PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
January 31, 2024 1:09 PM

PLUS ID: 2024-02-06

State Strategy Level: 2 & 3, Some Out of Play

PLUS Application Type - Subdivision

Title: DevDevelopment - Harrington Subdivision
County: Kent County **Municipality:** Harrington
Description of PLUS project/plan:
Harrington major residential subdividion

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
10

Parcel ID(s): 6-00-17100-05-2200-00001, 6-00-17100-05-2209-00001, 6-00-17100-05-2210-00001, 6-00-17100-05-2211-00001, 6-00-17100-05-2212-00001, 6-00-17100-05-2213-00001, 6-00-17100-05-2214-00001, 6-00-17100-05-2215-00001, 6-00-17100-05-2216-00001, 6-00-17100-05-2217-00001

Project Location: 6132 MILFORD HARRINGTON HWY

If contiguous to a municipality, are you seeking Annexation? Yes

Section II: Project Contact Information

Owner Contact Information

Dev Developments LLC
4-24 Sellers Street
Kearny, NJ 07032
Phone: (201) 955-9181
Email: dev@indoamericanstone.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Becker Morgan Group, Inc.
Mike Riemann, PE
Phone: (302) 734-7950
Email: mriemann@beckermorgan.com
Fax: (999) 999-9999

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **117.82**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR-1**
Proposed Zoning for this project: **R3**

Land Use Information

Present Use for this project area: **Agricultural**
Proposed Use for this project: **Residential**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, Duplex or Townhouse**

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate**
Total number of Homeownership units: **492**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
492	261		231

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Devraj "Dev" Aiyar - 201-955-9181

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Municipal**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
Yes

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	6	No	

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **1**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **No**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:
BMP, bio-Infiltration as possible

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **35**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
4,124
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
Could have connection to Jackson Ditch Road - but is a local road. Open for discussion.

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	Yes	
Type proposed	Internal	Within Right-of-Way	

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

PLUS

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: DevDevelopment - Harrington Subdivision

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

_____ 02/1/24

Signature of Property Owner — Date

DEVRAJ N AIYAR (DEV DEVELOPMENTS)

Property Owner (Please Print)

_____ _____

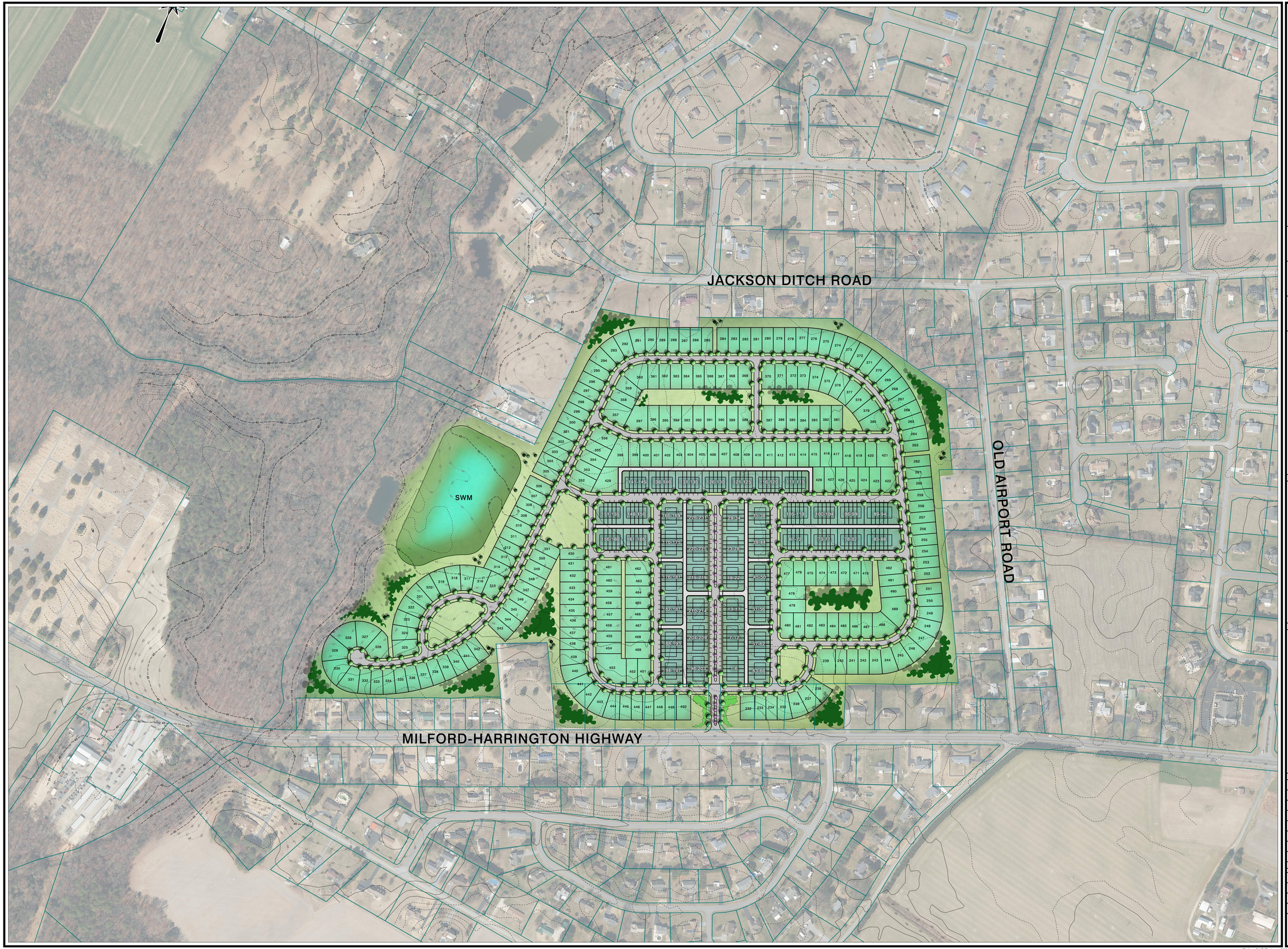
Signature of Additional Owner (if applicable) — Date

_____

Additional Owner (Please Print)

OSPC

Published January 2022



BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
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302.369.3700

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312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jackle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

LOT BREAK DOWN:
SFD 55'x125': 261 LOTS
TH 20'x125': 231 LOTS
GROSS DENSITY: 4.47 DU/AC

PROJECT TITLE

HARRINGTON SUBDIVISION

6132 MILFORD-HARRINGTON HWY
CITY OF HARRINGTON
KENT COUNTY, DELAWARE

SHEET TITLE

CONCEPT PLAN

0 100 200 400

SCALE: 1" = 200'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: 24x36

PROJECT NO.:	2023189.00
DATE:	10/04/2023
SCALE:	1" = 200'
DRAWN BY: CDC	PROJ. MGR.: CDC

SHEET

CONCEPT 1

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F:\AutoCAD\Projects\2023\2023189\DWG\Misc\2023189-concept.dwg, Oct 04, 2023 - 3:39pm

PUBLIC PRE CHECK Results for State Parcel(s): 6-00-17100-05-2214-00001,6-00-17100-05-2215-00001,6-00-17100-05-2216-00001,6-00-17100-05-2217-00001,6-00-17119-01-1400-00001,6-00-17100-05-2218-00001,6-00-17100-05-5001-00001,6-00-17100-05-2209-00001,6-00-17100-05-5002-00001,6-00-17100-05-2210-00001,6-00-17100-05-5010-00001,6-00-17100-05-2211-00001,6-00-17100-05-5011-00001,6-00-17100-05-2212-00001,6-00-17100-05-2213-00001,6-00-17100-05-2200-00001

Wetlands: Issue Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Kent County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Bay Area No Build Line: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Land and Water Conservation Fund: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

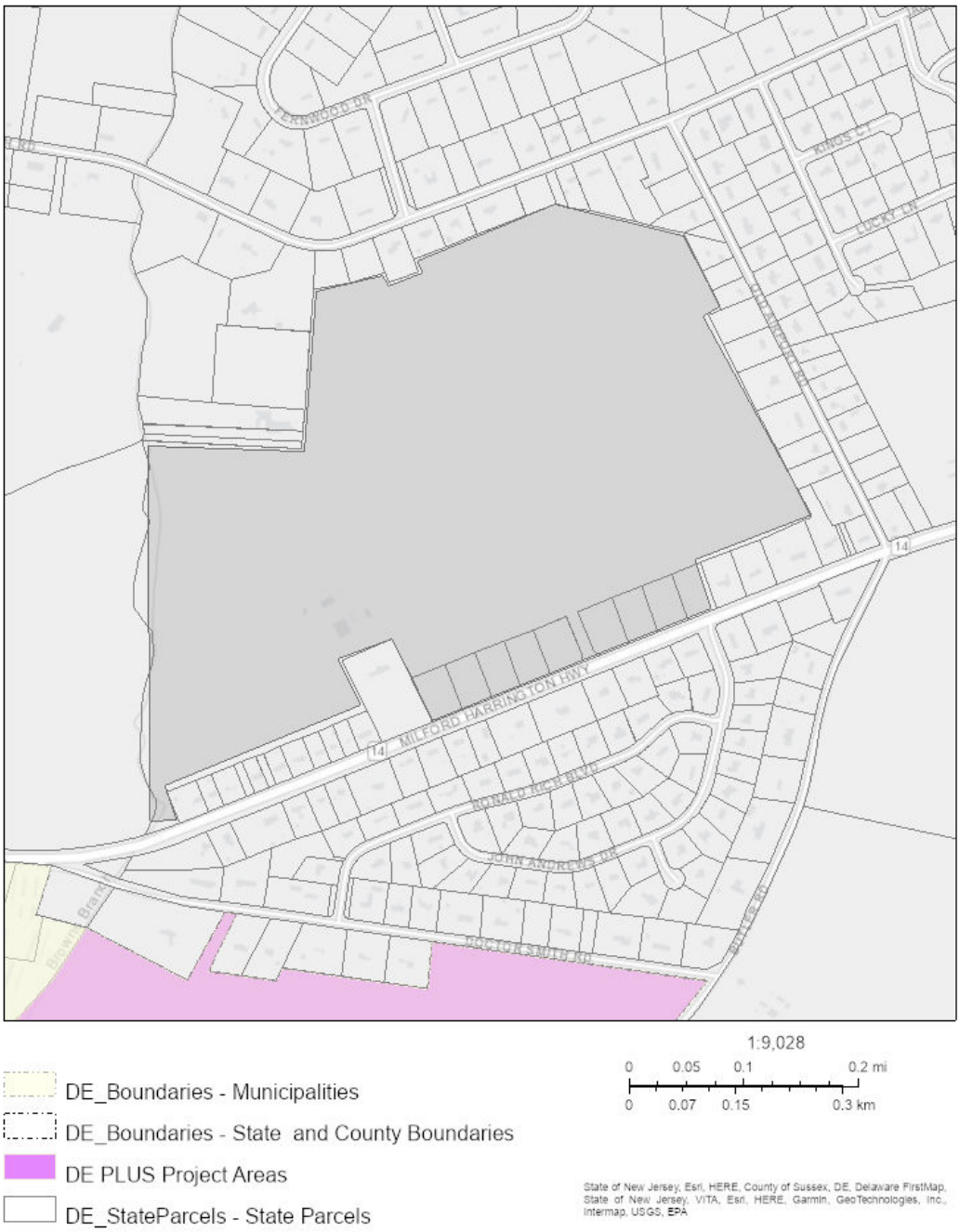
Soils - New Castle County: No Issues Found

Harrington Subdivision

Area of Interest (AOI) Information

Area : 4,925,805.58 ft²

Jan 31 2024 11:39:30 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	20	4,925,804.65	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	3	282,659.83	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	10	4,925,805.51	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	4	132,237.04	N/A
Tax Ditch Segments	1	N/A	1,306.76
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	4	228,075.59	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	2	N/A	191.69
Transect	0	N/A	0
Cross Sections	5	N/A	3,078.30
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	5	4,925,804.34	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	6-00-17100-05-2200-00001	109.63	4,627,883.14
2	6-00-17100-05-2214-00001	0.85	35,861.14
3	6-00-17100-05-2213-00001	0.84	35,463.76
4	6-00-17100-05-2209-00001	0.80	33,906.57
5	6-00-17100-05-2210-00001	0.77	32,304.03
6	6-00-17100-05-2216-00001	0.76	31,918.11
7	6-00-17100-05-2212-00001	0.75	31,520.49
8	6-00-17100-05-2215-00001	0.75	31,437.56
9	6-00-17100-05-2211-00001	0.74	31,232.10
10	6-00-17100-05-2217-00001	0.74	25,889.26
11	6-00-17100-04-5200-00001	35.35	6,405.28
12	6-00-17100-05-3901-00001	2.44	883.42
13	6-00-17100-05-2101-00001	0.84	735.06
14	6-00-17100-05-1700-00001	0.38	193.25
15	6-00-17100-05-2201-00001	0.53	110.98
16	6-00-17100-05-1600-00001	0.37	26.38
17	6-00-17100-05-2800-00001	0.52	12.07
18	6-00-17100-05-0500-00001	0.18	11.18
19	6-00-17100-05-0600-00001	0.42	9.29
20	6-00-17100-05-0400-00001	0.51	1.58

Delaware Ecological Network

#	ID	Area(ft²)
1	6,049.00	252,224.05
2	6,047.00	29,670.68
3	6,048.00	765.10

Soils Kent County

#	SOILNAME	Area(ft²)
1	Galestown loamy sand, 0 to 5 percent slopes	1,536,210.56
2	Cedartown loamy sand, 0 to 5 percent slopes	1,118,486.34
3	Fort Mott loamy sand, 2 to 5 percent slopes	1,111,363.58
4	Fort Mott loamy sand, 0 to 2 percent slopes	698,714.10
5	Longmarsh and Indiantown soils, frequently flooded	226,405.53
6	Klej loamy sand, 0 to 2 percent slopes	142,703.22
7	Glassboro sandy loam, 0 to 2 percent slopes	89,534.71
8	Rosedale loamy sand, 0 to 2 percent slopes	2,387.49

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	JACKSONS	Main	131,954.90
2	BROWNS BRANCH	Main	282.13

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	JACKSONS	Main	1,306.76

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	33.64	201,271.78
2	0.61	26,581.50
3	0.19	191.54
4	8.47	30.78

Base Flood Elevation

#	DFIRM_ID	Length(ft)
1	10001C	191.69

Cross Sections

#	DFIRM_ID	Length(ft)
1	10001C	3,078.30

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	4,925,804.34

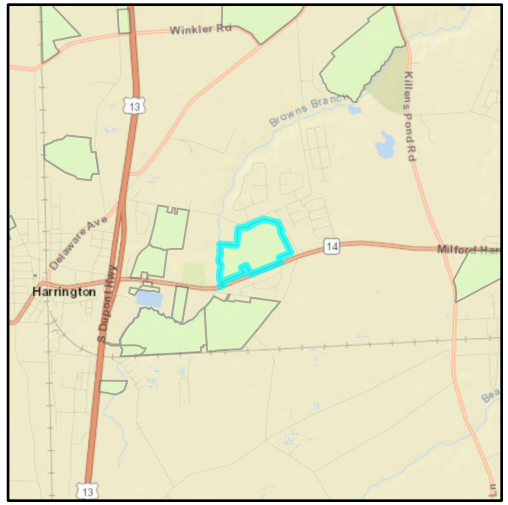
Preliminary Land Use Service (PLUS)

2024-02-06 DevDevelopment - Harrington Subdivision



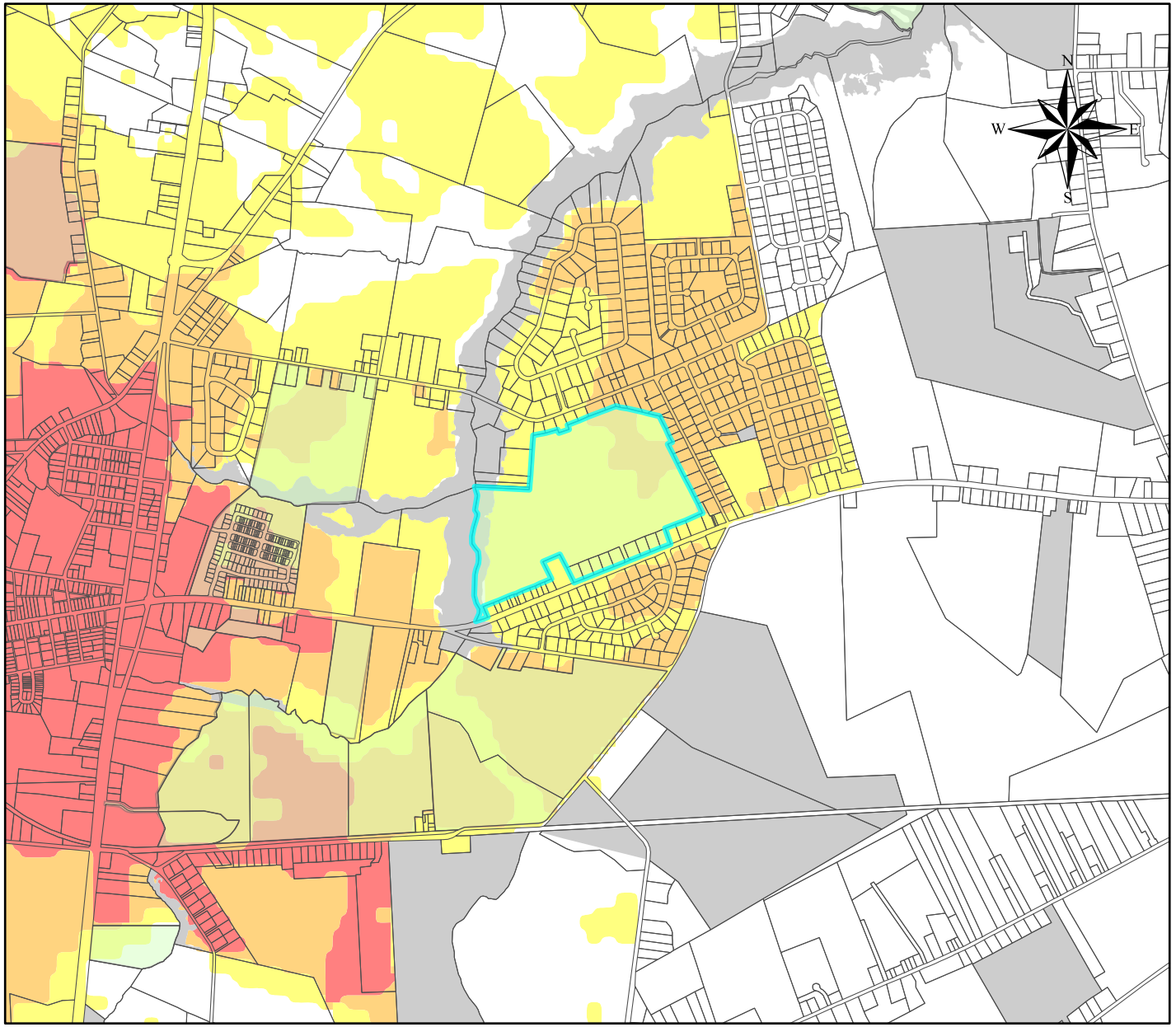
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-02-06 DevDevelopment - Harrington Subdivision



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

