

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6959

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/
datamill.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: LBT CONSULTING SVS
2. Location (please be specific): 9485 - 12385 SUSSEX HIGHWAY GREENWOOD
3. Parcel Identification #: 5-30-10-45.08 4. County or Local Jurisdiction Name: SUSSEX
5. Owner's Name: WILLIAM & ELIZABETH JIRON
Address: 12385 SUSSEX HIGHWAY
City: GREENWOOD State: DELAWARE Zip: 19950
Phone: 302-349-0985 Fax: 302-349-0985 Email: LBTNAVCRET@HOTMAIL.COM
6. Applicant's Name: ELIZABETH A. JIRON
Address: 9485 GRACE LANE
City: GREENWOOD State: DELAWARE Zip: 19950
Phone: 302-349-0985 Fax: 302-349-0985 Email: LBTNAVCRET@HOTMAIL.COM
7. Project Designer/Engineer: ELIZABETH A. JIRON
Address: 9485 GRACE LANE
City: GREENWOOD State: DELAWARE Zip: 19950
Phone: 302-349-0985 Fax: 302-349-0985 Email: LBTNAVCRET@HOTMAIL.COM
8. Please Designate a Contact Person, including phone number, for this Project: ELIZABETH A. JIRON

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Information Regarding Site:

9. Type of Review: ☒ Preliminary ☐ Conn. Plan Amendment ☐ Conn. Ord. ☐ Site Plan Review
10. Brief Explanation of Project being reviewed:
RESIDENTIAL TO OFFICE SPACE FOR CONSULTING BUSINESS
11. Area of Project (Acres +/-): *1.2 ACRES*
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 Development
(Sussex Code)
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: *RESIDENTIAL* Proposed Zoning: *COMMERCIAL*
15. Present Use: *RESIDENTIAL* Proposed Use: *OFFICE SPACE*
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:
N/A
17. Comprehensive Plan recommendation:
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 ☐
18. Water: ☐ Central (Community system) ☒ Individual On-Site ☐ Public (Utility)
Service Provider Name: _____
Will a new public well be located on the site? ☐ Yes ☒ No What is the estimated water demand for this project?
How will this demand be met?
19. Wastewater: ☐ Central (Community system) ☒ Individual On-Site ☐ Public (Utility)
Service Provider Name: _____
20. If a site plan please indicate gross floor area: *1600 SQ FT*
21. If a subdivision: ☐ Commercial ☐ Residential ☐ Other Use *N/A*
22. Gross Density: Indicated the number of Lots/Acres: *1* Gross Density of Project: Net Density
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

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☐ Yes[]

☐ No

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25. If residential, please indicate the following:

Number of rental units: *N/A*

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: *16.9%*

Square Feet:

Proposed Use: % of Impervious Surfaces:

Square Feet: *0%*

27. What are the environmental impacts this project will have? *N/A*

How much forest land is presently on-site?

How much forest land will be removed?

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

Relevant maps are available at:

Kent County

<http://www.kent.edu/uc/Publications/subsOnline/Programs/11.pdf>

Sussex County

<http://www.sussex.edu/uc/Publications/subsOnline/Programs/12.pdf>

New Castle County has published a map that shows the land and protection areas and sourcewater recharge

areas under Natural Resources - <http://www.newcastlecountymd.gov/landandwater/landandwater.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

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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30. 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:
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:
32. List the proposed method(s) of stormwater management for the site: *N/A*
 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.):
 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? Acres Square Feet
 Open space proposed (not including stormwater management ponds and water disposal areas) _____ acres/Sq. ft.
 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
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?
36. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No
 Acres on-site that will be permanently protected
 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
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No

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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

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

39. If the project will connect to public roads, please specify the number and location of these connections. Please describe these roads in terms of number of lanes, width (feet) of the lanes and any shoulders.

ROUTE 13 2 LANES + 1 SHOULDER

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

PUBLIC

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

N/A

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.

ROUTE 16 - YES

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

45. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

46. 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:

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

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

Signature of property owner Elizabeth A. Jiron

11/30/07
Date

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

11/30/07
Date

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roads? ☐ Yes ☒ No

Please describe the road in front of the
development: Lanes ; width ;
shoulders

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connect this project to existing or future
development on adjacent lands?

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with other public/private projects in your area?

Are you willing to discuss interconnectivity?

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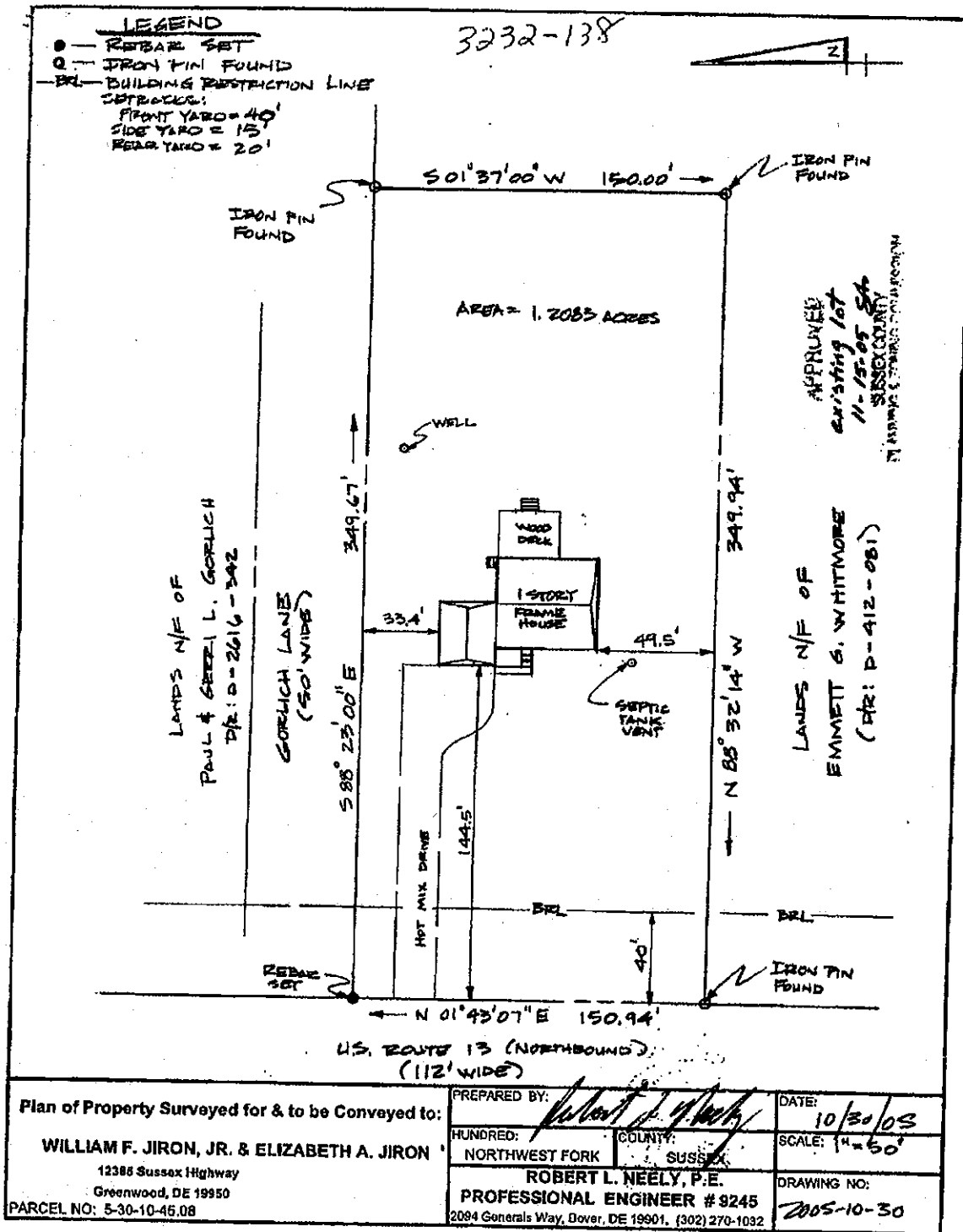
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43. How are you coordinating with other public/private projects in your area?

Are you willing to discuss interconnectivity?

YES



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LBJ Consulting
2007-12-03

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

Strategies

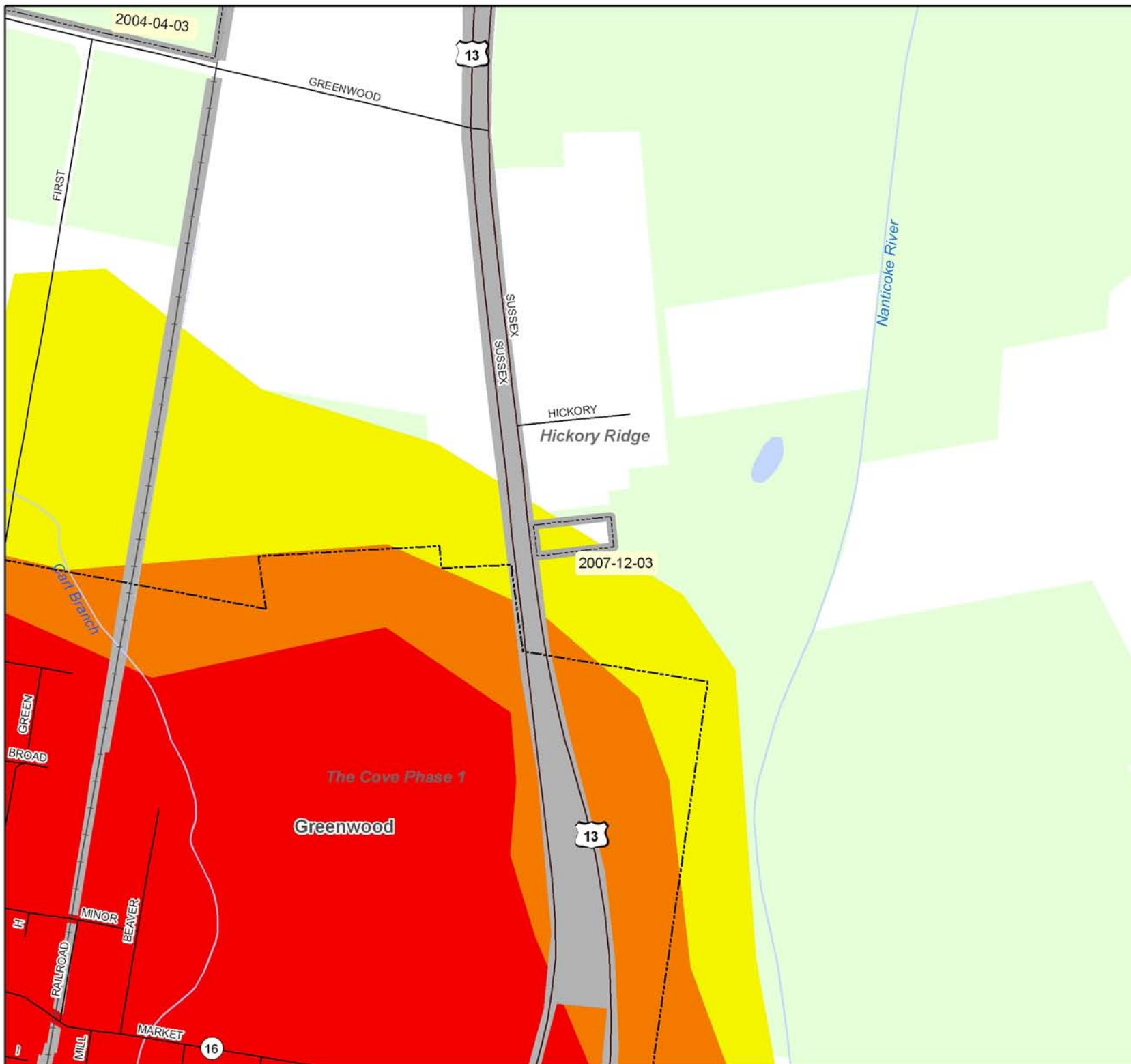
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)

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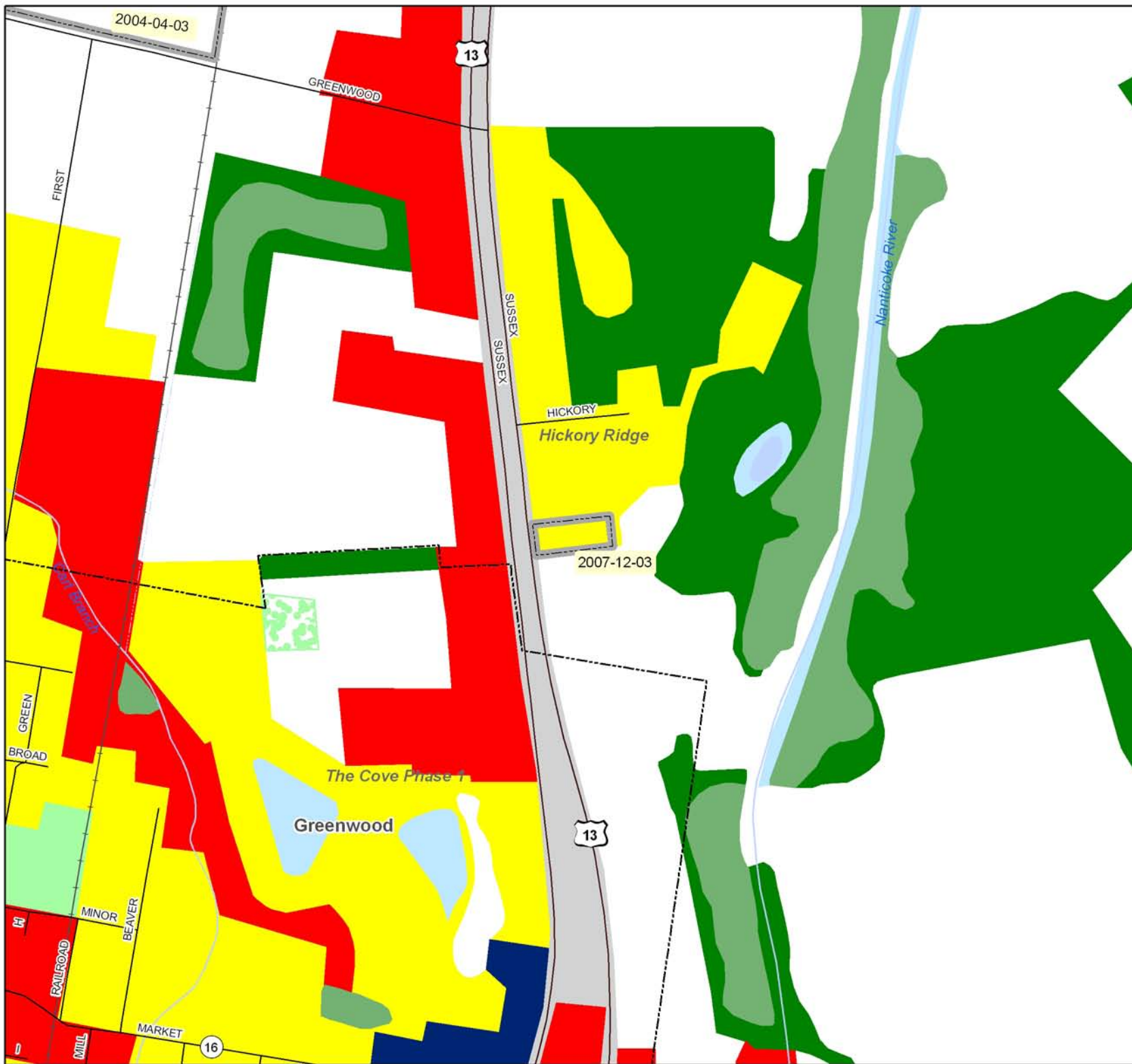
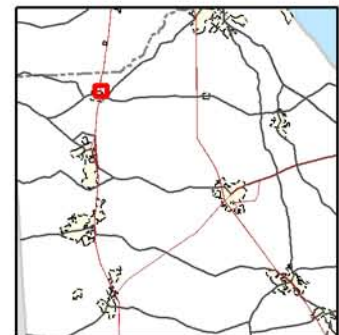
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition

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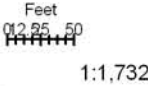


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**Preliminary Land
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2007-12-03

-  Project Area
-  Municipalities



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