

**PLUS 2008-06-01**  
**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: Garden Apartments for Cypress Creek, LLC

2. Location ( please be specific): DE route 14 approx. 3,000 ft. from route 13

3. Parcel Identification #: MN-09-180.00-01-04.00

4. County or Local Jurisdiction Name: City of Harrington

5. Owner's Name: Cypress Creek, LLC

Address: 15216 Watergate Road

City: Silver Spring

State: Maryland

Zip: 20905

Phone: 301-236-9281

Fax: 301-384-3990

Email: N/A

6. Applicant's Name: Parker & Associates, Inc.

Address: 528 Riverside Drive

City: Salisbury

State: Maryland

Zip: 21801

Phone: 410-749-1023

Fax: 410-749-1012

Email: tedh@parkerandassociates.org

7. Project Designer/Engineer: Parker & Associates, Inc.

Address: 528 Riverside Drive

City: Salisbury

State: Maryland

Zip: 21801

Phone: 410-749-1023

Fax: 410-749-1012

Email: tedh@parkerandassociates.org

8. Please Designate a Contact Person, including phone number, for this Project: Edward (Ted) Hastings

<b>Information Regarding Site:</b>	
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 type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Site Plan of 38 each 3 story 8 unit multi-family dwellings plus one community building.	
11. Area of Project(Acres +/-): 18.35	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input 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. 05/24/05 PLUS review for the Roop Property for rezoning.	
14. Present Zoning: Residential R-3	15. Proposed Zoning: Residential R-3
16. Present Use: Open field, woods, & wetlands	17. Proposed Use: Multi-family dwellings
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: N/A	
19. Comprehensive Plan recommendation: Residential 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:  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? 296 family units  How will this demand be met? City of Harrington Public 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 Harrington	
22. If a site plan please indicate gross floor area: 88,800 total square feet	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 296 Gross Density of Project: 16.13 Net Density 22.41 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: 296

Number of owner-occupied units: 0

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: 41  
Square Feet: 327,640

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

How much forest land is presently on-site? 11.33 ac How much forest land will be removed? 5.92

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 5.14

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: Enlargement of an existing wetland pocket into a storm water management pond and the installation of out fall pipes with ditch.

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: Brown's Branch South</p>
<p>32. List the proposed method(s) of stormwater management for the site: Storm water management detention pond</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.): Brown's Branch (south)</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 7.43 Acres 32,365 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 6.57 acres 28,618 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)? Active recreational, storm water pond, wildlife habitat.</p> <p>Where is the open space located? Active recreational – at the community center and throughout the project Storm water management – at the left rear of the developed portion of the project Wildlife habitat – the wetlands portion of the project at the rear of the property</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</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 5.14</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 Standard detention facility and sediment trap</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies yes</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tall grasses, wild flowers, shrubs, &amp; trees will be utilized around the storm water management pond to deter the presents of geese.</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 - 9.5 adv. Trips per household per day x 296 = 2,812 adv. Daily trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Minimal – limited to services & delivery vehicles.

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. Connects to DE route 14 at the front of the project. The entrance will be 2 lanes and will have acceleration and deceleration lanes.

40. Will the street rights of way be public, private, or town? The parking access drive will be private.

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. There is an access road to the east of the project, a private business to the west of the project, & Brown's Branch to the rear of the project making any vehicular connections unlikely.

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 at this time

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](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.



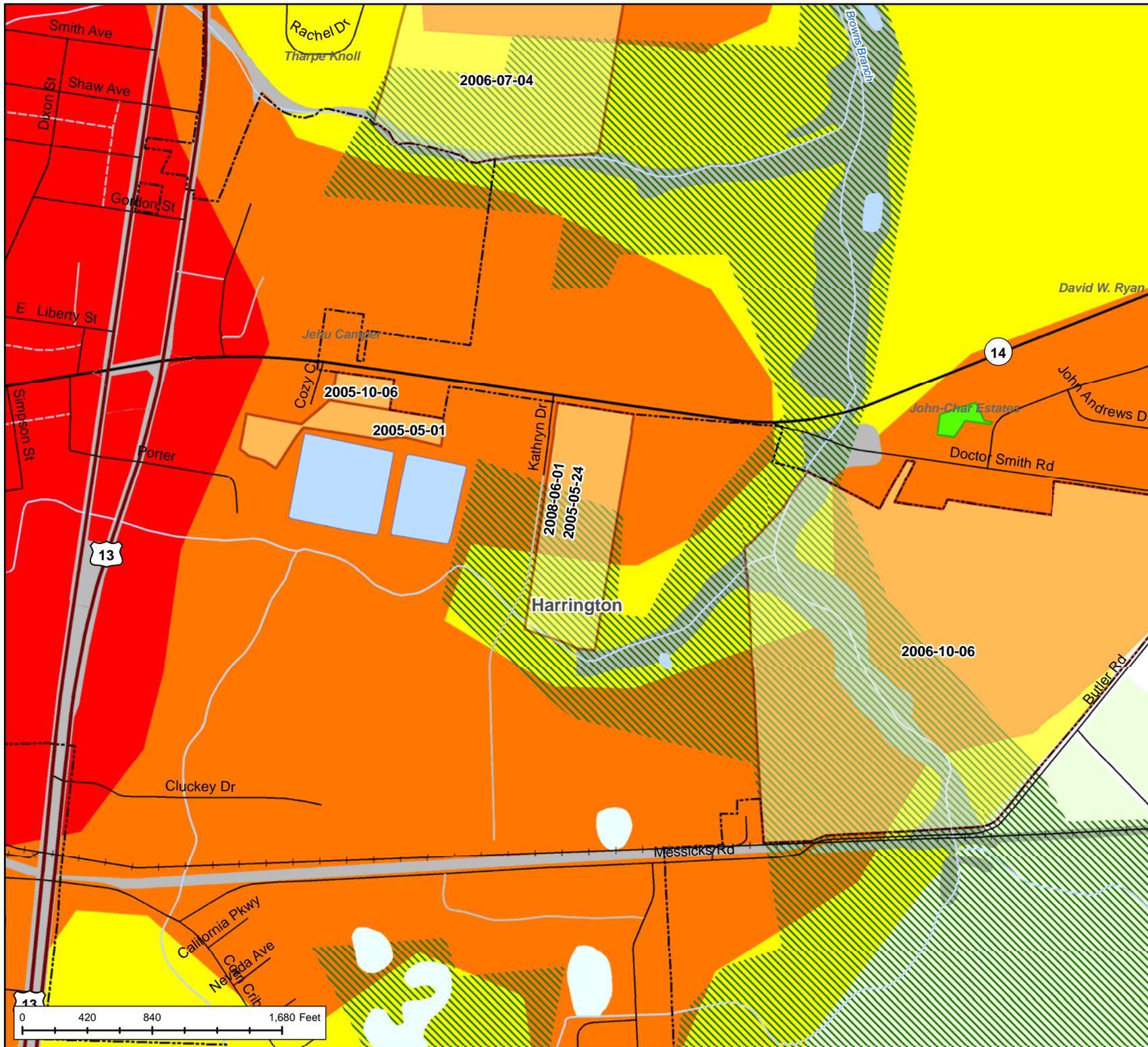


**Preliminary Land Use Service (PLUS)**  
**Cypress Creek Garden Apart**  
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-  Project Areas
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

**State Strategies**

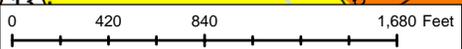
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



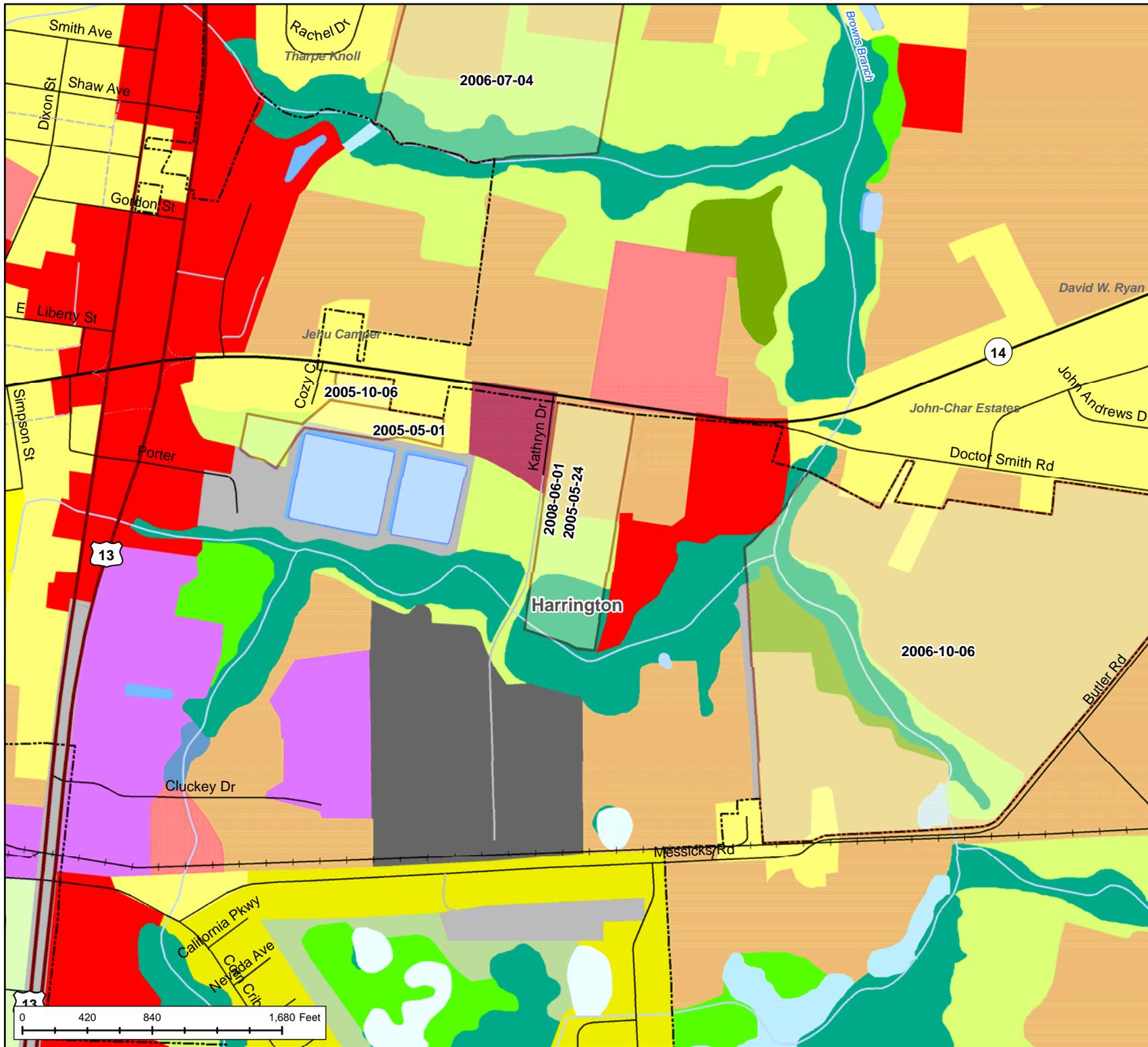
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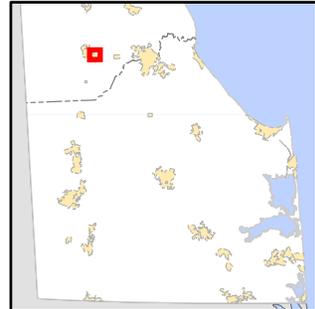


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

1:10,000



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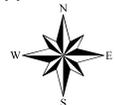
 Project Areas

 Municipalities

2007 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget



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