

## 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: **White Oak Road Subdivision**

2. Location ( please be specific): south side of White Oak Road, City of Dover, 1340 ft west of Long Point Road

3. Parcel Identification #: LC-05-06800-01-1800-00001      4. County or Local Jurisdiction Name: City of Dover

5. Owner's Name: TFLD Management, LLC

Address: PO Box 578

City: Dover

State: DE

Zip: 19903

Phone: 302.730.0150

Fax: 302.698.5205

Email: fdimondi@msn.com

6. Applicant's Name: TFLD Management, LLC (c/o Frank DiMondi)

Address: PO Box 578

City: Dover

State: DE

Zip: 19903

Phone: 302.730.0150

Fax: 302.698.5205

Email: fdimondi@msn.com

7. Project Designer/Engineer: Kercher Engineering, Inc. (c/o Jeffrey C. Williams, P.E.)

Address: 254 Chapman Road, Suite 202

City: Newark

State: DE

Zip: 19702

Phone: 302.894.1098

Fax: 302.894.1099

Email: jcw@Kercherei.com

8. Please Designate a Contact Person, including phone number, for this Project: Jeffrey C. Williams, P.E. (302.894.1098)

Information Regarding Site:

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 type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: <b>This project is to rezone the 12.78 acre parcel from R-20 to R-8 and subdivide into seventeen (17) lots for single family dwellings and open space.</b>	
11. Area of Project(Acres +/-): <b>12.78 acres</b>	
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 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.	
14. Present Zoning: R-20	15. Proposed Zoning: R-8
16. Present Use: <b>Open Woods</b>	17. Proposed Use: <b>Residential</b>
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	
19. Comprehensive Plan recommendation: <b>Low density residential</b> 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 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 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: <b>City of Dover</b>  Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project? <b>17 DU</b>  How will this demand be met? <b>Existing City of Dover system</b>	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>City of Dover</b>	
22. If a site plan please indicate gross floor area:	
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: <b>17</b> Gross Density of Project: <b>1.33</b> Net Density <b>3.66</b> 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: 0  
Number of owner-occupied units: 17

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 17  
 Move-up buyer – if checked, how many units 17  
 Second home buyer – if checked, how many units 17  
 Active Adult (Check only if entire project is restricted to persons over 55)

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26. Present Use: % of Impervious Surfaces: 0%                      Proposed Use: % of Impervious Surfaces: 19.3%  
Square Feet: 0    Square Feet: 106,810

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27. What are the environmental impacts this project will have? None

How much forest land is presently on-site? 12.78 acre    How much forest land will be removed? 6.39 acres (50%)

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

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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.

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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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: <b>Biofiltration &amp; retention</b></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.): <b>Roadside swale at front of site and ditch at rear of site</b></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? <b>0.50 Acres</b></p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) <b>0.50 acres/Sq ft.</b></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)? <b>Passive recreation</b></p> <p>Where is the open space located? <b>At the end of the cul-de-sac</b></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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they? <b>Onsite Only</b></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</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</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 162 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0%

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 one connection to White Oak Road which consists of one 12 ft wide thru lane in each direction with 10 ft wide shoulders.

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

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. An access road will be provided on this project for connection to the parcel to the east.

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: Construction & residential waste

45. Please make note of the time-line for this project: Start construction once approvals are received; 18 months for build out

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](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.



# Preliminary Land Use Service (PLUS)

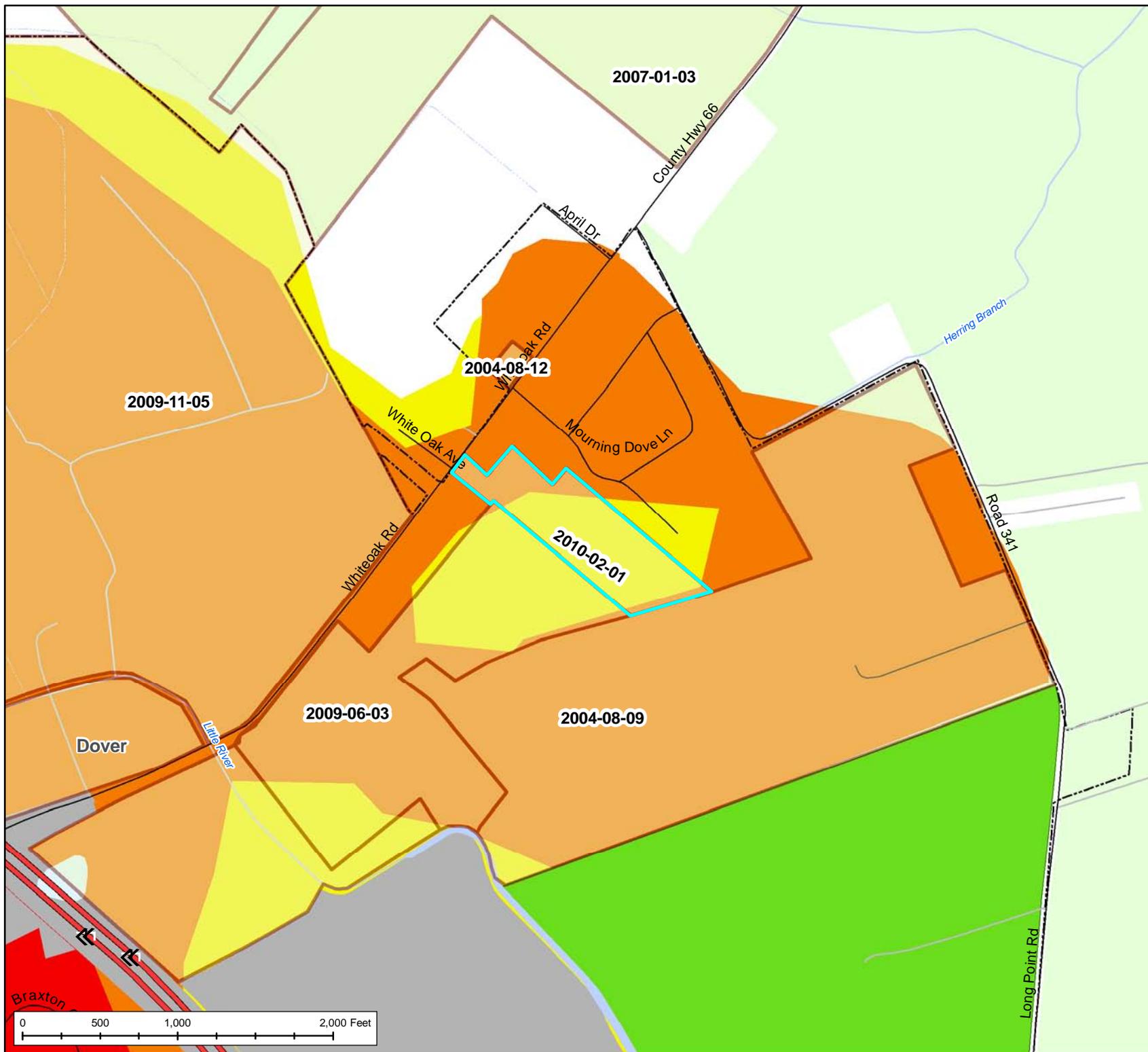
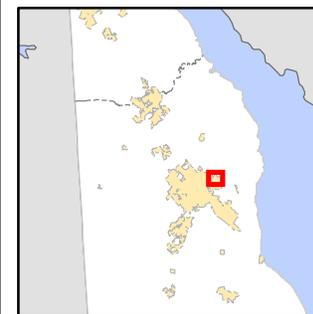
**White Oak Road Subdivision**  
2010-02-01

-  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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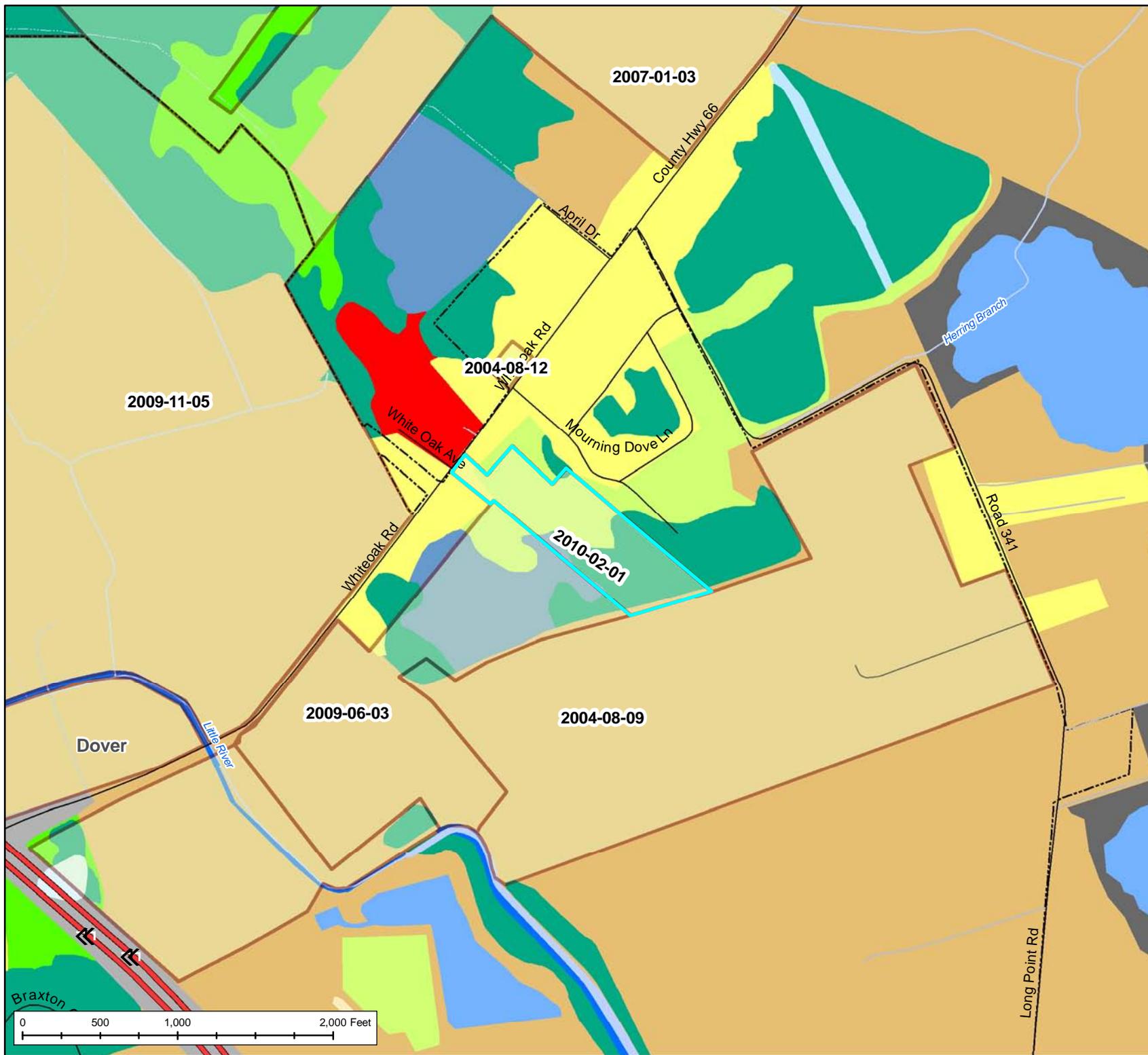
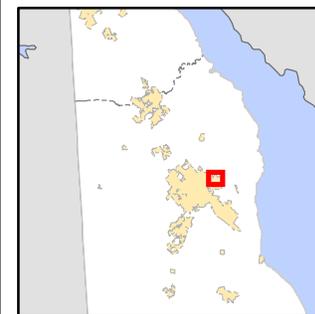
**White Oak Road Subdivision**  
2010-02-01

-  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

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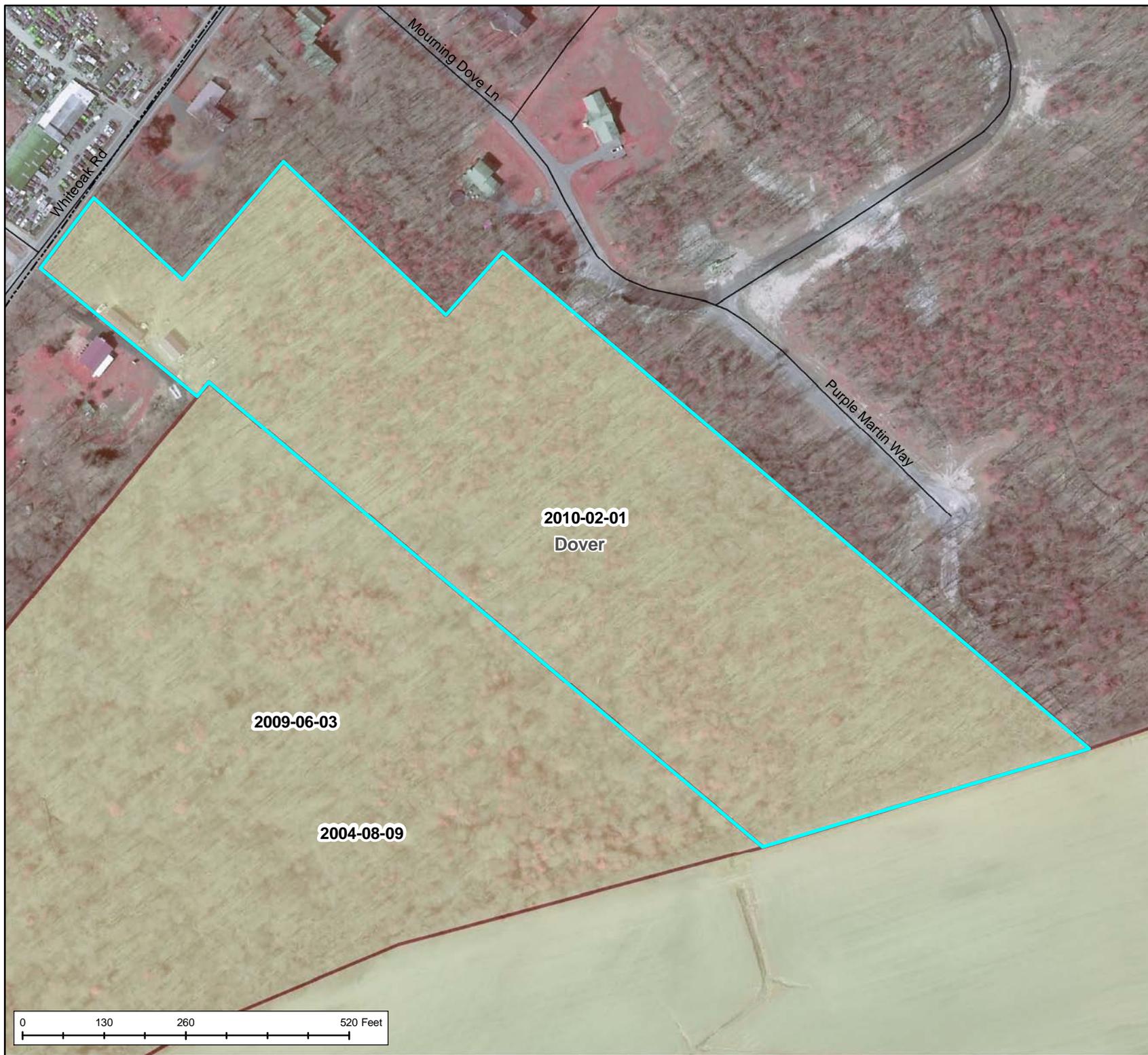


# Preliminary Land Use Service (PLUS)

Rehoboth Shores  
Campsites  
2010-01-01

-  Project Areas
-  Municipalities

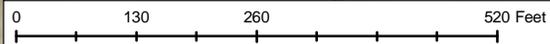
2007 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget



2010-02-01  
Dover

2009-06-03

2004-08-09



1:2,478



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