

Preliminary Land Use Service (PLUS) Delaware State Planning Coordination 122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661		
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 <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.		
PLUS Number (to be completed by OSPC): <u>2016-05-02</u> Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): <u>2</u>		
1. Project Title/Name: Harmony Ridge		
2. Location (please be specific): 330 Old Harmony Road, Newark DE		
3. Parcel Identification #: 09-016.00-013		4. County or Local Jurisdiction Name: where project is located: New Castle County
5. If contiguous to a municipality, are you seeking annexation: N/A		
6. Owner's Name: Harmony Ridge, LLC		
Address: 2601 Annand Drive, Suite 20		
City: Wilmington	State: DE	Zip: 19808
Phone: 302-999-8500	Fax:	Email: ken@premierbuildersdc
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Harmony Ridge, LLC		
Address: 2601 Annand Drive, Suite 20		
City: Wilmington	State: DE	Zip: 19804
Phone: 302-999-8500	Fax:	Email:
8. Project Designer/Engineer: Merestone Consultants, Inc.		
Address: 5215 W. Woodmill Drive, Suite 38		
City: Wilmington	State: DE	Zip: 19808
Phone: 302-992-7900	Fax: 302-992-7911	Email: ben.kulp@merestoneconsu
9. Please Designate a Contact Person, including phone number, for this Project: Ben Kulp - 302-992-7912		

Information Regarding Site:

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

11. Brief Explanation of Project being reviewed: 5 lot Subdivision with Rezoning application through New Castle County
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 +/-): 1.83 Number of Residential Units: 5 Commercial square footage: n/a

13. Present Zoning: S (Suburban- Single Family) 14. Proposed Zoning: ST (Suburban Transition - Single Family)

15. Present Use: Undeveloped 16. Proposed Use: Single Family Homes

17. Water: Central (Community system) Individual On-Site Public (Utility)
Service Provider Name: Artesian Water Company

Will a new public well be located on the site? Yes No

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)
Service Provider Name: New Castle County

Will a new community wastewater system be located on this site? Yes No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):
250k - 450K dollar range single family detached homes

20. Environmental impacts:

How many forested acres are presently on-site? 0.87 acre How many forested acres will be removed? 0.42 acre

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: 0.22 acre

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corps 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:

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? 50'+ due to required buffers

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: On lot mitigation - underground infiltration

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

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

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: 57 +/- trips a day

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

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. Not possible due to environmental sensitive areas.

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: Ben Kulp phone number: 302-992-7912

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

4-19-16
 Date


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

4/21/16
 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 PLUS@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 the Office of State Planning 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.

GENERAL NOTES

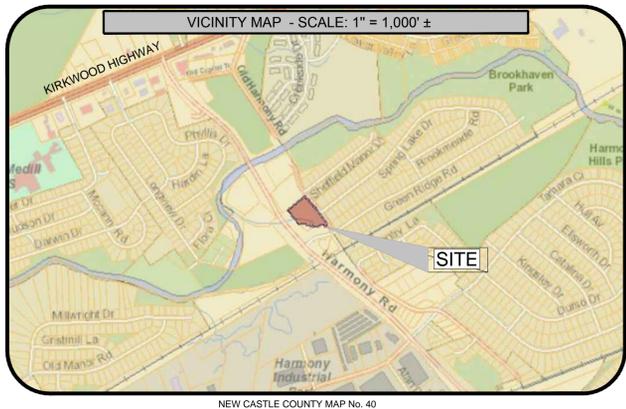
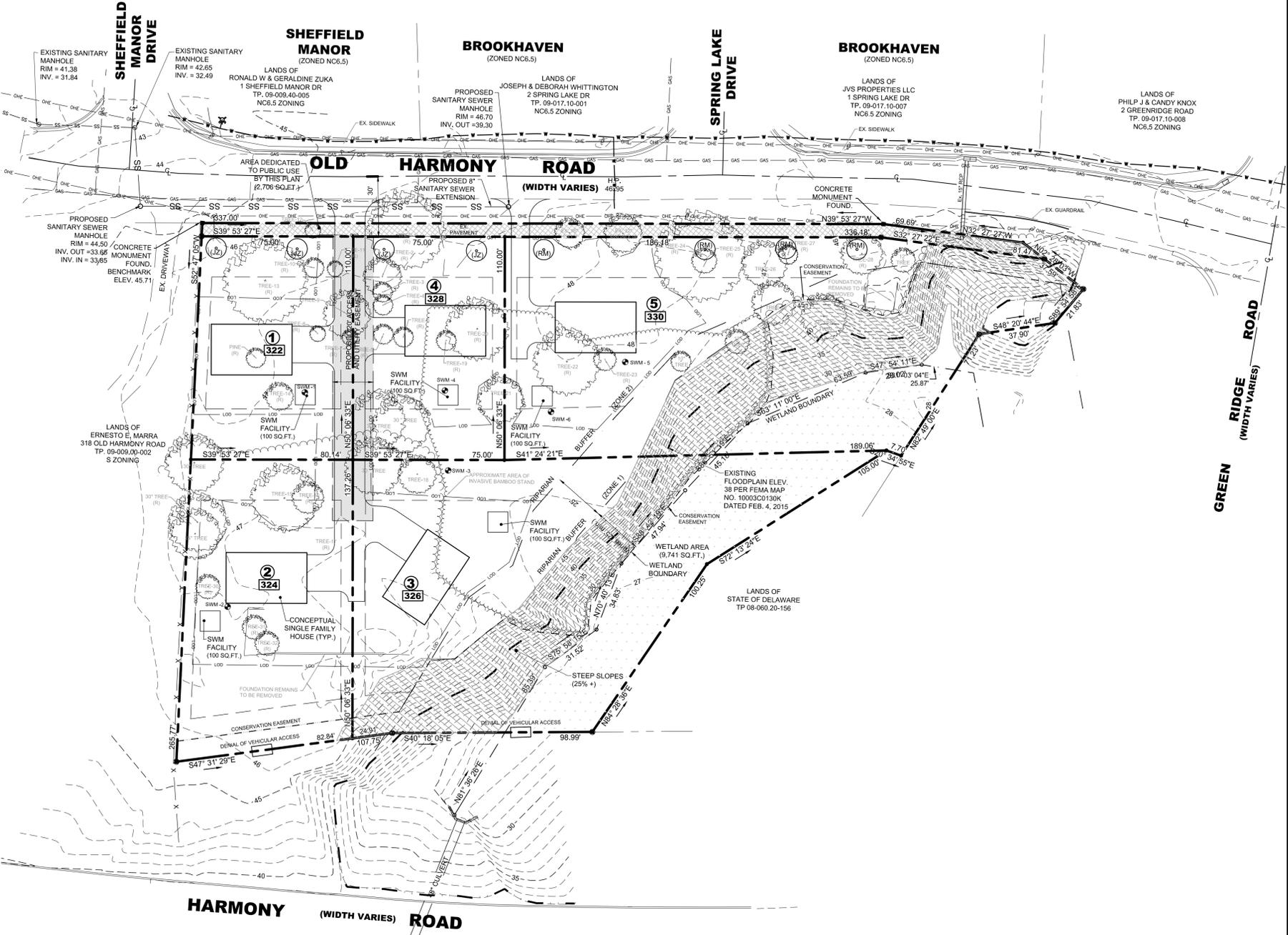
- NO DEBRIS SHALL BE BURIED ON THIS SITE.
- A 6 FEET WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE. PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED, THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT. THE 6 FOOT WIDE EASEMENTS SHALL EXCLUDE LAND WITHIN SIX FEET OF THE PROPERTY LINES THAT ARE CURRENTLY COVERED BY BUILDINGS.
- THIS SITE WILL ALLOW PROVISION FOR TRESPASSING BY THE DEVELOPER FOR A PERIOD OF AT LEAST ONE YEAR AFTER A LOT IS SOLD FOR PURPOSES OF COMPLETING OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.
- THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST.
- A PORTION OF THE SITE HAS REGULATORY FLOODPLAINS MAPPED AS ZONE AE WITH AN ELEVATION OF 38' PER F.E.M.A. MAP PANEL NO. 130 OF 475 (10003C0130K) DATED 4 FEBRUARY 2015.
- THIS SITE IS PARTIALLY LOCATED IN A FLOODPLAIN PER THE WATER RESOURCE PROTECTION AREA PER W.R.P.A. MAP 12 OF 3, DATED DECEMBER 2011, FOR NEW CASTLE COUNTY, DELAWARE.
- WETLANDS EXIST ON THIS SITE PER A FIELD INVESTIGATION ON 12 MARCH 2014 DESCRIBED IN A REPORT PREPARED BY MERESTONE CONSULTANTS, INC. AND DATED 05 MARCH 2015. THE DELINEATED WETLANDS FALL COMPLETELY WITHIN THE YOUNG FORESTED AREAS.
- POSTAL ADDRESSES FOR EACH LOT WERE PROVIDED BY NEW CASTLE COUNTY ASSESSMENT MAPPING STAFF AS FOLLOWS:
 LOT 1 - 322 OLD HARMONY ROAD NEWARK, DE 19711
 LOT 2 - 324 OLD HARMONY ROAD NEWARK, DE 19711
 LOT 3 - 326 OLD HARMONY ROAD NEWARK, DE 19711
 LOT 4 - 328 OLD HARMONY ROAD NEWARK, DE 19711
 LOT 5 - 330 OLD HARMONY ROAD NEWARK, DE 19711
- *Postal boxes shall be installed in accordance with the rules and regulations of the United States Postal Service.
- DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORM WATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORM WATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- THIS PLAN IS SUBJECT TO ORDINANCE 11-019 AND SECTION 12.03.006 B OF THE NEW CASTLE COUNTY DRAINAGE CODE.
- 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.
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE SANITARY SEWER AGREEMENT WHICH IS IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ AT INSTRUMENT # _____
- ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
- THE WOODED AREAS ON THIS SITE HAVE BEEN IDENTIFIED AS YOUNG FOREST. THEREFORE AT LEAST 50% OF THEM ARE TO BE PROTECTED BY A CONSERVATION EASEMENT.
- SEWER FLOW:
 PROPOSED (5 LOTS X 300 GPD/LOT) = 1500 GPD
 REQUESTED = 1500 GPD
- DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS WAYS, AND UTILITIES.
- NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSE OF OPERATING, MAINTAINING, AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
- EXISTING TREES ARE BEING UTILIZED TO SATISFY THE NEW CASTLE COUNTY STREET TREE REQUIREMENTS. TREES SHOWN WITH (R) ARE TO BE REMOVED PER RECOMMENDATION FROM THE ARBORIST.
- FOR MAINTENANCE OF THE COMMON DRIVEWAY SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED _____ AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____
- THE STORMWATER MANAGEMENT FACILITIES SHALL BE AS-BUILT AFTER CONSTRUCTION AND SUBMITTED TO NCC ENGINEERING SECTION FOR REVIEW AND APPROVAL PRIOR TO CERTIFICATE OF OCCUPANCY IS PROVIDED.
- THE TREES IDENTIFIED ON THIS PLAN CORRELATE TO THE TREE EVALUATION PERFORMED BY BRANDYWINE TREE AND SHRUB ON MARCH 19, 2015 AND THE RECOMMENDED COURSE OF ACTION FOR EACH TREE BY THE ARBORIST. THE SYMBOL (R) AFTER THE TREE DENOTES THE TREE IS TO BE REMOVED PER ARBORIST'S RECOMMENDATIONS.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING, AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.

LOT AREAS

LOT #	GROSS AREA (SQ.FT.)	YOUNG FOREST AREA (SQ.FT.)	PROTECTED YOUNG FOREST AREA (SQ.FT.)	WETLAND AREA (SQ.FT.) (WITHIN Y.F.)	R/W DEDICATION	NET TRACT AREA (SQ.FT.)
1	9,023	478	N/A	N/A	490	8,533
2	11,945	11,945	876	N/A	N/A	11,069
3	23,724	15,648	10,047	6,748	N/A	13,677
4	8,741	395	N/A	N/A	491	8,250
5	27,181	9,472	8,364	2,993	1,725	1,7092
R/W DEDIC.	N/A	N/A	N/A	N/A	2,706	2,706
TOTAL	80,614	37,837	19,287 (50.8%)	9,741	2,706	N/A

LEGEND

PROPERTY LINE	---	CONCRETE MONUMENT FOUND (2)	⊗
BUILDING RESTRICTION LINE	---	CONCRETE MONUMENT SET (8)	⊗
CENTERLINE ROAD	---	UTILITY POLE	⊗
TREELINE	---	FIRE HYDRANT	⊗
SWM AREA	---	EXISTING TREE	⊗
FENCE LINE	---	YOUNG FOREST	⊗
OVERHEAD ELECTRIC	---	STEEP SLOPES	⊗
SIGN	---		
CLEAN OUT	---		



PLAN DATA

PARCEL IDENTIFICATION No.	09-016.00-013
ZONING DISTRICT	S - SUBURBAN (ST - PROPOSED)
SEWAGE DISPOSAL	NEW CASTLE COUNTY
WATER SUPPLY	ARTESIAN WATER
OWNER	HARMONY RIDGE, LLC 2601 ANNAND DRIVE, SUITE 20 WILMINGTON, DE 19808
TOTAL AREA	GROSS AREA = 1.83 ACRES R/W DEDICATION = 0.062 ACRES (2,706 SQ.FT.) NET AREA = 1.77 ACRES * SEE LOT AREA CHART FOR FURTHER BREAKDOWN
VERTICAL DATUM	NAVD 88
BENCHMARK	CONCRETE MONUMENT (NORTH CORNER OF PROPERTY) ELEVATION = 45.71 TOPOGRAPHIC INFORMATION USED FOR THIS PLAN WAS BASED ON A FIELD SURVEY PERFORMED BY MERESTONE CONSULTANTS, INC. IN OCTOBER 2014.
SOURCE OF TITLE	INSTRUMENT No. 20141201 0053724
PARKING REQUIREMENTS	2 SPACES PER PROPOSED DWELLING - REQUIRED 10 SPACES 10 SPACES PROVIDED (5 WITHIN GARAGES IN PROPOSED DWELLINGS)
PROPOSED RIGHT OF WAY	60' COLLECTOR = 417.65'

CURRENT ZONING

S (SUBURBAN - SINGLE FAMILY)	
MIN. LOT AREA	1 Acre
MIN. LOT WIDTH	150'
MIN. FRONT SETBACK	40'
MIN. REAR SETBACK	40'
MIN. SIDE SETBACK	12'
MAX. HEIGHT	40'

PROPOSED REZONING

ST (SUBURBAN TRANSITION - SINGLE FAMILY)	
MIN. LOT AREA	5,500 SQ.FT.
MIN. LOT WIDTH	50'
MIN. FRONT SETBACK	20'
MIN. REAR SETBACK	25'
MIN. SIDE SETBACK	6'
MAX. HEIGHT	35'

* PRIOR TO ADOPTION OF THE UDC THIS PROPERTY WAS ZONED R-1-C AND M-1.
 ** BUILDING SETBACKS ARE SHOWN ON THE PLAN TO REFLECT THE PROPOSED ZONING.

CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY THAT HARMONY RIDGE, LLC IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

FOR HARMONY RIDGE, LLC _____ DATE _____

CERTIFICATION OF ACCURACY

I, MICHAEL J. EARLY, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, AND THAT ALL 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.

MICHAEL J. EARLY, P.L.S. _____ DATE _____

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____
 DATE _____ GENERAL MANAGER

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED _____ BY _____
 DATE _____ COUNCIL PRESIDENT

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

APPLICATION NUMBER 2015 - 0271
MINOR EXPLORATORY PLAN

PREPARED FOR
HARMONY RIDGE, LLC.
 FOR PROPERTY KNOWN AS
330 OLD HARMONY ROAD
 SITUATE IN
 WHITE CLAY CREEK HUNDRED
 NEW CASTLE COUNTY - STATE OF DELAWARE
 SCALE: 1" = 30'
 DATE: 12 FEBRUARY 2016



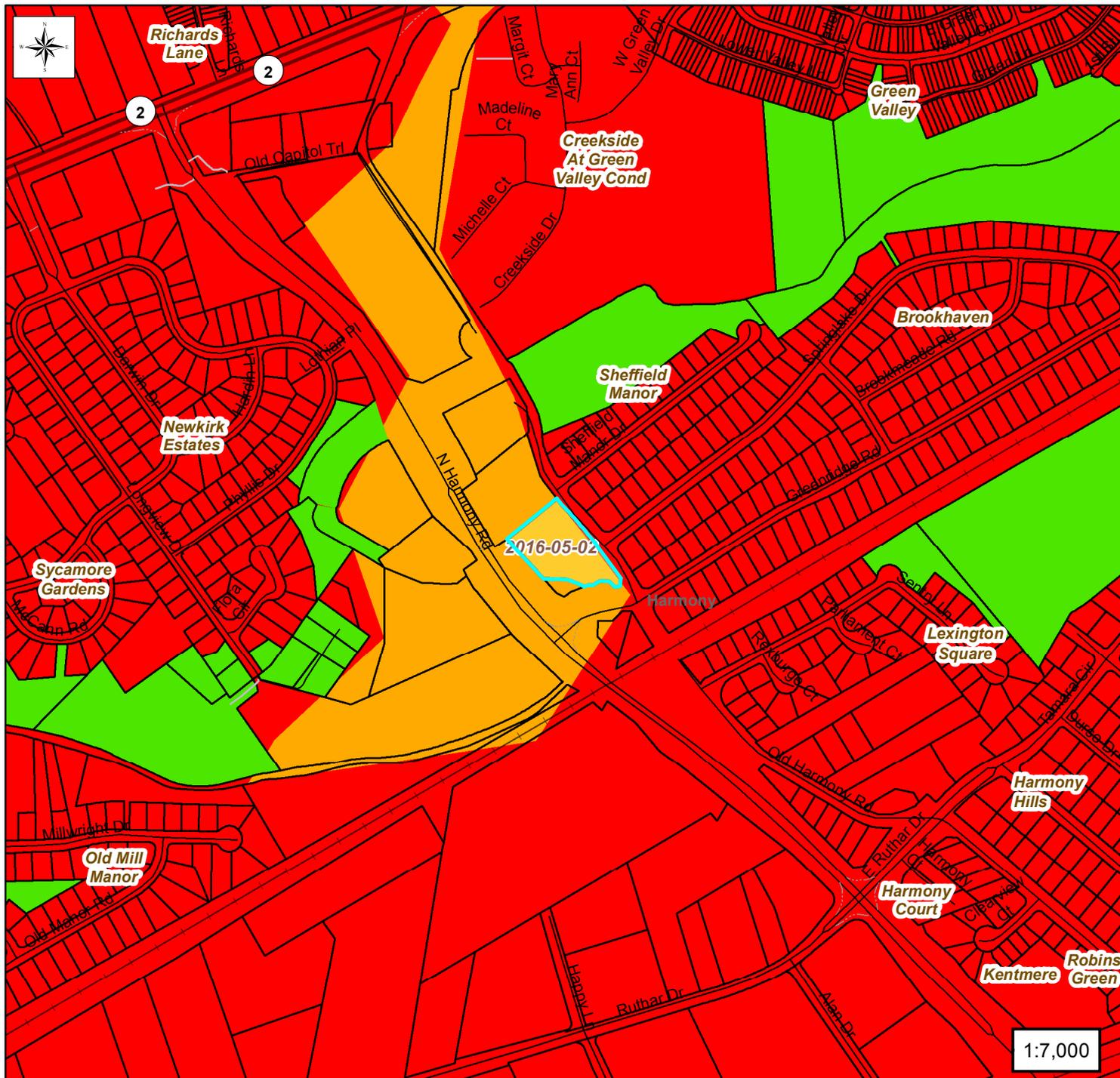
MERESTONE CONSULTANTS, INC.
 ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE WILMINGTON, DE 19808 PH: 302-992-7900 FAX: 302-992-7911	19633 BLUE BIRD LANE, SUITE 7 REHOBOTH BEACH, DE 19971 PH: 302-226-5880 FAX: 302-226-5883
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DATE	REVISION	CHKD	DRAWN BY: BRK	DATE: 02 MARCH 2015	SHEET#: 1 OF 1
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PLAN #: 21210 - 327411

Preliminary Land Use Service (PLUS)



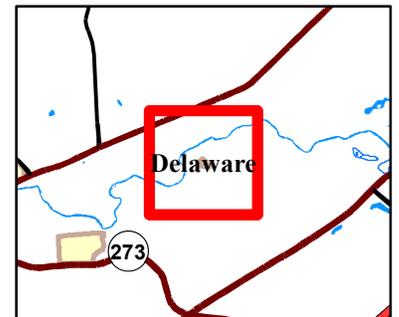
Harmony Ridge
2016-05-02

Legend

2010 State Strategies Strategy Level

- Level 1
- Level 2
- Publicly Accessible Lands
- PLUS Project Areas

Location Map



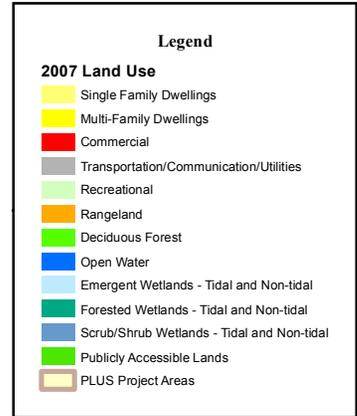
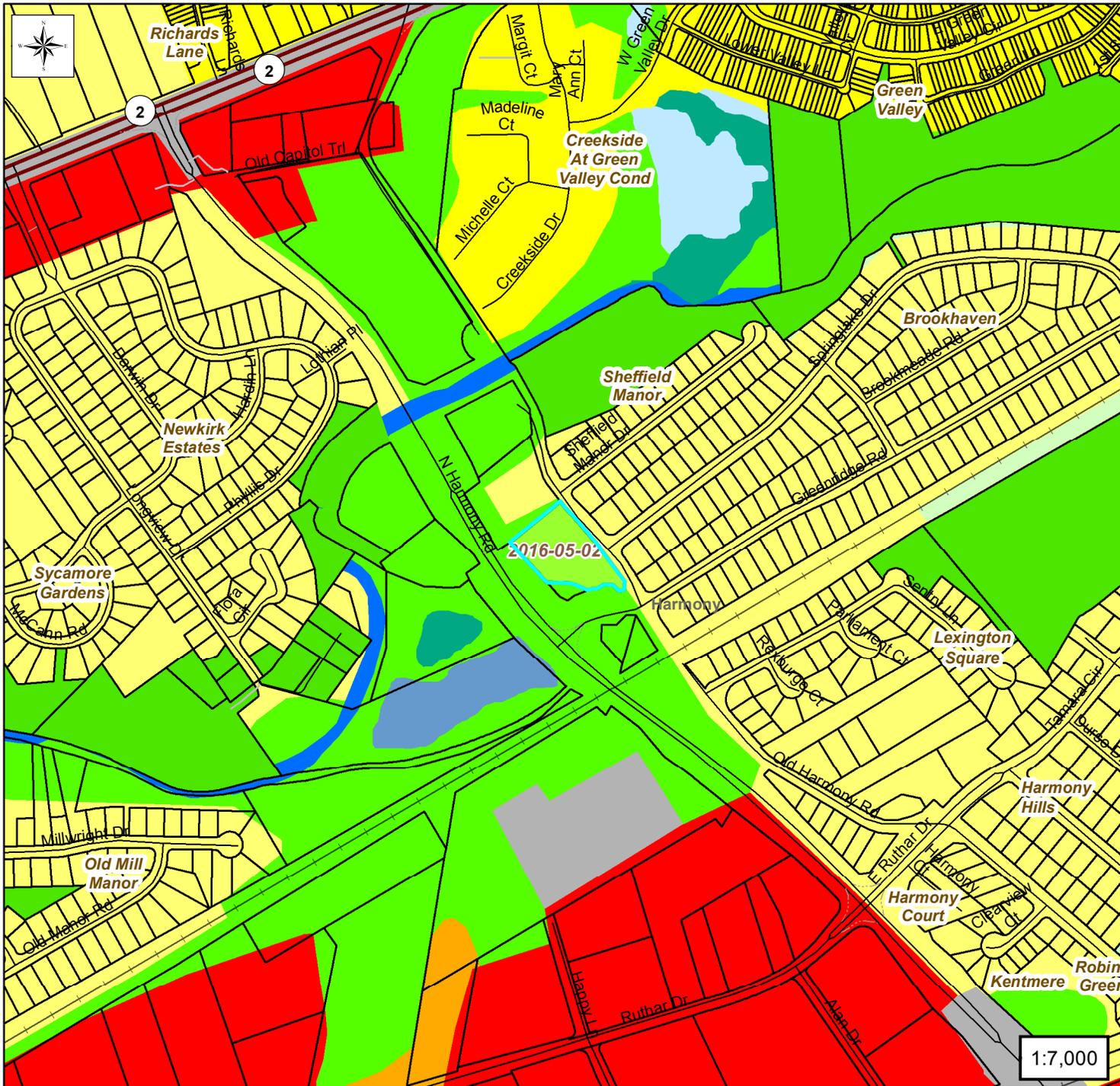
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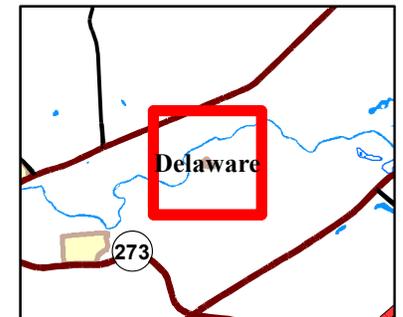
Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)

Harmony Ridge
2016-05-02



Location Map



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Preliminary Land Use Service (PLUS)



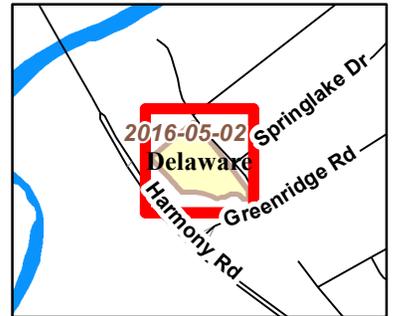
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Harmony Ridge
2016-05-02

Legend

- PLUS Project Areas

Location Map



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