

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: Evergreen Acres

2. Location (please be specific): South Side of White Oak Road (SHR 66), Approximately 2,000' south east of State Route 1 and White Oak Road intersection

3. Parcel Identification #: 4-05-06800-01-0600-0007 

4. County or Local Jurisdiction Name: City of Dover

5. Owner's Name: Bay Village of Dover, LLC.

Address: P.O. Box 634

City: Odessa

State: DE

Zip: 19730

Phone: (302) 632-1099

Fax: N/A

Email: shankld@aol.com

6. Applicant's Name: L.D. Shank

Address: P.O. Box 634

City: Odessa

State: DE

Zip: 19730

Phone: (302) 632-1099

Fax: N/A

Email: shankld@aol.com

7. Project Designer/Engineer: Jason K. Halpin, P.E. (Halpin Engineering & Design, LLC.)

Address: 1465 Cedar Lane Road

City: Middletown

State: DE

Zip: 19709

Phone: (302) 285-0838

Fax: (302) 285-0839

Email: jason.halpin@halpineng.com

8. Please Designate a Contact Person, including phone number, for this Project: Jason Halpin – (302) 285-0838

Information Regarding Site:	
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: New subdivision incorporating garden apartments, townhomes, duplexes, single family homes and a mid rise condominium unit.	
11. Area of Project (Acres +/-): 79.16 +/- Acres	
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) N/A	
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. <input checked="" type="checkbox"/> (PLUS 2004-08-09)	
14. Present Zoning: Agricultural	15. Proposed Zoning: RM-2
16. Present Use: Open Field (Agricultural Use)	17. Proposed Use: Residential Subdivision
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 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? 126,150+/- gpd How will this demand be met? Public water provided by utility company	
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: 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: 480 Gross Density of Project: 6 lots per acre Net Density: 8 lots per acre 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: 355

Number of owner-occupied units: 125

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 64

Move-up buyer – if checked, how many units 20

Second home buyer – if checked, how many units 41

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: 17.8%
Square Feet: 788,368

27. What are the environmental impacts this project will have? There will be some clearing of woods on site as permitted by code.

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How much forest land is presently on-site? 28.51 Acres How much forest land will be removed? 11.66 Acres

Are there known rare, threatened, or endangered species on-site? Yes No

This plan is in conceptual phase, a detailed environmental study will need to be conducted to best respond.

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

This site does exist in a wellhead 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>

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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 U.S. Army Corps of Engineers has not yet made a determination.

Are the wetlands: Tidal Acres
 Non-tidal Acres 4.49 +/-

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 Only for stormwater discharge, no other activities are proposed.

If yes, please list name: Tax Ditch – Prong B

32. List the proposed method(s) of stormwater management for the site: infiltration, bioretention, filter strips and constructed wetlands

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.): Outfall locations for stormwater runoff will be into constructed wetlands, tax ditch, infiltration

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? 27.4+/- Acres Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 24.7+/- 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)? Passive recreation and stormwater management purposes.

Where is the open space located? In the apartment's proposed parcel the open space is located in the surrounding area of each apartment complex, there is also large portion of open space located along the western and southern border of the perimeter. For the individual dwellings, The majority of the open space is located to the eastern border of the site.

Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No

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? Large 8 acre lake located to the south west of the parcel.

35. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they?

<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 4.49 +/- Acres</p> <p>Acres on-site that will be restored 0 Acres</p> <p>Acres of required wetland mitigation 0 Acres</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Filter strips, bioswales, bioretention facilities, and constructed wetlands</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 100'+/-</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> <p> </p>
<p>38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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 East Entrance: 1,477 vehicle trips on an average weekday West Entrance: 503 vehicle trips on an average weekday</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0 trucks</p>
<p>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 <input checked="" type="checkbox"/> There will be two entrances located off of the southern side of White Oak Road, each 24' in width, one lane on each side.</p>
<p>40. Will the street rights of way be public, private, or town? Public and private</p>
<p>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 conceptual phase at this time further exploration is needed.</p>
<p>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. Yes, we are willing to discuss</p>
<p>43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>44. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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)</p> <p><input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery</p> <p>Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Need further detail</p>

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: possible stream crossing for a pedestrian and bicycle bridge.

45. Please make note of the time-line for this project: 1.5 Year for Design Phase, 5 Years for Construction Phase

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.

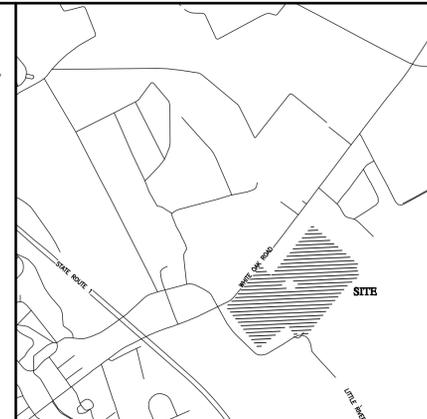
GENERAL DATA

- TAX PARCEL ID: LC-05-068.00-01-06.00-000
- SOURCE OF TITLE: DEED BOOK D 491, PAGE 58
- GROSS AREA: 79.16 +/- ACRES
- SITE ADDRESS:
WHITE OAK ROAD
DOVER DE, 19901
- OWNER ADDRESS:
BAY VILLAGE OF DOVER, LLC.
P.O. BOX 634
ODESSA, DE 19730
- EXISTING ZONING: A
PROPOSED ZONING: RM-2
SINGLE FAMILY HOMES
STREET YARD SETBACK: 25'
SIDE YARD: 10'
REAR YARD: 30'
LOT WIDTH: 70'
LOT AREA: 8,000 S.F.
DUPLICATE DWELLING
STREET YARD SETBACK: 25'
SIDE YARD: 15'
REAR YARD: 30'
LOT WIDTH: 40'
LOT AREA: 5,000 S.F.
TOWNHOUSE DWELLINGS
STREET YARD SETBACK: 30'
SIDE YARD: 10'
REAR YARD: 30'
LOT WIDTH: 22'
- A 100-YEAR FLOOD PLAN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP: 10001C0186H PANEL 18B OF 435, DATED MAY 5, 2003. AREA DETERMINED TO BE ZONE AE, FLOODPLAIN LINE SHOWN IS APPROXIMATE.

EVERGREEN ACRES

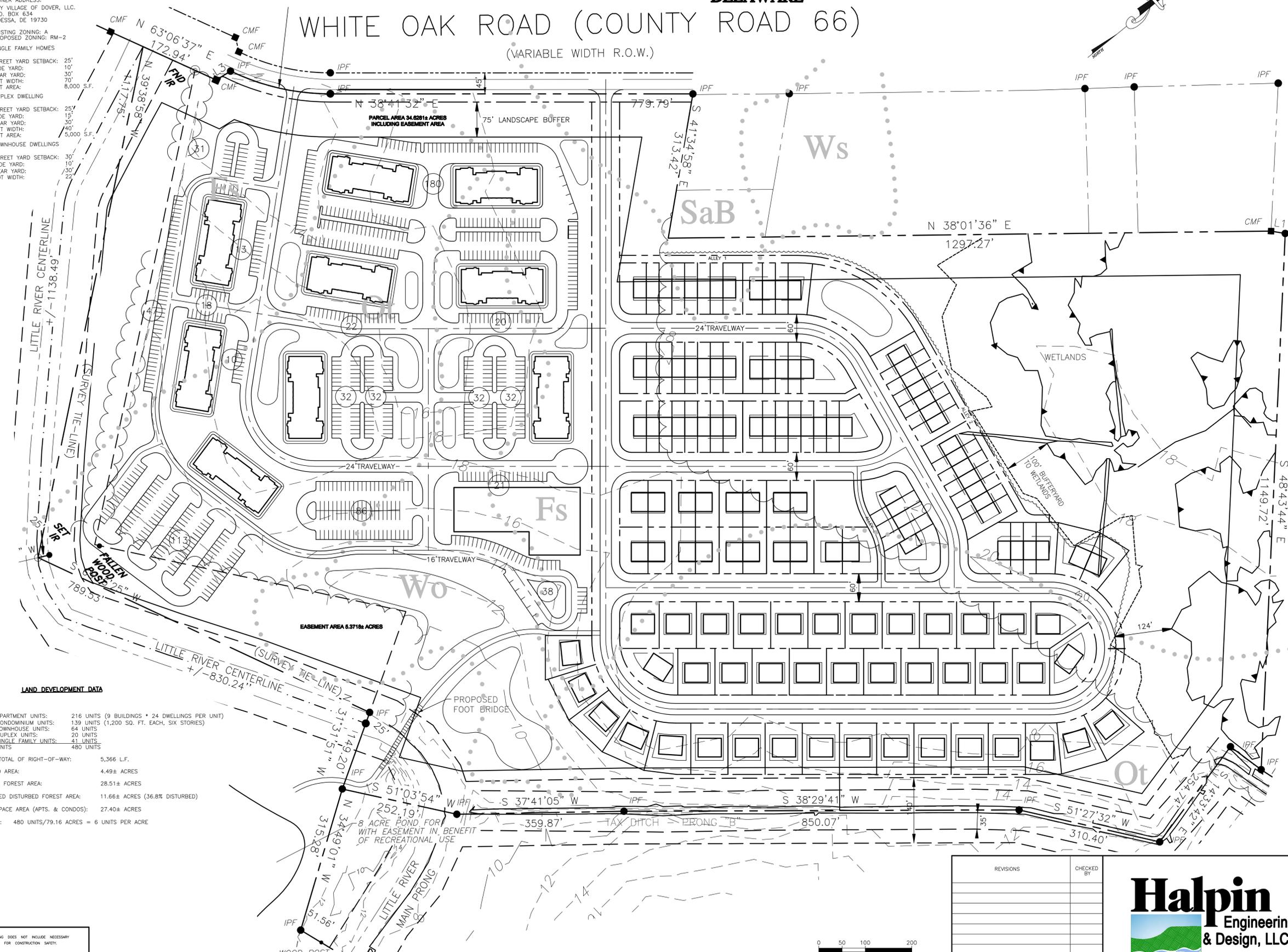
DOVER - KENT COUNTY
DELAWARE

WHITE OAK ROAD (COUNTY ROAD 66)
(VARIABLE WIDTH R.O.W.)



LOCATION MAP MAP NO. 10 1"=500'

- LEGEND**
- PERIMETER
 - PROP. LOT LINES
 - EX. CONC. MONUMENT
 - IRON PIPE FOUND
 - EXISTING 1 FOOT CONTOUR
 - EXISTING 5 FOOT CONTOUR
 - PROPOSED CONTOUR
 - 100 YEAR FLOOD PLAIN
 - EXISTING SANITARY SEWER & MANHOLE
 - PROPOSED SANITARY SEWER & MANHOLE
 - EXISTING WATER
 - LANDSCAPE BUFFER
 - WETLAND BOUNDARY
 - LOT NUMBER
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - POSTAL ADDRESS
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - PROPOSED BEARING & DISTANCE



LAND DEVELOPMENT DATA

- TOTAL APARTMENT UNITS: 216 UNITS (9 BUILDINGS * 24 DWELLINGS PER UNIT)
TOTAL CONDOMINIUM UNITS: 139 UNITS (1,200 SQ. FT. EACH, SIX STORIES)
TOTAL TOWNHOUSE UNITS: 64 UNITS
TOTAL DUPLEX UNITS: 20 UNITS
TOTAL SINGLE FAMILY UNITS: 41 UNITS
TOTAL UNITS: 480 UNITS
- LINEAR TOTAL OF RIGHT-OF-WAY: 5,366 L.F.
- WETLAND AREA: 4.49± ACRES
- EXISTING FOREST AREA: 28.51± ACRES
- PROPOSED DISTURBED FOREST AREA: 11.66± ACRES (36.8% DISTURBED)
- OPEN SPACE AREA (APTS. & CONDOS): 27.40± ACRES
- DENSITY: 480 UNITS/79.16 ACRES = 6 UNITS PER ACRE

EXHIBIT SUBDIVISION PLAN
FOR
EVERGREEN ACRES
KENT COUNTY
DELAWARE
OWNER/DEVELOPER
L.D. SHANK
P.O. BOX 634
ODESSA, DE 19730

HALPIN ENGINEERING & DESIGN
1465 CEDAR LANE ROAD
MIDDLETOWN, DE 19709
PHONE: (302) 285-0838 FAX (302) 285-0839

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THEREOF APPROPRIATE



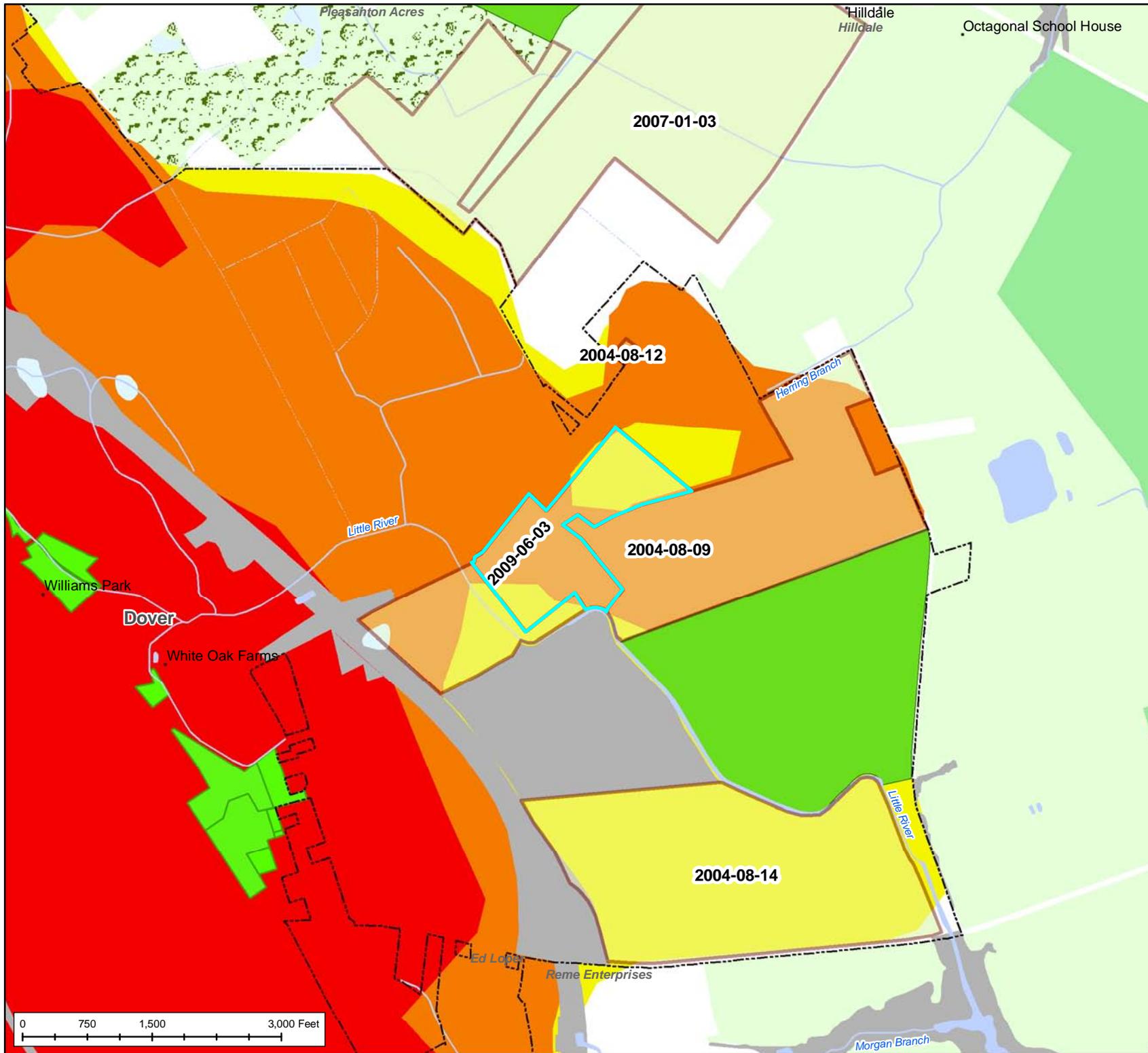
REVISIONS	CHECKED BY



SCALE: 1"=100'	DRAWN BY: JDM
DESIGNED BY: JKH/JDM	CHECKED BY: JKH
DATE: 05-13-09	FILE NO: 000
COMM. NO: C 028	SHEET NO: 1 OF 1

Preliminary Land Use Service (PLUS)

Evergreen Acres
2009-06-03



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

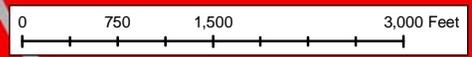
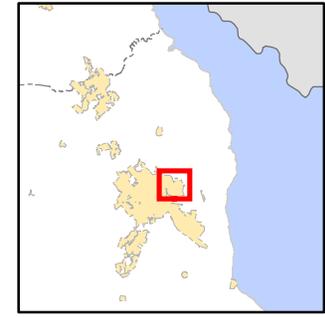
State Strategies

- 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)

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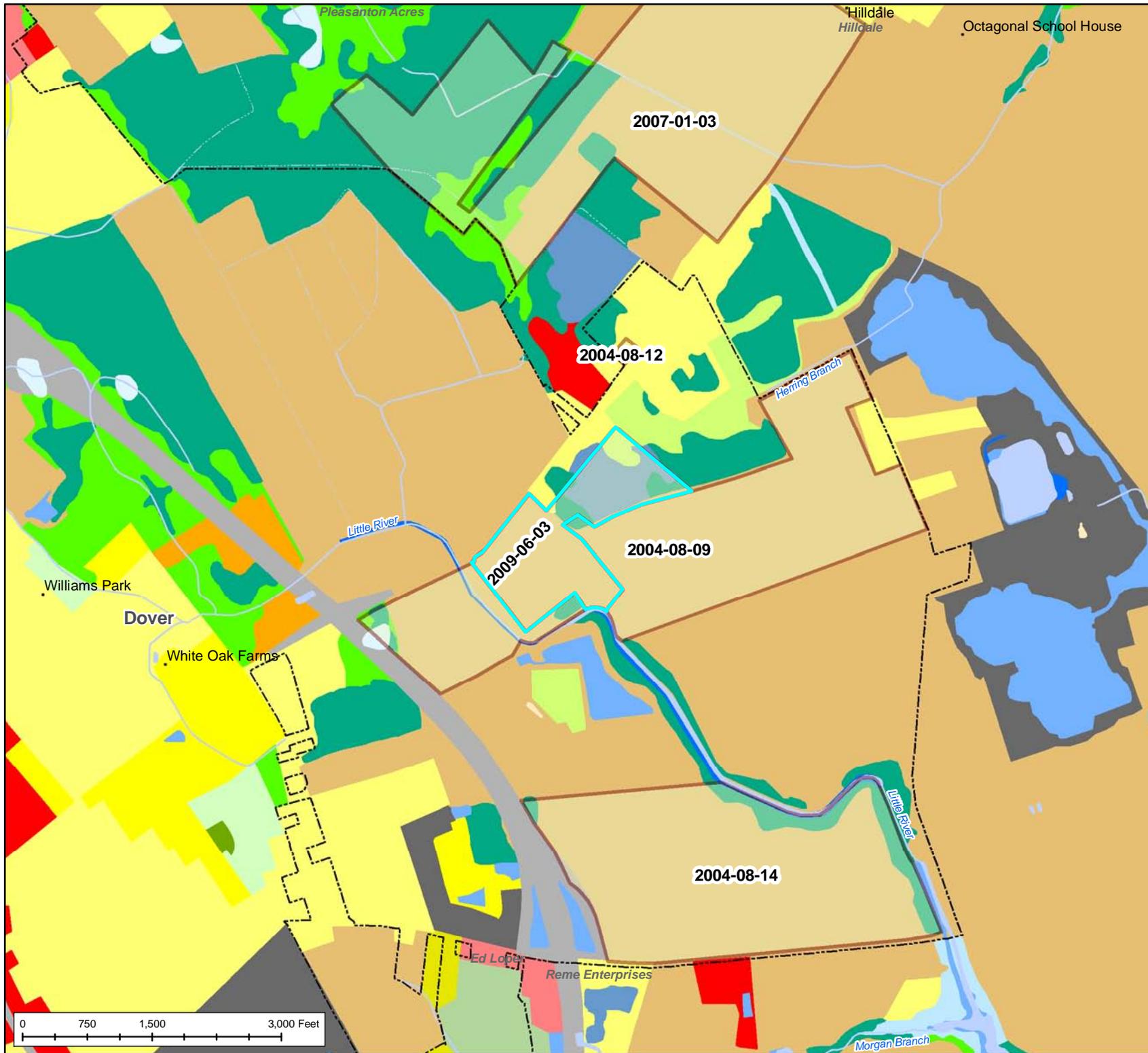


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Preliminary Land Use Service (PLUS)

Evergreen Acres
2009-06-03

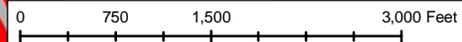


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

1:18,000



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Preliminary Land Use Service (PLUS)

Evergreen Acres
2009-06-03

-  Project Areas
-  Municipalities

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



1:4,511



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