

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/planningwww.dnrec.state.de.us/dnrec2000www.dnrec.state.de.us/DNRECeis
datamil.delaware.govwww.state.de.us/deptagri

1. Project Title/Name: Deats Farm

2. Location (please be specific): 4564 Summit Bridge Road, Middletown DE 19709

3. Parcel Identification #: 13-012.00-(022, 050, 096, & 107) 4. County or Local Jurisdiction Name: New Castle County

5. Owner's Name: JD Farms, LLC and John W. and Alice R. Deats

Address: 4564 Summit Bridge Road,

City: Middletown

State: DE

Zip: 19709

Phone: 302-378-2484

Fax:

Email:

6. Applicant's Name: Reybold Venture Group, XXVIII, LLC

Address: 116 E. Scotland Drive

City: Bear

State: DE

Zip: 19701

Phone: 302.832.7100

Fax: 302.832.7200

Email: kduhadaway@reybold.com

7. Project Designer/Engineer: ForeSite Associates, Inc.

Address: 208 Delaware Street

City: New Castle

State: DE

Zip: 19720

Phone: 302.351.3421

Fax: 302.351.3456

Email: ach@foresiteassociates.com

8. Please Designate a Contact Person, including phone number, for this Project: Andrew C. Hayes, P.E. , 302.351.3421

Information Regarding Site:	
9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: The proposed community includes the formation of 410 stacked townhomes, 55 townhomes, 44 duplex homes, and 872 condo units, 600,000 s.f. office, and 267,000 s.f. retail. A community center with recreational facilities are also proposed for the community. Community open space and active connected green space is also proposed within the community.	
11. Area of Project(Acres +/-): 168.76 +/- acres	
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"/> 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: S- Suburban District	15. Proposed Zoning: OR – Office Regional District
16. Present Use: Active Farm	17. Proposed Use: Mixed Use: Office, Retail, and Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Two home sites, a barn, and several agricultural related storage buildings are located at the center of the property. The majority of the site is undeveloped, and has been utilized for agricultural purposes for over the last seventy years.	
19. Comprehensive Plan recommendation: Suburban, If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input checked="" type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input checked="" 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 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: To be determined, Multiple providers in area 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? 6.7 MGD How will this demand be met? To be determined, site is outside of a current service area but multiple service providers are available. Public Utility Company	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: New Castle County Department of Public Works via future connection	
22. If a site plan please indicate gross floor area: 2,951,108 s.f.	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 1,381 Units Gross Density of Project: 8.18 DU/Acre Net Density 8.37 DU/Acre Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc. (R.O.W.: 1.66 Ac.; Wetlands: 2.15 Ac.)	

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

26. Present Use: % of Impervious Surfaces: 1.22% Proposed Use: % of Impervious Surfaces: 61.2%
Square Feet: 89,298 s.f. ----2.05 acres Square Feet: 4,456,188 s.f. ---- 102.3 acres

27. What are the environmental impacts this project will have? Farm development, Sediment & Erosion control, and storm water discharges

How much forest land is presently on-site? 16.62 acres How much forest land will be removed? 9.83 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 2.15 +/-

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: 0.18+/- acres will be impacted for road crossings.

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input checked="" 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 Tributaries to Back Creek</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : Road Crossings to maintain conveyance via culvert system.</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: Wet ponds, Bioretention areas, pervious pavement and infiltration practices.</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.): Groundwater recharge and intermittent streams located on site (tributary to Back Creek)</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? 64.77 Acres 2,821,166 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 64.73 acres/ 2,819,813 s.f.</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)? Active and passive recreation, stormwater management, and wildlife habitat.</p> <p>Where is the open space located? Throughout the site, along wetland areas, and to divide residential and commercial uses.</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? Roads, Utilities, and Open space</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>This site is anticipated to be developed to allow for the preservation of Robert's Farm a 1,249.69 acre parcel on tidal tributaries to the Delaware River, T.P. 14-008.00-(002, 003, 040, 041) & 14-013.00-011. Developer proposes permanent preservations easement on Robert's Farm as part of the Deats Farm project.</p> <p>Acres on-site that will be permanently protected 91.86 +/- acres</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</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 100 feet</p>

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes 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 2,779, TIS process is underway.

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.

The project is bounded by Churchtown Road on the north, Summit Bridge Road (U.S. Route 30I) on the east and Old School House Road on the south. Churchtown Road is a two-lane road with a pavement width of 20 to 24-feet and no shoulders, Summit Bridge Road is a two-lane road 40 foot in width including shoulders. The roadway widens to two through lanes and separate right and left turn lanes on the northbound portion as it approaches the intersection of Churchtown Road. Old School House Road is a two-lane road 20 feet wide without shoulders. Proposed connections are anticipated on all three roads.

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. The project is surrounded by public roadways on three sides. The fourth side is an existing residential community and private lots. If applicable in the future the developer is willing to interconnect the roadways.

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: Typical construction waste

45. Please make note of the time-line for this project: Ten to fifteen year build out.

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.

LEGEND

PROPOSED FEATURES	EXISTING FEATURES
PR. CENTERLINE	EX. BOUNDARY LINE
PR. ROAD/DRIVE	EX. ADJOINER LINE
PR. LOADING SPACE	EX. EASEMENT
PR. SIDEWALK/WALKING PATH	EX. BUILDING SETBACK LINE
PR. SANITARY SEWER LINE	EX. PAVING SETBACK LINE
PR. SANITARY SEWER MANHOLE	EX. RIPARIAN BUFFER
PR. BUFFERYARD	EX. CONTOUR
PR. MONUMENT	EX. DRAINAGE PIPE
PR. LIMIT OF DISTURBANCE	EX. TREELINE
	EX. WETLANDS
	EX. SOIL BOUNDARY & TYPE



FORE SITE ASSOCIATES

LAND PLANNING
 CIVIL ENGINEERING
 WATER RESOURCES ENGINEERING
 LAND SURVEYING

FORESITE ASSOCIATES INC.
 208 DELAWARE STREET
 NEW CASTLE, DE 19720
 PHONE: 302.351.3421
 FAX: 302.351.3456
 EMAIL: INFO@FORESITEASSOCIATES.COM

DEATS FARM

REYBOLD VENTURE GROUP XXVIII, LLC.
 116 E. SCOTLAND DR. BEAR, DE 19709

#	COMMENT	BY	DATE

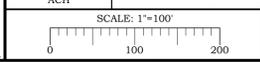
FORE SITE ASSOCIATES

MAJOR LAND DEVELOPMENT PLAN

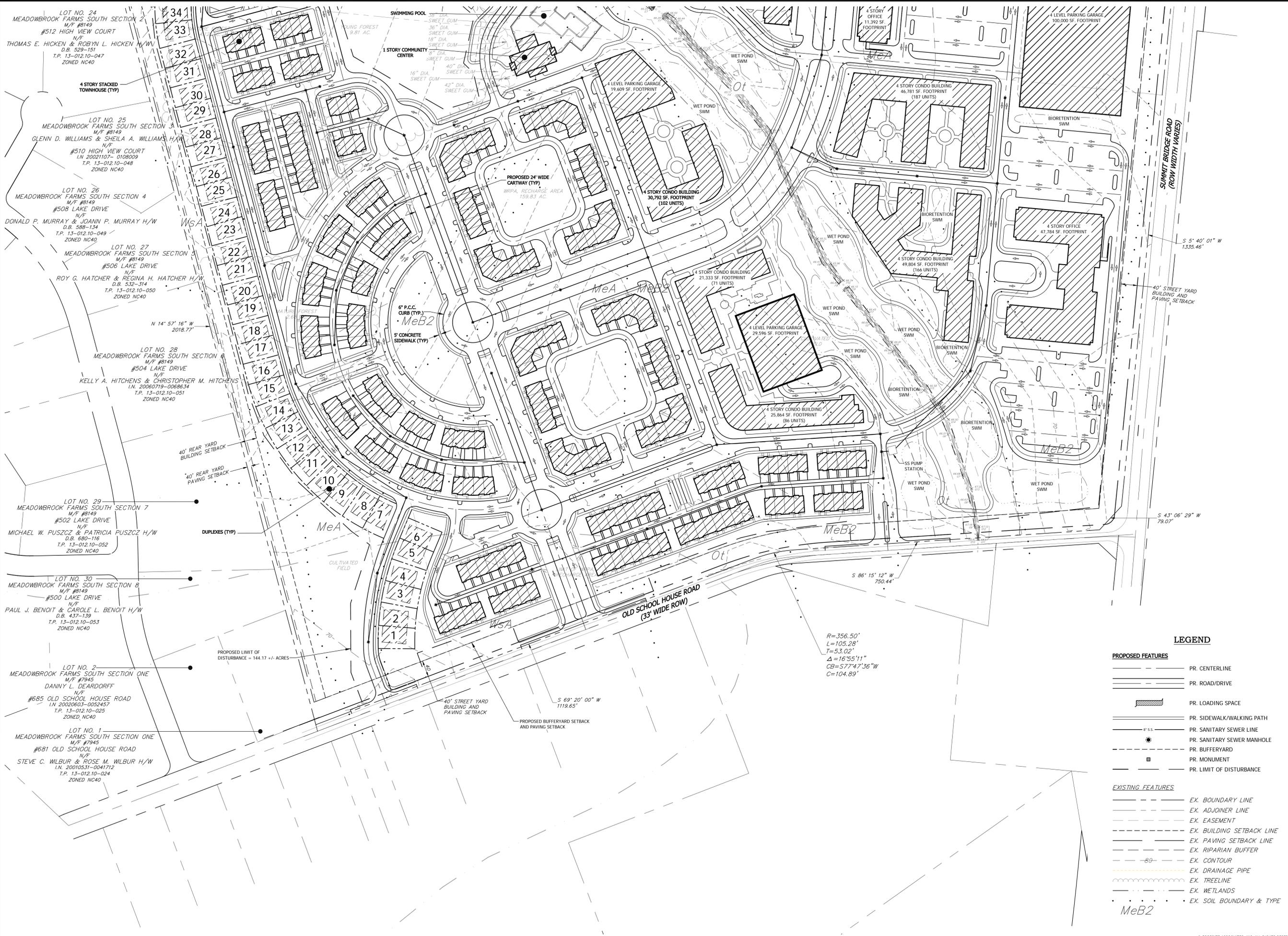
EXPLORATORY SKETCH PLAN

DEATS FARM

ST. GEORGE'S HUNDRED NEW CASTLE COUNTY	MIDDLETOWN DELAWARE
DATE: 05.29.09	PROJECT #: 001.07
SURVEYED BY: JIT	SHEET: 2
CREATED BY: ALH	2 OF 3
DRAWN BY: ALH	
CHECKED BY: ACH	



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FORE SITE ASSOCIATES

- LAND PLANNING
- CIVIL ENGINEERING
- WATER RESOURCES ENGINEERING
- LAND SURVEYING

FORESITE ASSOCIATES INC.
208 DELAWARE STREET
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DEATS FARM

REYBOLD VENTURE GROUP XXVIII, LLC.
116 E. SCOTLAND DR. BEAR, DE 19709

#	COMMENT	BY	DATE

FORE SITE ASSOCIATES

MAJOR LAND DEVELOPMENT PLAN

EXPLORATORY SKETCH PLAN

DEATS FARM

ST. GEORGE'S HUNDRED MIDDLETOWN
NEW CASTLE COUNTY DELAWARE

DATE: 05.29.09 PROJECT #: 001.07

SURVEYED BY: JLT SHEET: **3**

CREATED BY: ALH/JLL 3 OF 3

DRAWN BY: ALH/JLL

CHECKED BY: ACH

SCALE: 1"=100'

0 100 200

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Preliminary Land Use Service (PLUS)

Deats Farm
2009-11-04

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

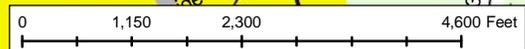
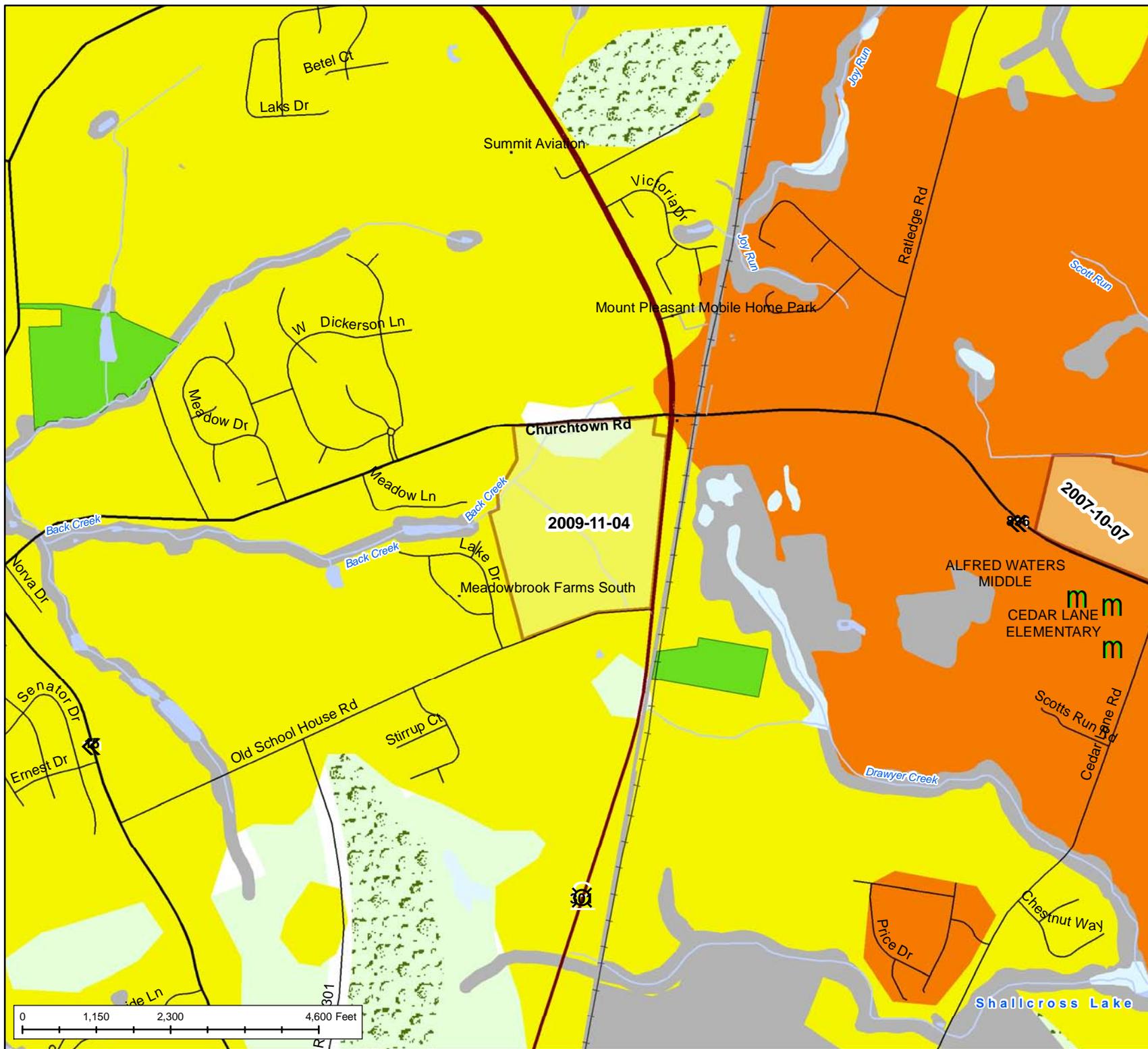
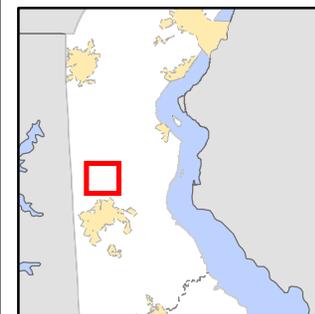
State Strategies

-  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)

1:24,000



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Preliminary Land Use Service (PLUS)

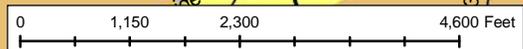
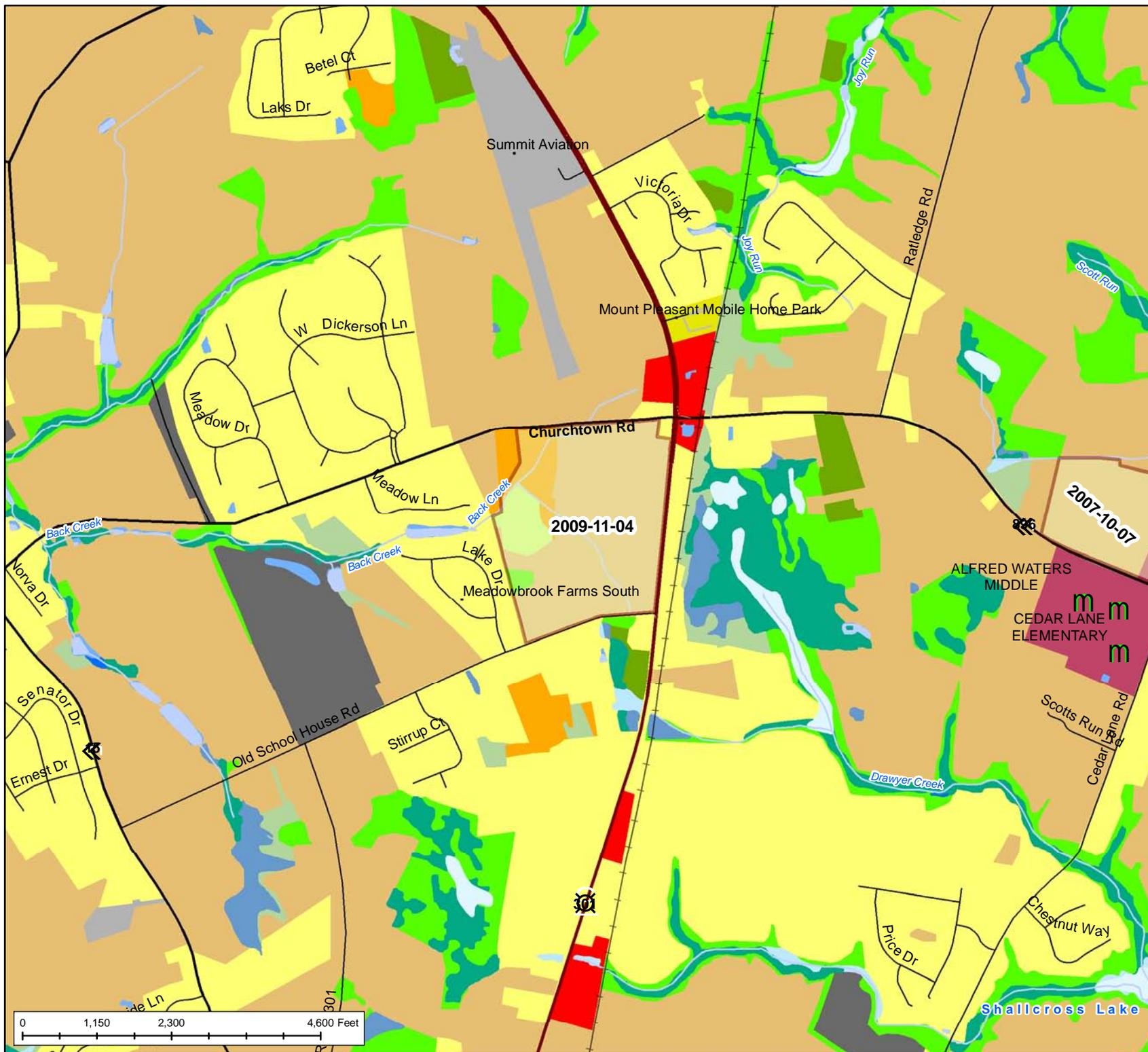
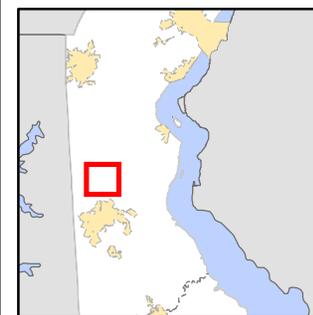
Deats Farm
2009-11-04

-  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)

Deats Farm
2009-11-04

-  Project Areas
-  Municipalities

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



1:6,385



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