

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: Saratoga, Residential Planned Community

2. Location (please be specific): Intersection of Lynnbury Woods Road and State Road #92

3. Parcel Identification #: KH00-046.00-01-3.02 & 7.01

4. County or Local Jurisdiction Name: Town of Cheswold

5. Owner's Name: Kowinsky Farms, LLC

Address: 165 Log Canoe Circle, Suite B

City: Stevensville

State: MD

Zip: 21666

Phone: 410-604-3701

Fax:

Email:

6. Applicant's Name: Lacrosse Homes of Delaware, Inc.

Address: 28 North Walnut Street

City: Milford

State: DE

Zip: 19963+

Phone: 302-424-7598

Fax:

Email:

7. Project Designer/Engineer: Davis, Bowen & Friedel, Inc.

Address: 23 N. Walnut Street

City: Milford

State: DE

Zip: 19933

Phone: 302-424-1441

Fax: 302-424-0430

Email: wcz@dbfinc.com

8. Please Designate a Contact Person, including phone number, for this Project: W. Zachary Crouch, P.E.

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: A proposed subdivision with 806 single family homes and 27 townhomes (6-unit townhomes)

11. Area of Project(Acres +/-): 351.41

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.
Plus Application 2006-05-10, May 24, 2006

14. Present Zoning: AC

15. Proposed Zoning: R3 with CCD overlay

16. Present Use: Agricultural

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:
Coker Landfill

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: Tidewater Utilities

Will a new public well be located on the site? Yes No What is the estimated water demand for this project? 242,000 gpd

How will this demand be met? Tidewater Utilities, Inc has an elevated storage tank within the area

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

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: 968 Gross Density of Project: 2.75 Net Density 3.74
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: 968

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 162

Move-up buyer – if checked, how many units 157

Second home buyer – if checked, how many units 158

Active Adult (Check only if entire project is restricted to persons over 55) 491

26. Present Use: % of Impervious Surfaces: 4%
Square Feet: 684,763

Proposed Use: % of Impervious Surfaces: 15%
Square Feet: 2,286,001

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

How much forest land is presently on-site? ±80.29 acres How much forest land will be removed? ±69.02 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 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 ±38.66

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

Has the Army Corp of Engineers signed off on the delineation? Yes No (Will Be Submitted)

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts: 100' length of roadway, See Site Plan

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: Roadways, See Site Plan

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: Stormwater basins, bio-swales, and infiltration basins, See Site Plan

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.): Wetlands, See Site Plan

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? ±152.17 Acres ±6,628,474 Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) ±97.95 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)? Open Space will be used for both active and passive recreation along with Stormwater Management

Where is the open space located? See Site Plan

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

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 N/A

Acres on-site that will be restored N/A

Acres of required wetland mitigation TBD

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed TBD

Buffers from wetlands, streams, lakes, and other natural water bodies 25-50"

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: The total ADT for the entire site is 5,777 ADT.

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 2%

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. Three entrances, one on DE State Road 92 and two on Lynnbury Woods Road

40. Will the street rights of way be public, private, or town? Private, Town may take over in the future

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. N/A

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: Start construction Spring 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

5-1-07
Date

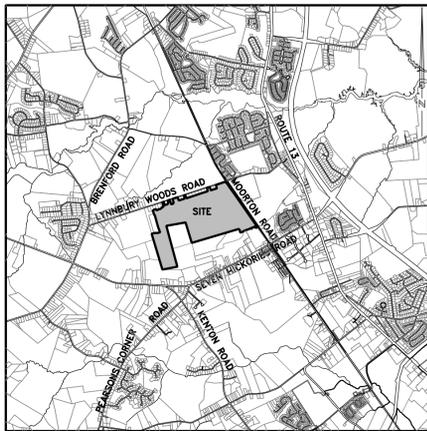


Signature of Person completing form
(If different than property owner)

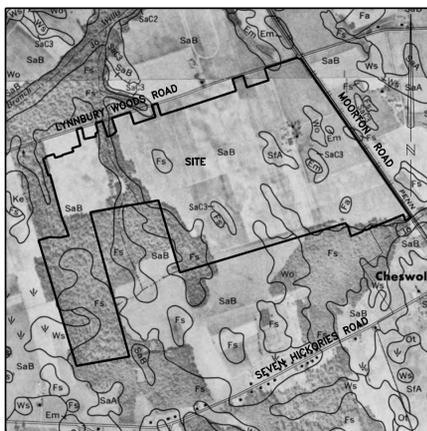
5-1-07
Date

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.



VICINITY MAP SCALE: 1" = 1 MILE



SOILS MAP SCALE: 1" = 1500'

SYMBOLS	SOIL TYPES
Em	ELKTON SILT LOAM, THIN SUBSOIL
Fa	FALLSINGTON SANDY LOAM
Fs	FALLSINGTON LOAM
SaB	SASSAFRAS SANDY LOAM, 2-5% SLOPES
SaC3	SASSAFRAS SANDY LOAM, 5-10% SLOPES (severely eroded)
SFA	SASSAFRAS LOAM, 0-2% SLOPES
Ws	WOODSTOWN LOAM
Wo	WOODSTOWN SANDY LOAM

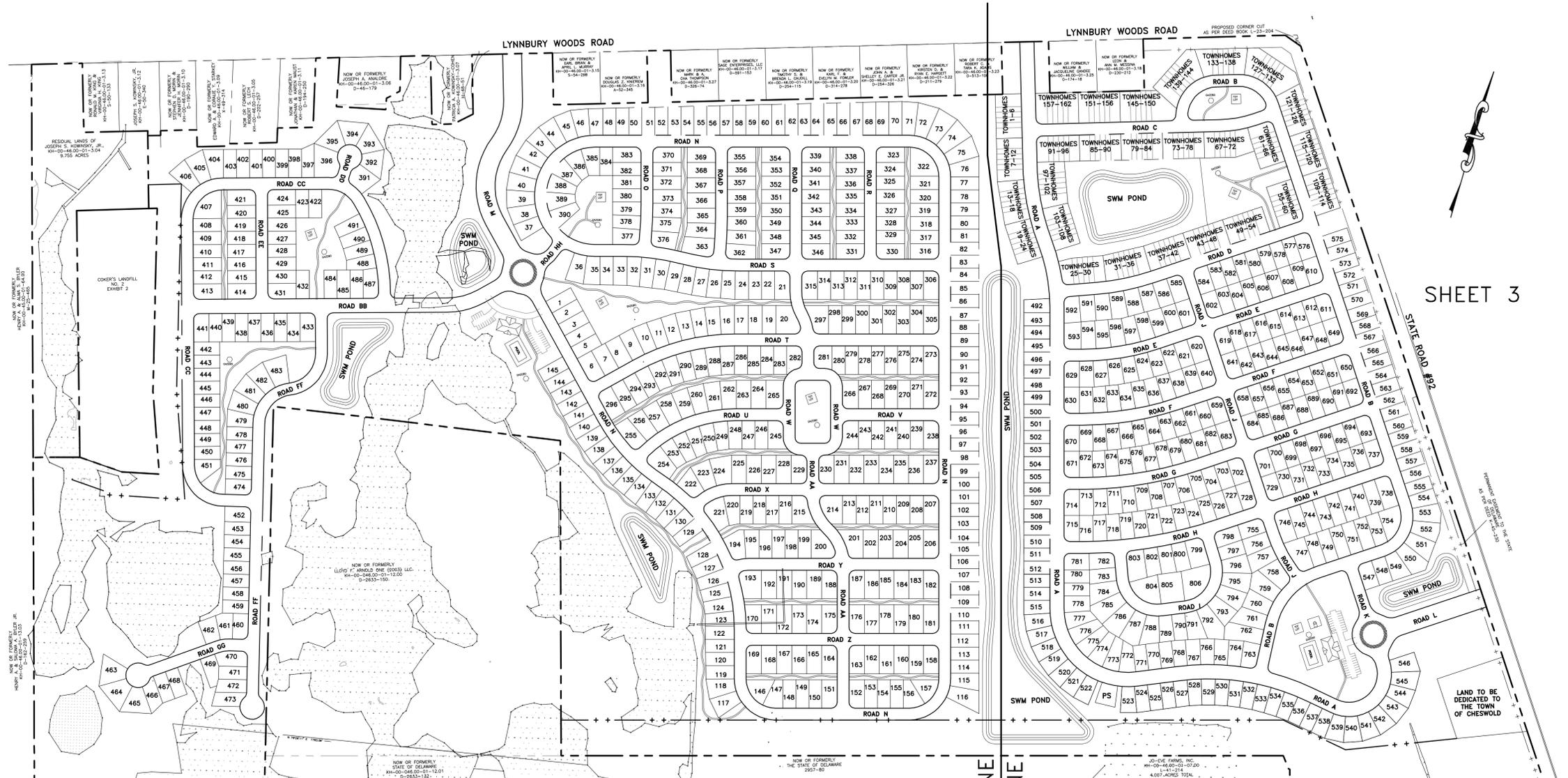
DATA COLUMN

TAX MAP ID	: KH00-00-046.00-01-03.02 & 7.01
EXISTING ZONING	: AC
PROPOSED USE	: RESIDENTIAL (R-3 WITH CCD OVERLAY)
RELATION TO GROWTH ZONE	: INSIDE GROWTH ZONE
TOTAL SITE AREA	: 351.41±AC
MINIMUM LOT SIZE ALLOWED	: 5,000 SQ.FT.
MINIMUM ROAD FRONTAGE	: 30'
MINIMUM LOT WIDTH	: 50'
FRONT YARD SETBACK	: 15'
SIDE YARD SETBACK	: 10' (SIDE YARD ONE)
REAR YARD SETBACK	: 15' (SUM OF BOTH)
PROPOSED SINGLE FAMILY LOTS	: 806 (491 ACTIVE ADULT)
PROPOSED TOWNHOMES	: 162
TOTAL UNITS	: 968
AREAS:	
PROPOSED RIGHT-OF-WAY	: 54.19 ±AC
LOTS	: 142.89 ±AC
PUMPSTATION AREA	: 0.16 ±AC
LAND DEDICATED TO THE TOWN OF CHESWOLD	: 2.00 ±AC
PROPOSED OPEN SPACE	: 152.17 ±AC(43%)
PROPOSED ACTIVE OPEN SPACE	: 23.26 SQ. FT.
PROPOSED PASSIVE OPEN SPACE	: 128.91 ±AC
AREAS TOTAL	: 351.41 ±AC
REQUIRED ACTIVE OPEN SPACE	: 275 SQFT PER UNIT (968x275=266,200 SQFT, 6.11AC)
EXISTING WETLANDS	: 38.66 ±AC
PROPOSED STORMWATER	: 15.06 ±AC
EXISTING WOODLAND	: 80.29 ±AC
PROPOSED WOODLAND PRESERVED	: 69.02 ±AC (86%)
MIN SLOPE	: 3%
MAX SLOPE	: 15%
MAX IMPERVIOUS AREA	: 40%
AVERAGE DENSITY OF LOTS	: 2.75 UNITS/ACRE
MINIMUM LOT SIZE	: 5,941 SQ.FT.
MAXIMUM LOT SIZE	: 13,233 SQ.FT.
AVERAGE LOT SIZE	: 7,022 SQ.FT. (0.16AC)
PROPOSED SEWER	: PUBLIC (KENT COUNTY)
PROPOSED WATER	: PUBLIC (TIDEWATER)
FIRE DISTRICT	: CHESWOLD
SCHOOL DISTRICT	: SMYRNA
LEVY COURT DISTRICT	: 1ST
PERMANENT MONUMENTS FOUND	: 39
PERMANENT MONUMENTS PLACED	: 24
VERTICAL DATUM	: NAVD 88

OWNERS/DEVELOPERS
 LACROSSE HOMES, INC.
 165 LOG CANOE CIRCLE, SUITE B
 STEVENSVILLE, MD 21666

ENGINEER/SURVEYOR
 DAVIS, BOWEN & FRIEDEL, INC.
 23 NORTH WALNUT STREET
 MILFORD, DELAWARE 19963

WETLANDS CONSULTANTS
 ENVIRONMENTAL RESOURCES, INC.
 ONE PLAZA EAST, SUITE 319
 SALISBURY, MARYLAND 21801



SHEET 2

SHEET 3

SARATOGA
TOWN OF CHESWOLD
KENT COUNTY, DELAWARE

Date:	4/11/07
Scale:	1"=250'
Dwn.By:	JML/DJS
Proj.No.:	1231A036
Dwg.No.:	

1

DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS, ENGINEERS & SURVEYORS

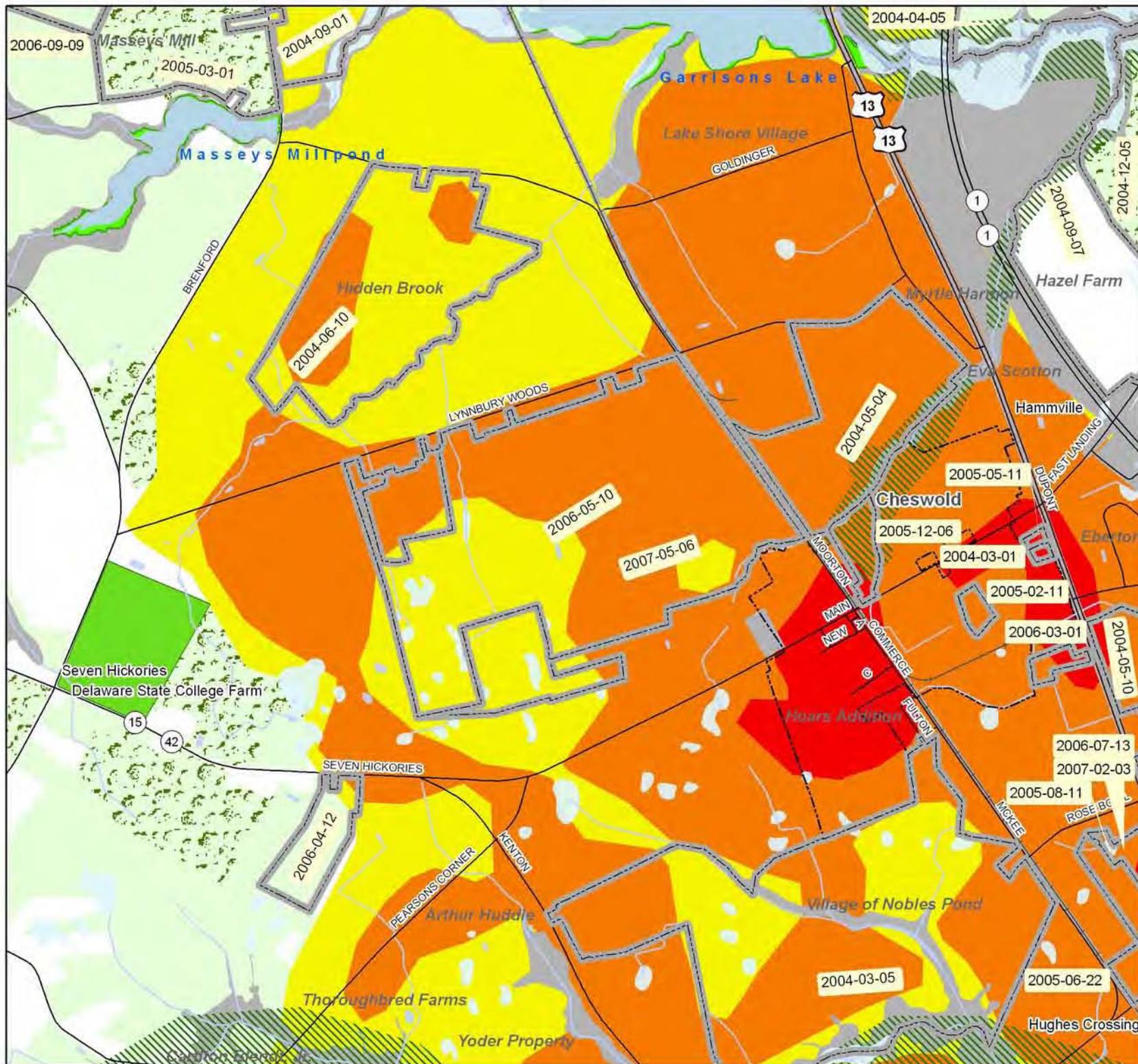
dbf

SARATOGA, MARYLAND 21801
 SALISBURY, MARYLAND 21801
 MILFORD, DELAWARE 19963

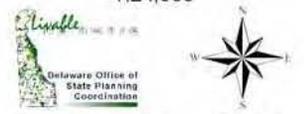
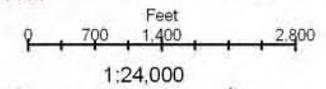
PRELIMINARY KEY MAP

Preliminary Land Use Service (PLUS)

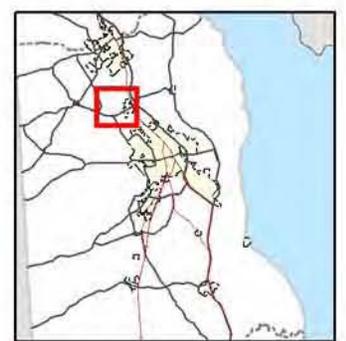
Saratoga
2007-05-06



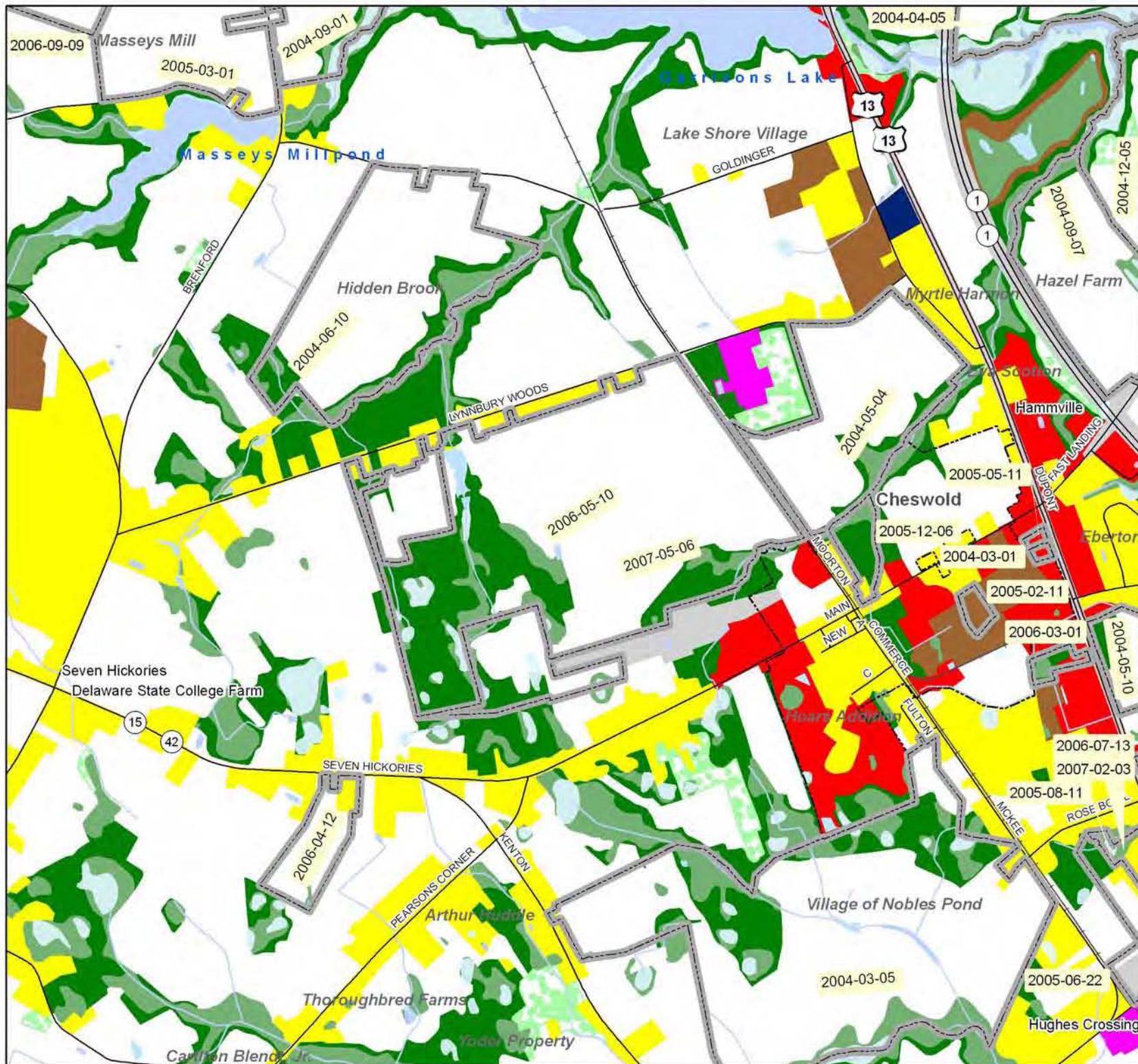
- Project Area
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of Play
 -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



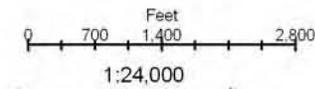
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www.state.de.us/planning



Preliminary Land Use Service (PLUS) Saratoga 2007-05-06



- 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



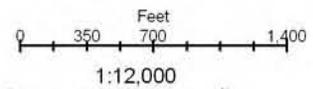
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Preliminary Land Use Service (PLUS)

Saratoga
2007-05-06

-  Project Area
-  Municipalities



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