

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: Bennett's Ridge

2. Location (please be specific): Located in Milford, approximately .27 miles west of the intersection of Rts. 113 and 14.

3. Parcel Identification #: 5-16-173-1-6 & 5-16-183-1-15 4. County or Local Jurisdiction Name: Milford

5. Owner's Name: B-R Land Co, L.L.C.

Address: 247 Northeast Front St.

City: Milford

State: DE

Zip: 19963

Phone: (302) 424-7757

Fax:

Email:

6. Applicant's Name: B-R Land Co., L.L.C.

Address: 247 Northeast Front St.

City: Milford

State: DE

Zip: 19963

Phone: (302) 424-7757

Fax:

Email:

7. Project Designer/Engineer: River Basin Engineering (Contact: Gary A. Moore, Sr.)

Address: 724 Yorklyn Road, Suite 300

City: Hockessin

State: DE

Zip: 19707

Phone: (302) 234-1850

Fax: (302) 234-1853

Email: gamoore@riverbasineng.com

8. Please Designate a Contact Person, including phone number, for this Project: Gary A. Moore, Sr. (302) 234-1850

Information Regarding Site:	
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: The Bennett's Ridge Project is a proposed residential community consisting of 75 single family homes, 419 townhomes, 426 condominiums, and a community civic center.	
11. Area of Project(Acres +/-): 91.58 ± Acres	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input 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. N/A	
14. Present Zoning: R-3, Residential	15. Proposed Zoning: N/A
16. Present Use: Farmed	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: Typical farming activities.	
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 checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input 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 type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Milford 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 type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Milford	
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: 920 Gross Density of Project: 10.05 units/Ac Net Density 13.28 units/Ac 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: 920

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
 Move-up buyer – if checked, how many units 920
 Second home buyer – if checked, how many units
 Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0.17%
Square Feet: 6,840

Proposed Use: % of Impervious Surfaces: 39.2%
Square Feet: 1,682,904

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

How much forest land is presently on-site? 8.19 acres How much forest land will be removed? 1.34 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 1.47

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

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 :

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: Storm drain system
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 system to the perennial stream and roadside ditches
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? 30.49 Acres 1,328,118 Square Feet
Open space proposed (not including stormwater management ponds and waste water disposal areas) 29.47 acres/1,283,912Sq ft.
What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Both active and passive recreation and stormwater management
Where is the open space located? Adjacent to the forested areas and throughout the subdivision
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?

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 N/A
Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed: Miscellaneous stormwater facilities, erosion and sediment control along with best management practices.
Buffers from wetlands, streams, lakes, and other natural water bodies: Buffers have been provided.

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes No
The stormwater facilities will be designed to exclude or discourage nuisance species.

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 4,736 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. 2 connections both to Milford-Harrington Hwy., SR 14 (80' ROW)

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. 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

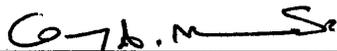
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

Yes No If yes, please List them:

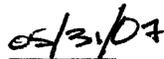
45. Please make note of the time-line for this project: Initial construction Spring '08
Completion

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

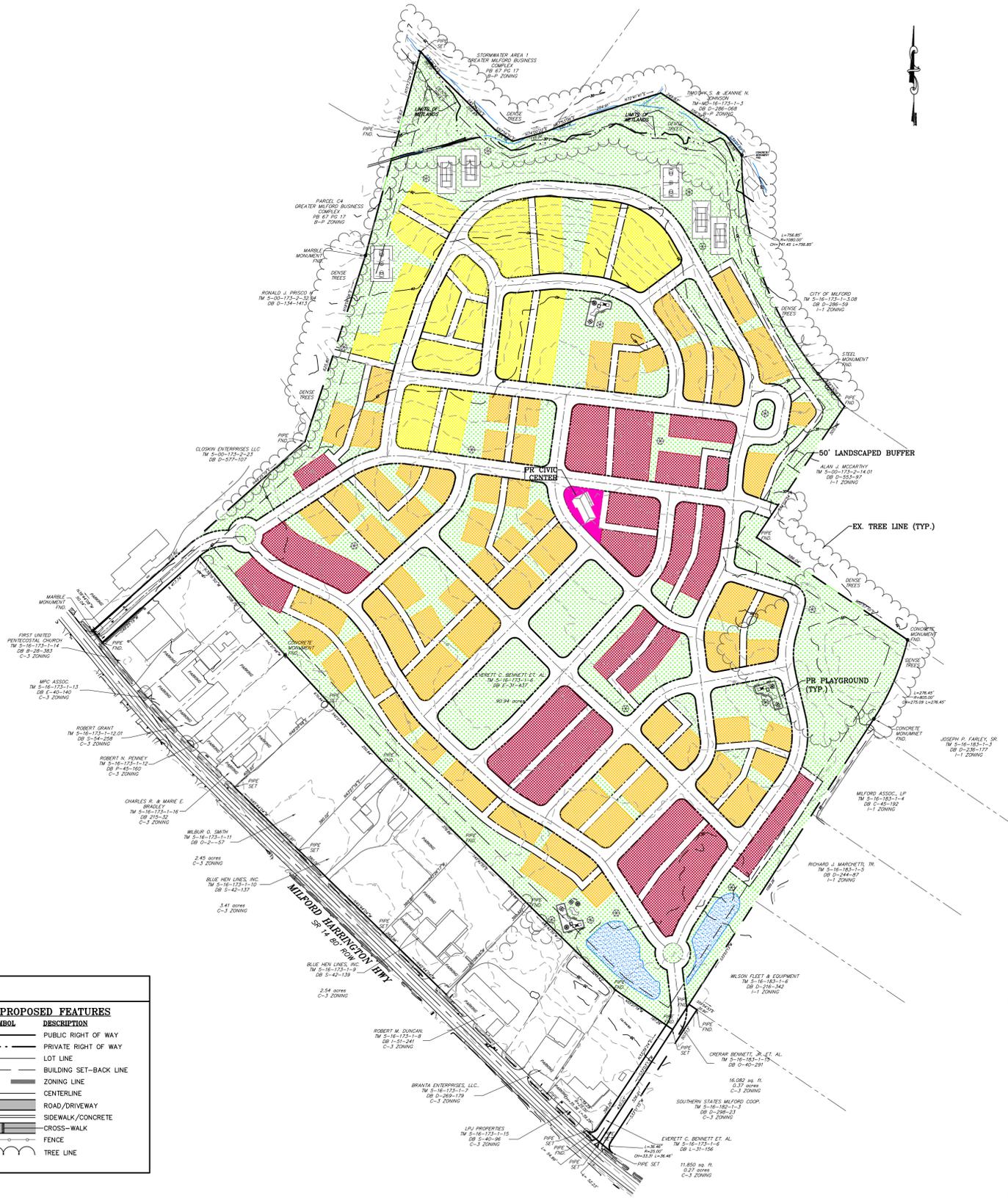
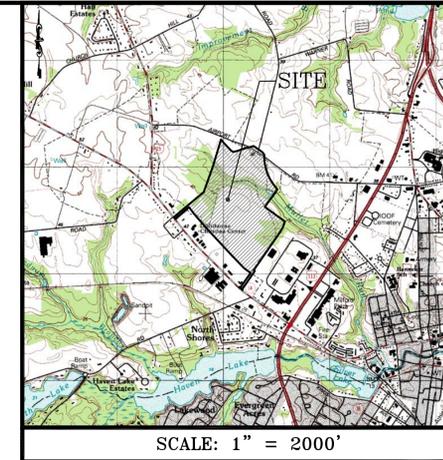


Signature of Person completing form
(If different than property owner)

Date

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

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO AND APPURTENANT.



OWNER DATA:

OWNER OF RECORD	TAX PARCEL No.	AREA
EVERETT C. BENNETT ET. AL.	5-16-173-1-6	90.94± AC
EVERETT C. BENNETT ET. AL.	5-16-173-1-6	0.27± AC
CRERAR BENNETT, JR. ET. AL.	5-16-183-1-15	0.37± AC
		91.58± AC

DEVELOPER: B-R LAND CO., L.L.C.
247 NORTHEAST FRONT ST.
MILFORD, DE 19863
(302) 424-7757

AREA OF DEVELOPMENT: 99.98± ACRES

DATUM: N.A.D 83, N.A.V.D. 83-91

ZONING: CURRENT: R-3 - RESIDENTIAL

WETLANDS: 3.70± ACRES ARE LOCATED ON THIS SITE. WETLANDS DELINEATION PERFORMED BY JCM ECI IN JUNE 2004. NO DEVELOPMENT ACTIVITIES BEYOND DRAINAGE OUTFALLS ARE PLANNED FOR WETLAND AREAS.

FLOOD MAPS: A PORTION OF THIS SITE LIES WITHIN THE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE MAJORITY OF THE SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA MAP NUMBER 10005C0037 J, PANEL 37 OF 660.

WATER: CITY OF MILFORD

SEWER: CITY OF MILFORD

LAND USE:

OPEN SPACE:	REQUIRED	PROVIDED
SUBDIVISION OPEN SPACE	29.02± ACRES	31.7%
WETLANDS OPEN SPACE	1.47± ACRES	1.6%
SUBTOTAL	30.49± ACRES	33.3%
DEVELOPMENT ACREAGE	61.09± ACRES	66.7%
TOTAL SITE ACREAGE	91.58± ACRES	100%

LOTS:

75 SINGLE FAMILY HOMES
419 CONDOMINIUMS
426 TOWNHOMES
1 CIVIC BUILDING

DENSITY COMPUTATIONS:

SITE AREA	91.58± ACRES
ROAD RIGHT-OF-WAY	20.8± ACRES
NET DEVELOPMENT AREA	70.75± ACRES
10.05 UNITS PER ACRE	

	REQUIRED	PROVIDED
SINGLE FAMILY HOMES:		
MINIMUM LOT SIZE:	7,500 SQ. FT.	4,000 SQ. FT.
MINIMUM LOT DEPTH:	N/A	80'
MINIMUM LOT WIDTH:	60'	30'
MINIMUM BUILDING SETBACK:	30'	N/A
MINIMUM REAR YARD SETBACK:	N/A	8'
MINIMUM SIDE YARD WIDTH:	8'	45%
MAXIMUM LOT COVERAGE:	45%	35'
MAXIMUM BUILDING HEIGHT:	35'	
CONDOMINIUMS:		
MINIMUM LOT SIZE:	N/A	7,200 SQ. FT.
MINIMUM LOT DEPTH:	N/A	60'
MINIMUM LOT WIDTH:	50'	N/A
MINIMUM BUILDING SETBACK:	N/A	N/A
MINIMUM REAR YARD SETBACK:	N/A	8'
MINIMUM SIDE YARD WIDTH:	8'	60%
MAXIMUM LOT COVERAGE:	N/A	35'
MAXIMUM BUILDING HEIGHT:	35'	
TOWNHOMES:		
MINIMUM LOT SIZE:	2,000 SQ. FT.	1,500 SQ. FT.
MINIMUM LOT DEPTH:	N/A	60'
MINIMUM LOT WIDTH:	30'	22'
MINIMUM BUILDING SETBACK:	N/A	5'
MINIMUM REAR YARD SETBACK:	N/A	N/A
MINIMUM SIDE YARD WIDTH:	N/A	60%
MAXIMUM LOT COVERAGE:	60%	35' (3 STORIES)
MAXIMUM BUILDING HEIGHT:	35' (3 STORIES)	35' (3 STORIES)
CIVIC BUILDING:	N/A	4,600 SQ. FT
MINIMUM R.O.W. WIDTH:	50'	

SURVEYOR: RIVER BASIN ENGINEERING, RED CLAY DIVISION
724 YORKLYN RD. - SUITE 300
HOCKESSIN, DE 19707

SITE LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
--- (dashed)	BOUNDARY LINE	— (solid)	PUBLIC RIGHT OF WAY
--- (dotted)	BOUNDARY ADJOINER LINE	— (dashed)	PRIVATE RIGHT OF WAY
— (thick)	MAJOR CONTOUR	— (thin)	LOT LINE
— (thin)	MINOR CONTOUR	— (dotted)	BUILDING SET-BACK LINE
— (blue)	STREAM	— (thick)	ZONING LINE
— (dotted)	WETLANDS LINE	— (dotted)	CENTERLINE
— (blue)	STREAM DITCHBANK	— (dotted)	ROAD/DRIVEWAY
— (dotted)	TREE LINE	— (dotted)	SIDEWALK/CONCRETE
— (dotted)	DRIVE/ROAD	— (dotted)	CROSS-WALK
○	CONCRETE/STEEL MONUMENT FOUND	— (dotted)	FENCE
●	IRON PIN FOUND/SET	— (dotted)	TREE LINE
— (with cross)	UTILITY POLE		
— (with T)	FIRE HYDRANT		
— (with circle)	MANHOLE		
— (with square)	ELECTRICAL STRUCTURE		
— (with triangle)	SIGN		
— (with rectangle)	MAILBOX		

LAND USE LEGEND

[Yellow pattern]	SINGLE FAMILY DETACHED
[Orange pattern]	TOWNHOUSES
[Red pattern]	CONDOMINIUMS
[Green pattern]	OPEN SPACE
[Pink pattern]	CIVIC
[Blue pattern]	STORMWATER POND

REV	DESCRIPTION OF REVISION	REVISION BY/DATE	CHECKED BY/DATE

TND Planning Group
Town planning, design, and implementation

TND PLANNING GROUP
206 HOPKINS RD.
BALTIMORE, MD 21212
(410) 377-2815

ENGINEER: GAMsr
DESIGNER: ALH/EJR
DRAFTER: ALH/EJR
CHECKED BY: GAMsr
DATE: 17 MAY 07
SCALE: 1" = 200'

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE



RBE - RED CLAY DIVISION
724 YORKLYN ROAD - SUITE 300
HOCKESSIN, DE 19707
PHONE: (302) 234-1850
FAX: (302) 234-1853
www.riverbasineng.com

PLUS PLAN

BENNETT'S RIDGE
PLANNED UNIT DEVELOPMENT
MILFORD, KENT COUNTY, DELAWARE

PROJECT NO: 0343-0701
DRAWING: P-1
SHEET: 1 of 1

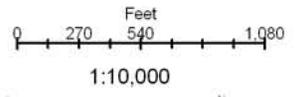
Preliminary Land Use Service (PLUS)

Bennett's Ridge

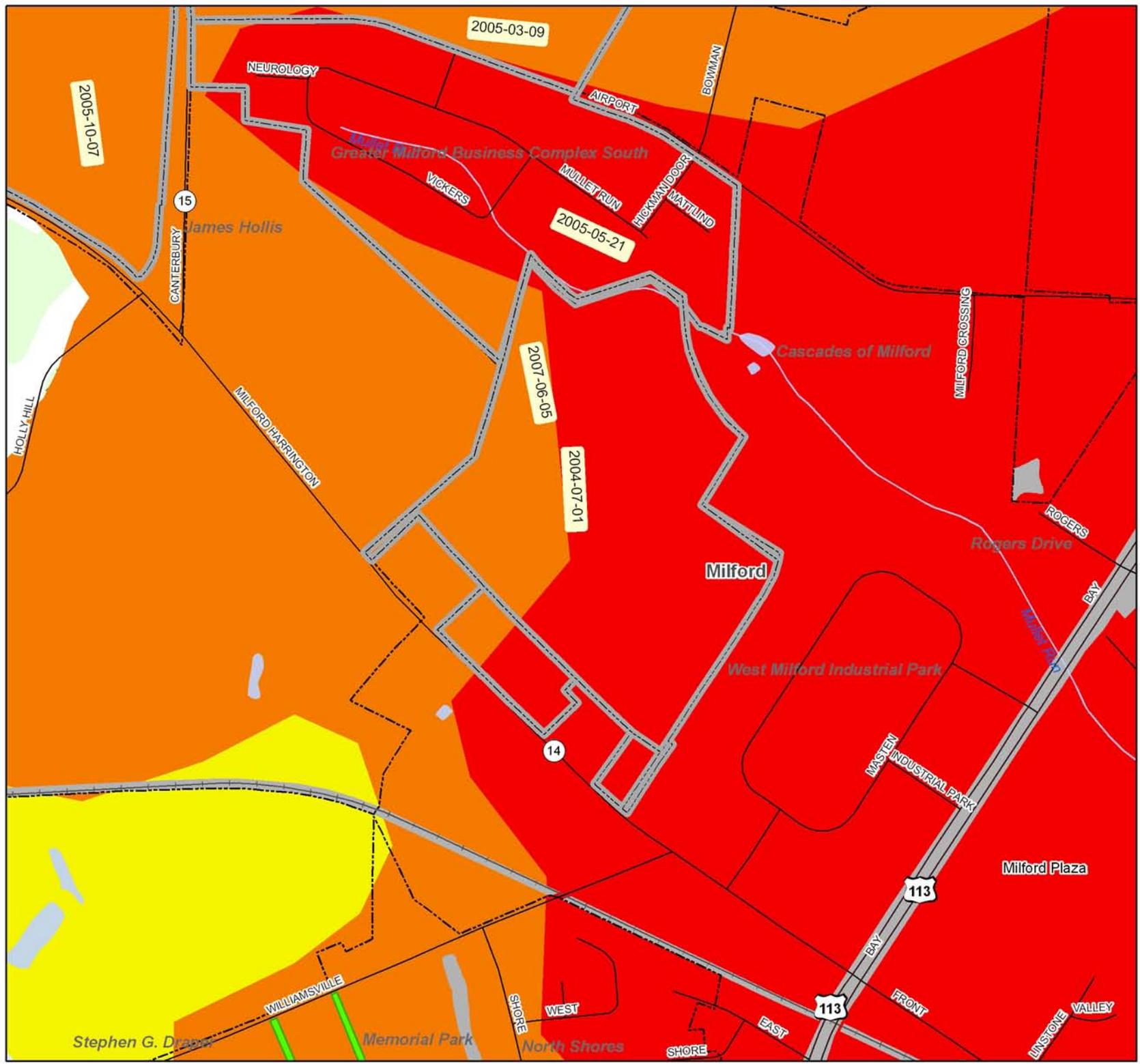
2007-06-05

- 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)



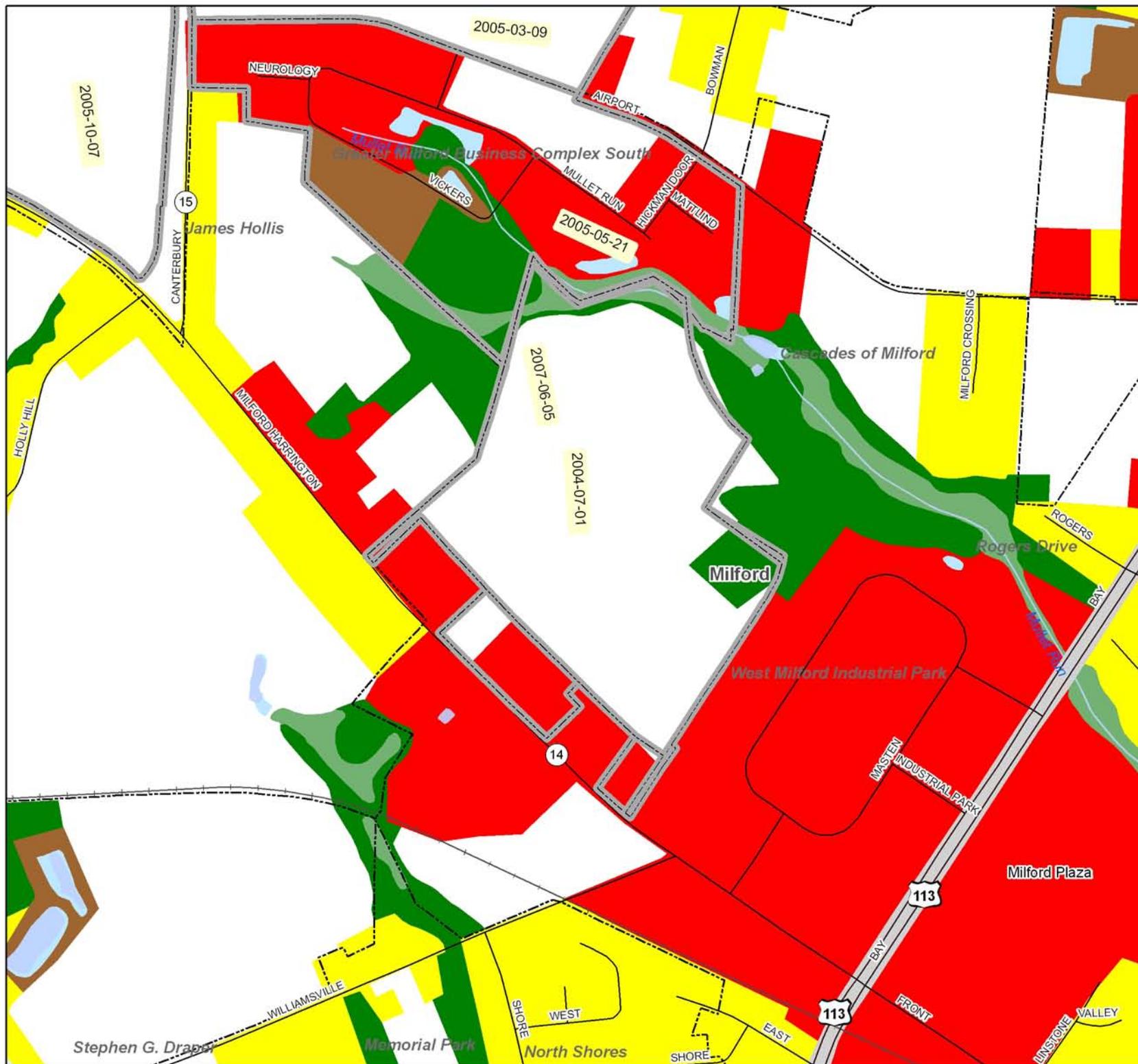
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www.state.de.us/planning



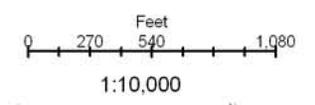
Preliminary Land Use Service (PLUS)

Bennett's Ridge

2007-06-05



- 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



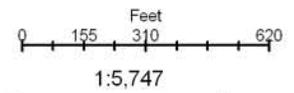
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Preliminary Land Use Service (PLUS)

Bennett's Ridge
2007-06-05

-  Project Area
-  Municipalities



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