

**PLUS 2007-09-12**  
**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: Seaford 36 LLC

2. Location ( please be specific): This property is located north of Walmart in Seaford, Delaware.

3. Parcel Identification #: 3-31-6.00-4.00

4. County or Local Jurisdiction Name: Seaford

5. Owner's Name: Seaford 36 LLC

Address: 144 Kings Highway

City: Dover

State: DE

Zip: 19901

Phone: 302.672.7934

Fax: 302.672.7935

Email: [sjl77@hotmail.com](mailto:sjl77@hotmail.com)

6. Applicant's Name: Same as owner

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Project Designer/Engineer: Becker Morgan Group, Inc.

Address: 309 S. Governors Avenue

City: Dover

State: DE

Zip: 19904

Phone: 302.734.7950

Fax: 302.734.7965

Email: [bhollenbach@beckermorgan.com](mailto:bhollenbach@beckermorgan.com)

8. Please Designate a Contact Person, including phone number, for this Project: Brian C. Hollenbach, P.E.  
302.734.7950

**Information Regarding Site:**

9. Type of Review:  Rezoning  Comp. Plan Amendment (Kent County Only)  Site Plan Review  
 Subdivision

10. Brief Explanation of Project being reviewed:  
 The property will be subdivided into 2 lots. One lot will consist of a residential use (apartments). The other lot will be rezoned C-2 (commercial) and retail will be developed.

11. Area of Project(Acres +/-): 36.9

12. According to the State Strategies Map, in what Investment Strategy Level is the project located?  Investment Level 1  
 Investment Level 2  Investment Level 3  Investment Level 4  Environmentally Sensitive Developing (Sussex Only)

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.  
 Seaford 36 LLC; PLUS 2005-01-01

14. Present Zoning: R-3

15. Proposed Zoning: R-3/C-2

16. Present Use: vacant

17. Proposed Use: Residential/Retail

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:  
 Unknown

19. Comprehensive Plan recommendation: Commercial/Residential

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle  Kent  Sussex   
 Suburban  Inside growth zone  Town Center  Low Density   
 Suburban reserve  Outside growth zone  Developing   
 Other  Environ. Sensitive Dev. District

20. Water:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: City of Seaford

Will a new public well be located on the site?  Yes  No What is the estimated water demand for this project? 31,271 gpd

How will this demand be met? Extension of the City of Seaford water system

21. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: City of Seaford

22. If a site plan please indicate gross floor area: 72,705 S.F.

23. If a subdivision:  Commercial  Residential  Mixed Use

24. If residential, indicated the number of number of Lots/units: 80 Gross Density of Project: 3.43 units/acre Net Density 6.20 units/acre  
 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: 80  
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)

26. Present Use: % of Impervious Surfaces: 0  
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 25.7%  
Square Feet: 412,949

27. What are the environmental impacts this project will have? We do not anticipate any environmental impacts.

How much forest land is presently on-site? 2.84 acres    How much forest land will be removed? 1.67 acres

Are there known rare, threatened, or endangered species on-site?  Yes     No Unknown

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

Non-tidal    Acres 12.622 acres

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: We are proposing crossings of subaqueous lands.

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</p>   |
| <p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?<br/><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: Unknown</p>   |
| <p>32. List the proposed method(s) of stormwater management for the site: Wet stormwater management ponds</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.): existing ditch</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? 27.45 Acres 1,195,722 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 25.51 acres/Sq ft.</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)? Active and passive recreation</p> <p>Where is the open space located? Throughout the site</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? The developer will be funding all water, sewer, storm drain, and road infrastructure within the development.</p>   |
| <p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected Not Applicable</p> <p>Acres on-site that will be restored Not Applicable</p> <p>Acres of required wetland mitigation Not Applicable</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Most likely wet ponds, but not known at this time.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies Varies</p>   |
| <p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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 7,972 trips

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

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. The development will connect to a proposed corridor preservation road that has 2 – 11 ft wide lanes with 5 ft shoulders.

40. Will the street rights of way be public, private, or town? Corridor Preservation Road – Public, Other Roads - Private

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. The development will have a corridor preservation road along a portion of the property perimeter. The corridor preservation road on this property will connect to a future extension of the corridor preservation road on the property to the north. There will be 2 connections to the existing commercial property to the south.

43. 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

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

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

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:

45. Please make note of the time-line for this project: Start of Construction 2008

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

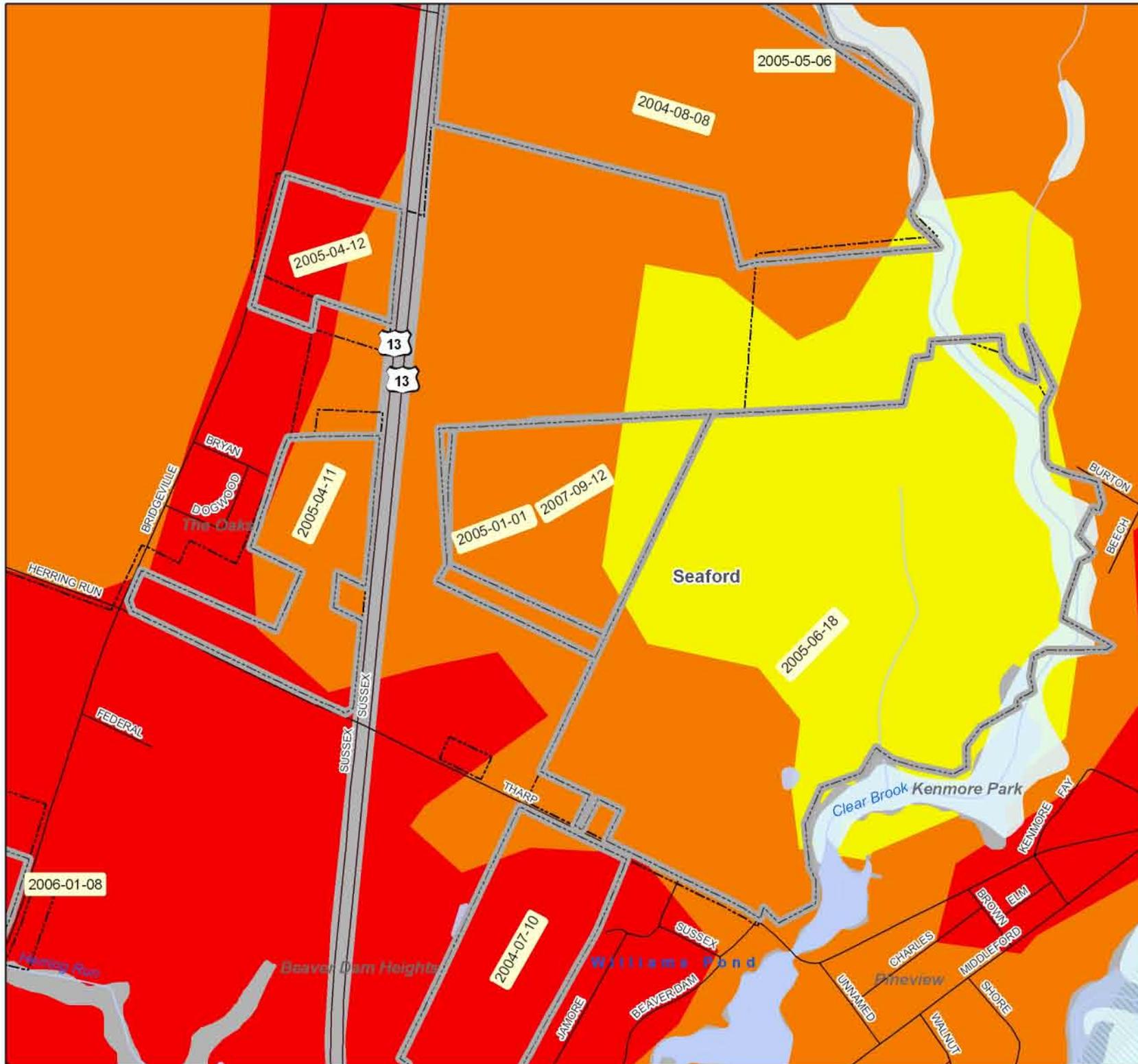
**Signed application must be received before application is scheduled for PLUS review.**

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.



# Preliminary Land Use Service (PLUS)

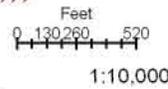
Seaford 36, LLC  
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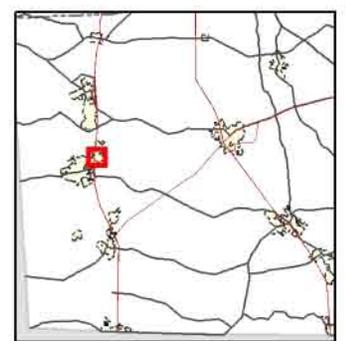
- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

## 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)

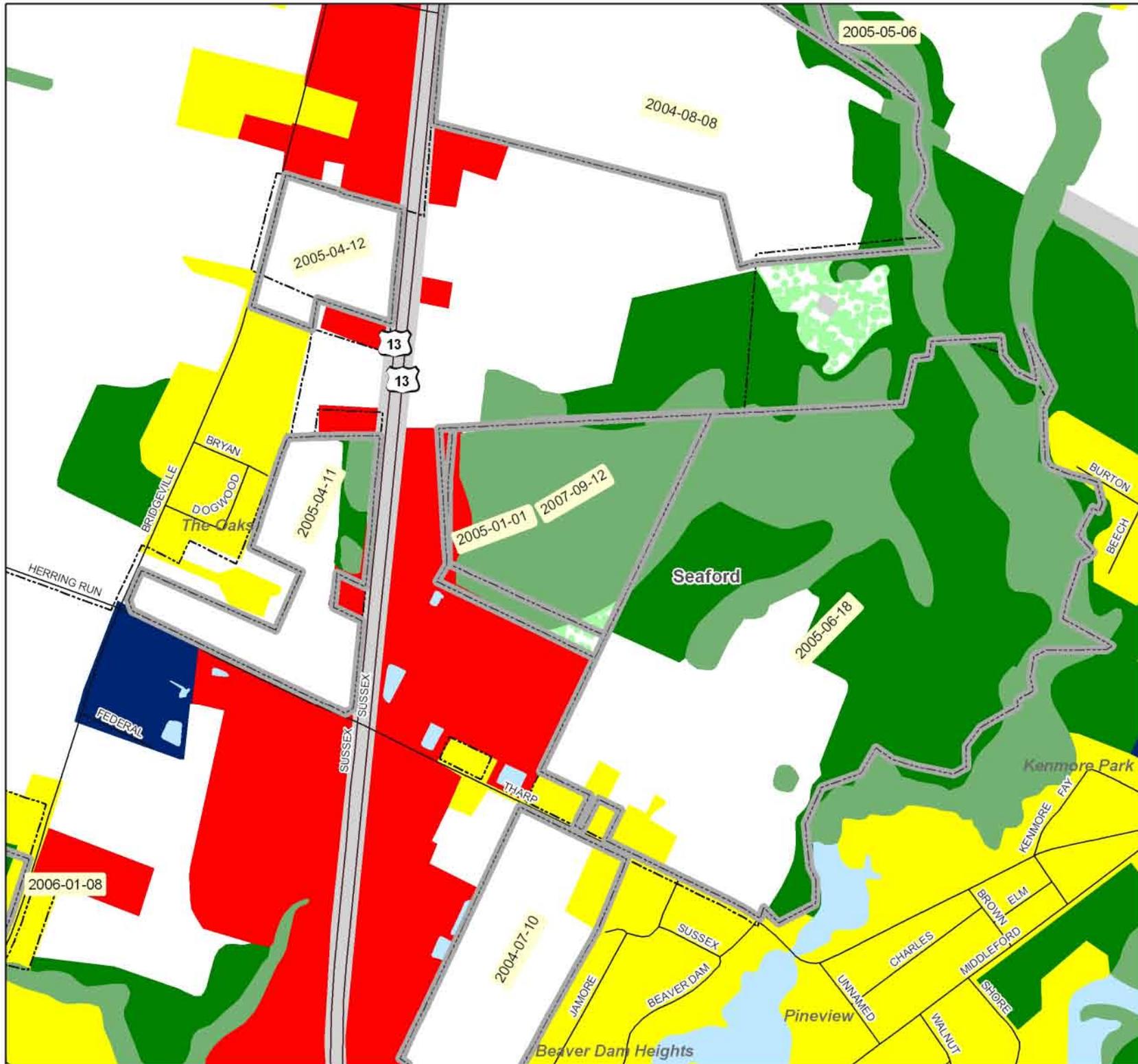


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[www.state.de.us/planning](http://www.state.de.us/planning)

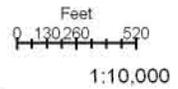


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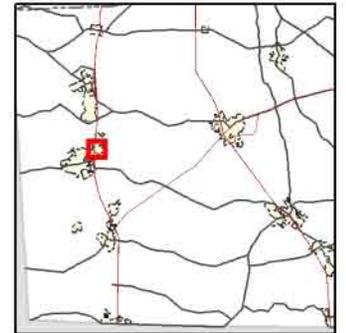
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- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
-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



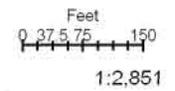
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-  Project Area
-  Municipalities



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