

2007-05-03

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### Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-8952

2007 APR 26 PM 4 00

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: Canaan Woods		
2. Location ( please be specific): SCR #216, Approximately 4,300' South of SCR #216 & DE Route 30 Intersection		
3. Parcel Identification #: 2-30-14-69	4. County or Local Jurisdiction Name: Sussex	
5. Owner's Name: CH3, LLC (c/o Mr. John Herholdt)		
Address: P.O. Box 298		
City: Harrington	State: DE	Zip: 19952
Phone: 302.398.8012	Fax: 302.398.9025	Email:
6. Applicant's Name: CH3, LLC (c/o Mr. John Herholdt)		
Address: P.O. Box 298		
City: Harrington	State: DE	Zip: 19952
Phone: 302.398.8012	Fax: 302.398.9025	Email:
7. Project Designer/Engineer: Kercher Engineering, Inc.		
Address: 413 E. Market Street		
City: Georgetown	State: DE	Zip: 19947
Phone: 302.854.9062	Fax: 302.854.9064	Email: kts@kercherei.com
8. Please Designate a Contact Person, including phone number, for this Project: Kevin Smith 302.854.9062		

**Information Regarding Site:**

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

10. Brief Explanation of Project being reviewed:  
99-Lot, Single-Family Home Subdivision

11. Area of Project(Acres +/-): 166.14

12. 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)

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.  
N/A

14. Present Zoning: AR-1

15. Proposed Zoning: AR-1

16. Present Use: Wooded Property

17. Proposed Use: Residential Development

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

19. 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

20. 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?

How will this demand be met?

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

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

23. If a subdivision:  Commercial  Residential  Mixed Use

24. If residential, indicated the number of number of Lots/units: 99 Gross Density of Project: 0.60 Net Density 0.72  
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: 99

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 30

Move-up buyer – if checked, how many units 49

Second home buyer – if checked, how many units 20

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

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

Proposed Use: % of Impervious Surfaces: 9.65  
Square Feet: 698,702

27. What are the environmental impacts this project will have? Tree Clearing Necessary for Establishment of Residential Development

How much forest land is presently on-site? 160 Ac. How much forest land will be removed? 116 Ac. (Approximate)

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 13.23

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

Has the Army Corp of Engineers signed off on the delineation?  Yes  (Pending) No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits?  Yes  No If "Yes", describe the impacts: Permit Necessary to Establish Portion of Covenant Road

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 : Home Sites to Be Established Adjacent to Church Branch

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: Extended-Detention Wet Ponds, Bioswales & Infiltration Basin  
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.): Church Branch  
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? 34.55 Acres 1,504,998 Square Feet  
Open space proposed (not including stormwater management ponds and waste water disposal areas) \_\_\_\_\_ 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 Recreation, Passive Recreation & Stormwater Management  
Where is the open space located? Throughout Development  
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? Roadway Improvements to SCR #216.

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 TBD  
Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed? Extended-Detention Wet Ponds, Bioswales & Infiltration Basin. All E&S Measures will be included as required by DNREC.  
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 990

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1%

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. One Connection to SCR #216. SCR #216 is 20' Wide w/ No Significant Shoulder.

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

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. Possible Future Connection to Levy Property or Herholdt Property

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: Typical Consumer Waste

45. Please make note of the time-line for this project: Proposed Begin: 06/08 -- Proposed End 12/11

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

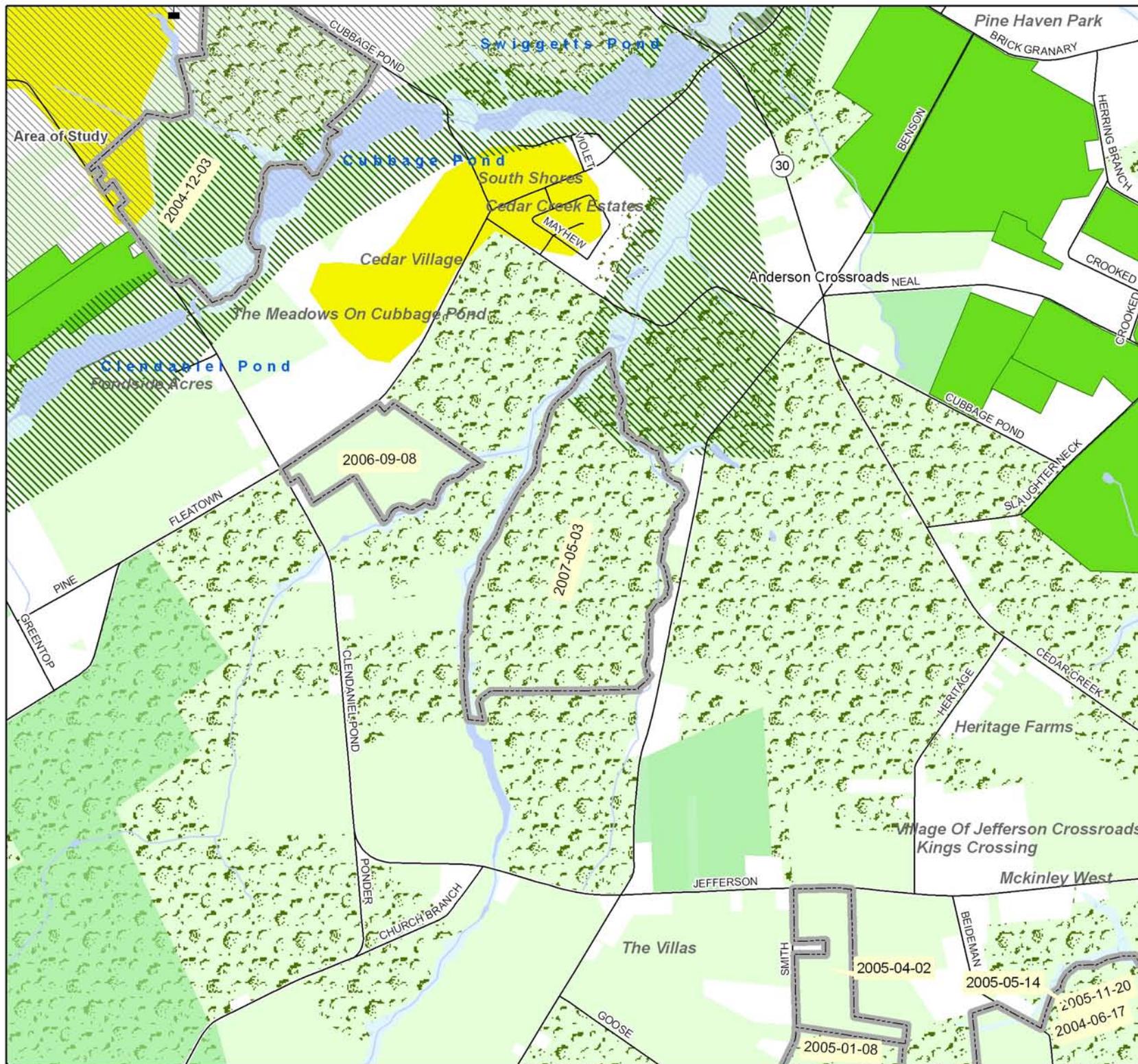
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**Signed application must be received before application is scheduled for PLUS review.**

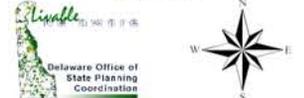
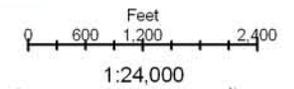
This form should be returned to the Office of State Planning **electronically** at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image 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, 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.**



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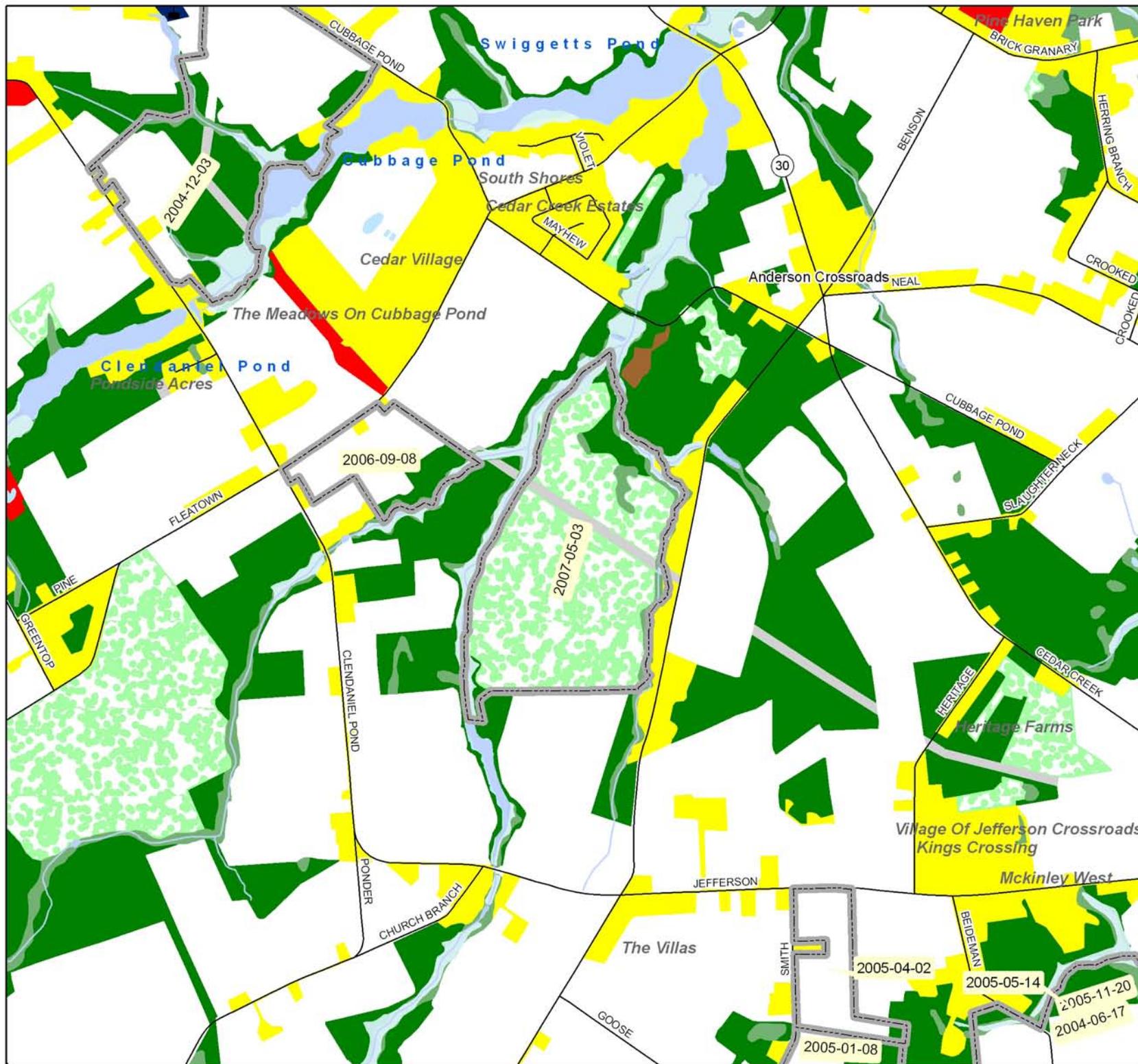
- Project Area
  - Municipalities
  - Purchased Dev. Rights
  - Ag District
  - Public Owned/Protected
  - Forestry Easements
  - Delaware State Forests
  - Working Forests
  - Highest Value Agriculture
- Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Nat. Res. & Rec. Priorities
  - Out of Play
  - Area of Dispute
  - Area of Study
  - Env. Sens. Dev. (Sussex)



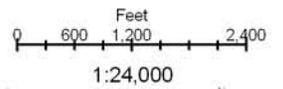
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- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
-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



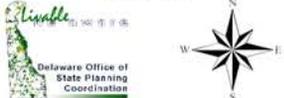
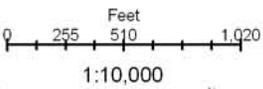
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-  Project Area
-  Municipalities



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