Preliminary land Use Service (PLUS)

Delaware State Planning Coordination
540 S. DuPont Highway • 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.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: BAYBERRY TOWN CENTER		
2. Location: NORTH SIDE OF BOYD'S CORNER ROAD AND EAST OF JAMISON CORNER ROAD		
3. Parcel Identification #: SEE ATTACHMENT FOR LIST	4. County or Local Jurisdiction Name: NEW CASTLE	
5. Owner's Name: SEE ATTACHMENT FOR LIST		
Address: SEE ATTACHMENT FOR LIST		
City:	State:	Zip:
Phone:	Fax:	Email:
6. Applicant's Name: BAYBERRY TOWN CENTER, LLC		
Address: 220 CONTINENTAL DRIVE, SUITE 410		
City: NEWARK	State: DE	Zip: 19713
Phone: 302-254-0100	Fax: 302-254-0101	Email: RTHOMPSON@BLENHEIMHOMES.COM
7. Engineer/Surveyor Name: KARINS AND ASSOCIATES – DEV SITARAM, P.E.		
Address: 17 POLLY DRUMMOND CENTER		
City: NEWARK	State: DE	Zip: 19711
Phone: 302-369-2900	Fax: 302-369-2975	Email: DEV@KARINSENGINEERING.COM

8. Please Designate a Contact Person, including phone number, for this Project: ROBYN L. THOMPSON, 302-254-0100 EXTN. 238

Information Regarding Site:

9. Area of Project(Acres +/-): 68.99 ACRES

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Community ☒ Developing ☐ Environmentally Sensitive ☐ Secondary Developing ☐ Rural

INVESTMENT LEVEL 2

11. 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." PREVIOUSLY REVIEWED AS PART OF APPLICATION FOR VILLAGES OF BAYBERRY (PLUS 2004-06-14), MEETING DATE JUNE 30, 2004 AND REPORT DATE JULY 16, 2004.

12. Present Zoning: "S" - SUBURBAN

13. Proposed Zoning: "CR" – COMMERCIAL REGIONAL

14. Present Use: AGRICULTURAL

15. Proposed Use: MULTIPLE USE (OFFICE, RETAIL, RECREATIONAL AND RESTAURANT)

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: AGRICULTURAL PRODUCTS AND SERVICES

17. 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 ☐
Suburban reserve ☐ Outside growth zone ☐ Developing ☒
Other ☐ Environ. Sensitive Dev. District ☐
Low Density ☐

18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: ARTESIAN WATER COMPANY

What is the estimated water demand for this project? 83,284 GPD

How will this demand be met? PROVIDED BY WATER SERVICE PROVIDER (ARTESIAN WATER COMPANY)

19. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: NEW CASTLE COUNTY

20. If a site plan please indicate gross floor area: 558,844 SF MULTIPLE USE

21. If a subdivision: ☒ Commercial ☐ Residential ☐ Mixed Use

22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. If residential, please indicate the following:
Number of renter-occupied units:
Number of owner-occupied units:

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

24. Present Use: % of Impervious Surfaces: 0.0 Proposed Use: % of Impervious Surfaces: 71.95
Square Feet: 49.64 ACRES

25. What are the environmental impacts this project will have? NONE

How much forest land is presently on-site? 0 How much forest land will be removed? N/A

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

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. 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.

27. 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

28. 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 :

29. 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:

30. List the proposed method(s) of stormwater management for the site: WET POND, SUBSURFACE IRRIGATION, INFILTRATION BASIN AND GTBMP'S, INCLUDING GRASS FILTERS, BIO-RETENTION PONDS AND BIO-SWALE.

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.): OUTLET IS A STORM SEWER PIPE THAT LEADS TO STORMWATER PONDS WITHIN THE VILLAGE OF BAYBERRY – SOUTH AND THEN ULTIMATELY TO SHALLCROSS LAKE

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 28.05 Acres Square Feet

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? PASSIVE AND ACTIVE RECREATION AND STORMWATER MANAGEMENT.

Where is the open space located? OPEN AREAS PROPOSED THROUGHOUT THE SITE

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☒ Yes ☐ No
THE PLAN PROPOSES AN ATHLETIC LEAGUE TYPE OF FACILITY WITH FIELDS AND OPEN AREAS ASSOCIATED.

32. 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?

33. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? DEVELOPER HAS AGREEMENT WITH DELDOT TO PAY FOR EQUITABLE SHARE OF ROADWAY IMPROVEMENTS. SEWER INFRASTRUCTURE, LIBRARY, SCHOOL, POLICE, FIRE AND AMBULANCE TO BE FUNDED THROUGH IMPACT FEES. WATER AND OTHER UTILITIES TO BE PAID IN AGREEMENT WITH UTILITY COMPANIES.

34. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No
IN ADDITION TO VOLUNTARY MEASURES TO PROVIDE AUGMENTED VOLUNTARY RECHARGE TO THE OFF-SITE WATER RESOURCE PROTECTION AREA, CONSERVATION PRACTICES, SUCH AS STORMWATER TO BE UTILIZED FOR IRRIGATION PURPOSES AND GREEN TECHNOLOGY BMP'S ARE INTENDED THROUGHOUT THE SITE.

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

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

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No
PROPOSED STORMWATER PRACTICES MINIMIZE NUISANCE SPECIES ON SITE.

36. 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 6190 INBOUND AND 6190 OUTBOUND PRIMARY AND LINK-DIVERTED AVERAGE DAILY TRIPS

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

37. 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. SIX ENTRANCE/EXIT FACILITIES ARE PROPOSED TO EXISTING ROADWAYS AND THREE ENTRANCE / EXIT FACILITIES ARE PROPOSED TO A NEW ROADWAY PROPOSED FOR THE PROJECT. REFER TO THE PLAN FOR BAYBERRY TOWN CENTER.

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. 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. INTERCONNECTIONS ARE PROPOSED TO THE NORTH, WEST AND EAST TO ADJACENT LANDS,

40. 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

41. 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:

44. Please make note of the time-line for this project: ANTICIPATED TO START 2009 AND COMPLETED BY 2012

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

BAYBERRY TOWN CENTER, LLC - APPLICANT

_____ _____
Signature of property owner or contract buyer Date

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

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. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, 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.

Bayberry Town Center

Attachment to PLUS Form

Tax Parcel Numbers	Legal Property Owner Address
13-013.00-002	Farm Land Holdings II, LLC 220 Continental Drive, Suite 410 Newark DE 19713
13-013.00-067	Baker Farms, Inc. 665 Shallcross Lake Road Middletown DE 19709
13-013.00-072	Model Homes, LLC 220 Continental Drive, Suite 410 Newark DE 19713
13-013.00-227	New Castle Presbytery E-62 Omega Drive Newark DE 19713

CONTACT INFORMATION TO ALL:

PHONE: **302-254-0100**
FAX: **302-254-0101**
EMAIL: **RTHOMPSON@BLENHEIMHOMES.COM**

BAYBERRY TOWN CENTER

EXPLORATORY SKETCH PLAN

BLOCK #1

PR. BANK:	3,600 SF
PR. GROCERY STORE:	60,000 SF
PR. RESTAURANT:	7,500 S.F.
PR. RETAIL:	7,630 S.F.
PROVIDED PARKING:	354

BLOCK #2

PR. RETAIL:	57,757 S.F.
PR. RESTAURANT:	7,000 S.F.
PROVIDED PARKING:	327

BLOCK #3

PR. RETAIL:	42,130 S.F.
PR. RESTAURANT:	8,000 S.F.
PROVIDED PARKING:	280

BLOCK #4

PR. RETAIL:	44,777 S.F.
PR. RESTAURANT:	8,000 S.F.
PROVIDED PARKING:	228

BLOCK #5

PR. OFFICE:	90,000 S.F.
PROVIDED PARKING:	313

BLOCK #6

PR. SPORTS AND RECREATION CENTER:	61,450 S.F.
PROVIDED PARKING:	418

BLOCK #7

PR. OFFICE:	85,000 S.F.
PROVIDED PARKING:	229

BLOCK #8

PR. RETAIL:	68,000 S.F.
PR. RESTAURANT:	8,000 S.F.
PROVIDED PARKING:	408

STORMWATER PRACTICES LEGEND

- BS - BIOSWALE
- BR - BIO-RETENTION POND
- IP - INFILTRATION POND
- WP - WET POND
- IS - IRRIGATION STORAGE (SUBSURFACE)
- FS - FILTER STRIP

BLENHEIM HOMES™

Karins and Associates • Engineers • Planners • Surveyors

STREETSENSE

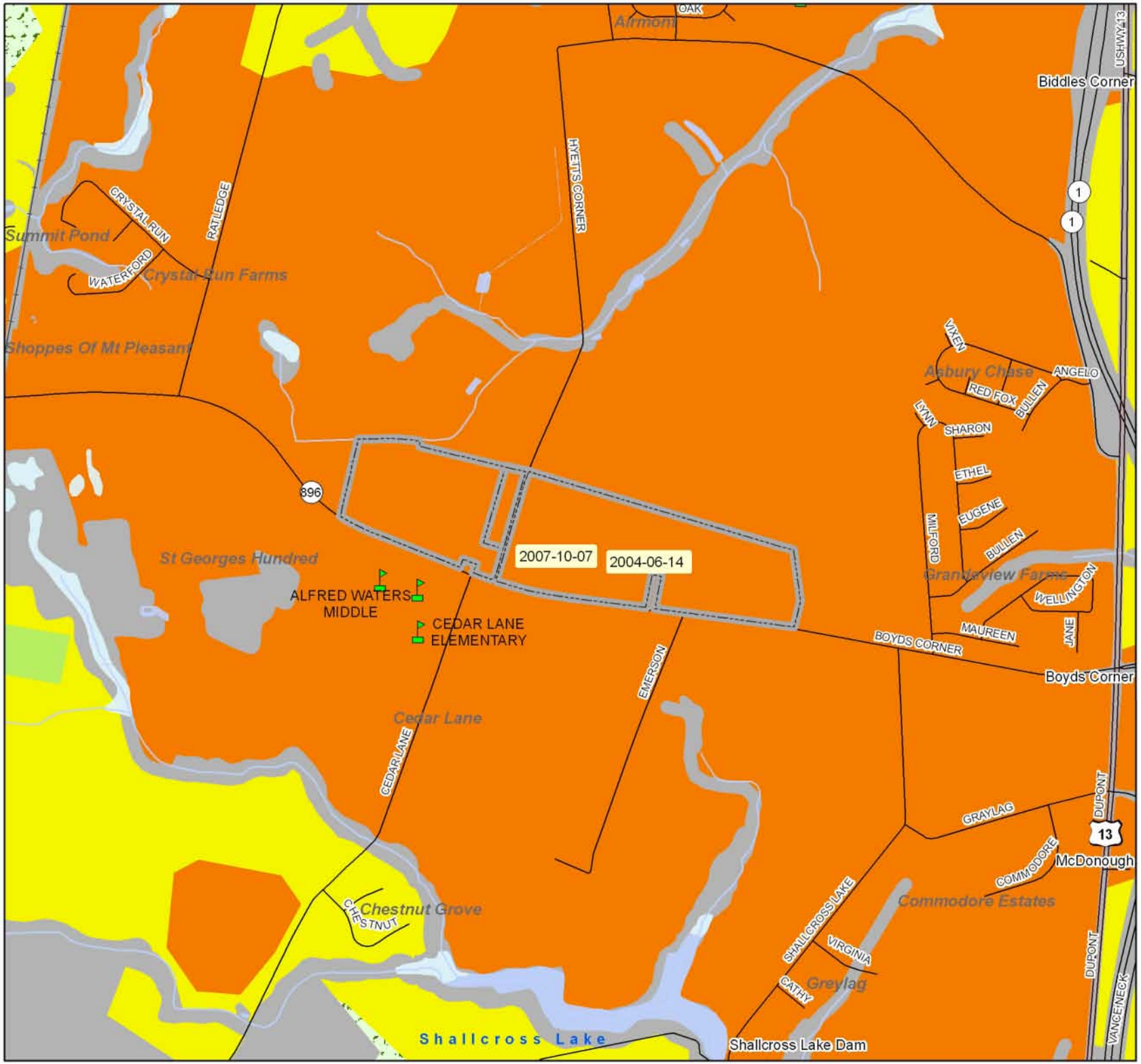
NOTICE: THIS SITE PLAN IS AN ARTISTS CONCEPT AND IS SUBJECT TO CHANGE. THE LOCATIONS OF THE STREET TREES, WOODED AREAS, AND OPEN AREAS ARE SUBJECT TO CHANGE.

SCALE: 1" = 60'

0 60 120'

DATE: SEPTEMBER 6, 2007

DRAWING NO. S:\2226\COLOR EXHIBITS\



Preliminary Land Use Service (PLUS)

Bayberry Town Center
2007-10-07

- 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)

Feet
0 250 500 1,000

1:24,000

Delaware Office of State Planning Coordination

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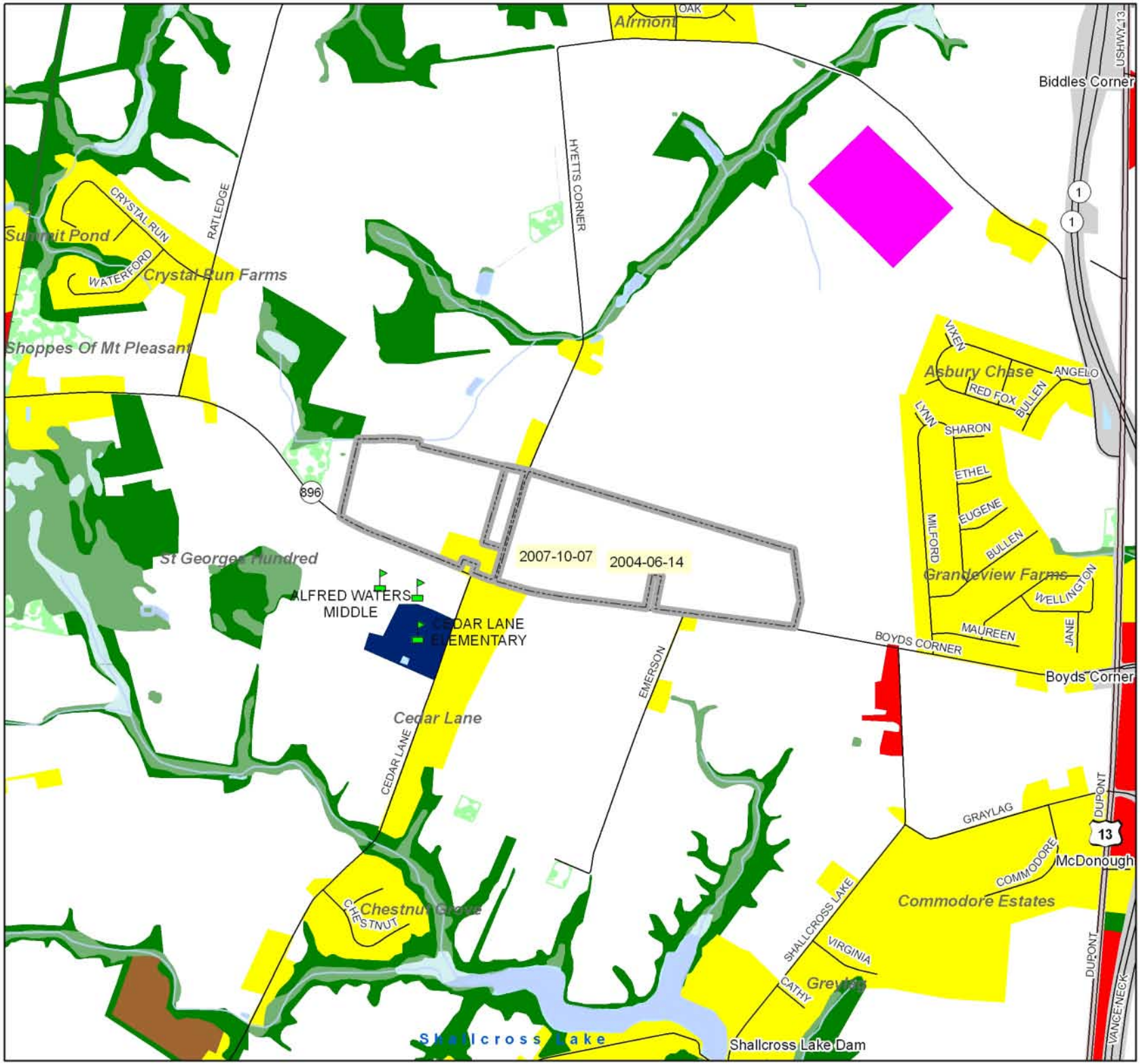
www.state.de.us/planning

Preliminary Land Use Service (PLUS)

Bayberry Town Center
2007-10-07



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

Feet
0 250 500 1,000

1:24,000

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Preliminary Land Use Service (PLUS)

Bayberry Town Center
2007-10-07

Project Area
Municipalities

Feet
0 120 240 480
1:12,000

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