

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: Pelican Point 1-3

2. Location (please be specific): Intersection of Indian Mission Rd & Cannon Rd

3. Parcel Identification #: 2-34-16 P. 19

4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Cannon Road Investments, LLC

Address: 5169 West Woodmill Drive, Suite 10

City: Wilmington

State: DE

Zip: 19808

Phone: 302-999-9200

Fax: 302-999-9257

Email: n/a

6. Applicant's Name: Cannon Road Investments, LLC

Address: 5169 West Woodmill Drive, Suite 10

City: Wilmington

State: DE

Zip: 19808

Phone: 302-999-9200

Fax: 302-999-9257

Email: n/a

7. Project Designer/Engineer: McCrone, Inc.

Address: 119 Naylor Mill Road, Building 1, Suite 6

City: Salisbury

State: MD

Zip: 21801

Phone: 410-548-1492

Fax: 410-548-2055

Email: hhearne@mccrone-inc.com

8. Please Designate a Contact Person, including phone number, for this Project: Jason Palkewicz, P.E. (410-548-1492)

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: Rezoning of existing AR-1 parcel to allow for an AR-RPC development	
11. Area of Project(Acres +/-): 134.565 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-RPC
16. Present Use: Approved AR Cluster Subdivision	17. Proposed Use: AR-RPC Development
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: n/a	
19. 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 ☐	
20. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility) Service Provider Name: Private Company Will a new public well be located on the site? ☐ Yes ☒ No What is the estimated water demand for this project? 88,200 gpd How will this demand be met? Private Company	
21. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility) Service Provider Name: Private Company	
22. If a site plan please indicate gross floor area: n/a	
23. If a subdivision: ☐ Commercial ☒ Residential ☐ Mixed Use	
24. If residential, indicated the number of number of Lots/units: 252 Gross Density of Project: 1.87 Net Density 2.17 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: 0

Number of owner-occupied units: 252

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 252

☐ 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: 0.74%
Square Feet: 43,441

Proposed Use: % of Impervious Surfaces: 7.33%
Square Feet: 429,647

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

How much forest land is presently on-site? 11.68 ac. +/- How much forest land will be removed? 6.83 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
☒ Non-tidal Acres 1.83

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

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: Closed pipe systems, wet ponds

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.): On-site wetlands

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? 59.3+/- Acres 2,581,169+/- Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 50.2 ac.+/- (2,188,257 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)? Active & Passive recreation, stormwater management

Where is the open space located? On-site, as shown on plans

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? Internal roads, water & sanitary improvements

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

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 2340 Trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0%

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. Indian Mission Road (1)-Ex. 2 lane road with approx. 11' wide travel lanes and 5' shoulders, Cannon Road (2)-Ex. 2 lane road with approximately 10' wide travel lanes.

40. Will the street rights of way be public, private, or town? Public for Private Use

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. Project will be connected to Pelican Point 4-7

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?

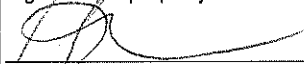
☐ Yes ☒ No If yes, please List them:

45. Please make note of the time-line for this project: Construction 2009

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



11/2/07

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

Date

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

STONEWATER CREEK TAX PARCEL NUMBERS:

PARCEL # LOT #

PHASE 1 (24 LOTS)

2-34-17-358	1
2-34-17-359	2
2-34-17-360	3
2-34-17-361	4
2-34-17-362	5
2-34-17-363	6
2-34-17-364	7
2-34-17-365	8
2-34-17-366	9
2-34-17-367	10
2-34-17-368	11
2-34-17-369	12
2-34-17-370	13
2-34-17-371	14
2-34-17-372	15
2-34-17-373	16
2-34-17-374	17
2-34-17-375	18
2-34-17-376	19
2-34-17-377	20
2-34-17-378	21
2-34-17-379	22
2-34-17-380	23
2-34-17-381	24

PHASE 8 (64 LOTS)

2-34-16-68	499
2-34-16-69	500
2-34-16-70	501
2-34-16-71	502
2-34-16-72	503
2-34-16-73	504
2-34-16-74	505
2-34-16-75	506
2-34-16-76	507
2-34-16-77	508
2-34-16-78	509
2-34-16-79	510
2-34-16-80	511
2-34-16-81	512
2-34-16-82	513
2-34-16-83	514
2-34-16-84	515
2-34-16-85	516
2-34-16-86	517
2-34-16-87	518
2-34-16-88	519
2-34-16-89	520
2-34-16-90	521
2-34-16-91	522
2-34-16-92	523
2-34-16-93	524
2-34-16-94	525
2-34-16-95	526

2-34-16-96	527
2-34-16-97	528
2-34-16-98	529
2-34-16-99	530
2-34-16-100	531
2-34-16-101	532
2-34-16-102	533
2-34-16-103	534
2-34-16-104	535
2-34-16-105	536
2-34-16-106	537
2-34-16-107	538
2-34-16-108	539
2-34-16-109	540
2-34-16-110	541
2-34-16-111	542
2-34-16-112	543
2-34-16-113	544
2-34-16-114	545
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2-34-16-117	548
2-34-16-118	549
2-34-16-119	550
2-34-16-120	551
2-34-16-121	552
2-34-16-122	553
2-34-16-173	604
2-34-16-200	631
2-34-16-201	632
2-34-16-202	633
2-34-16-203	634
2-34-16-204	635
2-34-16-205	636
2-34-16-206	637
2-34-16-207	638

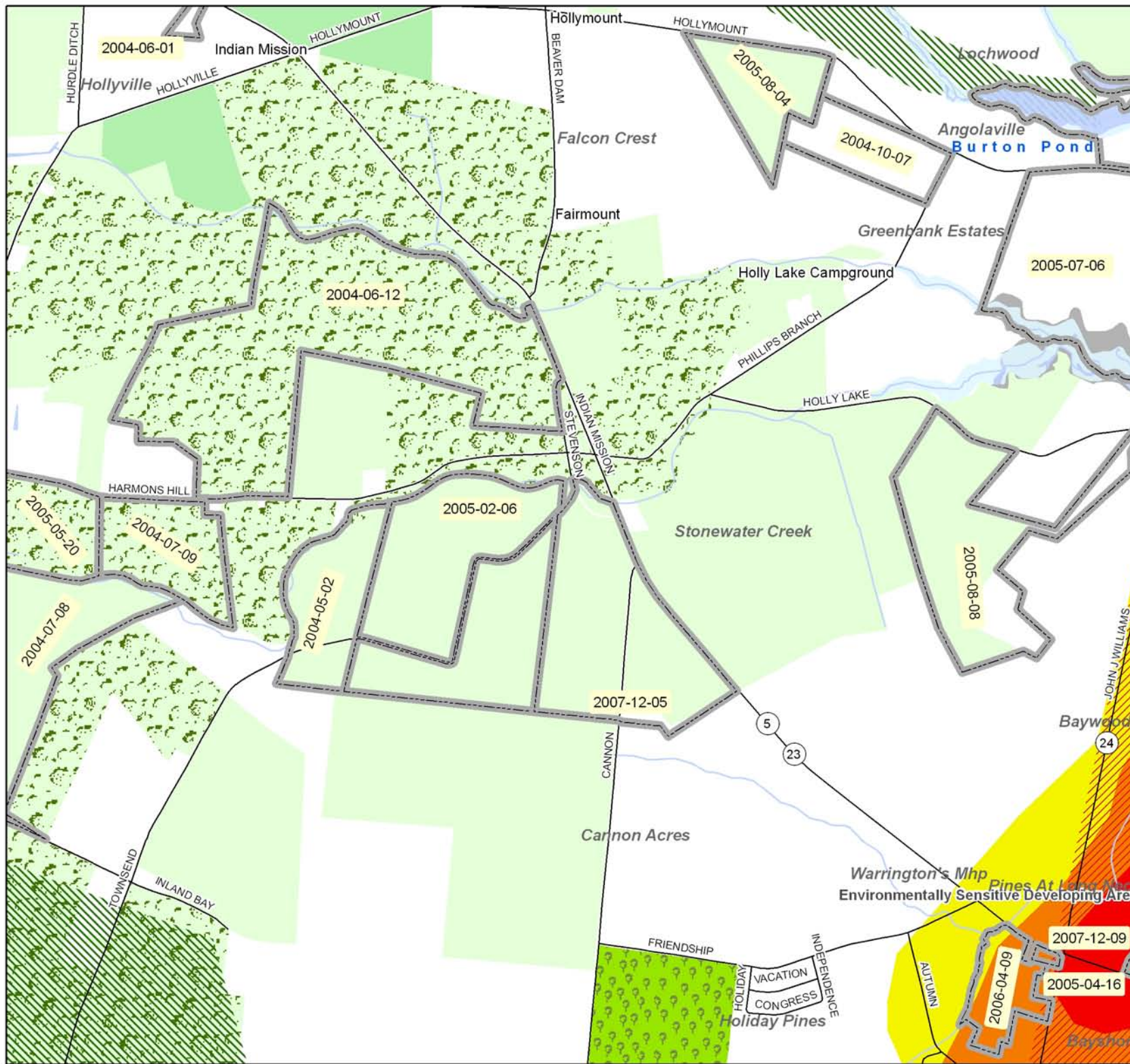
PHASE 9 (76 LOTS)

2-34-16-123	554
2-34-16-124	555
2-34-16-125	556
2-34-16-126	557
2-34-16-127	558
2-34-16-128	559
2-34-16-129	560
2-34-16-130	561
2-34-16-131	562
2-34-16-132	563
2-34-16-133	564
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2-34-16-136	567
2-34-16-137	568
2-34-16-138	569
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2-34-16-144	575

2-34-16-145	576
2-34-16-146	577
2-34-16-147	578
2-34-16-148	579
2-34-16-149	580
2-34-16-150	581
2-34-16-151	582
2-34-16-152	583
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2-34-16-154	585
2-34-16-155	586
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2-34-16-158	589
2-34-16-159	590
2-34-16-160	591
2-34-16-161	592
2-34-16-162	593
2-34-16-163	594
2-34-16-164	595
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2-34-16-166	597
2-34-16-167	598
2-34-16-168	599
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2-34-16-170	601
2-34-16-171	602
2-34-16-172	603
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2-34-16-180	611
2-34-16-181	612
2-34-16-182	613
2-34-16-183	614
2-34-16-184	615
2-34-16-185	616
2-34-16-186	617
2-34-16-187	618
2-34-16-188	619
2-34-16-189	620
2-34-16-190	621
2-34-16-191	622
2-34-16-192	623
2-34-16-193	624
2-34-16-194	625
2-34-16-195	626
2-34-16-196	627
2-34-16-197	628
2-34-16-198	629
2-34-16-199	630

Preliminary Land Use Service (PLUS)

Pelican Point
2007-12-05



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

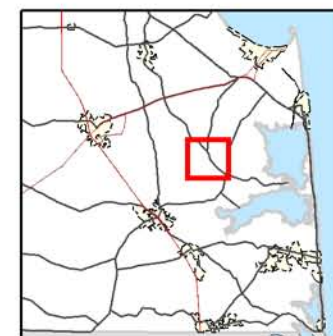
Strategies

- 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
1:24,000



Produced by the Delaware Office of
State Planning Coordination.
www.state.de.us/planning



Preliminary Land Use Service (PLUS) Pelican Point 2007-12-05

- 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



Preliminary Land
Use Service (PLUS)
Pelican Point
2007-12-05

-  Project Area
-  Municipalities



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