

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: Spring Hall

2. Location (please be specific): Western boundary within the Town of Fredrica, north of the intersection of Johnnycake Landing Rd and Carpenter Bridge Road

3. Parcel Identification #: SM00-131.00-01-15.00 & 16.00

4. County or Local Jurisdiction Name: Town of Frederica

5. Owner's Name: McCloskey Farms Limited Partnership & Deborah J. Palmer, Margaret A. Hayes, Kay B. Rhoads, Joseph P. Wootten, & Wallace P. Wootten, Jr.

Address: 957 Midstate Road

1640 Turkey Point Road

City: Felton

State: DE

Zip: 19943

Phone:

Fax:

Email:

6. Applicant's Name: Bolis Properties, L.P.

Address: 1060 First Ave, Suite 400

City: King of Prussia

State: PA

Zip: 19406

Phone: 610-768-8006

Fax: 610-768-8008

Email:

7. Project Designer/Engineer: Davis, Bowen, & Friedel, Inc.

Address: 23 N. Walnut Street

City: Milford

State: DE

Zip: 19963

Phone: 302-424-1441

Fax: 302-424-0430

Email: rwl@dbfinc.com

8. Please Designate a Contact Person, including phone number, for this Project: Ring W. Lardner, P.E. (302) 424-1441

Information Regarding Site:

9. Type of Review: ☐ Rezoning ☐ Comp. Plan Amendment (Kent County Only) ☐ Site Plan Review
☒ Subdivision

10. Brief Explanation of Project being reviewed:
Project will be developed as a Traditional Neighborhood Design. The project will consist of 939 units (mixed-uses) and a 338,000 S.F. office/retail complex.

11. Area of Project(Acres +/-): 258.19 Acres

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Investment Level 1
☒ Investment Level 2 ☒ Investment Level 3 ☒ Investment Level 4 ☐ 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: R-5

15. Proposed Zoning: R-5

16. Present Use: Agricultural

17. Proposed Use: Traditional Neighborhood Development

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: The site was previously used for agriculture and there are no known use of chemicals or hazardous substances.

19. 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 ☐

Low Density ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☐

20. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: Artesian Water Company

Will a new public well be located on the site? ☐ Yes ☒ No What is the estimated water demand for this project? 270,000 gpd

How will this demand be met? Public Water System

21. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: Kent County Sanitary Sewer District 1

22. If a site plan please indicate gross floor area: 338,000 S.F.

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

24. If residential, indicated the number of number of Lots/units: 939 units Gross Density of Project: 3.64 Net Density 5.11
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: N/A

Number of owner-occupied units: N/A

Target Population (check all that apply):

Renter-occupied units N/A

☐ 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 472

☒ Move-up buyer – if checked, how many units 467

☐ Second home buyer – if checked, how many units N/A

☐ Active Adult (Check only if entire project is restricted to persons over 55) N/A

26. Present Use: % of Impervious Surfaces: 0%
Square Feet: <1

Proposed Use: % of Impervious Surfaces: 51.34%
Square Feet: 5,841,831.60 S.F.

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

How much forest land is presently on-site? +/-63.29 Acres How much forest land will be removed? +/- 31.71 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 +/-10.00 Acres

☒ Non-tidal Acres +/-1.38 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

30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Spring Creek , Indian Head Branch Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please list name: N/A
32. List the proposed method(s) of stormwater management for the site: Stormwater Management Ponds 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.): See Site Plan 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
33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 67.47 Acres 2,938,993 Square Feet Open space proposed (not including stormwater management ponds and waste water disposal areas) 50.82 acres 2,213,719 Sq ft. What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active, Passive, Private – See Site Plan Where is the open space located? See Site Plan Are you considering dedicating any land for community use (e.g., police, fire, school)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Land Dedication to Town
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? N/A
35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they? N/A
36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 Wet basins, infiltration, bio-swales, RBA, filter strips Buffers from wetlands, streams, lakes, and other natural water bodies: 50' from wetlands, 100' from streams
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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 16,869 tpd

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. Two connections to Johnnycake Landing Road. Johnnycake Landing Road has a 70' right-of-way and is two lanes.

40. Will the street rights of way be public, private, or town? Town

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: N/A

45. Please make note of the time-line for this project: Construction to begin in Spring 2012

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

Signature of property owner

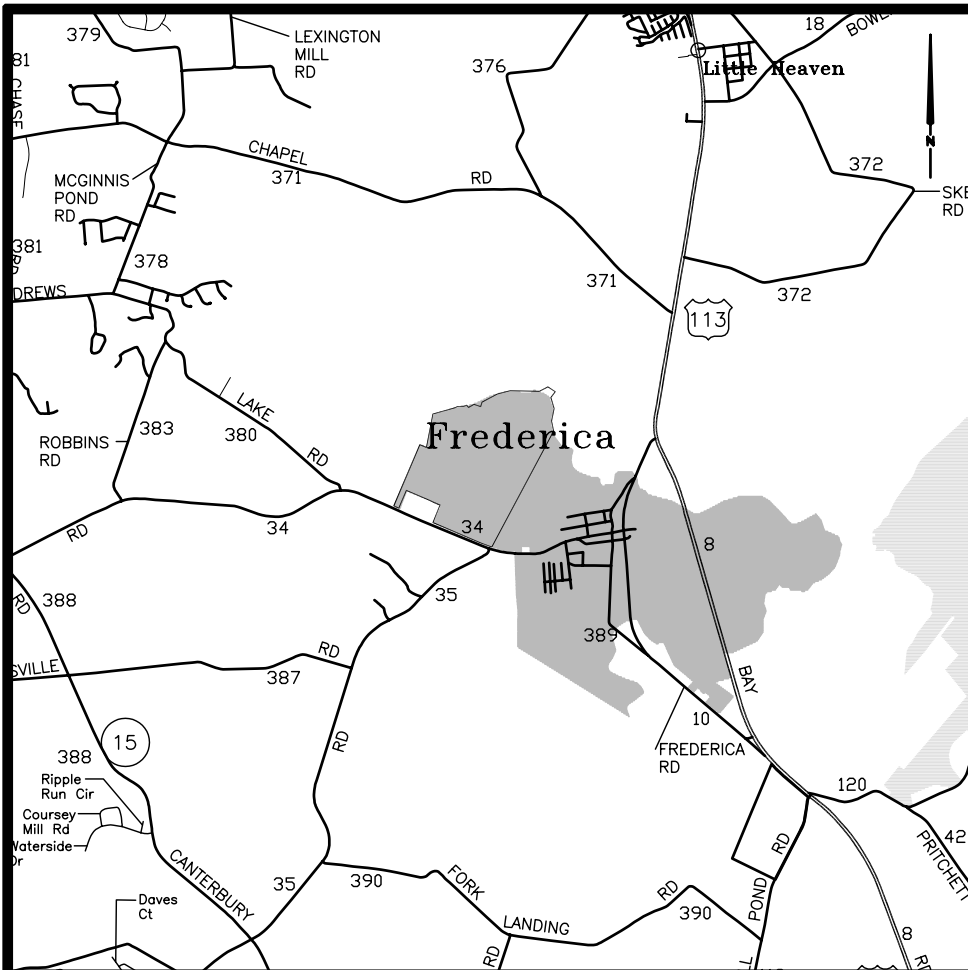
Date

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

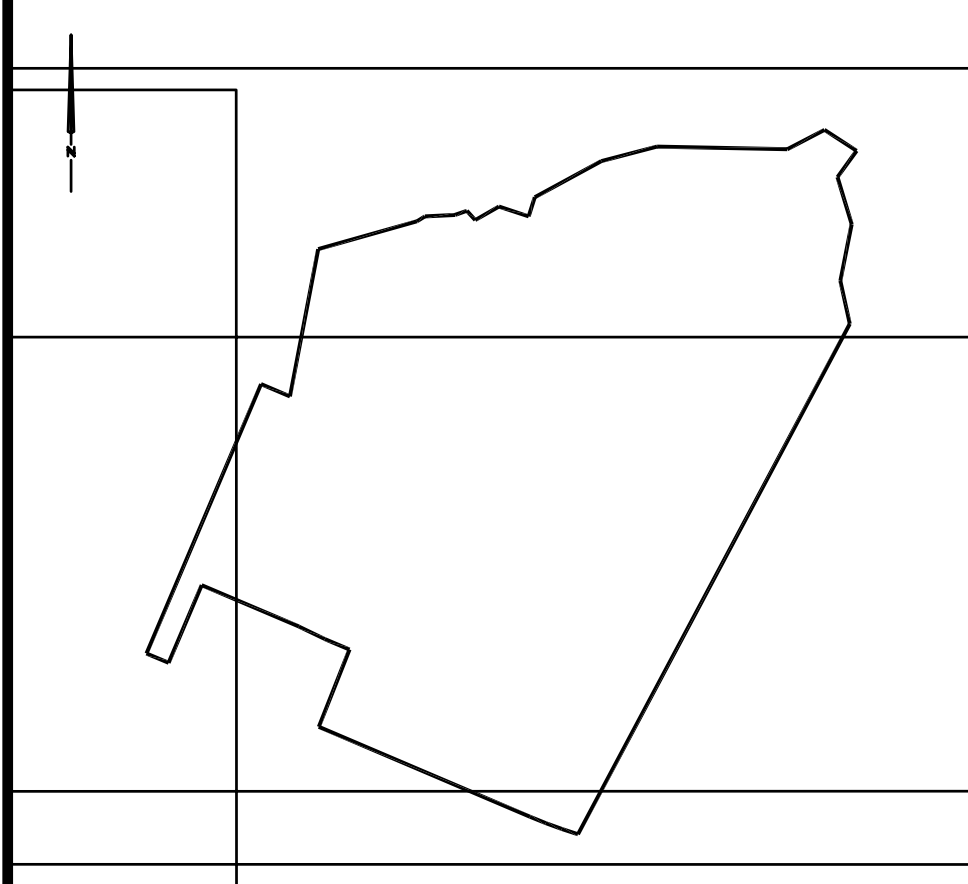
Date

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 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.

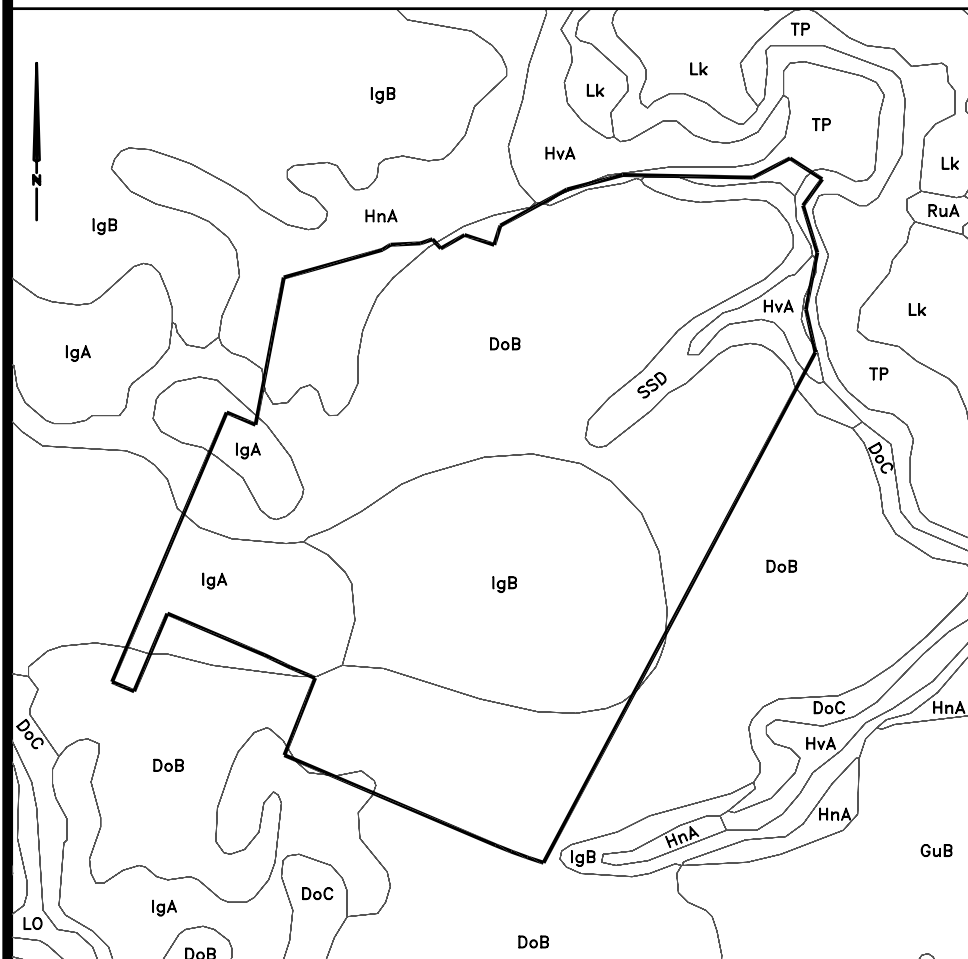


LOCATION MAP SCALE: 1" = 1 MILE

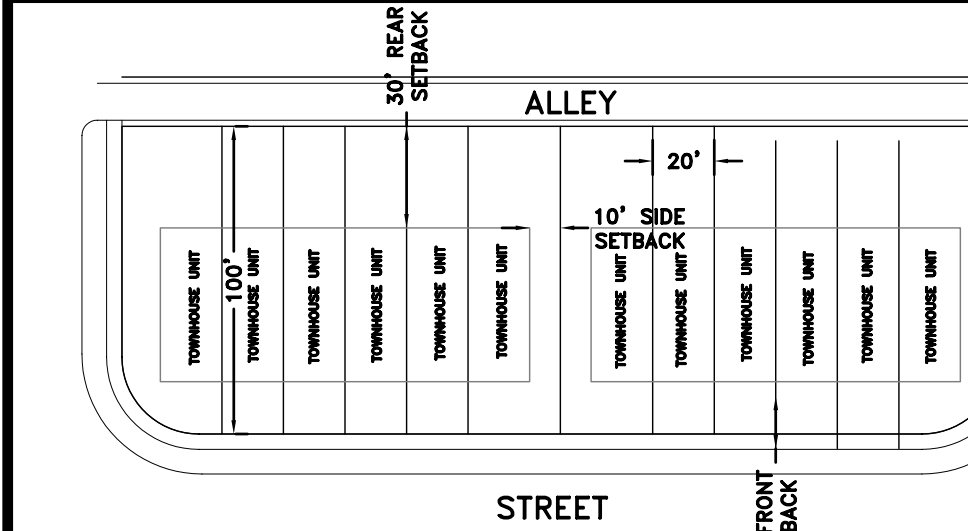


FLOODPLAIN MAP SCALE: 1" = 1200'

THE PROPERTY IS NOT IMPACTED BY THE 100 FLOOD PLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP PANEL: 10001C0285H DATED MAY 5, 2003.



SOILS MAP SCALE: 1" = 1200'



TYPICAL TOWNHOUSE LOT NOT TO SCALE



TYPICAL SINGLE FAMILY HOME LOT NOT TO SCALE

DATA COLUMN

TAX MAP ID : SM-00-131.00-15.00 & 16.00
EXISTING ZONING : R-5
PROPOSED ZONING : R-5
GROWTH ZONE : TOWN OF CHESWOLD
PROPOSED USE : TRADITIONAL NEIGHBORHOOD DEVELOPMENT

TOTAL UNITS : 939
DUPLICES : 156
TOWNHOMES : 316
SINGLE-FAMILY (SMALL) : 255
SINGLE-FAMILY (LARGE) : 212

TOTAL SITE AREA : 258,194 AC
COMMERCIAL : 34,724 AC
PROPOSED RIGHT-OF-WAY : 149,304 AC
TOTAL LOT AREAS : 106,702 AC
DUPLICES : 12,284 AC
TOWNHOMES : 17,224 AC
SINGLE-FAMILY (SMALL) : 36,064 AC
SINGLE-FAMILY (LARGE) : 41,142 AC

TOTAL OPEN SPACE : 67,474 AC
ACTIVE OPEN SPACE : 12,274 AC
CLUBHOUSE : 6.48 AC
PRIVATE PARKS : 3.59 AC
WALKING TRAIL : 2.20 AC
PASSIVE OPEN SPACE : 55,204 AC
WETLANDS : 11.38 AC
RBA (WALKING TRAIL) : 13.61 AC
SWM AREAS : 15.27 AC
REMAINING AREAS : 124,942 AC

MINIMUM TOWNHOUSE ZONING REQUIREMENTS:
MIN. LOT AREA: 2,000 SQ. FT.
MIN. LIVING SPACE: 1,000 SQ. FT.
LOT WIDTH: 20 FT. MIN. INTERIOR
100 FT.
MIN. LOT DEPTH: 10 FT. MIN.
FRONT YARD SETBACK: 15 FT. MAX.
SIDE YARD SETBACK: 10 FT.
REAR YARD SETBACK: 30 FT.

MINIMUM DUPLEX ZONING REQUIREMENTS:
MIN. LOT AREA: 3,000 SQ. FT./UNIT
6,000 SQ. FT./DUPLEX
MIN. LIVING SPACE: 1,000 SQ. FT.
LOT WIDTH: 30 FT. MIN. UNIT
60 FT. MIN. DUPLEX
MIN. LOT DEPTH: 100 FT.
FRONT YARD SETBACK: 10 FT. MIN.
SIDE YARD SETBACK: 10 FT. MAX.
REAR YARD SETBACK: 30 FT.

MINIMUM SINGLE FAMILY ZONING REQUIREMENTS:
MIN. LOT AREA: 6,000 SQ. FT.
MIN. LIVING SPACE: 1,200 SQ. FT.
LOT WIDTH: 60 FT.
MIN. LOT DEPTH: 100 FT.
FRONT YARD SETBACK: 10 FT. MIN.
SIDE YARD SETBACK: 15 FT. MAX.
REAR YARD SETBACK: 30 FT.

SEWER: KENT COUNTY SANITARY
SEWER DISTRICT: 1
WATER: ARTESIAN WATER COMPANY
FIRE DISTRICT: FREDERICA
SCHOOL DISTRICT: LAKE FOREST

COMMERCIAL SITE
TOTAL SITE AREA: 27.37 AC.

BUILDING AREAS:
BUILDING A: 64,666 SF
BUILDING B: 5,000 SF
BUILDING C: 3,200 SF
BUILDING D: 35,000 SF
BUILDING E: 32,500 SF
BUILDING F: 75,384 SF
BUILDING G: 75,384 SF

TOTAL BUILDING SF: 291,134 SF

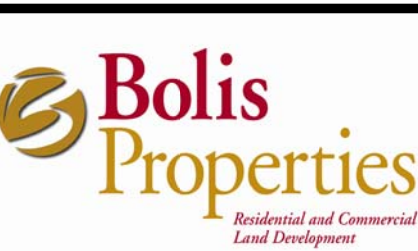
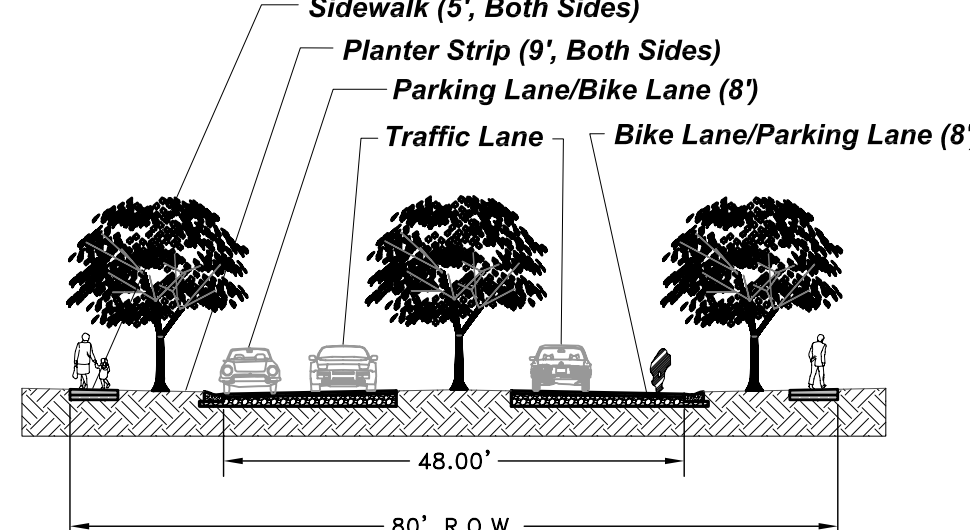
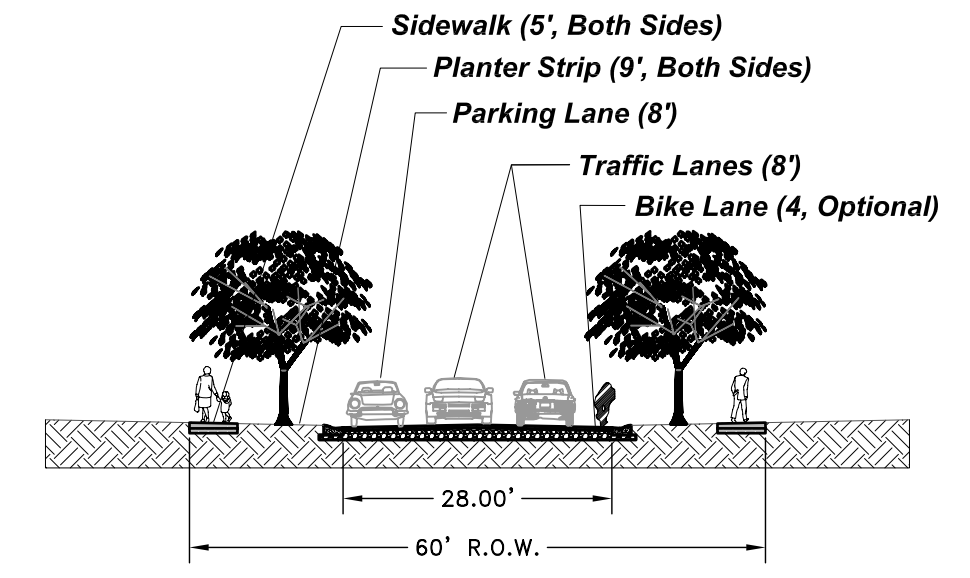
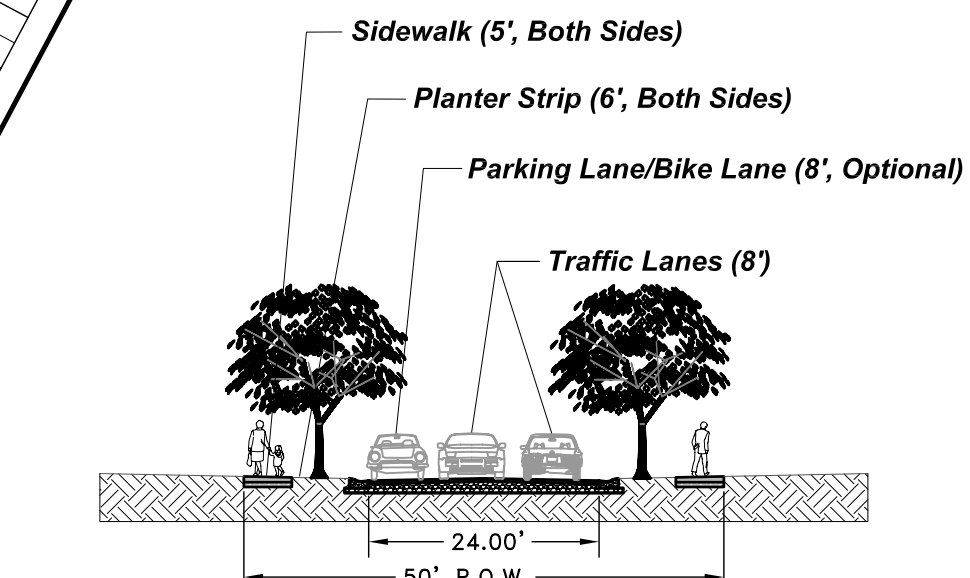
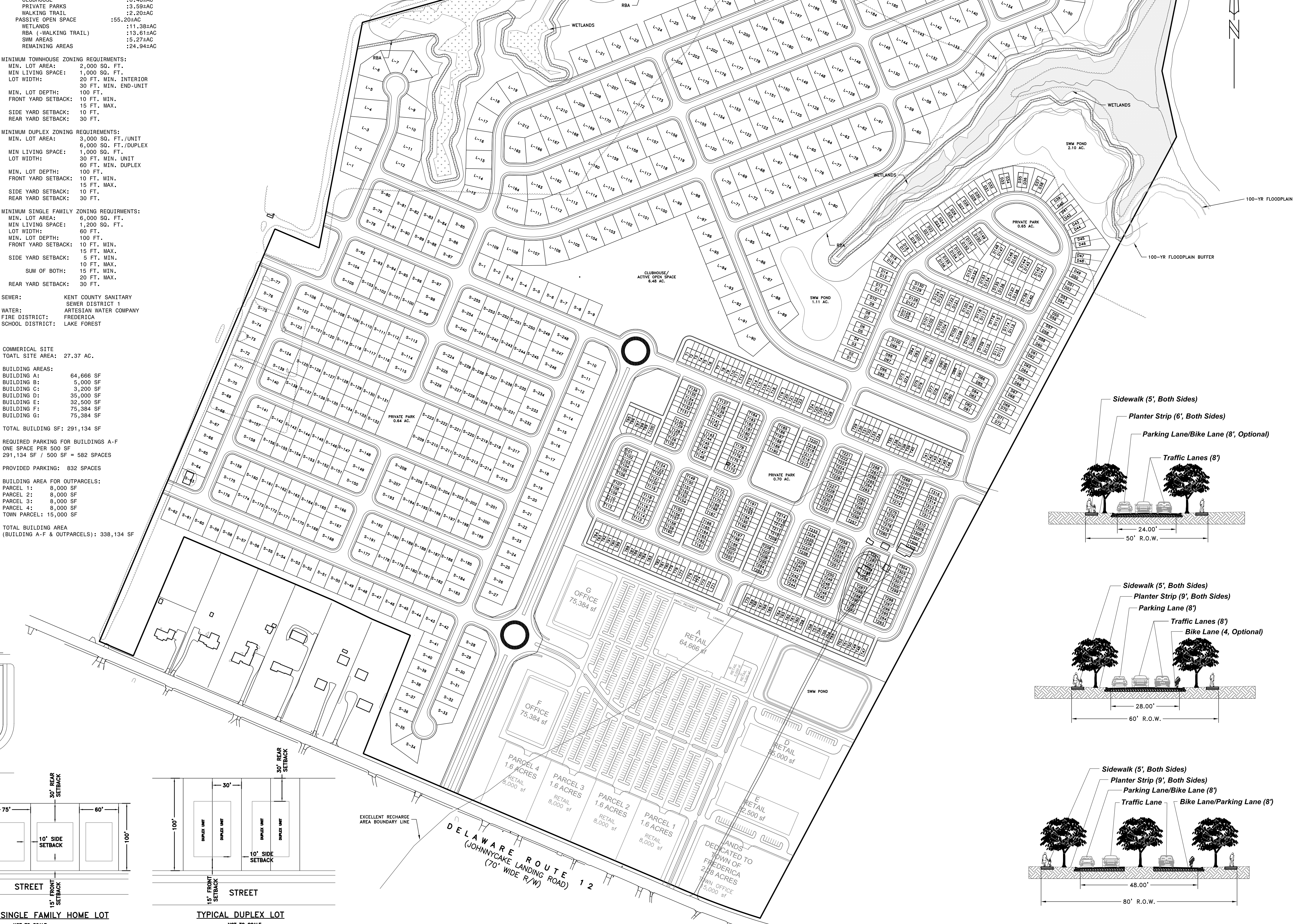
REQUIRED PARKING FOR BUILDINGS A-F
ONE SPACE PER 500 SF
291,134 SF / 500 SF = 582 SPACES

PROVIDED PARKING: 832 SPACES

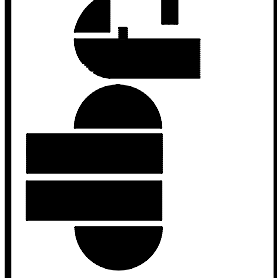
BUILDING AREA FOR OUTPARCELS:
PARCEL 1: 8,000 SF
PARCEL 2: 8,000 SF
PARCEL 3: 8,000 SF
PARCEL 4: 8,000 SF
TOWN PARCEL: 15,000 SF

TOTAL BUILDING AREA
(BUILDING A-F & OUTPARCELS): 338,134 SF

WETLANDS: WETLANDS EXIST ON SITE
TOPOGRAPHIC SURVEY PERFORMED BY
DAVIS, BOWEN, & FRIEDEL, INC. OF
MILFORD, DELAWARE
VERTICAL DATUM: NAD 83
OWNERS: DEBORAH J. PALMER, MARGARET A. HAYES,
KAY B. RHOADS, JOSEPH P. WOOTTEN, &
WALLACE P. WOOTTEN, JR.
1640 TURKEY POINT ROAD
FELTON, DE 19943
MCCLOSKEY FARMS LIMITED PARTNERSHIP
957 MIDSTATE ROAD
FELTON, DE 19943
PREPARED BY:
DAVIS, BOWEN, & FRIEDEL, INC.
23 NORTH WALNUT STREET
MILFORD, DE 19963
(302) 424-1441



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



PLUS Plan



















SPRING HALL SOUTH MURDERKILL HUNDRED FREDERICA, KENT COUNTY, DELAWARE

REVISIONS:
10-3-09: DBF TYPO, ADD
COMMERCIAL TO DATA
COLUMN

Date: SEPT. 2009
Scale: 1" = 200'
Dwn.By: JML
Proj.No.: 16458007
Dwg.No.:

Preliminary Land Use Service (PLUS)

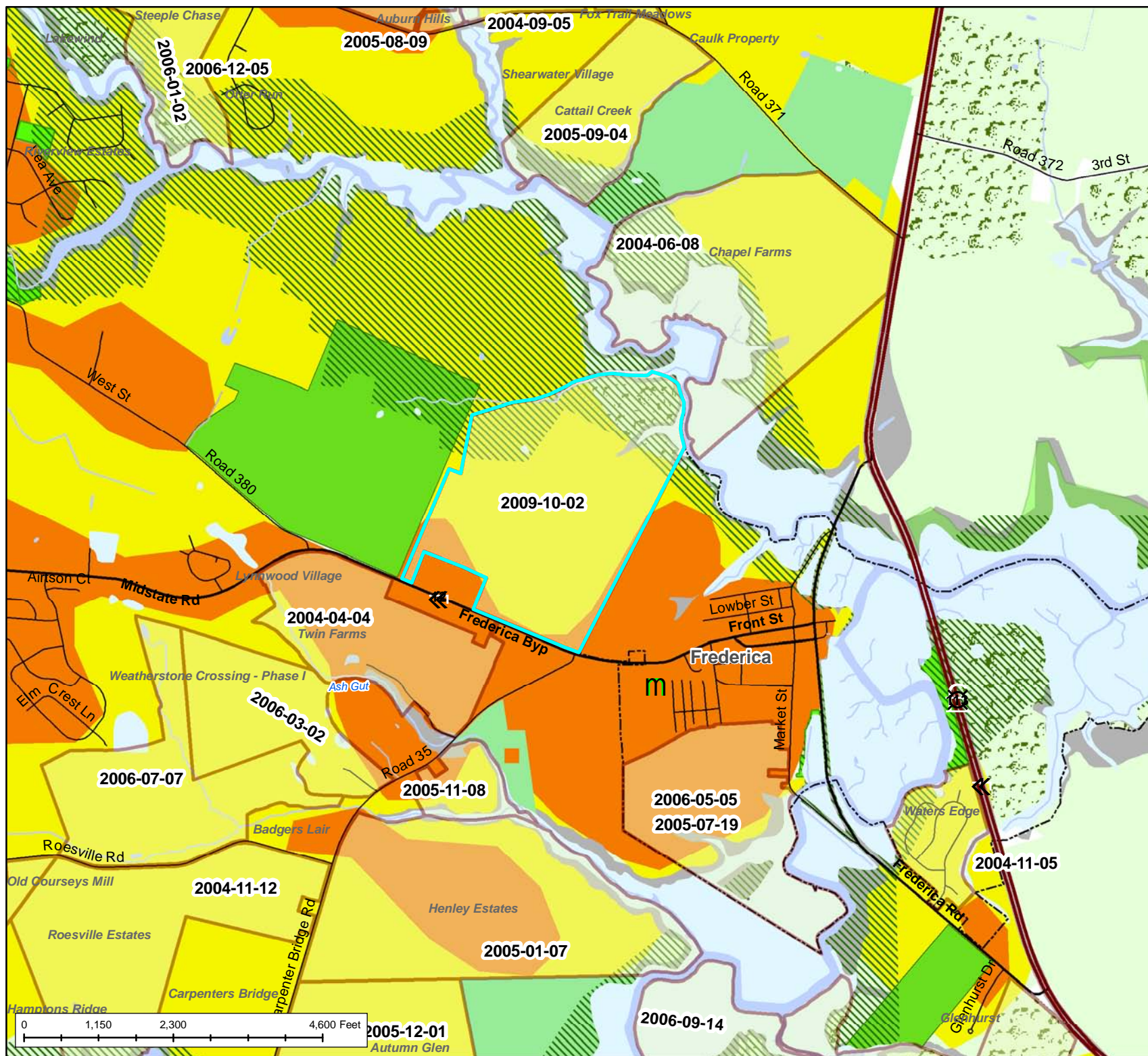
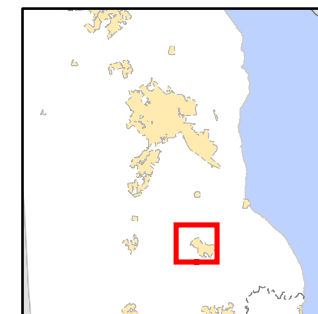
Spring Hall
2009-10-02

-  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)

1:24,000



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Preliminary Land Use Service (PLUS)

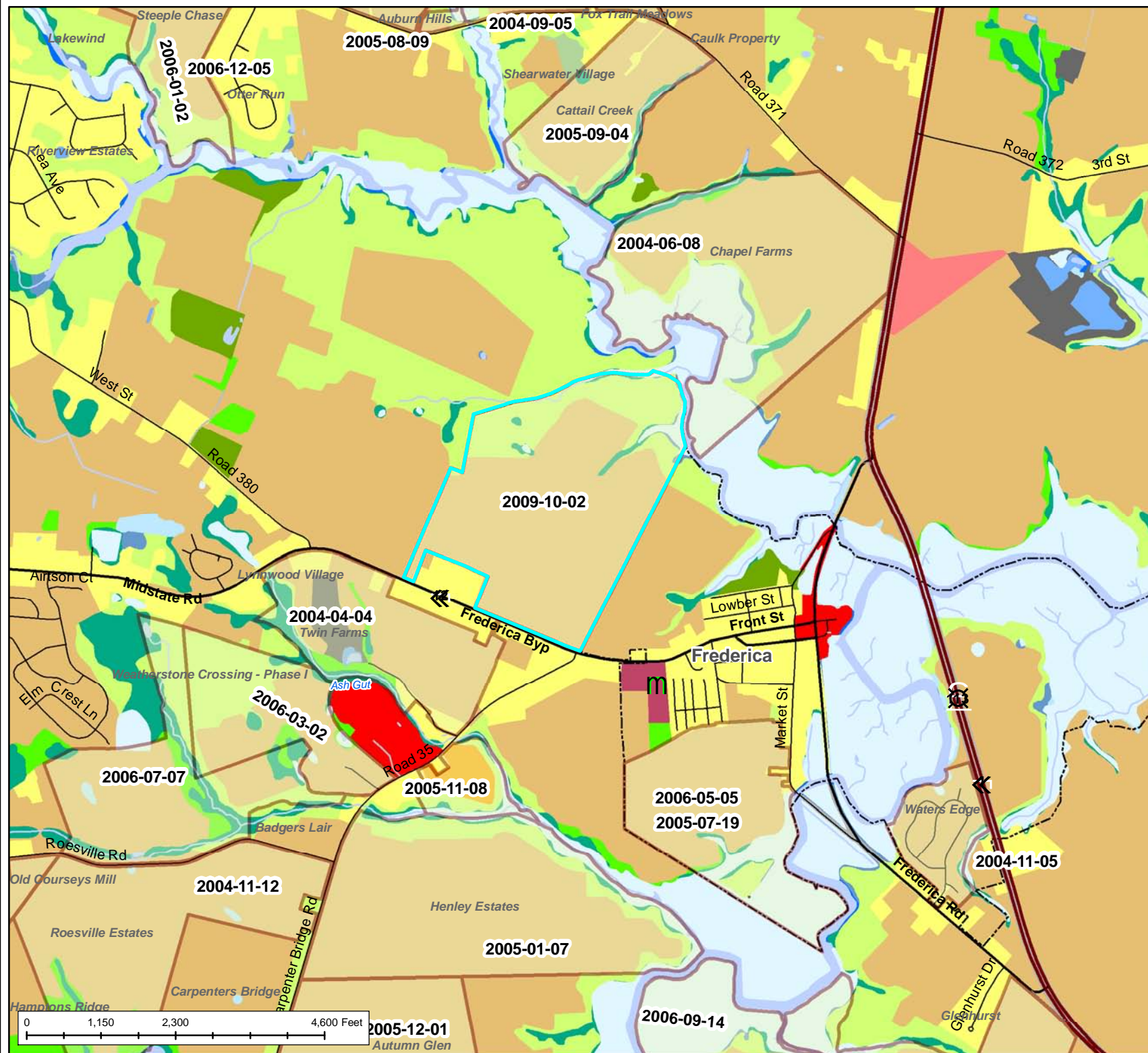
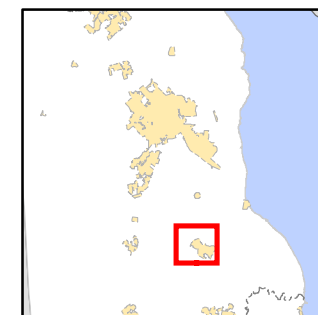
Spring Hall
2009-10-02

- 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

1:24,000



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Preliminary Land Use Service (PLUS)

Spring Hall
2009-10-02

-  Project Areas
-  Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget

1:8,587



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