PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
April 1, 2026 11:12 AM

PLUS ID: 2026-04-05

State Strategy Level: 2

PLUS Application Type - Site Plan Review

Title: Twin Lakes
County: Kent County **Municipality:** Felton
Description of PLUS project/plan:
Residential Community consisting of 375 Townhomes and 100 Condominiums

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): 8-07-12804-01-0100-00001

Project Location: South & East of Peach Basket Road, Northwest of the Town of Felton

If contiguous to a municipality, are you seeking Annexation? Yes

Section II: Project Contact Information

Owner Contact Information

Felton West, LLC.
342 Peach Basket Road
Felton, DE 19943
Phone: (302) 424-1441
Email: jls@dbfinc.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

,
Phone:

Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Davis, Bowen & Friedel, Inc.
Jamies L. Sechler, P.E., Principal
Phone: (302) 424-1441
Email: jls@dbfinc.com
Fax: (302) 424-0430

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

Section III: Project Details

Project Area (Acres): **65.24**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2004-06-18, 2005-06-10, 2007-02-06**

Zoning Information

Present Zoning for this project area: **R3(Multi-Family Residential)**
Proposed Zoning for this project: **R3(Multi-Family Residential)**

Land Use Information

Present Use for this project area: **Agriculture**
Proposed Use for this project: **Residential**

Residential Development Information

Type of Residential: **Other Townhomes & 1 over 1 condominiums**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate, Condo**
Total number of Homeownership units: **475**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
475			

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: **Municipal**
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)
No			

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? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

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

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:
Stormwater management ponds, Swales & Infiltration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **26.47**
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.
3,135
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.
No connection to adjacent properties are feasible. All surrounding properties are previously developed

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	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: **Twin Lakes**

Project ID (to be completed by OSPC): _____

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

_____ _____

Signature of Property Owner Date

_____

Property Owner (Please Print)

Robert E Hogg 4/1/2026

Signature of Additional Owner (if applicable) Date

Robert E Horsey

Additional Owner (Please Print)

Published January 2022

DATA COLUMN

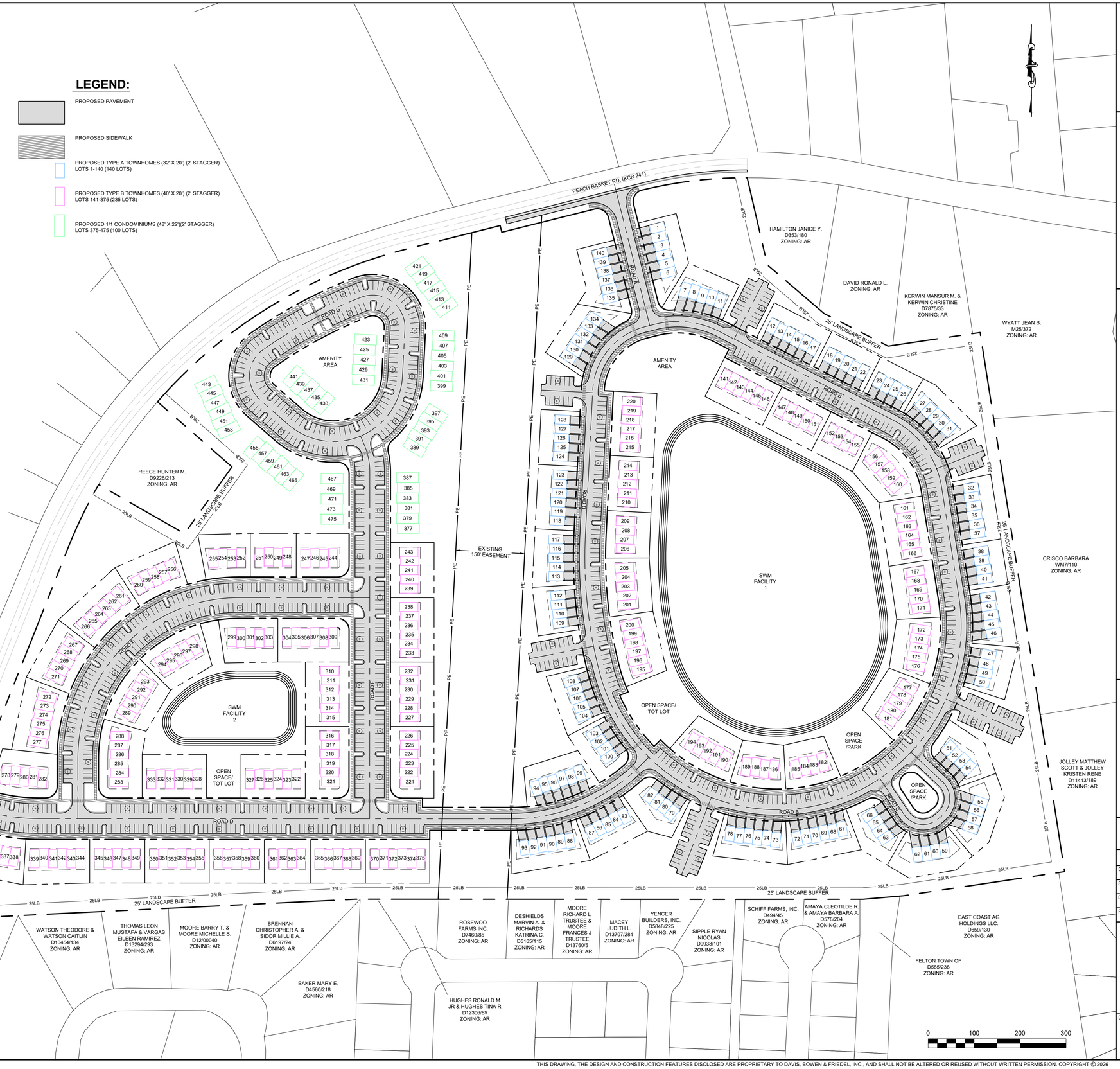
1	TAX MAP ID	8-07-128.04-01-01.00		
2	APPROXIMATE PROJECT CENTER	LATITUDE 39.0156		LONGITUDE 75.5855
3	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 JAMIE SECHLER PHONE: (302) 424-1441 EMAIL: JLS@DBFINC.COM	OWNER/DEVELOPER FELTON WEST, LLC. 16054 S. DUPONT HWY. HARRINGTON, DE 19952		
4	DATUM	HORIZONTAL NAVD 83 (DE STATE PLANE)		VERTICAL NAVD 88
5	ZONING	EXISTING AR	PROPOSED R-3	
6	LAND USE	EXISTING VACANT	PROPOSED MULTI FAMILY - RESIDENTIAL	
7	TOTAL PROPOSED UNITS	TOWNHOMES 375 UNITS	CONDOMINIUMS 100 UNITS	
8	UTILITY PROVIDERS	SEWER TOWN OF FELTON	WATER TOWN OF FELTON	
9	FLOODPLAIN	THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10001C0240J, DATED JULY 7, 2014.		
10	GROUNDWATER RECHARGE	THE PROPERTY IS LOCATED IN AN AREA OF FAIR AND GOOD GROUNDWATER RECHARGE.		
11	WELLHEAD PROTECTION AREA	THIS SITE IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.		
12	WETLANDS	THE PROPERTY IS IMPACTED BY STATE AND FEDERALLY REGULATED WETLANDS.		

	CODE COMPLIANCE	REQUIRED	PROPOSED
13	FRONT SETBACK	20 FT	20 FT
	SIDE SETBACK	10 FT	10 FT
	REAR SETBACK	30 FT	30 FT
	MAXIMUM BUILDING HEIGHT	35 FT	35 FT
	PARKING	TYPE A TOWNHOMES: 1 GARAGE SPACE, 1 TANDEM DRIVEWAY SPACE, 0.5 OFF LOT VISITOR SPACE = 350 PARKING SPACES	140 GARAGE SPACES, 140 TANDEM DRIVEWAY SPACES, 70 OFF LOT VISITOR PARKING SPACES
		TYPE B TOWNHOMES: 2.5 PARKING SPACES PER HOME = 588 PARKING SPACES	588 PARKING SPACES
		1/1 CONDOMINIUM: 2.5 SPACES PER HOME = PARKING 250 SPACES	254 PARKING SPACES
		TOTAL OPEN SPACE: 25% OF TOTAL PARCEL AREA = 16.311 AC.	26.471 AC.
	OPEN SPACE	ACTIVE OPEN SPACE:10% OF TOTAL PROPOSED LOT AREA = 2.029 AC.	2.189 AC.

	LAND USE AREAS	PROPOSED
14	LOTS	20.290 AC.
	RIGHT-OF-WAY	13.493 AC.
	CONDOMINIUMS	1.212 AC.
	PARKING	0.897 AC.
	LANDSCAPE BUFFER	2.880 AC.
	OPEN SPACE	26.471 AC.
	ACTIVE OPEN SPACE	2.189 AC.
	PASSIVE OPEN SPACE	17.052 AC.
	SWM (PASSIVE)	7.230 AC.
	TOTAL	65.243 AC.

LEGEND:

- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED TYPE A TOWNHOMES (32' X 20') (2' STAGGER) LOTS 1-140 (140 LOTS)
- PROPOSED TYPE B TOWNHOMES (40' X 20') (2' STAGGER) LOTS 141-375 (235 LOTS)
- PROPOSED 1/1 CONDOMINIUMS (48' X 22')(2' STAGGER) LOTS 375-475 (100 LOTS)



DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS - ENGINEERS - SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

TWIN LAKES
RESIDENTIAL COMMUNITY
PEACH BASKET RD (KCR 241)
TOWN OF FELTON, KENT COUNTY DELAWARE

Date: MARCH 2026
Scale: 1"=100'
Dwn.By: CAW
Proj.No.:

SITE LAYOUT CONCEPT PLAN

Dwg.No.: 1

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PUBLIC PRE CHECK Results for State Parcel(s): 8-07-12804-01-0100-00001

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

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

Delaware Ecological Network: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

Soils - New Castle County: No Issues Found

Well Head Protection Areas: RecordSetObject: Cannot open table for Load

Screening Report

Area of Interest (AOI) Information

Area : 2,866,444.44 ft²

Apr 6 2026 16:27:38 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	3	8,576,293.69	N/A
DE_StateParcels - State Parcels	1	2,866,444.44	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	0	0	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	2,866,444.65	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)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	7	96,463.94	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	1	2,866,444.44	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2004-06-18	2,858,764.43
2	2005-06-10	2,858,764.43
3	2007-02-06	2,858,764.83

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	8-07-12804-01-0100-00001	65.80	2,866,444.44

Soils Kent County

#	SOILNAME	Area(ft²)
1	Pineyneck loam, 0 to 2 percent slopes	910.16
2	Hambrook sandy loam, 0 to 2 percent slopes	1,331.09
3	Corsica mucky loam, 0 to 2 percent slopes	36,212.82
4	Hambrook sandy loam, 2 to 5 percent slopes	479,735.65
5	Carmichael loam, 0 to 2 percent slopes	636,672.27
6	Fallsington loams, 0 to 2 percent slopes, Mid-Altlantic Coastal Plain	1,711,582.66

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	3.82	1,066.78
2	0.85	1,497.15
3	0.04	1,923.06
4	5.62	3,947.41
5	0.32	13,989.64
6	0.93	74,039.89

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	2,866,444.44

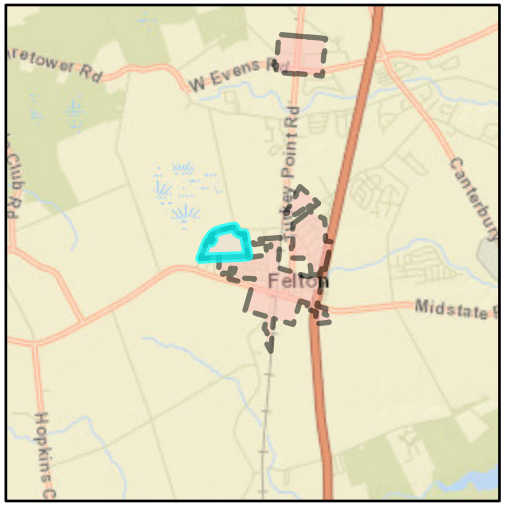
Preliminary Land Use Service (PLUS)

2026-04-05 Twin Lakes

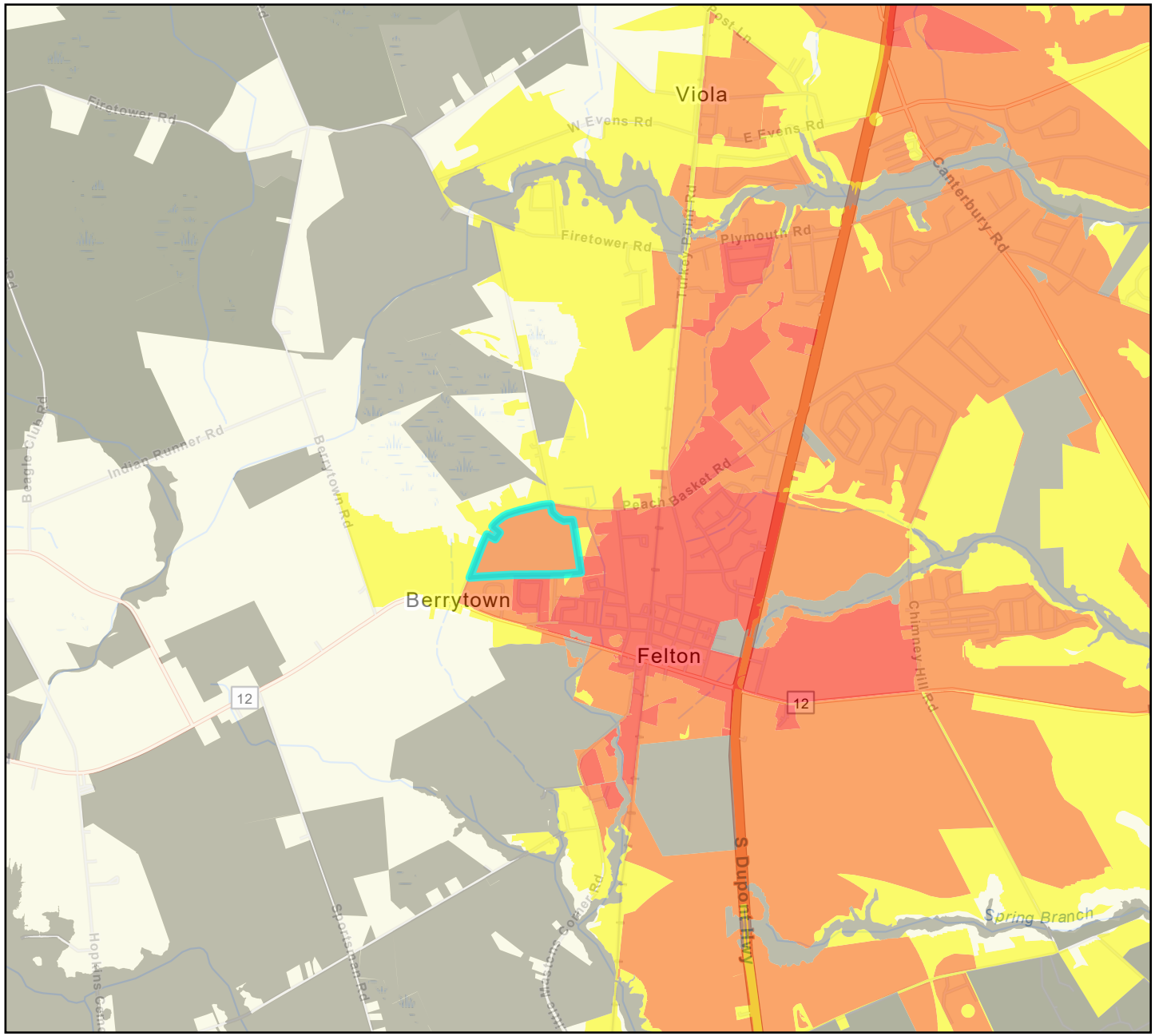


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-04-05 Twin Lakes



Legend

PLUS Project

Investment Level

- 1
- 2
- 3
- 4
- Out of Play

