

<p><b>Preliminary Land Use Service (PLUS)</b>                  Delaware State Planning Coordination                  122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661</p>		
<p><b>Purpose of PLUS</b> - -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.</p>		
<p>Please complete this PLUS application in its entirety. <b>All questions <u>must</u> be answered. If a question is unknown at this time or not applicable, please explain.</b> Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project <u>before</u> 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.</p>		
<p>PLUS Number (to be completed by OSPC): _____                  Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____</p>		
1. Project Title/Name:		
2. Location ( please be specific):		
3. Parcel Identification #:	4. County or Local Jurisdiction Name: where project is located:	
5. If contiguous to a municipality, are you seeking annexation:		
6. Owner's Name:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Project Designer/Engineer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
9. Please Designate a Contact Person, including phone number, for this Project:		



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:

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

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

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

\_\_\_\_\_  
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, 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.

# WHISPERING WOODS PLUS PLAN

NEW CASTLE COUNTY, DELAWARE

## UNIT KEY TYPE

SINGLE FAMILY DETACHED	= 41 @ 23%
SINGLE FAMILY DETACHED (NO LOT LINE)	= 35 @ 20%
TWIN SINGLE FAMILY ATTACHED	= 22 @ 12%
CARRIAGE SINGLE FAMILY ATTACHED	= 80 @ 45%
TOTAL	= 178 @ 100%

## NATURAL RESOURCE AREAS:

EXISTING FORESTS, MATURE  
EXISTING FORESTS, YOUNG

5.87± ACRES  
74.25± ACRES

N/F EDITH CHAS  
TAX PARCEL #13-012.00-044

N/F RAUSH ENTERPRISES, INC.  
TAX PARCEL #13-012.00-043

N/F RICHARD SPIER & SYDNEY CONEY  
TAX PARCEL #13-002.00-043

N/F HUGH & JOSEPH ROSE  
TAX PARCEL #13-012.00-041

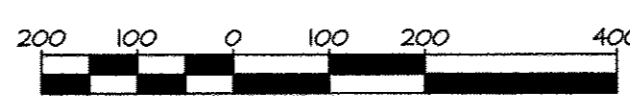
## LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING R/M LINE
	EXISTING STREAM
	EXISTING PHASING
	EXISTING WETLANDS
	EXISTING FLOODPLAIN LINE
	EXISTING RIPARIAN BUFFER AREA
	EXISTING WOODS LINE
	CONCRETE MONUMENT PROPOSED
	EXISTING EASEMENT LINE
	EXISTING CURB
	EXISTING EDGE OF WATER
	PROPOSED STORMWATER MGMT. AREA
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED CURB
	PROPOSED LOT LINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED EASEMENT LINE
	PROPOSED WOODS LINE
	LOT NUMBER
	DRAINAGE AND UTILITY

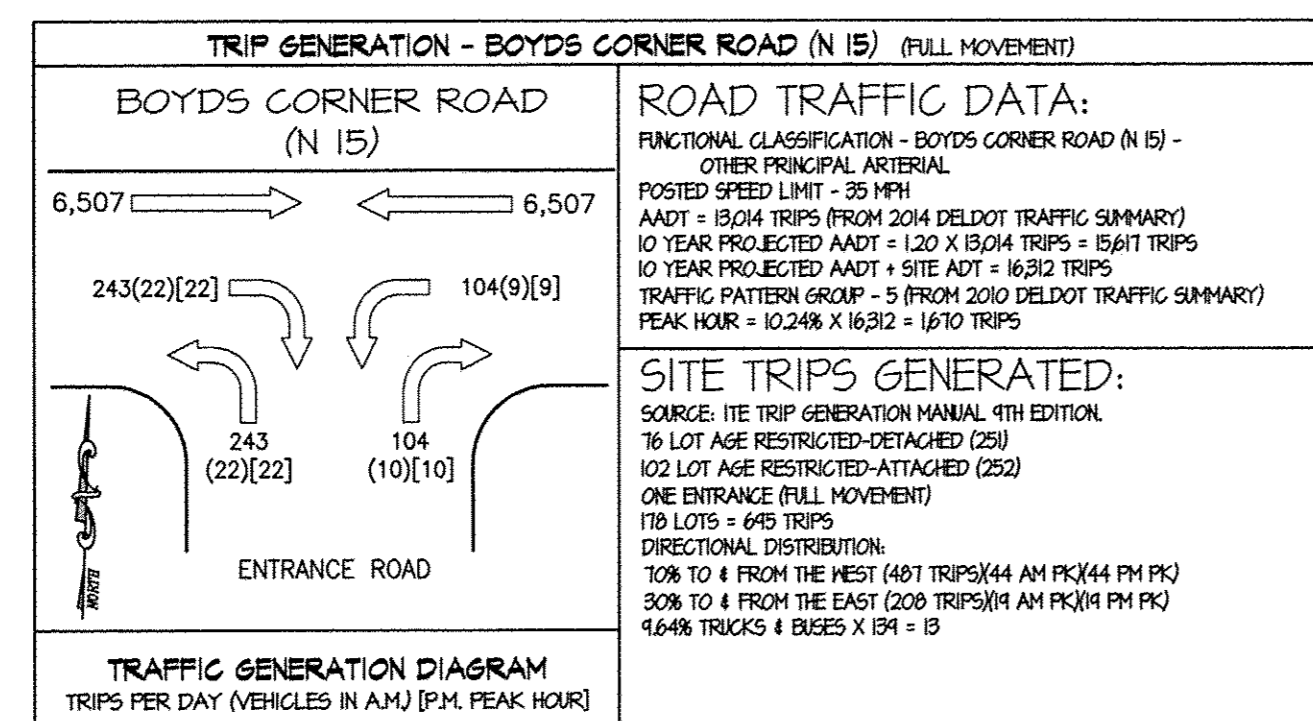
CURVE	DELTA	RADIUS	ARC-CHORD BEARING	CHORD	TANGENT
C1	9°39'30"	5649.58	58.89°	5817.50	25.43'

## OVERALL SITE PLAN

SCALE: 1" = 200'



SCALE: 1" = 200'



### ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - BOYD'S CORNER ROAD (N 15) - OTHER PRINCIPAL ARTERIAL

POSTED SPEED LIMIT - 35 MPH

ADMT = 824 TRIPS FROM 2014 DELDOT TRAFFIC SUMMARY

10 YEAR PROJECTED ADMT = 120 X 6.64 TRIPS = 797 TRIPS

10 YEAR PROJECTED ADMT + SITE ADT = 1632 TRIPS

TRAFFIC PATTERN GROUP - 5 (FROM 2010 DELDOT TRAFFIC SUMMARY)

PEAK HOUR = 10:24 AM TO 10:32 AM

**SITE TRIPS GENERATED:**

SOURCE: ITE TRIP GENERATION MANUAL 4TH EDITION

76 LOT AGE RESTRICTED-DETACHED (25)

102 LOT AGE RESTRICTED-ATTACHED (25)

ONE ENTRANCE (FULL MOVEMENT)

178 LOTS = 645 TRIPS

DIRECTIONAL DISTRIBUTION:

50% TO 4 FROM THE WEST (461 TRIPS)(4 AM PM)(4 PM PM)

50% TO 4 FROM THE EAST (208 TRIPS)(4 AM PM)(4 PM PM)

94% TRUCKS & BUSES X 194 = 18

### CERTIFICATION OF PLAN ACCURACY:

I, PHILIP LEE TOLLNER, 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.

PHILIP LEE TOLLNER, P.E.  
DE LICENSE NO. #12459  
MORRIS & RITCHIE ASSOCIATES, INC.  
18 BOULDER CIRCLE, SUITE 30  
NEW CASTLE, DELAWARE 19720  
(302) 326-2200

### CERTIFICATION OF OWNERSHIP:

WE, SUMMIT LAND, LLC, HEREBY CERTIFY THAT WE ARE 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.

SUMMIT LAND, LLC  
C/O T.J. SCHIFF, MANAGING MEMBER  
16054 SOUTH DUPONT HIGHWAY  
HARRINGTON, DE 19952  
PH: 302-388-8014

**PURPOSE NOTE:**

THE PURPOSE OF THIS PLAN IS TO ESTABLISH AN AGE RESTRICTED OPEN SPACE PLANNED SUBDIVISION ON TAX PARCEL 13-12.00-042 WITH; 76 SINGLE FAMILY DETACHED LOTS, 22 TWIN ATTACHED LOTS AND 80 CARRIAGE ATTACHED LOTS.

### CERTIFICATION OF PLAN APPROVAL:

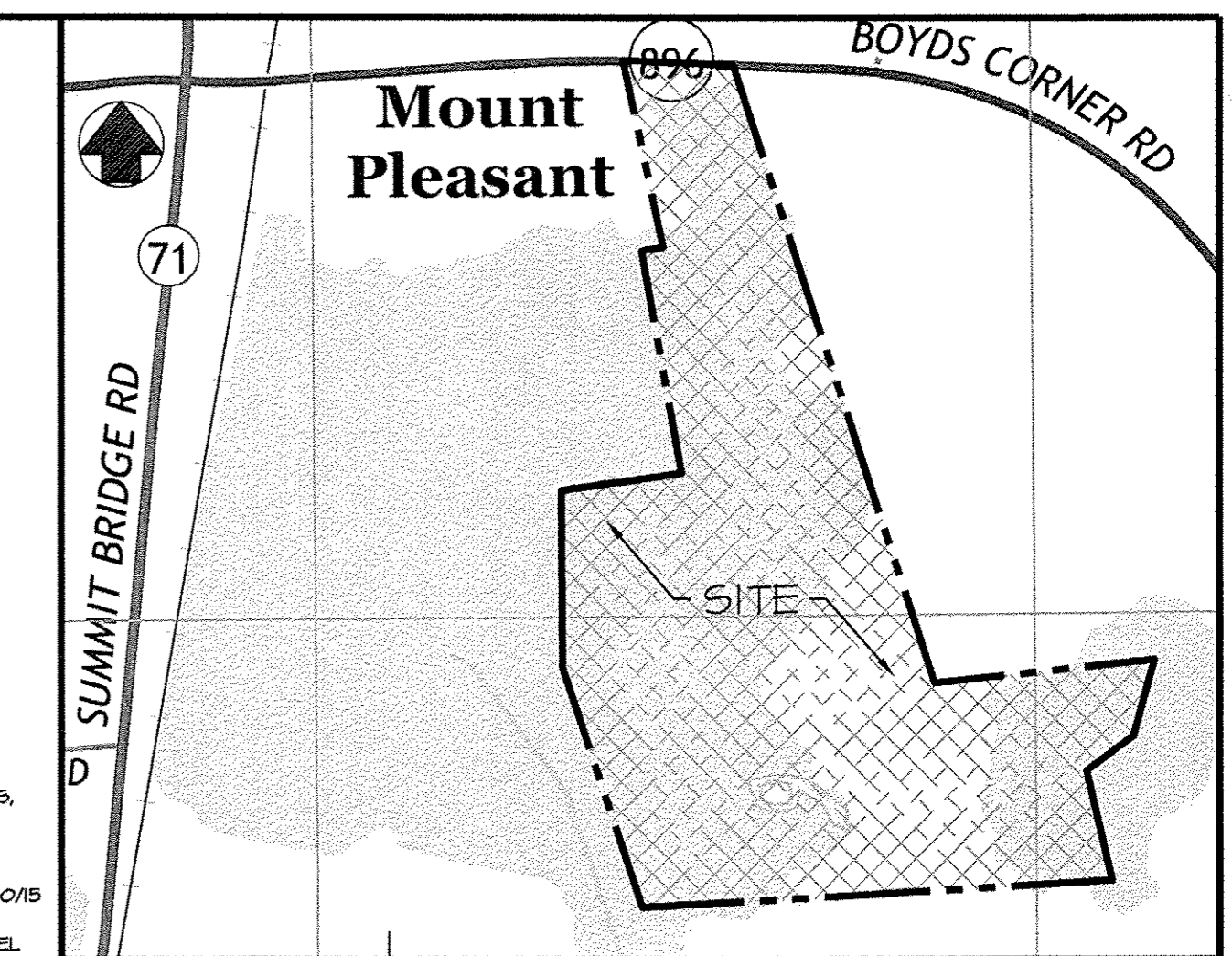
APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_ GENERAL MANAGER

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_ COUNCIL PRESIDENT

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

- BUILDING SETBACKS:  
SINGLE FAMILY DETACHED (SFD):  
FRONT SETBACK: 25'  
SIDE YARD SETBACK: 6'  
REAR SETBACK: 30'  
PARKING REQUIRED: 2.25 PER UNIT  
SINGLE FAMILY DETACHED - LOT LINE (LL):  
FRONT SETBACK: 25'  
SIDE YARD SETBACK: 0/20'  
REAR SETBACK: 30'  
PARKING REQUIRED: 2.25 PER UNIT  
TWIN SINGLE FAMILY ATTACHED (TL):  
FRONT SETBACK: 20'  
SIDE YARD SETBACK: 0/8'  
REAR YARD SETBACK: 30'  
PARKING REQUIRED: 2.25 PER UNIT  
CARRIAGE - SINGLE FAMILY ATTACHED (C):  
FRONT SETBACK: 15'  
SIDE YARD SETBACK: 0/6'  
REAR SETBACK: 20'  
PARKING REQUIRED: 2.25 PER UNIT
- WETLANDS LINE FLAGGED BY GEO-TECHNOLOGY ASSOCIATES, INC. ABINGDON, MD. DATE PERFORMED 11/24/15
- BOUNDARY & TOPOGRAPHY PERFORMED BY MORRIS & RITCHIE ASSOC., INC. ABINGDON, MD. DATE PERFORMED 12/01/15
- NO DEED RESTRICTIONS WERE ASSOCIATED WITH THIS PARCEL AS OF THE DATE OF THIS PLAN.
- PARKING CALCULATIONS:  
ATTACHED DWELLINGS - REQUIRED: 2.25 SP PER UNIT X 102 LOTS = 230 SP  
ATTACHED DWELLINGS - PROVIDED: 2 SP PER UNIT X 102 LOTS = 204 SP  
OFF-STREET PARKING - PROVIDED: 26 SP  
TOTAL SPACES PROVIDED (DOES NOT INCLUDE GARAGES) = 236 SP  
DETACHED DWELLINGS - REQUIRED: 2.25 SP PER UNIT X 76 LOTS = 171 SP  
GARAGE SPACES - PROVIDED: 2 SP PER UNIT X 76 LOTS = 152 SP  
DRIVEWAY SPACES - PROVIDED: 2 SP PER UNIT X 76 LOTS = 152 SP  
TOTAL SPACES PROVIDED = 304 SP
- ENTRANCE / EXIT FACILITIES SHALL CONFORM TO STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN AN ENTRANCE PERMIT FROM THE DELDOT NORTH DISTRICT PERMIT OFFICE.
- DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORM WATER MANAGEMENT SHALL COMPLY WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORM WATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
- THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESS WAYS, UTILITIES AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR THE LANDSCAPE PLAN SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHT-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS. CONTACT "MISS UTILITY" THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION. CONTACT INFORMATION IS AS FOLLOWS:  
MISS UTILITY: 1-800-282-8955
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE IN THE AREA OF ANY POTENTIAL UTILITY CROSSINGS TO VERIFY THAT THE UTILITY WILL NOT INTERFERE WITH CONSTRUCTION. IF, AFTER UNCOVERING OF THE UTILITY, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- A TRAFFIC IMPACT STUDY IS REQUIRED PRIOR TO SUBMISSION OF THE RECORD PLAN.
- THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
- THE DEED RESTRICTION ASSOCIATED WITH THIS PARCEL AT THE TIME OF THE SUBMITTAL IS A DELDOT 10' ACCESS EASEMENT RECORDED IN LIBER 164 BOOK 284 ALONG THE EASTERLY PROPERTY LINE.
- THIS PLAN DOES NOT SUPERSEDE ANY PREVIOUS RECORDING FOR THIS PARCEL.
- STREET CONNECTION TO FUTURE DEVELOPMENT:  
A. THE DEVELOPER AND / OR ITS ASSIGNS SHALL, DURING CONSTRUCTION AND BEFORE THE FIRST 10' ACCESS EASEMENT RECORDED IN LIBER 164 BOOK 284 ALONG THE EASTERLY PROPERTY LINE PROVIDE NOTICE TO POTENTIAL PURCHASERS OF PROPERTY ALONG A PROPOSED OR PLANNED INTERCONNECTING STREET THAT SAID INTERCONNECTING IS PLANNED OR PROPOSED. SUCH SIGNS SHALL BE OF A METAL DELDOT REGULATION STREET SIGN AND SHALL BE PLACED AT THE END OF A STUD STREET. THE SIGN SHALL INDICATE STREET CONNECTION TO FUTURE DEVELOPMENT. THE SIGN SHALL ALSO REFERENCE NEW CASTLE COUNTY DEPARTMENT OF LAND USE AND THE RESPECTIVE INSTRUMENT NUMBER OF THE RECORDED PLAN DEPICTING THE INTERCONNECTION. FOR PROJECTS WHERE THE INTERCONNECTING STREET IS NOT CONSTRUCTED UNTIL FURTHER PHASES, THE DEVELOPER SHALL MOVE THE SIGN AS NECESSARY TO BE DETERMINED BY THE DEPARTMENT OF LAND USE TO THE END OF THE STUD STREET IN THE RIGHT-OF-WAY AS CONSTRUCTION OCCURS. THE SIGN SHALL BE REMOVED ONCE THE INTERCONNECTION IS MADE.  
B. THE DEVELOPER AND/OR ITS ASSIGNS SHALL OBTAIN WRITTEN ACKNOWLEDGMENT AS A PART OF ANY AGREEMENT OF SALE FROM A PROSPECTIVE HOME BUYERS AWARENESS OF THE POTENTIAL OR PLANNED STREET INTERCONNECTION.  
C. THE DEVELOPER AND / OR ITS ASSIGNS SHALL APPEND A NOTIFICATION TO EVERY NEW DEED FOR WHISPERING WOODS - STATING THE NAME OF THE SUBDIVISION, INSTRUMENT NUMBER OF THE RECORDED PLAN DEPICTING THE SUBDIVISION AND THE NAME OF THE STREET IN THE SUBDIVISION FOR WHICH A FUTURE INTERCONNECTION IS PROPOSED OR PLANNED.



## LOCATION MAP

NEW CASTLE COUNTY ZONING MAP #1  
SCALE: 1" = 800'

## SITE DATA

- OWNER/APPLICANT: SUMMIT LAND, LLC  
C/O T.J. SCHIFF, MANAGING MEMBER  
16054 SOUTH DUPONT HIGHWAY  
HARRINGTON, DE 19952
- PROPERTY TITLE/NAME ADDRESS: WHISPERING WOODS  
306 BOYD'S CORNER ROAD  
MIDDLETOWN, DE 19101
- NCCO APPLICATION NO.: 2015-0777-S
- TAX MAP: 13-12.00-042
- SOURCE OF TITLE: 20160111-000100
- EXISTING ZONING: S - SUBURBAN
- PROPOSED ZONING: S - SUBURBAN
- PROPOSED USE: RESIDENTIAL  
(AGE RESTRICTED OPEN SPACE)
- DATUM: DE STATE PLANE NAD 83/CORS11, NAVD 83 - TR. 100 N. 550582.75 E. 576040.34 ELEV. 70.23, TR. 101 N. 550617.64 E. 575261.36 ELEV. 68.37  
EXISTING MON = 0 D PROPOSED MON = 5 0
- LAND USE:  
TOTAL SITE AREA: 14,534 AC  
TOTAL LOT AREA: 32,684 AC  
TOTAL R/W AREA: 4,881 AC  
50' WIDE R/W @ 7.54 L.F.: 8,878 AC  
60' WIDE R/W @ 7.24 L.F.: 1,018 AC  
TOTAL PAVED AREA: 4,774 AC  
TOTAL SWM AREA: 4,038 AC  
TOTAL WATERS OF THE U.S.: 2,144 AC  
TOTAL STATE WETLANDS: 14,448 AC  
TOTAL RIPARIAN BUFFER: 14,368 AC
- WATER SERVICE, ARTESIAN WATER COMPANY - WATER SUPPLY SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- SANITARY SERVICE: NEW CASTLE COUNTY - 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.
- SANITARY SEWER AVERAGE FLOWS:  
SINGLE FAMILY HOMES (DETACHED): 16 UNITS X 300 GPD = 4,800 GPD  
TWIN (SINGLE FAMILY ATTACHED): 22 UNITS X 250 GPD = 5,500 GPD  
CARRIAGE (SINGLE FAMILY ATTACHED): 80 UNITS X 250 GPD = 20,000 GPD  
TOTAL AVERAGE DAILY FLOW: 48,300 GPD  
PEAK FLOW: 48,300 GPD X 4 / 1440 MIN = 134.17 GPM
- NO DEBRIS WILL BE BURIED OR DISPOSED ON THIS SITE
- NO PORTION OF THIS SITE LIE INSIDE THE WATER RESOURCE PROTECTION AREA FOR NEW CASTLE COUNTY, DELAWARE MAP #2
- NO PORTIONS OF THIS SITE LIE INSIDE OF MAPPED FLOOD ZONE PER FEMA MAP NO. 100050224K
- THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND THE SITE DOES NOT INCLUDE CRITICAL NATURAL AREAS (CNA).

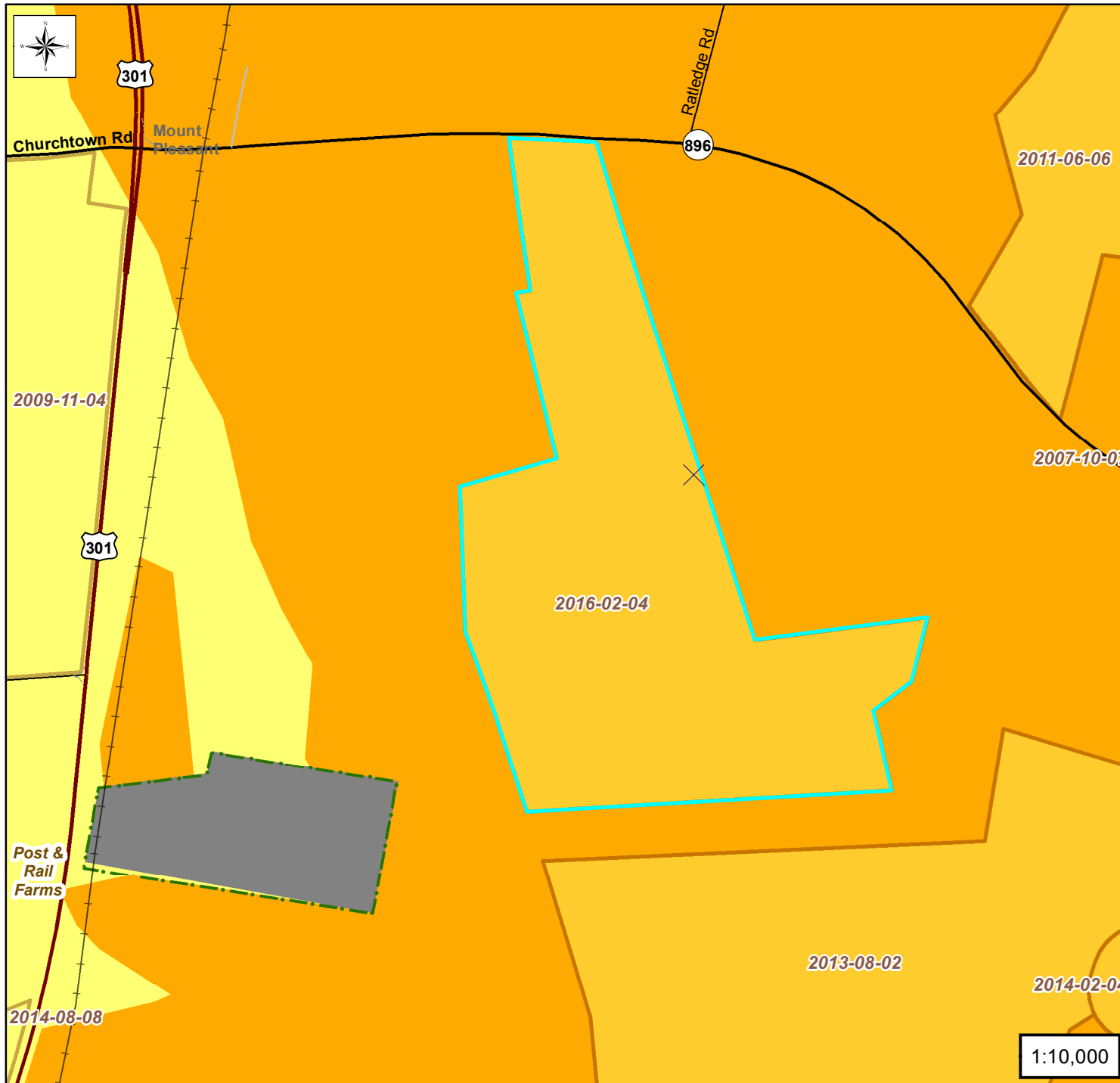
**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
18 BOULDER CIRCLE, SUITE 30  
WILMINGTON, DE 19720  
(302) 326-2200  
FAX: (302) 326-2399

MRA  
MORRIS & RITCHIE ASSOCIATES, INC.

**PLUS PLAN FOR WHISPERING WOODS**  
NCC APPLICATION #2015-0777-S

ENGINEER'S SEAL	ST. GEORGE'S HUNDRED	NEW CASTLE COUNTY, DE
DATE	REVISIONS	JOB NO.: 19064
		SCALE: AS SHOWN
		DATE: 01/29/16
		DRAWN BY: CLB
		DESIGN BY: PLT/CLB
		REVIEW BY: PLT
		SHEET: 1 OF 1

# Preliminary Land Use Service (PLUS)



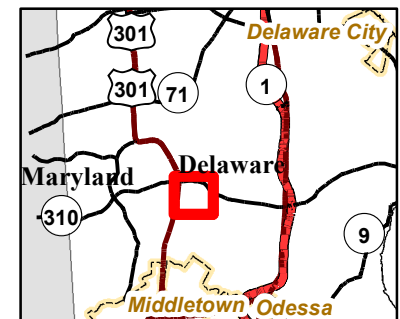
**Whispering Woods**  
2016-02-04

**Legend**

**2010 State Strategies**  
**Strategy Level**

- Level 2
- Level 3
- Out of Play
- Agricultural Easement
- PLUS Project Areas

## Location Map

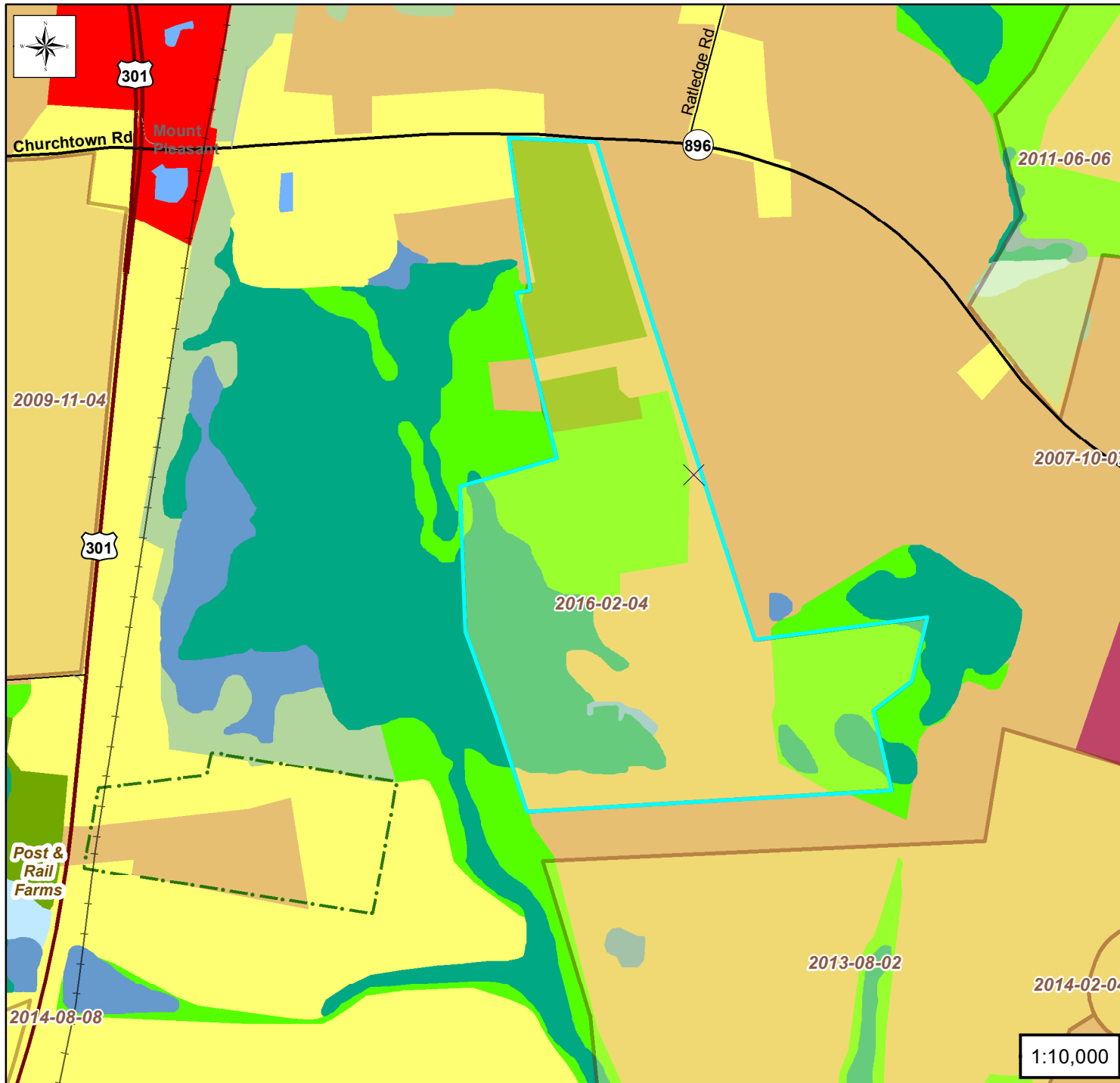


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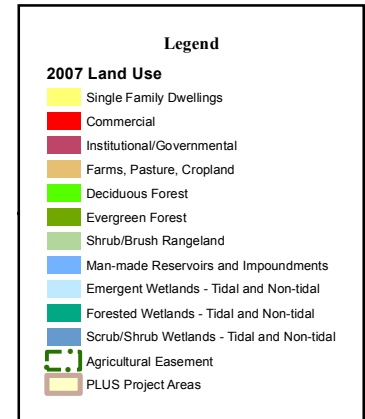


Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

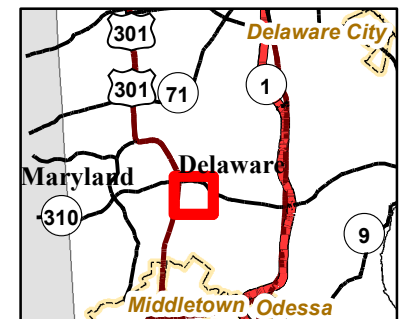
# Preliminary Land Use Service (PLUS)



**Whispering Woods**  
2016-02-04

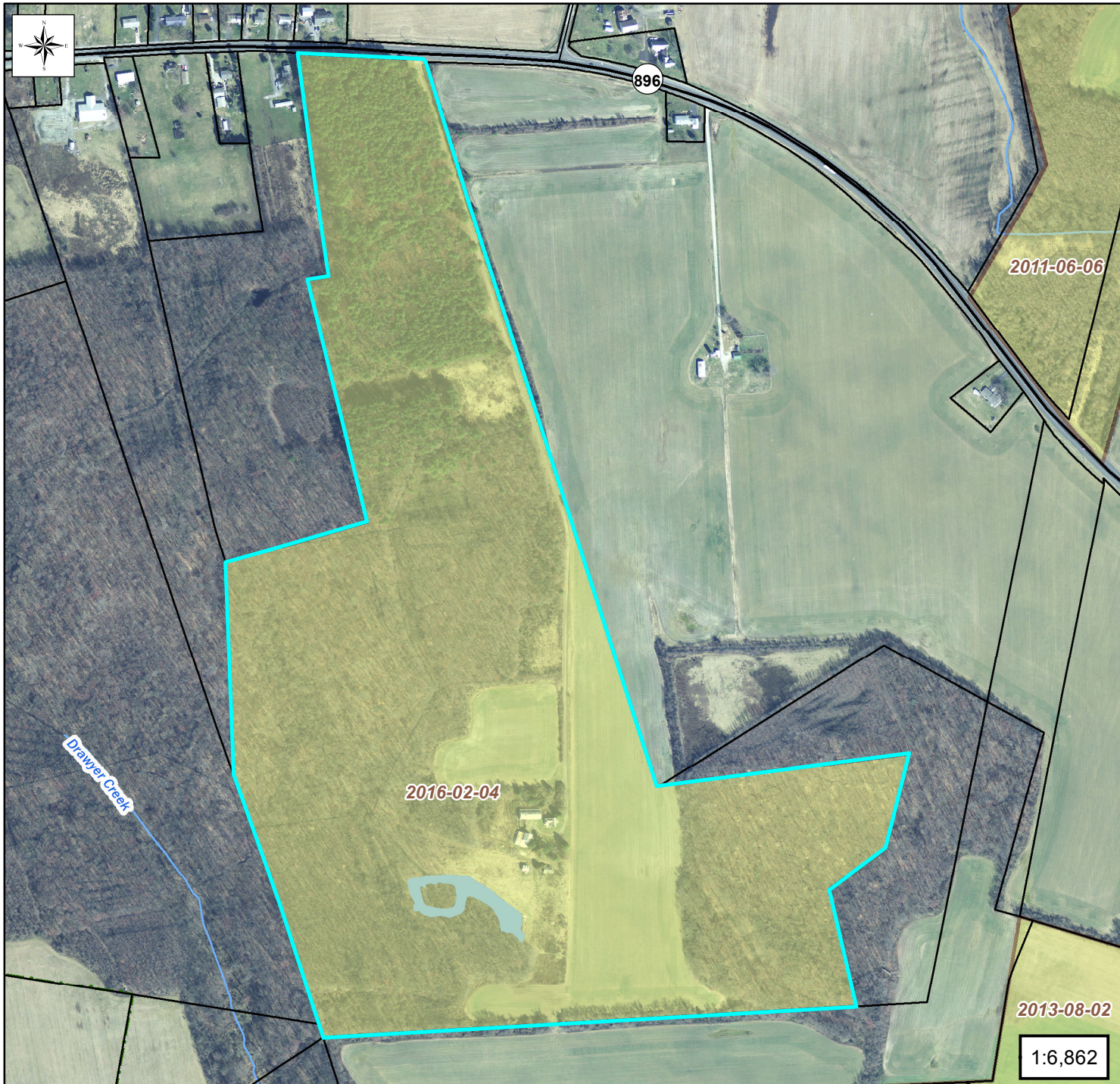


## Location Map





Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

# Preliminary Land Use Service (PLUS)

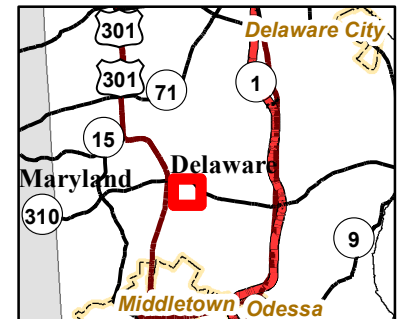


**Whispering Woods**  
2016-02-04

**Legend**

-  Agricultural Easement
-  PLUS Project Areas

## Location Map



Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)