

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: Rezone property from C to R-2 and amend comp plan from commercial to residential

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 +/-): 1.08 Number of Residential Units: n/a Commercial square footage: n/a

13. Present Zoning: C 14. Proposed Zoning: R-2

15. Present Use: Vacant 16. Proposed Use: Residential

17. Water: Central (Community system) Individual On-Site Public (Utility)

Service Provider Name: Town of Wyoming

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: Town of Wyoming

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):

n/a

20. Environmental impacts: None

How many forested acres are presently on-site? 0 How many forested acres will be removed? 0

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: n/a
 Non-tidal Acres: n/a

If "Yes", have the wetlands been delineated? Yes No n/a

Has the Army Corps of Engineers signed off on the delineation? Yes No n/a

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts: n/a

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? n/a

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: n/a

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

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

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: 134 trips per day.

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0.50%

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. n/a

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

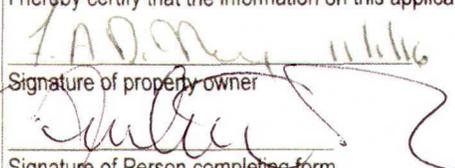
Has this site been evaluated for historic and/or cultural resources? Yes No

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

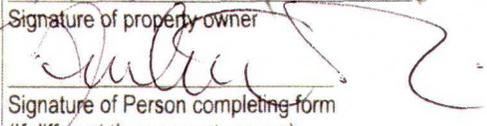
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
Person to contact to arrange visit: Frank Dimondi phone number: (302)270-3224

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

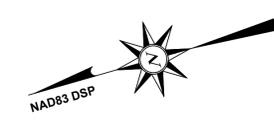
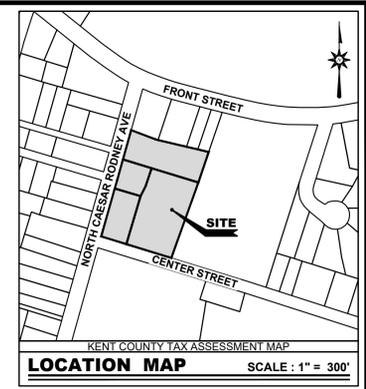
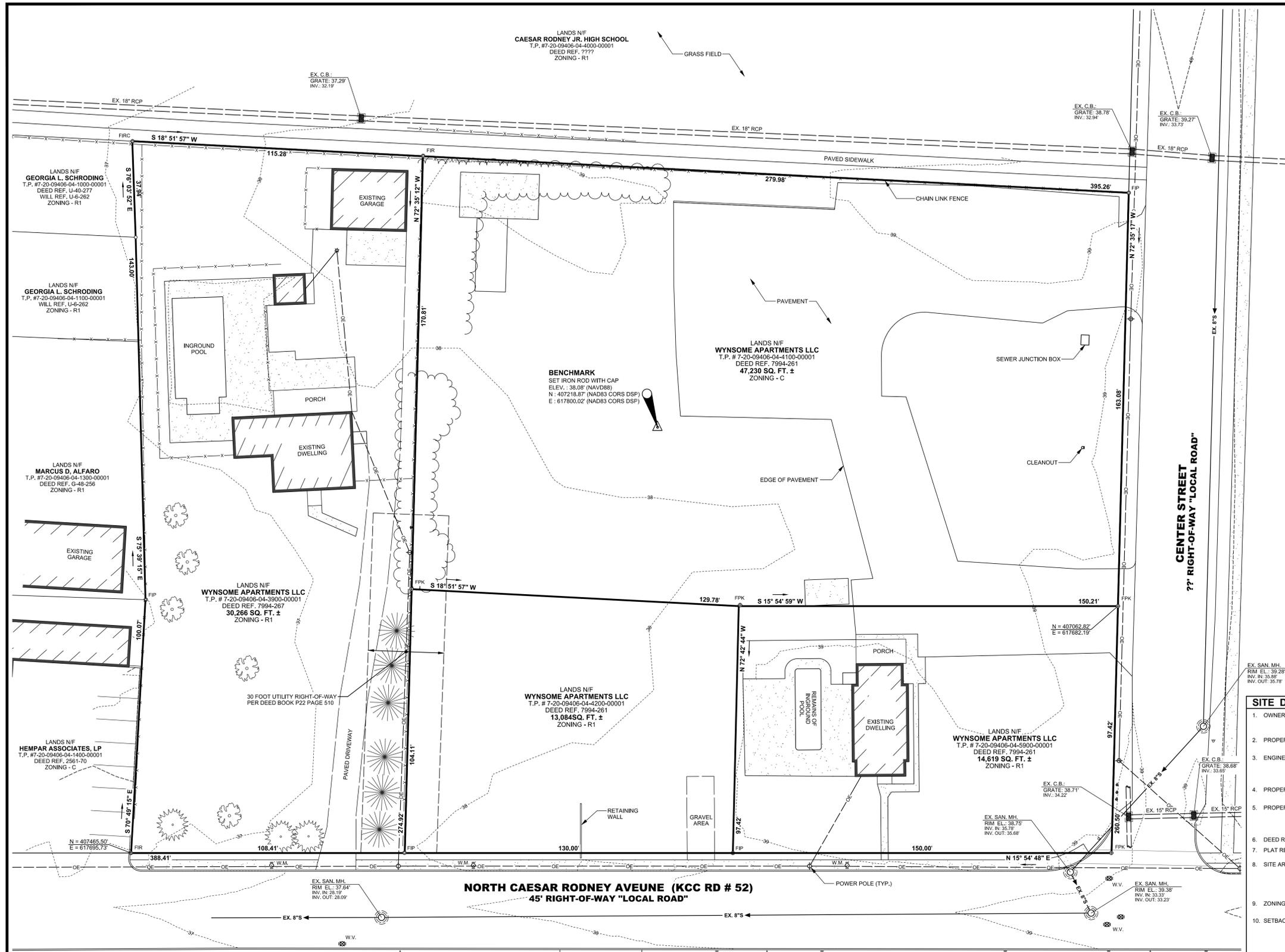
test 11.1.16
Date


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

test 11.1.16
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.



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 Wilmington, North Carolina 28403
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 www.beckermorgan.com

PROJECT TITLE
LANDS OF WYNSOME APARTMENTS LLC
 CAESAR RODNEY AVENUE
 CAMDEN-WYOMING, DE 19934
 TOWN OF WYOMING
 NORTH MURDERKILL HUNDRED
 KENT COUNTY, DE

SHEET TITLE
TOPOGRAPHIC SURVEY
 SCALE : 1" = 20'

MARK	DATE	DESCRIPTION
PROJ. NO.:	2015222.00	
DATE:	06/15/16	
SCALE:	1" = 20'	
DRAWN BY:	A.W.J.	PROJ. MGR.: J.C.D.
SHEET		
1 OF 1		

SITE DATA	
1. OWNER OF RECORD:	WYNSOME APARTMENTS, LLC P.O. BOX 578 DOVER, DE 19903
2. PROPERTY ADDRESS:	105 & 211 CAESAR RODNEY AVENUE CAMDEN-WYOMING, DE 19934
3. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7950
4. PROPERTY LOCATION:	LATITUDE N39° 07' 05.01" WRS80 - NAD83 (CORS) LONGITUDE W75° 33' 06.80" WRS80 - NAD83 (CORS)
5. PROPERTY MAP NUMBER:	7-20-09406-04-3900-00001 7-20-09406-04-4100-00001 7-20-09406-04-4200-00001 7-20-09406-04-5900-00001
6. DEED REF. SUMMARY:	BOOK 7994 PAGE 261 & BOOK 7994 PAGE 267
7. PLAT REF. SUMMARY:	BOOK 10 PAGE 69
8. SITE AREA:	7-20-09406-04-3900-00001 = 30,266 SQ. FT. ± 7-20-09406-04-4100-00001 = 47,230 SQ. FT. ± 7-20-09406-04-4200-00001 = 13,084 SQ. FT. ± 7-20-09406-04-5900-00001 = 14,619 SQ. FT. ± TOTAL AREA = 137,810 SQ. FT. ± / 3.1637 ACRES ±
9. ZONING CLASSIFICATION:	R1 - SINGLE-FAMILY RESIDENTIAL C - COMMERCIAL
10. SETBACKS:	R1 - SINGLE-FAMILY RESIDENTIAL FRONT YARD: 35 FEET (STATE) / 25 FEET (OTHER) SIDE YARD: 10 FEET REAR YARD: 25 FEET C - COMMERCIAL FRONT YARD: 15 FEET SIDE YARD: 20 FEET REAR YARD: 15 FEET
11. BULK REQUIREMENTS:	R1 - SINGLE-FAMILY RESIDENTIAL MAXIMUM DU PER ACRE 4.0 LOT AREA 10,000 SQ. FT. MAX BUILDING HEIGHT 35 FEET MAX BUILDING COVERAGE 30% C - COMMERCIAL MINIMUM TRACK AREA 2,500 SQ. FT. MAX BUILDING HEIGHT 35 FEET MAX BUILDING COVERAGE 60%
12. PRESENT USE:	SINGLE-FAMILY / OPEN LOT
13. SURVEY DATUM:	NGS MONUMENTS VERTICAL: NAVD 88 - E2 HORIZONTAL: NAD 83 (CORS) 11 FOUND 0 SET
14. MONUMENTATION:	11 FOUND 0 SET
15. SURVEY CLASSIFICATION:	LINEAR SURVEY
16. SURVEY UNIT:	LINEAR: US SURVEY FOOT ANGULAR: DEGREES MINUTES SECONDS (DMS) COORDINATE: GROUND
17. UTILITIES:	SEWER - TOWN OF WYOMING WATER - TOWN OF WYOMING ELECTRIC - DELAWARE ELECTRIC COOP GAS - CHESAPEAKE UTILITIES

GENERAL NOTES :

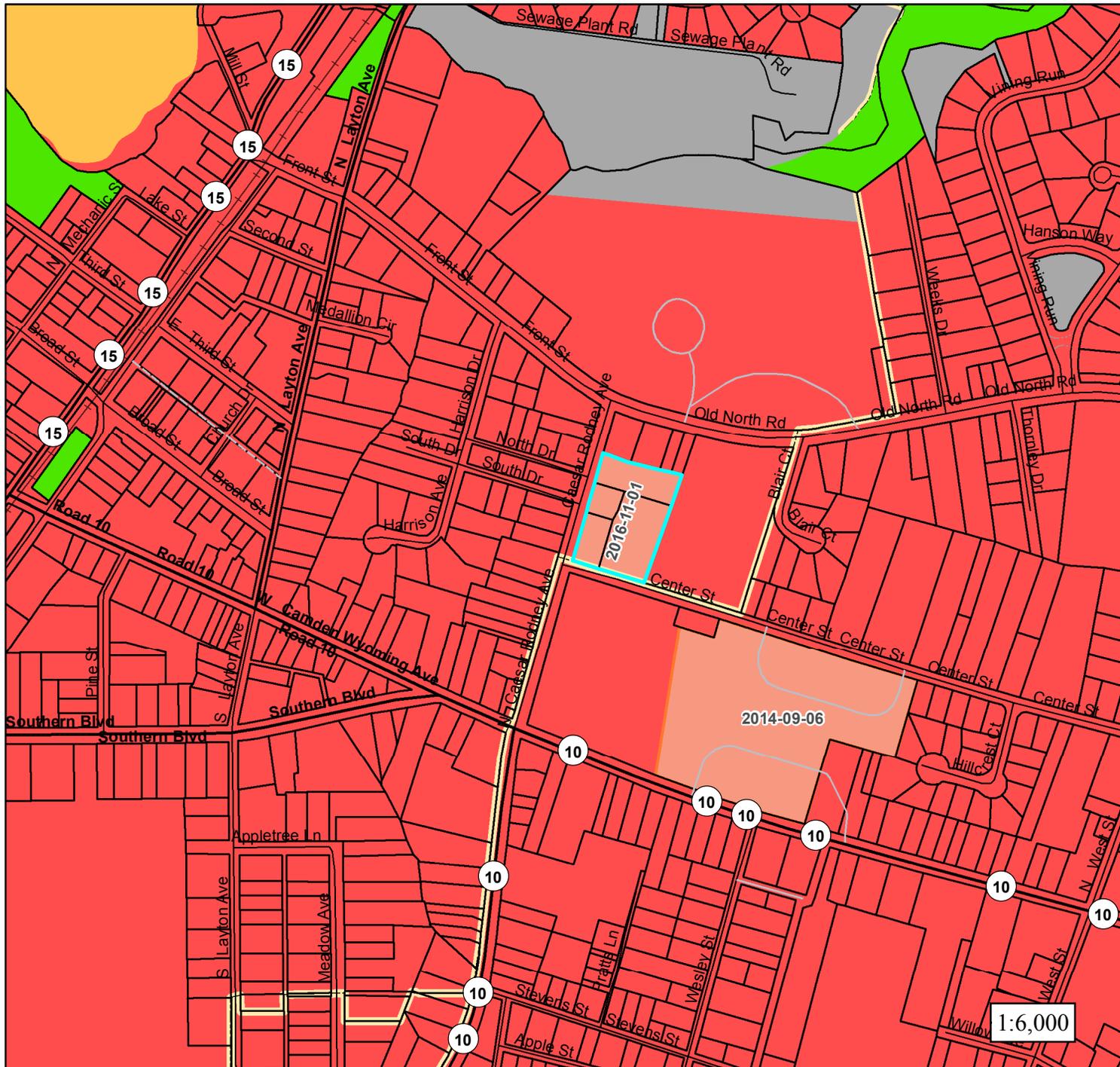
- TOPOGRAPHIC DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN JUNE OF 2016.
- BOUNDARY LINES ARE BASED ON BOUNDARY SURVEY PERFORMED BY MOUNTAIN CONSULTING DATE APRIL 2016. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH SAID BOUNDARY SURVEY.
- PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
- ALL MEASUREMENTS MADE ARE BASED ON A GNSS RTK SITE CALIBRATION SET BY BECKER MORGAN GROUP, DOVER, DE., IN FEBRUARY OF 2008. BOTH VERTICAL AND HORIZONTAL COORDINATES FOR SITE CALIBRATION WERE DERIVED THROUGH A LIMITED CONSTRAINT POST PROCESS OF STATIC GNSS OBSERVATIONS. VERTICAL DATUM IS BASED ON NGS MONUMENT E2 (NAV D 88) WITH TIES TO OTHER NEAR BY PASSIVE NGS MONUMENTS. HORIZONTAL DATUM IS BASED ON ACTIVE NGS MONUMENTS - DELAWARE STATE PLANE NAD 83 (CORS).
- WHERE GNSS OBSERVATION WERE NOT SUITABLE, MEASUREMENTS WERE MADE WITH A TOPCON QS-3A ELECTRONIC TOTAL STATION. TRAVERSE RAN TO/FROM POINTS SET WITHIN CALIBRATION FILE WERE WITHIN MINIMUM CLOSURE STANDARD SET BY STATE STATUTE FOR A SUBURBAN SURVEY. BEFORE ADJUSTMENT.
- THE PARCEL IS NOT LOCATED WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN ZONE, BASED ON FIRM MAP 10001C0231H, PANEL 231 OF 435, DATED MAY 5, 2003.

ABBREVIATION LEGEND	
ITEM	ABBREVIATION
POINT OF BEGINNING	P. O. B.
TAX PARCEL	T. P.

LEGEND	
ITEM	EXISTING
CONCRETE CURB & GUTTER	EX. 10" S
CONCRETE SIDEWALK, SLAB / PAVING	EX. 10" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT	EX. 10" W
INDIVIDUAL TREE OR BUSH	EX. 10" W
WIRE FENCE	EX. 10" W
CHAIN LINK FENCE	EX. 10" W
STOCKADE FENCE	EX. 10" W
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	EX. 10" W
DRAINAGE DITCH OR SWALE	EX. 10" W
EMBANKMENT SIDESLOPES (DOWN)	EX. 10" W
CONTOUR	EX. 10" W
ELEVATION SPOT SHOT	EX. 10" W
BENCH MARK	EX. 10" W
PROPERTY OR RIGHT-OF-WAY LINE	EX. 10" W
CENTERLINE	EX. 10" W
SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX. 10" S
SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX. 10" F.M.
SANITARY SEWER MANHOLE (S.M.H.)	EX. 10" W
SANITARY SEWER CLEANOUT	EX. 10" W
WATER MAIN & SIZE	EX. 10" W
FIRE HYDRANT	EX. 10" W
WATER VALVE (W.V.) OR METER (W.M.)	EX. 10" W
STORM DRAIN MANHOLE (S.D.M.H.)	EX. 10" W
STORM DRAIN LINE (CMP OR RCP)	EX. 10" W
CATCH BASIN	EX. 10" W
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	EX. 10" W
UNDERGROUND ELECTRIC	EX. 10" W
UNDERGROUND TELEPHONE	EX. 10" W
UNDERGROUND GAS MAIN	EX. 10" W
UNMARKED POINT	○
CONCRETE MONUMENT	□ FCM
IRON PIPE	○ FIP
IRON PIPE W/ CAP	○ FIPC
IRON ROD	○ FIR
IRON ROD W/ CAP	○ FIR C
DRILL HOLE	○ FDH
STONE	○ FSTONE
PK NAIL	○ FPK

Preliminary Land Use Service (PLUS)

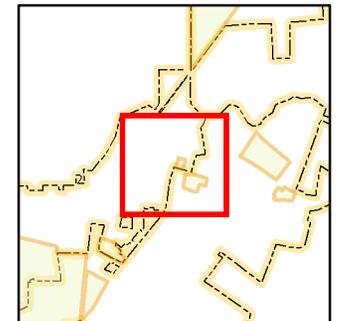
Wynsome Property
2016-11-01



Legend

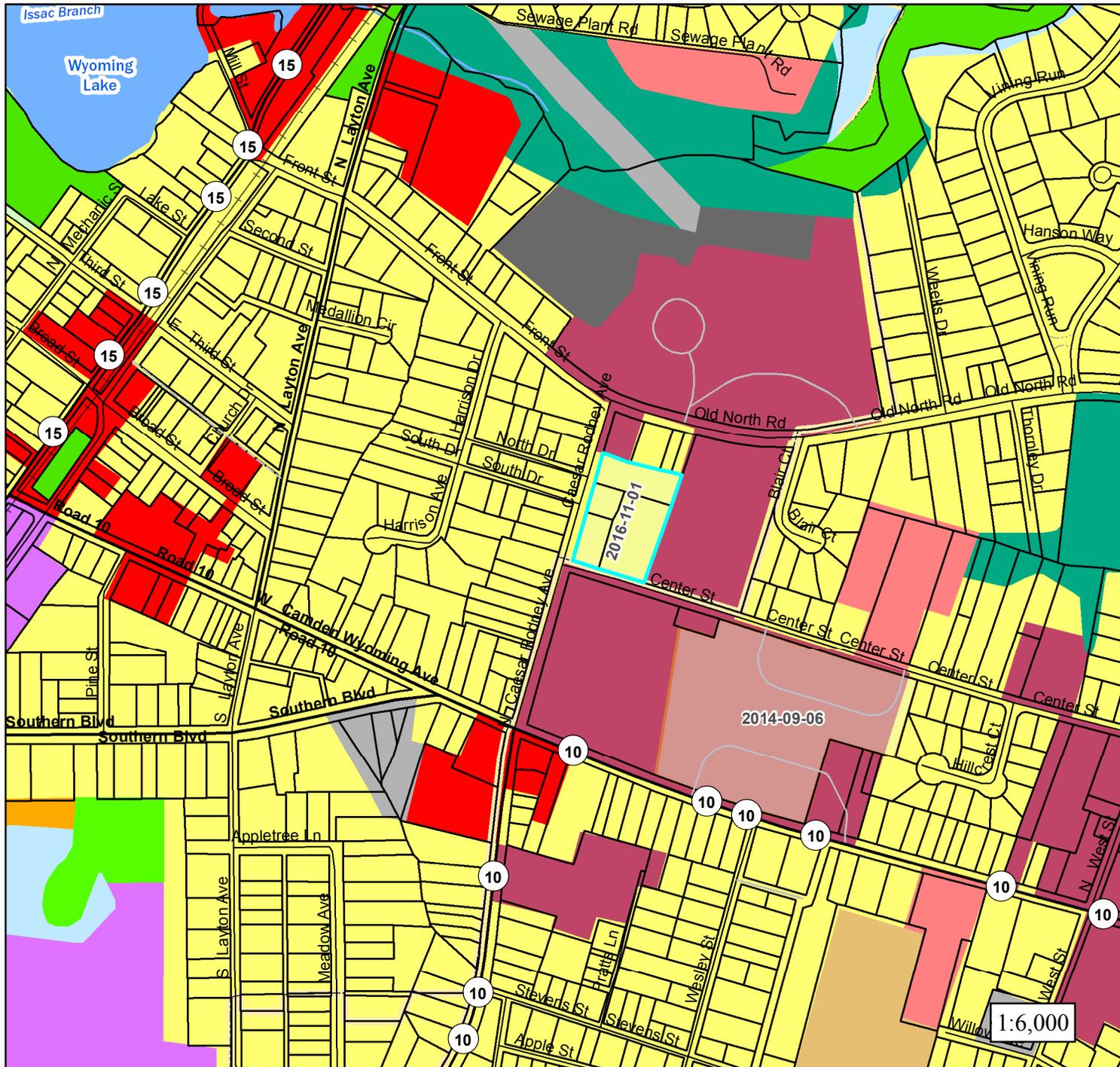
- PLUS Project Areas
- 2015 State Strategies
 - Level 1
 - Level 2
 - Level 3
 - Level 4
- Out of Play

Location Map



Preliminary Land Use Service (PLUS)

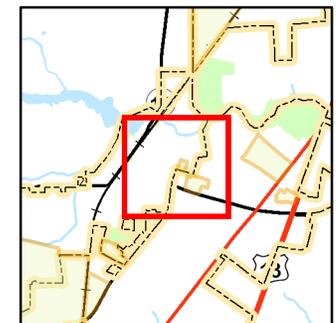
Wynsome Property
2016-11-01



Legend

- PLUS Project Areas
- 2012 Land Use LULC Category**
 - 110
 - Single Family Dwellings
 - Multi-Family Dwellings
 - Mobile Home Parks/Courts
 - Commercial
 - Industrial
 - Transportation/Communication/Utilities
 - Mixed Urban/Built-up
 - Institutional/Governmental
 - Recreational
 - Farms, Pasture, Cropland
 - Confined Animal Feeding Operations/Feedlots/Holding
 - Rangeland
 - Orchards/Nurseries/Horticulture
 - Deciduous Forest
 - Evergreen Forest
 - Mixed Forest
 - Shrub/Brush Rangeland
 - Clear-cut
 - Man-made Reservoirs and Impoundments
 - Marinas/Port Facilities/Docks
 - Open Water
 - Emergent Wetlands - Tidal and Non-tidal
 - Forested Wetlands - Tidal and Non-tidal
 - Scrub/Shrub Wetlands - Tidal and Non-tidal
 - Sandy Areas and Shoreline
 - Extraction and Transitional

Location Map



Preliminary Land Use Service (PLUS)

Wynsome Property
2016-11-01

Legend

 PLUS Project Areas



Location Map

