

PLUS 2005-11-09
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: **WATERGATE SUBDIVISION**

2. Location (please be specific): **607 & 639 MARSHALL STREET, MILFORD**

3. Parcel Identification #: **3-30-11.09, 29, 32**

4. County or Local Jurisdiction Name: **CITY OF MILFORD**

5. Owner's Name: **ROBERT J. SMITH COMPANIES, INC.**

Address: **1711 E. NEWPORT PIKE**

City: **WILMINGTON**

State: **DE**

Zip: **19804**

Phone: **(302)-998-7667**

Fax: **(302) 998-5030**

Email:

6. Applicant's Name: **ROBERT J. SMITH COMPANIES, INC.**

Address: **1711 E. NEWPORT PIKE**

City: **WILMINGTON**

State: **DE**

Zip: **19804**

Phone: **(302)-998-7667**

Fax: **(302) 998-5030**

Email:

7. Project Designer/Engineer: **ENVIRONMENTAL CONSULTANTS INTERNATIONAL CORPORATION**

Address: **220 REHOBOTH AVE., P.O.BOX 820**

City: **REHOBOTH BEACH**

State: **DE**

Zip: **19971**

Phone: **(302) 226-2844**

Fax: **(302) 226-2939**

Email: **gtcuppels@ecieng.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Gary Cuppels,PLS,PP 302-226-2844**

25. If residential, please indicate the following:

Number of renter-occupied units: **44**

Number of owner-occupied units: **273**

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 **151**

Move-up buyer – if checked, how many units **162**

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: **13.9**
Square Feet: **276,606**

Proposed Use: % of Impervious Surfaces: **31.3**
Square Feet: **619858**

27. What are the environmental impacts this project will have? **TREE REMOVAL**

How much forest land is presently on-site? **23.56 ac**

How much forest land will be removed? **7.45 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

MOST OF THE SITE IS CLASSED FAIR TO POOR FOR GROUNDWATER RECHARGE

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 **14.39 AC**

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

Has the Army Corp of Engineers signed off on the delineation? Yes No **UNDER PREPARATION**

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

30. 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 **DEEP BRANCH**

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

31. 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:

32. List the proposed method(s) of stormwater management for the site: **QUALITY TREATMENT/ INFILTRATION**

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.): **INFILTRATION/DETENSION/STREAM**

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

33. Is open space proposed? Yes No If "Yes," how much? **19.39 Acres 844,628 Square Feet**

Open space proposed (not including stormwater management ponds and waste water disposal areas) **18.8** acres/Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **BOTH ACTIVE AND PASSIVE RECREATION, STORMWATER MANAGEMENT AND WILDLIFE HABITAT**

Where is the open space located? **DISTRIBUTED THROUGHOUT THE DEVELOPMENT (SEE ATTACHED PLAN)**

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

34. 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?

35. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they? **ROADS, WATER SYSTEM, SANITARY SYSTEM AND STORMWATER MANAGEMENT FACILITIES**

36. Are any environmental mitigation measures included or anticipated with this project? Yes No

Acres on-site that will be permanently protected **NA**

Acres on-site that will be restored **NA**

Acres of required wetland mitigation **NA**

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed **QUALITY TREATMENT/ INFILTRATION**

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

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 **APPROXIMATELY 2,500 TRIPS – TRAFFIC STUDY UNDER PREPARATION**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **LESS THEN 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. **TWO EXISTING ENTRANCES ON MARSHALL STREET WILL BE USED. ONE ENTRANCE WILL BE RELOCATED, BOTH WILL BE IMPROVED.**

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

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

39. 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. **FUTURE CONNECTION TO MARSHALL COMMONS TO THE NORTH HAS BEEN PROVIDED.**

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: **ON SITE COMMUNITY WASTE/ GARBAGE/ TRASH**

45. Please make note of the time-line for this project: **PROJECT IS ANTICIPATED TO START SUMMER 2006**

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

Signature of property owner

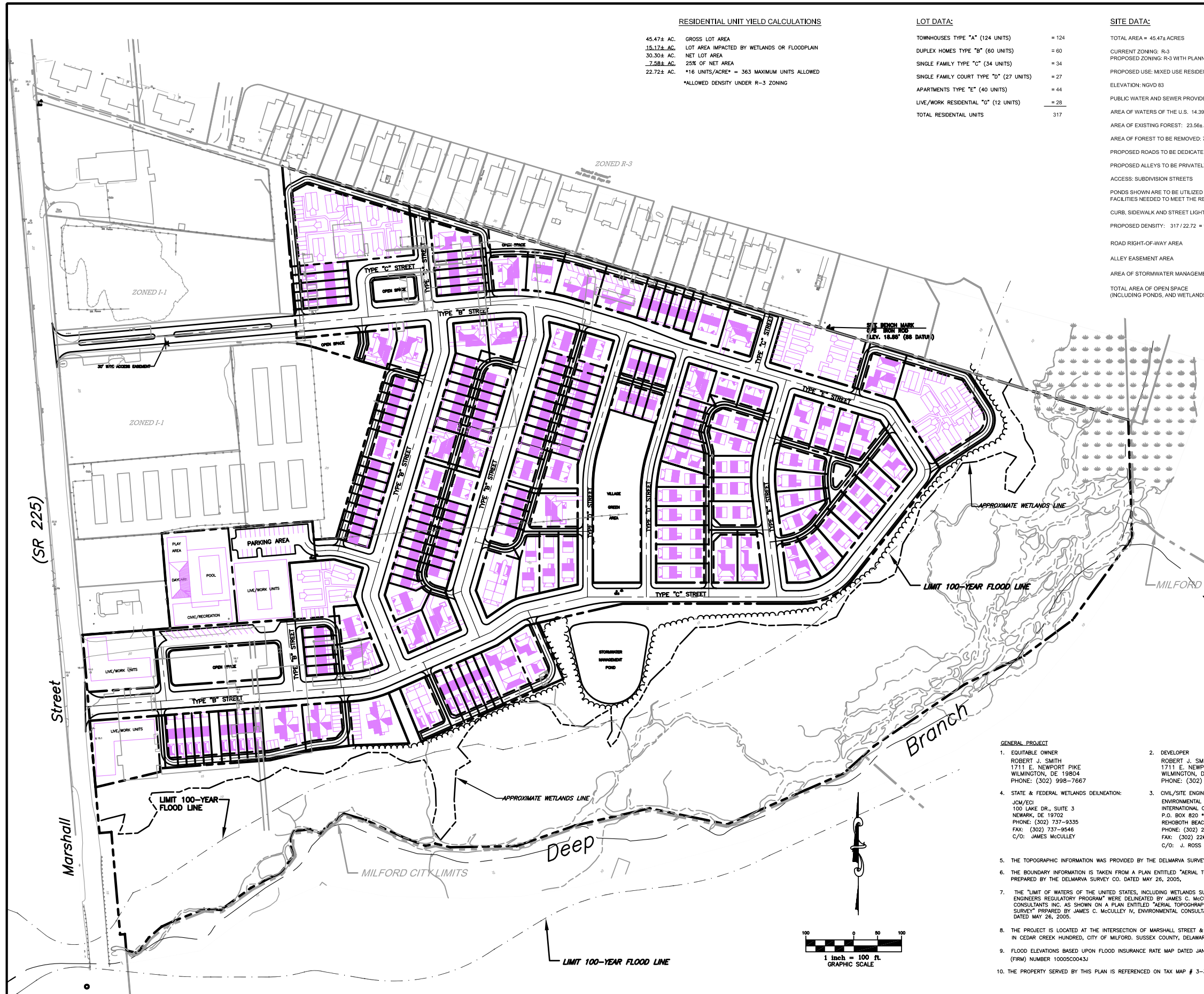
Date

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.



RESIDENTIAL UNIT YIELD CALCULATIONS

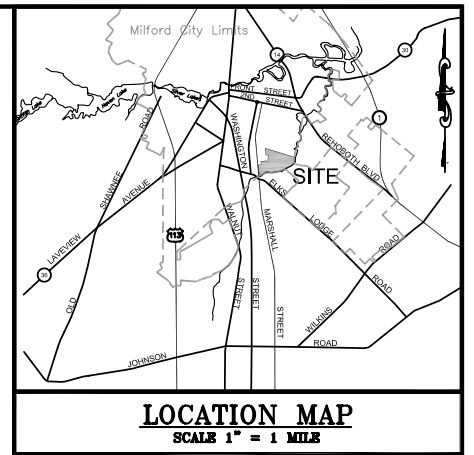
45.47± AC.	GROSS LOT AREA
15.17± AC.	LOT AREA IMPACTED BY WETLANDS OR FLOODPLAIN
30.30± AC.	NET LOT AREA
7.58± AC.	25% OF NET AREA
22.72± AC.	*16 UNITS/ACRE = 363 MAXIMUM UNITS ALLOWED
	*ALLOWED DENSITY UNDER R-3 ZONING

LOT DATA:

TOWNHOUSES TYPE "A" (124 UNITS)	= 124
DUPLEX HOMES TYPE "B" (60 UNITS)	= 60
SINGLE FAMILY TYPE "C" (34 UNITS)	= 34
SINGLE FAMILY COURT TYPE "D" (27 UNITS)	= 27
APARTMENTS TYPE "E" (40 UNITS)	= 44
LIVE/WORK RESIDENTIAL "G" (12 UNITS)	= 28
TOTAL RESIDENTIAL UNITS	317

SITE DATA:

TOTAL AREA = 45.47± ACRES	
CURRENT ZONING: R-3	
PROPOSED ZONING: R-3 WITH PLANNED UNIT RESIDENTIAL DEVELOPMENT OVERLAY (PUD)	
PROPOSED USE: MIXED USE RESIDENTIAL DEVELOPMENT	
ELEVATION: NGVD 83	
PUBLIC WATER AND SEWER PROVIDED BY THE CITY OF MILFORD	
AREA OF WATERS OF THE U.S. 14.39± AC.	
AREA OF EXISTING FOREST: 23.58± AC.	
AREA OF FOREST TO BE REMOVED: 7.45± AC.	
PROPOSED ROADS TO BE DEDICATED AND MAINTAINED BY THE CITY OF MILFORD	
PROPOSED ALLEYS TO BE PRIVATELY OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION	
ACCESS: SUBDIVISION STREETS	
PONDS SHOWN ARE TO BE UTILIZED FOR STORMWATER MANAGEMENT, ALONG WITH ANY OTHER FACILITIES NEEDED TO MEET THE REQUIREMENTS OF DNREC.	
CURB, SIDEWALK AND STREET LIGHTING WILL BE PROVIDED WHERE APPROPRIATE.	
PROPOSED DENSITY: 317 / 22.72 = 13.95 UNITS PER ACRE	
ROAD RIGHT-OF-WAY AREA	8.34± ACS (18.34%)
ALLEY EASEMENT AREA	2.90± ACS (6.38%)
AREA OF STORMWATER MANAGEMENT (SWM) PONDS	0.51± ACS (1.12%)
TOTAL AREA OF OPEN SPACE (INCLUDING PONDS, AND WETLANDS)	19.39± ACS (42.6%)



City of Milford Ordinance Waiver Requests

1. Chap. 200 - Subdivision of Land
- 200-6.A(9) - Street jogs shall be prohibited. Street intersections, where center lines do not meet, shall have center-line offsets of 150 feet or more.
- 200-6.A(10) - A tangent at least 100 feet long shall be introduced between reverse curves on arterial and collector streets and may be required on all other streets.
- 200-6.A(11) - Street right-of-way lines deflecting from each other at any point shall be connected with a curve, the radius of which for the inner right-of-way lines shall not be less than 750 feet on arterial streets, 300 feet on collector streets and 100 feet on minor streets. The outer right-of-way line shall be parallel to said inner right-of-way line.
- 200-6.A(12) - Streets shall be laid out so as to intersect as nearly as possible at right angles. The inner right-of-way line of a street intersecting another street at an angle of less than 90° shall be tangent to and follow a curve with a minimum radius of 150 feet centered on the nearest right-of-way line of the intersecting street. The outer right-of-way line shall be parallel to said inner right-of-way line.
- 200-6.A(13) - Street right-of-way lines at intersections shall be connected with a curve, the radius of which shall be 25 feet.
- 200-6.A(14) - ROW widths. Collector required 60' provided 44' Minor, for other residences required 50' provided 44'
- 200-6.D(3) - Block widths shall be not less than 275 feet nor more than 450 feet and shall be planned to provide two rows of lots.
- 200-6.E(5) - All lots in a subdivision shall have frontage on a public street.
- 200-6.E(7) - Side lot lines shall be at right angles or radial to street lines.
- 200-6.E(8) - No lots shall be platted on land subject to flooding for residential or any other use where danger to life or property or an aggravation of flood hazard may result. Such land should be set aside for uses which would not be endangered by periodic or occasional inundations.
- 200-6.E(9) - No lots shall be platted within 20 feet of land under the jurisdiction of the U.S. Army Corps of Engineers.

NOTES:

- THIS SURVEY DOES NOT CERTIFY TO THE LOCATION AND/OR EASEMENTS AND RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- THE PROJECT OWNER AND/OR THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER POND TO INCLUDE INSPECTION FOR DEBRIS AND SEDIMENT ACCUMULATION ON AN ANNUAL BASIS OR AS REQUIRED BY THE SUSSEX CONSERVATION DISTRICT IF A LESS FREQUENT INSPECTION IS REQUESTED.

OWNER/DEVELOPER CERTIFICATION

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

DATE
 ROBERT J. SMITH
 ROBERT J. SMITH COMPANIES, INC.
 1711 E. NEWPORT PIKE
 WILMINGTON, DE 19804

ENGINEERS CERTIFICATION

I, J. ROSS HARRIS, JR., HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE
 J. ROSS HARRIS, JR., P.E.
 ENVIRONMENTAL CONSULTANTS INTERNATIONAL CORP.
 P.O. BOX 820 • 220 REHOBOTH AVENUE
 REHOBOTH BEACH, DE 19971
 (302) 226-2844

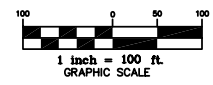


Note:
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Note:
 This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational and Safety and Health Act of 1970 and all rules and regulations thereto appurtenant.

GENERAL PROJECT

- EQUITABLE OWNER
 ROBERT J. SMITH
 1711 E. NEWPORT PIKE
 WILMINGTON, DE 19804
 PHONE: (302) 998-7667
- DEVELOPER
 ROBERT J. SMITH COMPANIES, INC.
 1711 E. NEWPORT PIKE
 WILMINGTON, DE 19804
 PHONE: (302) 998-7667
- CIVIL/SITE ENGINEER:
 ENVIRONMENTAL CONSULTANTS INTERNATIONAL CORPORATION (ECI)
 P.O. BOX 820 • 220 REHOBOTH AVENUE
 REHOBOTH BEACH, DE 19971
 PHONE: (302) 226-2844
 FAX: (302) 226-2939
 C/O: J. ROSS HARRIS, JR., P.E.
- STATE & FEDERAL WETLANDS DELINEATION:
 JCM/ECI
 100 LAKE DR., SUITE 3
 NEWARK, DE 19702
 PHONE: (302) 737-9335
 FAX: (302) 737-9546
 C/O: JAMES MCCULLLEY
- THE TOPOGRAPHIC INFORMATION WAS PROVIDED BY THE DELMARVA SURVEY COMPANY, INC.
- THE BOUNDARY INFORMATION IS TAKEN FROM A PLAN ENTITLED "AERIAL TOPOGRAPHIC SURVEY/BOUNDARY SURVEY" PREPARED BY THE DELMARVA SURVEY CO. DATED MAY 26, 2005.
- THE "LIMIT OF WATERS OF THE UNITED STATES, INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM" WERE DELINEATED BY JAMES C. MCCULLLEY IV, ENVIRONMENTAL CONSULTANTS INC. AS SHOWN ON A PLAN ENTITLED "AERIAL TOPOGRAPHIC SURVEY/BOUNDARY SURVEY" PREPARED BY JAMES C. MCCULLLEY IV, ENVIRONMENTAL CONSULTANTS INC. DATED MAY 26, 2005.
- THE PROJECT IS LOCATED AT THE INTERSECTION OF MARSHALL STREET & INDUSTRIAL BLVD. IN CEDAR CREEK HUNDRED, CITY OF MILFORD, SUSSEX COUNTY, DELAWARE
- FLOOD ELEVATIONS BASED UPON FLOOD INSURANCE RATE MAP DATED JANUARY 6, 2005 (FIRM) NUMBER 10005C0043J
- THE PROPERTY SERVED BY THIS PLAN IS REFERENCED ON TAX MAP # 3-30-11.09 PARCEL 29 & 32



#	REVISION	DATE	CHKD.	PROJECT
1.				
2.				
3.				
4.				
5.				
6.				

**WATERGATE
 CEDAR CREEK HUNDRED
 MILFORD, DELAWARE**

TAX MAP 3-30-11.09 PARCEL 29 & 32

PLUS SITE PLAN

PROFESSIONAL SEAL

















ECI ENVIRONMENTAL CONSULTANTS INTERNATIONAL CORPORATION
 ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS
 220 REHOBOTH AVENUE • P.O. BOX 820 ONE E. UNICHLAN AVENUE • SUITE 116
 REHOBOTH BEACH, DELAWARE 19971 EXTON, PENNSYLVANIA 19341
 (302) 226-2844 • FAX (302) 226-2939 (610) 524-2440 • FAX (610) 524-2452

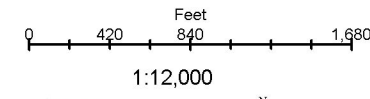
DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 05-072
DRAWN BY: NJW	DATE: OCTOBER 25, 2005	SHEET 1 of 6
CHECKED BY: ECI	SCALE: AS SHOWN	

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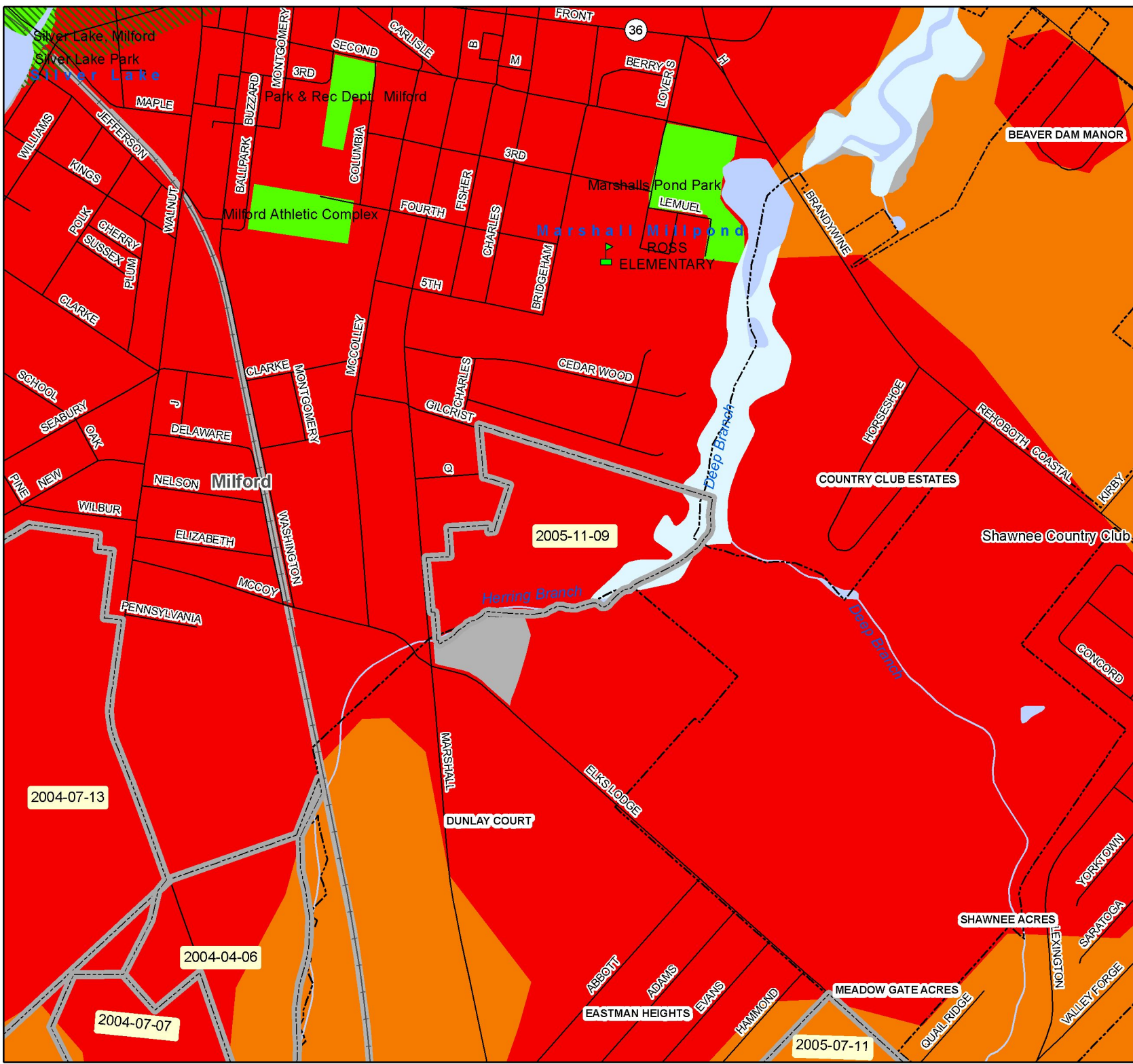
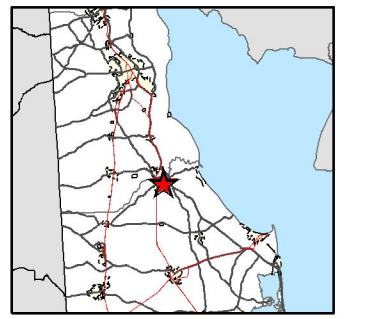
Preliminary Land Use Service (PLUS)

Watagate
2005-11-09

-  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)



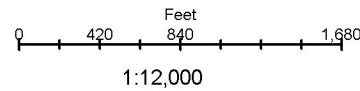
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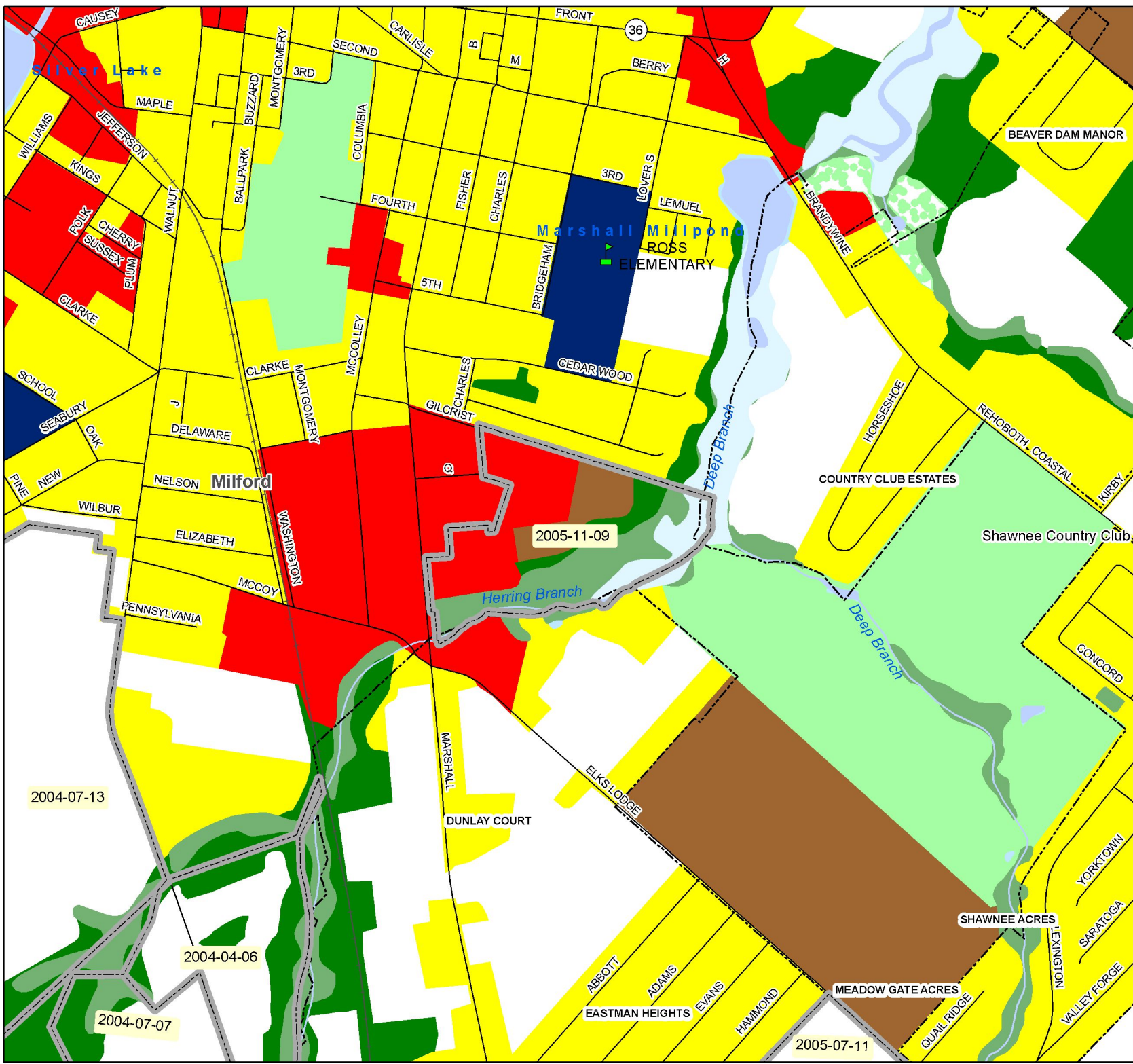
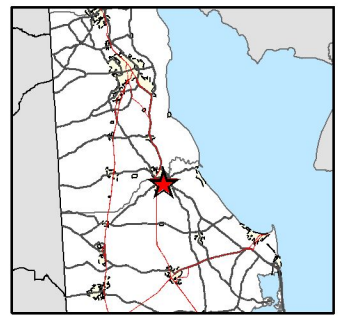
Preliminary Land Use Service (PLUS)

Watergate
2005-11-09

-  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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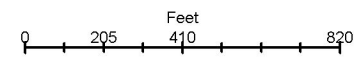


Preliminary Land Use Service (PLUS)

Watergate
2005-11-09

2002 False-Color
InfraRed Orthophotography

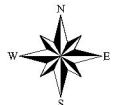
-  Project Area
-  Municipalities



1:6,000



Delaware Office of
State Planning
Coordination



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