

Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Major Subdivision Plan to develop 264 new single family and townhouse units, with associated roads, utilities, and stormwater facilities. 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.	
12. Area of Project (Acres +/-): 205.27 Number of Residential Units: 264 Commercial square footage: N/A	
13. Present Zoning: S (Suburban)	14. Proposed Zoning: S (Suburban)
15. Present Use: Golf Course	16. Proposed Use: Residential
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian WaterCompany Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: New Castle County Department of Special Services Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): Open market luxury homes. There are 4 different size homes on the property.	
20. Environmental impacts: How many forested acres are presently on-site? 28.91 How many forested acres will be removed? 4.66 To your knowledge, 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: 4.97 If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>There area a few areas that there will be disturbance as close as 50 feet to the wetlands. Most areas are at least 100 feet away and there are no areas that encroach into the Riparian Buffer. Sanitary sewer crossings are the only area that go thru the wetlands, but jack and boring will be used to limit disturbance.</u>	
21. 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	
22. List the proposed method(s) of stormwater management for the site: Several Bio Swales, Bio Retention Areas, and Detention Basins will be used on the site to control the stormwater.	

23. Is open space proposed? Yes No If "Yes," how much? 134 Acres:
 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, wildlife habitat, and Riparian buffer

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

25. Please estimate 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 peak season: 2,300
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1%

26. Will the project connect to state maintained roads? Yes No

27. 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. The areas that can connect are the parcel on the west of Hercules Road could connect to land near Canterbury Hills. The cul-de-sac (road F) could be connected to the Ashland Research Center but additional land would need to be obtained. The applicant is willing to talk about any logical connections.

28. Are there existing sidewalks? Yes No; bike paths Yes No
 Are there proposed sidewalks? Yes No; bike paths Yes No
 Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No

29. To your knowledge, 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
 Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
 Person to contact to arrange visit: Jeff Madden _____ phone number: __215-914-2050_____

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

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, 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.

EXPLORATORY PLAN FOR MAJOR SUBDIVISION PLAN DELAWARE NATIONAL

TMP 07-031.00-001, 07-031.00-014, 08-027.00-001, 08-027.00-007
CHRISTIANA/MILL CREEK HUNDREDS, NEW CASTLE COUNTY, DELAWARE

DATA COLUMN

1.	TAX PARCEL NUMBER:	07-031.00-001, 07-031.00-014, 08-027.00-001, 08-027.00-007
2.	SOURCE OF TITLE:	PARCEL 07-031.00-001: DEED INSTRUMENT #20090317-0015143 PARCEL 07-031.00-014: DEED INSTRUMENT #20090317-0015143 PARCEL 08-027.00-001: DEED INSTRUMENT #20090317-0015143 PARCEL 08-027.00-007: DEED INSTRUMENT #20090317-0015143
3.	EXISTING ZONING:	S
4.	GROSS AREA:	205.27 ACRES
5.	VERTICAL DATUM:	NAD 88
6.	WATER SUPPLY: ARTESIAN WATER COMPANY; WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.	
7.	SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.	
8.	NUMBER OF LOTS:	264
9.	PROPOSED SEWER FLOWS:	158 SINGLE FAMILY DETACHED HOMES AND 106 TOWNHOMES x 300 GPD/HOME = 79,200 GPD (AVERAGE) x 4 = 316,800 GPD (PEAK)
10.	EQUITABLE OWNER/DEVELOPER:	TOLL BROTHERS, INC. DELAWARE REGIONAL OFFICE 4 HILLMAN DRIVE SUITE 120, 2ND FLOOR CHADDS FORD, PA 19317 TEL: 610.358-3611
11.	REAL PROPERTY OWNER:	GOLF COURSE ASSOC., LLC 234 NORTH JAMES STREET NEWPORT, DE 19804

NOTES:

- THIS PLAN DEPICTS THE SUBDIVISION OF THESE PARCELS INTO 264 NEW SINGLE-FAMILY DETACHED AND TOWNHOUSE DWELLING UNITS IN THE S (SUBURBAN) ZONING DISTRICT USING OPEN SPACE SUBDIVISION OPTION 1 - CONSERVATION DESIGN.
- TRACT EXISTS IN FOUR (4) PARCELS:
TMP: 07-031.00-001, 07-031.00-014, 08-027.00-001, 08-027.00-007
ADDRESS: CHRISTIANA/MILL CREEK HUNDREDS
NEW CASTLE, DE
GOLF COURSE ASSOC., LLC
234 NORTH JAMES STREET
NEWPORT, DE 19804
- FLOODPLAIN LINES TAKEN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP FOR NEW CASTLE COUNTY, DE MAP NUMBER 1000300451, REVISED JANUARY 17, 2007. THE FLOODPLAIN LINES WERE ADJUSTED FOR THE CROSS SECTION ELEVATION FROM THIS MAP.
- THE WETLAND BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN ARMY CORPS OF ENGINEERS METLANDS Delineation Manual DATED JANUARY 1987 OR AS LATER AMENDED. FOR A PREPARED BY A.D. MARBLE DATED MARCH 2010. THE SUBJECT PARCELS WILL INCUR 0.0 AC OF PROPOSED WETLAND DISTURBANCE.
- PLANNETRIC AND TOPOGRAPHIC FEATURES COMPILED BY E.S.E. CONSULTANTS, SOCIETY BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY, AERIAL PHOTOGRAPHY PERFORMED BY KESTONE AERIAL SURVEYS ON 12/18/09 WITH A PHOTO SCALE OF 1" = 300'
- OUTBOUND PREPARED BY TETA TECH ARCHITECTS & ENGINEERS ON MARCH 30, 2010. THE HORIZONTAL DATUM IS NAD83 (2007) AND WAS ESTABLISHED FROM NGS MONUMENT "GPS NC 3". THE VERTICAL DATUM IS NAVD88 (USFT) AND WAS ESTABLISHED FROM "GPS NC 3", ELEVATION 177.21.
- SOURCE OF TITLE: PARCEL NOS. 07-031.00-001, 07-031.00-014, 08-027.00-001, 08-027.00-007, GOLF COURSE ASSOCIATES LLC, DEED INSTRUMENT #20090317-0015143.
- WRPA: A PORTION OF THE SITE FALLS WITHIN THE WATER RESOURCE PROTECTION AREA (WRPA) "FLOOD PLAIN/EROSION PRONE SLOPES" AS SHOWN ON WRPA MAP 1 OF 3, DATED 1987, REVISED FEBRUARY 2006 AS PREPARED BY UNIVERSITY OF DELAWARE.
- WATER SUPPLY: ARTESIAN WATER COMPANY
- COUNCILMANIC DISTRICT: 3
- THIS PLAN SUPERSEDES, IN PART, RECORDATION OF THE PROPERTY BY DEED, RECORDED IN NEW CASTLE COUNTY AS DEED BOOK 2471, PAGE 0335.

PURPOSE:

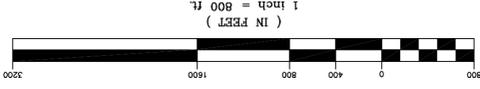
MAJOR SUBDIVISION PLAN TO CONSOLIDATE FIVE EXISTING PARCELS AND UNITS PUBLIC STREETS AND OPEN SPACE IN THE S ZONING DISTRICT USING

CERTIFICATION OF PLAN ACCURACY:

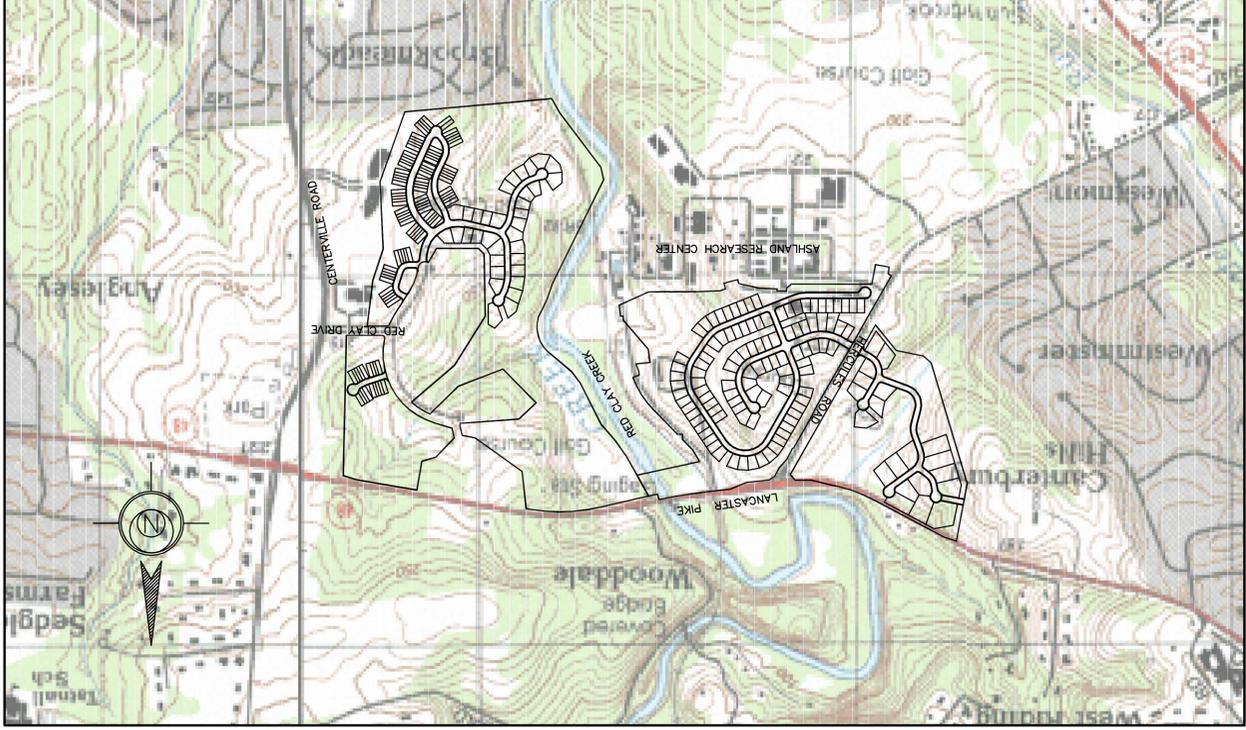
I, JEFFREY M. MADDEN, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

CERTIFICATION OF OWNERSHIP:

I, GREGORY PETTINARO, HEREBY CERTIFY THAT GOLF COURSE ASSOC., L.P., IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.



LOCATION MAP
SCALE: 1" = 800'
USGS Map, South Georgia Quad
New Castle County Base Map Number 9



SHEET	REF.	DESCRIPTION	DATE ISSUED	DATE REVISION
1	EX01.01	INDEX SHEET	05/03/10	
2	EX02.01	GENERAL NOTES PLAN	05/03/10	
3	EX03.01	NATURAL RESOURCE PLAN	05/03/10	
4	EX03.02	NATURAL RESOURCE PLAN	05/03/10	
5	EX03.03	NATURAL RESOURCE PLAN	05/03/10	
6	EX03.04	PRE-BULK PLAN	05/03/10	
7	EX03.05	PRE-BULK PLAN	05/03/10	
8	EX03.06	PRE-BULK PLAN	05/03/10	
9	EX04.01	PLAN SHEET	05/03/10	
10	EX04.02	PLAN SHEET	05/03/10	
11	EX04.03	PLAN SHEET	05/03/10	
12	EX04.04	PLAN SHEET	05/03/10	
13	EX04.05	PLAN SHEET	05/03/10	
14	EX04.06	PLAN SHEET	05/03/10	
15	EX04.07	PLAN SHEET	05/03/10	
16	EX04.08	PLAN SHEET	05/03/10	
17	EX04.09	PLAN SHEET	05/03/10	
18	EX04.10	PLAN SHEET	05/03/10	
19	EX04.11	PLAN SHEET	05/03/10	
20	EX04.12	PLAN SHEET	05/03/10	
21	EX04.13	PLAN SHEET	05/03/10	
22	EX04.14	PLAN SHEET	05/03/10	

CERTIFICATION OF PLAN APPROVAL:

DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY,
GENERAL MANAGER, FOR
BY _____

COUNCIL PRESIDENT, FOR
BY _____

APPLICATION NO. 2010-0176

INDEX SHEET EXPLORATORY PLAN

DELAWARE NATIONAL
CHRISTIANA/MILL CREEK HUNDREDS, NEW CASTLE, DE.

SHEET NO.:	1	OF	22
REF. NO.:	EX01.01		
JOB NO.:	3009	S-COVER:	
DESIGN:	JMM	DATE:	05/03/10
SCALE:	AS NOTED		

JEFFREY M. MADDEN
PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. 13569

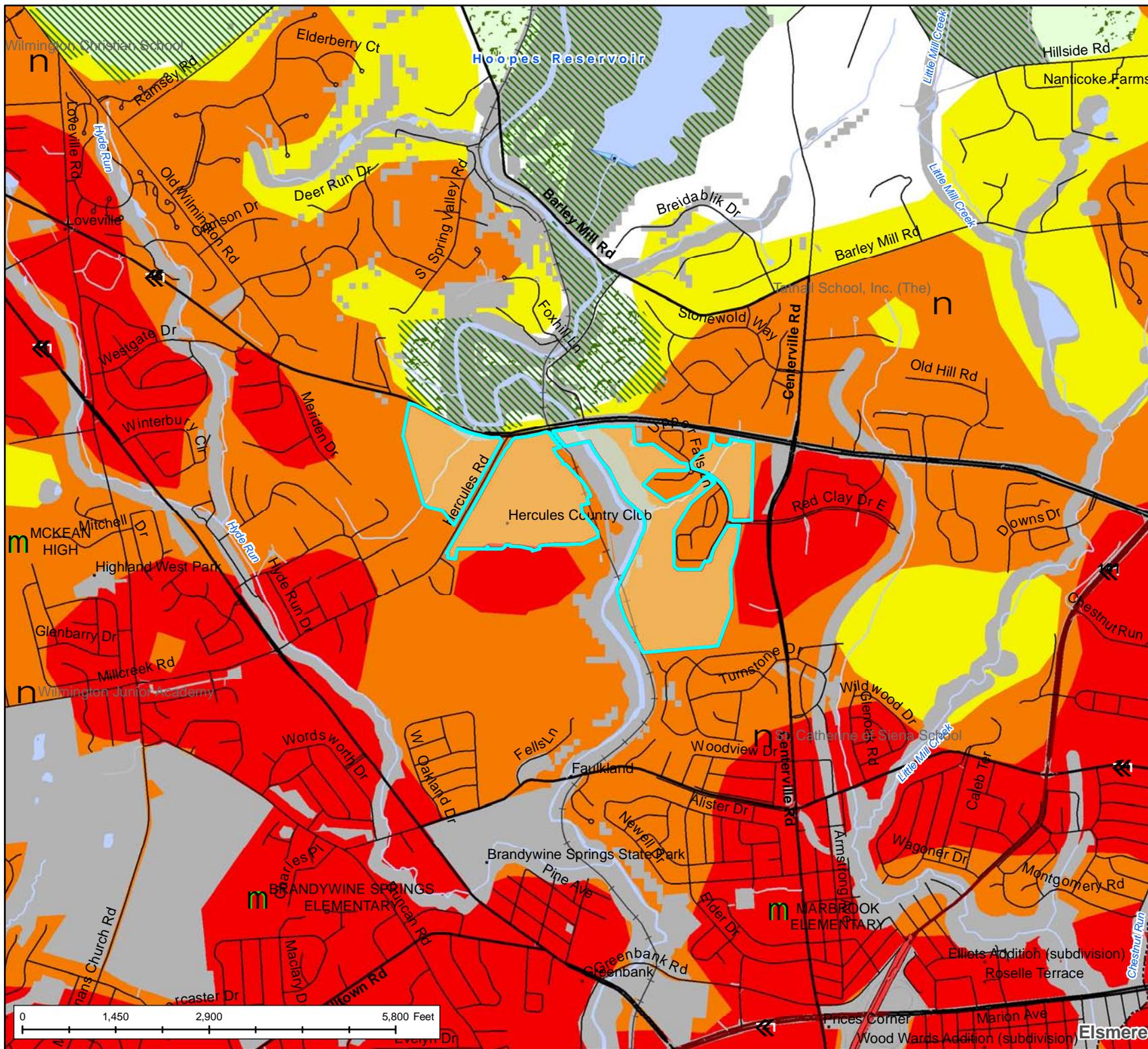
ESE Consultants, Inc.
250 Gibraltar Road,
Suite 2E
Horsesham, PA 19044
TEL: 215-914-2050
FAX: 215-293-5488

ESE
Land Planning
Engineering
Land Surveying

Preliminary Land Use Service (PLUS)

Delaware National
2010-06-03

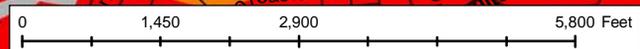
- Project Areas
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of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



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Preliminary Land Use Service (PLUS)

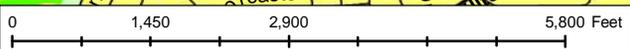
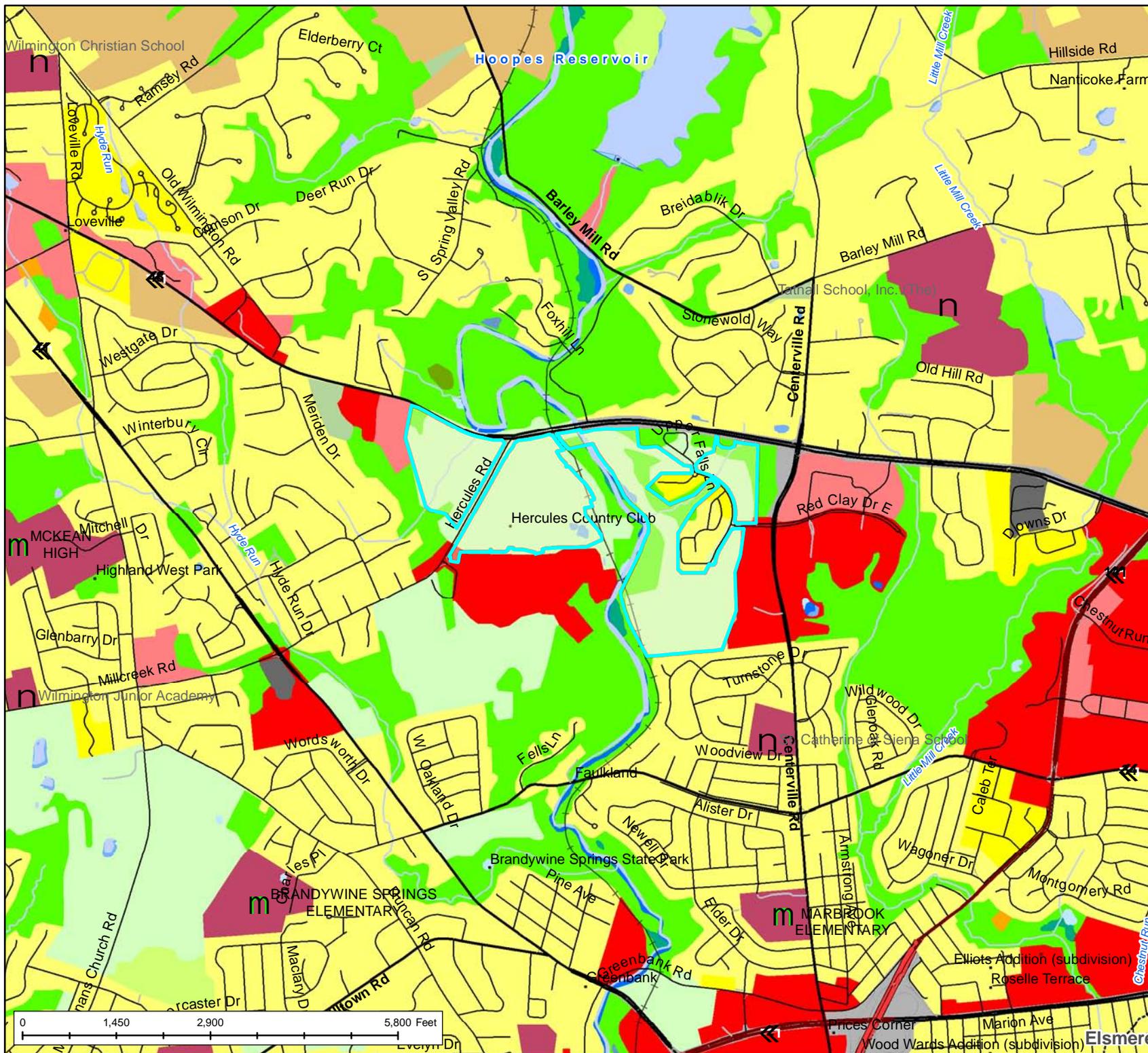
Delaware National
2010-06-03

-  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

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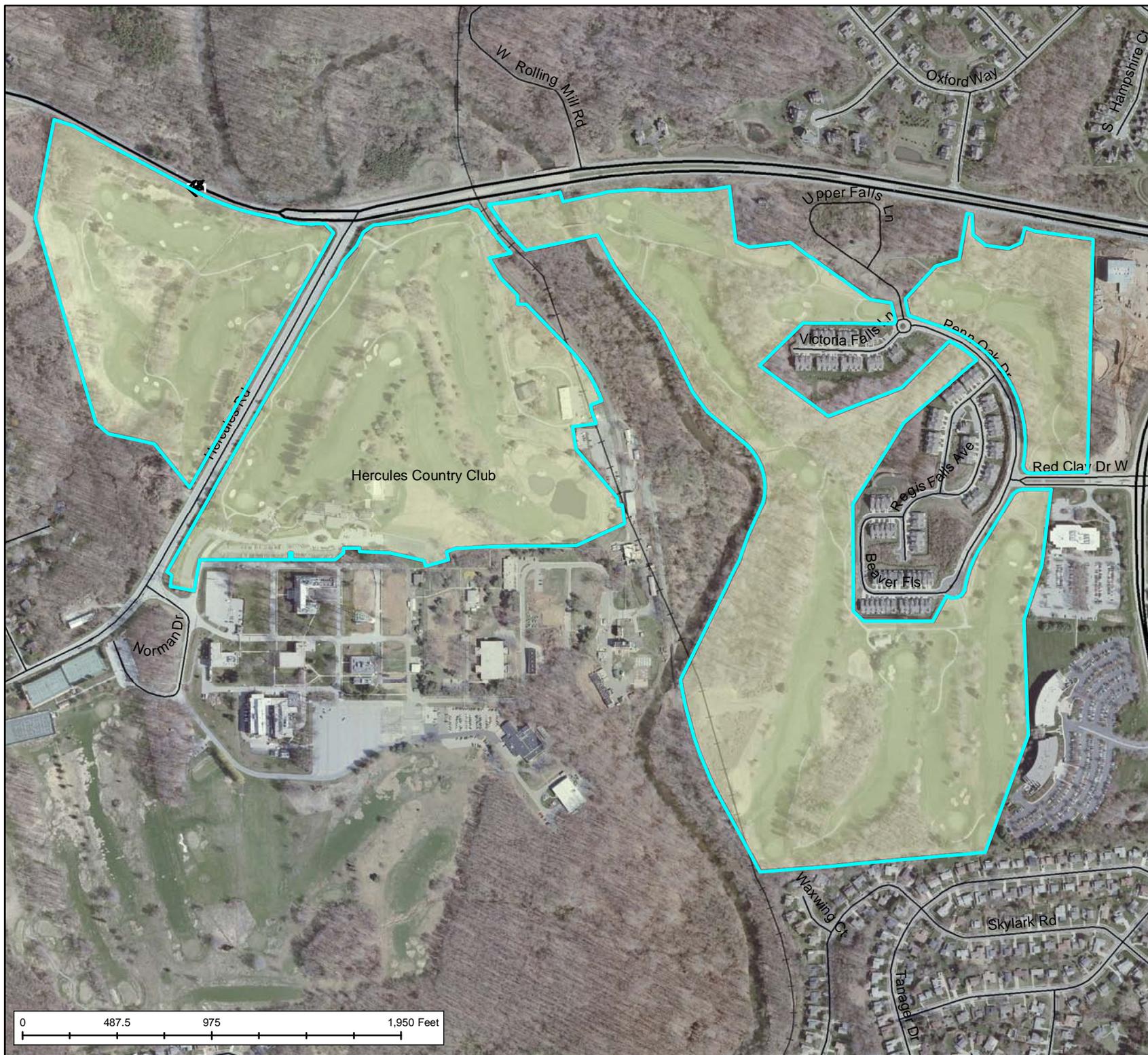


Preliminary Land Use Service (PLUS)

Delaware National
2010-06-03

-  Project Areas
-  Municipalities

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



1:8,000



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stateplanning.delaware.gov

0 487.5 975 1,950 Feet

