

# Preliminary Land Use Service PLUS

## Delaware State Planning Coordination

Submit by Email

122 William Penn Steet • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Purpose of PLUS --The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

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.

PLUS Number (to be completed by OSPC): 2011-09-05

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): Level 2

1. Project Title/Name: Carillon Square - Shopping Center & Enclave at Carillon Square

2. Location ( please be specific): Longneck, Delaware; South Route 5/23, +/- 560' west of Route 24

3. Parcel Identification #: TM 2-34-23 Parcels 260, 269.03, 269.13, 269.14  
 4. County or Local Jurisdiction Name: where project is located: Sussex County

5. If contiguous to a municipality, are you seeking annexation? No

6. Owner's Name: Lighthouse Carillon, LLC

Address: 8 William Beaser Drive

City: Garnet Valley

State: Pennsylvania

Zip: 19061

Phone : (302) 373-5957

Fax

Email:

7. Equitable Owner/Developer  
 (This Person is required to attend the PLUS meeting): N/A

Address:

City:

State: Delaware

Zip:

Phone :

Fax

Email:

8. Project Designer/Engineer: Vista Design, Inc.

Address: 11634 Worcester Hwy

City: Showell

State: Maryland

Zip: 21862

Phone : (410) 352-3874

Fax

(410) 352-3875

Email: rpolk@vistadesigninc.com

9. Please Designate a Contact Person, including phone number, for this Project: Richard F. Polk

Information Regarding Site:

10. Type of Review:  Rezoning, if not in compliance with comprehensive plan  
 Subdivision  Site Plan Review

11. Brief Explanation of Project being reviewed:

Rezone approx. 1.36ac to CR-1 for rev's to shopping ctr. & rezone approx. 16.49ac to CR-1 for new 123 unit townhouse development

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.

PLUS 2006-04-09

12. Area of Project (Acres +/-):

37.88

Number of Residential Units:

123

Commercial square footage:

54,600

13. Present Zoning: AR-1 & C-1

14. Proposed Zoning: CR-1 & C-1

15. Present Use: Cultivated Lands & Forested Areas

16. Proposed Use: Commercial & Residential

17. Water:  Central (Community system)  Individual On-Site  Public (Utility)

Will a new public well be located on this site?

Yes  No

Service Provider Name:

Tidewater Utilities, Inc

18. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)

Will a new community wastewater system be located on this site?

Yes  No

Service Provider Name:

Longneck Sanitary Sewer District - Sussex Count

19. If residential, describe style and market segment you plan to target (Example -- Age restricted):

Townhomes for First-time, Move-up & Second home buyers

20. Environmental impacts:

Portions of the existing forested areas to be removed. No wetlands are to be disturbed as part of the development

How many forested acres presently on-site? 20.35

How many forested acres will be removed? 13.75

To your knowledge, 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 4.25

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

Has the Army Corps of Engineer 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:

How close do you anticipate ground disturbance to wetlands, stream, wells, or waterbodies?

+/- 15' From Delineated Wetland Line

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

Yes  No

22. List the proposed method(s) of stormwater management for the site:

Stormwater Management Ponds (wet and/or dry) & Green Technologies such as Biofiltration, Filter Strips, etc.

23. Is open space proposed?  Yes  No

If "Yes," how much? Acres: 11.97

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

Active & Passive Recreation & Stormwater Management; +/-2.46ac in the Commercial Portion & +/-9.51ac in the Residential Section

24. Are you considering dedicating any land for community use (e.g., police, fire, school)?  Yes  No

25. Please estimate 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 peak season:

4866

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2%

26 Will the project connect to state maintained roads?  Yes  No

27. 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.

TM 2-34-23 Parcel 262.00, TM 2-34-23 Parcel 261.00, TM 2-34-23 Parcel 263 & TM 2-34-23 Parcel 111.03 - willing to discuss

28. Are there existing sidewalks?  Yes  No bike paths?  Yes  No

Are there proposed sidewalks?  Yes  No bike paths?  Yes  No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?  Yes  No

29. To your knowledge, 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

Would you be open to a site evaluation by the State Historic Preservation Office?  Yes  No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No

Person to contact to arrange visit: Phone number:

31. Are any federal permits, licensing, or funding anticipated?  Yes  No

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/Time Field

Signature of Person Completing form (if different than property owner) Date/Time Field

**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. If electronic signature is not attached, a signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, 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.**

# Carillon Square & Enclave at Carillon Square

## Development Narrative to Accompany PLUS Review August 31, 2011

This PLUS application is for the re-review of the earlier reviewed Enclave at Carillon Square residential townhome development (Previously reviewed under PLUS 2006-04-09) and minor adjustments to the Sussex County approved Carillon Square shopping center which is currently approved for 54,600 square feet of combined commercial development.

### Enclave at Carillon Square residential development:

The Enclave at Carillon Square is a proposed 123 unit condominium townhome development proposed for the rear 27.48-acres of the site. Access to the Enclave will be primarily from a proposed full service access to adjacent Rt. 5, which will also serve as a secondary access to the Carillon Square shopping center. The Enclave will be served with public water through the extension of nearby Tidewater Utility facilities, and by public sanitary sewer through extensions of nearby Sussex County facilities.

Stormwater runoff from the Enclave development will be treated by onsite stormwater facilities sized to satisfy all applicable codes and regulations. Parking has been proposed at three parking spaces per unit, and sidewalks have been proposed along both sides of all internal streets which are to remain as private drives, maintained by the HOA, after development.

### Carillon Square Shopping Center:

The Carillon Square shopping center was originally approved by Sussex County as a neighborhood shopping center with 54,600 square feet of combined retail/bank/restaurant space. Following Sussex County Planning & Zoning Commission approval of the Preliminary Site Plan, the owner had final engineering plans prepared and processed through all applicable governmental agencies before the economic downturn halted the commencement of construction.

As part of this application, minor modifications are proposed to the shopping center to improve internal circulation throughout the center, and to accommodate changes to retail pad sites to reflect the desire of Rite Aid to construct a larger free standing store to the north of the main entrance, and the desire of the property owner to replace the previously proposed fast food establishment with a WaWa retail store and gas station. Primary access to the shopping center will continue to be from the previously approved full service entrance from Rt. 24, and public utilities will be continue to be supplied by extensions of nearby Tidewater and Sussex County facilities.

It is important to note that as part of this proposal, there will be **no additional** square feet of commercial development within the Carillon Square shopping center. The additional land areas are merely being added to the shopping center to improve internal vehicular circulation, and improve the patron experience through an improved parking layout.

**SITE DATA:**

**Owner / Developer**

Lighthouse Carillon, LLC  
8 William Beaser Dr.  
Garnet Valley, PA 19061  
Ph. 302-375-5957

**Tax Map**

TM# 2-34-23  
Parcels  
269.13, 260, 269.18  
269.16, 269.03, 269.15

**Site Area**

±37.88 Acres

**Flood Zone**

This Site is not Located Within 100-YR Flood Plain per FIRM Map # 10005C0480 F Effective Date January 06, 2005

**Zoning Information**

Existing Zoning: AR-1, Agricultural Residential District  
Existing Land Use: Cultivated Lands, Forested Lands & Wetland areas

Proposed Zoning: CR-1, Commercial Residential District

Required Setbacks:  
Front: 60'  
Sides: 10' - 2 Each  
Rear: 10'  
Maximum BLDG Height: 42'

**Sewer Provider**

Sussex County - Long Neck Sanitary Sewer District

**Water Provider**

To be supplied by Tidewater Utilities, Inc

**Horizontal Datum**

NAD 83/2007 Delaware State Plane Grid

**Commercial Land Use**

SHOPPING CENTER	
Restaurant/Retail	31,885 sf
WAWA	4,636 sf
Rite Aid	14,673 sf
Bank	3,606 sf
TOTAL	54,800 sq ft

**Commercial Parking**

Shopping Center: 54,800sqft/2000 = 273  
Parking Required: 273 Spaces  
(266 Standard, 7 ADA)  
Parking Proposed: 342 Spaces  
(328 Standard, 14 ADA)

**WaWa Specifications**

BUILDING TYPE	W40
CANOPY CONFIGURATION	STRAIGHT
NUMBER OF MPD'S	6
CANOPY TYPE	FLAT ROOF

**Residential Land Use**

Total Townhouse Units: 123  
(Optional Rooms in rear are 10'x14')

**Residential Parking**

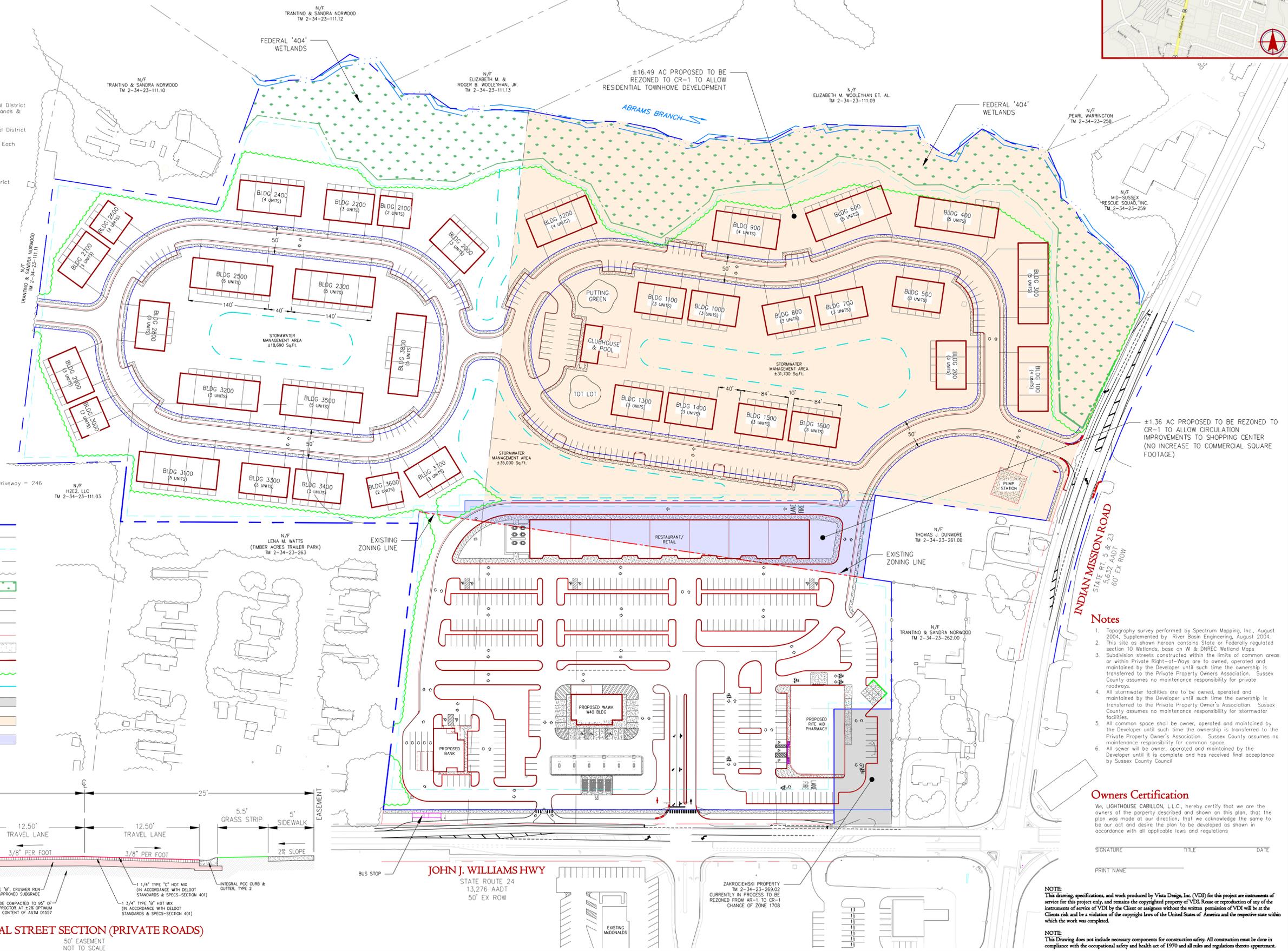
Residential: 3 Spaces per Unit  
Parking Required: 123 Units x 3 = 369  
Parking Proposed: 1 Space in Garage & 1 in Driveway = 246  
Off-Street Parking = 123  
Total proposed = 369

**Legend**

- Property Boundary Line
- Adjacent Property Lines
- Building Setback Lines
- Internal Parcel Lines
- EX Tree Line
- EX Wetlands
- EX Edge of Pavement
- EX Fence
- PR Edge of Pavement
- PR Back of Curb
- PR Sidewalks
- PR Towns/Commercial Bldgs
- PR Treeline
- Stormwater Management Areas
- TM 2-34-23 Parcel 269.02  
Currently in process to be Rezoned from AR-1 to CR-1, Change of Zone 1708
- TM 2-34-23 Parcel 260.00  
±16.49 Acres
- TM 2-34-23 Parcel 260.00  
±1.36 Acres

# CARILLON SQUARE

SUSSEX COUNTY, DELAWARE  
PRELIMINARY LAND USE SERVICE (PLUS)



**REVISIONS**

No.	Description

**PROJECT DATA**

Project No.	11-006
File Name	PLUS 082311.dwg
Client	SUSSEX COUNTY, DELAWARE
Date	8/31/11
Scale	1" = 80'

**PRELIMINARY LAND USE SERVICE (PLUS)**

**CARILLON SQUARE**

**VISTA DESIGN, INC.**  
Landscape Architects, Land Planning Consultants, Engineers, and Surveyors  
11634 Worcester Hwy, Showell, MD 21862  
Ph. 410-552-3874 Fax 410-552-3875 Email: vinfo@vistadesign.com

Sheet No: **I**

±1.36 AC PROPOSED TO BE REZONED TO CR-1 TO ALLOW CIRCULATION IMPROVEMENTS TO SHOPPING CENTER (NO INCREASE TO COMMERCIAL SQUARE FOOTAGE)

**Notes**

- Topography survey performed by Spectrum Mapping, Inc., August 2004. Supplemented by River Basin Engineering, August 2004.
- This site as shown hereon contains State or Federally regulated section 10 Wetlands, based on WI & DNR/C Wetland Maps.
- Subdivision streets constructed within the limits of common areas or within Private Right-of-Ways are to be owned, operated and maintained by the Developer until such time the ownership is transferred to the Private Property Owners Association. Sussex County assumes no maintenance responsibility for private roadways.
- All stormwater facilities are to be owned, operated and maintained by the Developer until such time the ownership is transferred to the Private Property Owner's Association. Sussex County assumes no maintenance responsibility for stormwater facilities.
- All common space shall be owned, operated and maintained by the Developer until such time the ownership is transferred to the Private Property Owner's Association. Sussex County assumes no maintenance responsibility for common space.
- All sewer will be owned, operated and maintained by the Developer until it is complete and has received final acceptance by Sussex County Council.

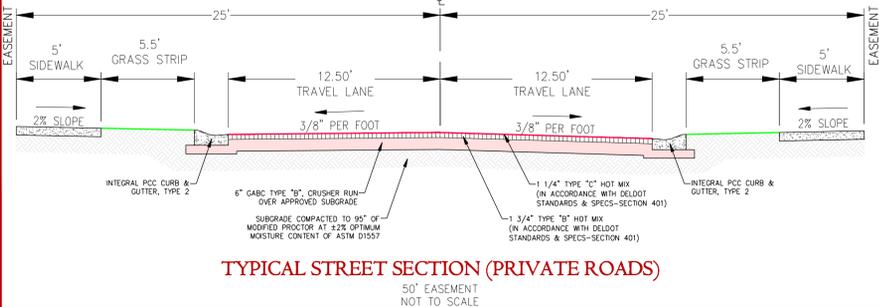
**Owners Certification**

We, LIGHTHOUSE CARILLON, L.L.C., hereby certify that we are the owners of the property described and shown on this plan, that the plan was made at our direction, that we acknowledge the same to be our act and desire the plan to be developed as shown in accordance with all applicable laws and regulations.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

**NOTE:**  
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remain the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

**NOTE:**  
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



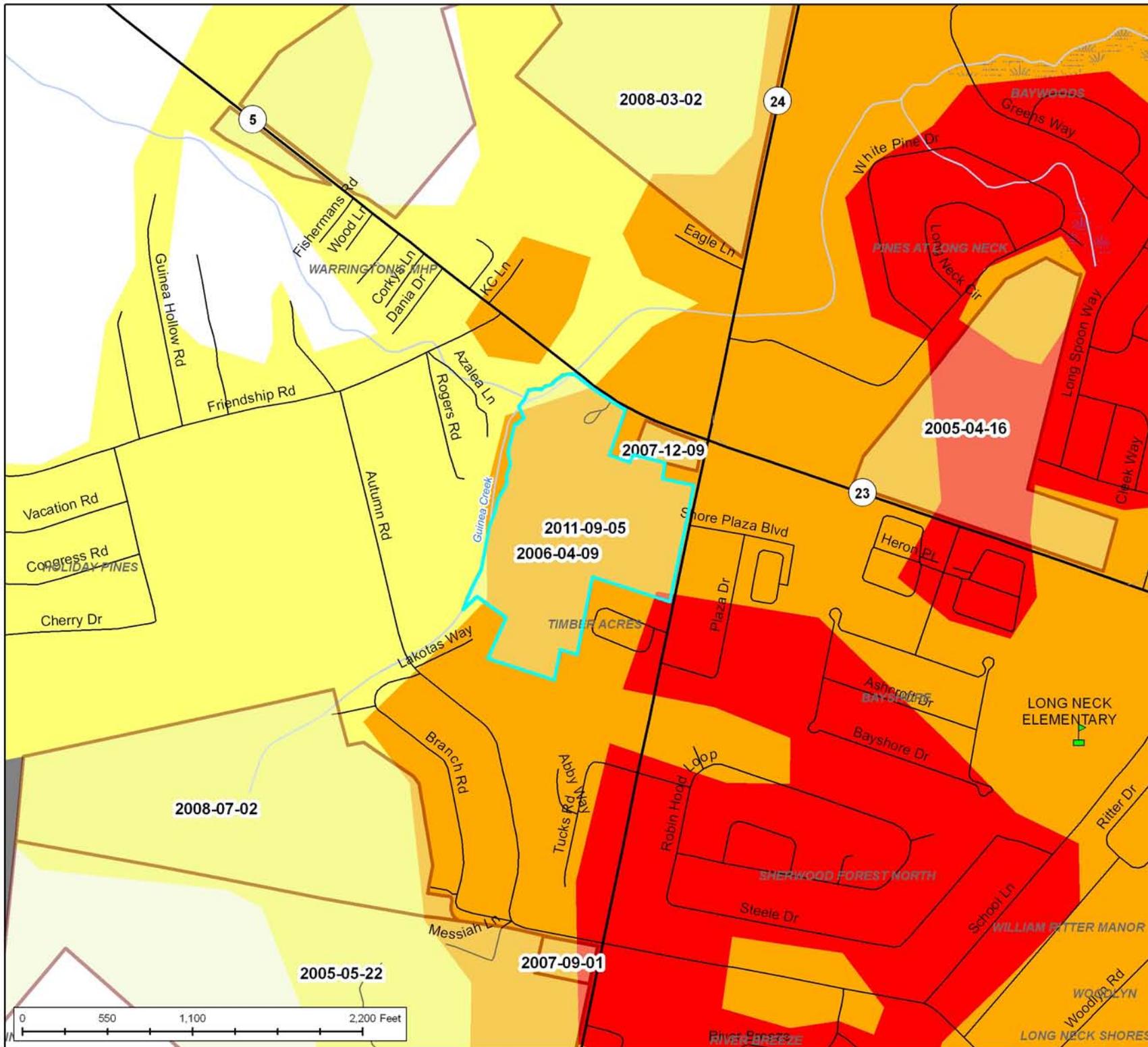
**TYPICAL STREET SECTION (PRIVATE ROADS)**

**JOHN J. WILLIAMS HWY**  
STATE ROUTE 24  
13,276 AADT  
50' EX ROW

ZAKROJEWSKI PROPERTY  
TM 2-34-23-269.02  
CURRENTLY IN PROCESS TO BE REZONED FROM AR-1 TO CR-1 CHANGE OF ZONE 1708

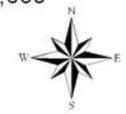
# Preliminary Land Use Service (PLUS)

Carillon Square  
2011-09-05

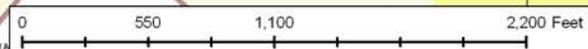


- PLUS Project Areas
- Municipalities
- State Parks
- Forestry Easements
- Purchased Dev. Rights
- Ag District
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

1:10,000

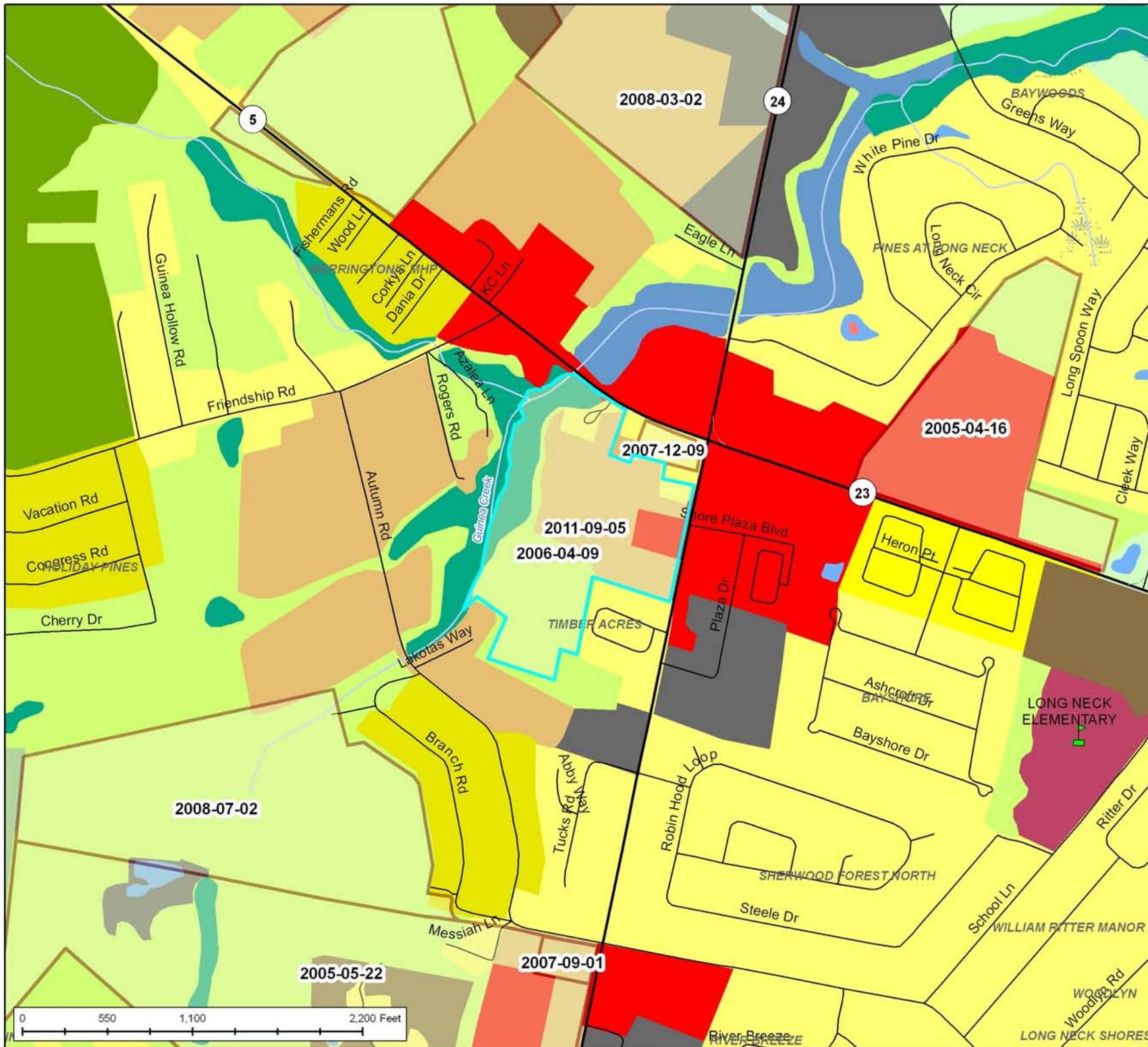


Produced by the Delaware Office of State Planning Coordination.  
stateplanning.delaware.gov



# Preliminary Land Use Service (PLUS)

Carillon Square  
2011-09-05

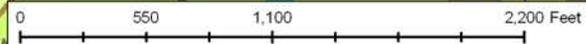


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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



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



# Preliminary Land Use Service (PLUS)

Carillon Square  
2011-09-05

-  Project Areas
-  Municipalities

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

1:4,000



Produced by the Delaware Office of  
State Planning Coordination.  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)

