

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.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: **RAYFIELD POINT**

2. Location (please be specific): **APPROX. 1240' NORTHEAST ALONG STATE ROAD 35 (CARPENTER BRIDGE ROAD) FROM THE INTERSECTION OF STATE ROAD 35 (CARPENTER BRIDGE ROAD) AND STATE ROAD 387 (ROSEVILLE ROAD)**

3. Parcel Identification #: **8-00-140.00-01-29.00-0001**

4. County or Local Jurisdiction Name: **KENT COUNTY**

5. Owner's Name: **EDGAR W. CANNON JR., LAURIE W. CANNON, EDGAR W. CANNON III, ROBERT E. CANNON**

Address: **217 BUCKTOE ROAD**

City: **AVONDALE**

State: **PA**

Zip: **19311**

Phone: **N/A**

Fax: **N/A**

Email: **N/A**

6. Applicant's Name: **EASTERN STATES DEVELOPMENT COMPANY, INC.**

Address: **800 FIRST STATE BOULEVARD**

City: **WILMINGTON**

State: **DE**

Zip: **19804**

Phone: **(302) 995-2259 x12**

Fax: **(302)995-2460**

Email: **RGIBSON@EASTERN-STATES.NET**

7. Project Designer/Engineer: **MCCRONE, INC**

Address: **111 SOUTH WEST STREET, SUITE 6**

City: **DOVER**

State: **DE**

Zip: **19904**

Phone: **(302)730-4600**

Fax: **(302)730-0608**

Email: **RSUTTON@MCCRONE-INC.COM**

8. Please Designate a Contact Person, including phone number, for this Project: **RON SUTTON JR., P.E.
(302)730-4600**

25. If residential, please indicate the following:
Number of renter-occupied units: **0 UNITS**
Number of owner-occupied units: **363 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 **240 UNITS**
 Move-up buyer – if checked, how many units **123 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% Proposed Use: % of Impervious Surfaces: **25%**
Square Feet: **5455 SF** Square Feet: **1,211,710 SF**

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

How much forest land is presently on-site? **50.55 AC±** How much forest land will be removed? **26.37 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

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 **5.76 AC±**

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corp of Engineers signed off on the delineation? Yes No (WILL SUBMIT JD)

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: STORMWATER MANAGEMENT POND, CONVEYANCE SWALES</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.): ASH BRANCH</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? 31.00 AC± Acres 1,350,378 SF± Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) / acres/Sq ft. 28.40± AC / 1,237,029 SF</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 RECREATION, STORMWATER MANAGEMENT</p> <p>Where is the open space located? THROUGHOUT SITE</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 AND SEWERS</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" 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</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<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</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 **2,605 TRIPS**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **0 %**

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.

1 CONNECTION TO CARPENTER BRIDGE ROAD (RD 35); 2-10' WIDE TRAVEL LANES, NO SHOULDER

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

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.

LOWBAR ACRES TO THE NORTHWEST, CONNECTION WILL BE MADE AS PART OF DESIGN

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


45. Are any federal permits, licensing, or funding anticipated? Yes No

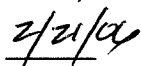
46. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

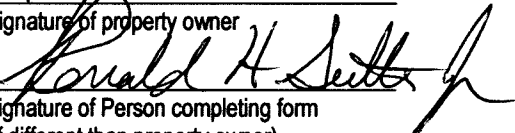
Yes No If yes, please List them:

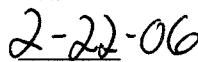
47. Please make note of the time-line for this project: **ASAP**

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, 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.

ADJOINING PROPERTY OWNERS:

- A. N/F WILLIAM E. KORNRUMPF, S.R.
T.P. 8-00-140.00-01-08.01-000
D.R. D 612/135
ZONING PER KENT COUNTY SMARTMAP: AC
- B. N/F KARL M. KRAMER & CYNTHIA D. HIGHFIELD
T.P. 8-00-140.00-01-09.00-000
D.R. S 35/98, D 674/66
ZONING PER KENT COUNTY SMARTMAP: AC
- C. N/F DAVID C. WISNESKI
T.P. 8-00-140.00-01-22.00-000
D.R. D 662/294
ZONING PER KENT COUNTY SMARTMAP: AC
- D. N/F JOHN L. GREEN, SR. & MARIAN E. GREEN
T.P. 8-00-140.00-01-23.00-000
D.R. A 38/0051
ZONING PER KENT COUNTY SMARTMAP: AC
- E. N/F ERIC C. MORROW
T.P. 8-00-140.00-01-30.00-000
D.R. L 42/0026
ZONING PER KENT COUNTY SMARTMAP: AC

N/F
DAVID L. WEBBER
JANET M. WEBBER
(TRUSTEES)
T.P. 8-00-140.00-01-34.00-000
D.R. F 26/393 D 517/308
ZONING PER KENT COUNTY
SMARTMAP: AC

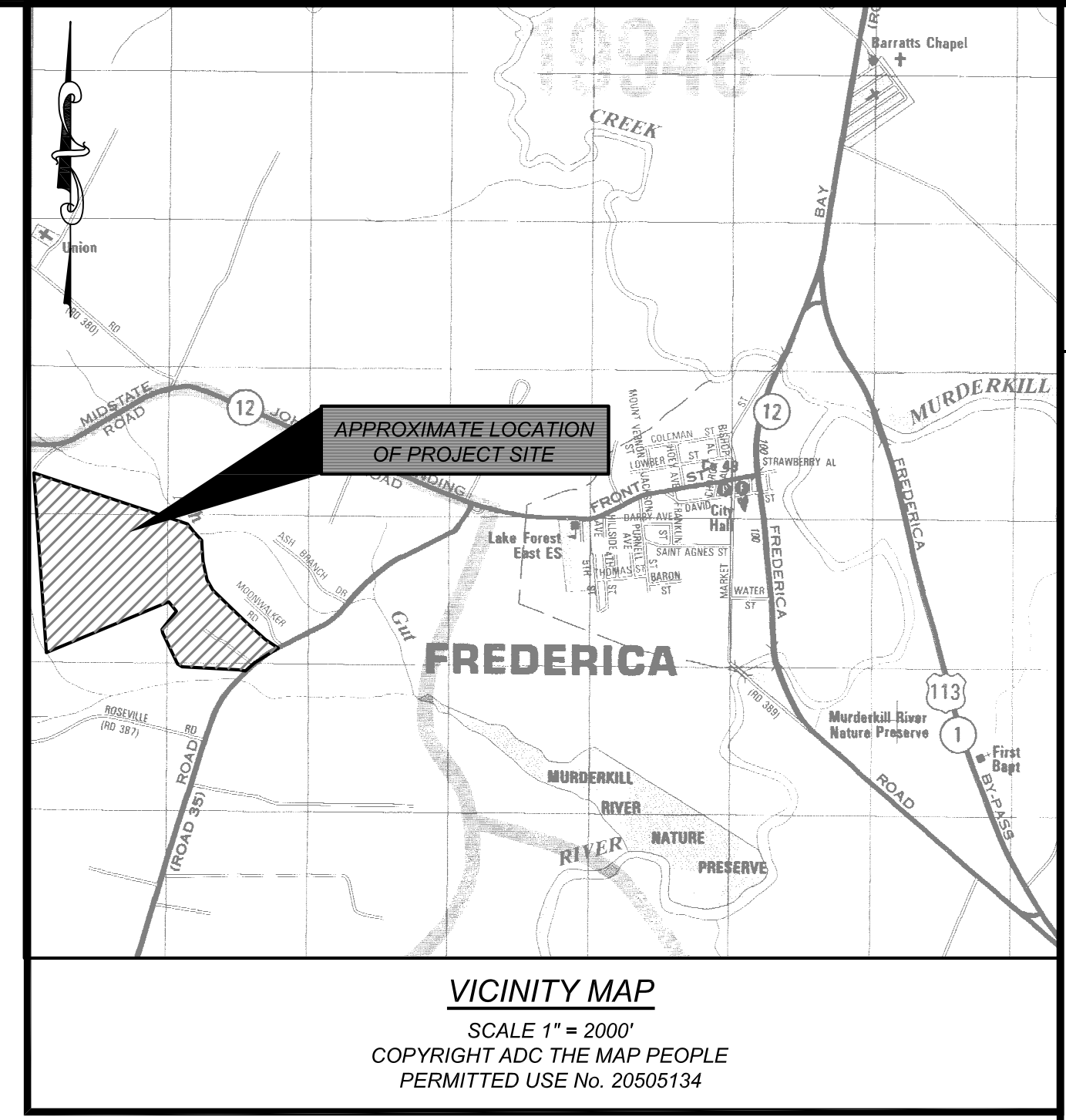
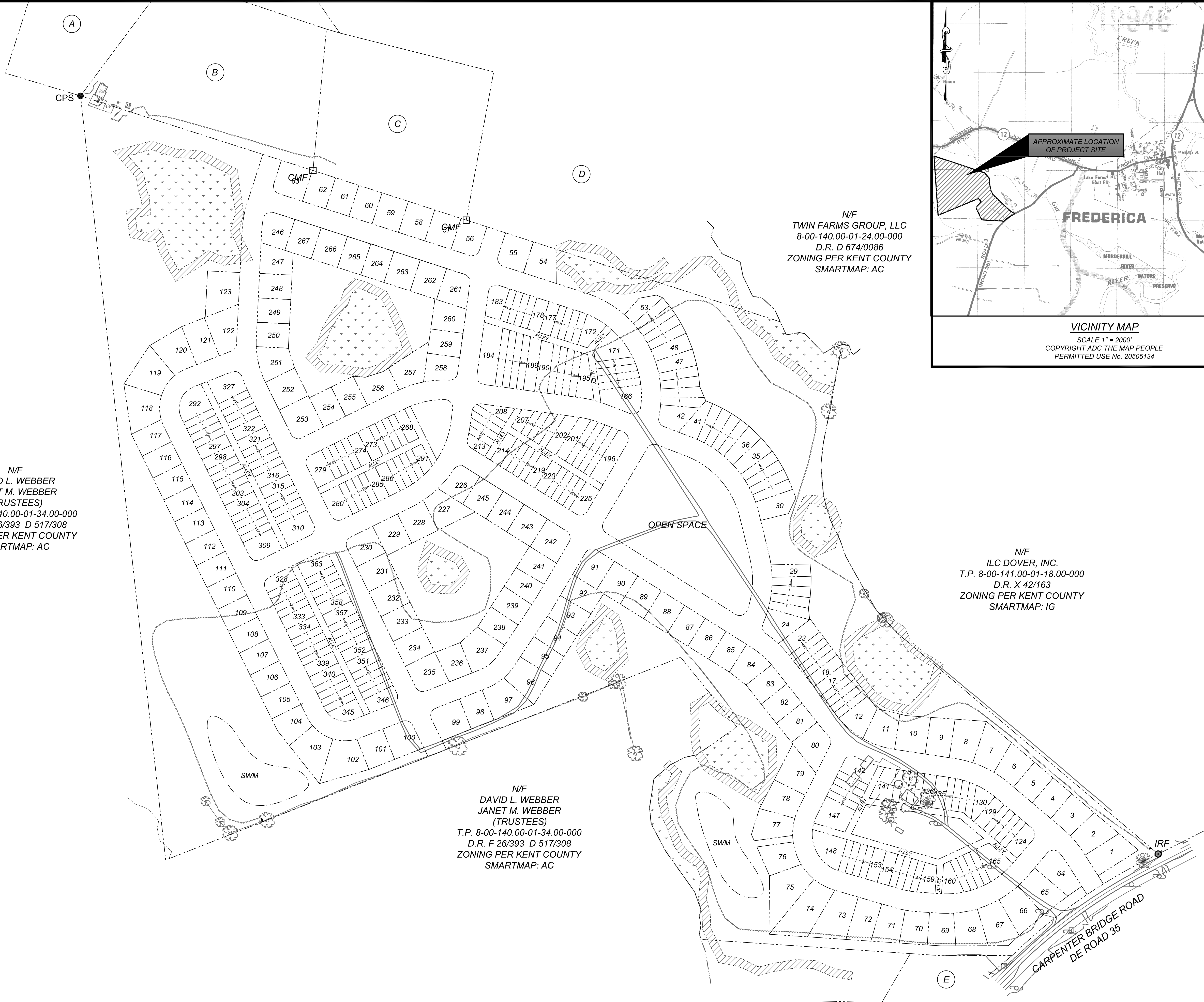
N/F
TWIN FARMS GROUP, LLC
8-00-140.00-01-24.00-000
D.R. D 674/0086
ZONING PER KENT COUNTY
SMARTMAP: AC

N/F
ILC DOVER, INC.
T.P. 8-00-141.00-01-18.00-000
D.R. X 42/163
ZONING PER KENT COUNTY
SMARTMAP: IG

N/F
DAVID L. WEBBER
JANET M. WEBBER
(TRUSTEES)
T.P. 8-00-140.00-01-34.00-000
D.R. F 26/393 D 517/308
ZONING PER KENT COUNTY
SMARTMAP: AC

SITE DATA COLUMN

1. OWNER OF RECORD:
EDGAR W. CANNON, LAURIE W. CANNON
EDGAR W. CANNON III, ROBERT E. CANNON
217 BUCKTOE ROAD
AVONDALE, PA 19311
TAX MAP: 8-00-140.00-01-29.00-000
DEED REFERENCE: T 37/66 Z 47/89
TOTAL AREA = 4,523,872 SQ. FT. ± (104 ACRES±)
2. APPLICANT:
EASTERN STATES DEVELOPMENT COMPANY
800 FIRST STATE BOULEVARD
WILMINGTON, DE 19804
PHONE (302) 995-2259 x12
FAX (302) 995-2460
CONTACT: REX GIBSON
3. ENGINEER:
McCRONE, INC.
111 S. WEST STREET, SUITE 6
DOVER, DE 19904
(302) 730-4600
FAX: (302) 730-0608
CONTACT: RONALD H. SUTTON, JR., P.E.
4. ZONING: AC (AGRICULTURAL CONSERVATION)
EXISTING USE: RESIDENTIAL AND AGRICULTURAL
CONDITIONAL USE: PROPOSED TRANSFER OF DEVELOPMENT RIGHTS PROJECT RESIDENTIAL SUBDIVISION
5. LOT DATA
TOTAL NUMBER OF PROPOSED LOTS = 363
NUMBER OF TOWNHOMES = 240
NUMBER OF SINGLE FAMILY = 123

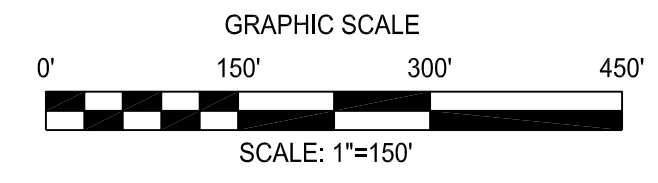


REV. #	DATE	DESCRIPTION

McCRONE
 • Engineering
 • Construction Services
 • Environmental Sciences
 • Land Planning & Surveying
 ANNAPOLIS • CENTREVILLE • DOVER • ELKTON • SALISBURY
 111 S. WEST STREET, SUITE 6
 DOVER, DE 19904
 PHONE 302-730-4600 • FAX 302-730-0608
 www.mccrone-inc.com
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DATE:	05-12-2005
JOB NUMBER:	PROPOSAL
SCALE:	1"=150'
DRAWN BY:	JDC
DESIGNED BY:	JR
APPROVED BY:	RHS
FOLDER REFERENCE:	N/A





SKETCH PLAN
 FOR
**RAYFIELD POINT
 SUBDIVISION**
 SOUTH MURDERKILL HUNDRED, KENT COUNTY, DELAWARE
 Prepared For: HERITAGE BUILDING GROUP, INC.

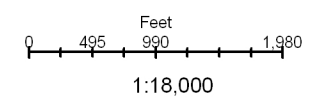


SHEET NO.: **S-1**
 FILE NO.: SKETCH.DWG

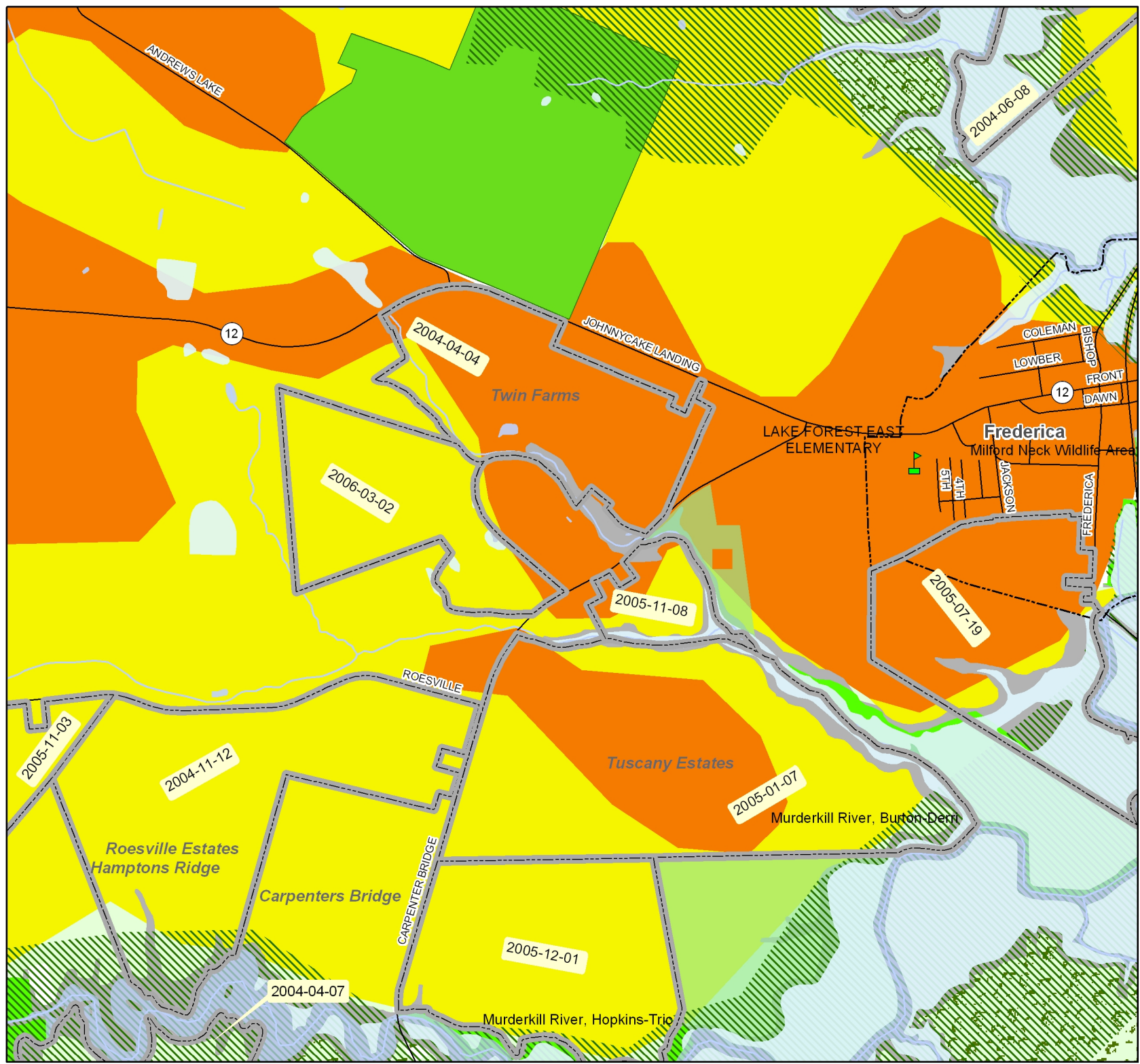
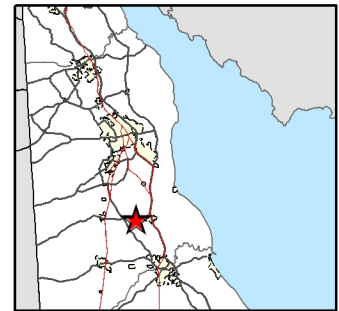
Preliminary Land Use Service (PLUS)

Rayfield Point
2006-03-02

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



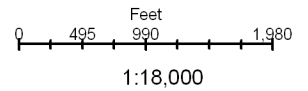
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www.state.de.us/planning



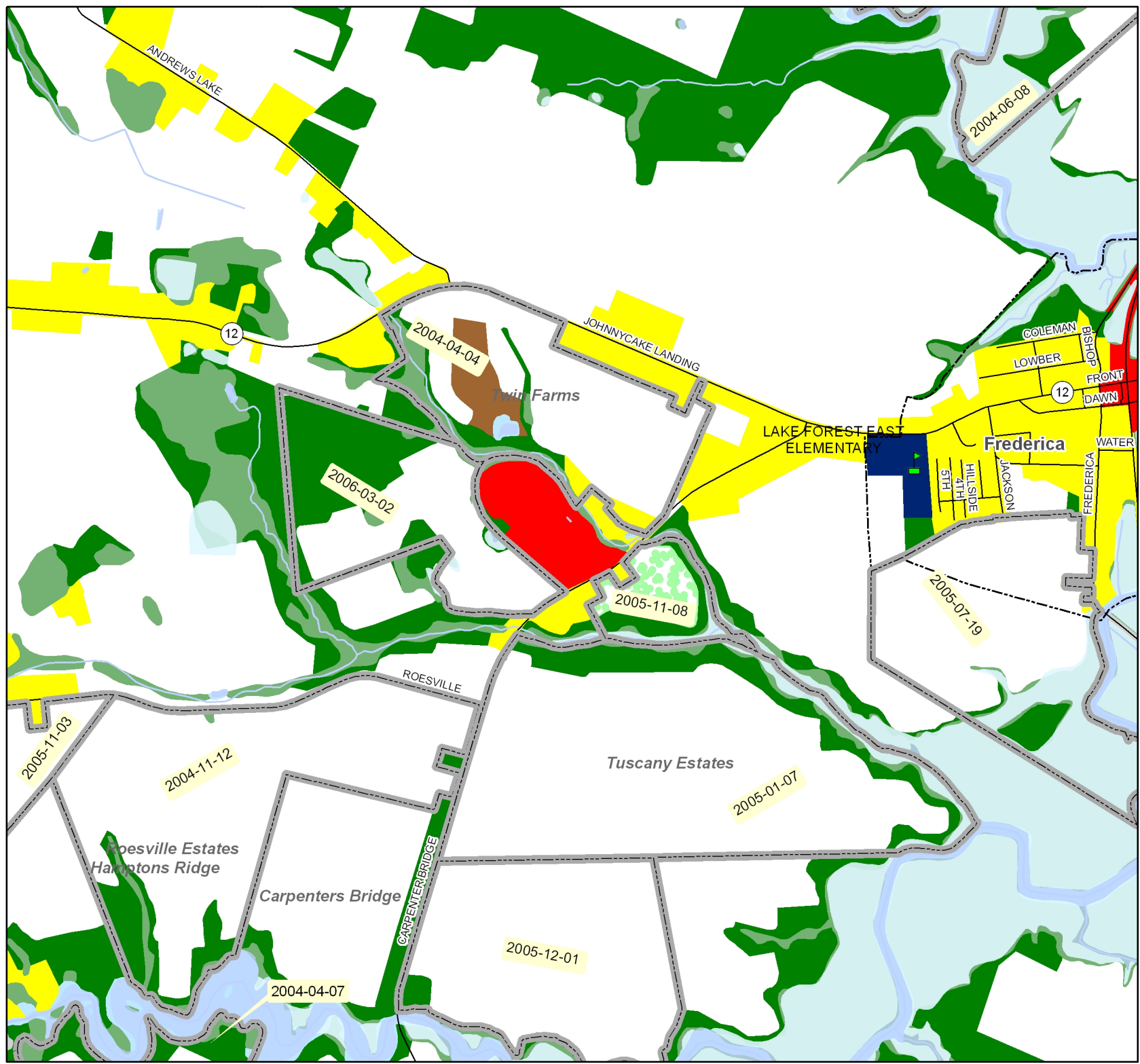
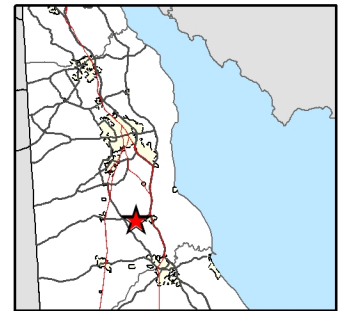
Preliminary Land Use Service (PLUS)

Rayfield Point
2006-03-02

-  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



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www.state.de.us/planning

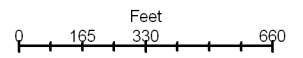


Preliminary Land Use Service (PLUS)

Rayfield Point
2006-03-02

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:6,000



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State Planning Coordination.
www.state.de.us/planning

