

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
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECEis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: CONTINUING CARE RETIREMENT COMMUNITY FOR PENINSULA UNITED METHODIST HOMES, INC		
2. Location (please be specific): ADJACENT TO ASSAWOMAN CANAL AND MUDDY NECK ROAD		
3. Parcel Identification #: T.P. 1-34-17.00-12.00-000		4. County or Local Jurisdiction Name: SUSSEX
5. Owner's Name: THE TRUSTEES OF THE PROTESTANT EPISCOPAL CHURCH OF DELAWARE		
Address: 2020 N. TATNALL STREET		
City: WILMINGTON	State: DE	Zip: 19802
Phone: (302) 656-5441	Fax: (302) 656-7342	Email: RUFUSMILLER@DIOCESEOFDELAWARE.NET
6. Applicant's Name: PENINSULA UNITED METHODIST HOMES, INC.		
Address: 726 LOVEVILLE ROAD; SUITE 3000		
City: HOCKESSIN	State: DE	Zip: 19707-1536
Phone: (302) 235-6115	Fax: (302) 235-6899	Email: DWEST@PUMH.ORG
7. Project Designer/Engineer: MCCRONE INC		
Address: 111 S. WEST STREET, SUITE 6		
City: DOVER	State: DE	Zip: 19904
Phone: (302) 730- 4600	Fax: (302) 730-0608	Email: KRUDY@MCCRONE-INC.COM
8. Please Designate a Contact Person, including phone number, for this Project: KEITH RUDY, P.E.		

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:
CONTINUING CARE RETIREMENT COMMUNITY

11. Area of Project(Acres +/-): **42.87 AC±**

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.
N/A

14. Present Zoning: **AR-1**

15. Proposed Zoning: **AR-1**

16. Present Use: **AGRICULTURAL**

17. Proposed Use: **CONTINUING CARE RETIREMENT
COMMUNITY**

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: **N/A
Agriculture**

19. Comprehensive Plan recommendation: **MEDIUM DENSITY**

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: **TIDEWATER UTILITIES, INC.**

Will a new public well be located on the site? ☐ Yes ☒ No What is the estimated water demand for this project? **75,000 GPD**

How will this demand be met? **NEW WATER MAIN DISTRIBUTION SYSTEM**

21. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: **SUSSEX COUNTY**

22. If a site plan please indicate gross floor area: **260 MIXED UNITS / 115,000 SF COMMON AREA AND HEALTH CARE / 300,000 SF
TOTAL FOOTPRINT**

23. If a subdivision: ☐ Commercial ☐ Residential ☒ Mixed Use

24. If residential, indicated the number of number of Lots/units: **260** Gross Density of Project: **6.07 UNITS/AC**
Net Density **7.48 UNITS/AC**
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:

Community Center / Commons / Health Care: **115,000 SF** Includes 90 Health Care Beds

Total Housing: **260 UNITS** Comprised of 170 Apartments and 90 Cottage/Villa 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 SF**

Proposed Use: % of Impervious Surfaces: **34%**
Square Feet: **640,000 SF Structures & parking**

27. What are the environmental impacts this project will have? **PROJECT WILL APPLY FOR LEED CERTIFICATION**

How much forest land is presently on-site? **1.10 AC±** How much forest land will be removed? **0.24 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

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 **0.5 AC±**

☐ 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: **DISCHARGE OF STORMWATER / OUTFALL**

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

30. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No **ADJACENT TO SITE**

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

If "Yes", have the water bodies been identified? ☒ Yes ☐ No **ASSAWOMAN CANAL**

Will there be ground disturbance within 100 feet of the water bodies ☒ Yes ☐ No If "Yes", please describe: **MINOR GRADING & SWM OUTFALL**

31. 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: **NOTE: MCCABE TAX DITCH AREA IS LOCATED TO THE SOUTH**

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

STORMWATER MANAGEMENT PONDS, STORMDRAIN SYSTEMS, BIO-SWALES, BIO-RETENTION

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.): **ASSAWOMAN CANAL**

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? **26.85 AC± Acres**

Open space proposed (not including stormwater management ponds and waste water disposal areas) **22.35 AC±**

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **ACTIVE RECREATION, PASSIVE RECREATION, STORMWATER MANAGEMENT, BUFFERS**

Where is the open space located? **THROUGHOUT SITE**

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

34. 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?

35. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? **WATER, SEWER & ROAD IMPROVEMENTS**

36. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected **TBD**

Acres on-site that will be restored **NATIVE SPECIES LANDSCAPING THROUGHOUT THE COMMUNITY IS PROPOSED**

Acres of required wetland mitigation **N/A**

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed **BIO-RETENTION, WET PONDS, BIO-SWALE**

Buffers from wetlands, streams, lakes, and other natural water bodies **VARIES**

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No **PART OF PLANNING – NATIVE SPECIES LANDSCAPING AND LONG-TERM MAINTENANCE PLAN**

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 **118 PEAK HOUR TRIPS (MORNING SHIFT)**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **5%**

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.

OGRE DRIVE (1 CONNECTION) – (2) - 10' LANES, NO SHOULDERS

CANAL LANDING BOULEVARD (1 CONNECTION) – (2) 11' LANES, SHOULDERS

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

OCEAN WAY ESTATES SUBDIVISION ROAD (EXISTING) – NORTH EASTERN PORTION OF SITE

CANAL LANDING HOMES SUBDIVISION ROAD (FUTURE) – SOUTH EASTERN PORTION OF SITE

OCEAN WAY ESTATES/OGRE DRIVE LOTS (EXISTING) – WESTERN PORTION OF SITE

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 **ALONG ASSAWOMAN CANAL**

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: **CONSTRUCTION WITHIN 18 MONTHS**

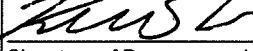
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.



Signature of property owner (for equitable owner-

10-30-07

Date



BRANCH MANAGER
PUNH
MCCRONE, INC.

10-30-07

Date

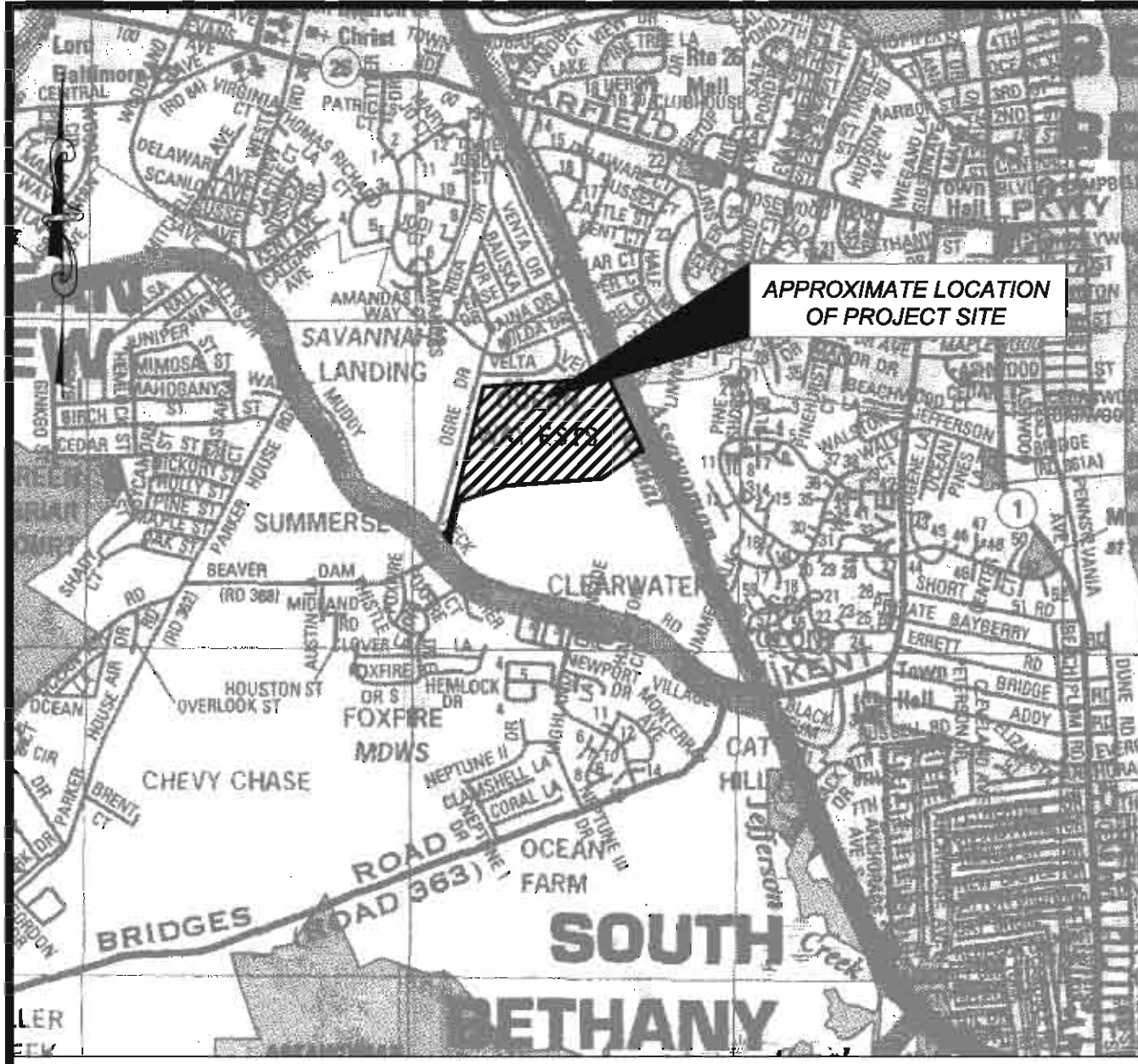
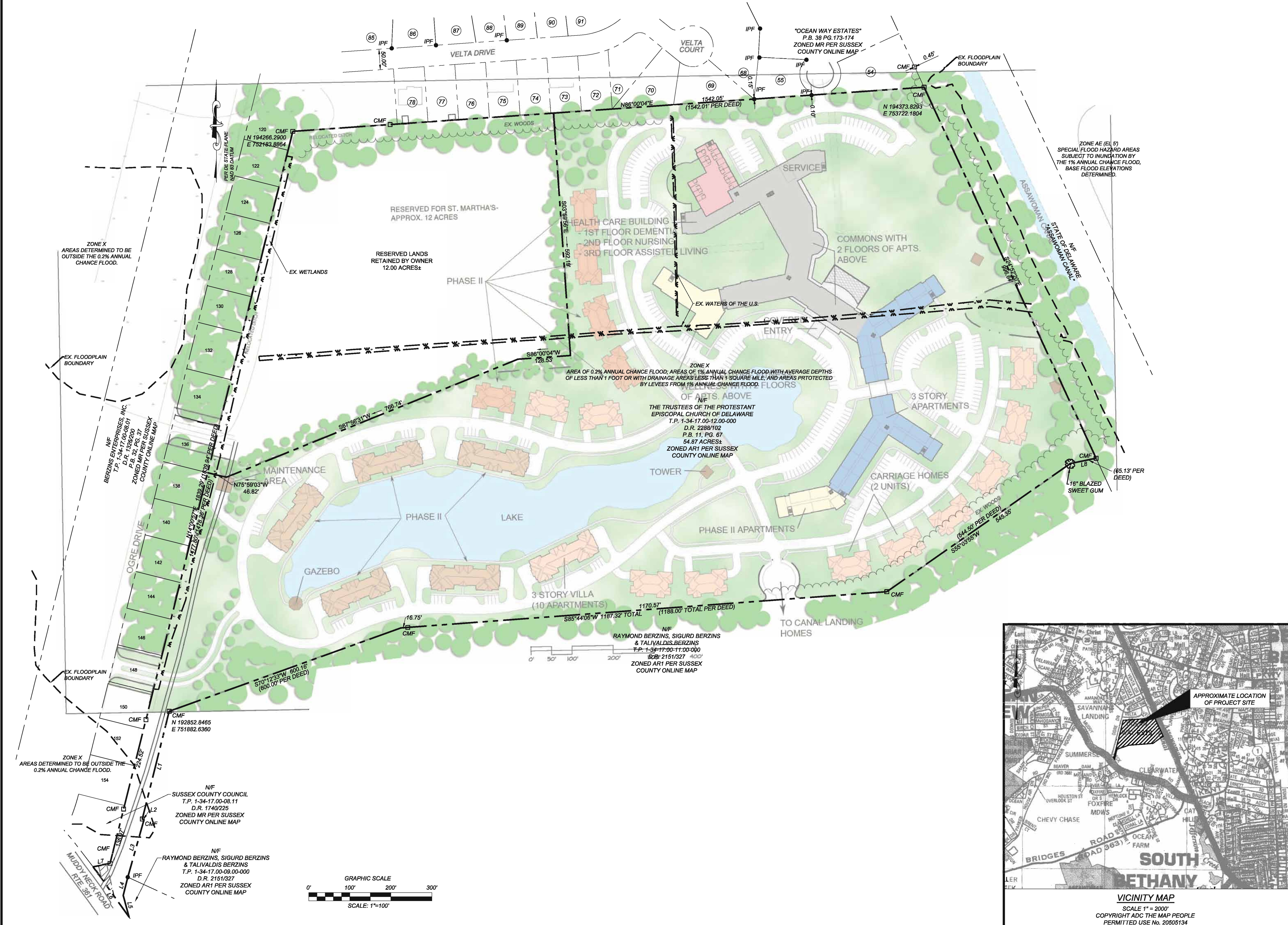
Signature of Person completing form
(If different than property owner)

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 **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.**

C:\Users\p0000003\OneDrive\Surveying\05050063-SMB-PEC 2.DWG

PLOTTED: Oct 31, 2007 10:17am



VICINITY MAP

SCALE 1" = 2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20508134

REVISIONS		DESCRIPTION
REV. #	DATE	

McCRONE

- Engineering
- Environmental Sciences
- Construction Services
- Land Planning & Surveying

ANAPOLIS • CENTREVILLE • DOVER • ELKTON • SALISBURY

111 S. WEST STREET, SUITE 6
DOVER, DE 19904
PHONE 302-730-4607 FAX 302-730-0608
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DATE:	OCTOBER 2007
JOB NUMBER:	D5050063
SCALE:	1" = 100'
DRAWN BY:	SMB
DESIGNED BY:	N/A
APPROVED BY:	KAR
FOLDER REFERENCE:	

PRELIMINARY SKETCH PLAN

LANDS OF
THE TRUSTEES OF THE PROTESTANT
EPISCOPAL CHURCH OF DELAWARE
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE
PREPARED FOR: PLUMH, INC.

SHEET NO.:	PSP-1
FILE NO.:	D5050063-SMB-PEC 2.DWG

SEAL

DATE

**Preliminary Land
Use Service (PLUS)**
Peninsula UM Homes, Inc.
2007-11-02

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

Strategies

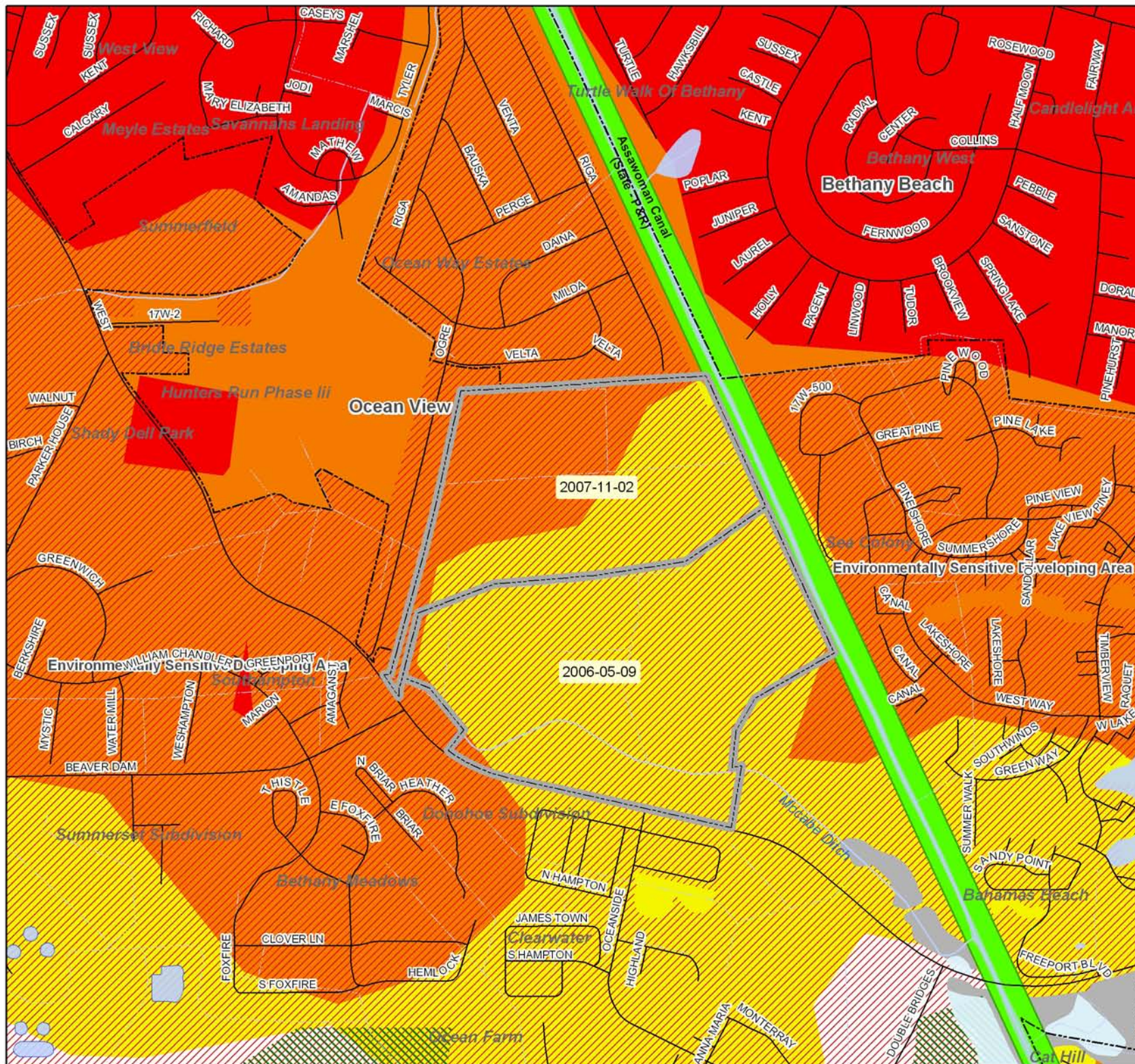
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)

Feet
0 100 200 400

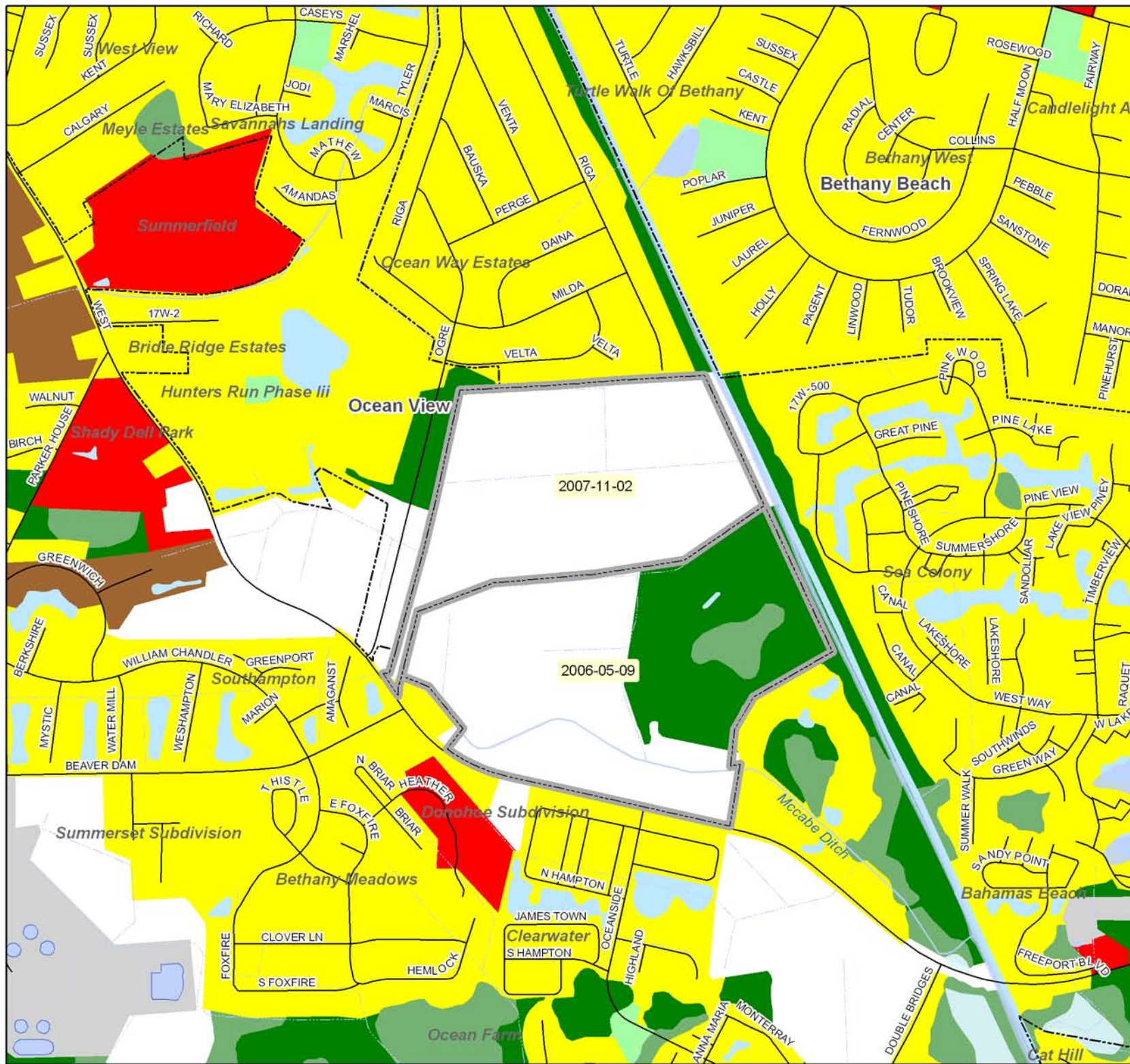
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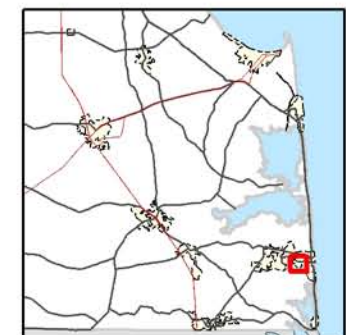
Preliminary Land Use Service (PLUS)
 Peninsula UM Homes, Inc.
 2007-11-02



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**Preliminary Land
Use Service (PLUS)**
Peninsula UM Homes, Inc.
2007-11-02

-  Project Area
-  Municipalities



Feet
0 40 80 160

1:4,000



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