

**PLUS 2007-09-01**  
**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 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.udel.edu/](http://datamil.udel.edu/)
- [www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

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|--|---|
| 1. Project Title/Name: Peninsula Square (AS REVISED SPRING 2007)   |   |
| 2. Location: West Side of John J Williams Hwy, Millsboro, DE 19966 |   |
| 3. Parcel Identification #: 2-34-29 P/O 49.01                      | 4. County or Local Jurisdiction Name: Sussex County |

5. Owner's Name: Charles W. Coursey

Address: RR 11 Box 421

City: Millsboro	State: Delaware	Zip: 19966
Phone: unknown	Fax: unknown	Email: unknown

6. Applicant's Name: Peninsula Square LLC. C/O Darin Lockwood

Address: 26412 Broadkill Road

City: Milton	State: Delaware	Zip: 19968
Phone: 302-684-4766	Fax: 302-684-8228	Email: dal@meridianengineers.com

7. Engineer/Surveyor Name: Meridian Arcitects and Engineers

Address: 26412 Broadkill Road

City: Milton	State: Delaware	Zip: 19968
Phone: 302-684-4766	Fax: 302-684-8228	Email: trb@meridianengineers.com

8. Please Designate a Contact Person, including phone number, for this Project: Tom Bartosiewicz (302)684-4766

<b>Information Regarding Site:</b>	
9. Area of Project(Acres +/-): 2	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input checked="" type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
11. 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." PENINSULA SQUARE 5/3/2005 	
12. Present Zoning: AR-1	13. Proposed Zoning: CR-1
14. Present Use: COMMERCIAL/RESIDENTIAL	15. Proposed Use: COMMERCIAL/RESIDENTIAL
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: RESIDENTIAL/BOAT STORAGE	
17. 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 <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <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 checked="" type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities, Inc.  What is the estimated water demand for this project? 1,456 +/- gpd  How will this demand be met? Public Utility Connection	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County	
20. If a site plan please indicate gross floor area: 14,564 s.f.	
21. If a subdivision: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density  Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

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

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)

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24. Present Use: % of Impervious Surfaces: 0%                      Proposed Use: % of Impervious Surfaces: 73%  
 Square Feet: 0    Square Feet: 64001

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25. What are the environmental impacts this project will have? minimal

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

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

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

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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     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.

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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?  Yes     No

Are the wetlands:     Tidal          Acres  
                                Non-tidal      Acres 0 AC

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:

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

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

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

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

Will there be ground disturbance within 100 feet of the water bodies  Yes     No    If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?  
 Yes  No  
 If yes, please list name:

30. List the proposed method(s) of stormwater management for the site: WET POND  
 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.): GUINEA CREEK  
 Will development of the proposed site create or worsen flooding upstream or downstream of the site?  Yes  No

31. Is open space proposed?  Yes  No If "Yes," how much? Acres Square Feet  
 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)?  Yes  No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land?  Yes  No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated?  Yes  No If "Yes," what are they? On Site roads and Utilities

34. Are any environmental mitigation measures included or anticipated with this project?  Yes  No  
 Acres on-site that will be permanently protected 0 AC  
 Acres on-site that will be restored  
 Acres of required wetland mitigation  
 Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed  
 Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)?  Yes  No

36. 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 1,284  
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? .75%

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. SCR 24-John J. Williams Hwy - DE Rt 24- 2-14' lanes w/ center turn lane and 10' shoulders. SCR 299 (Autumn Road) 2-12' Lanes - Local Road.

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program?  Yes  No

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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. adjacent lands to the south and west are suitable for future commercial development, we have no objection to connecting utilities and appurtenances

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40. 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

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41. 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

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

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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:

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44. Please make note of the time-line for this project: Apr 2008 construction

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

\_\_\_\_\_  
 Signature of property owner or contract buyer

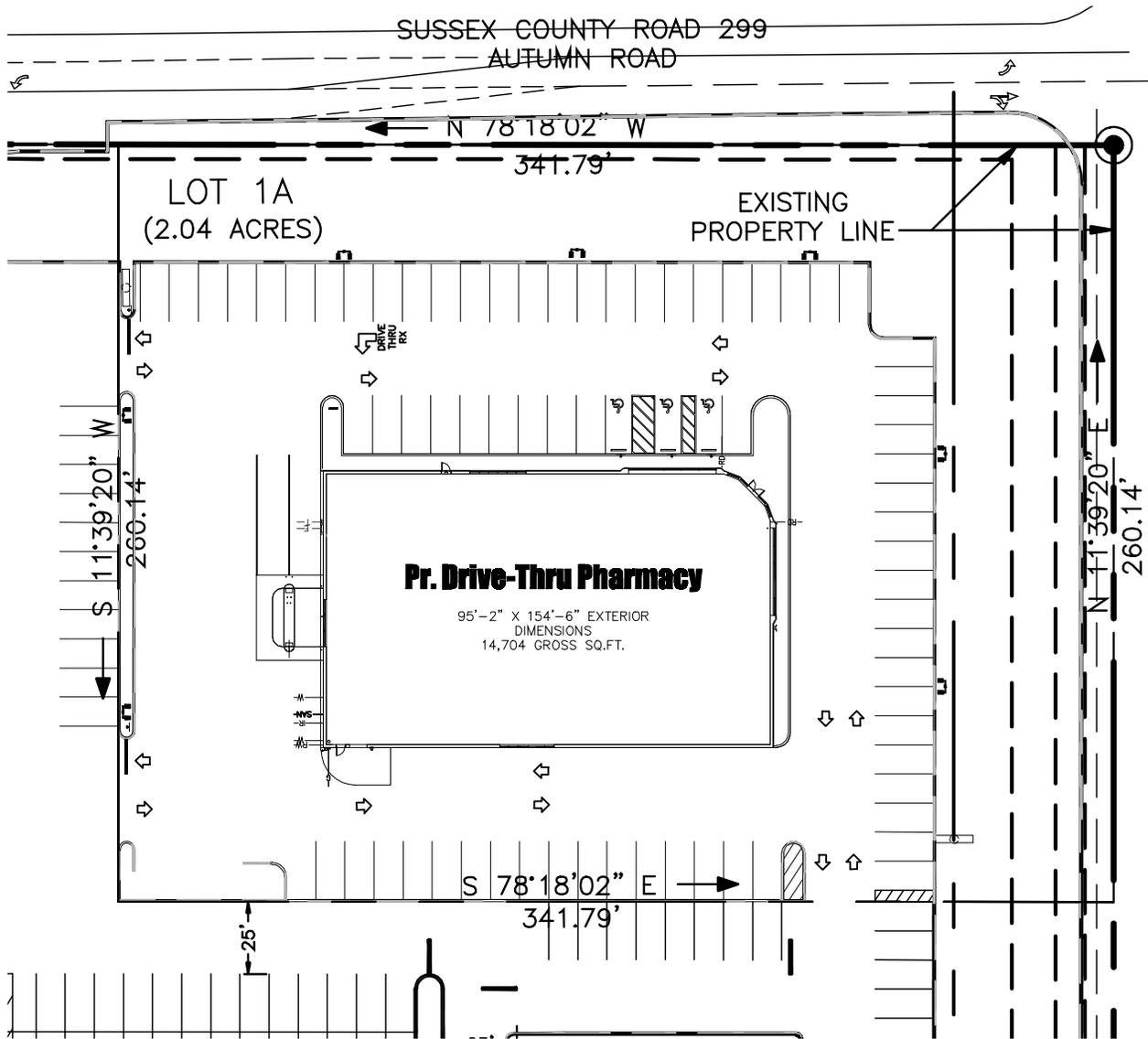
\_\_\_\_\_  
 Date

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

\_\_\_\_\_  
 Date

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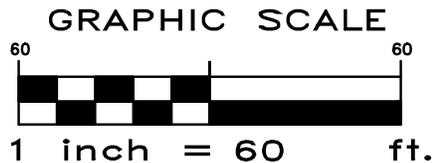
This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files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



DELAWARE ROUTE 24  
JOHN J. WILLIAMS HIGHWAY

**PROPOSED DEVELOPMENT  
PENINSULA SQUARE**

**PREPARED FOR  
PENINSULA SQUARE LLC  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY \* DELAWARE  
SCALE: 1"= 50' DATE: MARCH 19, 2007  
PROJECT NO.: 117-10**



**Meridian**  
ARCHITECTS & ENGINEERS

\*ENGINEERING\* SURVEYING\*  
\*ARCHITECTURE\*

26412 BROADKILL ROAD, MILTON, DELAWARE 19968  
(302) 684-4766 \* FAX (302) 684-8228  
"HONESTY, INTEGRITY, RESPECT"

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
PROFESSIONAL ENGINEER

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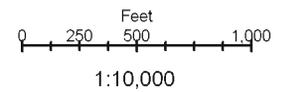
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Peninsula Square  
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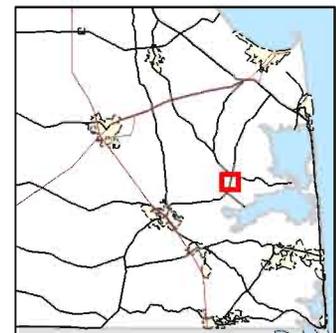
-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

## 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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[www.state.de.us/planning](http://www.state.de.us/planning)

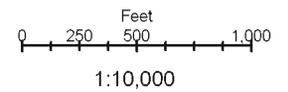


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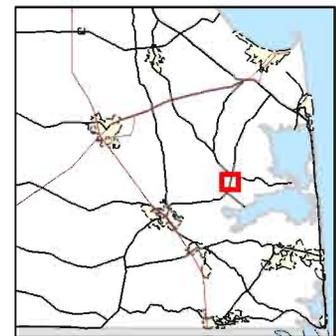
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- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
-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



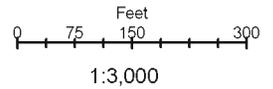
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-  Project Area
-  Municipalities



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