST BOLT ON
LIGHT POLE
ELEV. = 46.63'

EX. TELE PEDESTAL
EX. ELEC. BOX
EX. SMH RIM: 43.46
EX. CB RIM: 43.50
EX. SMH RIM: 44.19
EX. TELE PEDESTAL
EX. SMH RIM: 44.61
EX. CB RIM: 43.80
EX. ELEC. BOX
EX. SMH RIM: 44.61
EX. CB RIM: 43.80
EX. SMH RIM: 45.57

L=236.67', R=330.00'
A=41°05'28"
CH=S48° 29' 34"W

Project Manager: Laura R. Swiski, PE		Drawn By: SLL/EMU		Date	
Project Surveyor:		Checked By:		Revision	
Project Engineer: Laura R. Swiski, PE		Scale: 1"=50'		Date	
Graphic Scale 0 25 50 100 150					
WOODMILL APARTMENTS					
CITY OF DOVER, KENT COUNTY, DELAWARE					
PRELIMINARY PLAN					
Office Locations: Lancaster, PA Oxford, PA Thomdale, PA Campbelltown, PA New Holland, PA Coatesville, PA Dover, DE					
LRHA InSite Design 154 S. Governors Avenue Dover, Delaware 19904 Phone (302)744-9881 Fax (302)744-9889 www.LRHA.com					
Civil and Site Engineering • Land Surveying • Landscape Architecture					
Date: 6/3/2008					
Project No.: 07D114					
Section:					Sheet No.: 2

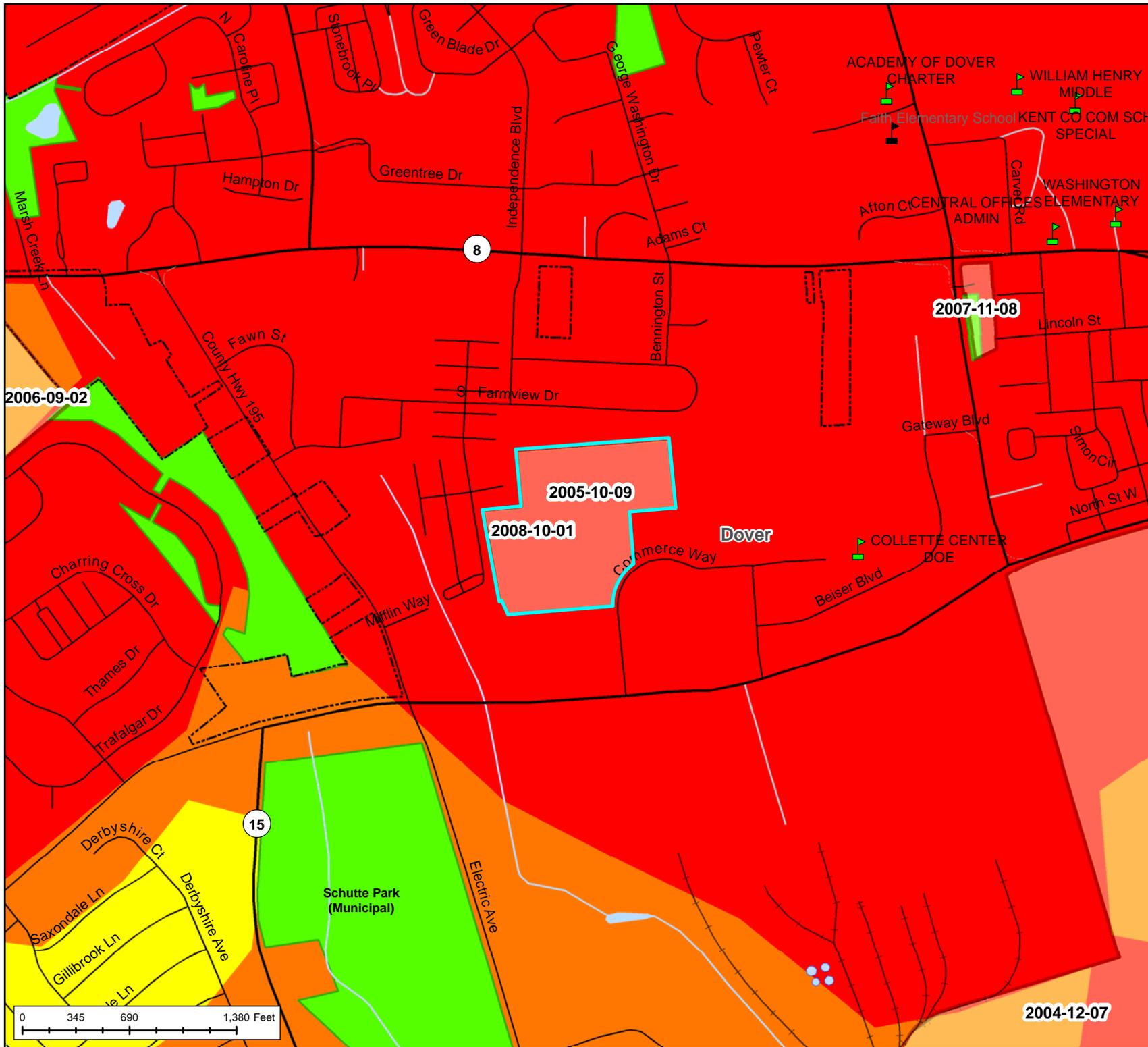
Preliminary Land Use Service (PLUS)

Woodmill Apartments 2008-10-01

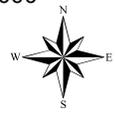
-  Project Areas
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

State Strategies

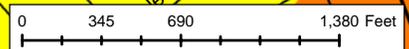
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



1:10,000

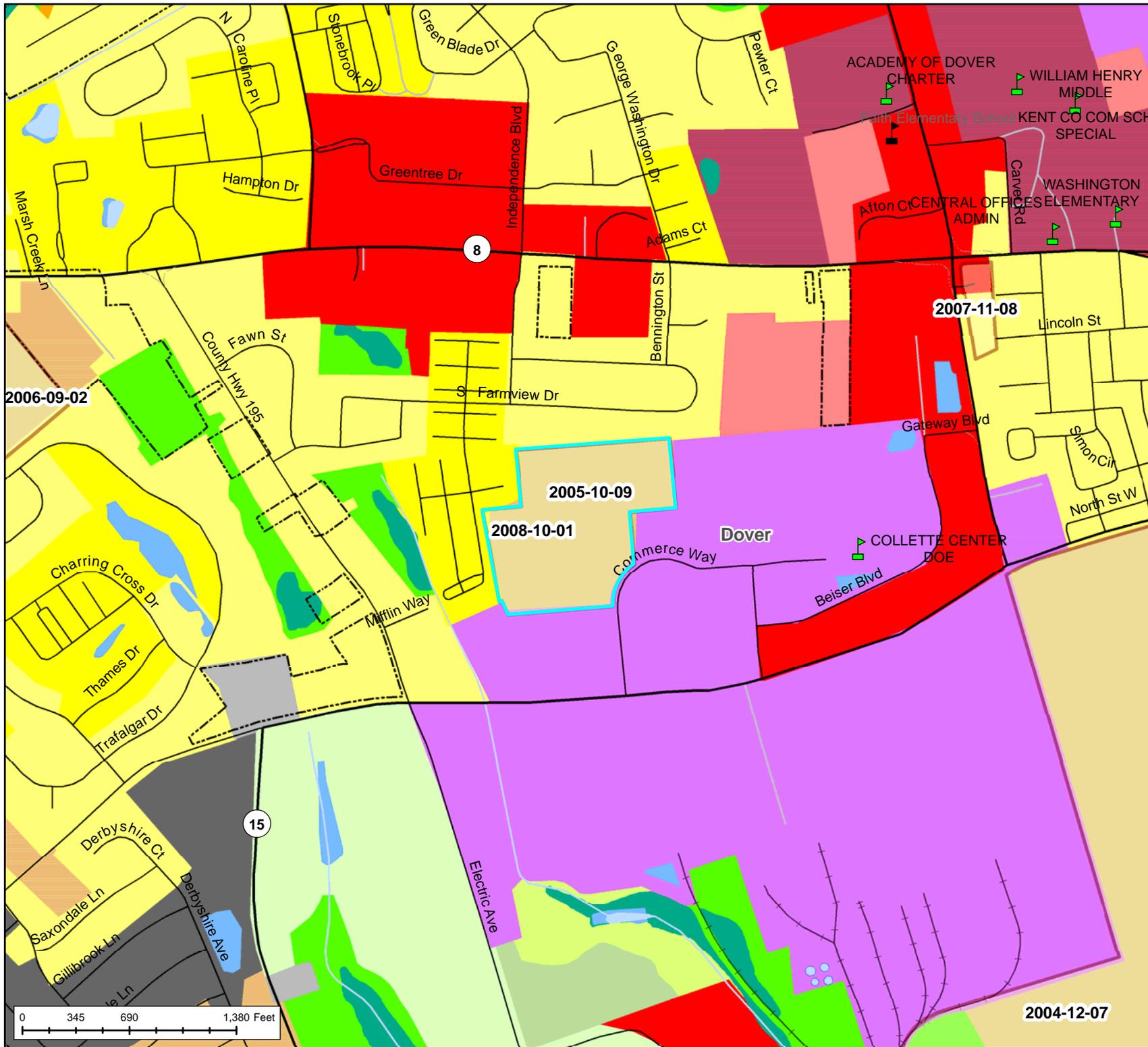


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stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

Woodmill Apartments
2008-10-01

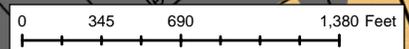
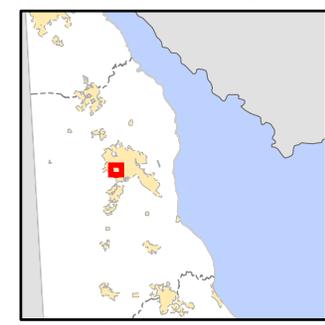


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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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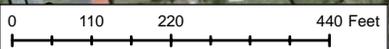


Preliminary Land Use Service (PLUS)

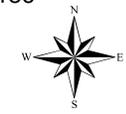
Woodmill Apartments
2008-10-01

-  Project Areas
-  Municipalities

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



1:3,186



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