



<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"/> <b>Subdivision</b>	
10. Brief Explanation of Project being reviewed: <b>AR-1 Cluster subdivision of 104 single family lots</b>	
11. Area of Project(Acres +/-): <b>±93.09 Acres</b>	
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 checked="" type="checkbox"/> <b>Investment Level 3</b> <input type="checkbox"/> Investment Level 4 <input checked="" type="checkbox"/> <b>Environmentally Sensitive Developing (Sussex Only)</b>	
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. <b>N/A</b>	
14. Present Zoning: <b>AR-1</b>	15. Proposed Zoning: <b>AR-1 Cluster</b>
16. Present Use: <b>Agricultural</b>	17. Proposed Use: <b>Single Family Cluster Subdivision</b>
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: <b>Agriculture, with associated typical fertilizer/ pesticide uses</b>	
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 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 checked="" type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> <b>Public (Utility)</b> Service Provider Name: <b>Tidewater Utilities</b> Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? <b>Residential service and fire protection.</b> How will this demand be met? <b>Met via water service from Tidewater Utilities</b>	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: <b>Private Utility – Tidewater Utilities</b>	
22. If a site plan please indicate gross floor area: <b>N/A</b>	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> <b>Residential</b> <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: <b>134</b> Gross Density of Project: <b>±1.439</b> Net Density <b>±1.767</b> 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: **134**

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 **67**

Move-up buyer – if checked, how many units

**Second home buyer** – if checked, how many units **67**

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

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

Proposed Use: % of Impervious Surfaces: **±25.32%**  
Square Feet: **±1,027,007 Sq. Ft.**

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

How much forest land is presently on-site? **±20.32 Ac.** How much forest land will be removed? **±2.70 Ac.**

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** **A portion of the site is in Flood Zone AE-6.**

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 **±6.33 Ac.**

**Non-tidal** Acres **±2.57 Ac.**

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**

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: <b>Wet pond, infiltration, bio-swales and other BMP's as appropriate</b></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.): <b>Existing ditch/ tidal wetland area denoted on plan</b></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? <b>±49.26 Acres ±2,145,597 Square Feet</b></p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) <b>±43.14 Ac. acres/Sq ft.</b></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)? <b>Active recreation, passive recreation, stormwater management, wildlife habitat.</b></p> <p>Where is the open space located? <b>Throughout the site, but concentrated along SCR 279 to the north, along the western property boundary, along the wetlands/ ditch to the east, and in the center core as part of the proposed active/ passive recreation.</b></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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? <b>Road widening/ improvements to SCR 279 frontage as part of highway entrance.</b></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</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 <b>Wet pond, infiltration, bio-swales and other BMP's as appropriate</b></p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies <b>50' minimum buffer from tidal wetlands per Sussex County code</b></p>

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <b>1357 ADT</b>  What percentage of those trips will be trucks, excluding vans and pick-up trucks? <b>&gt;1% (Trash collection, delivery, etc.)</b>
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 <b>Project will have one connection to Camp Arrowhead Road (SCR 279) across from SCR 279A intersection. SCR 279 currently 2 lane roadway ±21' in width.</b>
40. Will the street rights of way be public, private, or town? <b>Private</b>
41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. <b>Property could be connected to the existing agricultural lands to the north should they be developed. No connection is proposed.</b>
43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
44. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply)  <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery  Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:
45. Please make note of the time-line for this project: <b>Preliminary review late 2008, final review late 2009/ early 2010.</b>

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

\_\_\_\_\_  
Signature of property owner

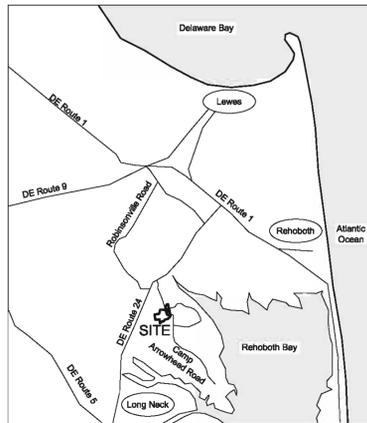
\_\_\_\_\_  
Date

\_\_\_\_\_  
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.



**I. SITE DATA:**

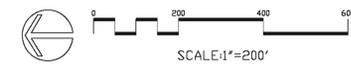
1. TAX PARCEL/ OWNER: 2-34-12-15, 16 & 17 RICHARD MARSH & HELEN MCALLISTER 12345 UNION STREET EXTENSION MILTON, DE 19968
- LOCATION: COUNTY ROAD 279 (CAMP ARROWHEAD RD.) AT WATER VIEW ROAD (SCR 279A)
2. DEVELOPER: MARSHPAR LLC 12333 RIVERS EDGE DRIVE POTOMAC, MD 20854
3. PRESENT ZONING: AR-1 (ALLOWS FOR 2.178 DU/ AC.) PRESENT LAND USE: AGRICULTURAL
4. PROPOSED ZONING: AR-1 CLUSTER PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
5. SITE AREA: ±93.09 AC.
6. WETLANDS/ WOODED AREA/ FIELDS ALLOCATION:
 

404 WETLANDS:	±2.76%	±2.57 AC.
STATE WETLANDS:	±6.80%	±6.33 AC.
UPLANDS:	±90.43%	±84.18 AC.
TOTAL:	±100.00%	±93.09 AC.
WOODED AREA:	±21.83%	±20.32 AC.
OPEN FIELD:	±78.17%	±72.77 AC.
TOTAL:	±100.00%	±93.09 AC.

**II. PROPOSED LAND PLAN DATA:**

1. PROPOSED # OF UNITS: 134 S.F. LOTS  
 MINIMUM LOT SIZE: 7,500 S.Q.  
 AVERAGE LOT SIZE: 10,697 S.F.
2. PROPOSED SITE AREA BREAKDOWN:  
 TOTAL AREA: ±93.09 AC.  
 RIGHT OF WAYS: ±11.73% ±10.92 AC.  
 LOT AREA: ±35.35% ±32.91 AC.  
 OPEN SPACE: ±52.92% ±49.26 AC.
3. GROSS DENSITY CALCULATION:  
 AR-1 DENSITY ALLOWED: 2.178 DU/ AC.  
 134 DU/ 93.09 AC = 1.439 DU/ AC.
4. INFRASTRUCTURE:  
 SEWER: TIDEWATER UTILITIES  
 WATER: TIDEWATER UTILITIES
5. SETBACKS & BULK AREA CRITERIA:  
 FRONT: 25' MAX BLDG.  
 SIDE: 10' HEIGHT: 42'  
 REAR: 10' MIN. LOT WIDTH: 60' MIN.  
 MIN. LOT AREA: 7500 S.F. MIN.

NOTES:  
 1. SITE IS IN FLOOD ZONES AE-6 & X AS SHOWN PER FEMA MAPS #10005C0341J DATED JANUARY 6, 2005.  
 2. THERE ARE FEDERAL 404 LANDS AND STATE WETLANDS ON SITE AS SHOWN. WETLANDS DELINEATION PERFORMED AND REVIEWED BY ENVIROTECH, INC.  
 3. THIS SUBDIVISION SHALL COMPLY WITH THE REQUIREMENTS OF SUBSECTION 99-6, ITEM G NUMBER (1) - AGRICULTURAL PROTECTION STATEMENT.  
 4. BOUNDARY, TOPOGRAPHY, SITE LOCATION AND WETLANDS CAPTURE BY COAST SURVEY, INC. FROM A DRAWING TITLED "RICHARD MARSH AND HELEN MCALLISTER", DATED 12/20/06.



**SCHEMATIC PLAN**

REVISIONS

NO.	DATE	DESCRIPTION

**LAND DESIGN**  
 SURVEYING/LANDSCAPE ARCHITECTURE INC.  
 Oak Square Suite 3  
 Ocean View, DE 19970  
 302/631-1919  
 302/631-9328 FAX  
 landdesigninc.com

Planning and Development  
 Consultants

SCHEMATIC PLAN  
**MARSH PROPERTY**  
**CAMP ARROWHEAD ROAD**  
 LEWES & REHOBOTH HUNDRED SUSSEX COUNTY DELAWARE

SURVEY SOURCE:  
 COAST SURVEY  
 DRAWING DATED 12/20/06

SITE PLAN: TJF DATE  
 DRAWING: RWB 12/18/07  
 REVIEW: RWB

SHEET  
**1**  
 OF SHEETS

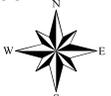


# Preliminary Land Use Service (PLUS)

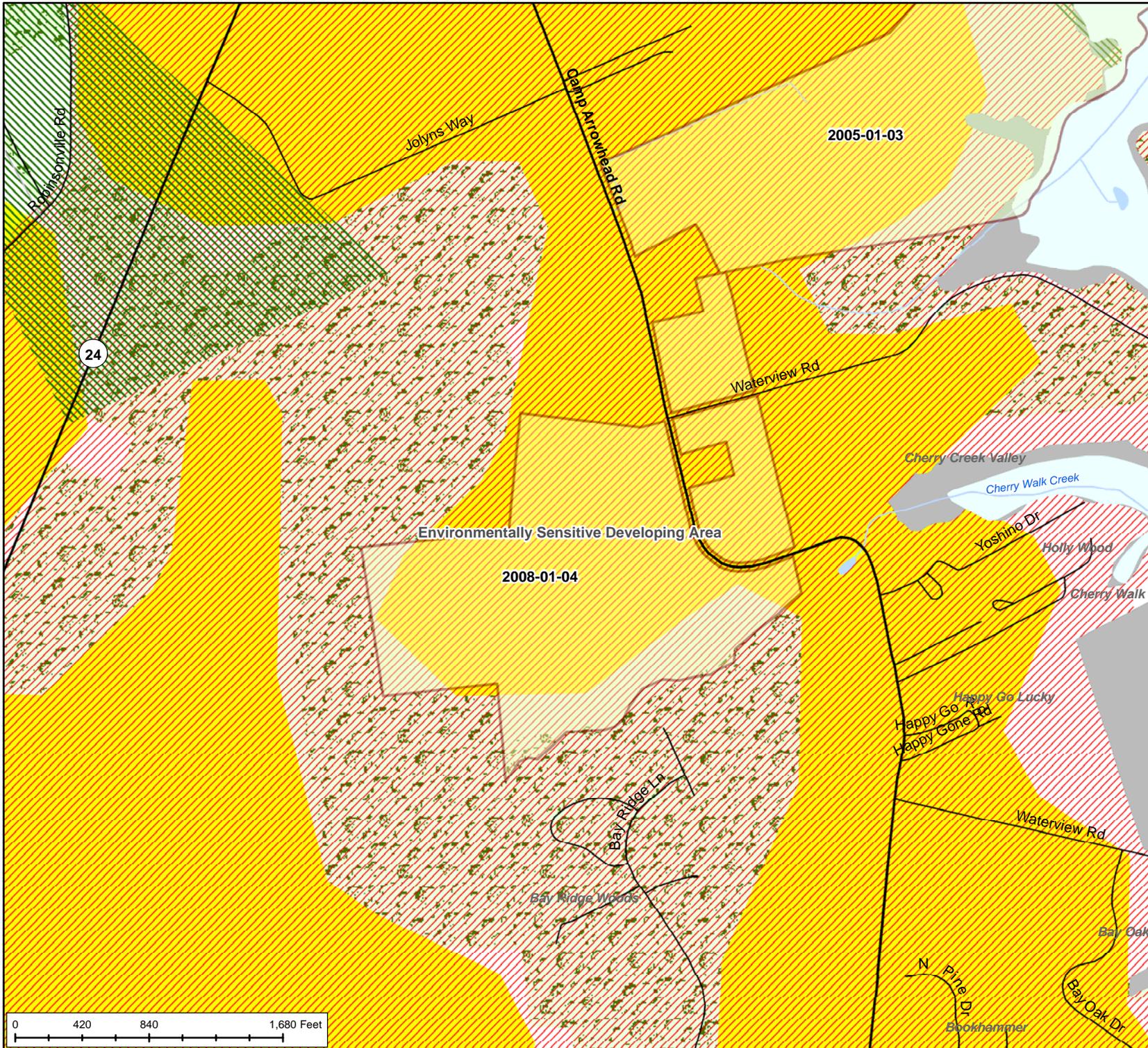
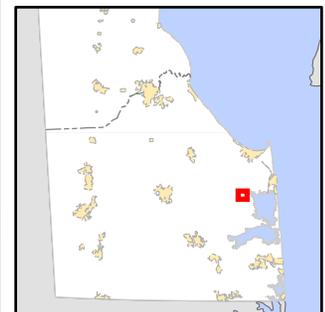
Marsh Property  
2008-01-04

-  Project Areas
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture
- State 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)

1:10,000



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State Planning Coordination.  
stateplanning.delaware.gov

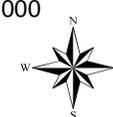


# Preliminary Land Use Service (PLUS)

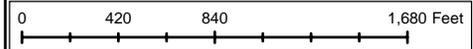
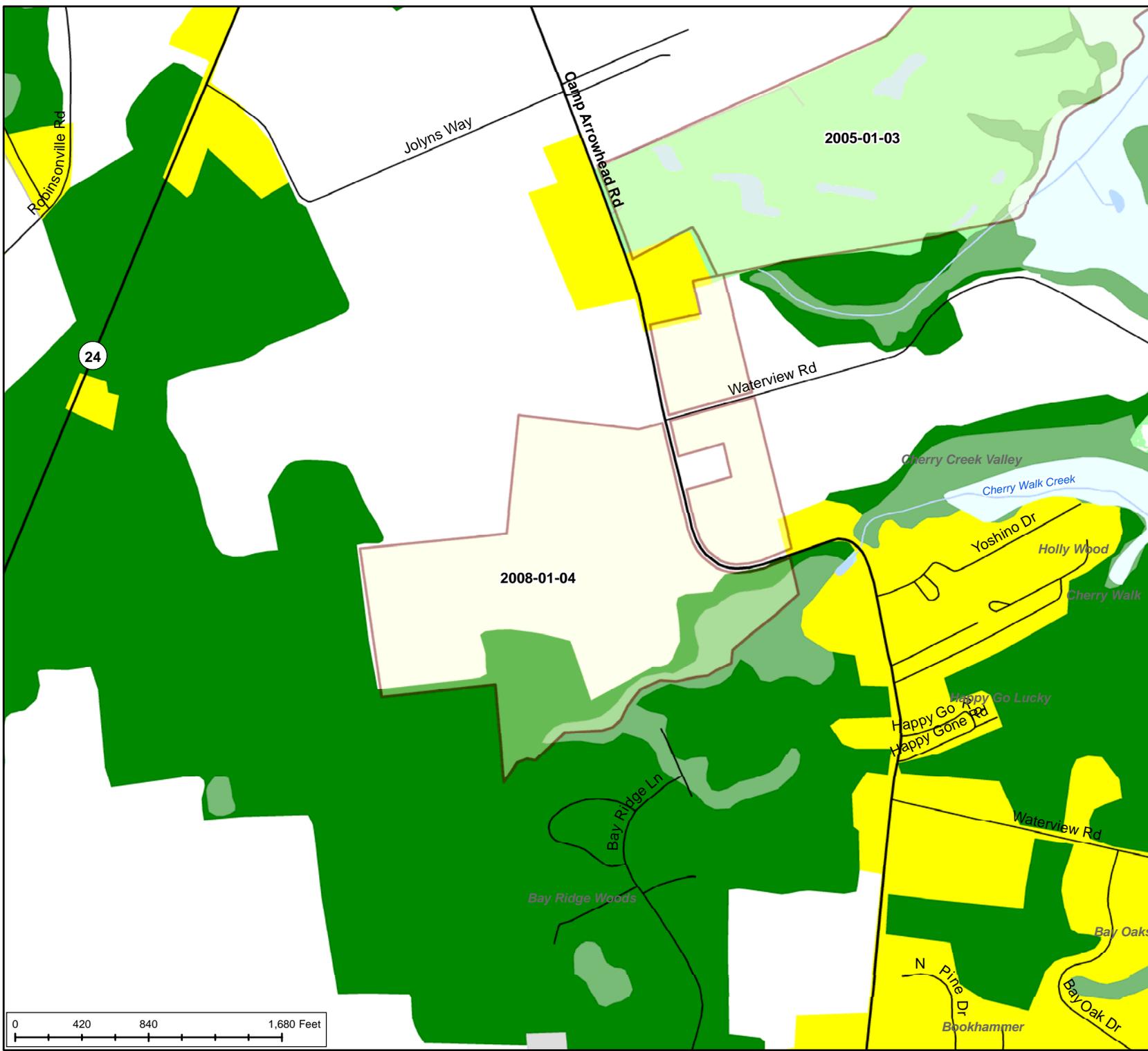
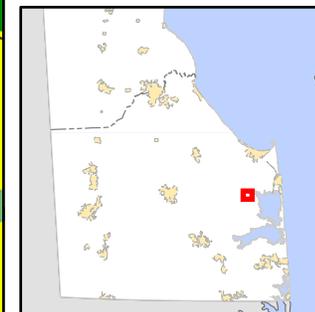
Marsh Property  
2008-01-04

-  Project Areas
-  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

1:10,000



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# Preliminary Land Use Service (PLUS)

Marsh Property  
2008-01-04

-  Project Areas
-  Municipalities



2006 Orthophotography  
courtesy of USDA NAIP.

1:5,000



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