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.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Cedar Lake
2. Location: Cedar Neck, Sussex County, Delaware
3. Parcel Identification #: 1-34-9-91, 1-34-9-90
4. County or Local Jurisdiction Name: Sussex
5. Owner's Name: GB Properties IV, LLC
   Address: 66 Atlantic Ave.
   City: Ocean View State: DE Zip: 19970
   Phone: (302) 539-4041 Fax: (302) 539-1188 Email: kauffman@dmv.com
6. Applicant's Name: (same)
   Address:
   City: State: Zip:
   Phone: Fax: Email:
7. Engineer/Surveyor Name: DC Group / Halton F. Johnson - P.L.S.
   Address: 18072 Davidson Drive
   City: Milton State: DE Zip: 19968
   Phone: (302) 684-8080 Fax: (302) 684-8054 Email: pwesthelle@dcgengineering.com
8. **Please Designate a Contact Person, including phone number, for this Project:** Paul Westhelle (302) 684-8030

Information Regarding Site:

9. Area of Project(Acres +/-): 16.01

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Community ☐ Developing ☑ Environmentally Sensitive ☐ Secondary Developing ☐ Rural

11. Any previous applicants? ☐ Yes ☑ No

12. Present Zoning: GR

13. Proposed Zoning: GR w/ conditional use

14. Present Use: none - vacant

15. Proposed Use: Multifamily Residential

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:

Single residence

17. 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 ☐
Suburban reserve ☐ Outside growth zone ☐ Developing ☐
Other ☐ Environ. Sensitive Dev. District ☑
Low Density ☐

18. Water: ☑ Central (Community system) ☐ Individual On-Site ☐ Public (Utility)
Service Provider Name:
Sussex Shores Water Company
What is the estimated water demand for this project?
86 units x 300 GPD = 25,800 GPD
How will this demand be met?
Proposed 8" water line

19. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☑ Public (Utility)
Service Provider Name:
Sussex County

20. If a site plan please indicate square footage: 155,000 sf ±

21. If a subdivision: ☐ Commercial ☐ Residential ☐ Mixed Use n/a

22. Number of Lots: Gross Density of Project: 5.37 units/ac. Net Density 5.37 units/ac.
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. Number of renter-occupied units:
Number of owner-occupied units: 86 ttl., mix unknown (to be determined)

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
- NO ☑ ~~Active Adult (~~Check only if entire project is restricted to persons over 55) n/a

24. Present Use: % of Impervious Surfaces: Square Feet: NONE
Proposed Use: % of Impervious Surfaces: 51.8% ± Square Feet: 361,500 ±

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

How much forest land is presently on-site? 2.50 ac ±
How much forest land will be removed? 2.00 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

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☑ No

26. 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.

27. 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

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

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☑ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☑ Yes ☐ No If "Yes", please describe : marina

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
☐ Yes ☑ No

If yes, please list name:

30. List the proposed method(s) of stormwater management for the site:

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.): On-site stormwater retention + infiltration

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☑ No

31. Is open space proposed? ☑ Yes ☐ No If "Yes," how much? Acres Square Feet

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, passive recreation, and stormwater management.

Where is the open space located?
Refer to plan. concentrated @ center of site

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☑ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☑ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☑ Yes ☐ No If "Yes," what are they?
On-site water and sewer

34. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☑ No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☑ No

36. 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 604 AVTE

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

37. Will this project connect to public roads? ☑ Yes ☐ No

Please describe the road in front of the development: Lanes ; width ; shoulders
Sussex County Rd. 358 - Sandy Cove Road. 2 lanes, 24' width, no shoulders
Rural Local Road designation per DelDOT 2000 Traffic Summary

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☑ No

39. What potential is there to connect this project to existing or future development on adjacent lands?
Some. refer to plan

40. 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

41. 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. How are you coordinating with other public/private projects in your area? No

Are you willing to discuss interconnectivity?
Possibly

44. 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:

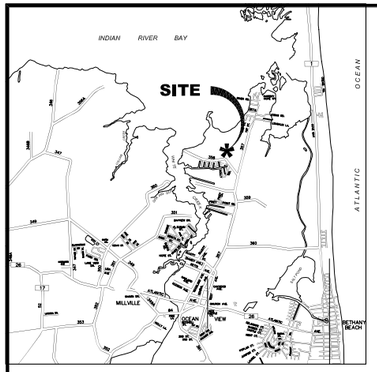
45. Please make note of the time-line for this project: To be determined

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

[illegible] for GB Properties, IV — 5/26/04
Signature of property owner or contract buyer — Date

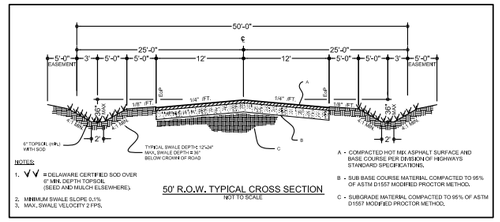
[illegible] — 5/13/04
Signature of Person completing form — Date
(If different than property owner)

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. 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.



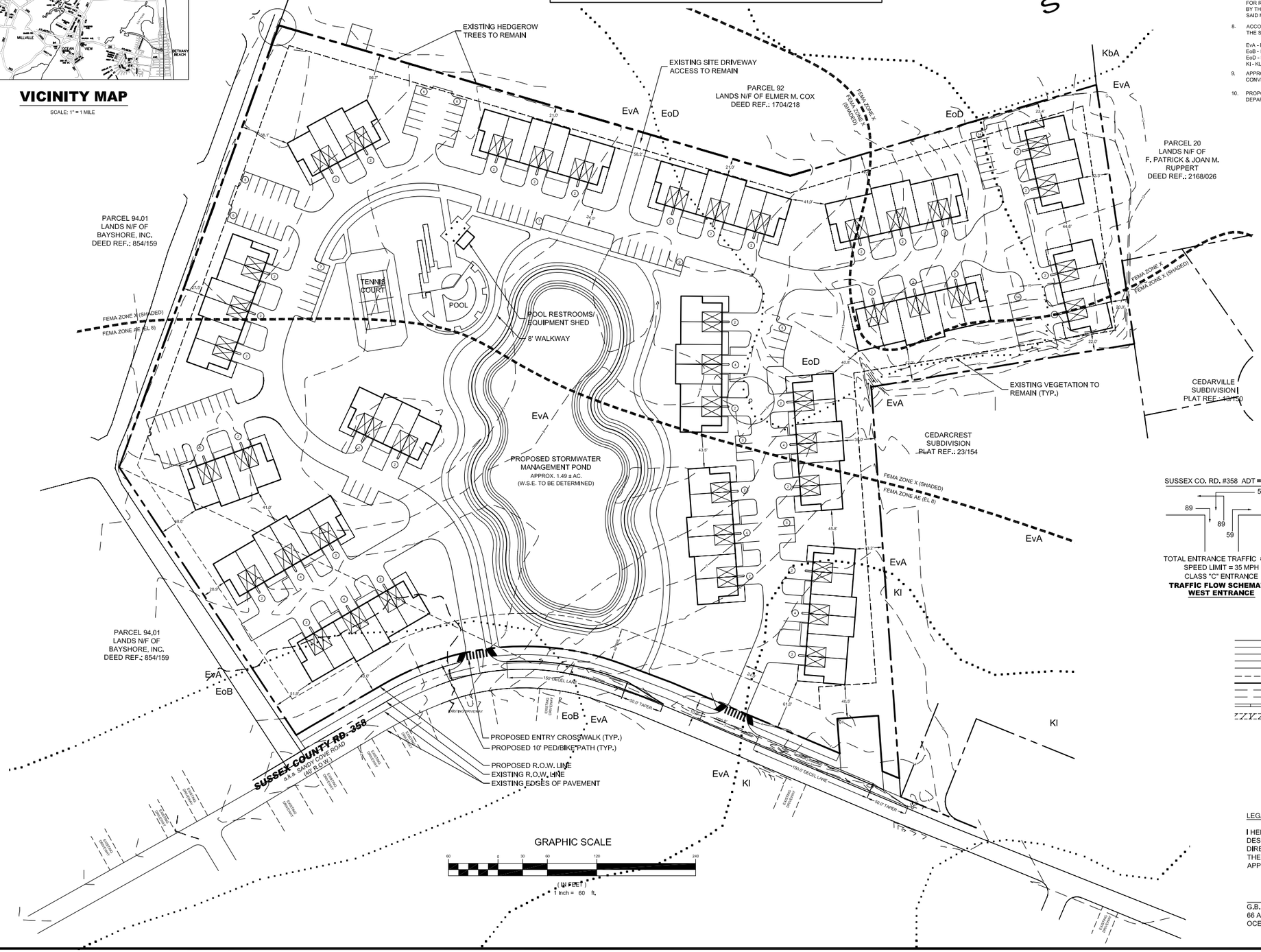
VICINITY MAP

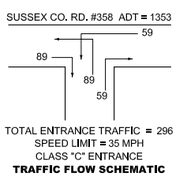
SCALE: 1" = 1 MILE



50' R.O.W. TYPICAL CROSS SECTION

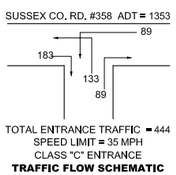
NOT TO SCALE





TOTAL ENTRANCE TRAFFIC = 296
SPEED LIMIT = 35 MPH
CLASS "C" ENTRANCE

TRAFFIC FLOW SCHEMATIC WEST ENTRANCE



TOTAL ENTRANCE TRAFFIC = 444
SPEED LIMIT = 35 MPH
CLASS "C" ENTRANCE

TRAFFIC FLOW SCHEMATIC EAST ENTRANCE

LEGEND

- = PROPERTY LINE
- = FEE SIMPLE LOT LINE
- = LOT LINE
- = CENTER LINE
- = EDGE OF PAVEMENT
- = EXISTING CONTOUR LINE
- = RIGHT-OF-WAY
- = STORMWATER MANAGEMENT AREA
- = BUILDING RESTRICTION LINE
- = PROPOSED CURBING
- = PROPOSED TOWNHOUSE RIGHT-OF-WAY

~~GENERAL NOTES:~~

1. ALL PROPOSED INTERNAL ROADWAYS SHOWN ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
2. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
3. BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0505 F, DATED JUNE 16, 1995; THE PROPERTY IS LOCATED IN AN AREAS DESIGNATED AS ZONE AE (ELB) , ZONE "X" (SHADED), AND ZONE X (UNSHADED). THE FEMA BASE FLOOD ELEVATION FOR ZONE AE IS 8 FT. ABOVE SEA LEVEL.
4. EXISTING CONTOURS SHOWN WERE TAKEN FROM A FIELD SURVEY BY DESIGN CONSULTANTS GROUP, L.L.C..
5. BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM A FIELD SURVEY BY DESIGN CONSULTANTS GROUP, L.L.C. WITH DEED REFERENCES BASED ON BOOK 309, PAGE 21 AND PAGE 520; AND BOOK 621, PAGE 831.
6. PER STATE U.S. ARMY CORP OF ENGINEERS AND DNREC DATAMIL MAP DATA, NO WETLANDS ARE PRESENT ON THIS SITE.
7. COMMON AREA: AREAS OWNED AND USED IN COMMON BY RESIDENTS OF THE DEVELOPMENT FOR RECREATION, LANDSCAPING AND STORMWATER MANAGEMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH A TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
8. ACCORDING TO A SOIL SURVEY PERFORMED BY THE U.S. DEPARTMENT OF AGRICULTURE, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

   EvA - EVESBORO LOAMY SAND (LOAMY SUBSTRATUM, 0 TO 2 PERCENT SLOPES)
   EoB - EVESBORO SAND (0-5 PERCENT SLOPES)
   EoD - EVESBORO SAND (5-15 PERCENT SLOPES)
   KI - KLEJ LOAMY SAND
9. APPROXIMATELY .08 ± ACRES ALONG THE ORIGINAL PARCELS STREET FRONATAGE SHALL BE CONVEYED TO DELDOT AS RIGHT-OF-WAY.
10. PROPOSED POOL AREA TO BE ENCLOSED WITH A SECURITY FENCE PER DELAWARE DEPARTMENT OF PUBLIC HEALTH STANDARDS.

SITE DATA

TAX MAP NUMBER:		1-34-9, PARCELS 91 AND 90
TOTAL AREA:		16.01± AC.
EXISTING ZONING:		GR
TOTAL NUMBER OF UNITS:		86
PROPOSED USE:		GR + CONDITIONAL USE
PROPOSED BUILDING HEIGHT:		42 FT MAX.
PROPOSED 6-UNIT BUILDING TOTAL:		8,154 SQ. FT.
	DECK	1,170 SQ. FT.
	PORCH	1,128 SQ. FT.
	HABITABLE	5,856 SQ. FT.
PROPOSED 4-UNIT BUILDING TOTAL:		5,404 SQ. FT.
	DECK	780 SQ. FT.
	PORCH	800 SQ. FT.
	HABITABLE	3,824 SQ. FT.
PAVING AREA:		3.49 AC.±
R.O.W. AREA:		0.08 AC.±
SIDEWALK LINEAR FOOTAGE:		2,390 L.F.±
STORMWATER MANAGEMENT AREA:		1.35 AC.±
OPEN AREA:		4.55 AC.±
DENSITY:		5.37 UNITS PER AC.
WATER SUPPLY		SUSSEX SHORES WATER CO.
SEWAGE DISPOSAL		SUSSEX COUNTY
MULTI-FAMILY		
SETBACKS:		
FRONT		40'
SIDE		10'
REAR		10'
PARKING SPACES REQUIRED		258
PARKING SPACES PROVIDED		270
EXTERIOR		184
GARAGE		86

LEGAL OWNER CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE EQUITABLE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

G.B. PROPERTIES IV, L.L.C. DATE
66 ATLANTIC AVENUE
OCEAN VIEW, DELAWARE 19970

REVISIONS

TITLE: **PRELIMINARY SITE PLAN**

PROJECT: **CEDAR LAKE**

DC GROUP
DESIGN CONSULTANTS GROUP, L.L.C.
18072 Davidson Drive www.dcgengineering.com
Milton, DE 19968 (302) 684-8030 Fax: 684-8054
SURVEYING • ENGINEERING • LAND PLANNING

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DESIGNED BY: PPW
SURVEYED BY: DC GROUP
DRAWN BY: PPW
CHECKED BY: PPW/ MCD
JOB #: 030434
SCALE: 1"= 60'-0"
TAX MAP: 1-34-9, PARCELS 91 AND 90
DATE: MAY 20, 2004

SHEET NO: -

S:\Land Projects R3\030434\dwg\030434-PRELIMINARY.dwg, Prelim Plan, 6/1/2004 4:05:50 PM

Preliminary Land Use Service (PLUS)

Cedar Lake
2004-06-19

- Project Area
- Municipalities
- Public-Owned
- Ag District
- Purchased Dev. Rights

State Strategy Level

- Community
- Developing Area
- Secondary
- Sensitive
- Rural

James Farm

The Reservation

Sandy Cove Camping

Murry Landing

Delaware Seashore State Park

CEDAR NECK RD

SANDY COVE RD

HICKMAN RD

Feet
0 280 560 1,120

1:10,000

Delaware Office of State Planning Coordination

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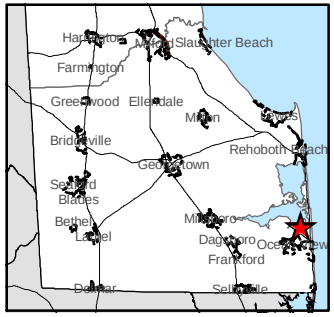


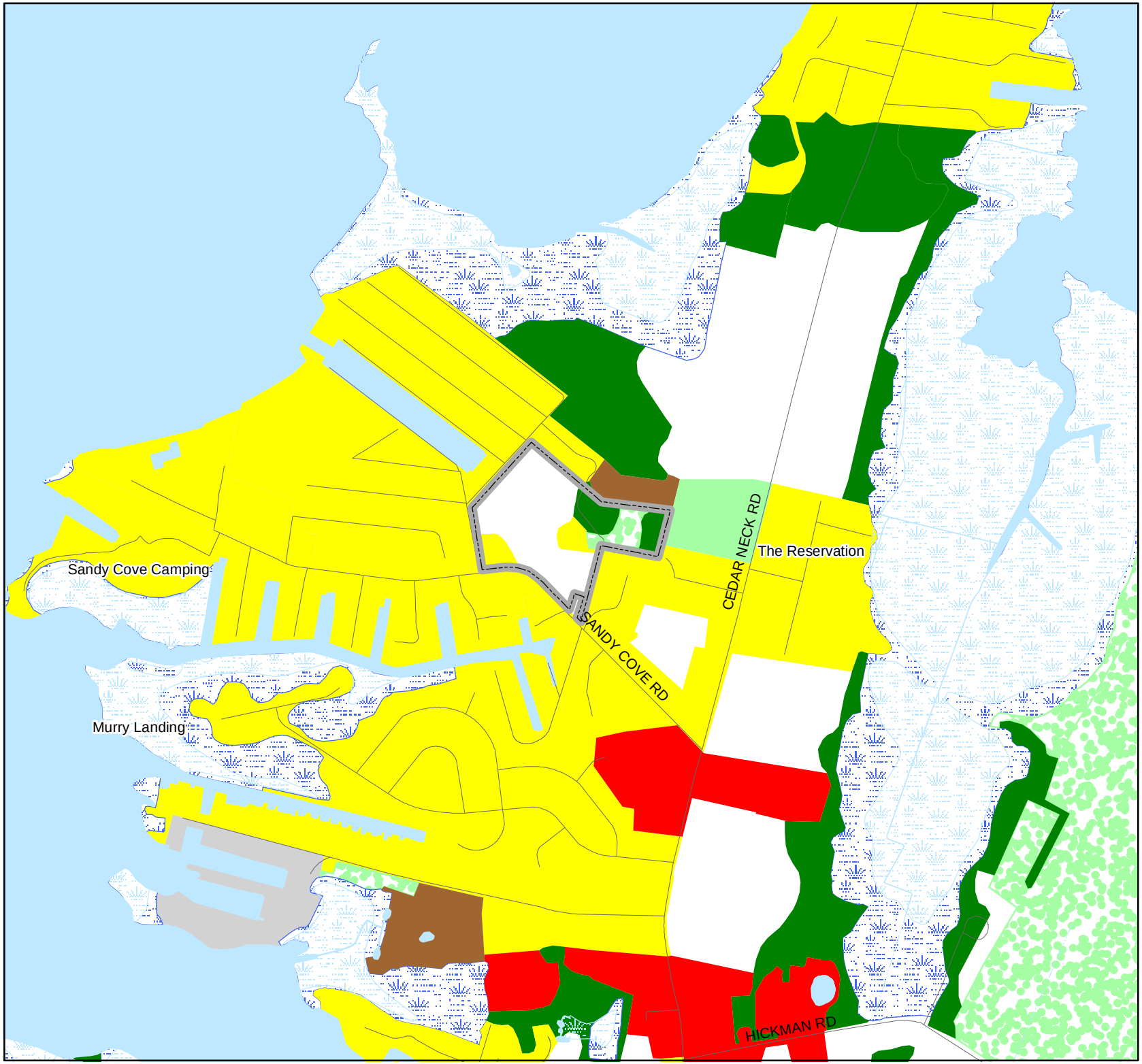
Preliminary Land Use Service (PLUS)

Cedar Lake
2004-06-19

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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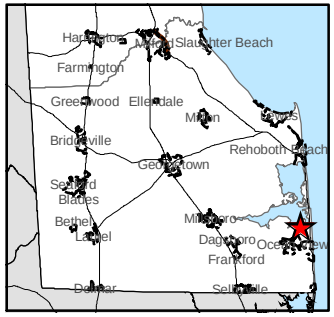

Preliminary Land Use Service (PLUS)

Cedar Lake
2004-06-19

2002 False-Color
InfraRed Orthophotography

Project Area
Municipalities

Feet
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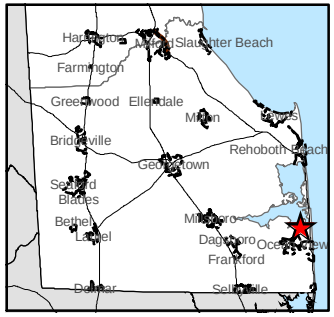
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