

## 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](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: Chick Berry Farms

2. Location ( please be specific): 14521 Laurel Road, Laurel, DE 19956

3. Parcel Identification #: 2-32-19-7.00, 9.00, 16.00

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Jestice Farms, LLC

Address: 14521 Laurel Road

City: Laurel

State: Delaware

Zip: 19956

Phone:

Fax:

Email:

6. Applicant's Name: Davis, Bowen, & Friedel, Inc.

Address: 23 North Walnut Street

City: Milford

State: Delaware

Zip: 19963

Phone: 302-424-1441

Fax: 302-424-0430

Email: dbf@dbfinc.com

7. Project Designer/Engineer: W. Zachary Crouch

Address: 23 North Walnut Street

City: Milford

State: Delaware

Zip: 19963

Phone: 302-424-1441

Fax: 302-424-0430

Email: wzc@dbfinc.com

8. Please Designate a Contact Person, including phone number, for this Project: W. Zachary Crouch, 302-424-1441

<b>Information Regarding Site:</b>	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Property to be subdivided for a residential subdivision	
11. Area of Project(Acres +/-): 381.232 Acres	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input checked="" type="checkbox"/> Investment Level 4 <input type="checkbox"/> 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. No	
14. Present Zoning: AR	15. Proposed Zoning: AR
16. Present Use: Farmland	17. Proposed Use: Single Family Residences
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: N/A	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input checked="" type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Tidewater  Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project?  How will this demand be met?	
21. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Tidewater	
22. If a site plan please indicate gross floor area: N/A	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 571 Gross Density of Project: 1.50 Net Density 4.46 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: 0  
Number of owner-occupied units: 0

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 300  
 Move-up buyer – if checked, how many units 196  
 Second home buyer – if checked, how many units 75  
 Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0.10%  
Square Feet: 17115.97

Proposed Use: % of Impervious Surfaces: 0.23%  
Square Feet: 3,811,754.46

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

How much forest land is presently on-site? 202.36 +/- Ac. How much forest land will be removed? 100.06 +/- 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 26.87

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: A roadway crossing

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : A roadway crossing</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: N/A</p>
<p>32. List the proposed method(s) of stormwater management for the site: Stormwater basins</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.): storm drain and infiltration system</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? 175.797 Acres 7,657,747.21 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 160.36 / 6,985,265.30 acres/Sq ft.</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 &amp; Passive recreation and stormwater management</p> <p>Where is the open space located? Refer to site plan</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</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 26.53</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 Stormwater basins and infiltration system</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies Yes</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 5,165

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 entrance onto Hitch Pond Road – CR 463 (18' wide road, 9' lanes) and one entrance onto State Route 24 (38' wide road, 11' lanes, 8' shoulders)

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. Possibly on the north and east side of the parcel

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: Fall 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)

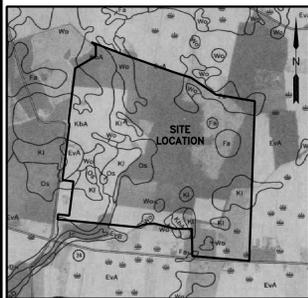
\_\_\_\_\_  
Date

**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](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.



**LOCATION MAP**  
SCALE: 1" = 1 MILE



**SOILS MAP**  
SCALE: 1" = 2000'



**FLOOD MAP**  
SCALE: 1" = 2000'

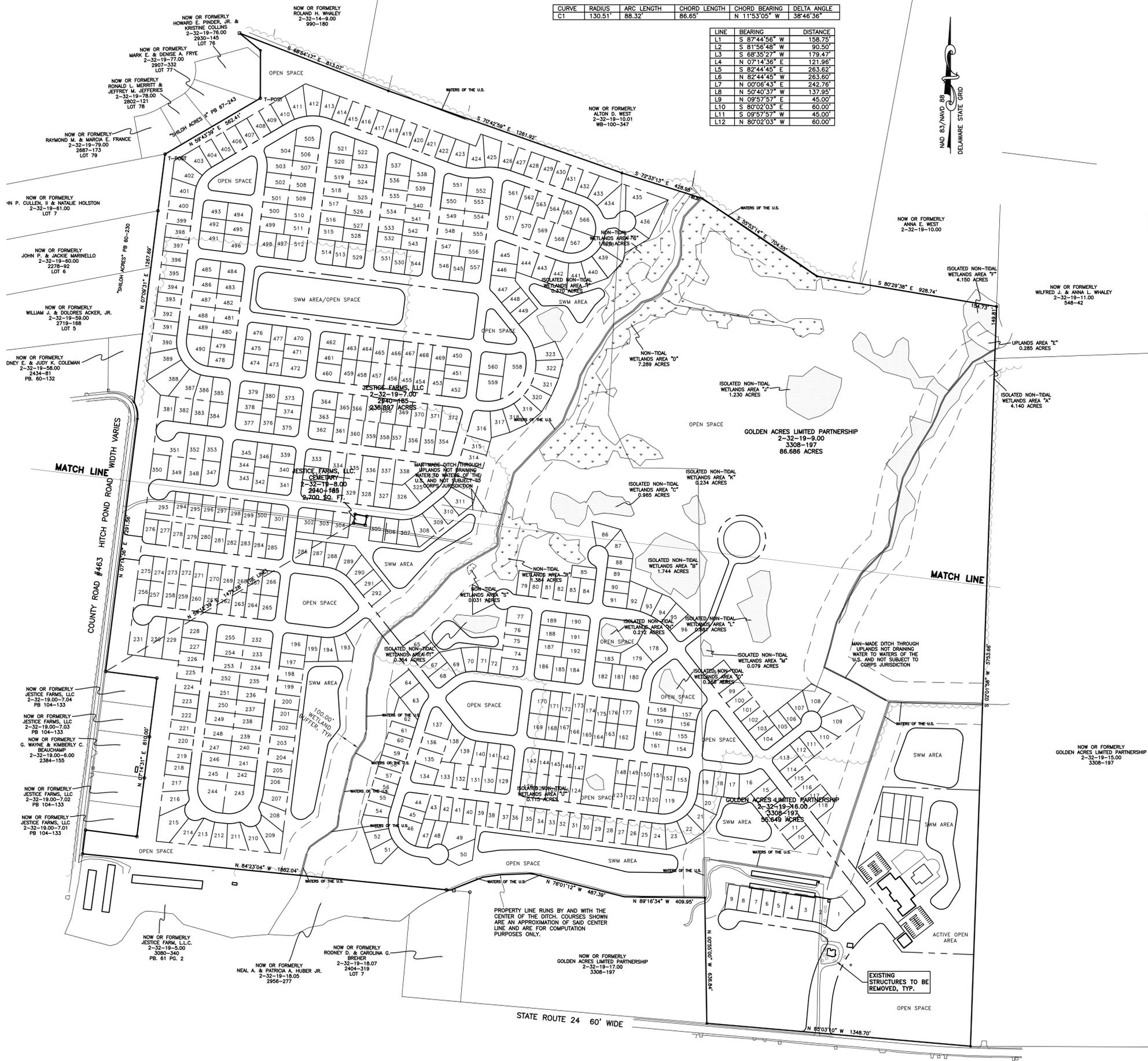
**DATA COLUMN**

TAX MAP ID	2-32-19-7.00, 9.00, 16.00
EXISTING ZONING	AR
PROPOSED USE	AGRICULTURAL RESIDENTIAL
TOTAL SITE AREA	381.232±AC
MINIMUM LOT SIZE ALLOWED	7,500 SQ.FT.
MINIMUM LOT WIDTH	60'
FRONT YARD SETBACK	25'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	10'
MAXIMUM BUILDING HEIGHT	42'
PROPOSED SINGLE FAMILY LOTS	571
AREAS:	
PROPOSED RIGHT-OF-WAY	48.48 ±AC
PROPOSED LOTS	130.085 ±AC
WETLANDS	26.87 ±AC
PROPOSED OPEN SPACE	175.797 ±AC (46%)
PROPOSED ACTIVE OPEN SPACE	9.73 SQ. FT.
PROPOSED PASSIVE OPEN SPACE	166.067 ±AC
AREAS TOTAL	381.232 ±AC
PROPOSED STORMWATER	15.438 ±AC
EXISTING WOODLAND	202.36 ±AC
PROPOSED WOODLAND PRESERVED	102.30 ±AC (51%)
AVERAGE DENSITY OF LOTS	1.50 UNITS/ACRE
MINIMUM LOT SIZE	7,500 SQ. FT.
MAXIMUM LOT SIZE	18,681 SQ. FT.
AVERAGE LOT SIZE	9,924 SQ. FT. (< 0.22±AC)
PROPOSED SEWER	PUBLIC (TIDEWATER)
PROPOSED WATER	PUBLIC (TIDEWATER)
PERMANENT MONUMENTS FOUND	14
PERMANENT MONUMENTS PLACED	9
VERTICAL DATUM	NAVD 88

**OWNERS/DEVELOPERS:**  
JUSTICE FARMS, LLC  
14521 LAUREL ROAD  
LAUREL, DE 19956

**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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	130.51'	88.32'	86.65'	N 11°53'05" W	38°46'36"

LINE	BEARING	DISTANCE
L1	S 87°44'56" W	158.75'
L2	S 81°56'48" W	90.50'
L3	S 68°35'27" W	179.47'
L4	N 07°14'36" E	121.96'
L5	S 82°44'45" E	263.62'
L6	N 82°44'45" W	263.60'
L7	N 00°06'43" E	242.76'
L8	N 50°40'37" W	137.95'
L9	N 09°57'57" E	45.00'
L10	S 80°02'03" E	60.00'
L11	S 09°57'57" W	45.00'
L12	N 80°02'03" W	60.00'

**SITE PLAN**  
SCALE: 1" = 250'

DAVIS, BOWEN & FRIEDEL, INC.  
ARCHITECTS, ENGINEERS & SURVEYORS  
SALISBURY, MARYLAND (410) 543-9091  
MILFORD, DELAWARE (302) 424-1441

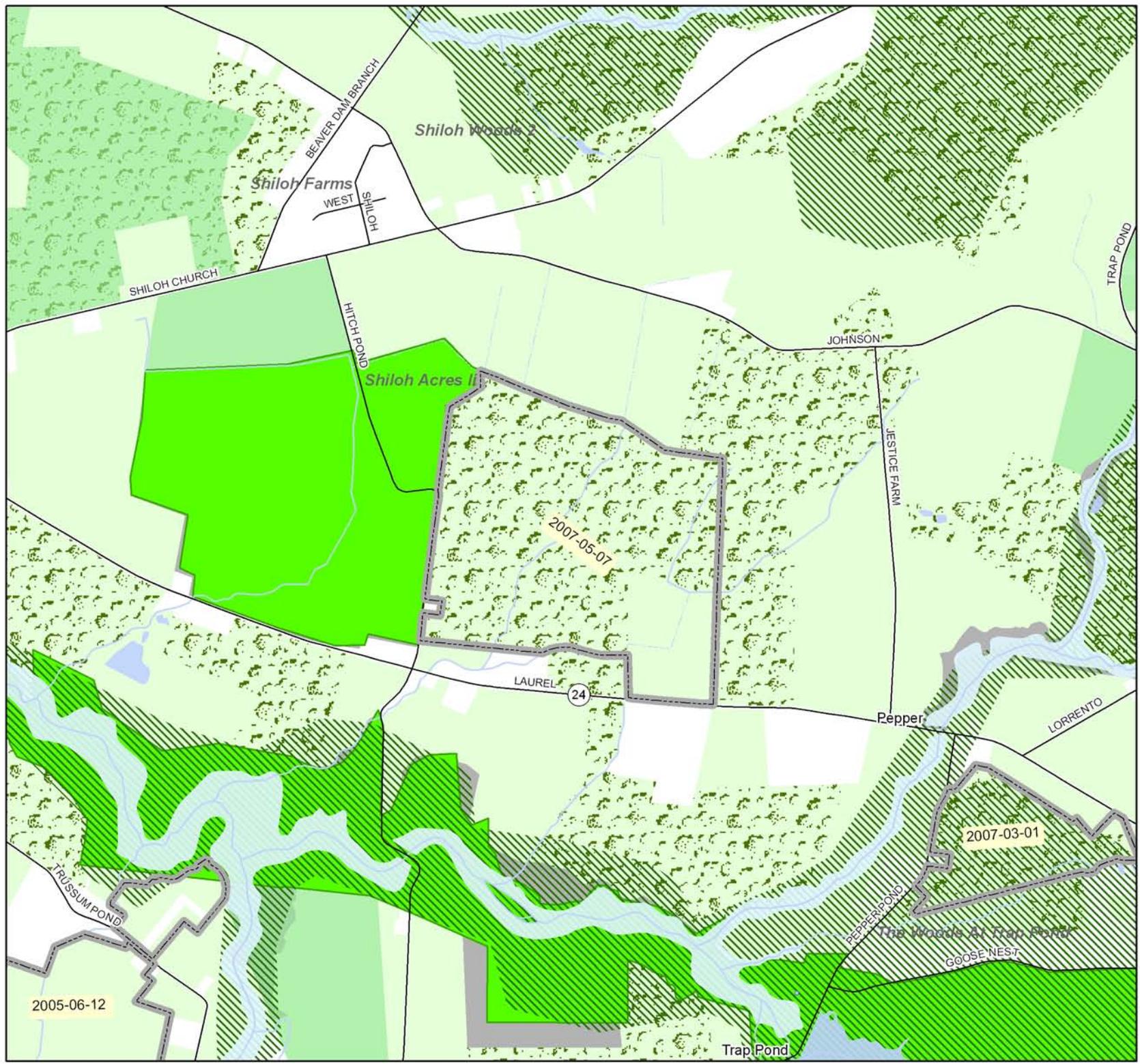
**CHICK BERRY FARMS**  
**LAUREL ROAD**  
**SUSSEX COUNTY, DELAWARE**

Date: 5-1-07  
Scale: AS SHOWN  
Dwn.By: LH  
Proj.No.: 1608A002  
Dwg.No.:

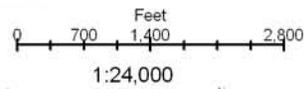
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# Preliminary Land Use Service (PLUS)

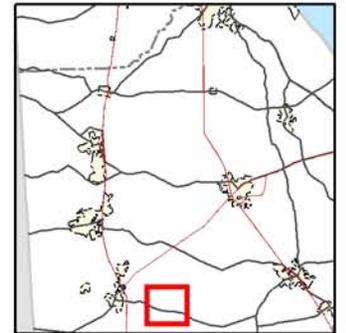
Chick Berry Farms  
2007-05-07



- 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)

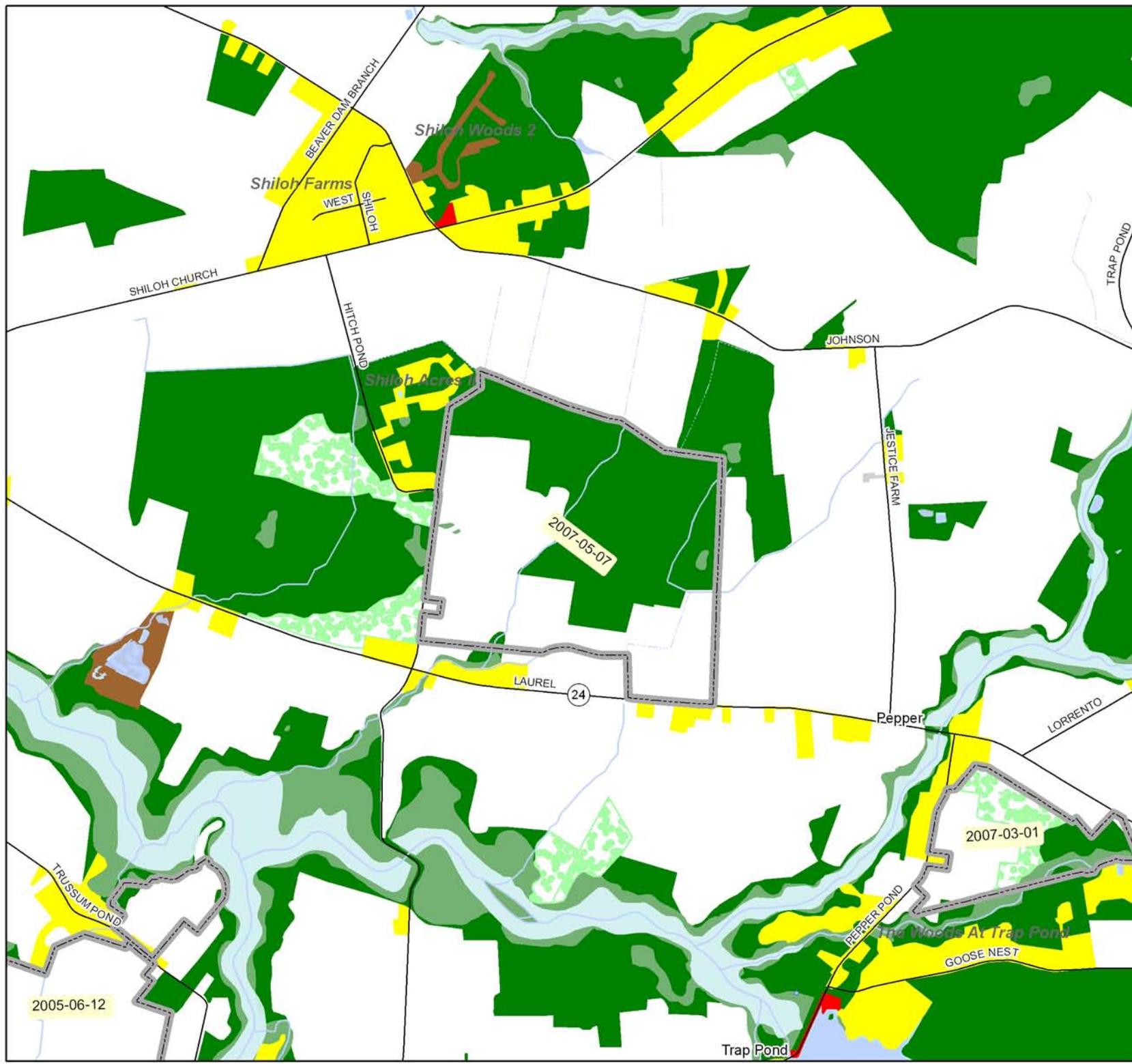


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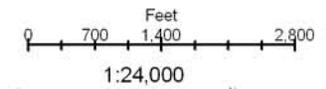


# Preliminary Land Use Service (PLUS)

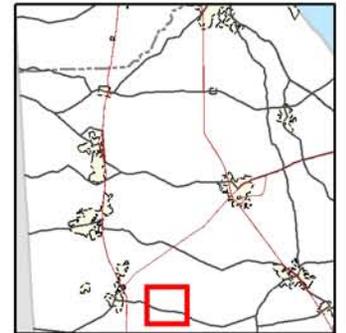
Chick Berry Farms  
2007-05-07



- 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



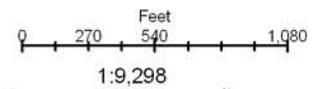
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# Preliminary Land Use Service (PLUS)

Chick Berry Farms  
2007-05-07

-  Project Area
-  Municipalities



1:9,298



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