

2008-12-03

**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: Wilde Woods

2. Location ( please be specific): Sussex County (Near Intersection of Mt. Joy Road and Oak Street)

3. Parcel Identification #: 2-34-21.00-74.00

4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Harry Caswell

Address: 32645 Long Neck Road

City: Millsboro

State: De

Zip: 19966

Phone: 302-645-5322

Fax:

Email:

6. Applicant's Name: Harry Caswell

Address: 32645 Long Neck Road

City: Millsboro

State: De

Zip: 19966

Phone: 302-645-5322

Fax:

Email:

7. Project Designer/Engineer: ECI, LLC

Address: PO Box 820

City: Rehoboth Beach

State: De

Zip: 19971

Phone: 302-226-2844

Fax: 302-226-2939

Email: gtcuppels@ecieng.com

8. Please Designate a Contact Person, including phone number, for this Project: Gary Cuppels 302-226-2844

<b>Information Regarding Site:</b>	
9. Type of Review: <input checked="" 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: 37 Lot Affordable Housing Subdivision with RPC Overlay	
11. Area of Project(Acres +/-): 22.7± Acres	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input checked="" 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	15. Proposed Zoning: GR-RPC
16. Present Use: Vacant/Wooded	17. Proposed Use: Residential
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 checked="" 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: Tidewater Utilities 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? 11,000±GPD How will this demand be met? Public Well	
21. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities	
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: 37 Gross Density of Project: 1.63 Net Density 2.4 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:

Number of owner-occupied units: 37

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 27

Move-up buyer – if checked, how many units 10

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: 0  
Square Feet: 0

Proposed Use: % of Impervious Surfaces: ±17  
Square Feet: 171,831

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

How much forest land is presently on-site? 21.6±Ac How much forest land will be removed? ±15.1

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

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: L &amp; T Tax Ditch</p>
<p>32. List the proposed method(s) of stormwater management for the site: Quality and Quantity Utilizing BMPs</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? 6.82± Acres 297,159.5± Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 4.92/214,255.5± 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, Stormwater Management</p> <p>Where is the open space located? Interior and Perimeter of Site</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? Roads, Walks, Lighting</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</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 Detention Ponds</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies Perimeter Buffers from Existing Homes and the Tax Ditch</p>
<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</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 374 TPD

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. The entrance will connect to Oak Street, a 20 foot wide paved private road without shoulders which intersects with Mt. Joy Road.

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. 2 Future Interconnections (to the north and west parcels) have been incorporated into the plan.

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: Residential Trash

45. Please make note of the time-line for this project: Begin Construction in December of 2009

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

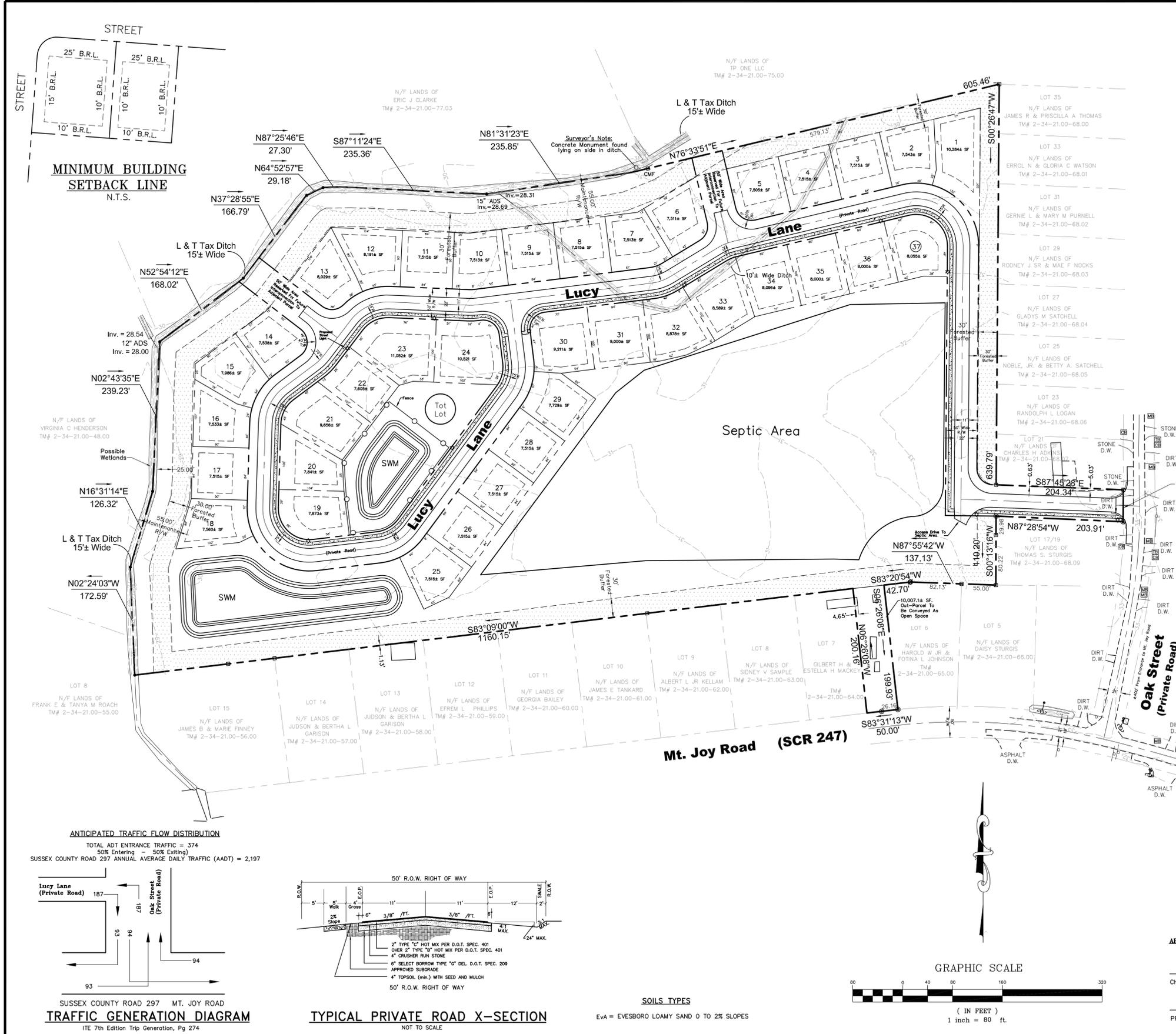
\_\_\_\_\_  
Signature of Person completing form

\_\_\_\_\_  
Date

(If different than property owner)

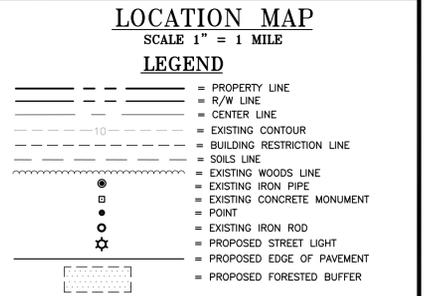
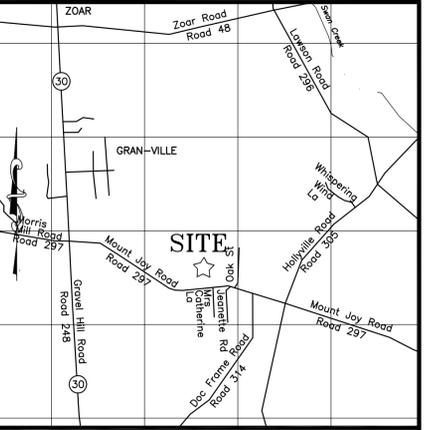
**Signed application must be received before application is scheduled for PLUS review.**

This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](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.



**GENERAL PROJECT**

- DEVELOPER  
MR. HARRY CASWELL  
32645 LONG NECK ROAD  
MILLSBORO, DE. 19966  
PHONE: 302-645-5322  
FAX: 302-226-2935
- SITE ENGINEER/SURVEYOR  
ENGINEERING CONSULTANTS INTERNATIONAL, LLC (ECI)  
P.O. BOX 820 \* 220 REHOBOTH AVE.  
REHOBOTH BEACH, DE 19971  
PHONE: (302) 226-2844  
FAX: (302) 226-2939
- THE PROJECT IS LOCATED ON THE NORTHERLY SIDE OF SCR 297 A.K.A. MOUNT JOY ROAD, INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0325 J DATED JANUARY 6, 2005, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED) WHICH IS IN AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, PERMITS AND/OR APPROVALS ARE REQUIRED FROM:
  - SUSSEX CONSERVATION DISTRICT.....(302) 856-7219
  - FIRE MARSHAL.....(302) 856-5298
  - SUSSEX COUNTY UTILITY CONSTRUCTION DIVISION.....(302) 855-7717
  - DHSS-DIVISION OF HEALTH.....(302) 739-7431
  - SUSSEX COUNTY ASSESSMENT OFFICE.....(302) 855-7824
  - SUSSEX COUNTY PLANNING AND ZONING.....(302) 855-7878
  - DELDOT.....(302) 856-1340
  - DNREC SEWER DIVISION.....(302)739-5931
- THE TOPOGRAPHY SHOWN ON THESE DOCUMENTS IS AT ONE FOOT CONTOUR INTERVALS. TOPOGRAPHIC DATA WAS ACQUIRED IN THE FIELD BY ECI DURING 2008. TOPOGRAPHIC INFORMATION IS SUBJECT TO CHANGE DUE TO ONGOING CONSTRUCTION ACTIVITIES.
- CLASS "C" SURVEY
- THIS SURVEY DOES NOT CERTIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS AND RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- ALL INTERIOR LOT LINES ARE RESERVED FOR THE CENTERLINE OF A TWENTY (20) FEET DRAINAGE AND/OR UTILITY EASEMENT. ALL INTERIOR PERIMETER LOT LINES AND BOUNDARY LINES SHALL HAVE TEN (10) FEET DRAINAGE AND/OR UTILITY EASEMENT.
- PRIVATE STREETS - MAINTENANCE OF THE STREETS WITHIN THE SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE PROPERTY OWNERS WITHIN THE SUBDIVISION. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY (SWMF) CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS THE PROPERTY OWNERS CAN PROVIDE FOR SAID MAINTENANCE.



**OWNER/DEVELOPER'S CERTIFICATION**  
I HEREBY CERTIFY THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THIS PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF DELAWARE, AND THAT THE INFORMATION HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF AND REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

**WETLANDS CERTIFICATION**  
I HEREBY CERTIFY THE SITE DEPICTED ON THIS PLAN MAY CONTAIN WETLANDS. A WETLANDS STUDY IS IN PROGRESS.

**SITE DATA**

1. CURRENT ZONING:	GR
2. PROPOSED ZONING:	GR-RPC
3. TOTAL AREA:	986,985.5 ± s.f. 22.66 ± Acres
4. STORMWATER AREA:	82,904 ± s.f. 1.90 ± Acres
5. LOT AREA:	299,962 ± s.f. 6.89 ± Acres
6. MINIMUM LOT SIZE:	7,500 s.f. 0.17 ± Acres
7. AVERAGE LOT SIZE:	8,107 ± s.f. 0.19 ± Acres
8. ROAD/WALK AREA:	77,331 ± s.f. 3.52 ± Acres
9. ROAD R/W AREA:	153,245 ± s.f. 1.79 ± Acres
10. IMPERVIOUS AREA:	171,831 ± s.f. 3.94 ± Acres (+17%)
11. WASTEWATER DISPOSAL AREA:	236,619 ± s.f. 5.43 ± Acres
12. ACTIVE RECREATION AREA:	10,317 ± s.f. 0.24 ± Acres
13. OPEN SPACE (Excludes Sanitary):	297,159.5 ± s.f. 6.82 ± Acres
14. FOREST AREA:	941,534 ± s.f. 21.60 ± Acres
15. FOREST TO BE REMOVED:	656,636 ± s.f. 15.06 ± Acres
16. FOREST TO REMAIN:	284,898 ± s.f. 6.54 ± Acres (+30%)
17. TOTAL UNITS:	37 SINGLE FAMILY LOTS
18. STREETS:	TO REMAIN PRIVATE
19. ACCESS:	PRIVATE
20. MAINTENANCE:	STREETS TO BE MAINTAINED BY OWNER AND/OR HOMEOWNERS ASSOCIATION
21. SETBACKS:	FRONT: 25', SIDE: 10', REAR: 10'
22. FLOOD PLAIN:	REF: FIRM MAP 10005C0325 J (1/6/05)
23. WATER:	CENTRAL WATER SYSTEM OPERATED BY A LICENSED PUBLIC UTILITY
24. SANITARY SEWER:	GRAVITY/COMMUNITY TREATMENT OPERATED BY A LICENSED PUBLIC UTILITY
25. STORMWATER MANAGEMENT:	QUANTITY/QUALITY TREATMENT ON-SITE

**IMPERVIOUS AREA CALCULATION**

Roads/Walks	77,331 ± SF
Lots	37 x 2,500 SF/Ea=92,500 ± SF
Amenities	2,000 ± SF
<b>Total</b>	<b>171,831 ± SF</b>

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
PRESIDENT, SUSSEX COUNTY COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_



**Professional Seal**  
American Consulting Engineers Council  
Supporting Excellence in Engineering

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This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational and Safety and Health Act of 1970 and all rules and regulations thereto applicable.

#	REVISION	DATE	CHKD.	PROJECT
1.				<b>WILDE WOODS</b> <b>INDIAN RIVER HUNDRED</b> <b>SUSSEX COUNTY, DELAWARE</b> TAX MAP 2-34-21.00 PARCEL 74.00
2.				
3.				
4.				
5.				
6.				

**TITLE**  
PRELIMINARY SITE PLAN

**PROFESSIONAL SEAL**

**ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC**  
 ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS  
 220 REHOBOTH AVENUE \* P.O. BOX 820  
 REHOBOTH BEACH, DELAWARE 19971  
 (302) 226-2844 \* FAX (302) 226-2939  
 ONE E. UWCHLAN AVENUE \* SUITE 116  
 EXTON, PENNSYLVANIA 19341  
 (610) 524-2440 \* FAX (610) 524-2452

DESIGNED BY: ECI  
DRAWN BY: Kbk  
CHECKED BY: GTC

PREPARED BY: ECI  
DATE: July 21, 2008  
SCALE: AS SHOWN

JOB # 08-024  
SHEET 1 OF 1

DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 08-024
DRAWN BY: Kbk	DATE: July 21, 2008	SHEET 1 OF 1
CHECKED BY: GTC	SCALE: AS SHOWN	

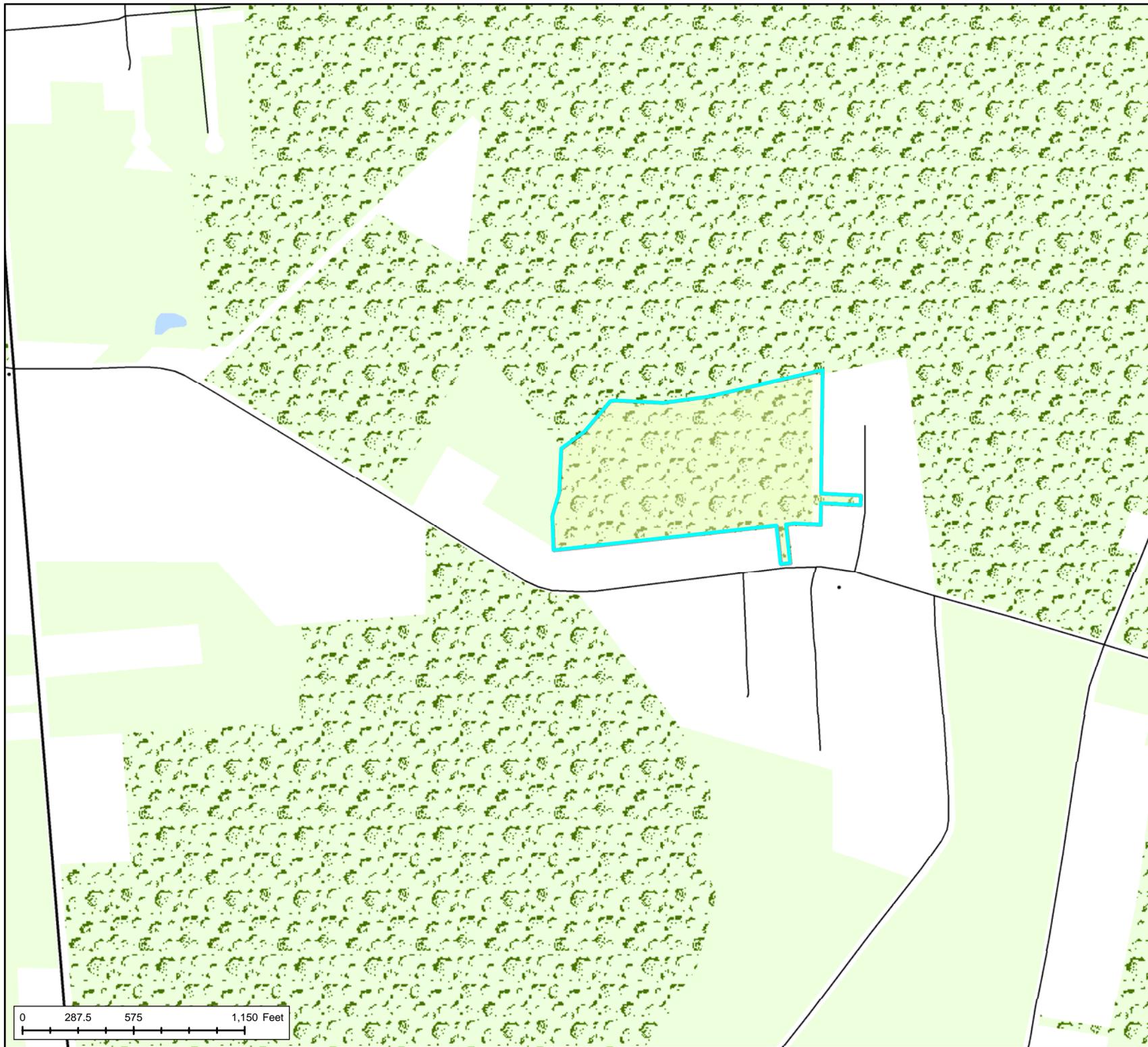
# Preliminary Land Use Service (PLUS)

Wilde Woods  
2008-12-03

-  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)



1:8,000



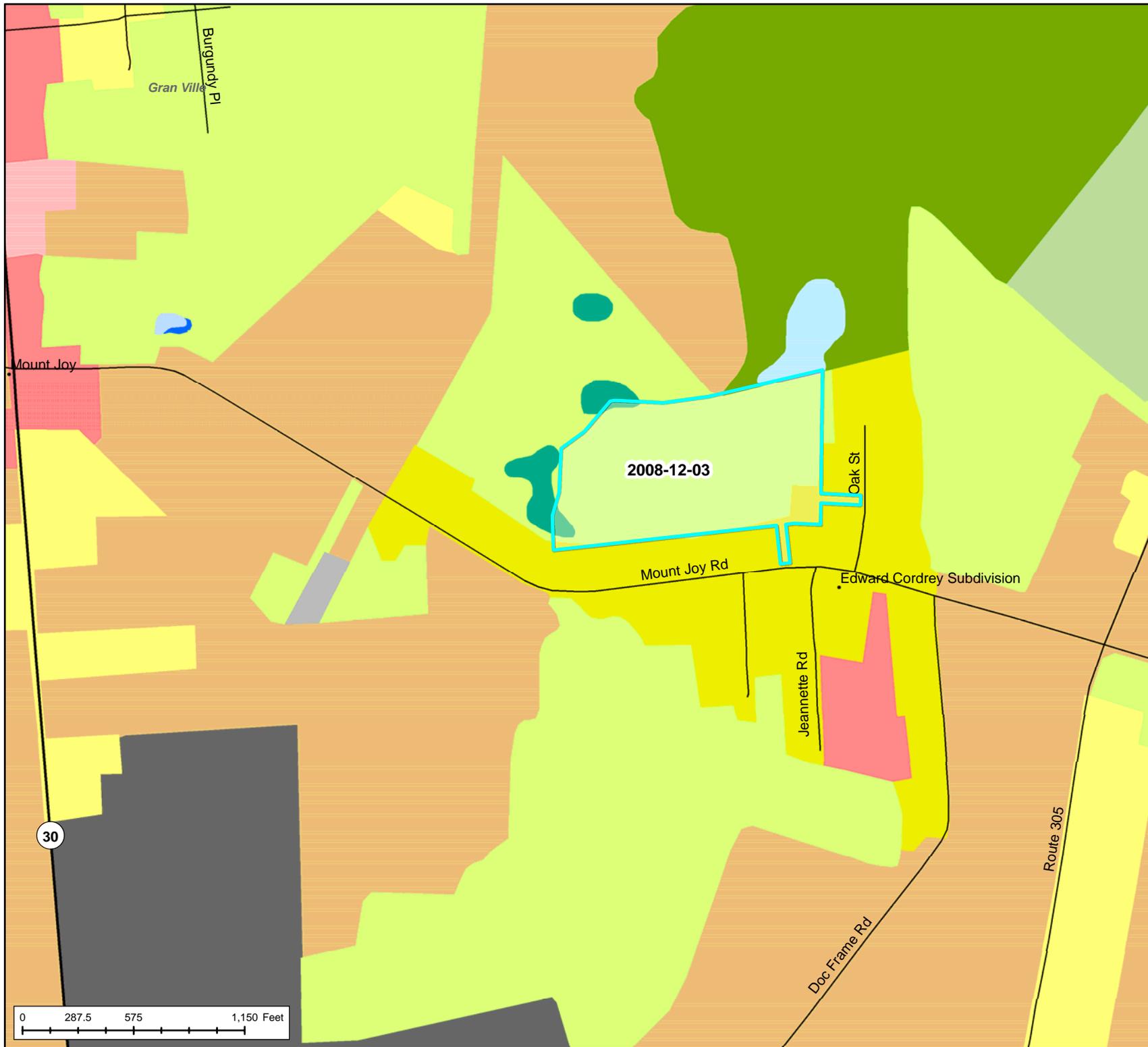
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[stateplanning.delaware.gov](http://stateplanning.delaware.gov)



0 287.5 575 1,150 Feet

# Preliminary Land Use Service (PLUS)

Wilde Woods  
2008-12-03

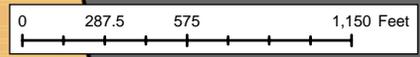


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

1:8,000



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# Preliminary Land Use Service (PLUS)

Wilde Woods  
2008-12-03

-  Project Areas
-  Municipalities

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



1:3,328



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