

Preliminary Land Use Service PLUS

Delaware State Planning Coordination

Submit by Email

122 William Penn Steet • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Purpose of PLUS --The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

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.

PLUS Number (to be completed by OSPC): For Office Use Only

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): For Office Use Only

1. Project Title/Name: Hickory Glenn Subdivision

2. Location (please be specific): 1335 Milford-Harrington Highway, Milford, DE 19963

3. Parcel Identification #: 5-16-173.00-01-21.00 + 22.02
4. County or Local Jurisdiction Name: where project is located: City of Milford, Kent County

5. If contiguous to a municipality, are you seeking annexation? Already Annexed

6. Owner's Name: Walter N. Thomas, II

 Address: 1335 Milford-Harrington Highway, Milford, DE 19963

 City: Milford State: Delaware Zip: 19963

 Phone: (302) 632-4463 Fax: Email:

7. Equitable Owner/Developer
 (This Person is required to attend the PLUS meeting): Eric Dunn of Dunn Development, LLC

 Address: 160 Seneca Shore Road

 City: Perryville State: Maryland Zip: 21903

 Phone: (410) 937-9799 Fax: (410) 287-2884 Email: ericdunn@hughes.net

8. Project Designer/Engineer: Morris Ritchie Associates, Inc. c/o Phillip Tolliver

 Address: 18 Boulden Circle, Suite 36

 City: New Castle State: Delaware Zip: 19720

 Phone: (302) 326-2200 Fax: (302) 326-2399 Email: ptolliver@mragta.com

9. Please Designate a Contact Person, including phone number, for this Project: Charlie Barnett 302-326-2200

10. Type of Review: Rezoning, if not in compliance with comprehensive plan
 Subdivision Site Plan Review

11. Brief Explanation of Project being reviewed:

Residential Subdivision

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.

N/A

12. Area of Project (Acres +/-):

71.92

Number of Residential Units:

512

Commercial square footage:

13. Present Zoning:

R-8

14. Proposed Zoning:

R-8

15. Present Use:

Agriculture

16. Proposed Use:

Residential

17. Water:

Central (Community system)

Individual On-Site

Public (Utility)

Will a new public well be located on this site?

Service Provider Name:

City of Milford

18. Wastewater:

Central (Community system)

Individual On-Site

Public (Utility)

Will a new community wastewater system be located on this site?

Service Provider Name:

City of Milford

19. If residential, describe style and market segment you plan to target (Example -- Age restricted):

384 Apartment Units & 128 Townhomes

20. Environmental impacts:

None

How many forested acres presently on-site?

4.29

How many forested acres will be removed?

0.49

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?

Yes

No

Are the wetlands: Tidal

Acres

Non-tidal

Acres 2.64

If "yes," have the wetlands been delineated?

Yes

No

Has the Army Corps of Engineer 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:

How close do you anticipate ground disturbance to wetlands, stream, wells, or waterbodies?

Unknown - Possibly 10'

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

Yes No

22. List the proposed method(s) of stormwater management for the site:

Stormwater Managemnt Ponds, Water Quality Swales, Possible Created Wetlands

23. Is open space proposed? Yes No If "Yes," how much? Acres: 50.18

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, Wetlands & Wetlands Preservation, Parking

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:

3,248

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

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.

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: Phone number:

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

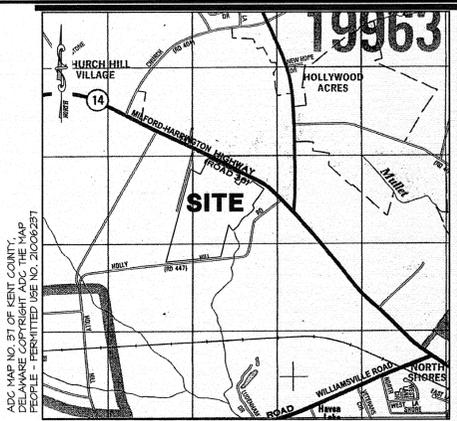
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of Property Owner *Walter J. Thomast* Date/Time Field 8/30/11
Signature of Person Completing form (if different than property owner) *CHARLIE BARNETT* Date/Time Field 8-31-11

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. If electronic signature is not attached, 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.**

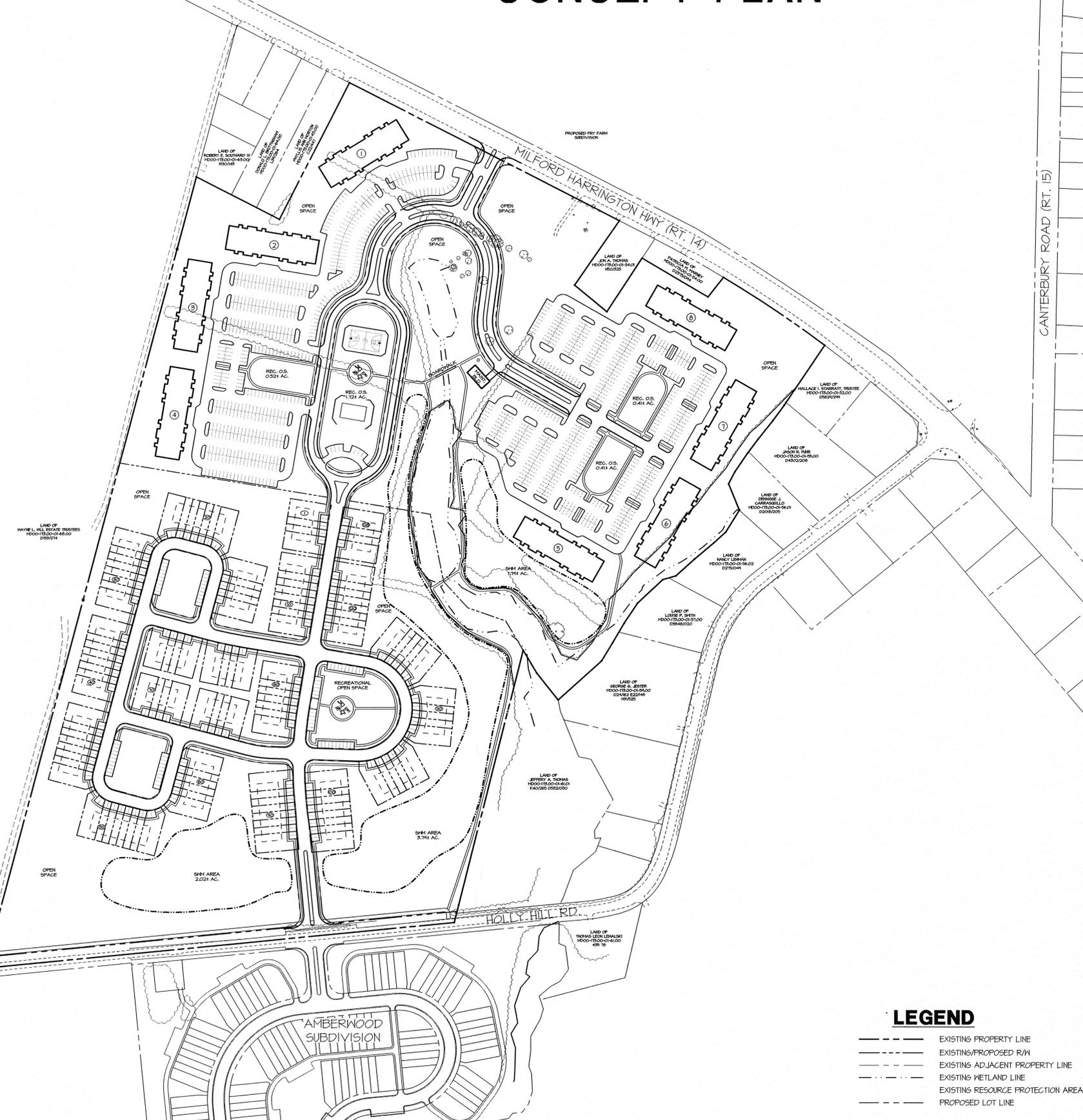
HICKORY GLENN CONCEPT PLAN



LOCATION MAP
SCALE: 1" = 2,000'

SITE DATA

TAX MAP PARCELS:	5-16-1T3.00-01-21.00 5-16-1T3.00-01-22.02 D-2521-141
DEED BVP:	
OWNER:	WALTER N. THOMAS, II 1335 MILFORD-HARRINGTON HIGHWAY MILFORD, DE 19963
SITE ADDRESS:	1335 MILFORD-HARRINGTON HIGHWAY MILFORD, DE 19963
DEVELOPER/APPLICANT:	DUNN DEVELOPMENT, LLC 160 SENECA SHORE ROAD PERRYVILLE, MD 21903 ATTN: MR. ERIC DUNN
EXISTING ZONING:	R-8 (CITY OF MILFORD)
PROPOSED ZONING:	R-8 (CITY OF MILFORD)
PROPOSED USE:	RESIDENTIAL
TOTAL SITE AREA:	71,918 ± AC (SURVEY)
DENSITY ALLOWED:	8.0 UNITS/ACRE = 575 UNITS
DENSITY PROPOSED:	384 APARTMENTS + 128 TOWNHOMES = 512 UNITS = 7.12 DU/AC.
OPEN SPACE AREA REQUIRED	400 SF/DU = 204,800 SF = 4.70 ± AC
OPEN SPACE AREA PROPOSED:	50.18 ± AC
RECREATIONAL OPEN SPACE REQUIRED:	2.35 AC (50% OF TOTAL REQ. OPEN SPACE)
RECREATIONAL OPEN SPACE PROPOSED:	5.11 ± AC
TOTAL ACREAGE:	
W/IN PROPOSED STREETS R.O.M.	1.70 ± AC
W/IN TOWNHOUSE LOTS	10.08 ± AC
W/IN EXISTING WOODLAND	4.24 ± AC
W/IN WOODLAND PRESERVATION	3.80 ± AC
W/IN WETLANDS	2.64 ± AC
BUILDING HEIGHTS:	APARTMENTS & TOWNHOMES - 3 STORIES
MAXIMUM % IMPERVIOUS COVERAGE:	30%
MAXIMUM SLOPE:	50%
MINIMUM SLOPE:	0%
MONUMENTS:	4 FOUND, 10 SET
PARKING SPACES (2.5 SPACES PER UNIT):	REQUIRED PROPOSED
APARTMENTS	460 465
TOWNHOMES	320 328
WATER:	CITY OF MILFORD PUBLIC WATER
SEWER:	CITY OF MILFORD PUBLIC SEWER
TOPOGRAPHIC REFERENCE:	HORIZ: DE COORDINATE SYSTEM NAD 83/86 VERTICAL - NAVD 88
FLOODPLAIN REFERENCE:	FEMA MAP #10001G0362H, MAY 23, 2003
WETLAND REFERENCE:	NATIONAL WETLANDS INVENTORY



LEGEND

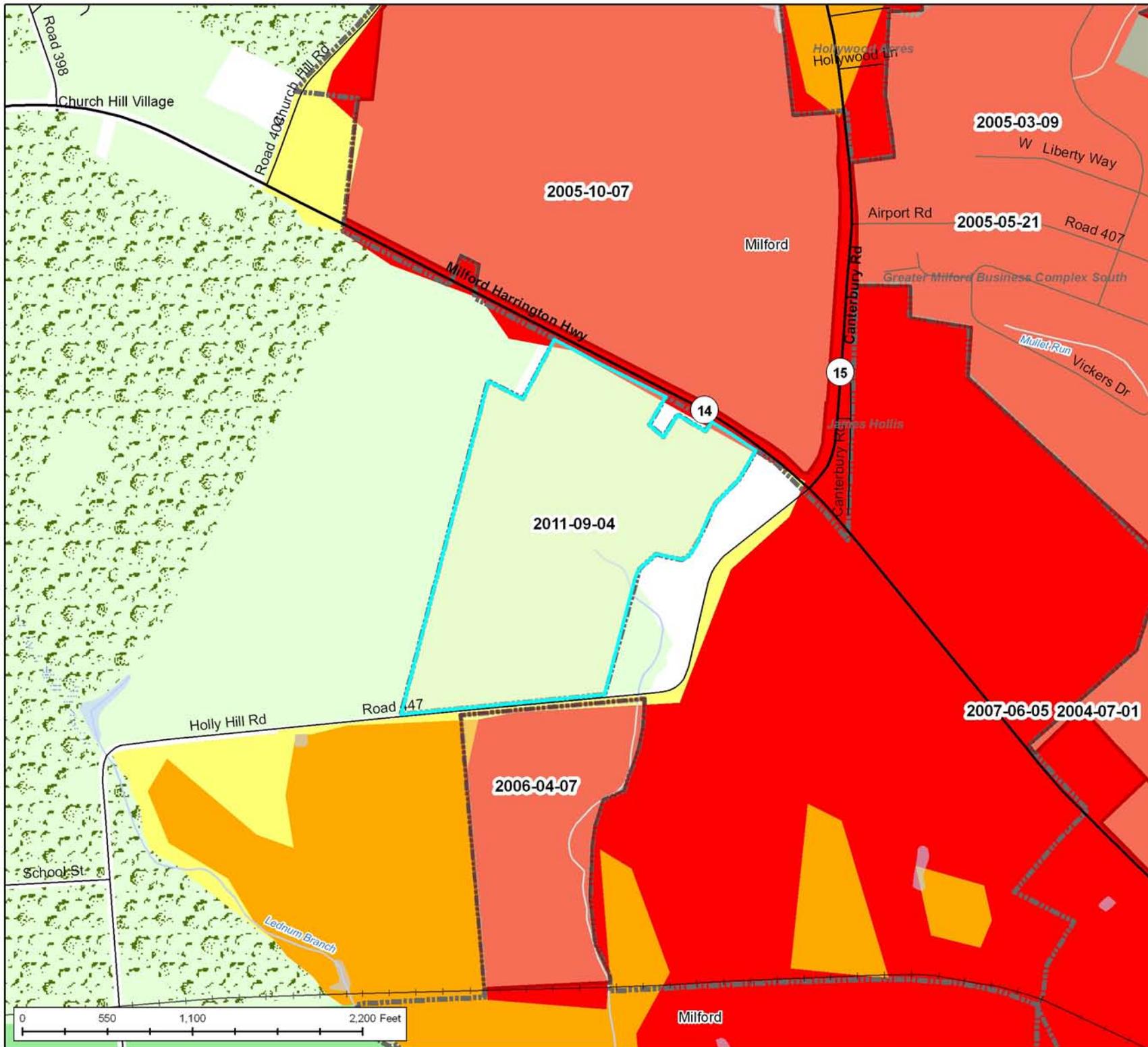
- EXISTING PROPERTY LINE
- - - EXISTING/PROPOSED R/W
- - - - EXISTING ADJACENT PROPERTY LINE
- - - - EXISTING WETLAND LINE
- - - - EXISTING RESOURCE PROTECTION AREA
- - - - PROPOSED LOT LINE

MIRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
18 BOULDEN CIRCLE, SUITE 38
NEW CASTLE, DELAWARE 19720
(302) 328-2200
FAX: (302) 328-2399
WWW.MRAGTA.COM

CONCEPT PLAN
FOR
HICKORY GLENN
RESIDENTIAL SUBDIVISION

ENGINEER'S SEAL	CITY OF MILFORD	KENT COUNTY, DELAWARE
DATE	REVISIONS	JOB NO.: 16302.01
		SCALE: 1" = 150'
		DATE: 08/19/11
		DRAWN BY: CWB
		DESIGN BY: CWB
		REVIEW BY: PLT
		SHEET: 1 of 1

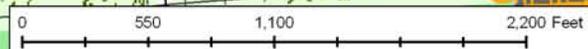
Preliminary Land Use Service (PLUS)
Hickory Glen Subdivision
 2011-09-04



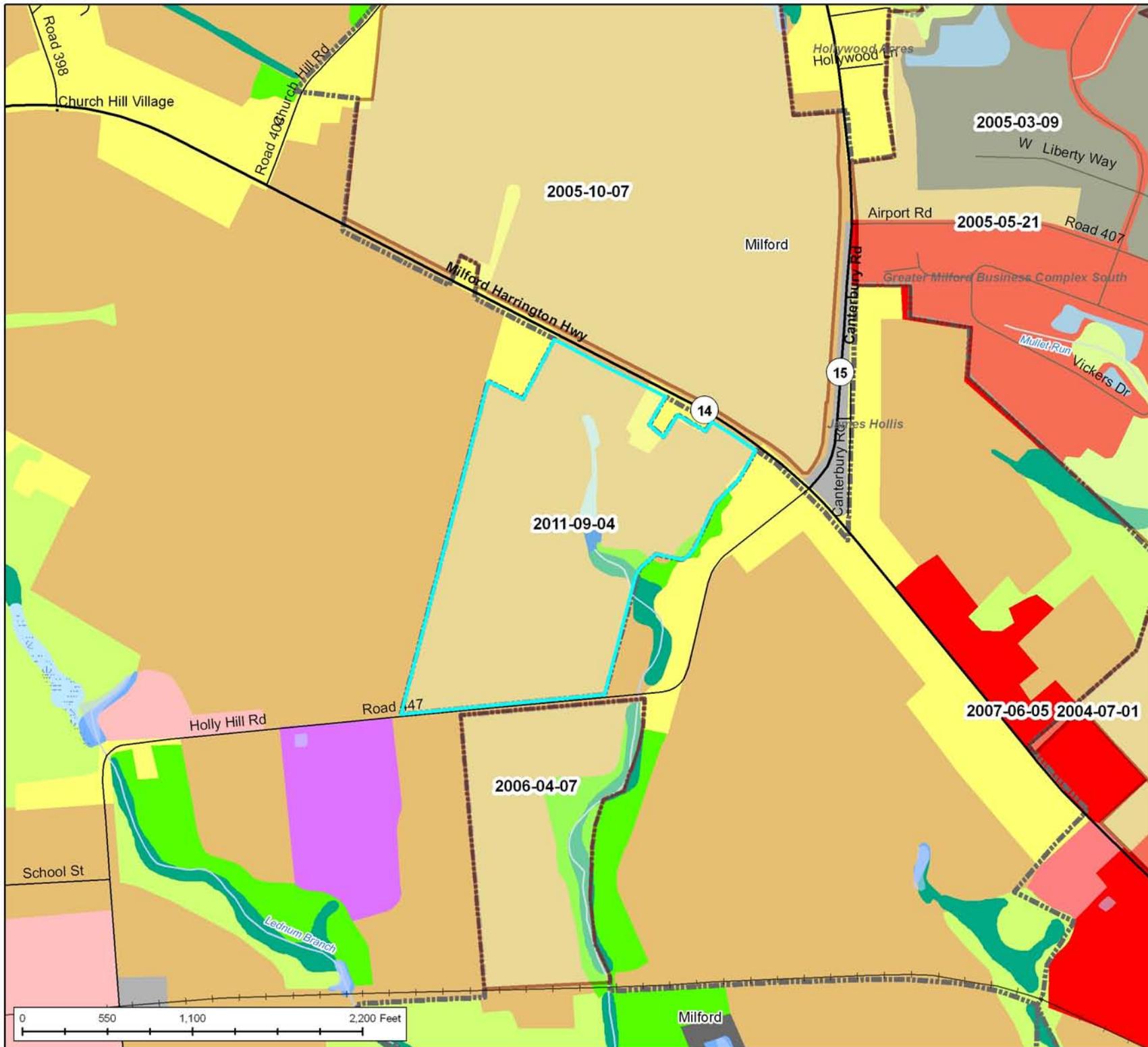
- PLUS Project Areas
- Municipalities
- State Parks
- Forestry Easements
- Purchased Dev. Rights
- Ag District
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

1:10,000

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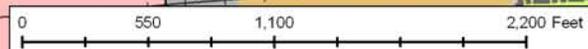


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

1:10,000



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-  Project Areas
-  Municipalities

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

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