PLUS 2005-12-14

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.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Mack/McCall Properties

2. Location (please be specific): Located at the intersection of Canterbury Road (Rd. 15) and Andrews Lake Road (Rd. 380); northeast of Felton.

Parcel Identification #: SM-00-129.00-02-04.00-000
SM-00-129.00-02-20.000-000
SM-00-129.00-02-21.000-000

3. County or Local Jurisdiction Name: Kent County

4. Owner's Name: William Gerald & Beverly J. Mack (See plan for additional owners)

Address: 8799 Canterbury Road

City: Felton	State: DE	Zip: 19943
Phone:	Fax:	Email:

5. 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

6. 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 ajones@mragta.com

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

Information Regarding Site:

8. Type of Review: ☐ Rezoning ☐ Comp. Plan Amendment (Kent County Only) ☐ Site Plan Review ☒ Subdivision

9. Brief Explanation of Project being reviewed: PUD- mixed use residential and small commercial area.

10. Area of Project(Acres +/-): 105.1± AC

11. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Investment Level 1 ☒ Investment Level 2 ☐ Investment Level 3 ☐ Investment Level 4 ☐ Environmentally Sensitive Developing (Sussex Only)

12. 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.

13. Present Zoning: AC	14. Proposed Zoning: AC
15. Present Use: Residential	16. Proposed Use: Residential

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

18. 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 ☐ Low Density ☐
Suburban reserve ☐ Outside growth zone ☐ Developing ☐
Other ☐ Environ. Sensitive Dev. District ☐

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

Will a new public well be located on the site? ☐ Yes ☒ No What is the estimated water demand for this project? Unknown at this time

How will this demand be met?

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

21. If a site plan please indicate gross floor area:

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

23. If residential, indicated the number of number of Lots/units: 284 Gross Density of Project: 2.70 Net Density 2.70
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

24. If residential, please indicate the following:
Number of renter-occupied units:
Number of owner-occupied units: 284

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 95
☒ Move-up buyer – if checked, how many units 95
☒ Second home buyer – if checked, how many units 94
☐ Active Adult (Check only if entire project is restricted to persons over 55)

25. Present Use: % of Impervious Surfaces: 0% Proposed Use: % of Impervious Surfaces: 18%
Square Feet: 0 Square Feet: 825,770

27. What are the environmental impacts this project will have? Soil displacement

How much forest land is presently on-site? 0± AC How much forest land will be removed? 0± 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

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

30. 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 : Existing pond will be enlarged to create one of several proposed lakes to be used for active open space areas.

31. 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:

32. List the proposed method(s) of stormwater management for the site: See plans

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

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

33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 11.43± Acres 497,891± Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 4.82± AC acres/Sq ft.

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

Where is the open space located? See plan

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

34. 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?

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

36. 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

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

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 2,716 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 three connections to Canterbury Road (Rd. 15) and one connection to Andrews Lake Road (Rd. 380).

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. Three 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

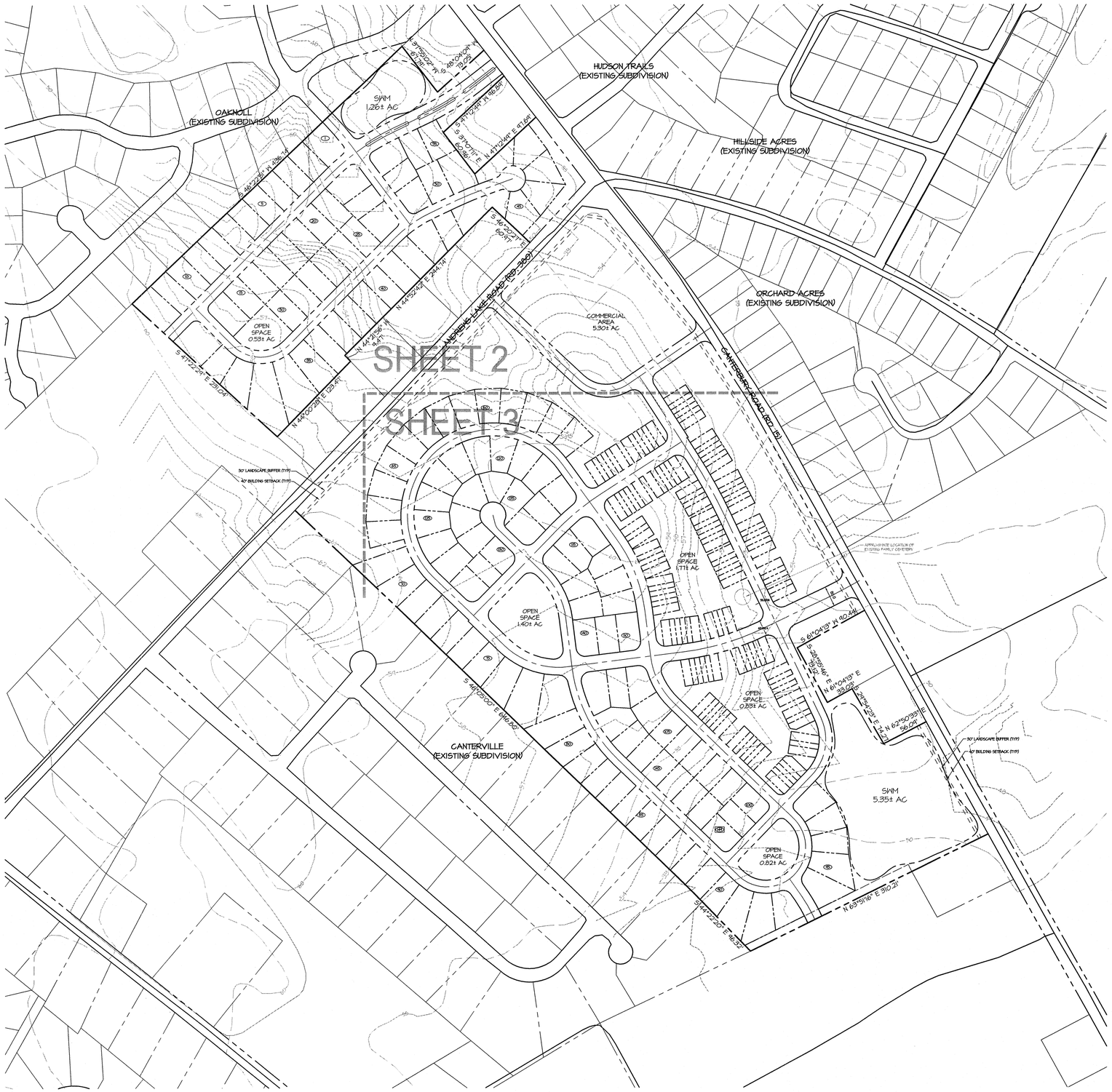
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

_____ _____
Signature of property owner Date

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

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, 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.



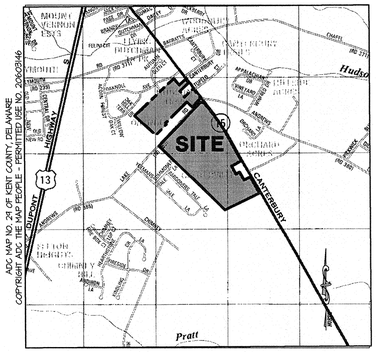
LEGEND

25	EXISTING 5' CONTOUR
	EXISTING R/W LINE
	EXISTING PROPERTY LINE
	EXISTING WOODS LINE

NORTH

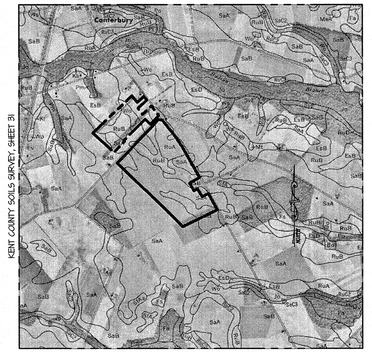
SITE DATA

TAX MAP:	SM-00-129.00-02-04.00-000
OWNER:	EARL R. MCCALL 4227 CANTERBURY ROAD FELTON, DE 19943
TAX MAP:	SM-00-129.00-02-20.00-000
OWNER:	WILLIAM GERALD MACK & BEVERLY J. MACK 8799 CANTERBURY ROAD FELTON, DE 19943
TAX MAP:	SM-00-129.00-02-21.00-000
OWNER:	ELAINE W. MACK 8799 CANTERBURY ROAD FELTON, DE 19943
DEVELOPER/APPLICANT:	DELAWARE LAND DEVELOPMENT, INC. 4600 S. DUPONT HIGHWAY DOVER, DE 19901
EXISTING ZONING:	AC
PROPOSED ZONING:	AC
RELATION TO GROWTH ZONE:	WITHIN GROWTH ZONE
PROPOSED USE:	RESIDENTIAL
TOTAL SITE AREA:	105.1± AC
TOTAL PROPOSED LOTS:	284 LOTS 149 SINGLE FAMILY 135 TOWNHOMES
DENSITY:	2.70± DU/AC
MINIMUM LOT SIZE:	SINGLE FAMILY 10,000 SF TOWNHOME 2,000 SF
AVERAGE LOT SIZE:	SINGLE FAMILY 12,767 SF TOWNHOME 2,463 SF
OPEN SPACE AREA REQUIRED:	6.52 AC
OPEN SPACE PROPOSED:	11.43 AC
ACTIVE OPEN SPACE REQUIRED:	1.96 AC
ACTIVE OPEN SPACE PROPOSED:	4.82 AC
TOTAL AREA IN WETLANDS:	0.00± AC
TOTAL AREA IN EX. WOODLAND:	0.00± AC
TOTAL AREA IN WOODLAND PRESERVATION:	0.00± AC
TOPOGRAPHIC REFERENCE:	U.S.G.S. DATUM



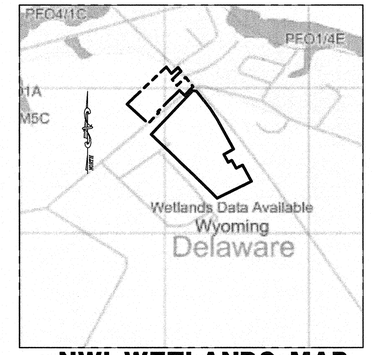
LOCATION MAP

SCALE: 1" = 2000'



SOILS MAP

SCALE: 1" = 2000'



NWI WETLANDS MAP

SCALE: 1" = 2000'

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

WWW.MRAGTA.COM

CONDITIONAL USE SKETCH PLAN WITH COMMERCIAL

FOR

THE MACK/MCCALL PROPERTIES

ENGINEER'S SEAL

SOUTH MURDERKILL HUNDRED — KENT COUNTY, DELAWARE

DATE	REVISIONS	
		JOB NO.: 14527
		SCALE: 1"=200'
		DATE: 11/15/05
		DRAWN BY: MKB, AHJ
		DESIGN BY: MKB, AHJ
		REVIEW BY: PLT
		SHEET: 1 of 3

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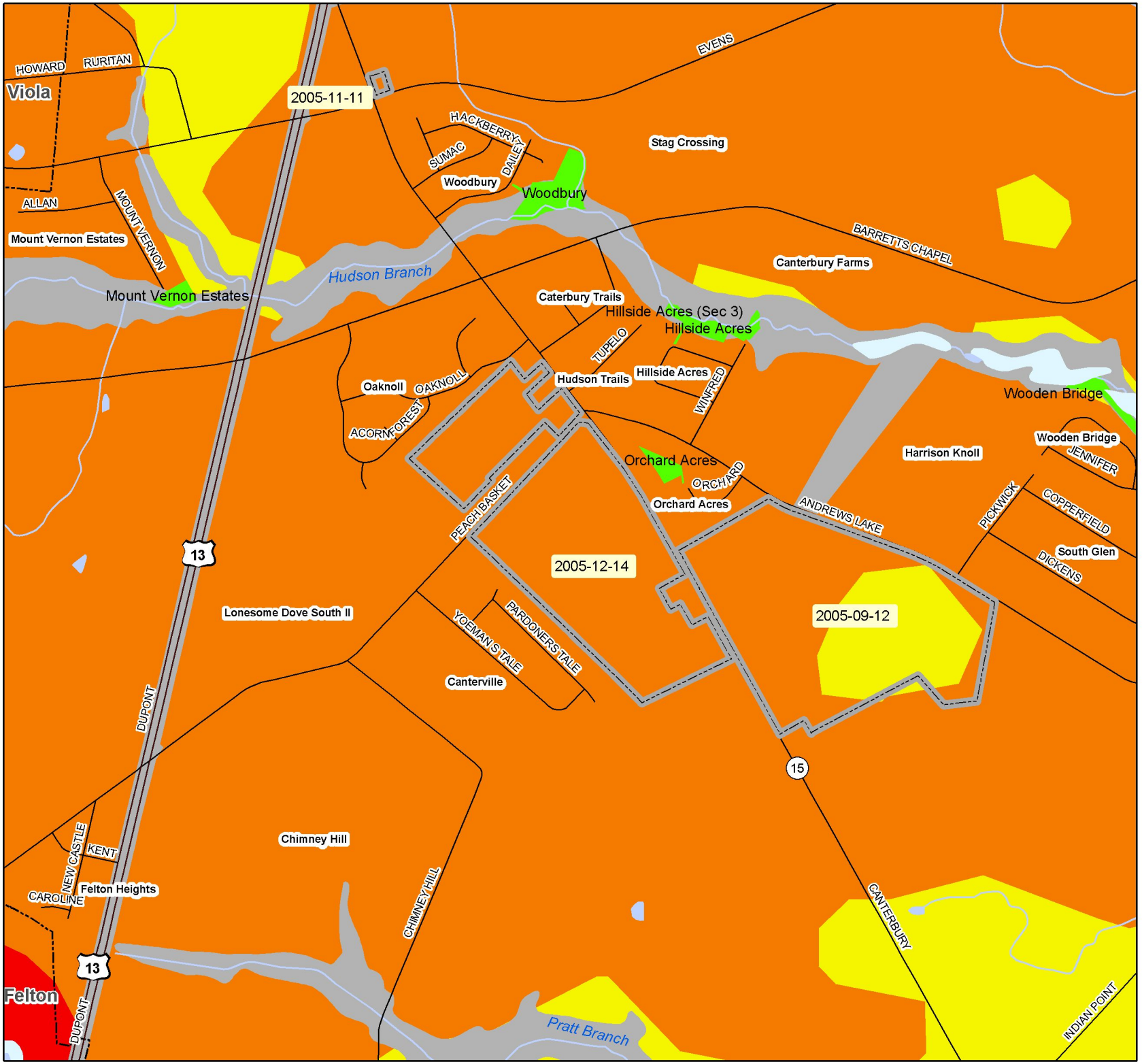
1:1, Copyright 2005 MORRIS & RITCHIE ASSOC., INC.



Preliminary Land Use Service (PLUS)

Mack McCall Property
2005-12-14

- 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)

Feet
0 460 920 1,840

1:16,000

Delaware Office of State Planning Coordination

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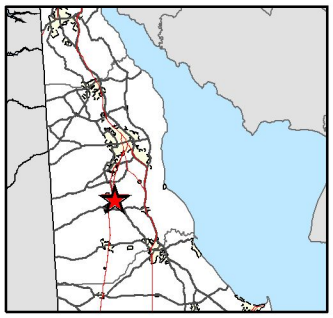
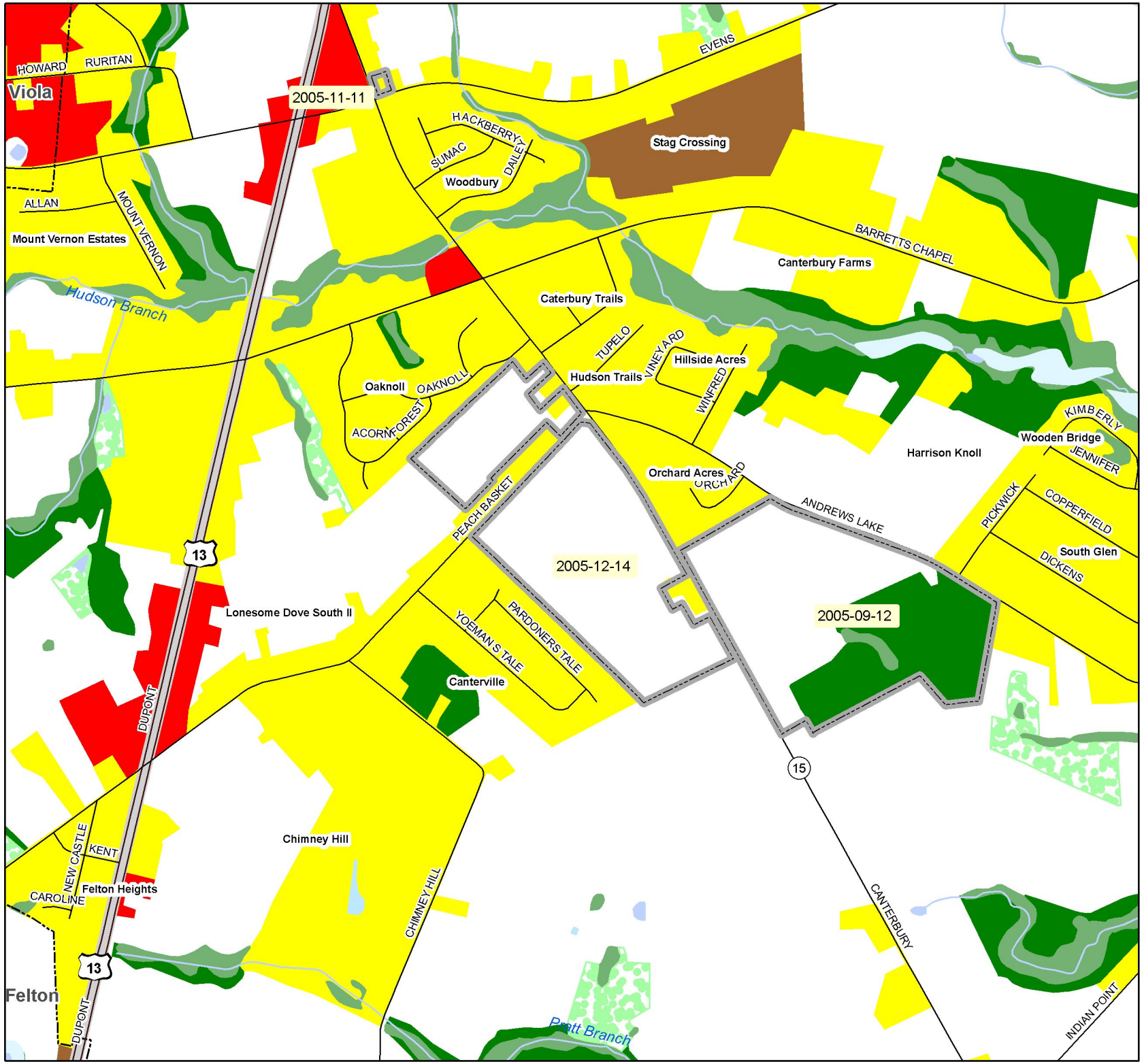
www.state.de.us/planning





Preliminary Land Use Service (PLUS)

Mack McCall Property
2005-12-14

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
0 460 920 1,840

1:16,000

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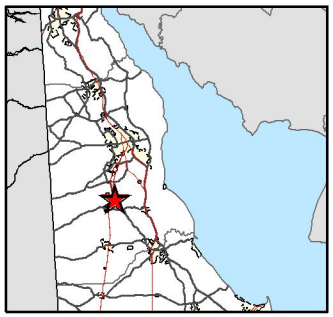

Preliminary Land Use Service (PLUS)

Mack McCall Property
2005-12-14

2002 False-Color InfraRed Orthophotography

Project Area

Municipalities

Feet

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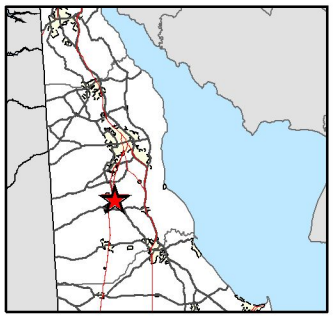
1:10,000

Delaware Office of State Planning Coordination

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