

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • 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: Harman Brothers LLC / Residential Subdivision

2. Location (please be specific): Northwest corner of White Oak Rd & Bayside Drive, East of SR 1

3. Parcel Identification #: LC-00-58.00-02-48.00-001, LC-00-58.00-02-49.00-001 4. County or Local Jurisdiction Name: Kent

5. Owner's Name: Harman Brothers LLC

Address: PO Box 94

City: Dover

State: DE

Zip: 19903

Phone: 302.674.8448

Fax:

Email:

6. Applicant's Name: William Harman

Address: One East End Avenue

City: New York

State: NY

Zip: 10021

Phone: 212.737.3749

Fax: 212.772.7571

Email: billritten@aol.com

7. Project Designer/Engineer: Becker Morgan Group, Inc.

Address: 309 S. Governors Avenue

City: Dover

State: DE

Zip: 19904

Phone: 302.734.7950

Fax: 302.734.7965

Email: gjones@beckermorgan.com

8. Please Designate a Contact Person, including phone number, for this Project: Garth E. Jones, P.E., 734.7950 ext. 136

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

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 25%

Move-up buyer – if checked, how many units 40%

Second home buyer – if checked, how many units 35%

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

26. Present Use: % of Impervious Surfaces: 0%
Acres: 0

Proposed Use: % of Impervious Surfaces: 16%
Acres: 40 ±

27. What are the environmental impacts this project will have? We do not anticipate any environmental impacts.

How much forest land is presently on-site? 88 acres ± How much forest land will be removed? 5 acres ±

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, but outside of proposed development. 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 70 ±

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: Road crossings

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: Onsite Wet Ponds</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.): Tributary of Herring Branch</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? 25 Acres ±</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 18.5 acres ±</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, passive, & stormwater management.</p> <p>Where is the open space located? Active area is centrally located in the subdivision.</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Roads, water, & sewer (per the County's Technical Feasibility Study).</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: 90% of the woodlands will be preserved.</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation Possibly wetland mitigation due the crossings.</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed. Determined as part of preliminary & final design phases.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies. This project will comply with the County's buffer requirements for wetlands & streams.</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 1,531 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? < ½%

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. Two entrances are proposed for this project. One entrance on Rt. 9; the other entrance on White Oak Road. Both roads consist of two lanes with unimproved shoulders.

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. No connections are available.

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: Construction to start in 2008.

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)

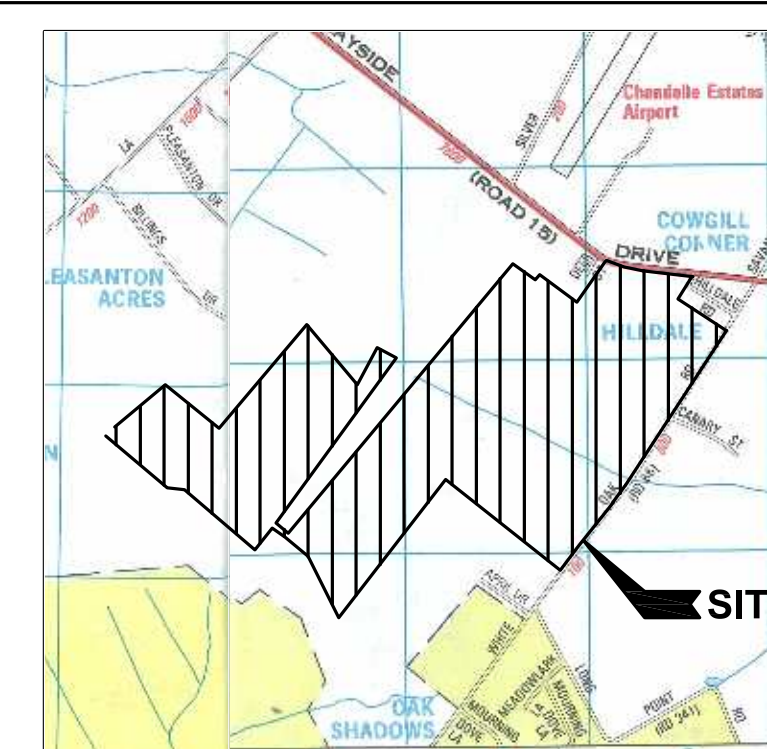
Date

Signed application must be received before application is scheduled for PLUS review.

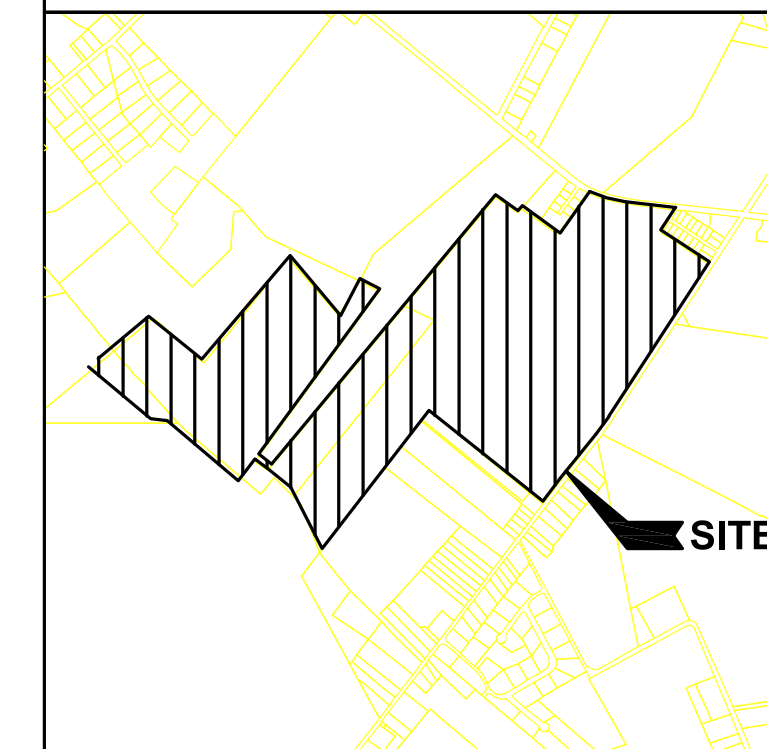
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. 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, Suite 302, Haslet Building, Third Floor, 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	
1. OWNER OF RECORD:	HARMAN BROTHERS, LLC. P.O. BOX 94 DOVER, DE 19903
2. EQUITABLE OWNER:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVENUE DOVER, DE 19904 302-734-7950
3. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVENUE DOVER, DE 19904 302-734-7950
4. PROPERTY MAP NUMBER:	LC-00-058-00-02-48-00-0001 LC-00-058-00-02-48-00-0001
5. ZONING CLASSIFICATION:	EXISTING: AR & AC / KENT COUNTY D-383-322
6. DEED SUMMARY:	AGRICULTURAL
7. PRESENT USE:	RESIDENTIAL
8. PROPOSED USE:	AGRICULTURAL RESIDENTIAL (AR)
9. TOTAL SITE AREA:	162.29 ACRES
10. TOTAL AREA OF SITE:	248.3972 ACRES
11. SETBACKS:	FRONT: 30 FT. SIDE: 15 FT. MIN. REAR: 15 FT.
12. TOTAL AREA OF STORMWATER MANAGEMENT:	8.58 AC. ± / 374,167 S.F. ±
13. TOTAL AREA ACTIVE OPEN SPACE:	24.72 AC. ± / 1,077,918 S.F. ±
14. TOTAL AREA OF WETLANDS:	70.11 AC. ± / 3,053,992 S.F. ±
15. TOTAL AREA OF WOODLAND PRESERVATION:	88.61 AC. ± / 3,840,600 S.F. ±
16. TOTAL AREA OF LOTS:	89.47 AC. ± / 3,897,639 S.F. ±
17. TOTAL NUMBER OF LOTS:	160
18. AVERAGE LOT AREA:	24,360 SF.
19. DENSITY:	0.64 LOTS / AC.
20. RELATION TO GROWTH ZONE:	THIS PROPERTY IS NOT LOCATED WITHIN THE GROWTH ZONE.

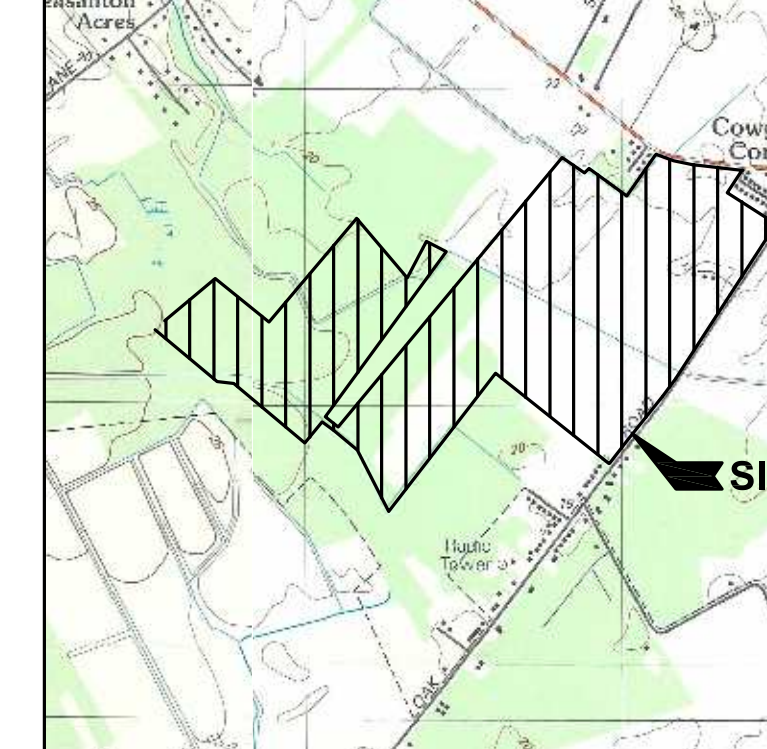
- GENERAL NOTES:**
1. TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE, IN JUNE 2006. VERTICAL DATUM IS BASED ON NAVD 88. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM A SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
 2. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
 3. NO PORTION OF THIS SITE IS AFFECTED BY THE HUNDRED YEAR FLOOD PLAIN BASED ON FIRM MAP #1001C017K PANEL 178 OF 435, DATED MAY 5, 2003.
 4. FRESH WATER WETLANDS SHOWN ON THIS PLAN ARE BASED ON A WETLANDS DELINEATION PERFORMED IN JAN. 2006, BY DAVE BAILEY OF TEN BEARS ENVIRONMENTAL.



ADD THE MAP PEOPLE (PERMITTED USE NUMBER 20406116)
LOCATION MAP SCALE: 1" = 2000'



ADD THE MAP PEOPLE (PERMITTED USE NUMBER 20406116)
VICINITY MAP SCALE: 1" = 2000'

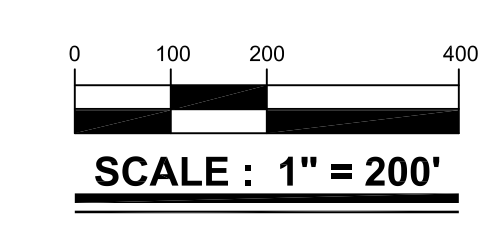
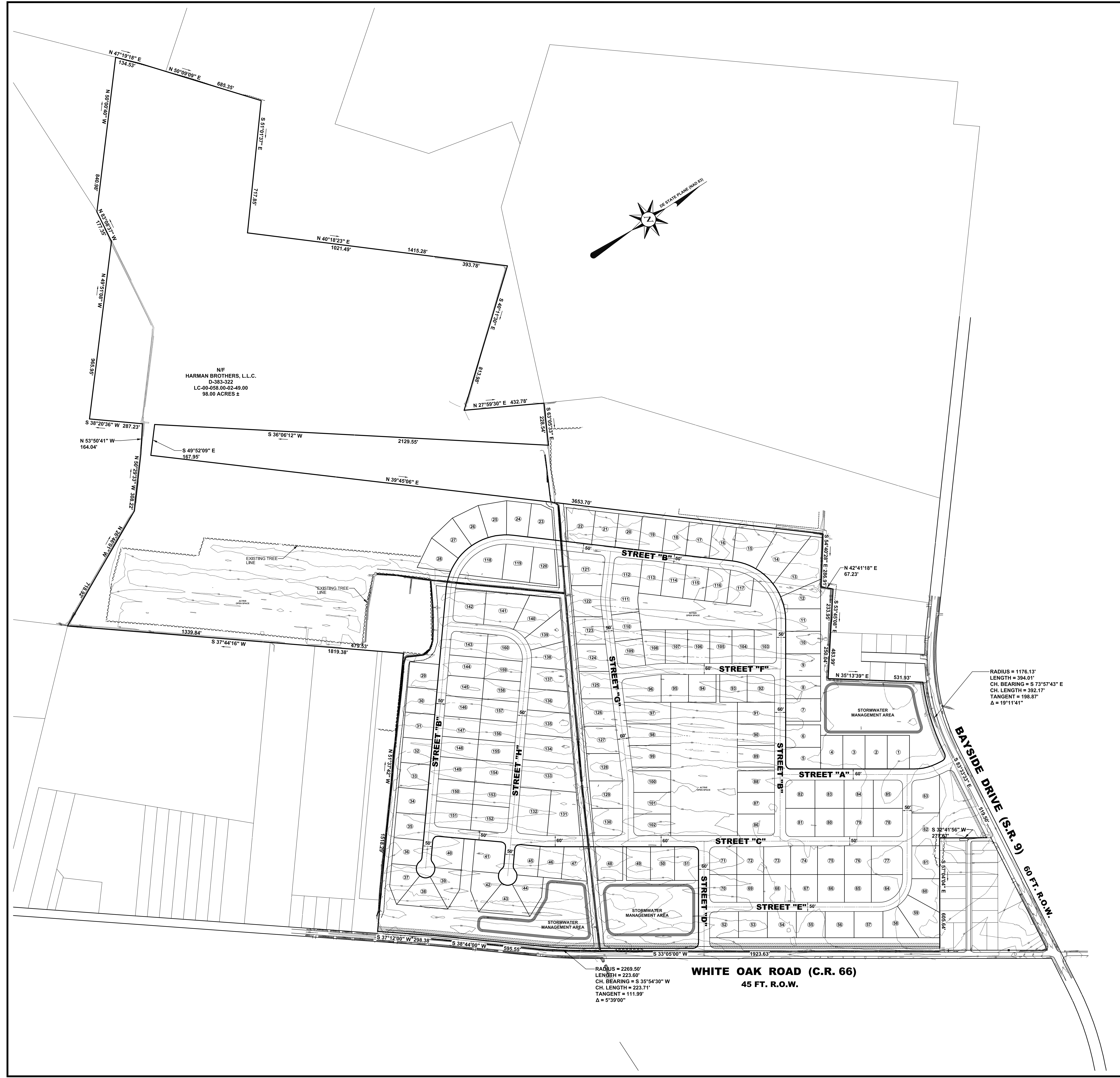


WETLANDS MAP SCALE: 1" = 2000'

PROJECT TITLE
LANDS OF HARMAN BROTHERS, LLC
ROUTE 9 & WHITE OAK ROAD
LITTLE CREEK HUNDRED
KENT COUNTY, DELAWARE

SHEET TITLE
CONCEPT SKETCH PLAN

MARK	DATE	DESCRIPTION
PROJECT NO.:	2006042.00	
DATE:	12/20/06	
SCALE:	1" = 200'	
DRAWN BY:	J.D.R.	PROJ. MGR.: G.E.J.
SHEET 1		



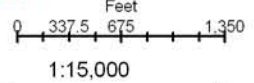
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Harman Brothers
2007-01-03

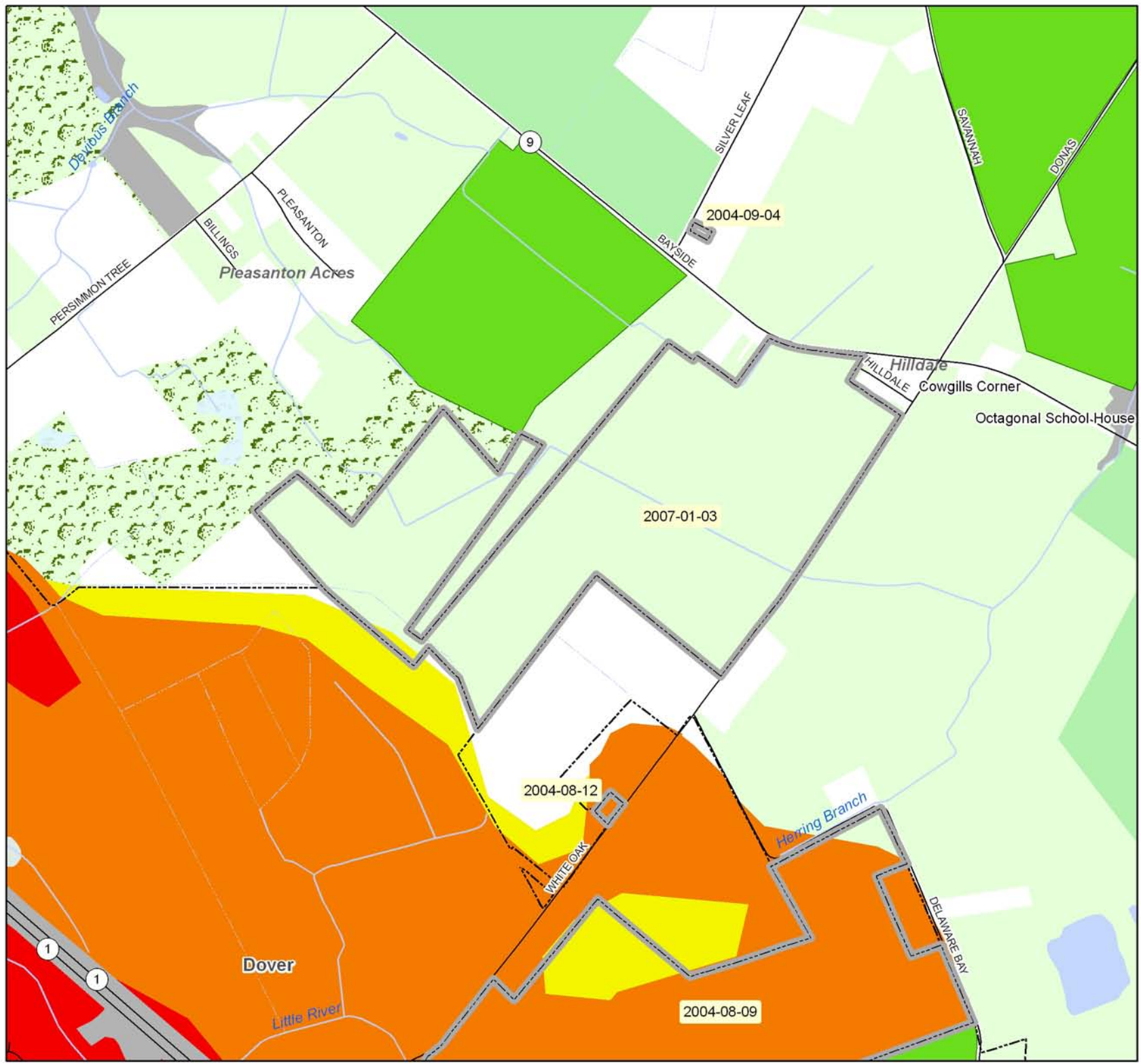
-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

Strategies

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

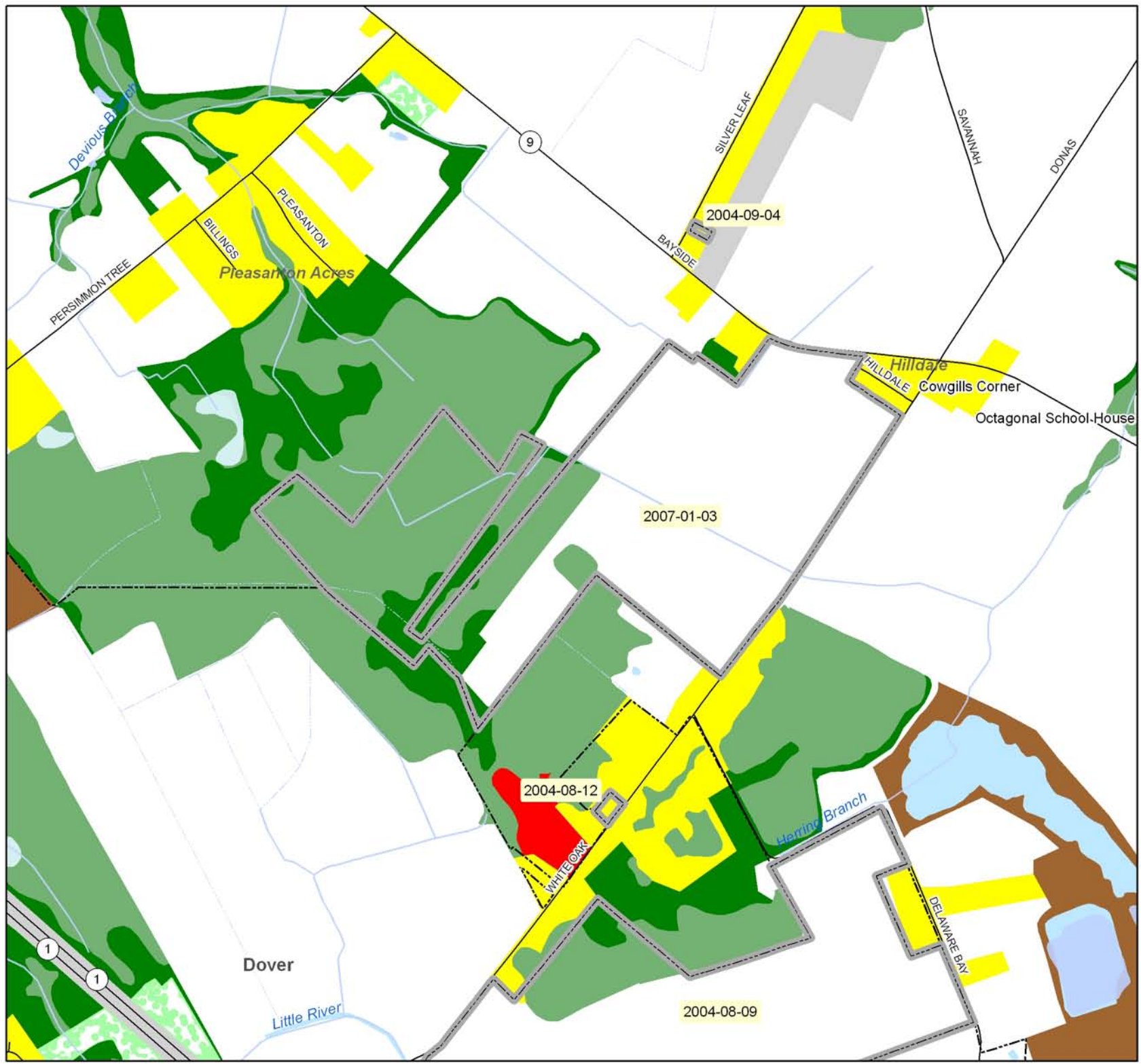


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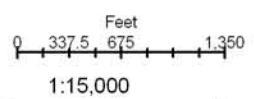


Preliminary Land Use Service (PLUS)

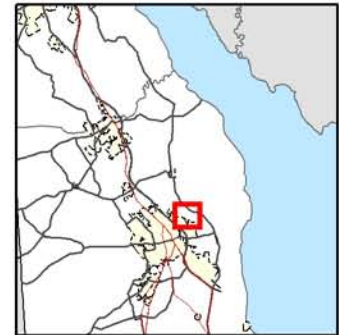
Harman Brothers
2007-01-03



- 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



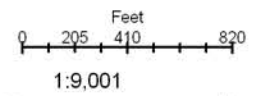
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Preliminary Land Use Service (PLUS)

Harman Brothers
2007-01-03

-  Project Area
-  Municipalities



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