

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: Island Farm Subdivision

2. Location (please be specific): Approx. 0.5 miles off DE Rt one, south of DE Rt 16, at the end of Graves Farm Rd/SCR 236A

3. Parcel Identification #: TM 2-35-9 Parcels 21.03 &24.00 4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Broadkill Reality, LLC

Address: 1041 Andrew Drive

City: West Chester

State: PA

Zip: 19380

Phone: 610-738-5000

Fax: 610-738-3921

Email: lisa.pizzi@hitechns.com

6. Applicant's Name: Broadkill Reality, LLC

Address: 1041 Andrew Drive

City: West Chester

State: PA

Zip: 19380

Phone: 610-738-5000

Fax: 610-738-3921

Email: lisa.pizzi@hitechns.com

7. Project Designer/Engineer: F. Douglass Warner, P.E.; Solutions Engineering, LLC

Address: 61 Glade Circle E.

City: Rehoboth Beach

State: DE

Zip: 19971

Phone: 302-227-4090

Fax: 302-227-4095

Email: doug@solutionseng.com

8. Please Designate a Contact Person, including phone number, for this Project: F. Douglass Warner, 302-227-4090

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: Cluster Development on agricultural land zoned AR1	
11. Area of Project(Acres +/-): 213	
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. N/A	
14. Present Zoning: AR1	15. Proposed Zoning: AR1 - Cluster
16. Present Use: Agricultural Row Crops	17. Proposed Use: Single Family Subdivision
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Agricultural – Agricultural Chemicals	
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: Artesian 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: Artesian Water Company, Inc.	
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: 242 Gross Density of Project: 1.14 Net Density 1.64 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: 242

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 242
 Second home buyer – if checked, how many units Same
 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: 14 % Square Feet: 1,269,000 SF = 29 AC

27. What are the environmental impacts this project will have? Project will take agricultural land out of production , provide reforestation and meadow resoration/ establishment on existing mono-crop agricultural land.

How much forest land is presently on-site? 12 AC +/- How much forest land will be removed? None

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 65 +/-
 Non-tidal Acres 6 +/-

If "Yes", have the wetlands been delineated? Yes No Delineation is in process, but has not been surveyed.

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: Current access is over a short length of culvert. Improvements are anticipated which may impact a small area of wetlands. Permits will be required for installation of the proposed boat docks.

Will there be ground disturbance within 100 feet of wetlands Yes No Walking and bike trails and lot grading.

<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 type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : Road Crossing, walking trail, other misc., lot grading.</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: Bio-filtration, buffer strips, detention, infiltration.</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.): Perennial stream, natural drainage swales, wetlands</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? 129 Acres Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 125 acres</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)? Mixed and includes passive and active recreation, trail areas and nature set aside/wildlife habitat.</p> <p>Where is the open space located? Open space is spread throughout the subdivision.</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? Access road.</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 7.6</p> <p>Acres on-site that will be restored 15 to 20</p> <p>Acres of required wetland mitigation 0.16</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Silt fences, sediment ponds, inlet protection, rock check dams, buffer strips.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 50 foot min.</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 2,335

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5% +/-

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. There is one road (Graves Farm Road – SCR 236A) connecting the subdivision to DE Rt. 16. Graves Farm Road is approximately ½ mile in length. The proposed width will be improved to 24 feet. The specific road section will be determined in consultation with DelDOT.

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. None known, Prefer no connection.

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.) **No archeological sites have currently been identified.

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: Residential solid waste.

45. Please make note of the time-line for this project: Start construction in 2011, buildout 2018

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

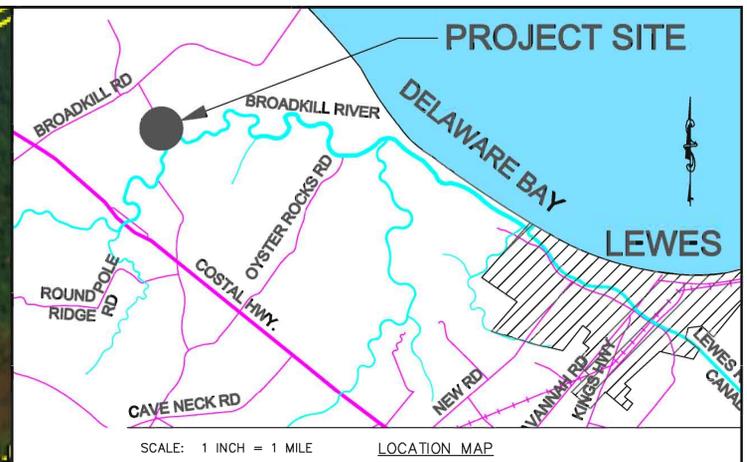
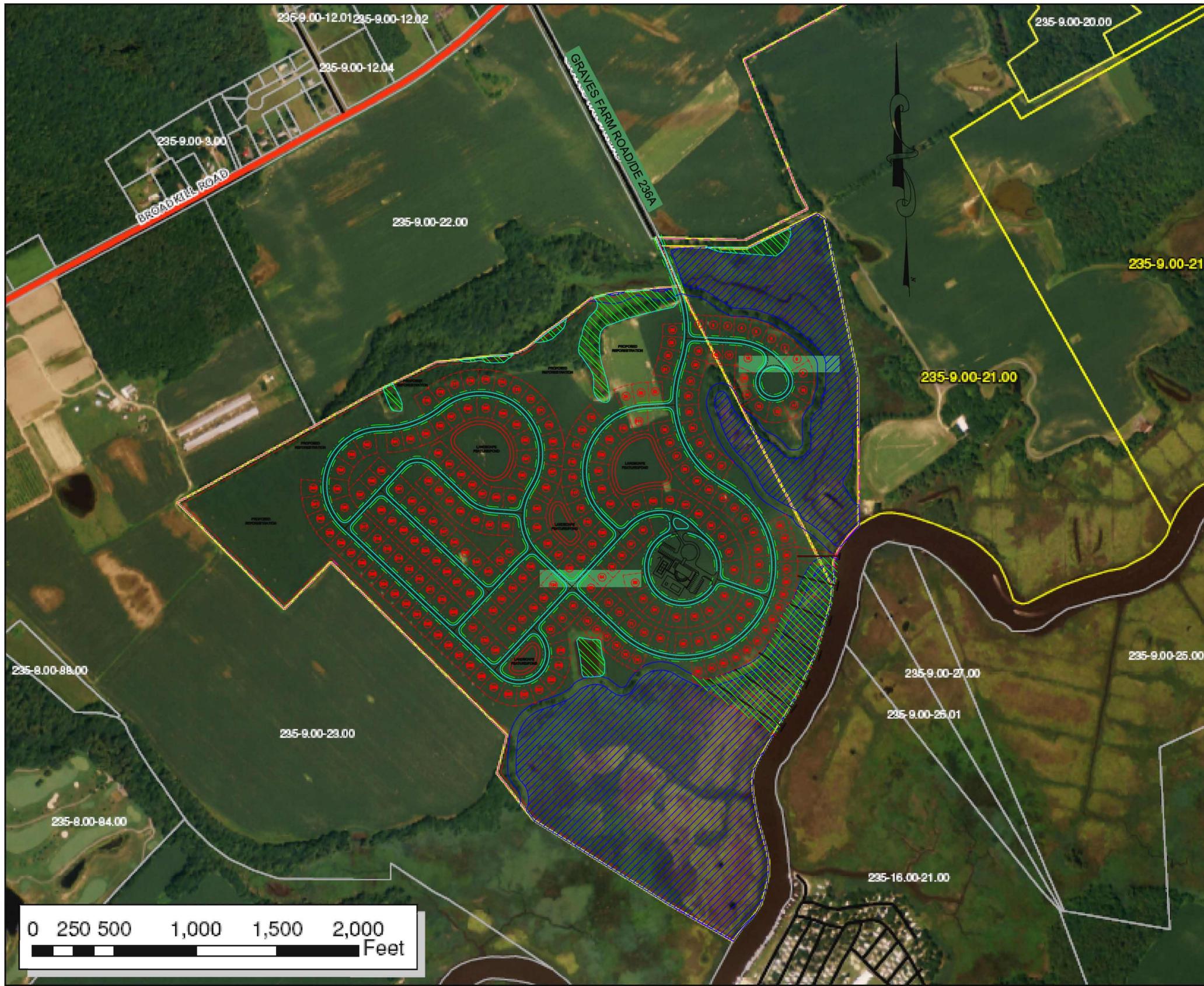
Signature of Person completing form

Date

(If different than property owner)

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.



- LEGEND**
- DEVELOPMENT SITE PROPERTY LINE
 - NATURE EASEMENT
 - FORESTED BUFFER (30 FT)
 - TIDAL/STATE WETLAND BUFFER (50 FT)
 - LOT LINE
 - PRIVATE ROAD R.O.W. (50 FT)
 - EDGE OF ROAD PAVEMENT (24 FT CARTWAY)
 - ROAD CENTERLINE
 - TIDAL/STATE WETLAND
 - 404 WETLAND
 - LOT NUMBER

- GENERAL NOTES:**
1. SUBDIVISION ENTRANCE ROAD IS GRAVES FARM ROAD/ DELAWARE STATE ROUTE 236A. THIS ROAD HAS A 30 FOOT R.O.W. WITH AN OIL AND STONE SURFACE. AS PART OF THE PROPOSED PROJECT WORK THE PAVED ROAD SURFACE WILL BE IMPROVED TO STATE STANDARDS.
 2. ENTRANCE IMPROVEMENTS ARE PROPOSED TO BE MADE ON BROADKILL ROAD AS REQUIRED AS PART OF THE DEIDOT ENTRANCE PERMIT IMPROVEMENTS.
 3. SUBDIVISION ROADS ARE PROPOSED TO BE PRIVATE AND WILL BE CONSTRUCTED TO SUSSEX COUNTY STANDARDS.
 4. ROAD WIDTHS ARE PROPOSED TO BE 24 FOOT IN WIDTH AND WILL BE CURBED.
 5. INTERNAL SUBDIVISION ROAD R.O.W.'s ARE PROPOSED TO BE 50 FOOT IN WIDTH.
 6. LOTS FRONTING ON THE BROADKILL RIVER ARE PROPOSED TO HAVE DOCKS SHARED WITH THE ADJOINING PROPERTY. DOCK USE WILL BE RESTRICTED TO THE PROPERTY OWNER. THESE LOTS ARE PROPOSED TO EXTEND TO THE RIVER, WITH WETLANDS AND WETLAND BUFFER USE RESTRICTED BY EASEMENT FOR ALL USES EXCEPT THE PLACEMENT OF THE SHARED DOCK. DOCK PLACEMENT WILL ONLY BE ALLOWED AS PERMITTED BY FEDERAL, STATE, AND LOCAL PERMIT.
 7. SIDEWALKS ARE PROPOSED TO BE PLACE ON ONE SIDE OF THE ROAD WITHIN THE SUBDIVISION.
 8. WALKING TRAILS ARE PROPOSED WITHIN THE SUBDIVISION IN OPEN SPACE AREAS.
 9. THE DEVELOPMENT SITE BOUNDARIES ARE APPROXIMATE AND ARE NOT BASED ON A CURRENT SURVEY.
 10. AREAS ESTIMATED FROM FOR THE SITE AREA, WETLAND AREAS AND OPEN SPACE WERE TAKEN FROM THE CONCEPTUAL PLAN LAYOUT, AND ARE NOT THE RESULT OF A FIELD SURVEY.
 11. WETLAND BOUNDARIES ARE TAKEN FROM PUBLISHED DATA AND ARE NOT THE RESULT OF FIELD IDENTIFICATION.

- SPECIAL NOTES:**
1. THE PROPOSED SUBDIVISION LAYOUT WAS TAKEN FROM A PLAN ORIGINALLY DEVELOPED BY DUFFIELD ASSOCIATES, INC. (DAI) IN DECEMBER 2007. THE DAI PLAN HAS BEEN MODIFIED FOR THIS DRAWING.



#	REVISION	DATE	CHKD.

BROADKILL REALTY, LLC
ISLAND FARM SUBDIVISION
BROAD KILL HUNDRED
 TAX MAP NUMBER 2-35-9.00, PARCELS 24.00 & 21.03

CONCEPTUAL SUBDIVISION PLAN

PROFESSIONAL SEAL

SOLUTIONS ENGINEERING, LLC
 61 GLADE CIRCLE EAST
 REHOBOTH BEACH, DELAWARE 19971
 PHONE (302) 227-4090
 FAX (302) 227-4095
 www.solutionseng.com

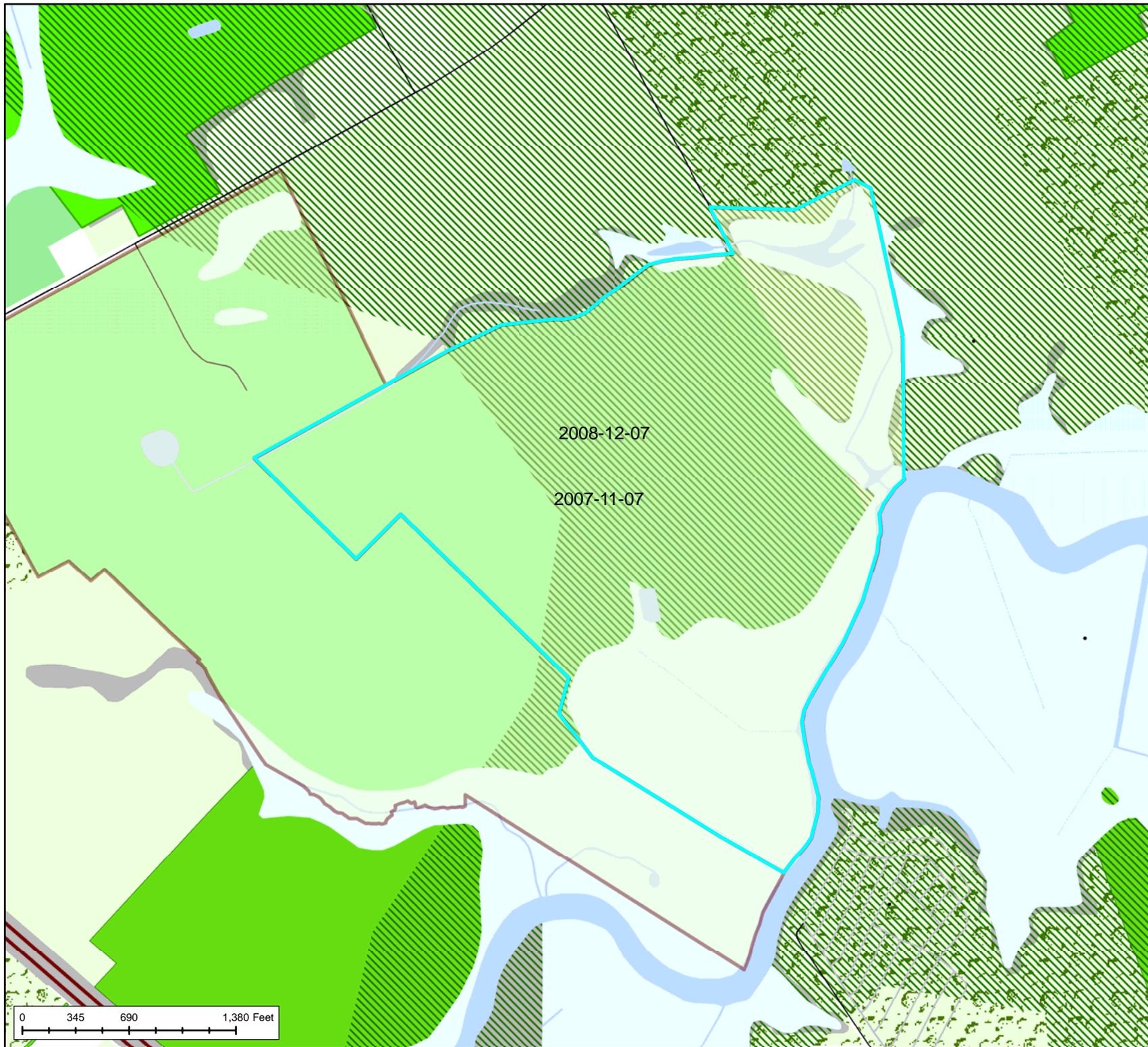
SURVEYED BY: N/A	PREPARED BY: FDW	JOB # XXXXXX
DRAWN BY: FDW	DATE: NOV. 27, 2008	SHEET X OF X
CHECKED BY: FDW	SCALE: 1 INCH = 300 FEET	

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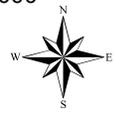
Preliminary Land Use Service (PLUS)

Island Farms
2008-12-07

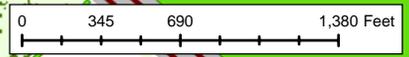
- Project Areas
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of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



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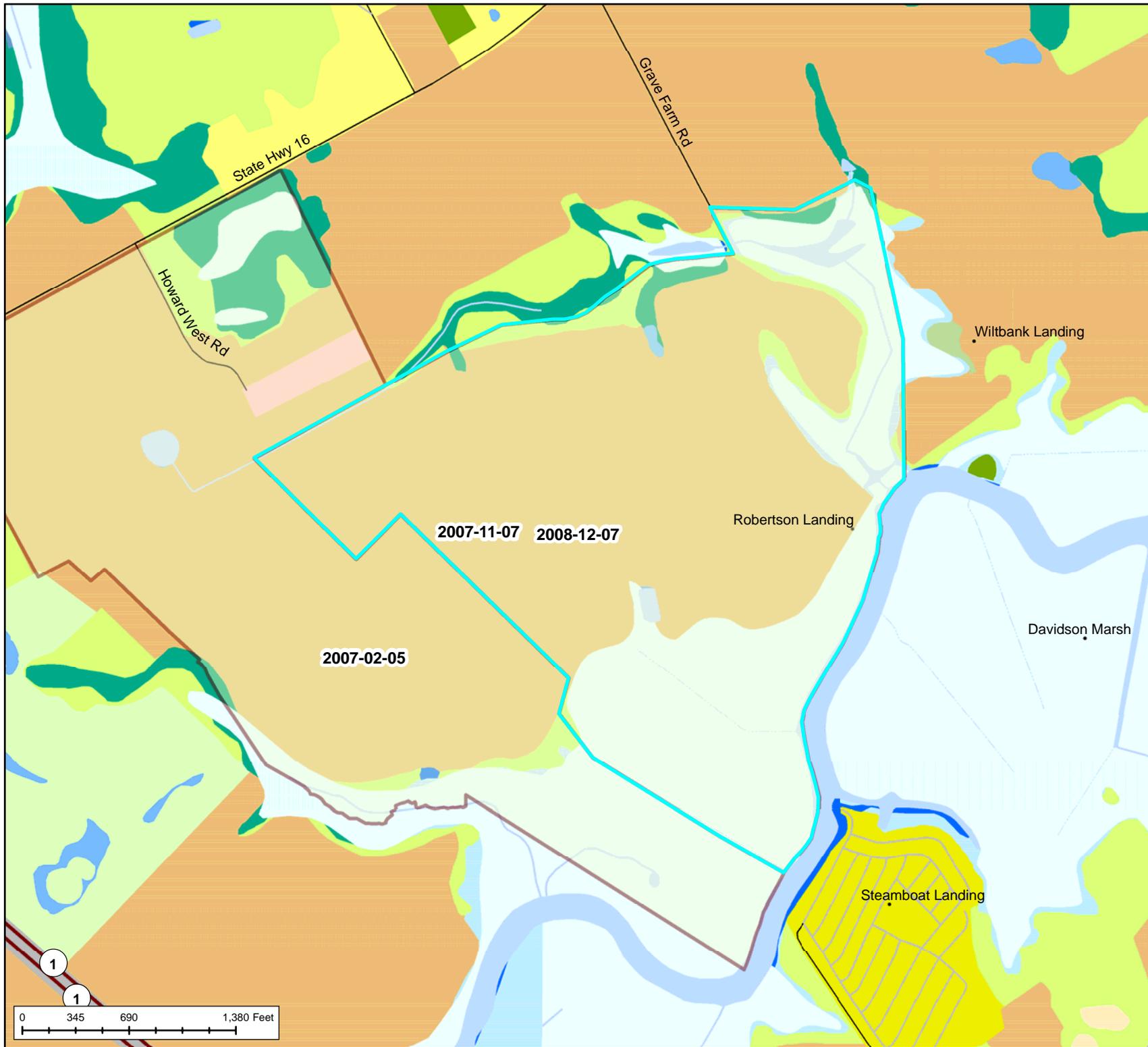
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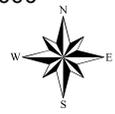
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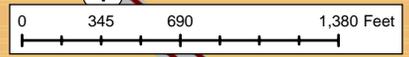
-  Project Areas
-  Municipalities
- Land Use/Land Cover**
-  Single Family Dwellings
-  Multi-Family Dwellings
-  Mobile Home Parks/Courts
-  Commercial
-  Industrial
-  Trans./Comm./Utilities
-  Mixed Urban/Built-up
-  Institutional/Governmental
-  Recreational
-  Farms, Pasture, Cropland
-  CAFO
-  Rangeland
-  Orchards/Nurseries
-  Deciduous Forest
-  Evergreen Forest
-  Mixed Forest
-  Shrub/Brush Rangeland
-  Clear-cut
-  Reservoirs and Impoundments
-  Marinas/Ports/Docks
-  Open Water
-  Emergent Wetlands
-  Forested Wetlands
-  Scrub/Shrub Wetlands
-  Sandy Areas
-  Extraction/Transition



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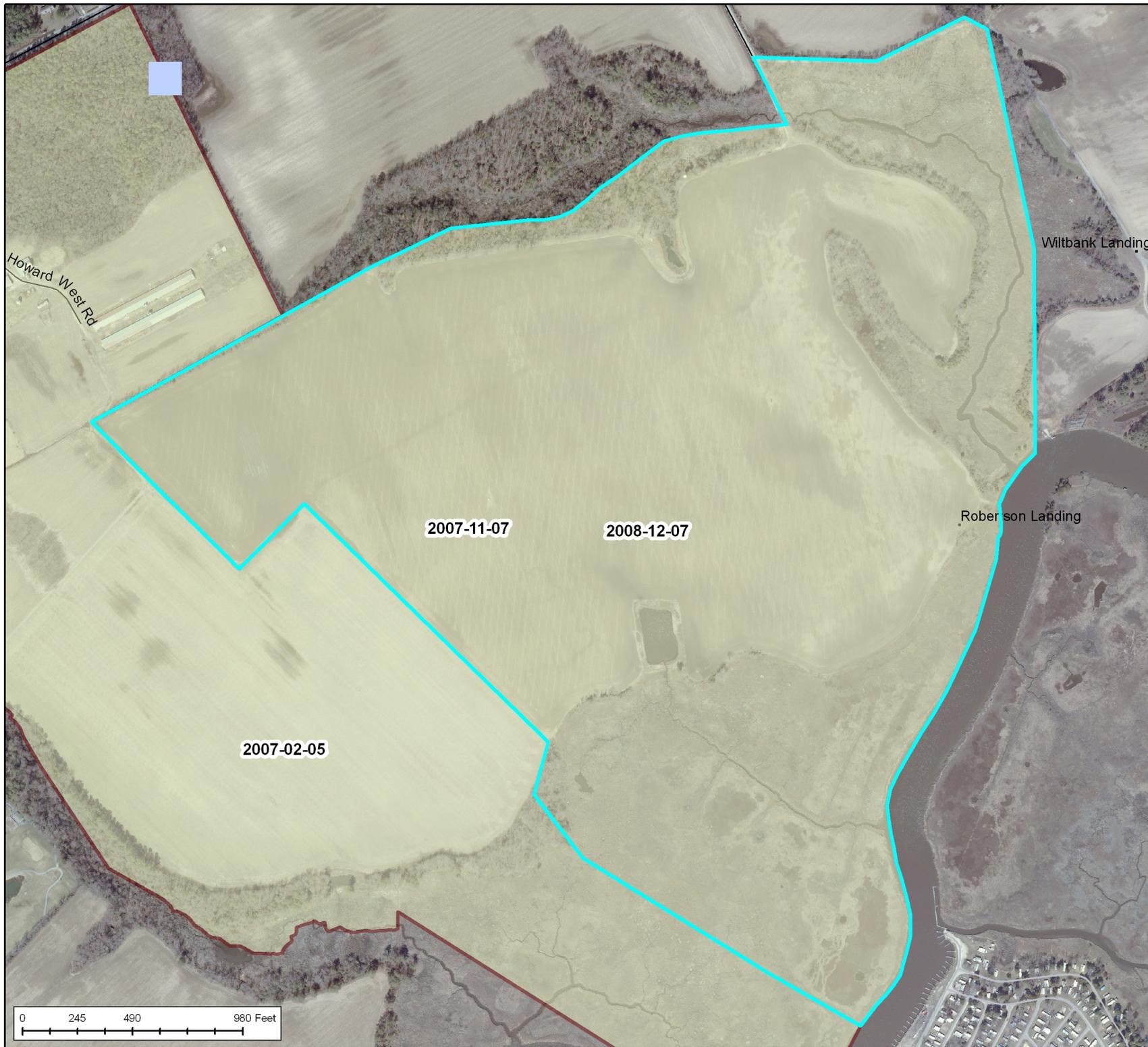
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Preliminary Land Use Service (PLUS)

Island Farms
2008-12-07



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