

**PLUS 2007-04-04**  
**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: **Selbyville Towne Village / Professional Plaza**

2. Location (please be specific): **SW corner of Del. 54 (Lighthouse Road) and Hudson Road (387), within the Town of Selbyville**

3. Parcel Identification #: **5-33-17.00, parcel 170.00**                      4. County or Local Jurisdiction Name: **Selbyville**

5. Owner's Name: **Selbyville Towne Village, LLC**

Address: **PO Box 212**

City: **Lewes**

State: **DE**

Zip: **19958**

Phone: **302-644-1400**

Fax: **302-644-1183**

Email: **preslax@dmv.com**

6. Applicant's Name: **Selbyville Towne Village, LLC**

Address: **P.O. Box 212**

City: **Lewes**

State: **DE**

Zip: **19958**

Phone: **302-644-1400**

Fax: **302-644-1183**

Email: **preslax@dmv.com**

7. Project Designer/Engineer: **Design Consultants Group, LLC**

Address: **18072 Davidson Drive**

City: **Milton**

State: **DE**

Zip: **19968**

Phone: **302-684-8030**

Fax: **302-684-8054**

Email: **mdavidson@dgcengineering.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Mark Davidson, 302-684-8030**

**Information Regarding Site:**

9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: <b>30-acres of General Commercial as shown on the site plan</b>	
11. Area of Project (Acres +/-): <b>30.0 acres.</b>	
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) <b>Town of Selbyville.</b>	
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: <b>R-4</b>	15. Proposed Zoning: <b>GC; 30 Acres of General Commercial</b>
16. Present Use: <b>Primarily cropland</b>	17. Proposed Use: <b>Commercial</b>
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: This historically has been used for agriculture, according to land use maps and archived aerial photography (source: Delaware DataMIL).	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: <b>Town of Selbyville</b> New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" 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 checked="" 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: <b>Town of Selbyville.</b>  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? <b>TBD</b> How will this demand be met? <b>Town of Selbyville</b>	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>Town of Selbyville.</b>	
22. If a site plan please indicate gross floor area: <b>See Attached Site Plan</b>	
23. If a subdivision: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: <b>n/a</b> Gross Density of Project: <b>n/a</b> . Net Density: <b>n/a</b> 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: n/a  
Number of owner-occupied units: n/a

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: 85%  
Square Feet: 1,110,780 Sq Ft (25.5 Acres)

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

How much forest land is presently on-site? 0 Acres How much forest land will be removed? 0 Acres

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 n/a  
 Non-tidal Acres n/a

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: Relocation of a portion of a tax 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input checked="" type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) n/a</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : <b>25FT tax ditch maintenance easements will be maintained as well as 25FT buffers on other ditches</b></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: <b>Bunting</b></p>
<p>32. List the proposed method(s) of stormwater management for the site: <b>Stormwater ponds for Quality and Quantity</b></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.): <b>ex ditches and tax ditches</b></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? <b>4.5 Acres</b></p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) <b>Landscaping</b></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)? <b>Stormwater management, Landscaping, etc</b></p> <p>Where is the open space located? <b>See site plan</b></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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? <b>Water and sewer extensions and road improvements as negotiated with DelDot.</b></p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected <b>TBD</b></p> <p>Acres on-site that will be restored <b>TBD</b></p> <p>Acres of required wetland mitigation <b>TBD for relocation of tax ditch</b></p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed <b>Rain gardens and conservation design methods, water quality and quantity practices with ponds</b></p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies <b>yes</b></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 <b>TBD</b></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 AVTE: **6464 ADT, AM Peak = 420 vph, PM Peak = vph**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **Less than 1 %**

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.

Number of lanes: 2 Width of lanes: 11Ft. ea. Number of shoulders: 2 Width of shoulders: 8 FT

Location: **RT 54 only. Fully access entrance on SCR 387 Right-in and Right-out on RT 54**

40. Will the street rights of way be public, private, or town? **Town.**

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. *n/a*

43. Are there existing or proposed sidewalks?  Yes  No; bike paths  Yes  No **5 Ft Wide along roads as per DelDot**

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  
SHPO will need to contact property owners.

42. Are any federal permits, licensing, or funding anticipated?  Yes  No **Permit for the relocation of the tax ditch**

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: **Construction debris from the builder.**

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

**Construction in 2008 +/- Built-out by 2013+/-**

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)

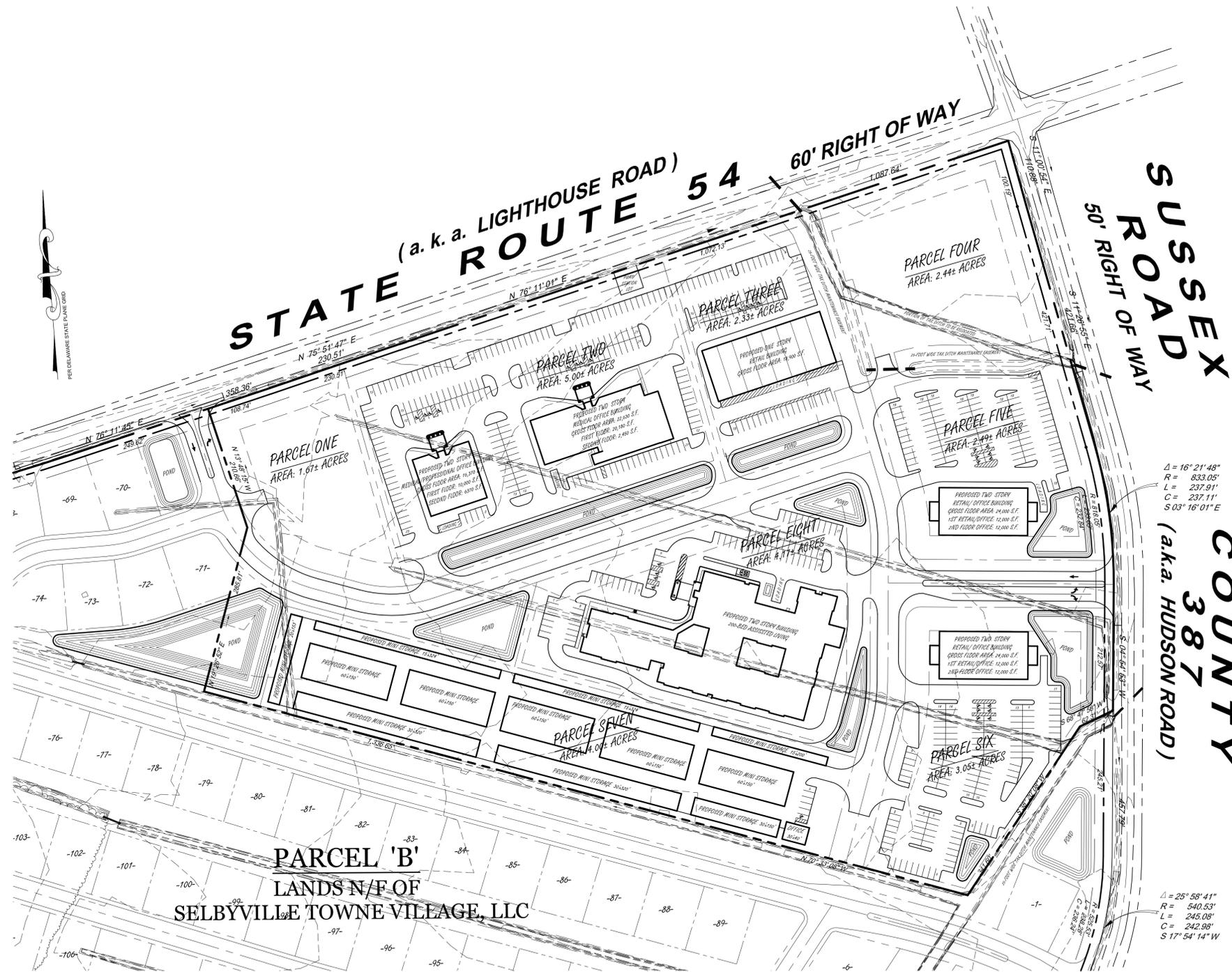
\_\_\_\_\_  
Date

**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.

# PROFESSIONAL PLAZA

**PARCEL 'A'**  
**SELBYVILLE TOWNE VILLAGE, L.L.C.**  
 TOWN OF SELBYVILLE, SUSSEX COUNTY, DELAWARE  
 PROPOSED ZONE: GENERAL COMMERCIAL (GC) AS PROVIDED IN COMPREHENSIVE PLAN  
 TAX MAP 5-33-17 PARCEL 170  
 AREA: 30.00± ACRES



$\Delta = 16^\circ 21' 48''$   
 $R = 833.05'$   
 $L = 237.91'$   
 $C = 237.11'$   
 $S 03^\circ 16' 01'' E$

$\Delta = 25^\circ 58' 41''$   
 $R = 540.53'$   
 $L = 245.08'$   
 $C = 242.98'$   
 $S 17^\circ 54' 14'' W$

## SITE PLAT

SCALE: 1" = 100'



**DESIGN CONSULTANTS GROUP, L.L.C.**  
 SURVEYING ENGINEERING LAND PLANNING  
 18072 Davidson Drive, Milton, Delaware 19968  
 (302) 684-8030 Facsimile: (302) 684-8054  
 www.dcgengineering.com

DATE: MARCH 5, 2007 JOB #: 050415

# Preliminary Land Use Service (PLUS)

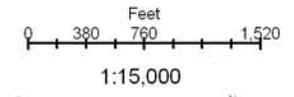
## Selbyville Towne Village

### 2007-04-04

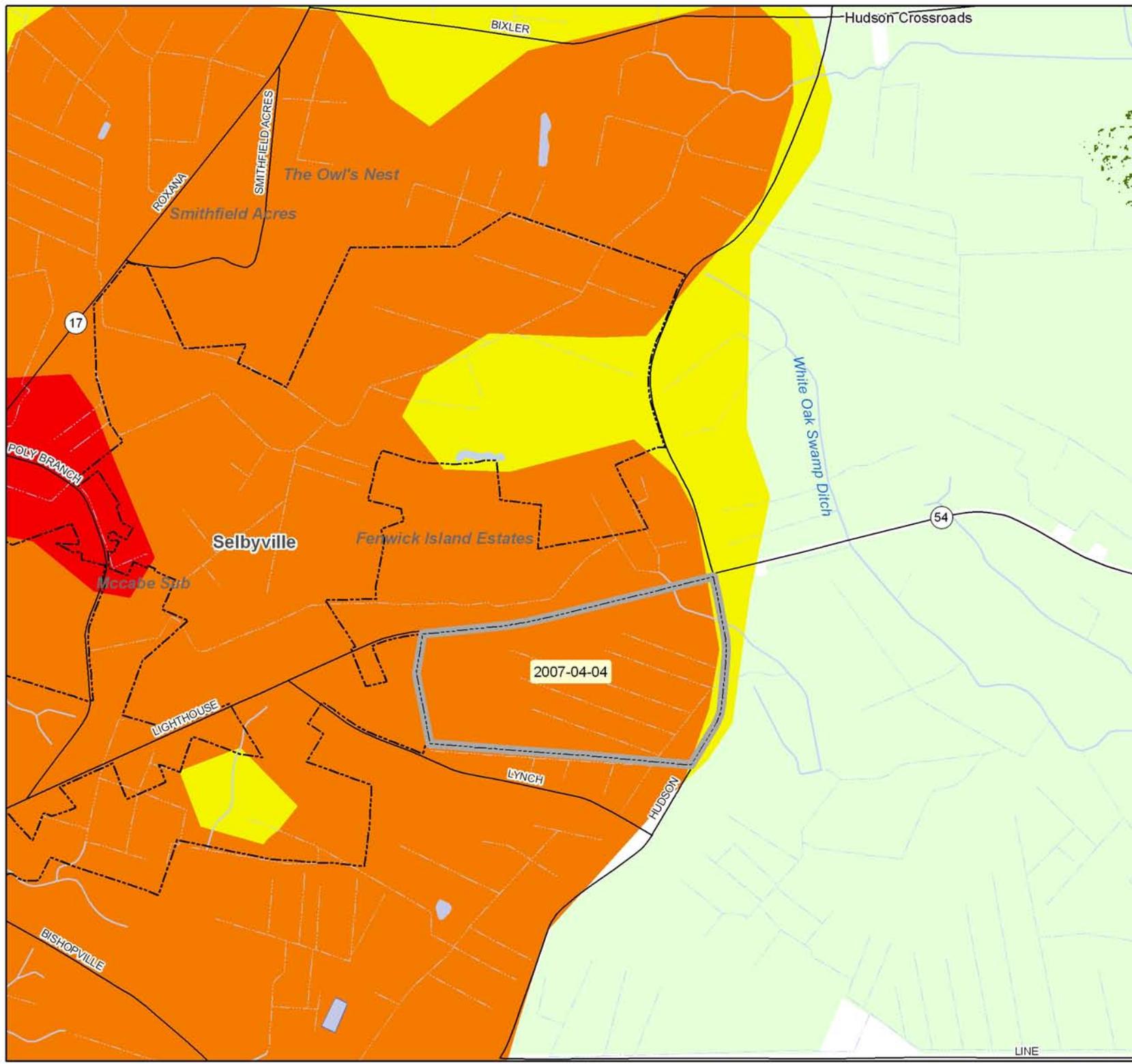
-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

### Strategies

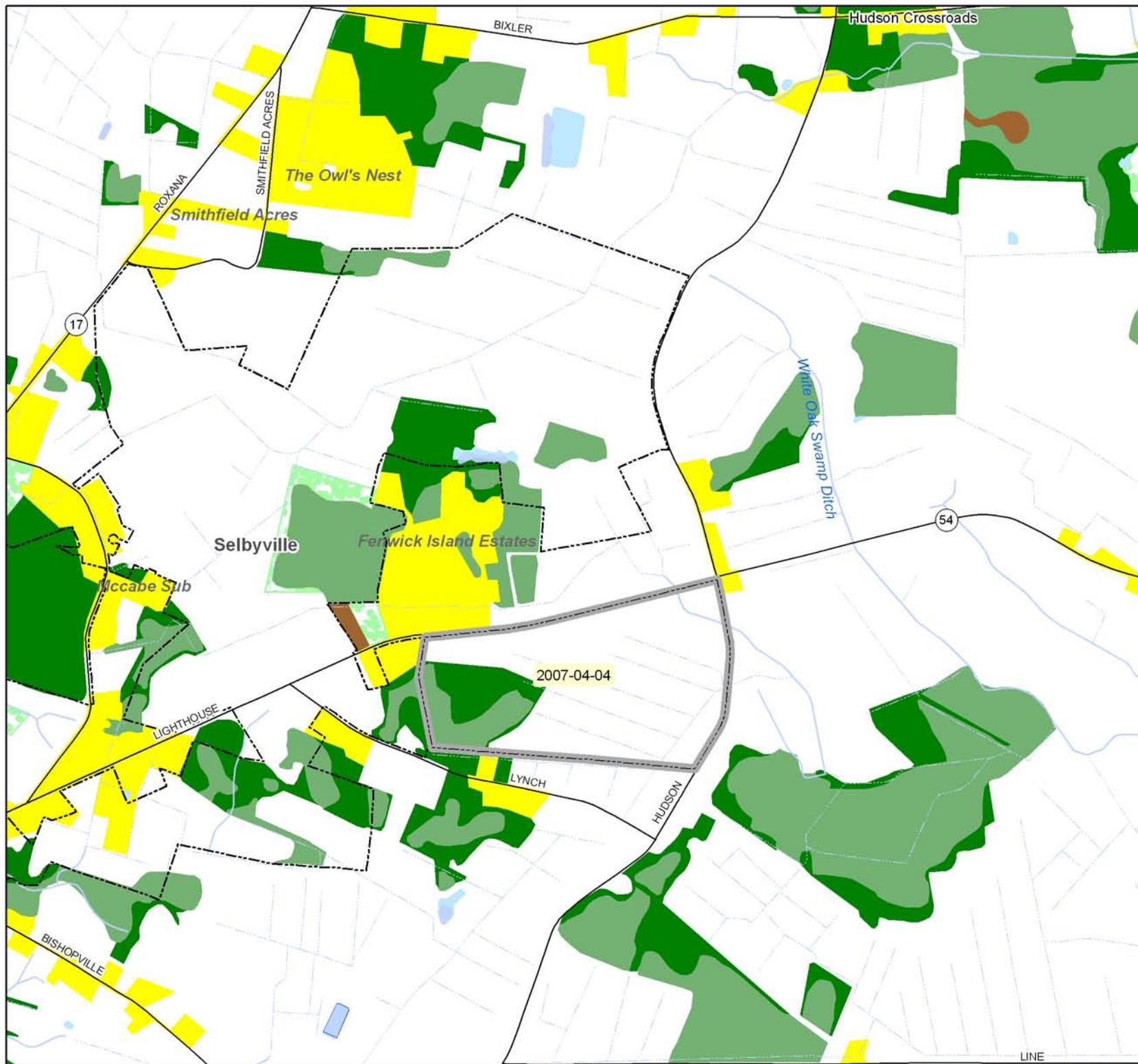
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



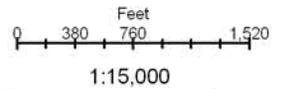
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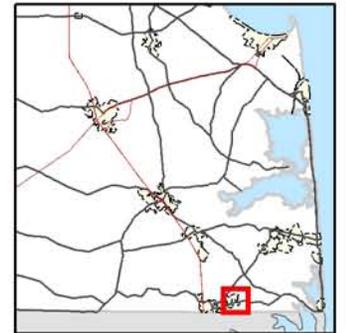
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- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



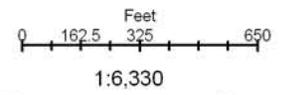
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**Preliminary Land Use Service (PLUS)**  
Selbyville Towne Village  
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-  Project Area
-  Municipalities



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