

PLUS 2008-01-11
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
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Cypress Hall Commercial

2. Location (please be specific): South west Corner of Route 113 and Shawnee Road

3. Parcel Identification #: 1-30-3.00-261.00 (Part Of) 4. County or Local Jurisdiction Name: City of Milford

5. Owner's Name: Shawnee Farm LLC

Address: 105 Foulk Road

City: Wilmington

State: DE

Zip: 19803

Phone: (302) 422-0945

Fax:

Email:

6. Applicant's Name: Cedar-Ironwood Cypress Hall, LLC

Address: 70 Portland Group

City: West Conshohocken

State: PA

Zip: 19428

Phone: (610) 941-1164

Fax: (610) 941-1165

Email:

7. Project Designer/Engineer: Davis, Bowen & Friedel, Inc.

Address: 23 North Walnut Street

City: Milford

State: DE

Zip: 19963

Phone: (302) 424-1441

Fax: (302) 424-0430

Email: rbd@dbfinc.com

8. Please Designate a Contact Person, including phone number, for this Project: Randy Duplechain (302) 424-1441

Information Regarding Site:	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Shopping Center - See Plan	
11. Area of Project(Acres +/-): 42.88 Acres of 59.85 Acres Total	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Investment Level 1 <input checked="" 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. 2005-07-08, 2006-09-15	
14. Present Zoning: C-3 Highway Commercial	15. Proposed Zoning: C-3 Highway Commercial
16. Present Use: Agriculture	17. Proposed Use: Commercial
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: None	
19. Comprehensive Plan recommendation: Within Municipality 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 checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input checked="" 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: City of Milford 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? 12,500 GPD How will this demand be met? City of Milford Water System	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Milford	
22. If a site plan please indicate gross floor area: 218,200 Sqft.(Excluding Garden Center) Plus 6 Commercial Outparcels	
23. If a subdivision: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density 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:
Number of owner-occupied units:

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

Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0%
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 72%
Square Feet: 31.22 Acres

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

How much forest land is presently on-site? 2.2 Acres How much forest land will be removed? 2.2 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 0.100

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: Wetlands will be incorporated into Stormwater Area, Permits will not be needed.

Will there be ground disturbance within 100 feet of wetlands Yes No

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</p>
<p>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</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: Stormwater Management Ponds, Infiltration, Roadside swales</p> <p>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.): Wetlands Areas and Roadside swales</p> <p>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</p>
<p>33. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much? Acres Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) acres/Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?</p> <p>Where is the open space located?</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>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?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Sewer & Water Improvements, Offsite Roadway Improvements</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

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 9,950 trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 1%

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. 3 Entrances have been proposed. 1 entrance on Seabury Avenue, Route 36(2 Lanes, 60' ROW) and 2 entrances on U.S. Route 113 (4 lanes, 205' ROW)

40. Will the street rights of way be public, private, or town? Private/City

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. Connections are made to the proposed Development to the South

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: Construction to Begin Fall of 2008

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

Signature of property owner

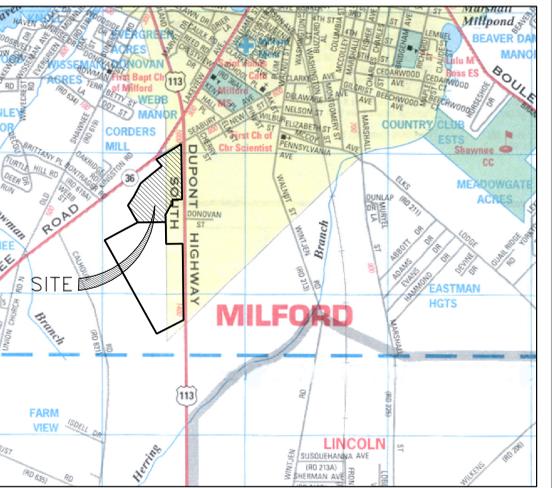
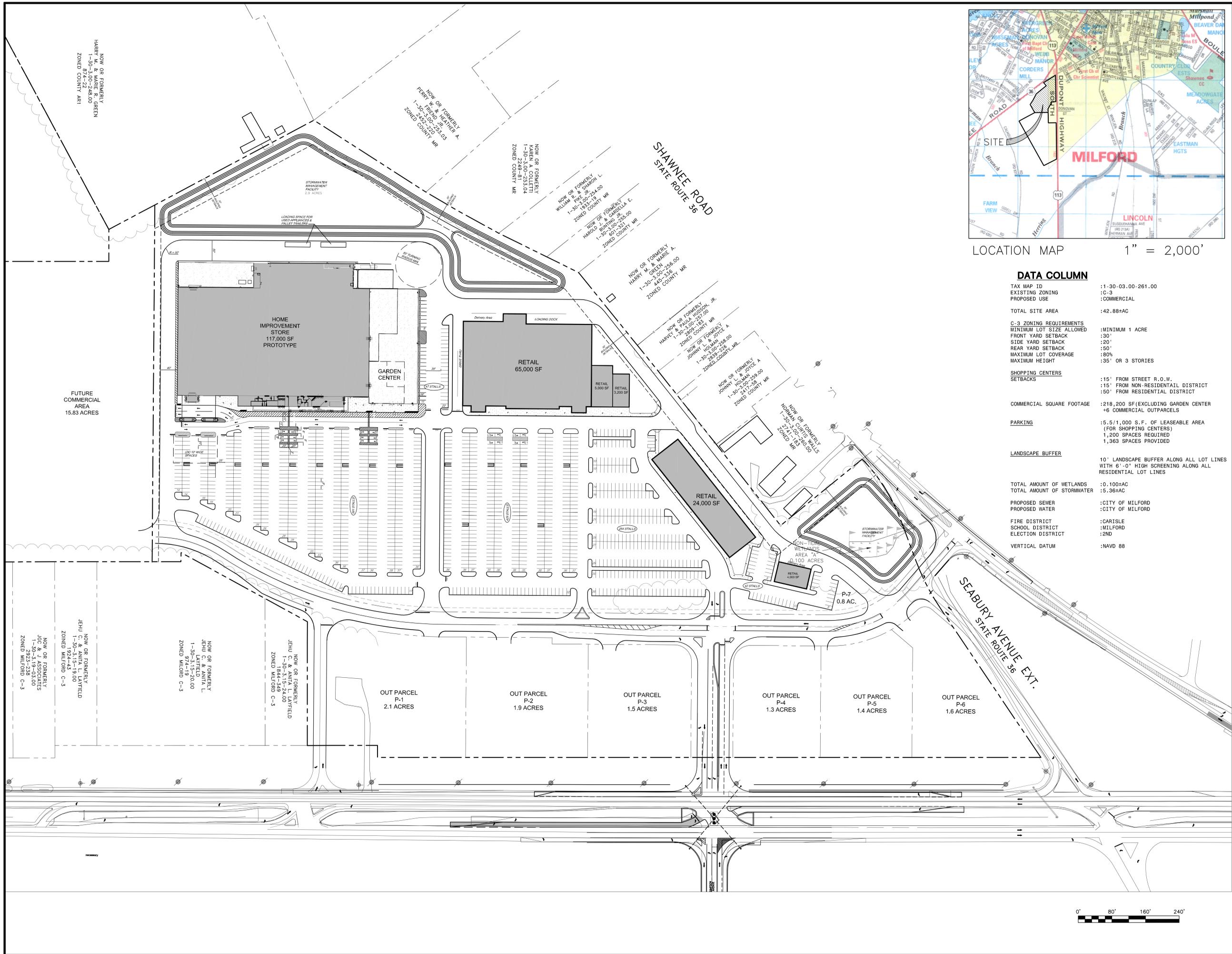
Date

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, 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.



LOCATION MAP 1" = 2,000'

DATA COLUMN

TAX MAP ID	:1-30-03.00-261.00
EXISTING ZONING	:C-3
PROPOSED USE	:COMMERCIAL
TOTAL SITE AREA	:42.88±AC
C-3 ZONING REQUIREMENTS	
MINIMUM LOT SIZE ALLOWED	:MINIMUM 1 ACRE
FRONT YARD SETBACK	:30'
SIDE YARD SETBACK	:20'
REAR YARD SETBACK	:50'
MAXIMUM LOT COVERAGE	:80%
MAXIMUM HEIGHT	:35' OR 3 STORIES
SHOPPING CENTERS SETBACKS	
	:15' FROM STREET R.O.W.
	:15' FROM NON-RESIDENTIAL DISTRICT
	:50' FROM RESIDENTIAL DISTRICT
COMMERCIAL SQUARE FOOTAGE	:218,200 SF (EXCLUDING GARDEN CENTER +6 COMMERCIAL OUTPARCELS)
PARKING	
	:5.5/1,000 S.F. OF LEASEABLE AREA (FOR SHOPPING CENTERS)
	1,200 SPACES REQUIRED
	1,363 SPACES PROVIDED
LANDSCAPE BUFFER	
	10' LANDSCAPE BUFFER ALONG ALL LOT LINES WITH 6'-0" HIGH SCREENING ALONG ALL RESIDENTIAL LOT LINES
TOTAL AMOUNT OF WETLANDS	:0.100±AC
TOTAL AMOUNT OF STORMWATER	:5.36±AC
PROPOSED SEWER	:CITY OF MILFORD
PROPOSED WATER	:CITY OF MILFORD
FIRE DISTRICT	:CARISLE
SCHOOL DISTRICT	:MILFORD
ELECTION DISTRICT	:2ND
VERTICAL DATUM	:NAVD 88

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS



SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

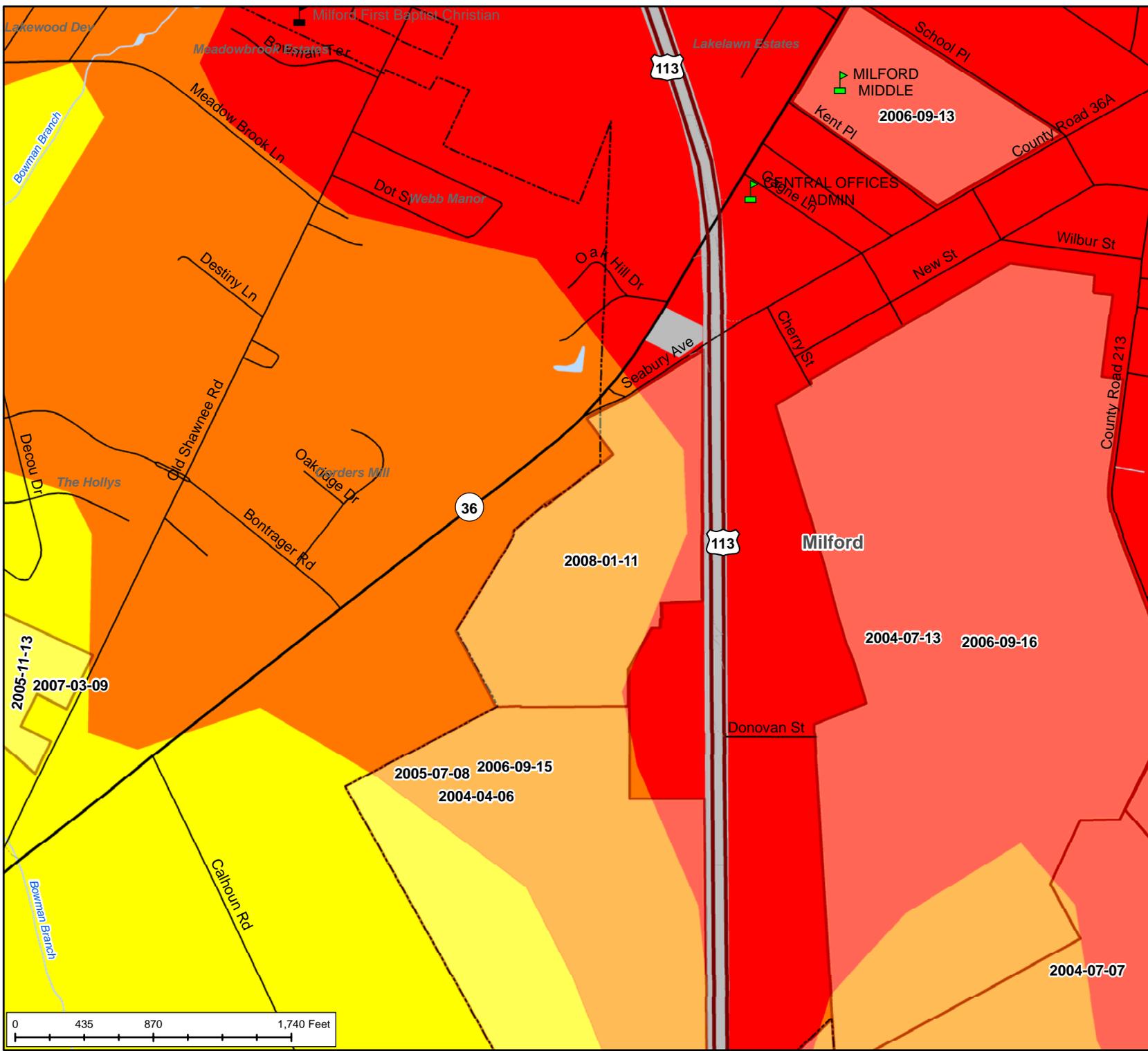
COMMERCIAL SITE PLAN

CYPRESS HALL
CEDAR CREEK HUNDRED, CITY OF MILFORD
SUSSEX COUNTY, DELAWARE

Date: DECEMBER 2007
Scale: 1" = 80'
Dwn.By: RAK/JMJ
Proj.No.: 1423A001A
Dwg.No.:



Preliminary Land Use Service (PLUS)
Cypress Hall Commercial
2008-01-11

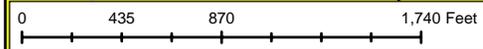


- Project Areas
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of Play
 - Area of Dispute
 - Area of Study
 - Env. Sens. Dev. (Sussex)

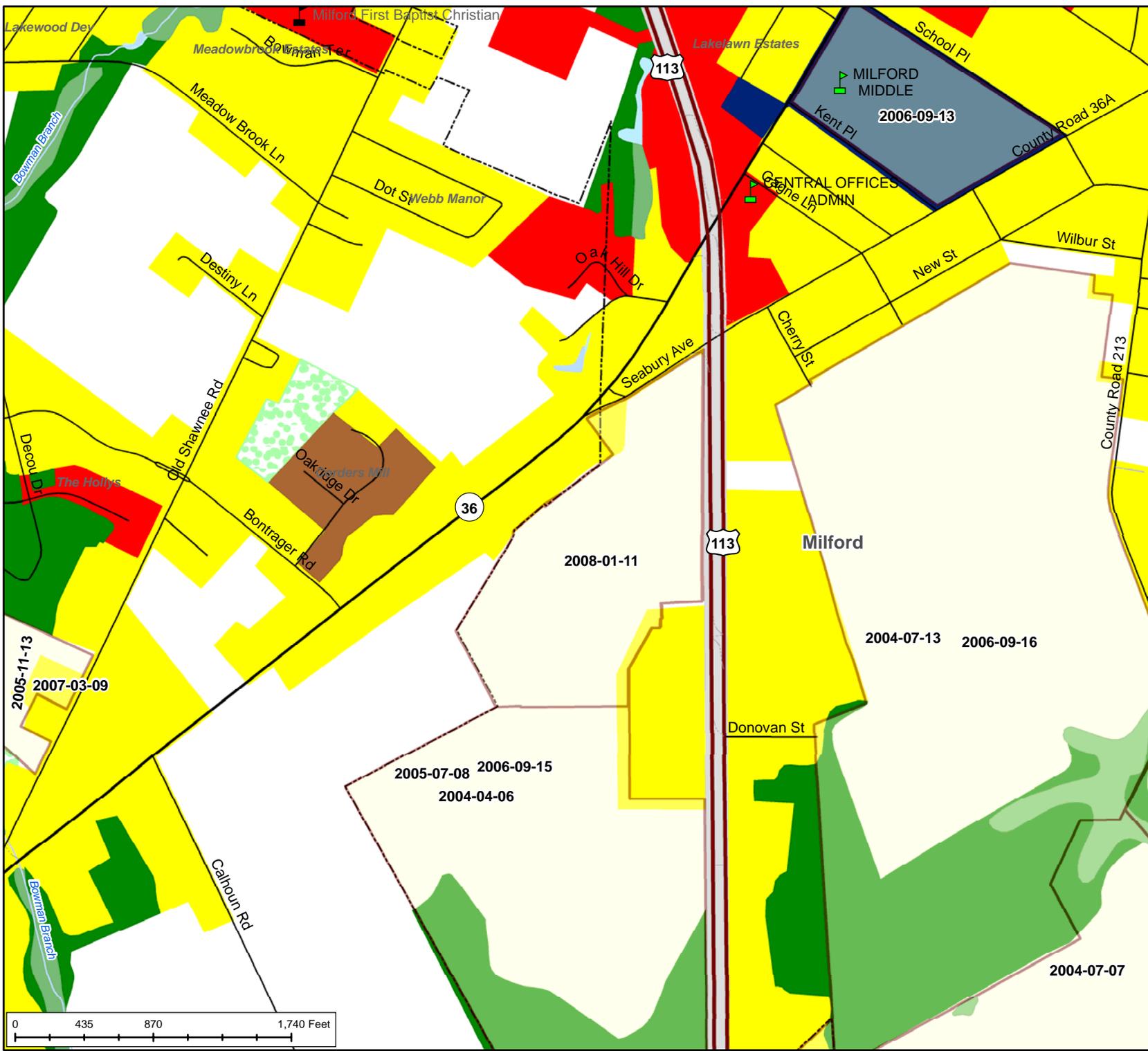
1:10,000



Produced by the Delaware Office of State Planning Coordination.
stateplanning.delaware.gov



Preliminary Land Use Service (PLUS) Cypress Hall Commercial 2008-01-11

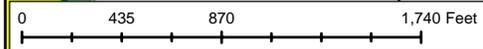


- Project Areas
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition

1:10,000



Produced by the Delaware Office of State Planning Coordination.
stateplanning.delaware.gov



**Preliminary Land Use Service (PLUS)
Cypress Hall Commercial
2008-01-11**

-  Project Areas
-  Municipalities

2006 Orthophotography
courtesy of USDA NAIP.

1:3,733



Produced by the Delaware Office of
State Planning Coordination.
stateplanning.delaware.gov

