Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1.	Project Title/Name: Chapel Farm		
2.	Location: Barratts Chapel Road near Route 113		
3.	Parcel Identification #: SM-00-131.00-1-12.00-000	4. County or Local Jurisdiction Name: Kent County	
5.	Owner's Name: Cross Check Communities, Attn: Mr. John Dixon		
	Address: 2420 Munford Drive		
	City: Fallston	State: MD	Zip: 21047
	Phone: 410-803-1088	Fax: 410-877-8794	Email: JohnDixon@comcast.net
6.	Applicant's Name: same as above		
	Address:		
	City:	State:	Zip:
	Phone:	Fax:	Email:
7.	Engineer/Surveyor Name: Morris & Ritchie Associates, Inc.		
	Address: 18 Boulden Circle, Suite 36		
	City: Wilmington	State: DE	Zip: 19720
	Phone: 302-326-2200	Fax: 302-326-2399	Email: jkirkpatrick@mragta.com
8.	**Please Designate a Contact Person, including phone number, for this Project: Julie Kirkpatrick, RLA, 302-326-2200**		

Information Regarding Site:

9. Area of Project (Acres +/-): 233.2

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Community ☐ Developing ☐ Environmentally Sensitive ☒ Secondary Developing ☐ Rural

11. 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. Present Zoning: AC	13. Proposed Zoning: AC (PUD)
14. Present Use: Agriculture	15. Proposed Use: mixed use, residential and commercial

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: unknown

17. Comprehensive Plan recommendation:
If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐ Kent ☒ Sussex ☐

Suburban ☐ Inside growth zone ☒ Town Center ☐
Suburban reserve ☐ Outside growth zone ☐ Developing ☐
Other ☐ Environ. Sensitive Dev. District ☐
Low Density ☐

18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name:

What is the estimated water demand for this project? To be determined

How will this demand be met? To be determined

19. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name:

20. If a site plan please indicate gross floor area: n/a

21. If a subdivision: ☐ Commercial ☐ Residential ☒ Mixed Use

22. If residential, indicated the number of number of Lots/units: 535 Gross Density of Project: 2.29 Net Density 3.45

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. If residential, please indicate the following:
Number of renter-occupied units: 0
Number of owner-occupied units: 535

Target Population (check all that apply):
Renter-occupied units
☐ Family
☐ Active Adult (check only if entire project is restricted to persons over 55)
Owner-occupied units
☒ First-time homebuyer – if checked, how many units
☒ Move-up buyer – if checked, how many units
☒ Second home buyer – if checked, how many units
☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: approx. 1%
Square Feet: approx. 60,000

Proposed Use: % of Impervious Surfaces: approx. 27%
Square Feet: approx. 2,792,280

25. What are the environmental impacts this project will have? minor forest clearing

How much forest land is presently on-site? 103.8 AC How much forest land will be removed? 9.2 AC

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. 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 78

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

Has the Army Corp 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:

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☒ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☒ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☒ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
☐ Yes ☒ No

If yes, please list name:

30. List the proposed method(s) of stormwater management for the site: to be determined

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): see plan

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 5.4 Acres 235,429 Square Feet

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

Where is the open space located? see plan

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☐ Yes ☒ No If "Yes," what are they?

34. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No

36. Will this project generate additional traffic? ☒ Yes ☐ No

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 the peak season 5120 trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5%

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. Two entrances off Barratts Chapel Road, 70' R/W, 2 lanes

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. 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. Two stub roads provided, see plan

40. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

41. Is this site in the vicinity of any known historic/cultural resources or sites ☒ Yes ☐ No
(Barratts Chapel)
Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No
If "Yes," please indicate what will be affected (Check all that apply)

☐ Buildings/Structures (house, barn, bridge, etc.)
☐ Sites (archaeological)
☐ Cemetery

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

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
☐ Yes ☒ No
If yes, please List them:

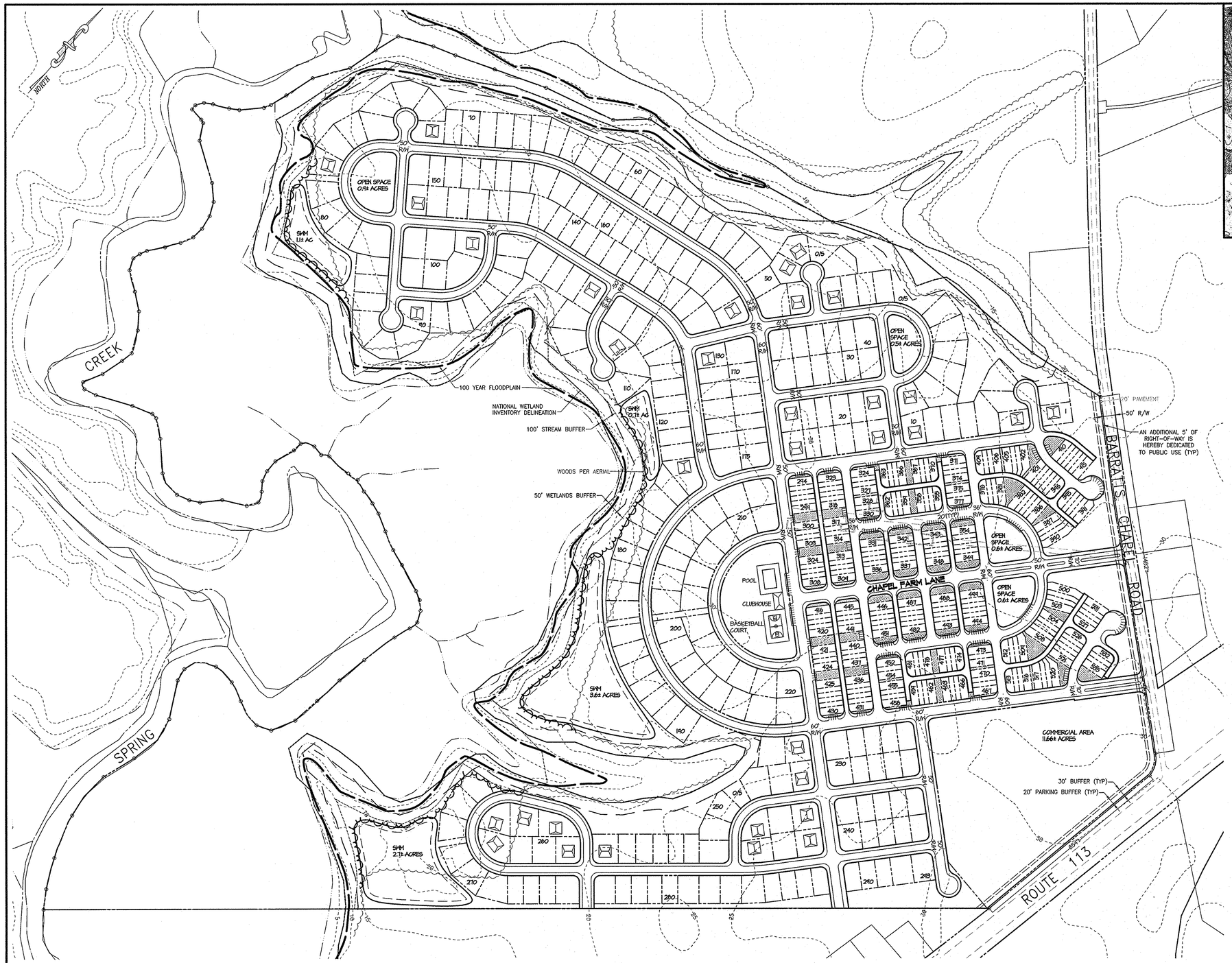
44. Please make note of the time-line for this project: as soon as possible

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

_____ _____
Signature of property owner or contract buyer Date

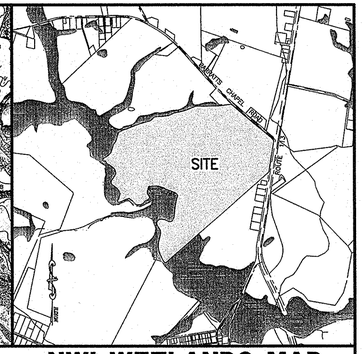
_____ _____
Signature of Person completing form Date
(If different than property owner)

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. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, 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.



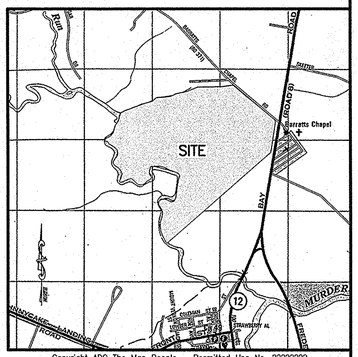
SOILS MAP

SCALE: 1" = 2000'



NWI WETLANDS MAP

SCALE: 1" = 2000'



Copyright ADC The Map People - Permitted Use No. ????????
ADC MAP No. 30 of Kent County, Delaware

LOCATION MAP

SCALE: 1" = 2000'

SITE DATA

OWNER/APPLICANT:	CROSS CHECK COMMUNITIES 2420 MUNFORD DRIVE FALLSTON, MD 21047 ATTN: MR. JOHN DIXON
TAX MAP:	SM-00-131.00-1-12.00-000
DEED REF:	IS-18/379
EXISTING ZONING:	AC
PROPOSED ZONING:	AC (PUD)
RELATION TO GROWTH ZONE:	WITHIN GROWTH ZONE
TOTAL SITE AREA:	233.2± AC.
LOT SIZE:	7,500 S.F. - 12,000 S.F. (10,000± S.F. AVERAGE)
PROPOSED USE:	MIXED USE, RESIDENTIAL AND COMMERCIAL
NUMBER OF PROPOSED LOTS:	535 (293 SINGLE FAMILY, 242 TOWNHOMES)
STORMWATER MANAGEMENT AREA:	8.1± AC.
TOTAL ACREAGE WITHIN WOODLAND PRESERVATION:	103.8± TOTAL AC. EXISTING, 94.6± AC. REMAINING (91%)
TOPOGRAPHIC REFERENCE:	U.S.G.S. DATUM

	REQUIRED	PROVIDED
PARKING SPACES:		
SINGLE FAMILY	2 SPACES PER UNIT (586)	586 SPACES
TOWNHOMES	2 SPACES PER UNIT (484)	673 SPACES (189 ON-STREET SPACES)
DENSITY	3 DU/ACRE (699 UNITS)	2.29 UNITS/ACRE
MAX. IMPERVIOUS COVERAGE	30%	TO COMPLY
MIN. FRONT YARD SETBACK	25'	25'
MIN. SIDE YARD SETBACK	10'	10'
MIN. REAR YARD SETBACK	25'	25'
MIN. ROAD FRONTAGE		
STATE OR COUNTY NUMBERED ROAD		
BARRATTS CHAPEL ROAD	100'	1500'±
ROUTE 113	100'	850'±
SUBDIVISION STREET	75'	N/A

LEGEND

24	EXISTING 1' CONTOUR	10	PROPOSED LOT NUMBER
25	EXISTING 5' CONTOUR		PROPOSED EASEMENT
	EXISTING BOUNDARY LINE		PROPOSED BUFFER
	EXISTING RW LINE		PROPOSED LOT LINE
			PROPOSED RW LINE
			PROPOSED TOWNHOME OPEN SPACE AREA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
18 BOULDEN CIRCLE, SUITE 36
NEW CASTLE, DELAWARE 19720
PHONE (302) 326-2200
FAX (302) 326-2399

SKETCH PLAN
FOR
CHAPEL FARM

ENGINEER'S SEAL | SOUTH MURDERKILL HUNDRED | KENT COUNTY, DELAWARE

DATE	REVISIONS	
5/20/04	Per County Planner's Comments	JOB NO.: 13586
		SCALE: 1"=200'
		DATE: 5/13/04
		DRAWN BY: JEK
		DESIGN BY: JEK
		REVIEW BY: PLT
		SHEET: 1 of 3

G:\13586\sketch\plot\13586_SKETCH5.dwg

OPEN SPACE
0.9± ACRES

SWM
1.1± AC

OPEN SPACE
0.5± ACRES

SWM
0.7± AC

100 YEAR FLOODPLAIN

NATIONAL WETLAND
INVENTORY DELINEATION

100' STREAM BUFFER

WOODS PER AERIAL

50' WETLANDS BUFFER

POOL

CHAPEL

LEGEND

24	EXISTING 1' CONTOUR
25	EXISTING 5' CONTOUR
	EXISTING BOUNDARY LINE
	EXISTING RW LINE
10	PROPOSED LOT NUMBER
	PROPOSED EASEMENT
	PROPOSED BUFFER
	PROPOSED LOT LINE
	PROPOSED RW LINE
	PROPOSED TOWNHOME OPEN SPACE AREA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
18 BOULDEN CIRCLE, SUITE 36
NEW CASTLE, DELAWARE 19720
PHONE (302) 326-2200
FAX (302) 326-2399

SKETCH PLAN
FOR
CHAPEL FARM

ENGINEER'S SEAL | SOUTH MURDERKILL HUNDRED | KENT COUNTY, DELAWARE

DATE	REVISIONS
5/20/04	Per County Planner's Comments

JOB NO.: 13586
SCALE: 1"=100'
DATE: 5/13/04
DRAWN BY: JEK
DESIGN BY: JEK
REVIEW BY: PLT
SHEET: 2 of 3

G:\13586\sketch\plot\13586_SKETCH5.dwg

NATIONAL WETLAND INVENTORY DELINEATION

100' STREAM BUFFER

WOODS PER AERIAL

50' WETLANDS BUFFER

SWM 0.7± AC

SWM 3.6± ACRES

SWM 2.7± ACRES

POOL

CLUBHOUSE

BASKETBALL COURT

CHAPEL FARM LANE

OPEN SPACE 0.6± ACRES

OPEN SPACE 0.6± ACRES

COMMERCIAL AREA 11.66± ACRES

BARRATTS CHAPEL ROAD

20' PAVEMENT

50' R/W

AN ADDITIONAL RIGHT-OF-WA HEREBY DEDIC TO PUBLIC USE

30' BUFFER (TYP)

20' PARKING BUFFER (TYP)

NORTH

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

18 BOULDEN CIRCLE, SUITE 36
NEW CASTLE, DELAWARE 19720
PHONE (302) 326-2200
FAX (302) 326-2399

SKETCH PLAN
FOR
CHAPEL FARM

ENGINEER'S SEAL

SOUTH MURDERKILL HUNDRED

KENT COUNTY, DELAWARE

DATE	REVISIONS
5/20/04	Per County Planner's Comments

JOB NO.: 13586
SCALE: 1"=100'
DATE: 5/13/04
DRAWN BY: JEK
DESIGN BY: JEK
REVIEW BY: PLT
SHEET: 3 of 3

G:\13586\sketch\plot\13586_SKETCH5.dwg

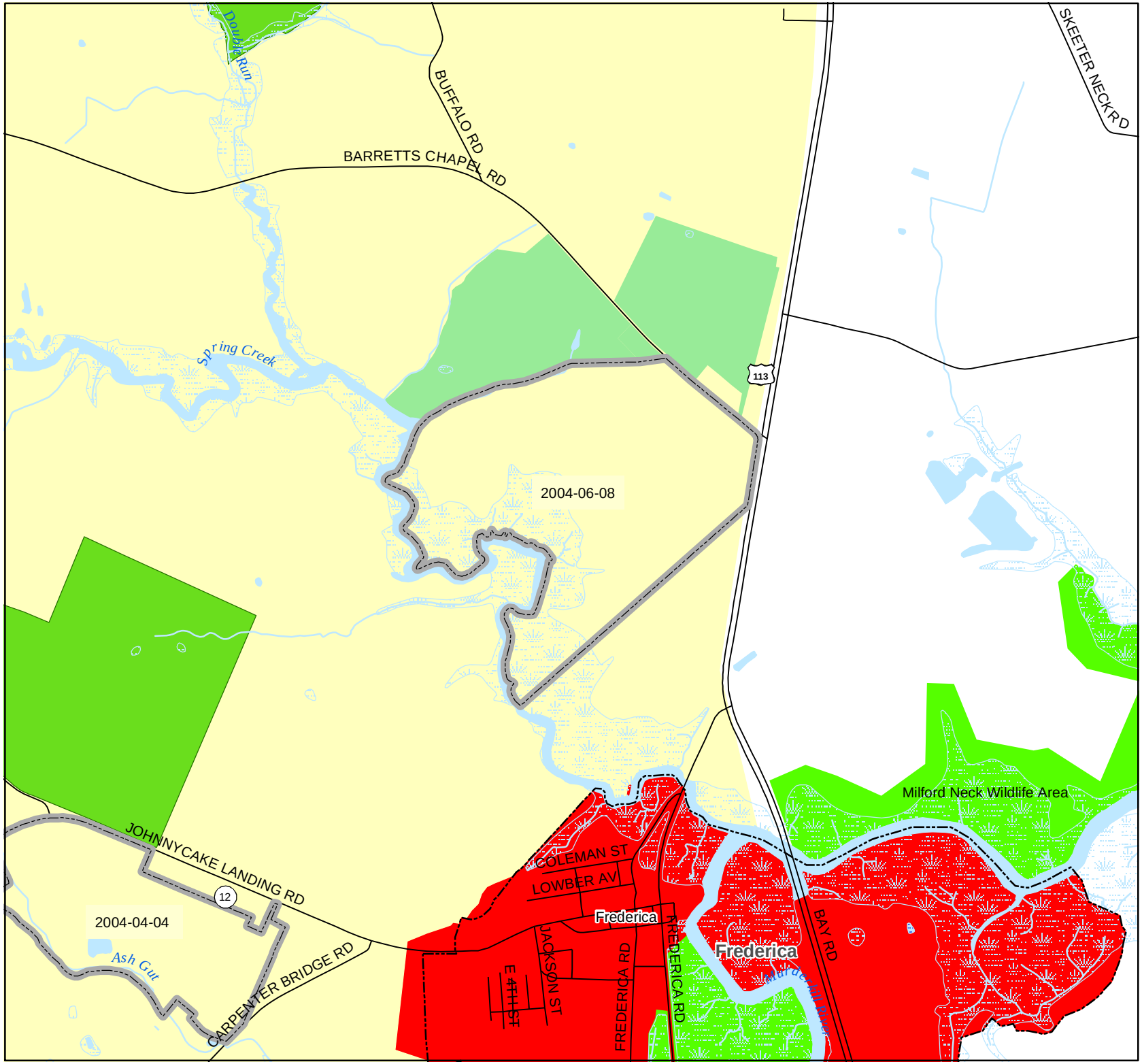
Preliminary Land Use Service (PLUS)

Chapel Farm
2004-06-08

- Project Area
- Municipalities
- Public-Owned
- Ag District
- Purchased Dev. Rights

State Strategy Level

- Community
- Developing Area
- Secondary
- Sensitive
- Rural

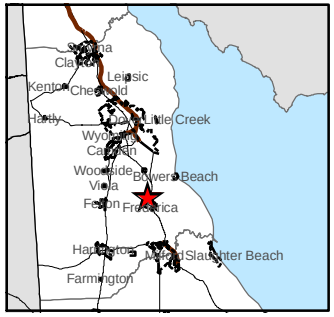


0 600 1,200 2,400 Feet

1:20,000

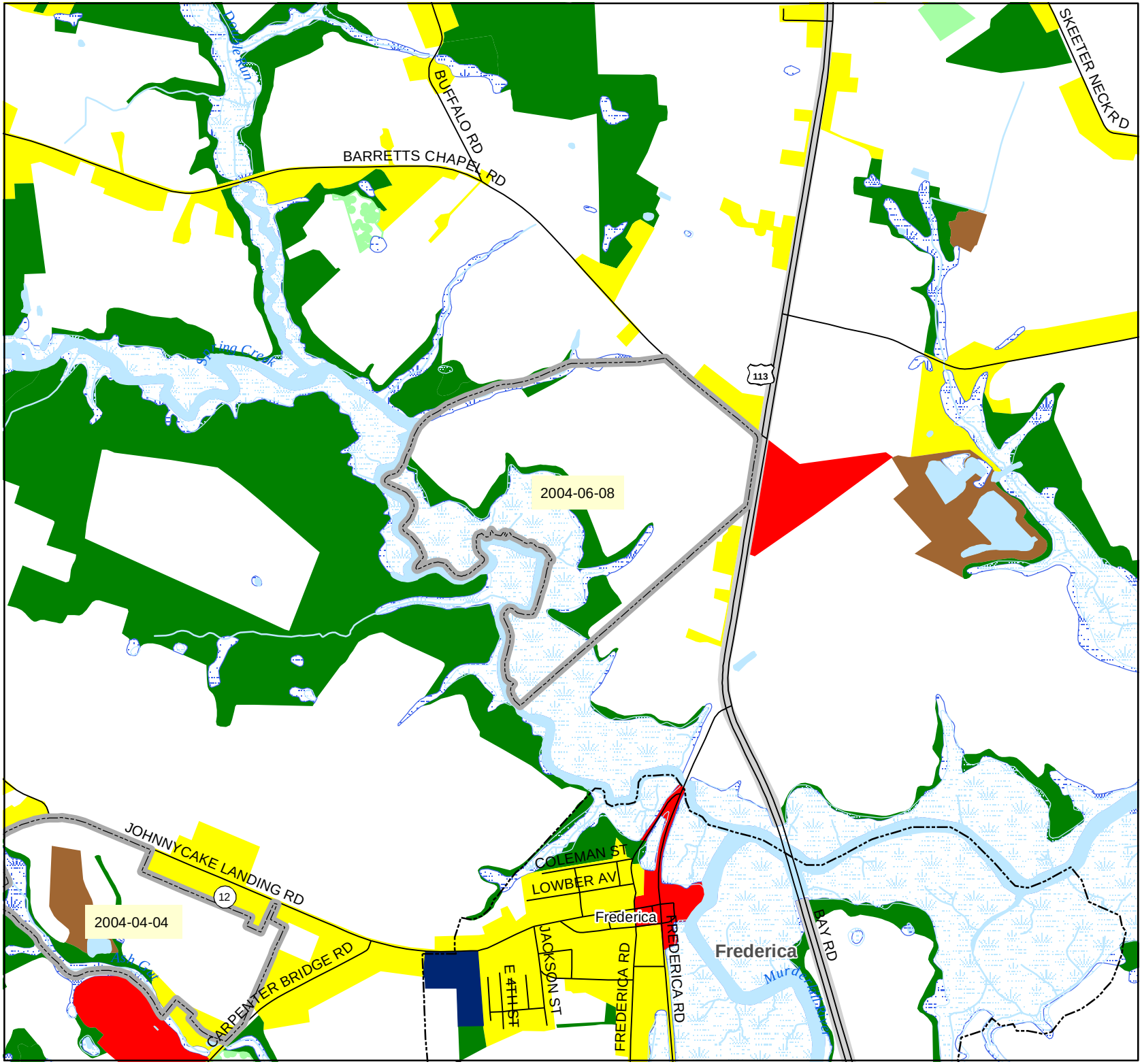
Delaware Office of State Planning Coordination

Produced by the Delaware Office of State Planning Coordination.
www.state.de.us/planning



Preliminary Land Use Service (PLUS)

Chapel Farm
2004-06-08



Project Area
Municipalities

2002 Land Use/Land Cover

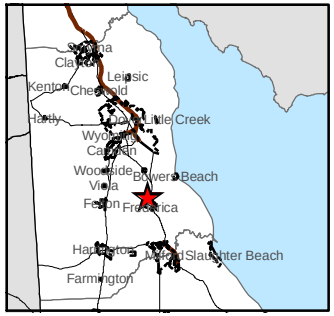
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition

Feet
0 600 1,200 2,400

1:20,000

Delaware Office of State Planning Coordination

Produced by the Delaware Office of State Planning Coordination.
www.state.de.us/planning

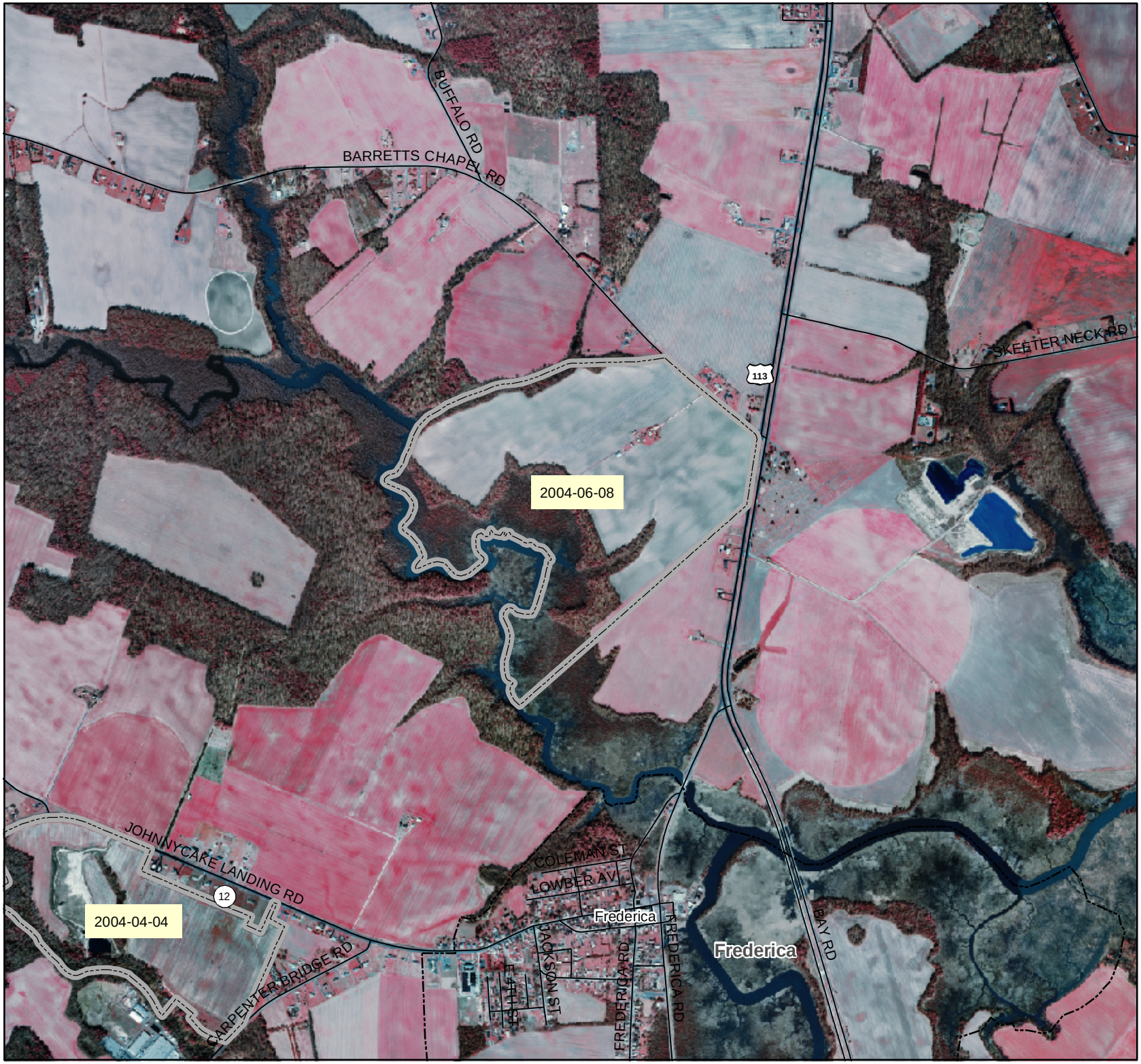


Preliminary Land Use Service (PLUS)

Chapel Farm
2004-06-08

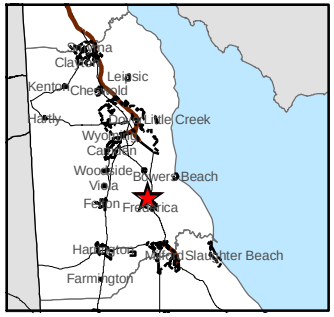
2002 False-Color
InfraRed Orthophotography

Project Area
Municipalities



Feet
0 600 1,200 2,400

1:20,000

Delaware Office of State Planning Coordination

Produced by the Delaware Office of State Planning Coordination.
www.state.de.us/planning