

Preliminary Land Use Service (PLUS)		PLUS 2012-09-04
Delaware State Planning Coordination 122 William Penn Street • 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 <u>must</u> 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): _____ Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____		
1. Project Title/Name: Woodside Village		
2. Location (please be specific): Northeast side of Fork Branch Road, east of Penn Central Railroad tracks		
3. Parcel Identification #: LC-00-046-00-02-54.01	4. County or Local Jurisdiction Name: where project is located: Kent County	
5. If contiguous to a municipality, are you seeking annexation: N/A		
6. Owner's Name: North Dover 20, LLC		
Address: 144 Kings Highway, SW		
City: Dover	State: DE	Zip: 19901
Phone: 302-672-7934	Fax: 302-672-7184	Email: bbcprop@aol.com
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Project Designer/Engineer: Doug Liberman/Larson Engineering Group, Inc.		
Address: 910 South Chapel Street, Suite 200		
City: Newark	State: DE	Zip: 19713
Phone: 302-731-7434	Fax: 302-731-8211	Email: dliberman@larsonengineering.net
9. Please Designate a Contact Person, including phone number, for this Project: Doug Liberman		

Information Regarding Site:	
10. Type of Review:	<input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision
11. Brief Explanation of Project being reviewed: Proposed 204 unit apartment complex 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. PLUS 2005-06-22, June 22, 2005	
12. Area of Project (Acres +/-): 2.78 acres Number of Residential Units: 204 Commercial square footage: N/A	
13. Present Zoning: RM	14. Proposed Zoning: RM
15. Present Use: Vacant Land	16. Proposed Use: Apartments
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities 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: Kent County 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): Market Rate Apartments	
20. Environmental impacts: How many forested acres are presently on-site? 6.81± How many forested acres will be removed? 1.29± 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: 0.21 If "Yes", have the wetlands been delineated? <input 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? _____	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Bio-retention facilities	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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)? Active recreation, passive recreation	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:1330 AADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 4%

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. Proposed interconnection to Fieldstone Village

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: Doug Liberman phone number: 302-731-7434

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

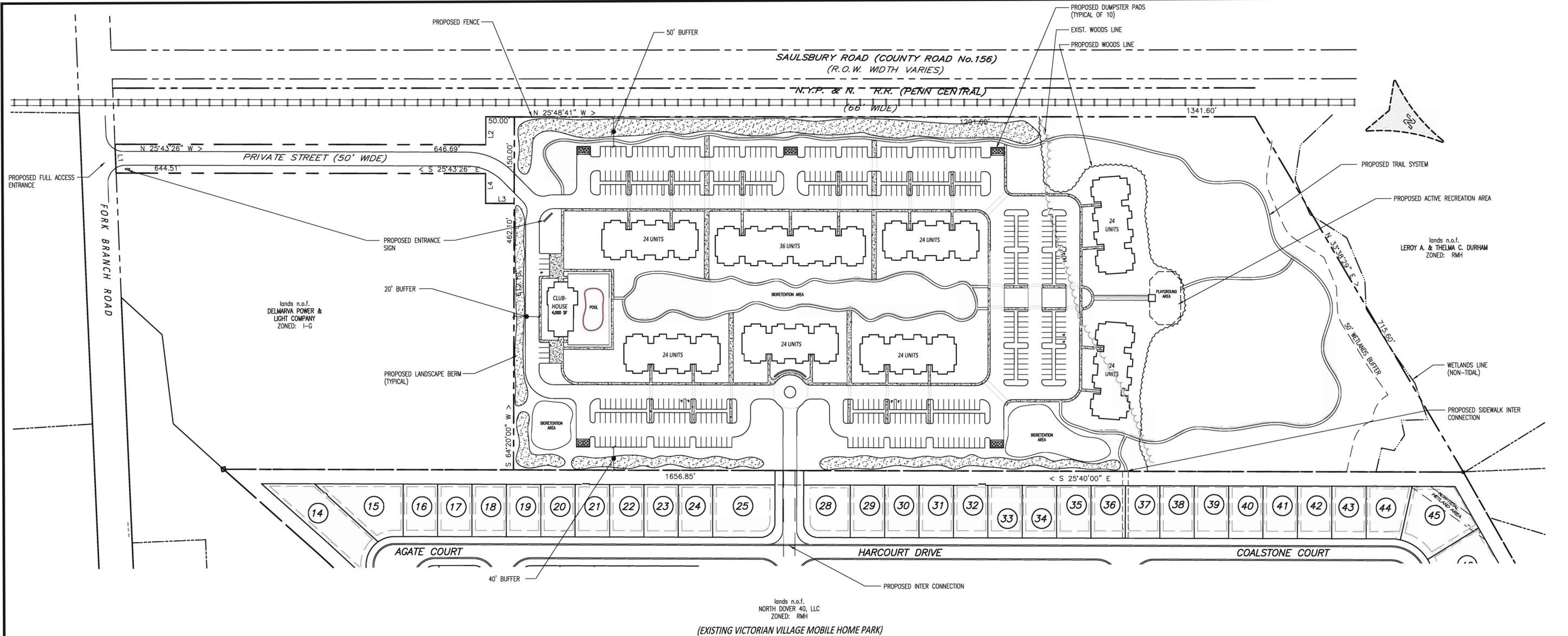
 Date

 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.**



DATA COLUMN

PROPOSED USE: APARTMENTS
 TAX PARCEL NO.: LC-00-46.00-02-54.01-000
 LOT AREA: 20.78± ACRES
 TOTAL UNITS: 204
 PARKING REQUIRED: 405 SPACES
 PARKING PROVIDED: 408 SPACES
 EXISTING WOODED AREA: 6.81± ACRES
 PROPOSED WOODED AREA: 5.52± ACRES
 EXISTING NON-TIDAL WETLANDS: 0.21± ACRES
 THE SITE IS NOT LOCATED IN A FLOOD PLAIN PER FEMA PANEL NUMBER 10001C0154H DATED MAY 5, 2003.

24 UNIT BUILDINGS (7 TOTAL)

1 BEDROOM UNITS = 12 X 7 = 84
 2 BEDROOM UNITS = 9 X 7 = 63
 3 BEDROOM UNITS = 3 X 7 = 21
 168 UNITS

36 UNIT BUILDING (1 TOTAL)

1 BEDROOM UNITS = 12 X 1 = 12
 2 BEDROOM UNITS = 24 X 1 = 24
 36 UNITS

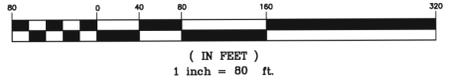
TOTALS

204 UNITS
 (96) 1 BEDROOM UNITS = 47%
 (87) 2 BEDROOM UNITS = 45%
 (21) 3 BEDROOM UNITS = 10%

OWNER/DEVELOPER

NORTH DOVER 20, LLC
 144 KINGS HIGHWAY, S.W.
 DOVER, DE 19901
 (302)672-7934

GRAPHIC SCALE



DATE 8/30/12	SCALE 1"=80'	SITE PLAN FOR WOODSIDE VILLAGE LITTLE CREEK HUNDRED, KENT COUNTY, DELAWARE PREPARED FOR: ONIX GROUP	CADD FILE — N020_PLUS-Plan SHEET NO. — 2
JOB NO.	DRAWN BY YAturoczy		
APPLICATION NO.	DESIGNED BY: OTHERS:		
APPROVED BY:	CHECKED BY:		
DATE	REVISION		
LARSON ENGINEERING GROUP INC. CIVIL ENGINEERING & LAND PLANNING 910 SOUTH CHAPEL STREET • SUITE 200 NEWARK, DE 19713 Phone: (302) 731-7434 Fax: (302) 731-8211			

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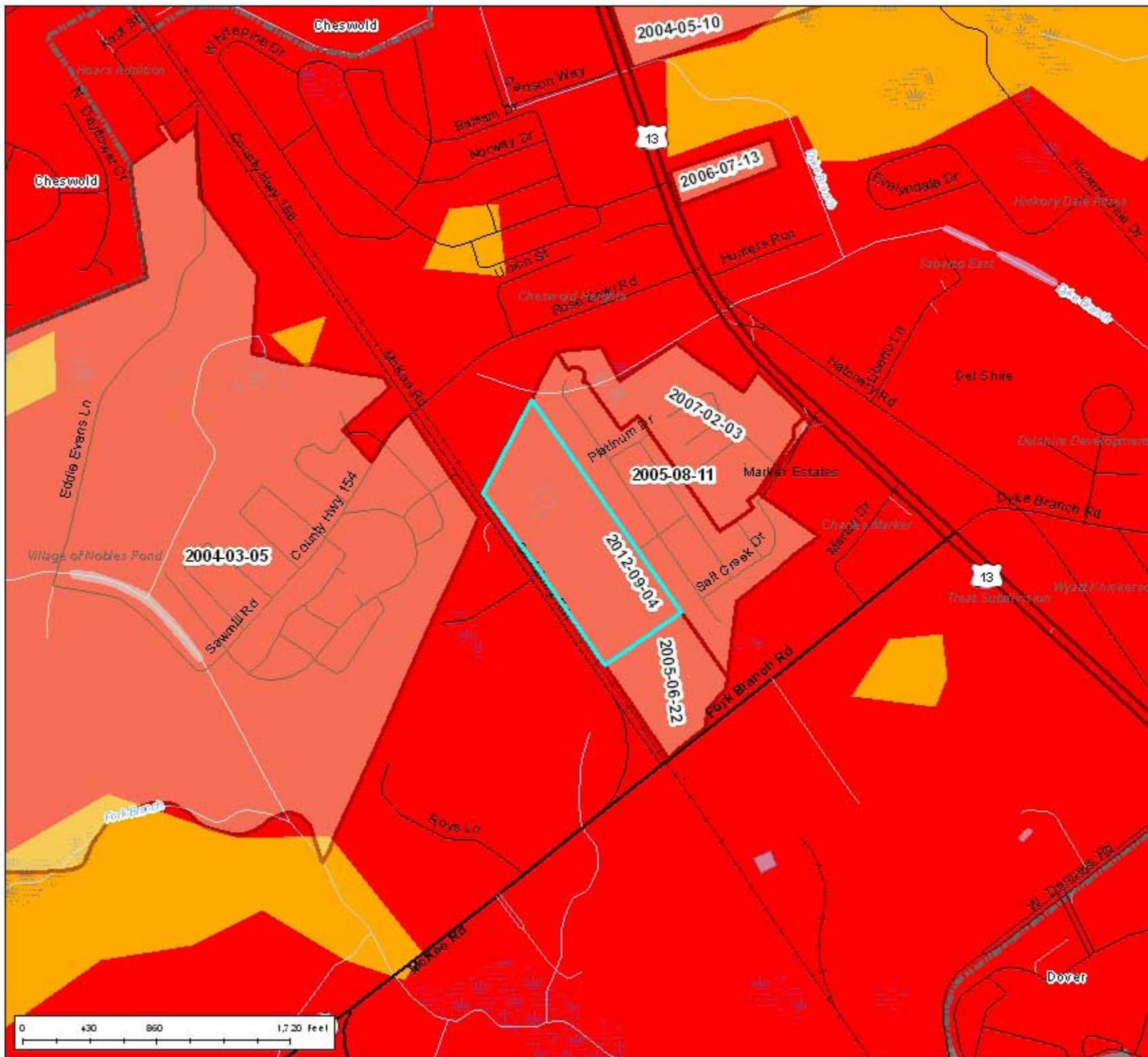
Woodside Village
2012-09-04

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

1:10,000



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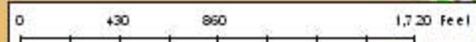
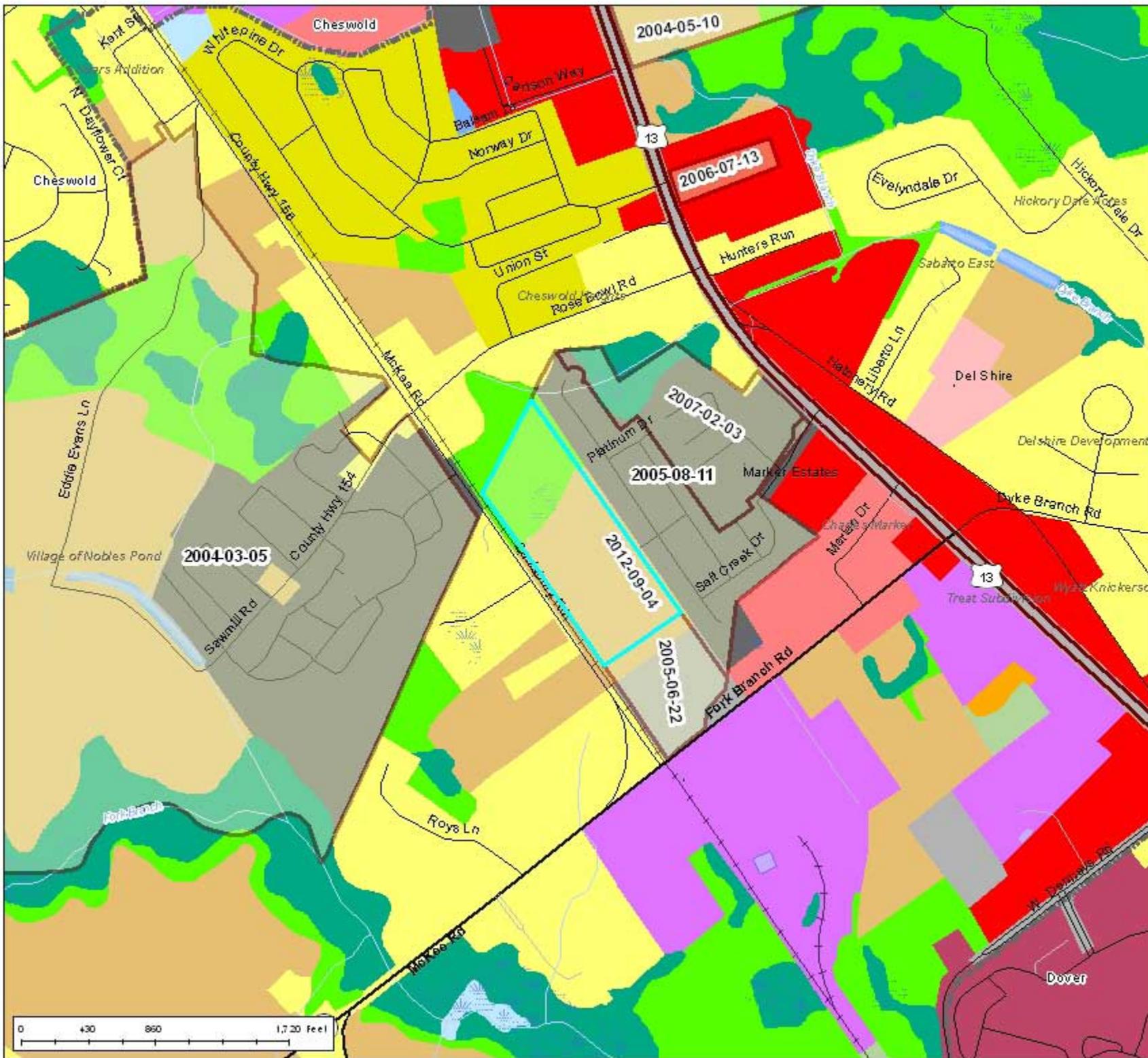
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-  Project Areas
-  Municipalities
- Land Use/Land Cover**
-  Single Family Dwellings
-  Multi-Family Dwellings
-  Mobile Home Parks/Courts
-  Commercial
-  Industrial
-  Trans./Comm./Utilities
-  Mixed Urban/Built-up
-  Institutional/Governmental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