

PLUS 2006-11-03

Preliminary Land Use Service (PLUS) Delaware State Planning Coordination 540 S. DuPont Highway • 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 <u>before</u> 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.udel.edu/ www.state.de.us/deptagri/		
1.	Project Title/Name: Millville by the Sea Phases 3- A and 3-B	
2.	Location: South of Peppers Corner Road and Powell Farm Road	
3.	Parcel Identification #: 1-34-15-19 (43 acres), 1-34-15-109 (18.5 acres), 34-15-91,16, and 18 (105 acres)	4. County or Local Jurisdiction Name: Sussex County
		5. To be annexed into the Town of Millville
6.	Owner's Name: Millville Town Center LLC	
	Address: 27 Atlantic Avenue	
	City: Ocean View	State: DE Zip: 19970
	Phone: 302-539-6178	Fax: 302-539-6479 Email: bob@gulfstreamdevcorp.com
7.	Applicant's Name: Millville Town Center LLC	
	Address: 27 Atlantic Avenue	
	City: Ocean View	State: DE Zip: 19970
	Phone: 302-539-6178	Fax: 302-539-6479 Email: bob@gulfstreamdevcorp.com
8.	Engineer/Surveyor Name: McCrone, INC.	
	Address: 111 S. West St. #6	
	City Dover	State: De. Zip: 19904
	Phone: 302-730-4600	Fax: 302-730-0608
9.	Please Designate a Contact Person, including phone number, for this Project: Keith Rudy 302-730-4600	
10.		

Information Regarding Site:	
11. Area of Project(Acres +/-): 166.5 acres	
12. According to the State Strategies Map, in what Investment Level is the project located? <input type="checkbox"/> Level 1 <input checked="" type="checkbox"/> Level 2 <input type="checkbox"/> Level 3 <input type="checkbox"/> Level 4 Environmentally Sensitive Developing	
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. N/A	
14. Present Zoning: AR-1	15. Proposed Zoning: MPC (Master Planned Community)
16. Present Use: Agricultural/Residential	17. Proposed Use: Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	
19. Comprehensive Plan recommendation: 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 YES Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center X Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing X Other <input type="checkbox"/> Environ. Sensitive Dev. District Low Density <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site X Public (Utility) Service Provider Name: Tidewater Utilities What is the estimated water demand for this project? 667 EDUs How will this demand be met? Connect to Tidewater's Facilities	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site X Public (Utility) Service Provider Name: Sussex County	
22. If a site plan please indicate gross floor area:	
23. If a subdivision: N/A <input type="checkbox"/> <input checked="" type="checkbox"/> Residential MPC <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 708	
25. Gross Density of Project: 4.27 (4.2 project-wide) Net Density 4.9	
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

26. If residential, please indicate the following:
 Number of renter-occupied units:
 Number of owner-occupied units:: 708

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
X First-time homebuyer – if checked, how many units 100
X Move-up buyer – if checked, how many units 300
X Second home buyer – if checked, how many units 308

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

27. Present Use: % of Impervious Surfaces: 5% Proposed Use: % of Impervious Surfaces: 35%
8.3 Acres **58 Acres**

25. What are the environmental impacts this project will have? **None**

How much forest land is presently on-site? **15 ac +/-** How much forest land will be removed? **5 Acres**
 Are there known rare, threatened, or endangered species on-site? Yes **X No**

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes **X No**

Does it have the potential to impact a sourcewater protection area? Yes **X No**

26. 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 **X No**

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes **X No** If "Yes," please include this information on the site map.

27. 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? **X Yes** No

Are the wetlands: **Tidal** Acres
X Non-tidal 3 Acres

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

Has the Army Corp of Engineers signed off on the delineation? Yes **X No**

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes **X No** If "Yes", describe the impacts:

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

28. Are there streams, lakes, or other natural water bodies on the site? **X Yes** No

If the water body is a stream, is it: **X Perennial (permanent)** **X Intermittent** **X Ephemeral (Seasonal)**

If "Yes", have the water bodies been identified? **X Yes** No

Will there be ground disturbance within 100 feet of the water bodies **X Yes** No If "Yes", please describe :
PLEASE SEE PLAN.

<p>29. 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</p> <p>If yes, please list name: BEAVER DAM BRANCH</p>
<p>30. List the proposed method(s) of stormwater management for the site: Underground pipes, stormwater inlets & manholes</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.): Stormwater Basin Infiltration, Swale</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>31. Is open space proposed? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> If "Yes," how much? What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Where is the open space located? Are you considering dedicating any land for community use (e.g., police, fire, school)? <input checked="" type="checkbox"/> Yes</p> <p>PLEASE SEE MASTER PLAN.</p>
<p>32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input checked="" type="checkbox"/> No</p>
<p>33. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Full developer funding for water and sewer, multimodal transportation, roads, parks, and other amenities.</p>
<p>34. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes</p> <p>Acres on-site that will be permanently protected Stream Restoration</p> <p>Acres on-site that will be restored 10</p> <p>Acres of required wetland mitigation 0</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 Buffers vary .</p>
<p>35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Eradiate briars and replant parts of cutover timber area.</p>
<p>36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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 See Traffic Impact Study Completed September, 2005.</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2%</p>
<p>37. 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. See Traffic Plan</p>
<p>38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

39. 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. **Millville by the Sea**

40. Are there existing or proposed sidewalks? **X Yes; bike paths X Yes**

Is there an opportunity to connect to a larger bike/pedestrian network? **X Yes**

41. Is this site in the vicinity of any known historic/cultural resources or sites Yes **X No**

Has this site been evaluated for historic and/or cultural resources? **X Yes**

Will this project affect, physically or visually, any historic or cultural resources? Yes **X 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 **X No**

42. Are any federal permits, licensing, or funding anticipated? Yes **X No**

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
X Yes No

If yes, please List them: **Trash generated by owners to be collected weekly**

44. Please make note of the time-line for this project

July – November 2013

1. Design and submit final site plan for Town of Millville.
2. Engineer site design, entrance plans, and storm water management plans.
3. Process plans through Sussex Conservation District, DNREC, DelDOT, and Town of Millville and Sussex County.

December 2013 – April 2014

1. Construct first 220 lots and amenity areas.

April 15 2014 – February 28, 2015

1. Construct second 220 lots.

February 2015- April 2016

1. Construct balance of lots

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

SIGNED: ROBERT J. HARRIS, JR.

Signature of property owner or contract buyer

OCTOBER 24, 2006
Date

Signature of Person completing form
(If different than property owner)

Date

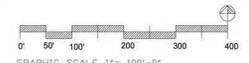
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, 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.



MILLVILLE
BY THE SEA

PROPOSED FUTURE ANNEXATION AREA Town of Millville, Sussex County, Delaware
DESIGN DEVELOPMENT SKETCH OCTOBER 22, 2006

CHAMBERLAIN CONSULTING, LLC
120 W. MARKET STREET / SUITE 102 / SEAFORD, DELAWARE 19382-1028



GRAPHIC SCALE: 1" = 100'-0"
*Note: Image scaling for document printing and/or digital transmission may affect the stated scale. Please refer to the graphic scale for site dimensions.

Signature: _____
Mr. Robert Harris / The Millville Group, LLC

Date: _____

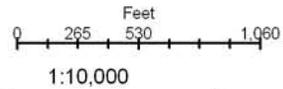
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Millville By the Sea
Phases 3A & 3B
2006-11-03

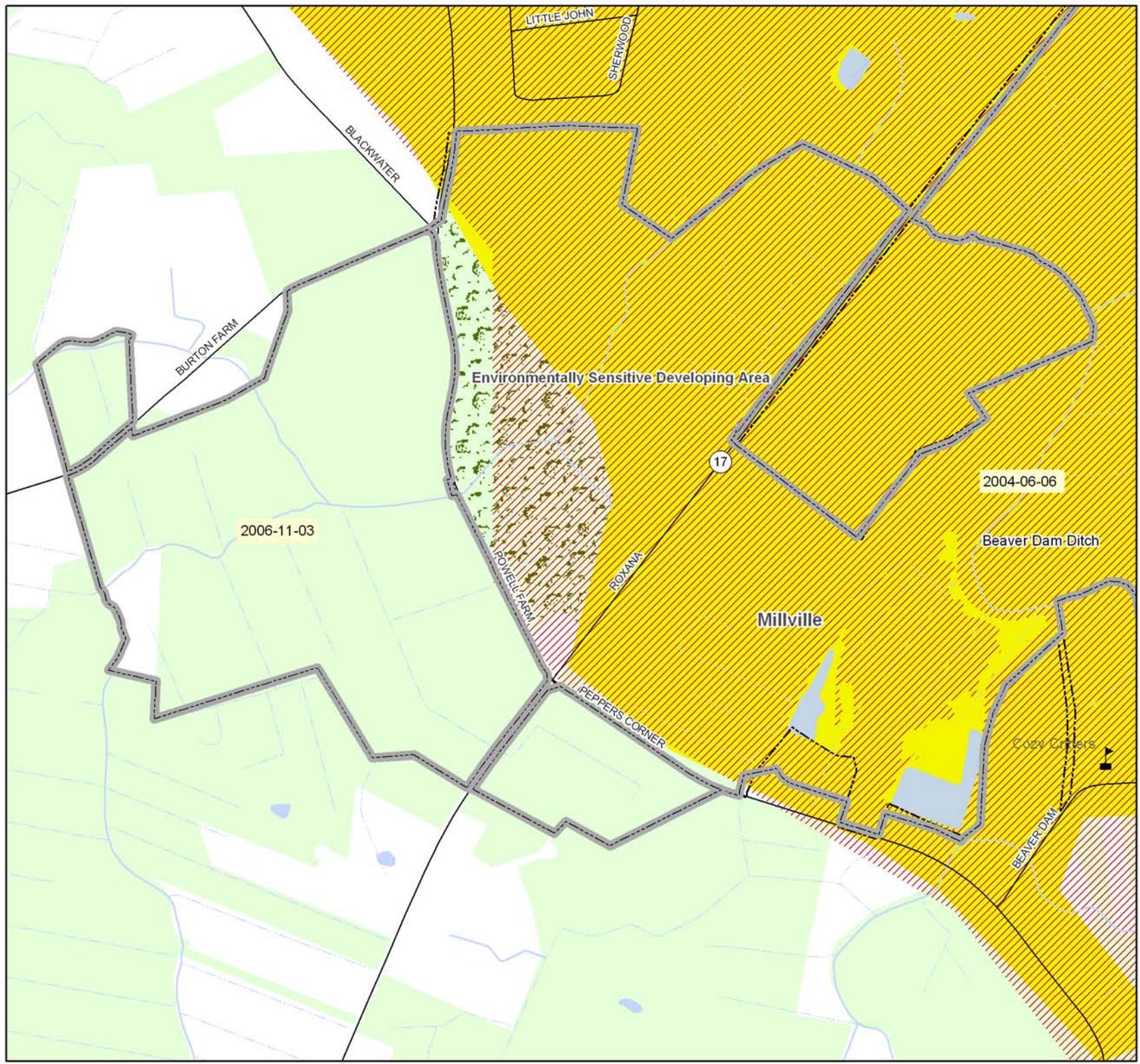
-  Project Area
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
-  Municipalities

Strategies

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



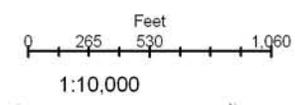
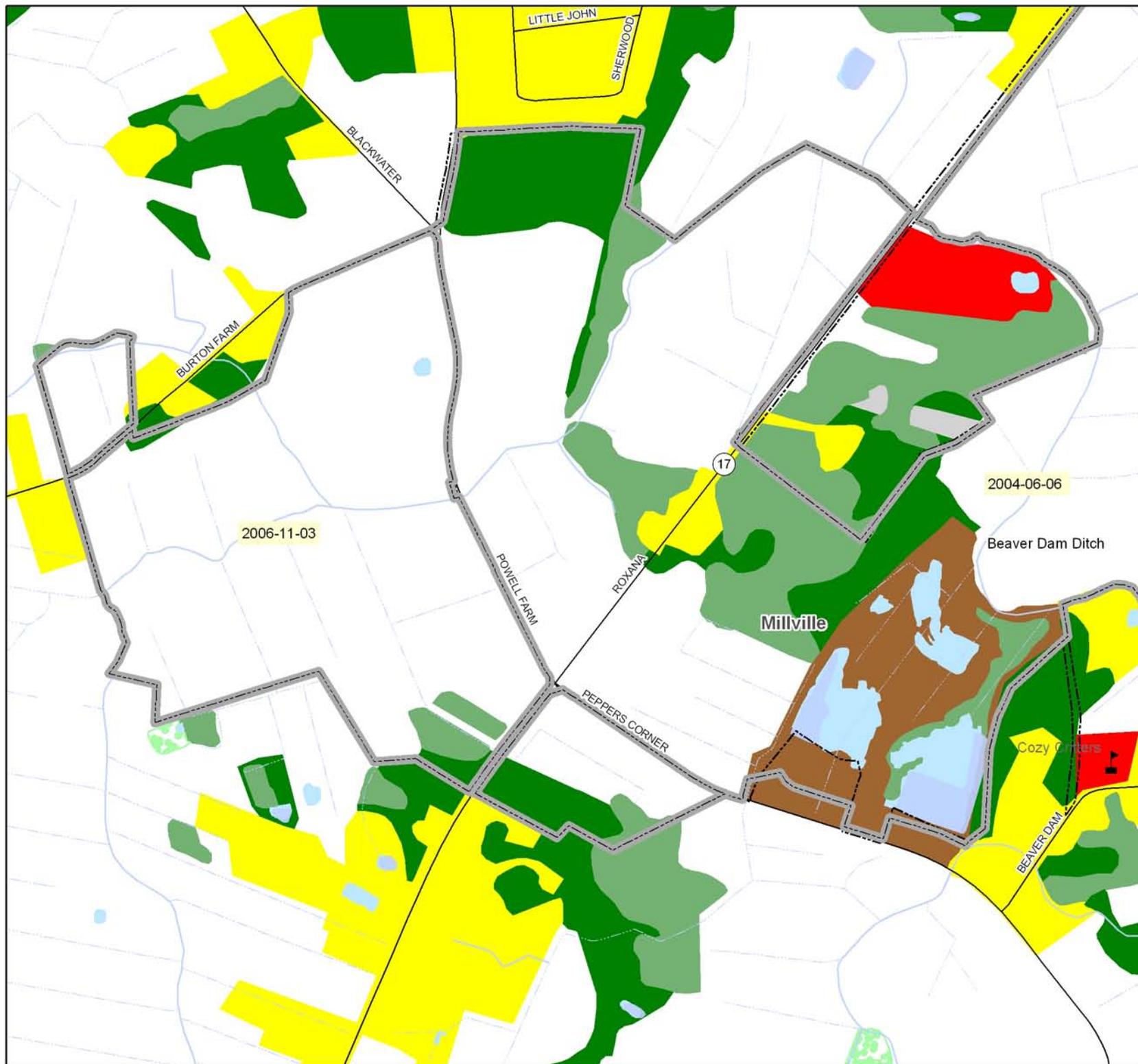
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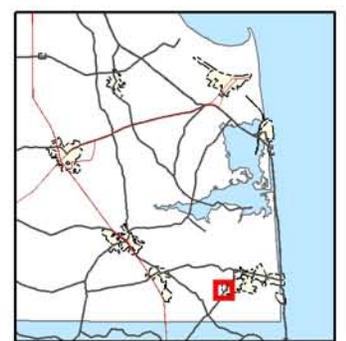
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Millville By the Sea
Phases 3A & 3B
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-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



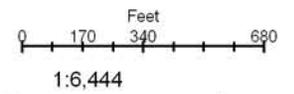
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-  Project Area
-  Municipalities



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