

**PLUS 2005-12-13**  
**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](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

- |  |   |
|--|---|
| 1. Project Title/Name: Jarrell Property  |   |
| 2. Location ( please be specific): South of Evans Road (Rd. 108), West of Turkey Point Road (Rd. 240), North of Firetower Road (Rd. 239), Southwest of town of Viola |   |
| 3. Parcel Identification #: NM-00-119.00-02-48.00-000  | 4. County or Local Jurisdiction Name: Kent County |
| 5. Owner's Name: Ronald W. & Barbara Jarrell   |   |

Address: 137 Pine Valley Road

City: Dover	State: DE	Zip: 19904
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Phone:	Fax:	Email:
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- |  |                     |                           |
|--|---------------------|---------------------------|
| 6. Applicant's Name: Delaware Land Development, Inc. |                     |                           |
| Address: 4600 South Dupont Highway                   |                     |                           |
| City: Dover  | State: DE           | Zip: 19901                |
| Phone: (302) 531-2000                                | Fax: (302) 531-0000 | Email: bob@newfoxwood.com |

- |   |                     |  |
|---|---------------------|--|
| 7. Project Designer/Engineer: Morris & Ritchie Associates, Inc. |                     |  |
| Address: 18 Boulden Circle, Suite 36                            |                     |  |
| City: New Castle  | State: DE           | Zip: 19720                                       |
| Phone: (302) 326-2200   | Fax: (302) 326-2399 | Email: ptolliver@mragta.com<br>ajones@mragta.com |

- |   |
|---|
| 8. Please Designate a Contact Person, including phone number, for this Project: Amanda Jones (302) 326-2200 |
|---|

<b>Information Regarding Site:</b>	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: PUD (mixed-use residential) within the growth zone including 328 lots.	
11. Area of Project(Acres +/-): 132.20± AC	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. 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.	
14. Present Zoning: AR	15. Proposed Zoning: AR
16. Present Use: Farmland	17. Proposed Use: Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project? Unknown at this time How will this demand be met?	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Kent County Public Sewer	
22. If a site plan please indicate gross floor area:	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 328 Gross Density of Project: 2.48 Net Density 2.97 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: 328

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 109

Move-up buyer – if checked, how many units 109

Second home buyer – if checked, how many units 110

Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0%  
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 26%  
Square Feet: 1,497,244

27. What are the environmental impacts this project will have? Tree clearing, soil displacement

How much forest land is presently on-site? 25.83± AC How much forest land will be removed? 2.07± 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

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

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

28. 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.

29. 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 21.80± AC

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

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: See plans</p> <p>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 plans</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 67.79± Acres 2,952,932± Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 57.39± AC acres/Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active &amp; passive recreation, stormwater management</p> <p>Where is the open space located? See plan</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected 23.76± AC</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

38. 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 3,101 trips

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

39. 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. See plan. The development is proposing one connection to West Evans Road (Rd. 108) and two connections to Firetower Road (Rd. 239).

40. Will the street rights of way be public, private, or town? Public

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

42. 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. See plan. Two connections are being proposed to neighboring parcels.

43. 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

44. 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

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:

45. Please make note of the time-line for this project: ASAP

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, 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.



**SITE DATA**

OWNER: RONALD W. AND BARBARA JARRELL  
131 PINE VALLEY ROAD  
DOVER, DE 19904

DEVELOPER/APPLICANT: DELAWARE LAND DEVELOPMENT, INC.  
4600 S. DUPONT HWY.  
DOVER, DE 19901

TAX MAP: NM-00-119.00-02-48.00-00001  
DEED REF: D-620-0253  
EXISTING ZONING: AR  
PROPOSED ZONING: AR (PUD)  
RELATION TO GROWTH ZONE: WITHIN GROWTH ZONE  
PROPOSED USE: MIXED USE, RESIDENTIAL  
TOTAL SITE AREA: 132.20± AC  
NUMBER OF PROPOSED LOTS: 328 (134 SINGLE FAMILY, 194 TOWNHOMES)  
DENSITY: 2.41 UNITS/ACRE  
AVERAGE LOT SIZE: TOWNHOME 2,445 S.F.  
SINGLE FAMILY 10,125 S.F.

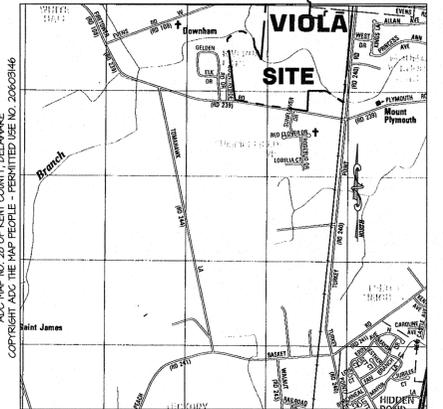
OPEN SPACE AREA REQUIRED: 1.53± AC  
OPEN SPACE AREA PROPOSED: 67.71± AC  
ACTIVE OPEN SPACE AREA REQUIRED: 2.26± AC  
ACTIVE OPEN SPACE AREA PROPOSED: 2.83± AC

TOTAL SHM AREA: 10.40± AC  
TOTAL AREA IN WETLANDS: 21.80± AC  
TOTAL AREA IN EX. WOODLAND: 25.83± AC  
TOTAL AREA IN WOODLAND PRESERVATION: 23.76± AC

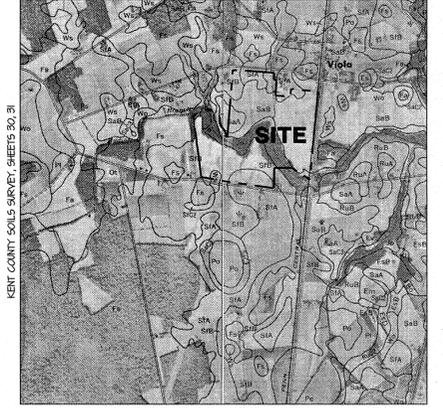
PARKING SPACES: REQUIRED  
SINGLE FAMILY 2 SPACES PER UNIT (268)  
TOWNHOMES 2 SPACES PER UNIT (388)

WATER: PUBLIC  
SEWER: KENT COUNTY PUBLIC  
TOPOGRAPHIC REFERENCE: U.S.G.S. DATUM  
FLOODPLAIN REFERENCE: FEMA MAP 100010204H  
DATED MAY 5, 2003  
SINGLE FAMILY HOUSES - 2 STORIES  
TOWNHOMES - 3 STORIES

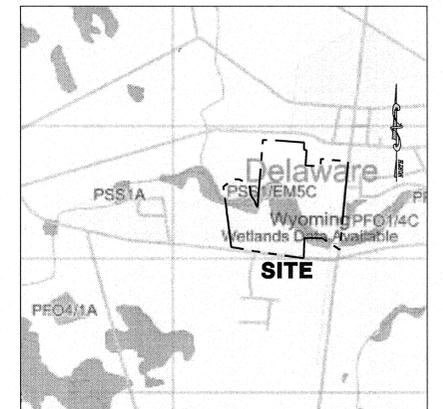
BUILDING HEIGHTS:



**LOCATION MAP**  
SCALE: 1" = 2000'



**SOILS MAP**  
SCALE: 1" = 2000'



**NWI WETLANDS MAP**  
SCALE: 1" = 2000'



LINE	BEARING	LENGTH
L-1	N86°10'42"W	10.33'
L-2	N06°58'30"W	55.44'
L-3	N13°18'31"W	34.54'
L-4	N11°00'41"W	26.43'
L-5	N08°14'43"W	76.54'
L-6	N01°28'17"E	53.64'
L-7	N80°32'21"E	46.76'
L-8	S85°45'53"E	61.53'
L-9	S65°19'43"E	42.53'
L-10	S70°14'15"E	41.83'
L-11	S85°14'28"E	70.00'
L-12	S01°05'52"E	66.46'
L-13	S12°10'45"E	60.26'
L-14	S24°44'11"E	76.70'
L-15	S85°31'11"E	42.11'
L-16	S20°41'47"E	128.80'
L-17	S26°04'54"E	51.65'
L-18	S85°32'15"E	74.54'
L-19	S81°34'42"E	54.83'
L-20	S84°35'56"E	41.16'

**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
18 BOULDER CIRCLE, SUITE 36  
NEW CASTLE, DELAWARE 19720  
(302) 326-2200  
FAX: (302) 326-2399  
WWW.MRAGTA.COM

SKETCH PLAN

FOR

**JARRELL PROPERTY**

ENGINEER'S SEAL		KENT COUNTY, DELAWARE
DATE	REVISIONS	JOB NO.: 14351
		SCALE: 1"=200'
		DATE: 11/15/05
		DRAWN BY: MKB
		DESIGN BY: MKB
		REVIEW BY: PLT
		SHEET: 1 of 3

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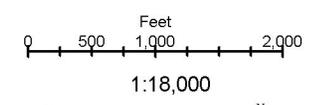
# Preliminary Land Use Service (PLUS)

Jarrell Property  
2005-12-13

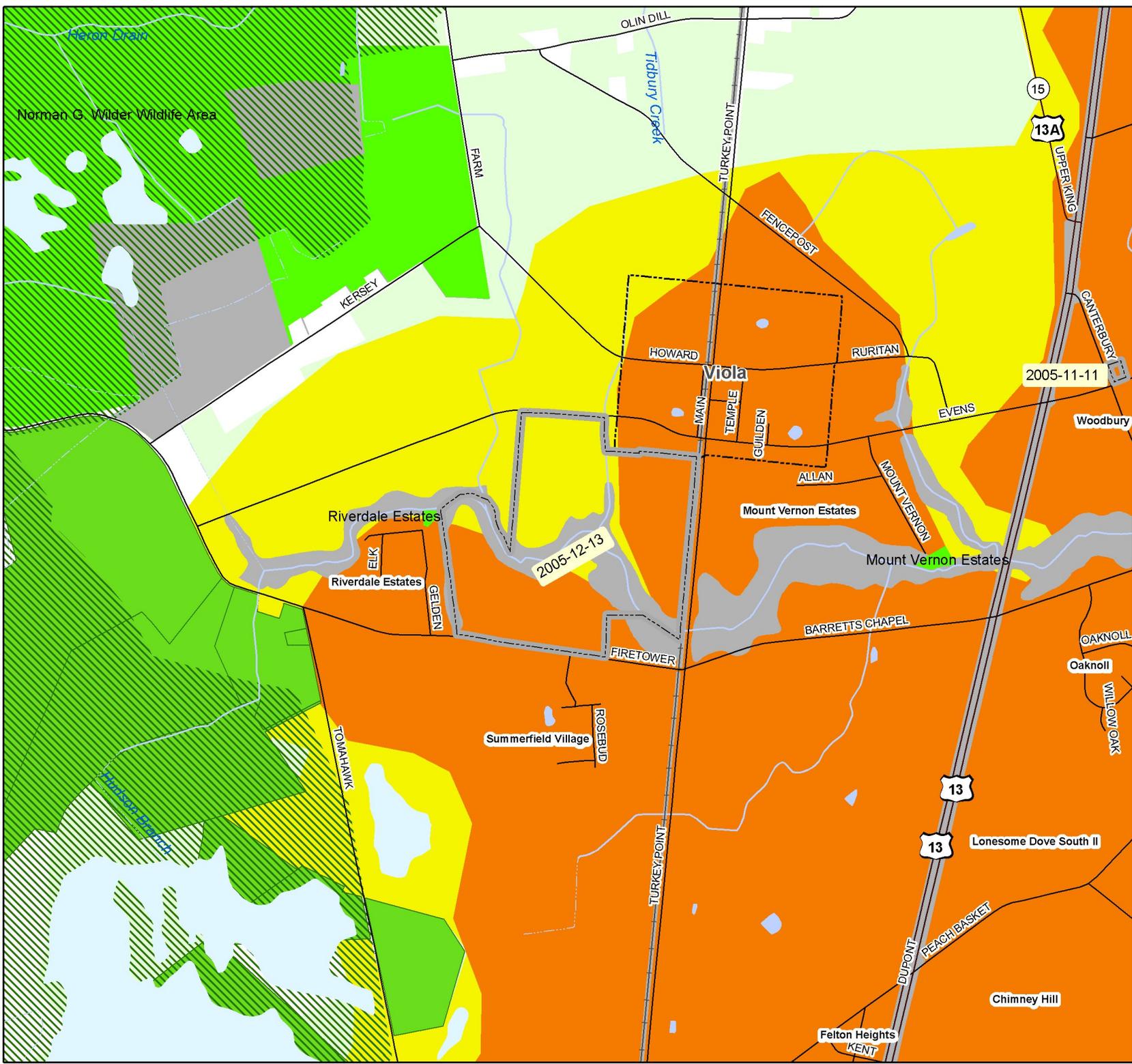
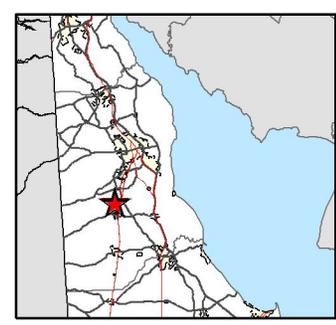
-  Project Area
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
-  Municipalities

## Strategies

-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Working Forests
-  Highest Value Agriculture
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



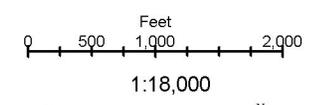
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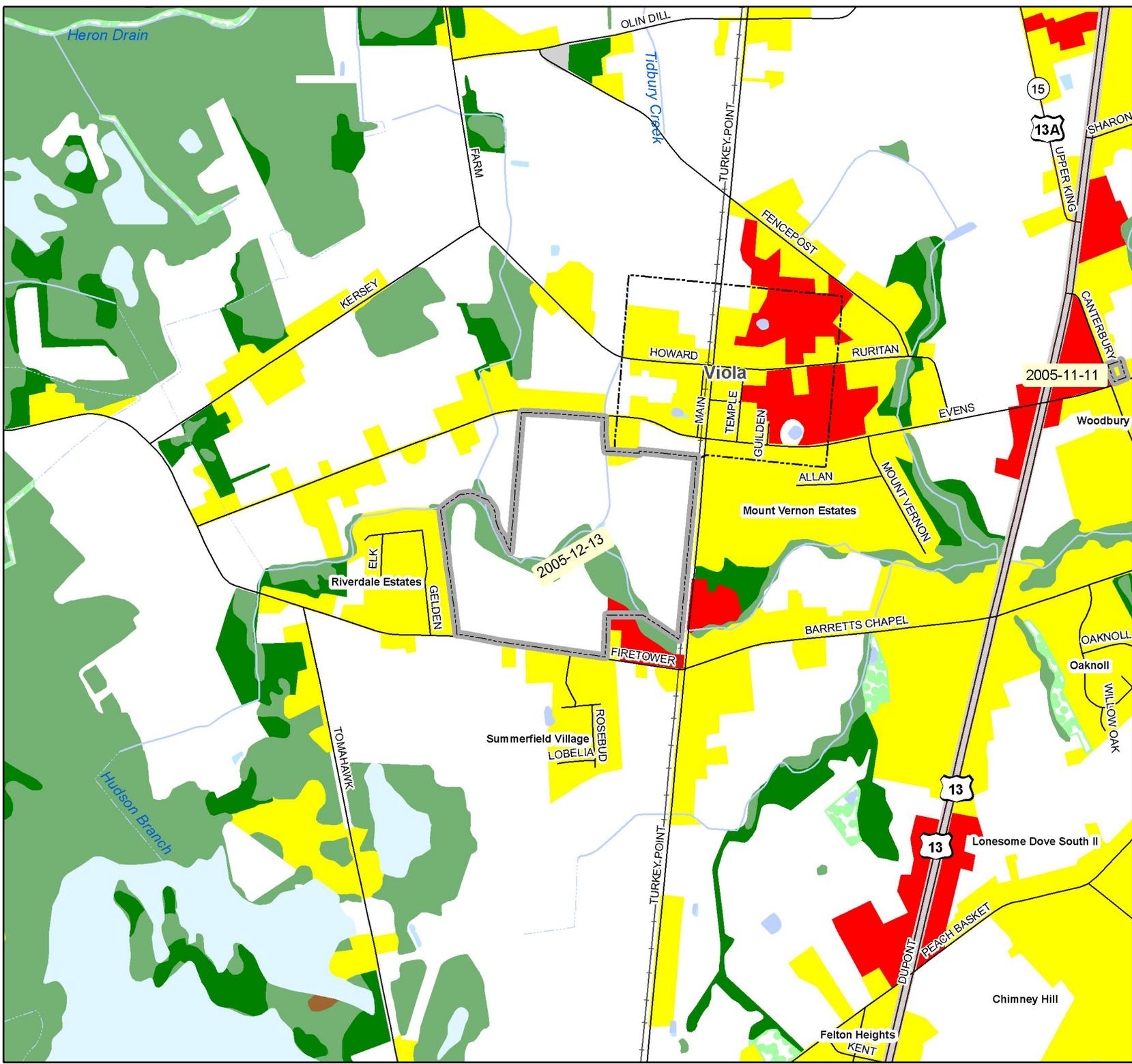
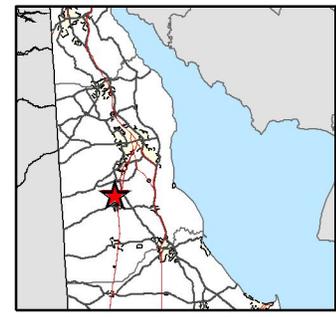
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-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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[www.state.de.us/planning](http://www.state.de.us/planning)

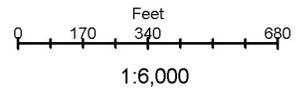


# Preliminary Land Use Service (PLUS)

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2002 False-Color  
InfraRed Orthophotography

-  Project Area
-  Municipalities



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