

## Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • 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](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

1. Project Title/Name: **Fox Meadow Estates**

2. Location ( please be specific): **City of Harrington, Raughley Hill Rd, Co. Rd. 405, 3/10 mile north of Delaware Ave.**

3. Parcel Identification #: **MN09-170.00-02-17.00 thru 17.06**      4. County or Local Jurisdiction Name: **City of Harrington annexation pending**

5. Owner's Name: **The Lucky estates/Scenic Acres, L.P.**

Address: **109 Lucky First Drive**

City: **Harrington**

State: **DE**

Zip: **19952**

Phone: **302-398-3252**

Fax:

Email:

6. Applicant's Name: **Thompson Mapping Systems, Inc.**

Address: **P.O. Box 151**

City: **Dover**

State: **DE**

Zip: **19903**

Phone: **302-674-1800**

Fax: **302-674-1800**

Email: **al@smartmap.com**

7. Project Designer/Planner: **Thompson Mapping Systems, Inc.**

Address: **P.O. Box 151**

City: **Dover**

State: **DE**

Zip: **19903**

Phone: **302-674-1800**

Fax: **302-674-1800**

Email: **al@smartmap.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Alan O. Thompson, 302-674-1800**

<b>Information Regarding Site:</b>	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: <b>Residential Single-family Subdivision</b>	
11. Area of Project(Acres +/-): <b>72.4 Acres +/-</b>	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. <b>N/A</b>	
14. Present Zoning: <b>R-1</b>	15. Proposed Zoning: <b>R-1</b>
16. Present Use: <b>Farm</b>	17. Proposed Use: <b>Single Family Residential</b>
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: <b>Farm</b>	
19. Comprehensive Plan recommendation: <b>Residential</b> If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>City of Harrington</b> Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? <b>350 GPD/Unit</b> How will this demand be met? <b>Central Water System (City)</b>	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>City of Harrington</b>	
22. If a site plan please indicate gross floor area: <b>N/A</b>	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: <b>190</b> Gross Density of Project: <b>2.6</b> Net Density <b>3.2</b> Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:

Number of renter-occupied units: 0  
Number of owner-occupied units: 190

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 190  
 Move-up buyer – if checked, how many 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: 0% Square Feet: Proposed Use: % of Impervious Surfaces: less than 20% Square Feet:

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

How much forest land is presently on-site? 7.93 Acres +/- How much forest land will be removed? 2 Acres +/-

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 3.26

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

30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)  If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No  Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If yes, please list name:
32. List the proposed method(s) of stormwater management for the site: <b>Stormwater Pond</b>  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.): <b>Storm drain system</b>  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
33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? <b>2.4 Acres</b> Square Feet  Open space proposed (not including stormwater management ponds and waste water disposal areas) <b>2.4 acres/Sq ft.</b>  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? <b>active recreation</b>  Where is the open space located? <b>central</b>  Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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?
35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Acres on-site that will be permanently protected <b>3.26 Acres +/-</b>  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 <b>KCD</b>  Buffers from wetlands, streams, lakes, and other natural water bodies <b>yes</b>
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 **10 trips per day per unit**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **0.3%**

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. **One primary entrance along Raughley Hill Road to consist of dual lane boulevard separated by an island. R.O.W. to be 90' wide, 2 - 20' wide lanes, 20' wide island, 15' wide shoulders on each side.**

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. **To the north**

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:

45. Please make note of the time-line for this project: **Unknown**

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

**Lucille M. Adamo**

Signature of property owner

**Alan O. Thompson**

10/01 2007

Date

Signature of Person completing form  
(If different than property owner)

10/01 2007

Date

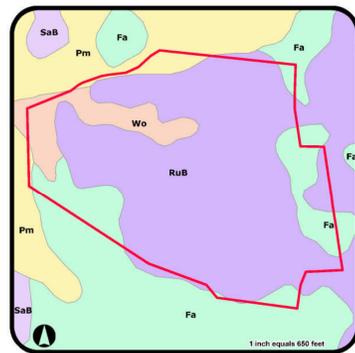
**Signed application must be received before application is scheduled for PLUS review.**

This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto: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, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, 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.

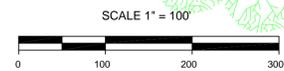
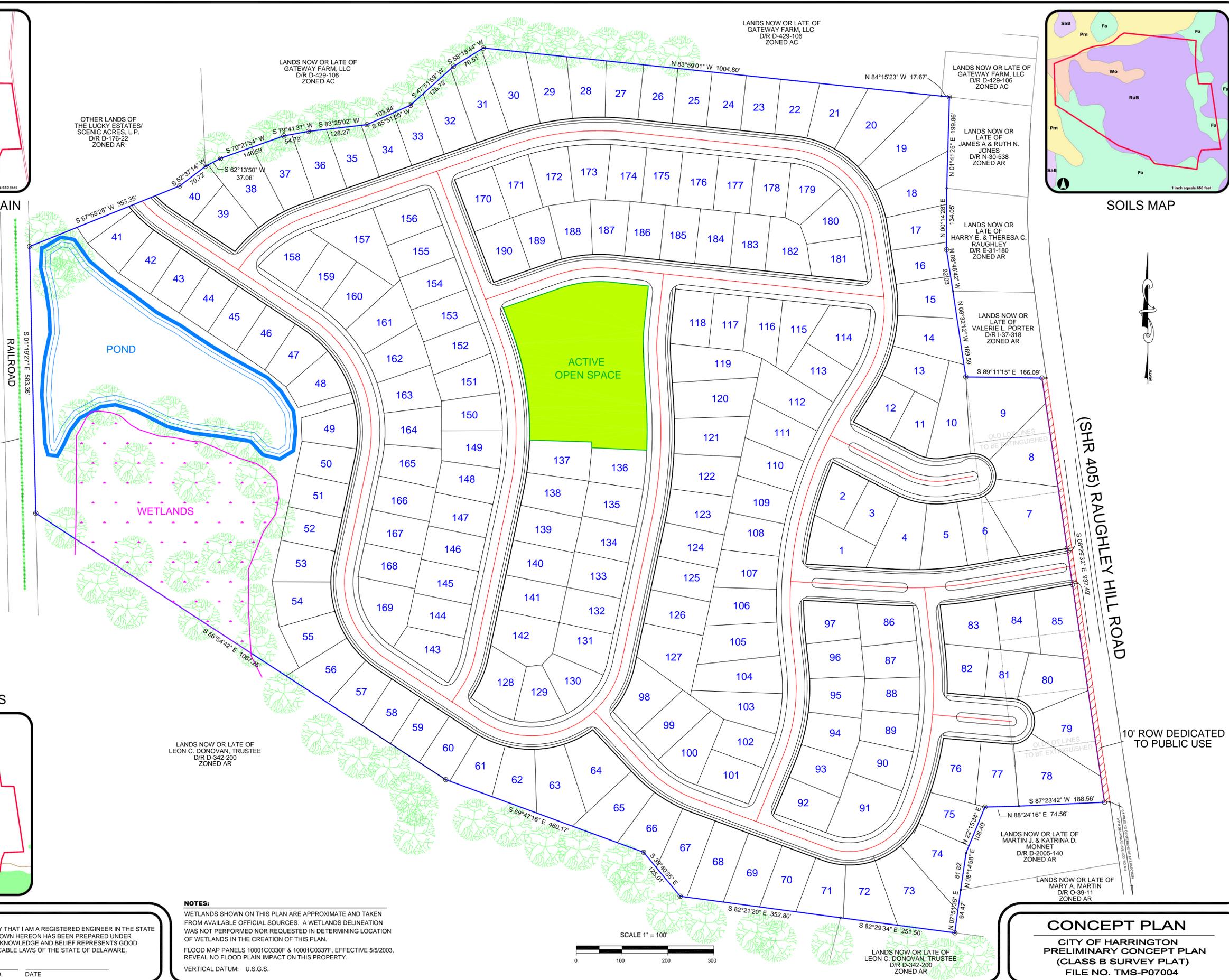




WETLANDS & FLOODPLAIN

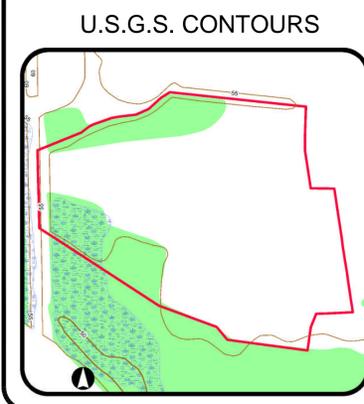


SOILS MAP



**NOTES:**  
 WETLANDS SHOWN ON THIS PLAN ARE APPROXIMATE AND TAKEN FROM AVAILABLE OFFICIAL SOURCES. A WETLANDS DELINEATION WAS NOT PERFORMED NOR REQUESTED IN DETERMINING LOCATION OF WETLANDS IN THE CREATION OF THIS PLAN.  
 FLOOD MAP PANELS 10001C0330F & 10001C0337F, EFFECTIVE 5/5/2003, REVEAL NO FLOOD PLAIN IMPACT ON THIS PROPERTY.  
 VERTICAL DATUM: U.S.G.S.

**CONCEPT PLAN**  
 CITY OF HARRINGTON  
 PRELIMINARY CONCEPT PLAN  
 (CLASS B SURVEY PLAT)  
 FILE NO. TMS-P07004



U.S.G.S. CONTOURS

**ENGINEER'S CERTIFICATION:**  
 I, RONALD H. SUTTON, JR., HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.  
 RONALD H. SUTTON, JR., P.E. REG. NO. DATE

**THOMPSON MAPPING SYSTEMS INCORPORATED**

DATE: 09/07/2007  
 REV. DATE: 10/01/2007  
 DRAWN BY: CEW  
 CHECKED BY: ADT

LAND PLANNER: **THOMPSON MAPPING SYSTEMS, INC.**  
 P.O. BOX 451  
 DOVER, DE 19903  
 302-574-1800  
 www.SmartMAP.com

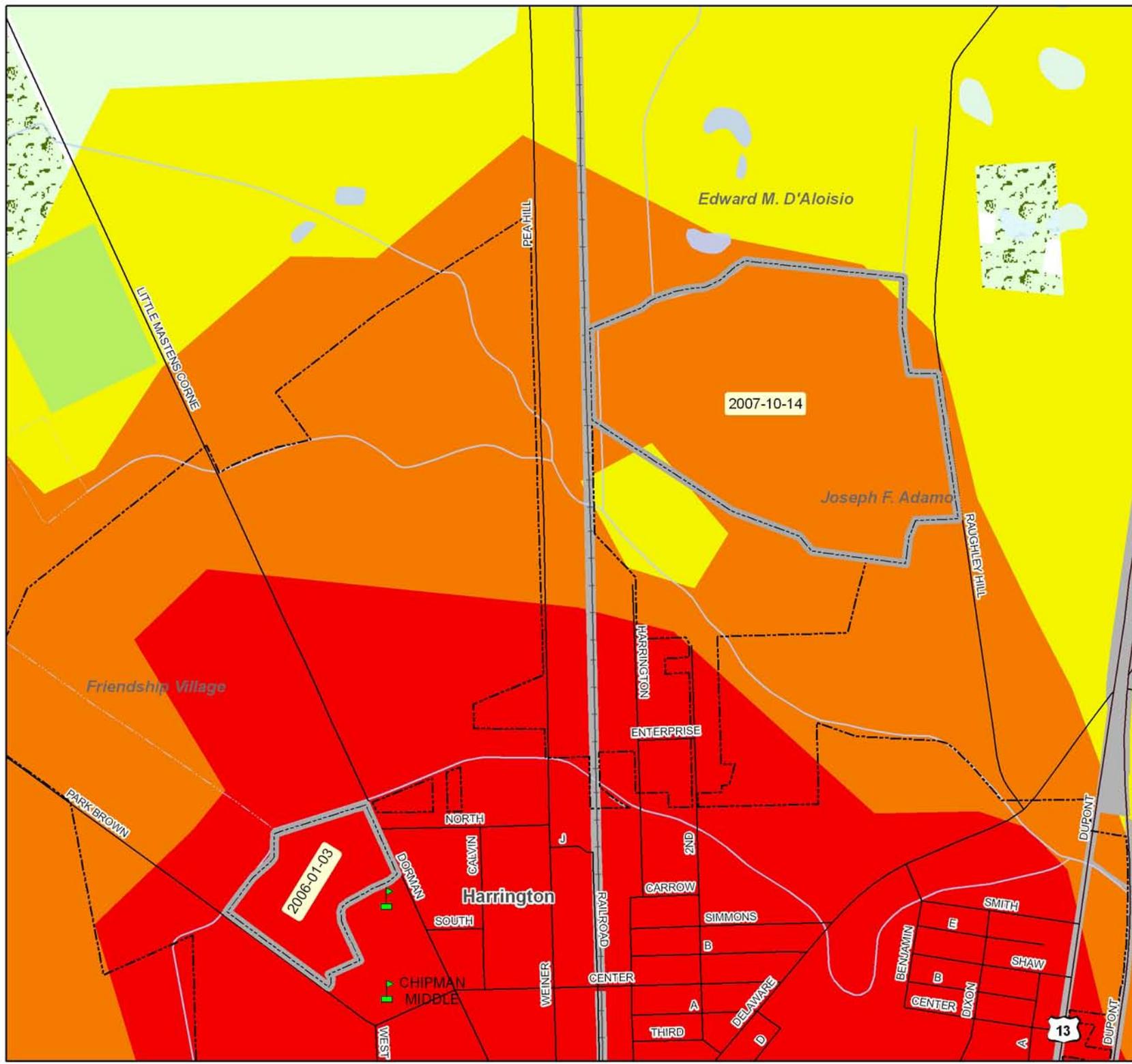
OWNER/DEVELOPER: **THE LUCKY ESTATES/SCENIC ACRES LIMITED PARTNERSHIP**  
 109 LUCKY FIRST DRIVE  
 HARRINGTON, DELAWARE 19952

PRELIMINARY CONCEPT PLAN: **FOX MEADOW ESTATES**  
 CITY OF HARRINGTON  
 KENT COUNTY, DELAWARE

SHEET NO. **2 of 2**

# Preliminary Land Use Service (PLUS)

Fox Meadow Estates  
2007-10-14



- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

## Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)



1:10,000

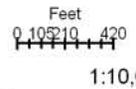


Produced by the Delaware Office of State Planning Coordination.  
[www.state.de.us/planning](http://www.state.de.us/planning)

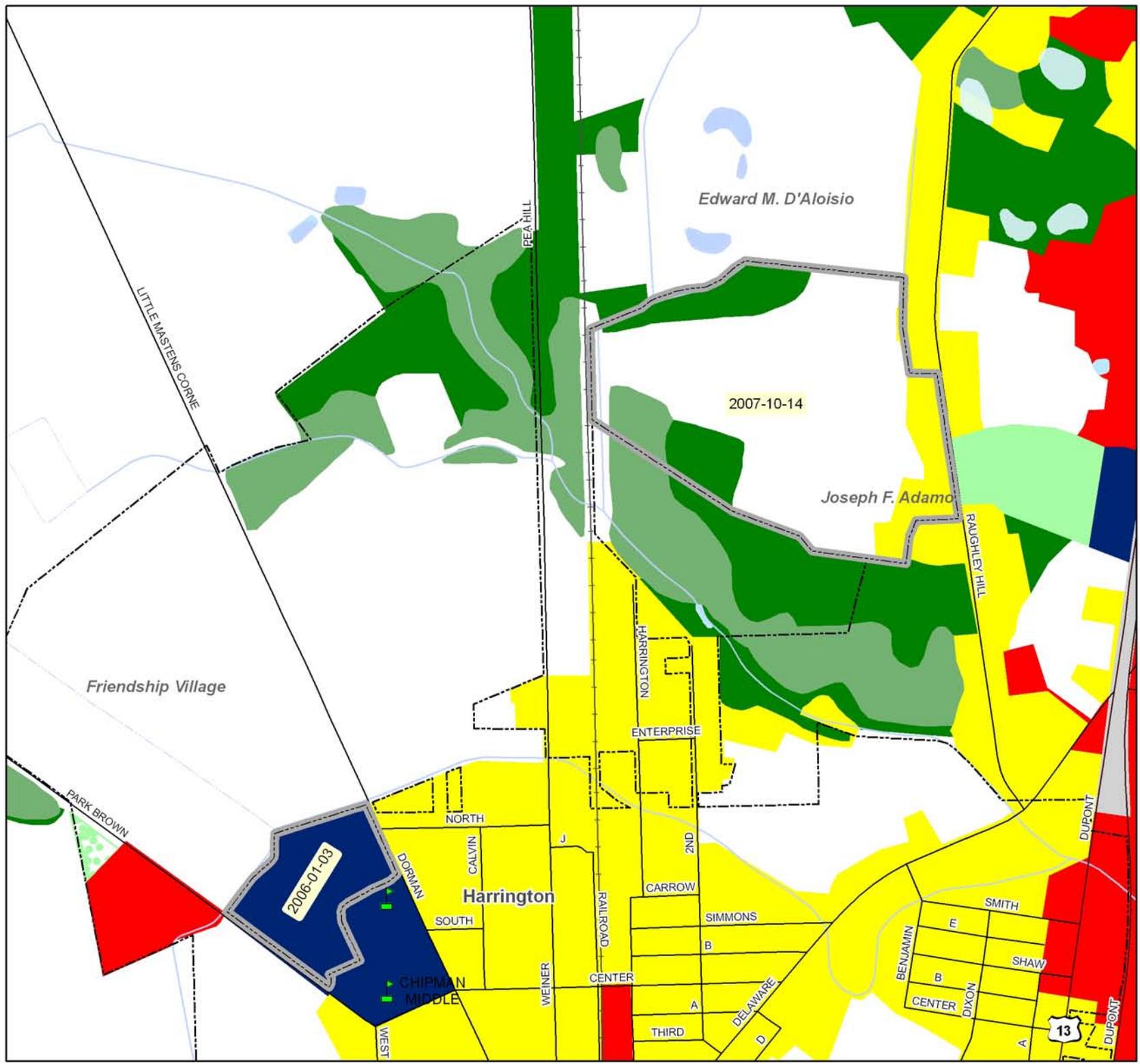


**Preliminary Land Use Service (PLUS)**  
**Fox Meadow Estates**  
 2007-10-14

-  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](http://www.state.de.us/planning)



# Preliminary Land Use Service (PLUS)

Fox Meadow Estates  
2007-10-14

-  Project Area
-  Municipalities



1:4,512



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