

PLUS 2008-03-05
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: Whispering Breeze | | |
| 2. Location (please be specific): Sussex County On Rte. 113 South (within the Town Of Georgetown limits along the southern boundary) | | |
| 3. Parcel Identification #: 1-35-19-64.00 & 65.00 | 4. County or Local Jurisdiction Name: Town of Georgetown | |
| 5. Owner's Name: Lynn S. Mason & Charles T. Mason, Jr., Trustees, Charles T Mason; Market Street East LLC | | |
| Address: 224 N Alden Rd, Muncie, In 47307; 30030 Gatehouse Dr. Milton, De 19968 | | |
| City: | State: | Zip: |
| Phone: 302-542-9002 | Fax: 302-856-6360 | Email: |
| 6. Applicant's Name: CMS Builders, Inc. , Gerald Gruber, Pres. | | |
| Address: 301 Nottingham Place | | |
| City: Chalfont | State: Pa | Zip: 18914 |
| Phone: : 215-822-3990 | Fax: 215-822-9912 | Email: ggruber@verizon.net |
| 7. Project Designer/Engineer: ECI, LLC | | |
| Address: PO Box 820; 220 Rehoboth Avenue (No mail service) | | |
| 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 T. Cuppels, PP, PLS | | |

24. If residential, indicated the number of number of Lots/units: 317 Gross Density of Project: 3.8 Net Density 5.7
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: 317

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 200

Second home buyer – if checked, how many units 117

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: 28%
Square Feet: 1,009,174±SF

27. What are the environmental impacts this project will have? Minimal Environmental Impacts, this project will be designed as a green project

How much forest land is presently on-site? 49.7±Ac How much forest land will be removed? 25.6±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
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 7.8±Ac

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

Has the Army Corp of Engineers signed off on the delineation? Yes No JD has been submitted

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 Alms House Ditch

Will there be ground disturbance within 100 feet of the water bodies Yes No If "Yes", please describe : Minor rear lot grading and stormwater bio-swales

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: BMPs; Bio-swales, Ponds

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, release to wetlands and ditches

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? 39.8± Acres 1,733,438± Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 37.0±/1,612,979± 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)? Active and passive recreation

Where is the open space located? Throughout the site

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? On-site and off-site roads, expanded water and sewer service

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
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
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 4,278 TPD
What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2%
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. We are proposing one and possibly two entrances onto Parker Road from the residential section. Parker Road consists of 2- 10 foot travel lanes with no shoulders. Parker Road will be improved to 2-11 ft wide travel lanes with 5' wide shoulders/bikelanes along the frontage of the project. A multi-use path will also be included in the design of this site. The commercial portion of the project proposes a right turn in from Route 113 southbound near the north end of the site along with a full intersection to Route 113 at Arrow Safety Road.
40. Will the street rights of way be public, private, or town? Streets in the single family residential will be public owned by the Town Of Georgetown
41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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. There are 2 intersections to adjacent parcels shown on the plan.
43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: Trash from residential and commercial uses

45. Please make note of the time-line for this project: 3 years

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.

GENERAL PROJECT

1. The project is located on former road and on Road 113 South side the town of Georgetown.
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NOTES:

1. Maintenance of the common open space/recreation areas and the stormwater facilities to be the responsibility of the owner/developer or a Homeowners Association.
2. Tree clearing associated with the project will be limited to what is necessary to complete the project infrastructure, perform site grading and to clear the site for construction of the buildings.

Residential RPC Calculation

Total Residential S/F	3,800,000 S/F
Min. Allowable	3,800,000 S/F
Max. Allowable	3,800,000 S/F
Min. Allowable	3,800,000 S/F
Max. Allowable	3,800,000 S/F

Building Area Calculator

Single Family Roof Area	371,000 S/F
Multi-Family Roof Area	154,800 S/F
Stormwater Cover	4,000 S/F
Total Roof Area	530,000 S/F

Impervious Area Calculator

Roof Area	530,000 S/F
Road/Pav. Area	478,216 S/F
Total Impervious Area	1,008,216 S/F

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LOCATION MAP
Scale: 1" = 1 Mile

SITE DATA

Tax Map Number	1-35-19 Parcel 64.00 (62.2Ac.)
Current Zoning	UR-3-Neighborhood Residential Medium Density
Proposed Zoning	HC-Highway Commercial
Proposed Use	Commercial, Single and Multi-Family Dwellings
Total Parcel Area	4,200,891 S/F 96.5Ac
Commercial Area	595,566 S/F 13.7Ac
Residential Area	3,605,325 S/F 82.8Ac
Residential Density Permitted	371 Units (4.48 Units/Ac)
Residential Density Proposed	317 Units (3.8 Units/Ac)
Building Height	Not To Exceed 35 Feet
Commercial Buildings	80,750 S/F 1.8Ac
Number Of Buildings	317 # of Project
Single Family	124 39.1%
Duplex Units	48 15.1%
Townhomes	25 7.9%
Multi-Family Apartments	120 37.9%

Setbacks

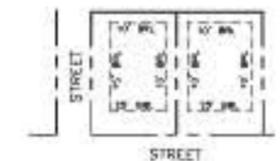
Front 25'	(30' on Numbered Road)
Side 10'	(0' on Interior Townhomes)
Rear 10'	

Roof Area

Roof Area	530,000 S/F	12.2Ac
Road/Pav. Area	478,216 S/F	10.8Ac
Road S/W Area	839,656 S/F	19.25Ac
Stormwater Area	120,458 S/F	2.7Ac
Open Space - Total	1,731,436 S/F	39.6Ac (48.0%)
Stormwater/Woods/Retention	1,578,797 S/F	36.2Ac
Open Space Recreation/Grass/Curb/Shoulder Area	152,639 S/F	3.4Ac
Woods	2,160,288 S/F	49.7Ac
Woods To Be Removed	1,047,211 S/F	24.1Ac
Woods To Remain	1,113,077 S/F	25.7Ac (52.0%)
Wetland Area	379,383 S/F	8.6Ac
Impervious Cover	284%	
Water Service	Town Of Georgetown	
Sanitary Sewer Service	1988 MWDP	
Vertical Control	Deed Reference	

Commercial Data

Commercial Area	595,566 S/F	13.7Ac
Building Area	80,750 S/F	1.8Ac
Road/Pav. Area	288,346 S/F	6.7Ac
Stormwater Area	28,784 S/F	0.7Ac
Woods	147,371 S/F	3.4Ac
Roads To Be Removed	147,371 S/F	3.4Ac
Open Space	226,300 S/F	5.2Ac (4.6%)
Impervious Area	395,236 S/F	9.0Ac (48.2%)



BUILDING RESTRICTION LINK DETAIL

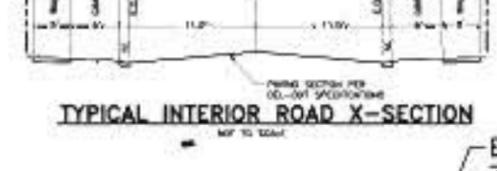


APPROVED BY THE GEORGETOWN PLANNING AND ZONING COMMISSION

Chairman _____ Date _____



TYPICAL INTERIOR ROAD X-SECTION



TYPICAL INTERIOR ROAD X-SECTION

SHEET 2 of 3

SHEET 3 of 3

SHEET 2 of 3

SHEET 3 of 3

SHEET 2 of 3

SHEET 3 of 3

#	REVISION	DATE	CHKD.	PROJECT
1.	Revised Per Georgetown Planning and Zoning Commission	11/19/07	OTC	
2.				
3.				
4.				
5.				
6.				

Whispering Breeze
GEORGETOWN HUNDRED
SUSSEX COUNTY, DELAWARE
TAX MAP 1-35-19 PARCEL 64.00 AND 65.00

TITLE
**CONCEPT PLAN
COMMERCIAL AND RPC OVERLAY
INDEX, SITE DATA AND ZONING**

PROFESSIONAL SEAL

ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC
ENGINEERING, PLANNING AND MANAGEMENT CONSULTANTS
225 REHOBOTH AVENUE • P.O. BOX 820
REHOBOTH BEACH, DELAWARE 19971
(302) 228-2844 • FAX (302) 228-2839

DESIGNED BY: EDI	PREPARED BY: ECI	JOB # 08-045
DRAWN BY: KSK	DATE: April 2007	SHEET 1 OF 3
CHECKED BY: OTC	SCALE: AS SHOWN	

Preliminary Land Use Service (PLUS)

Whispering Breeze

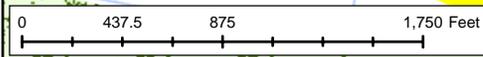
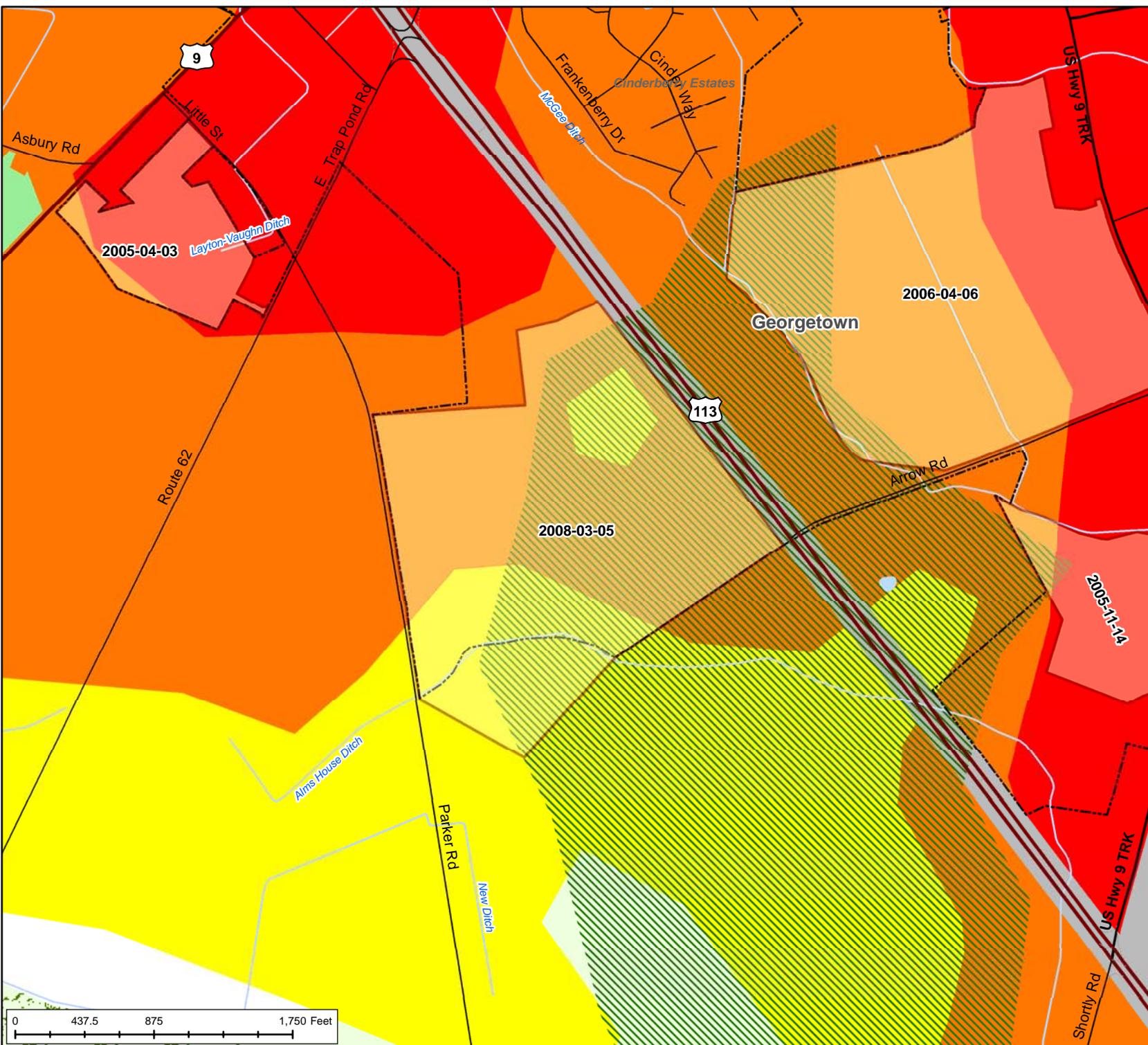
2008-03-05

-  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)

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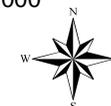
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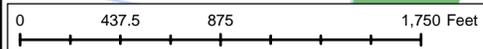
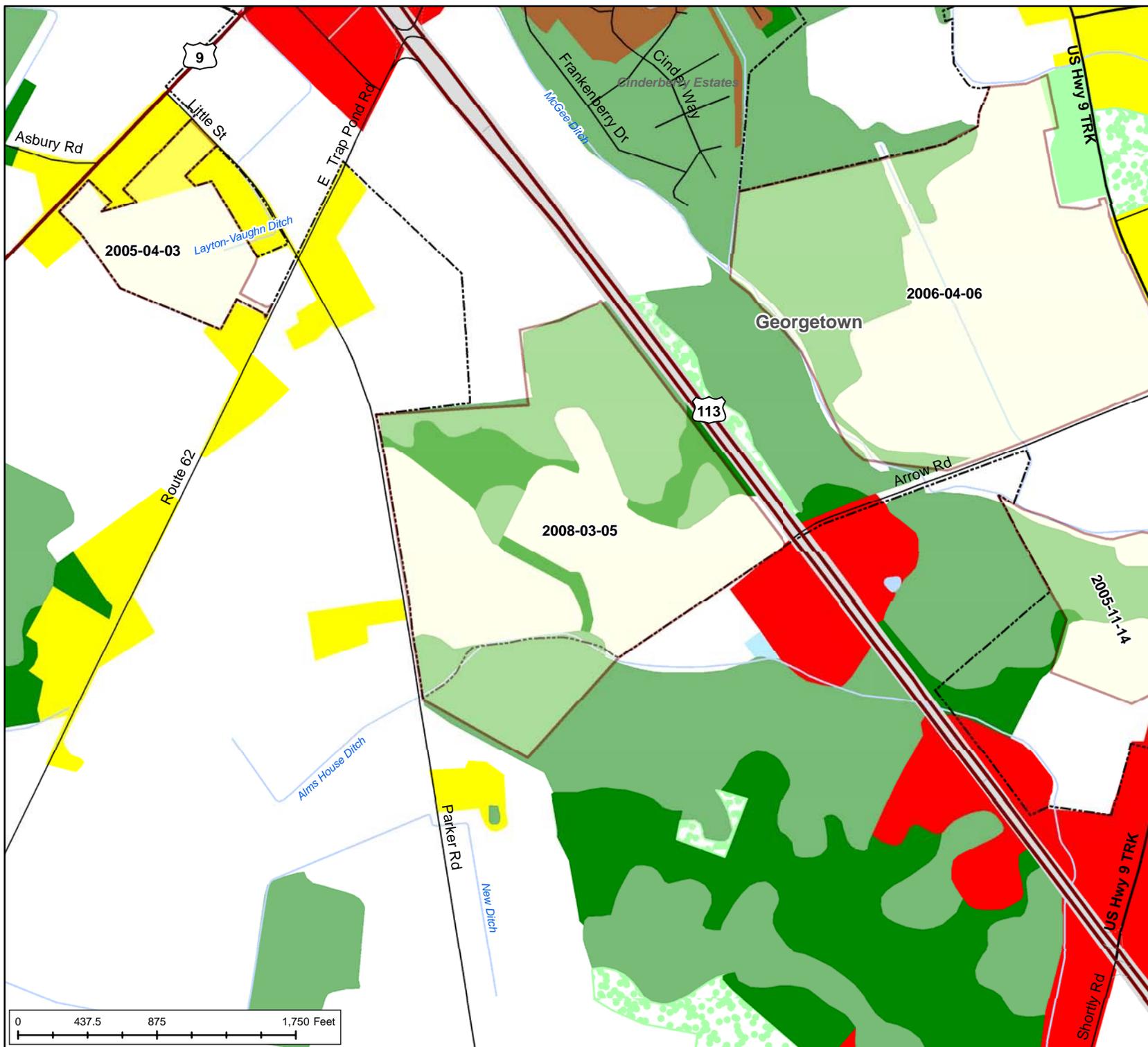
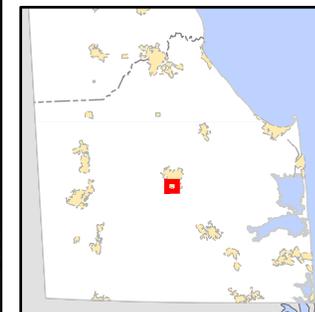
Preliminary Land Use Service (PLUS)
Whispering Breeze
 2008-03-05

-  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



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Preliminary Land Use Service (PLUS)

Whispering Breeze
2008-03-05

 Project Areas

 Municipalities

Sussex

RGB

 Red: Band_1

 Green: Band_2

 Blue: Band_3



2006 Orthophotography
courtesy of USDA NAIP.

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