PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
September 30, 2024 12:07 PM

PLUS ID: 2024-10-03

State Strategy Level: 2, 3, and 5

PLUS Application Type - Subdivision

Title: Creekside Reserve
County: Kent County **Municipality:** Unincorporated
Description of PLUS project/plan:
Market rate residential subdivision. 301 detached single-family lots. Kent County AC Zoning within Growth Zone Overlay District

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 7-00-09500-01-2800-00001

Project Location: 880 Locust Grove Road, Dover, DE 19901

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

William T. Pickering, Jr., Trustee
580 Locust Grove Road
Dover, DE 19901
Phone: (302) 398-8014
Email: tj@schifffarms.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
TSK Land Group, LLC (Attn: Mr. TJ Schiff)
16054 S. DuPont Hwy
Harrington, DE 19952

Phone: (302) 398-8014
Email: tj@schifffarms.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Morris & Ritchie Associates, Inc.
Chris Flathers
Phone: (302) 326-2200
Email: cflathers@mragta.com
Fax: (302) 326-2200

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **165.02**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AC - GZOD**
Proposed Zoning for this project: **AC -GZOD**

Land Use Information

Present Use for this project area: **Agricultural**
Proposed Use for this project: **Residential Subdivision**

Residential Development Information

Type of Residential: **Single Family**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **301**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	301		

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Other Artesian**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	32.4	Yes	13.9

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **Yes**
If yes, estimated Acres of Tidal Wetlands: **5.8**

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **7.6**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **No**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
ED Wet Pond, Infiltration Basin, Bio-retention

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **65.2**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)? **No**
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday. **2,781**
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
N/A - Adjacent parcels to the north and east were previously developed with no interconnection provided. South boundary contains large stream / wetlands complex.

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	Yes	
Type proposed	Internal	Within Right-of-Way	

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**
If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Creekside Reserve

Project ID (to be completed by OSPC): 2024-10-03

I hereby certify that I am the ~~owner~~ equitable owner of the property identified in the accompanying PLUS application.

Signature of ~~Property Owner~~ Equitable Owner

10/1/24
Date

TJ Schiff for TSK Land Group, LLC
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)



SITE DATA:

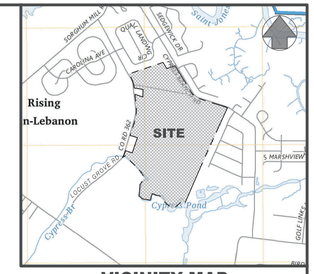
ADDRESS:	880 LOCUST GROVE ROAD DOVER, DE 19901
TAX PARCELS:	1-00-04500-01-2800-00001
OWNER	WILLIAM T. PICKERING, JR. TR. 580 LOCUST GROVE RD. DOVER, DE 19901
EQUITABLE OWNER/ DEVELOPER	TSK LAND GROUP, LLC 16054 S. DUPONT HWY. HARRINGTON, DE 19952
AREA:	165.02 AC. ±
ZONING:	AC (AGRICULTURAL CONSERVATION) SITE IS LOCATED WITHIN GROWTH AREA OVERLAY ZONE
EX. USE	AGRICULTURE
PROP. USE	RESIDENTIAL SUBDIVISION 301 DETACHED SINGLE FAMILY
SITE AREA:	
LOTS:	78.63 ± AC.
R/W:	21.24 ± AC.
O/S:	65.15 ± AC.
WOODLAND:	
EX.:	32.39 ± AC.
PROP.:	18.49 ± AC (57% TO REMAIN)
OPEN SPACE	
REQ.:	159.24 ± AC X 15% = 23.89± AC.
PROP.:	65.15 ± AC. (39.5%)
ACTIVE OPEN SPACE	
REQUIRED	300 SF / DU X 301 DU = 2.07 AC.
FLOODPLAIN:	SITE IS PARTIALLY LOCATED WITH ZONE AE AS SHOWN BY FEMA FIRM NUMBER 10001C0251J, DATED JULY 7, 2014
WETLANDS:	WETLANDS INFORMATION SHOWN HEREON IS BASED UPON GIS / NWI MAPPINGS (www.fws.gov/program/national-wetlands-inventory/wetlands-mapper)

NOTES:

THIS PLAN WAS PREPARED USING INFORMATION OBTAINED FROM AVAILABLE COUNTY GIS DATABASES AND WITHOUT THE BENEFIT OF FIELD-RUN TOPOGRAPHY.

A WETLAND DELINEATION HAS NOT BEEN PERFORMED FOR THE SUBJECT PARCELS. PLAN IS SUBJECT TO CHANGE PENDING RESULTS OF FIELD DELINEATION.

THE PROJECT AREA IS ENTIRELY WITHIN THE ST. JONES RIVER WATERSHED.



VICINITY MAP

SCALE: 1"=2000'

LEGEND

- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING TREELINE
- NW — NW — EXISTING WETLANDS AREA
- WB — WB — 50' WETLANDS BUFFER
- FP — FP — FLOODPLAIN
- BLUE LINE STREAM
- SB — SB — MEAN-HIGH WATER BUFFER
- 20 — EXISTING TOPOGRAPHY

200 100 0 100 200 400

SCALE: 1" = 200

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
111 RUTHAR DRIVE
NEWARK, DE19711
(302) 326-2200

MRAGTA.COM

CHRISTOPHER J. FLATHERS LICENSE No. 14781 DELAWARE PROFESSIONAL ENGINEER 09/30/24

CONCEPT SKETCH PLAN
FOR

CREEKSIDE RESERVE

NORTH MURDERKILL HUNDRED KENT COUNTY, DELAWARE

DATE	REVISIONS	
		JOB NO.: 22870
		SCALE: 1"= 200'
		DATE: 09/27/24
		DRAWN BY: CJF
		DESIGN BY: PLT
		REVIEW BY: PLT
		SHEET: 1 OF 1

G:\22870-Creekside Reserve\PLANNING\SKETCH\PLOT\22870_ CONCEPT PLAN.dwg 9/30/2024 11:00:08 AM CFlathers
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PUBLIC PRE CHECK Results for State Parcel(s): 7-00-09500-01-2800-00001

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Soils - Kent County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

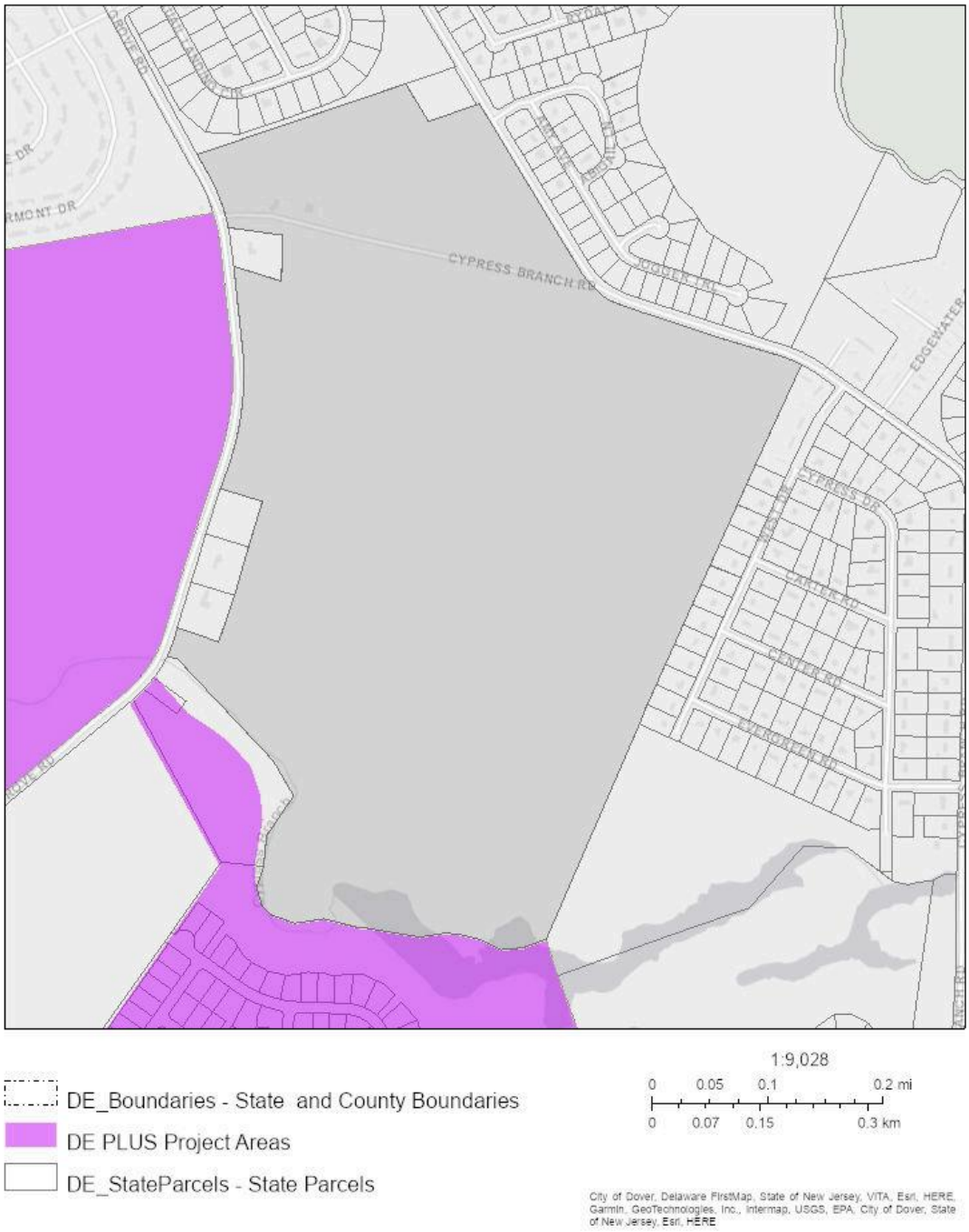
Soils - New Castle County: No Issues Found

Screening Report - Creekside Reserve

Area of Interest (AOI) Information

Area : 6,885,428.95 ft²

Sep 30 2024 11:25:10 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	0.34	N/A
DE_StateParcels - State Parcels	1	6,885,428.95	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	2	1,322,091.11	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	7	6,885,427.23	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	1	N/A	1,475.07
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	1	162,987.64	N/A
2017 Wetlands (not regulatory)	5	363,425.29	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	4	6,885,426.85	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2020-09-03	0.34

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	7-00-09500-01-2800-00001	158.07	6,885,428.95

Delaware Ecological Network

#	ID	Area(ft²)
1	4,615.00	74,998.41
2	4,692.00	1,247,092.70

Soils Kent County

#	SOILNAME	Area(ft²)
1	Sassafras sandy loam, 10 to 15 percent slopes	1,638.03
2	Water	53,643.94
3	Zekiah sandy loam, frequently flooded	412,032.55
4	Greenwich loam, 0 to 2 percent slopes	1,170,405.68
5	Downer sandy loam, 5 to 10 percent slopes	1,427,455.20
6	Sassafras sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	3,820,251.82

2017 High Water Mark (not regulatory)

#	LEFT_FID	RIGHT_FID	Length(ft)
1	-1	733	1,475.07

2017 Low Marsh (not regulatory)

#	ACRES	Area(ft²)
1	5.20	162,987.64

2017 Wetlands (not regulatory)

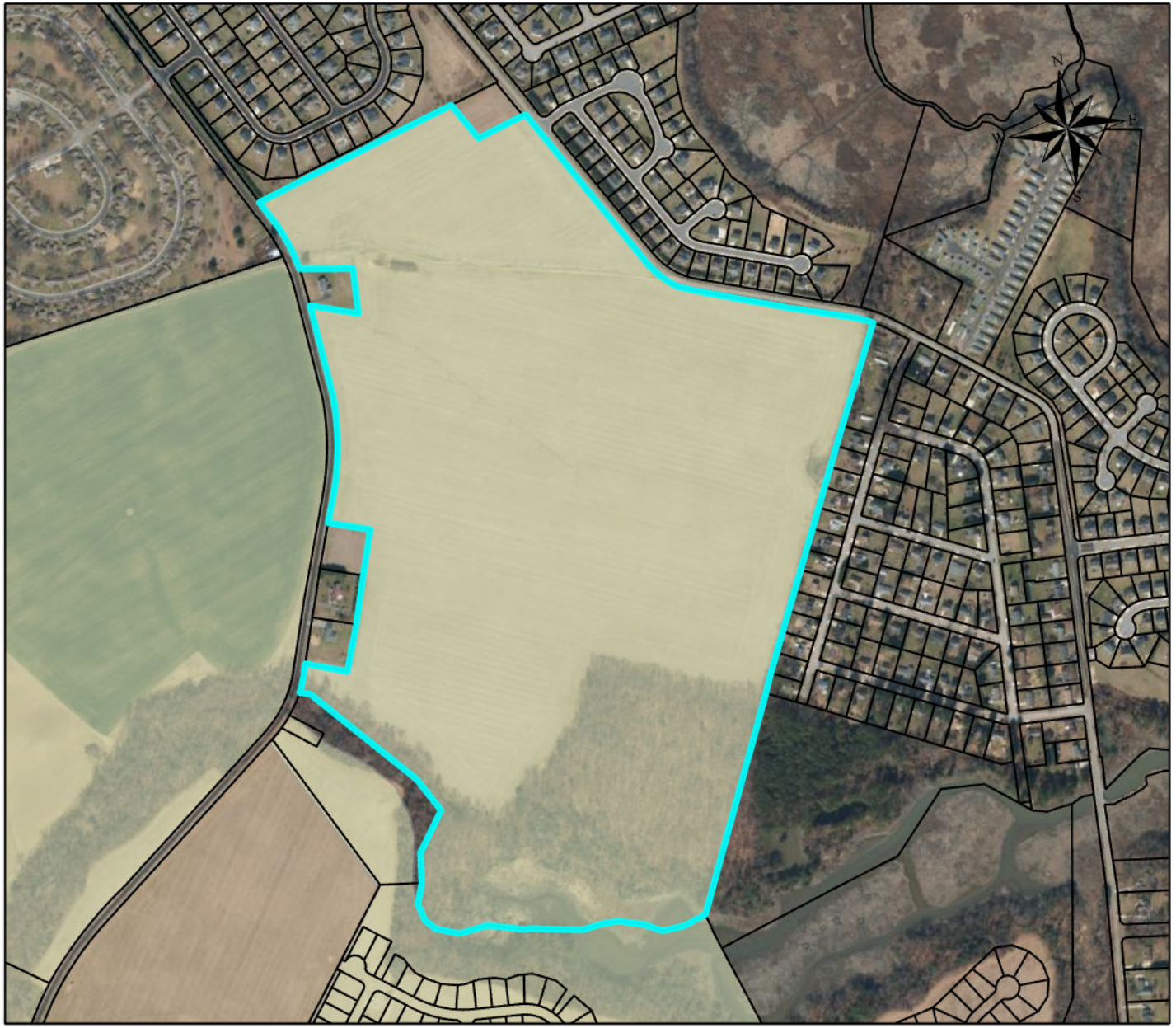
#	ACRES	Area(ft²)
1	1.79	33,646.22
2	1.15	49,919.21
3	3.44	57,547.59
4	316.02	59,324.64
5	5.20	162,987.64

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	6,885,426.85

Preliminary Land Use Service (PLUS)

2024-10-03 Creekside Reserve



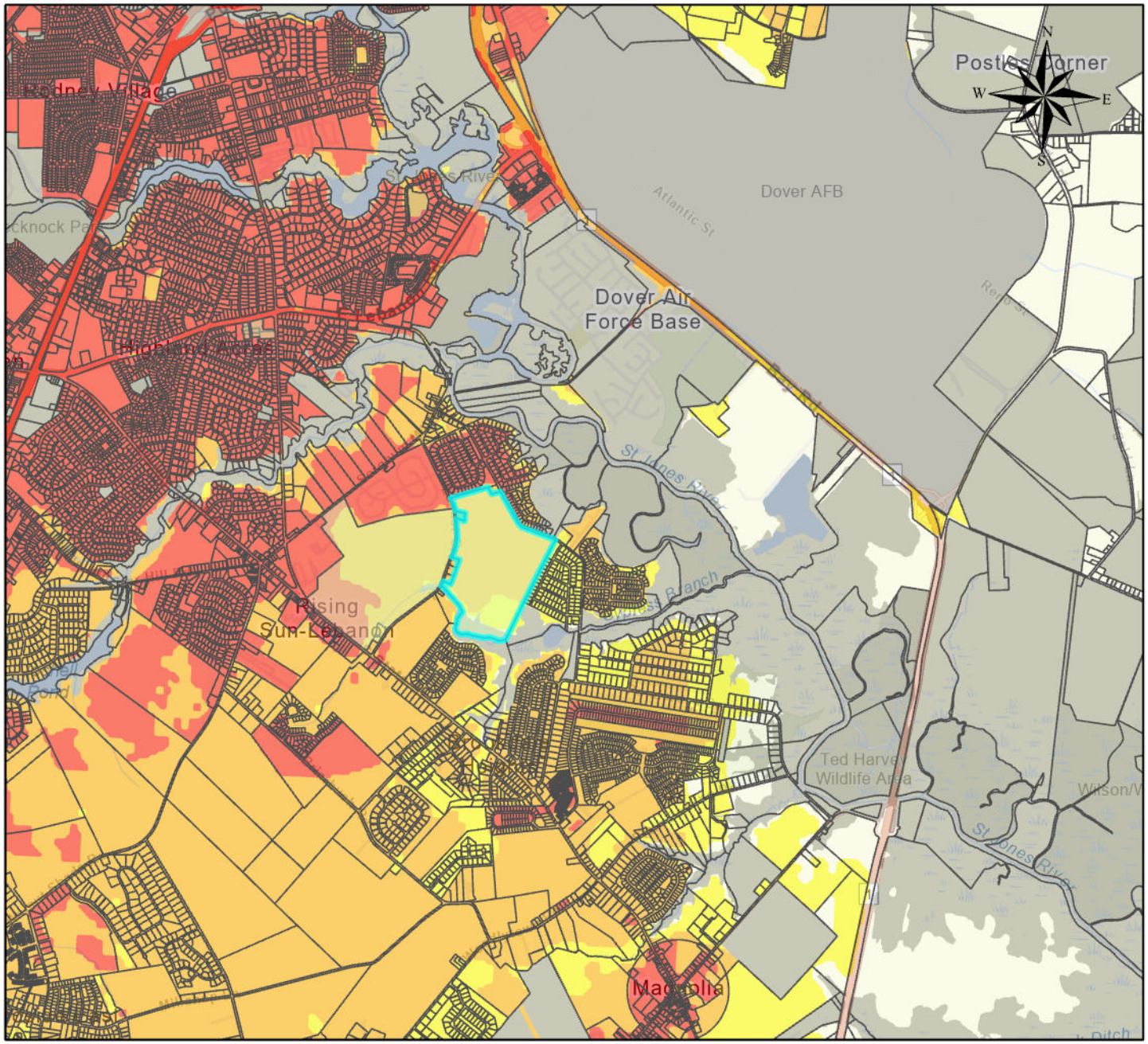
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-10-03 Creekside Reserve



Legend

- PLUS Project Areas
- 2020 State Strategies
  - 1
  - 2
  - 3
  - 4
- Out of Play

