

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: Garrison Oak Technical Park

2. Location (please be specific): White Oak Road; east/adjacent to SR 1

3. Parcel Identification #: ED-05-06800-01-0100-00001
LC-05-06800-01-0300-00001

4. County or Local Jurisdiction Name: Dover

5. Owner's Name: City of Dover c/o Anthony J. DePrima

Address: PO Box 475

City: Dover

State: DE

Zip: 19903

Phone: 302.736.7000

Fax: 302.736.7002

Email: tdeprima@dover.de.us

6. Applicant's Name: Same as Owner

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Project Designer/Engineer: Becker Morgan Group, Inc

Address: 309 S. Governors Avenue

City: Dover

State: DE

Zip: 19904

Phone: 302.734.7950

Fax: 302.734.7965

Email: gjones@beckermorgan.com

8. Please Designate a Contact Person, including phone number, for this Project: Garth E. Jones, PE 302.734.7950

24. If residential, please indicate the following:
Number of renter-occupied units:
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)

25. Present Use: % of Impervious Surfaces: 0.02
Acres: 0.10 ±

Proposed Use: % of Impervious Surfaces: 56% includes road & max.
Acres: 213 ± lot coverage.

27. What are the environmental impacts this project will have? Environmental Impacts are not anticipated.

How much forest land is presently on-site? 67.2 ± acres How much forest land will be removed? 15.1 ± 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

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 4.15 ±

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: Road crossing tax ditch. Stormwater quality control.

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Little River Tax Ditch</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : stormwater management areas, road crossing, grading.</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: Little River Tax Ditch</p>
<p>32. List the proposed method(s) of stormwater management for the site: ponds for quality control</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.): Little River 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? 55.2 ± Acres</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 45 ± 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)? Stormwater management; environmental resources.</p> <p>Where is the open space located? Various locations around 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Wellhead Protection Area</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, utilities, stormwater management.</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 quality control and erosion & sediment control will be provided.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies: buffers are provided.</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 5,000 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 300

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. One connection proposed to White Oak Road.

40. Will the street rights of way be public, private, or town? Public

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. No opportunity to connect to adjacent developments.

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

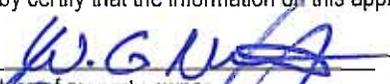
Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

42. Are any federal permits, licensing, or funding anticipated? Yes No

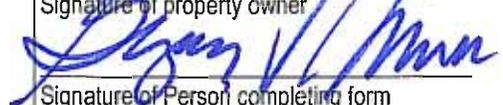
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them:

45. Please make note of the time-line for this project: Construction to start Spring 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

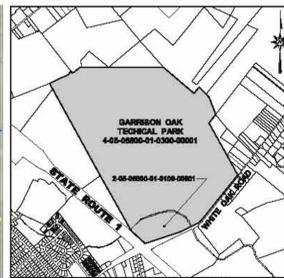
11-2-09
Date


Signature of Person completing form
(If different than property owner)

11-2-09
Date

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

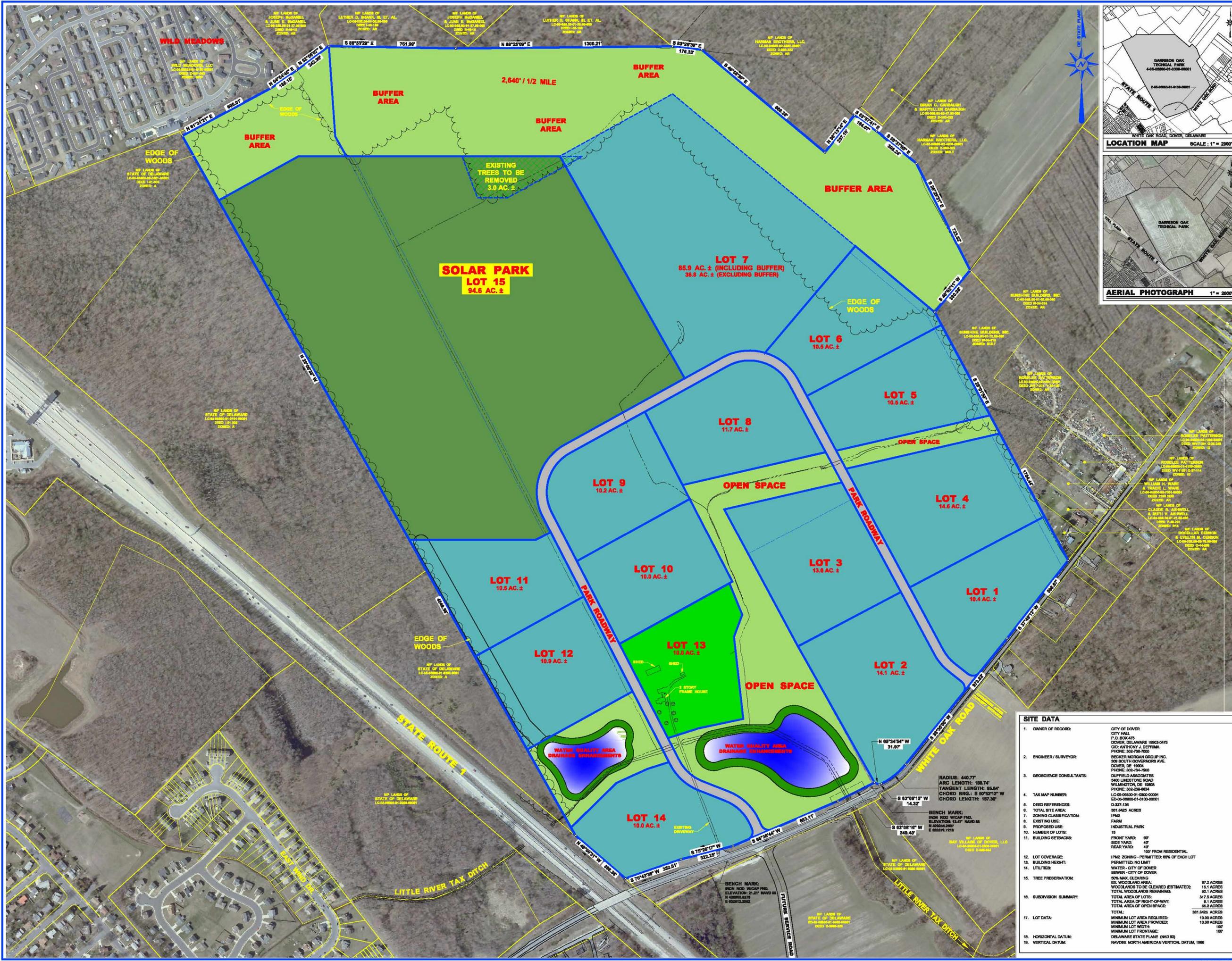
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. 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" = 200'



AERIAL PHOTOGRAPH 1" = 200'

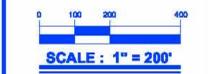


SITE DATA	
1. OWNER OF RECORD:	CITY OF DOVER CITY HALL DOVER, DELAWARE 19903-0475 C/O: ANTHONY J. DEPRIMA PHONE: 302.738.7000
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DE 19904 PHONE: 302.734.7960
3. GEOSCIENCE CONSULTANTS:	DUFFIELD ASSOCIATES 5400 LINGSTONE ROAD WILMINGTON, DE 19808 PHONE: 302.428.4804 LC-05-00800-01-0000-0001 ED-05-00800-01-0100-0001
4. TAX MAP NUMBER:	D-327-136
5. DEED REFERENCES:	261 ACRES
6. TOTAL SITE AREA:	317.5 ACRES
7. ZONING CLASSIFICATION:	IPM2
8. EXISTING USE:	FARM
9. PROPOSED USE:	INDUSTRIAL PARK
10. NUMBER OF LOTS:	15
11. BUILDING SETBACKS:	FRONT YARD: 60' SIDE YARD: 40' REAR YARD: 40'
12. LOT COVERAGE:	100' FROM RESIDENTIAL
13. BUILDING HEIGHT:	IPM2 ZONING - PERMITTED: 80% OF EACH LOT
14. UTILITIES:	PERMITTED: NO LIMIT
15. TREE PRESERVATION:	WATER - CITY OF DOVER SEWER - CITY OF DOVER
16. SUBDIVISION SUMMARY:	60% MAX CLEARING EX. WOODLAND AREA: 67.2 ACRES WOODLANDS TO BE CLEARED (ESTIMATED): 15.1 ACRES TOTAL WOODLANDS REMAINING: 52.1 ACRES TOTAL AREA OF LOTS: 317.5 ACRES TOTAL AREA OF RIGHT-OF-WAY: 61.1 ACRES TOTAL AREA OF OPEN SPACE: 62.2 ACRES TOTAL: 381.826 ACRES
17. LOT DATA:	MINIMUM LOT AREA REQUIRED: 10.00 ACRES MINIMUM LOT AREA PROVIDED: 10.00 ACRES MINIMUM LOT WIDTH: 100' MINIMUM LOT FRONTAGE: 100'
18. HORIZONTAL DATUM:	DELAWARE STATE PLANE (NAD 83)
19. VERTICAL DATUM:	NAVD83 NORTH AMERICAN VERTICAL DATUM 1980

PROJECT TITLE
GARRISON OAK TECHNICAL PARK
WHITE OAK ROAD
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE
CONCEPTUAL SUBDIVISION

LATEST UPDATE:
Oct 30, 2009 - 2:06pm



MARK	DATE	DESCRIPTION
1	10/30/09 <td>STATE OF DELAWARE PLUS SUBMISSION</td>	STATE OF DELAWARE PLUS SUBMISSION
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PROJECT NO.: 2009076
DATE: 10/30/09
SCALE: 1" = 200'
DRAWN BY: M.A.R. | PROJ. MGR.: M.A.R.
SHEET
C-201
COPYRIGHT 2009

Preliminary Land Use Service (PLUS)

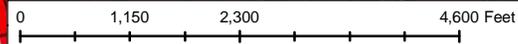
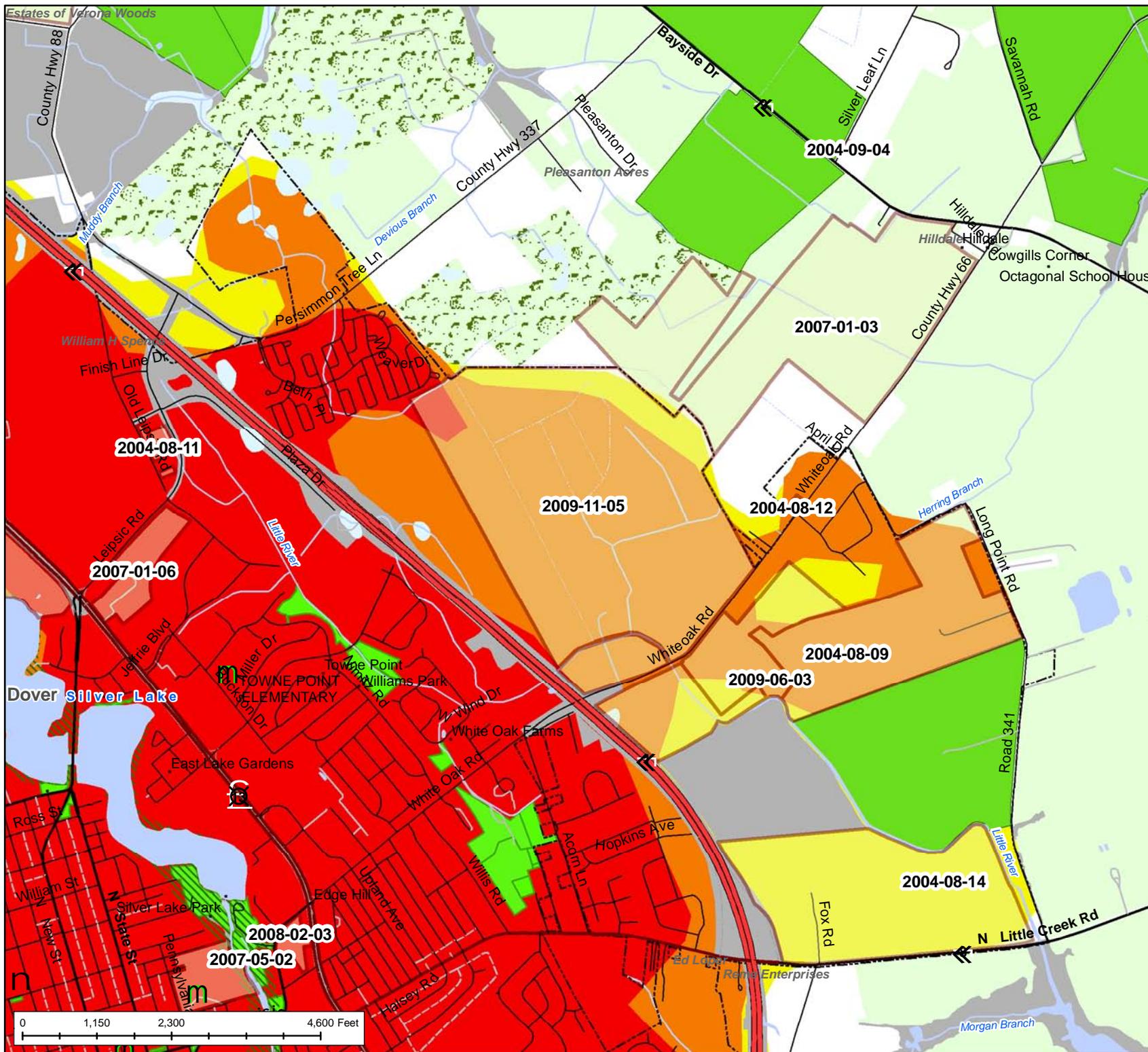
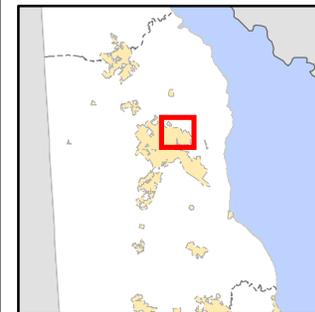
Garrison Oak Technical Park
2009-11-05

-  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)

1:24,000



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stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

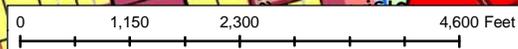
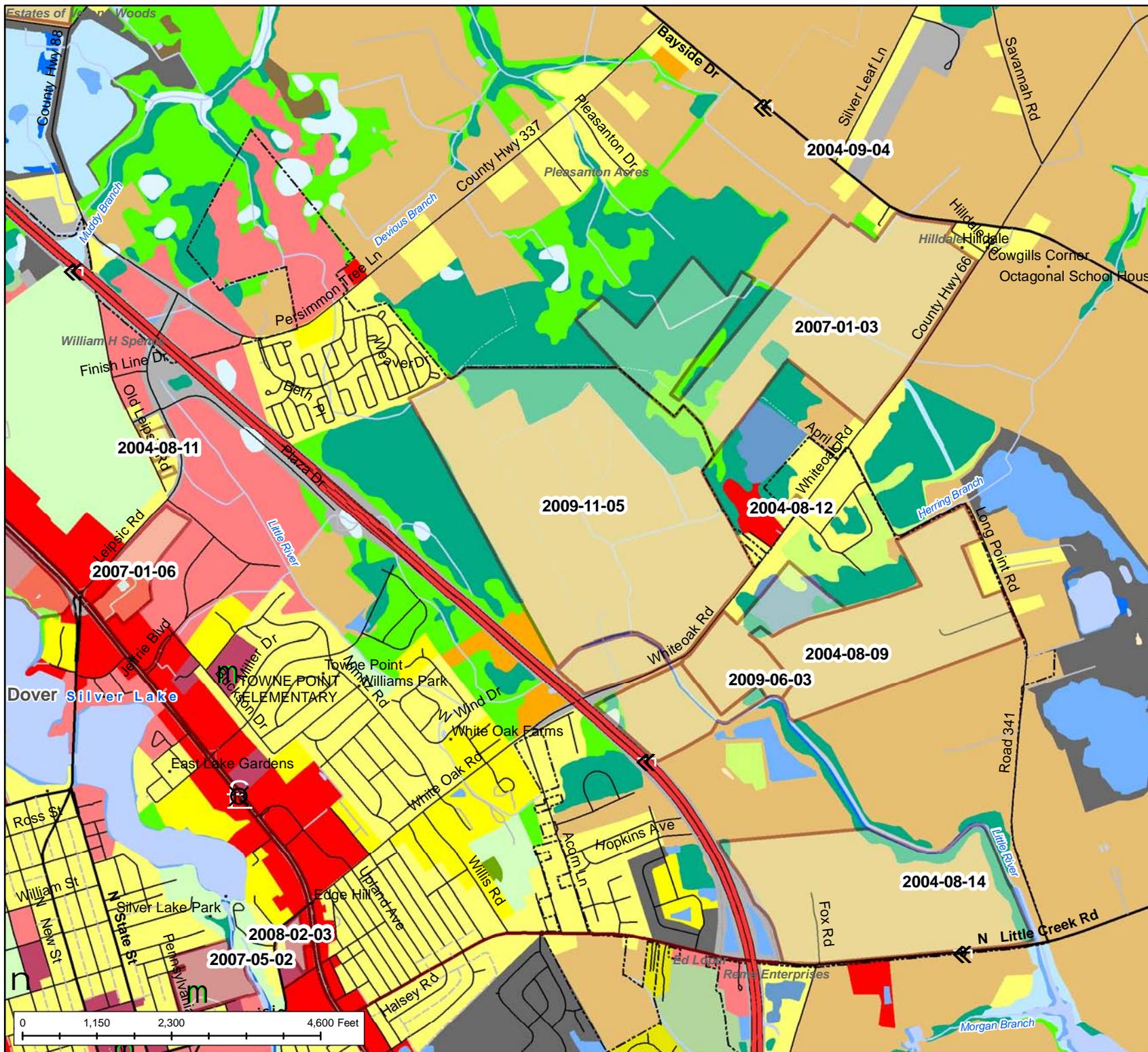
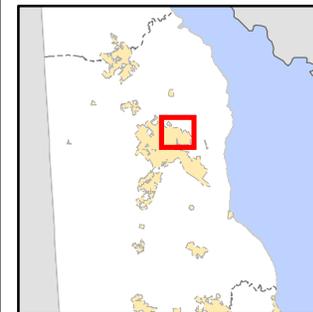
Garrison Oak Technical Park
2009-11-05

-  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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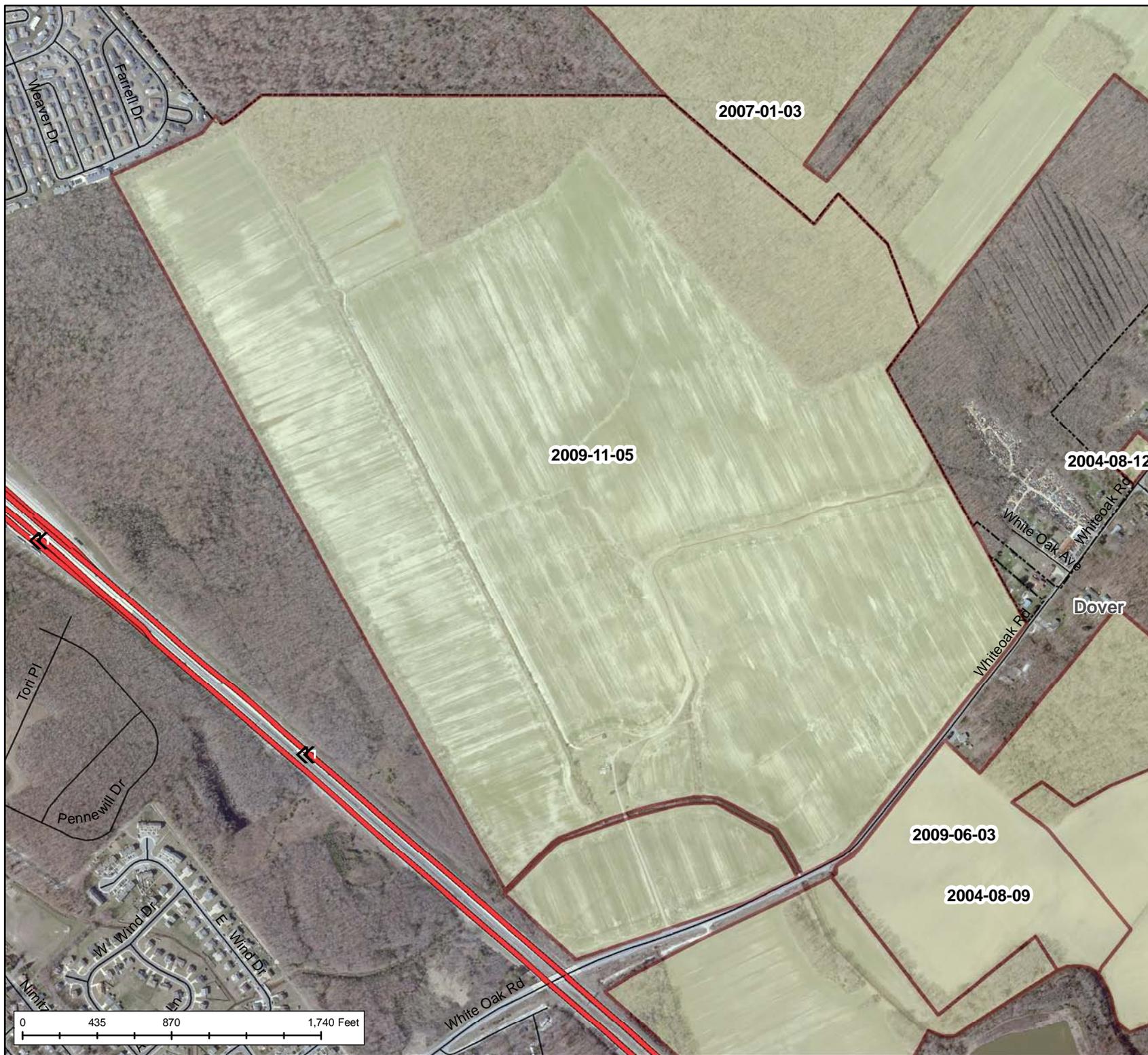


Preliminary Land Use Service (PLUS)

Garrison Oak
Technical Park
2009-11-05

-  Project Areas
-  Municipalities

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



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