

PLUS 2007-02-06
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: Berkshire

2. Location (please be specific): 342 Peach Basket Road on the western edge of Felton

3. Parcel Identification #: SM-07-128.04-01-01.00-00001 4. County or Local Jurisdiction Name: Felton

5. Owner's Name: Felton West LLC, c/o Dr. James W. Schiff

Address: 16054 South Dupont Highway

City: Harrington

State: DE

Zip: 19952

Phone: (302) 398-8014

Fax: (302) 398-9681

Email: Jim@schiffarms.com

6. Applicant's Name: same as above

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Project Designer/Engineer: Morris & Ritchie Associates, Inc.

Address: 18 Boulden Circle, suite 26

City: New Castle

State: DE

Zip: 19720

Phone: (302) 326-2200

Fax: (302) 326-2399

Email: mboyce@mragta.com

8. Please Designate a Contact Person, including phone number, for this Project: Marco Boyce, RLA, ASLA

25. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: 387

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 387

Move-up buyer – if checked, how many units 387

Second home buyer – if checked, how many units 387

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: 27%
Square Feet: 779724

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

How much forest land is presently on-site? 26950 SF How much forest land will be removed? 2055 SF

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

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input 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: 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.): Primarily infiltration, perennial stream is secondary outfall location</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? 34.58 Acres 1,506,304 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 26.46 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 and passive recreation</p> <p>Where is the open space located? interspersed throughout the site, mainly around the two stormwater 'lakes'</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Entrance upgrades at two points along Peach Basket Road, a connection to Honeybrook Lane and per Kent County's Technical Feasibility Study for sanitary sewers, a partial cost share of connecting to the parcel to Sanitary Sewer District No. 1</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</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 Ponds, pretreatment forebays and maybe swales</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies n/a</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input 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 2026 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. Two connections to Peach Basket Road via 2 lanes each at 16' wide for each. One connection to Honeybrook Lane via 2 lanes at 14' wide..

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. One connection to Honeybrook Lane. Additionally there is cul-de-sac that could potentially be connected to a parcel to the south should it subdivide in the future.

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

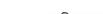
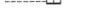
Signature of Person completing form
(If different than property owner)

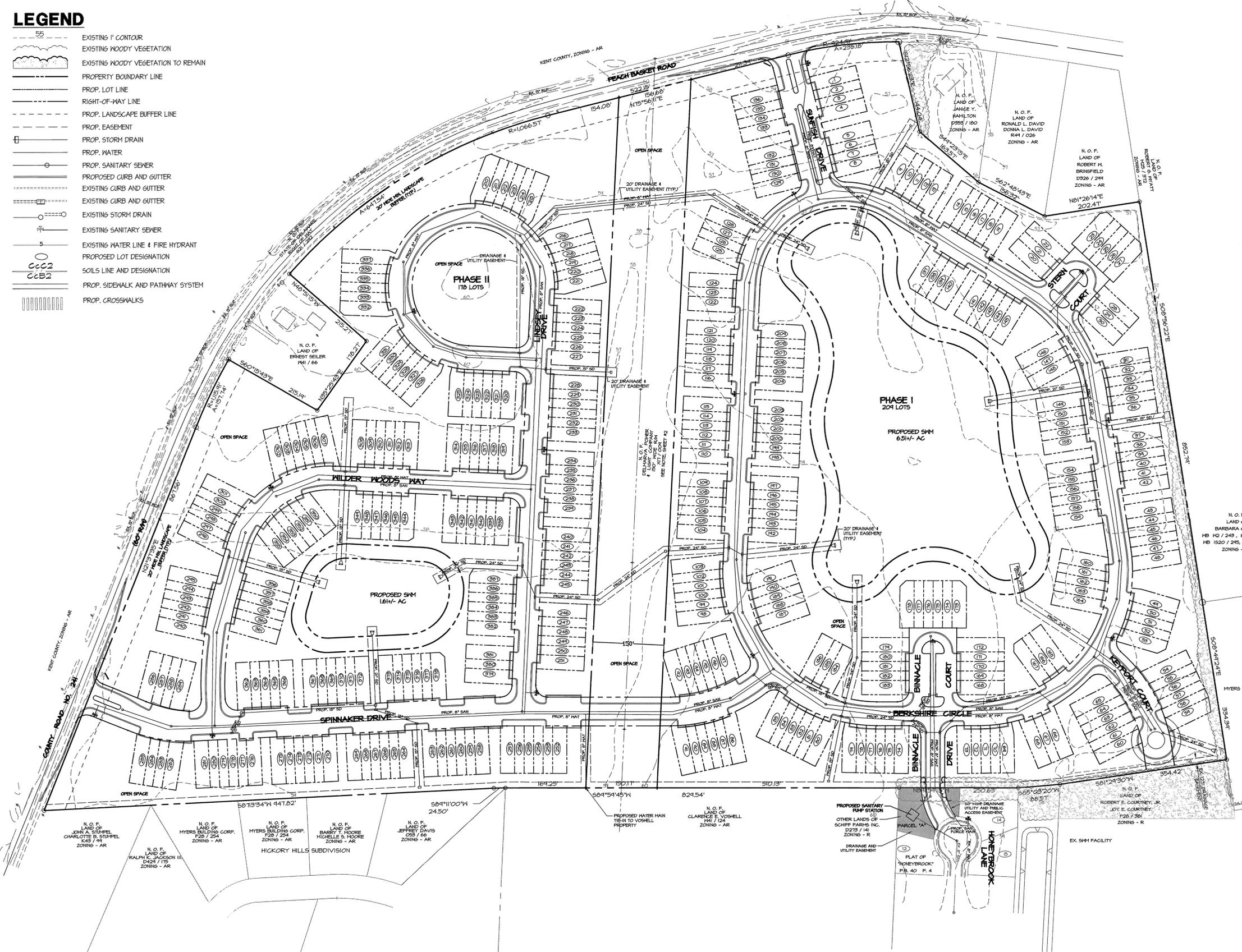
Date

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 **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.

LEGEND

-  EXISTING 1' CONTOUR
-  EXISTING WOODY VEGETATION
-  EXISTING WOODY VEGETATION TO REMAIN
-  PROPERTY BOUNDARY LINE
-  PROP. LOT LINE
-  RIGHT-OF-WAY LINE
-  PROP. LANDSCAPE BUFFER LINE
-  PROP. EASEMENT
-  PROP. STORM DRAIN
-  PROP. WATER
-  PROP. SANITARY SEWER
-  PROPOSED CURB AND GUTTER
-  EXISTING CURB AND GUTTER
-  EXISTING CURB AND GUTTER
-  EXISTING STORM DRAIN
-  EXISTING SANITARY SEWER
-  EXISTING WATER LINE & FIRE HYDRANT
-  PROPOSED LOT DESIGNATION
-  SOILS LINE AND DESIGNATION
-  PROP. SIDEWALK AND PATHWAY SYSTEM
-  PROP. CROSSWALKS



NOTES

1. KENT COUNTY DEPARTMENT OF PUBLIC WORKS (KCDPW) SHALL BE RESPONSIBLE FOR THE SANITARY SEWER PUMP STATION.

		MORRIS & RITCHE 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	
UTILITIES PLAN FOR BERKSHIRE PRELIMINARY PLAN		SOUTH MURDERKILL HUNDRED	
ENGINEER'S SEAL		KENT COUNTY, DELAWARE	
DATE	REVISIONS	JOB NO.: 12666	
1/30/07	PER 1/16/07 REVIEW LETTER	SCALE: 1"=100'	
		DATE: 12/28/06	
		DRAWN BY: MKB	
		DESIGN BY: MKB	
		REVIEW BY: PLT	
		SHEET: 3 of 3	

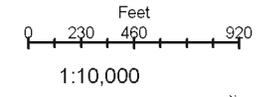
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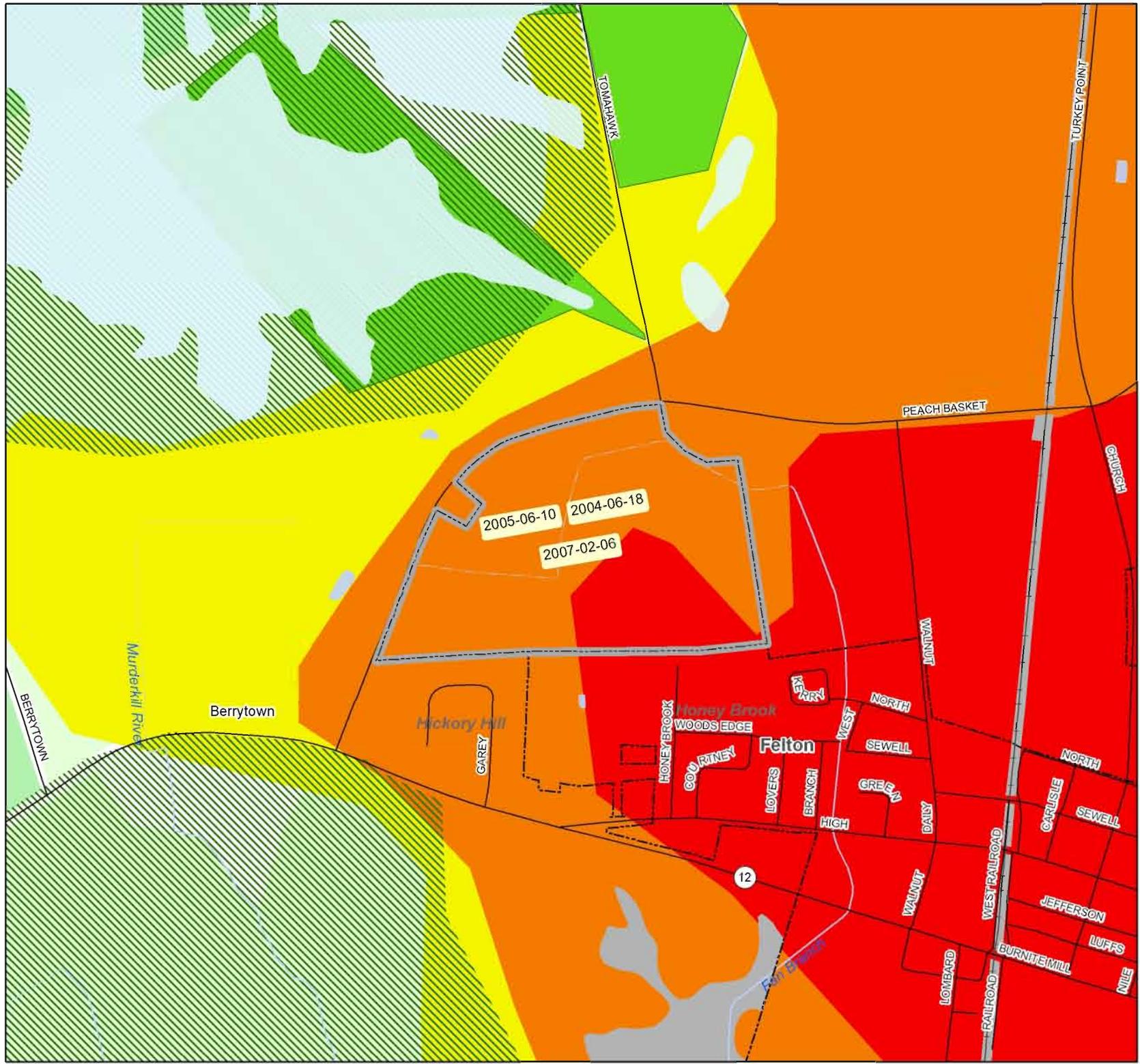
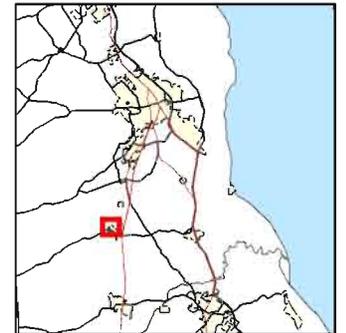
-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

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)



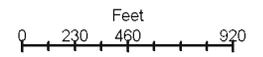
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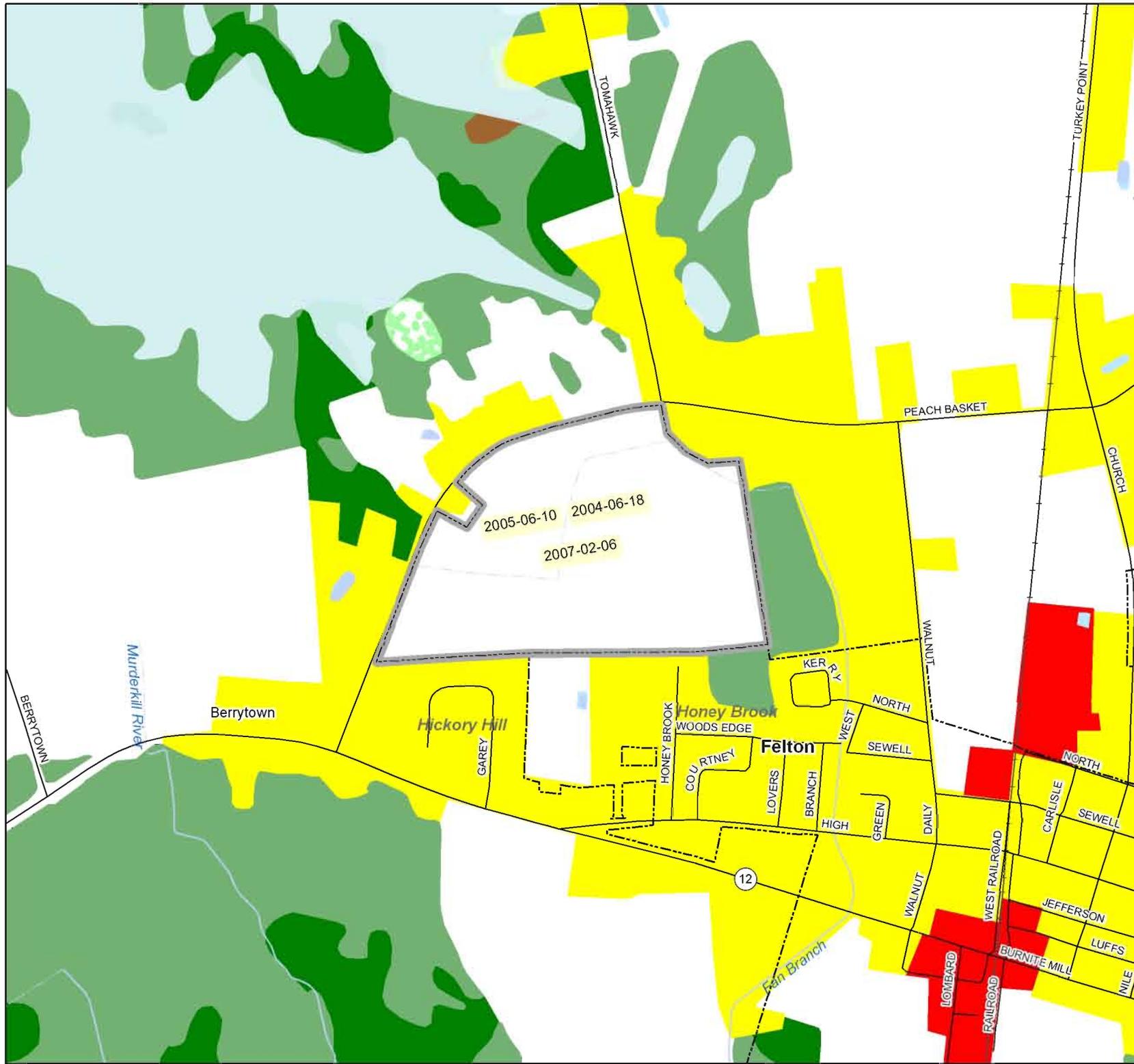
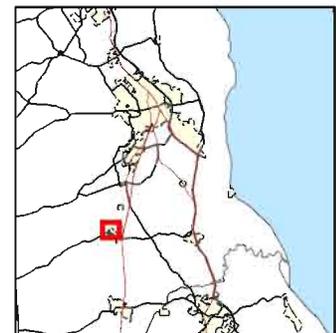
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:10,000



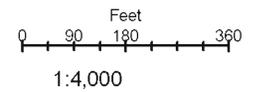
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-  Project Area
-  Municipalities



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