

PLUS 2009-03-04
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: Halltown East, U.L.H. Harman Trust B, Lot #2

2. Location (please be specific): north side Delaware Route #8, just east of Wheat Drive

3. Parcel Identification #: WD-00-090.00-01-01.07-000

4. County or Local Jurisdiction Name: Kent

5. Owner's Name: U.L.H. Harman Trust B

Address: 5938 Tappan Lane

City: Salisbury

State: MD

Zip: 21801

Phone: 410-713-9934

Fax:

Email: jason-harman@comcast.net

6. Applicant's Name: Jason Harman

Address: 5938 Tappan Lane

City: Salisbury

State: MD

Zip: 21801

Phone: 410-713-9934

Fax:

Email: jason-harman@comcast.net

7. Project Designer/Engineer: Scott Engineering, Inc.

Address: 99 Wolf Creek Blvd., Suite 2

City: Dover

State: DE

Zip: 19901

Phone: 302-736-3058

Fax: 302-736-3059

Email: gscott@scottengineering.com

8. Please Designate a Contact Person, including phone number, for this Project: Jason Harman 410-713-9934

Information Regarding Site:	
9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: The property is a 4.90 acre parcel of land that is currently zoned AR and it is desired to rezone the property to BN, which is conducive and consistent with the BN zoned parcel located directly to the west of this parcel.	
11. Area of Project(Acres +/-): 4	
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. No	
14. Present Zoning: AR	15. Proposed Zoning: BN
16. Present Use: Vacant	17. Proposed Use: Light business/commercial
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Formerly agricultural use	
19. Comprehensive Plan recommendation: Low density 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 type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input checked="" 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 checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: 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? 2000 gpd How will this demand be met?	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:	
22. If a site plan please indicate gross floor area: N/A	
23. If a subdivision: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: N/A 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: N/A
Number of owner-occupied units:

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: 0%
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 60%
Square Feet: 128,000

27. What are the environmental impacts this project will have? Emissions from additional vehicular traffic, additional stormwater discharge, additional wastewater discharge and consumption of water from underlying aquifers.

How much forest land is presently on-site? 0 How much forest land will be removed? 0

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: Prong of the Beaver Dam Tax Ditch</p>
<p>32. List the proposed method(s) of stormwater management for the site: Stormwater management pond and BMP's such as bio-swales and bio-retention areas</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.): prong of the Beaver Dam 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much? 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)?</p> <p>Where is the open space located?</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? Highway improvements</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 Stormwater management pond, infiltration, bio-swales, biofiltration</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 **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. *This project will have a joint entrance with the BN property to the west and have only one entrance off Delaware Route 8. Route 8 at this location has 12' travel lanes and 5' shoulders and no turn lanes.*

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. *This property or subsequent project can be connected to the BN zoned property to the west for which a cross-access easement agreement has already been formulated and recorded.*

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:

45. Please make note of the time-line for this project: As soon as possible and as quick as the process will allow.

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

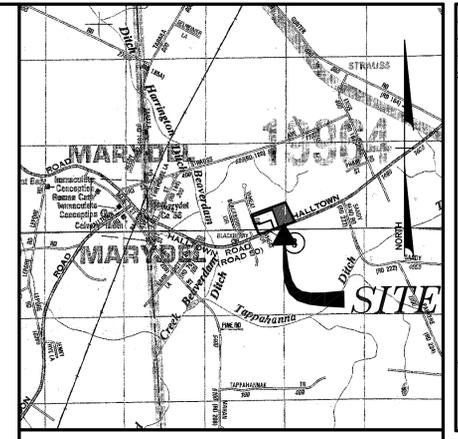
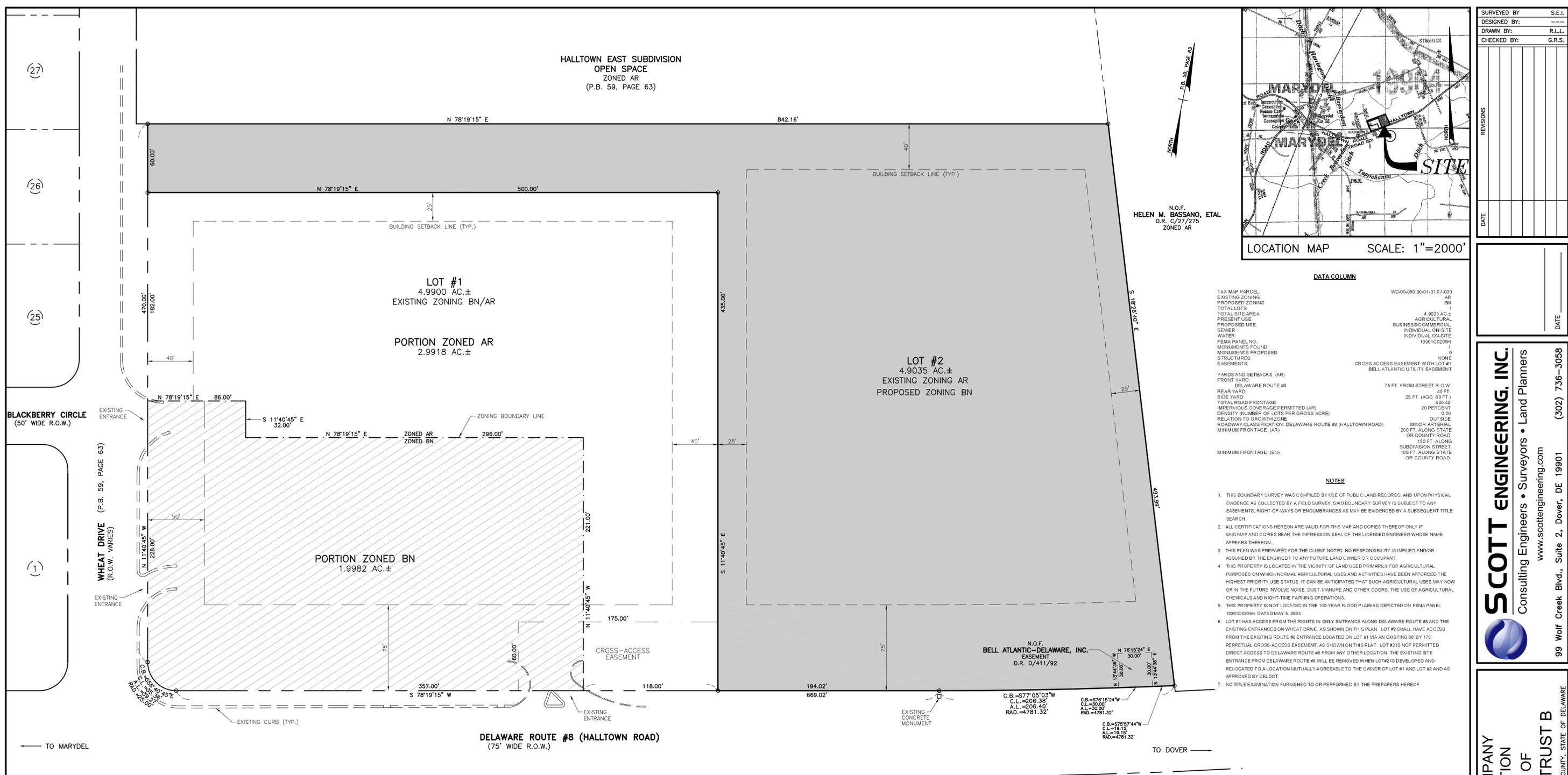
Date

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.



LOCATION MAP SCALE: 1"=2000'

N.O.F.
HELEN M. BASSANO, ETAL
D.R. C/27/275
ZONED AR

DATA COLUMN	
TAX MAP PARCEL:	WD-00-060 00-01-01-07-000
EXISTING ZONING:	OR
PROPOSED ZONING:	BN
TOTAL LOTS:	1
TOTAL SITE AREA:	4.9035 AC ±
PRESENT USE:	AGRICULTURAL
PROPOSED USE:	BUSINESS/COMMERCIAL
SEWER:	INDIVIDUAL ON-SITE
WATER:	INDIVIDUAL ON-SITE
FEMA PANEL NO.:	10001C0205H
MONUMENTS FOUND:	1
MONUMENTS PROPOSED:	NONE
STRUCTURES:	CROSS ACCESS EASEMENT WITH LOT #1
EASEMENTS:	BELL ATLANTIC UTILITY EASEMENT
YARDS AND SETBACKS (AR):	
FRONT YARD:	DELAWARE ROUTE #8
REAR YARD:	75 FT. FROM STREET R.O.W.
SIDE YARD:	40 FT.
TOTAL ROAD FRONTAGE:	25 FT. (AGS 60 FT.)
IMPERVIOUS COVERAGE PERMITTED (AR):	400-42
DENSITY (NUMBER OF LOTS PER GROSS ACRE):	20 PERCENT
RELATION TO GROWTH ZONE:	0.20
ROADWAY CLASSIFICATION (DELAWARE ROUTE #8 (HALLTOWN ROAD)):	OUTSIDE
MINIMUM FRONTAGE (AR):	MINOR ARTERIAL
	200 FT. ALONG STATE
	OR COUNTY ROAD.
	150 FT. ALONG
	SUBDIVISION STREET
	100 FT. ALONG STATE
	OR COUNTY ROAD.
MINIMUM FRONTAGE (BN):	

- NOTES**
- THIS BOUNDARY SURVEY WAS COMPILED BY USE OF PUBLIC LAND RECORDS, AND UPON PHYSICAL EVIDENCE AS COLLECTED BY A FIELD SURVEY. SAID BOUNDARY SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS OR ENCUMBRANCES AS MAY BE EVIDENCED BY A SUBSEQUENT TITLE SEARCH.
 - ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP AND COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED ENGINEER WHOSE NAME APPEARS THEREON.
 - THIS PLAN WAS PREPARED FOR THE CLIENT NOTED. NO RESPONSIBILITY IS IMPLIED AND/OR ASSUMED BY THE ENGINEER TO ANY FUTURE LAND OWNER OR OCCUPANT.
 - THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES. UNLESS NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS, IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS. THE USE OF AGRICULTURAL CHEMICALS AND NIGHT-TIME FARMING OPERATIONS.
 - THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON FEMA PANEL 10001C0205H, DATED MAY 5, 2003.
 - LOT #1 HAS ACCESS FROM THE RIGHTS IN ONLY ENTRANCE ALONG DELAWARE ROUTE #8 AND THE EXISTING ENTRANCES ON WHEAT DRIVE. AS SHOWN ON THIS PLAN. LOT #2 SHALL HAVE ACCESS FROM THE EXISTING ROUTE #8 ENTRANCE LOCATED ON LOT #1 VIA AN EXISTING 60' BY 175' PERPETUAL CROSS-ACCESS EASEMENT, AS SHOWN ON THIS PLAN. LOT #2 IS NOT PERMITTED DIRECT ACCESS TO DELAWARE ROUTE #8 FROM ANY OTHER LOCATION. THE EXISTING SITE ENTRANCE FROM DELAWARE ROUTE #8 WILL BE REMOVED WHEN LOT #2 IS DEVELOPED AND RELOCATED TO A LOCATION MUTUALLY AGREEABLE TO THE OWNER OF LOT #1 AND LOT #2 AND AS APPROVED BY DELDOT.
 - NO TITLE EXAMINATION FURNISHED TO OR PERFORMED BY THE PREPARERS HEREOF.



ENGINEER'S CERTIFICATION
I, GREGORY R. SCOTT, 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 SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE _____ SEAL _____ GREGORY R. SCOTT, P.E.

OWNER
U.L.H. HARMAN TRUST B
5938 TAPPAN LANE
SALISBURY, MD 21801

(CLASS 'A' SURVEY)

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SURVEYED BY:	S.E.I.
DESIGNED BY:	---
DRAWN BY:	R.L.L.
CHECKED BY:	G.R.S.
REVISIONS	
DATE	

DATE	
------	--

SCOTT ENGINEERING, INC.
Consulting Engineers • Surveyors • Land Planners
www.scottengineering.com
99 Wolf Creek Blvd., Suite 2, Dover, DE 19901 (302) 736-3058

PLAN TO ACCOMPANY PLUS APPLICATION FOR LANDS OF U.L.H. HARMAN TRUST B
SITUATE IN: WEST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE

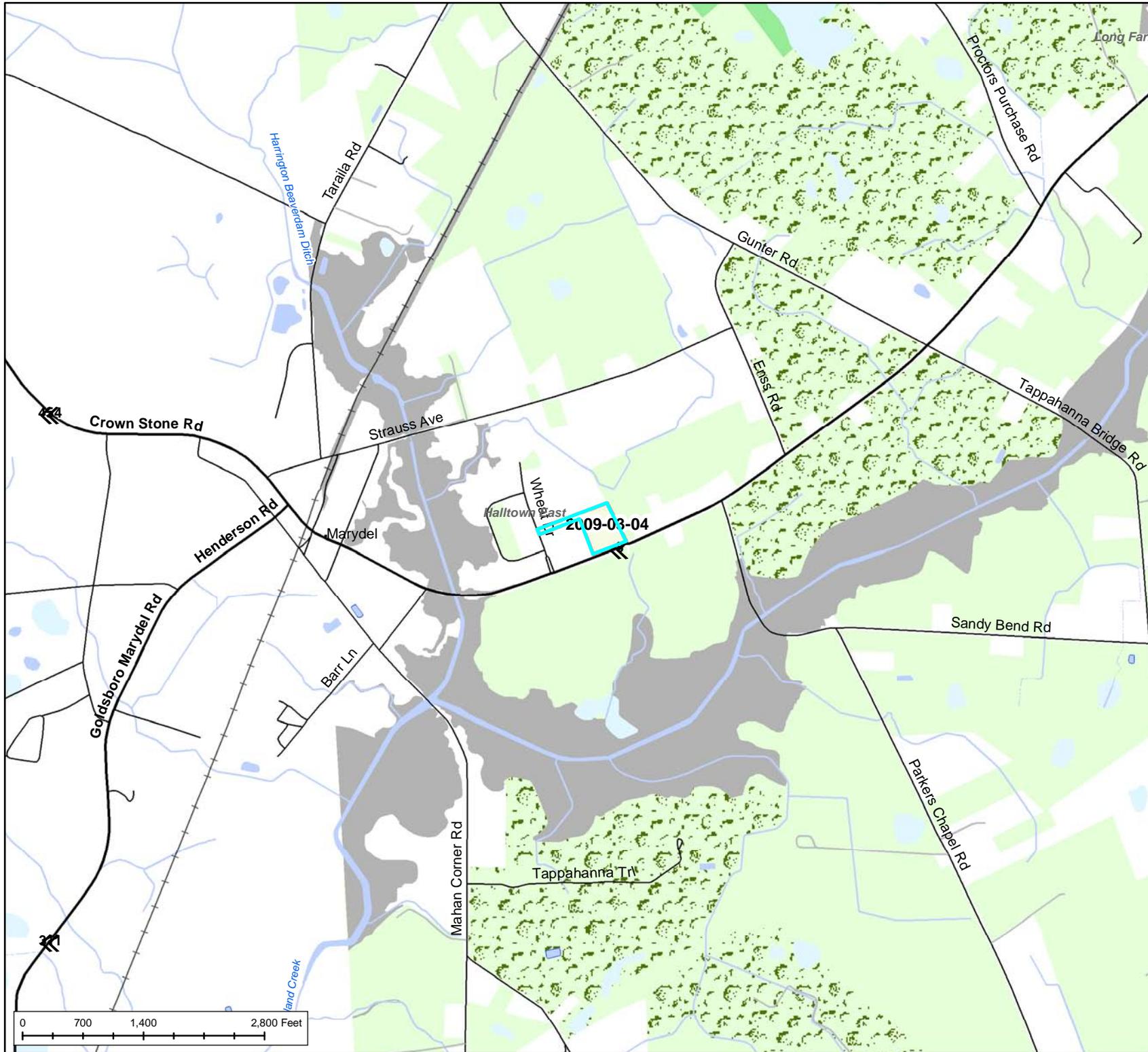
FOR AGENCY REVIEW

SCALE:	1"=40'
DATE:	2-6-09
DWG. NO.:	2126-09-01

SHEET NO. **PL-1**

Preliminary Land Use Service (PLUS)

Halltown East
2009-03-04

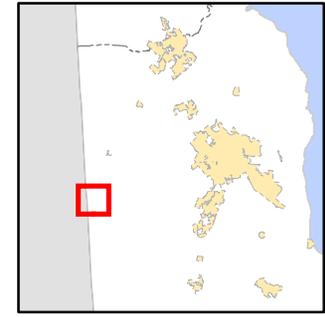
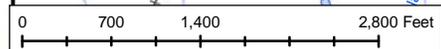


-  Project Areas
 -  Municipalities
 -  Purchased Dev. Rights
 -  Ag District
 -  Public Owned/Protected
 -  Forestry Easements
 -  Delaware State Forests
 -  Working Forests
 -  Highest Value Agriculture
- State Strategies**
-  Level 1
 -  Level 2
 -  Level 3
 -  Level 4
 -  Nat. Res. & Rec. Priorities
 -  Out of Play
 -  Area of Dispute
 -  Area of Study
 -  Env. Sens. Dev. (Sussex)

1:18,000

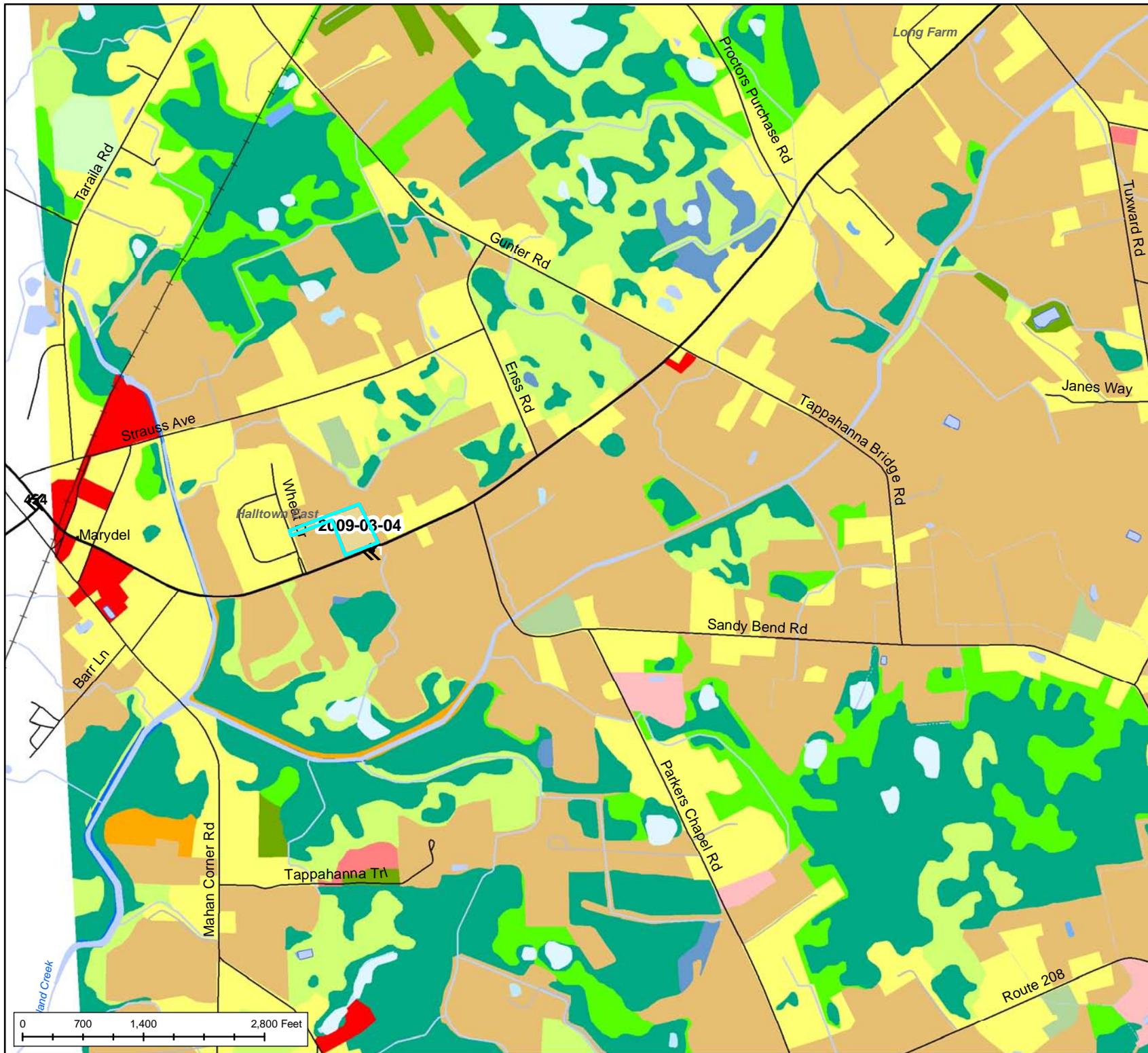


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stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

Halltown East
2009-03-04

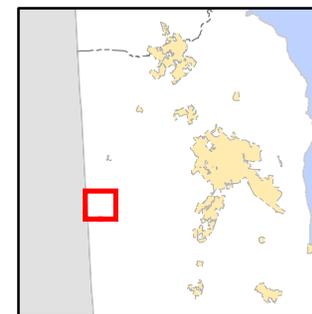


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

Bridgeville Prof. Center
2009-03-01

-  Project Areas
-  Municipalities

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



1:2,855



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