

**PLUS 2008-01-05**  
**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: **Vessels Property**

2. Location ( please be specific): **Robinsonville Road (SCR 277) at Kendale Road (SCR 287)**

3. Parcel Identification #: **2-34-6-90**

4. County or Local Jurisdiction Name: **Sussex County**

5. Owner's Name: **Vessels Company**

Address: **P.O. Box 14**

City: **Lewes**

State: **DE**

Zip: **19958**

Phone:

Fax:

Email:

6. Applicant's Name: **LANDDESIGN, Inc.**

Address: **Oak Square, Suite 3, Central Avenue**

City: **Ocean View**

State: **DE**

Zip: **19970**

Phone: **302/537-1919**

Fax: **302/539-0328**

Email: **landzn@aol.com**

7. Project Designer/Engineer: **LANDDESIGN, Inc.**

Address: **Same As Above**

City:

State:

Zip:

Phone:

Fax:

Email:

8. Please Designate a Contact Person, including phone number, for this Project: **Tom Ford, LANDDESIGN; 302/537-1919**



25. If residential, please indicate the following:  
Number of renter-occupied units:  
Number of owner-occupied units: **213**

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 71

**Move-up buyer** – if checked, how many units 71

**Second home buyer** – if checked, how many units 71

Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: **±0.26%**  
Square Feet: **±18805 Sq. Ft.**

Proposed Use: % of Impervious Surfaces: **±23.61%**  
Square Feet: **±1,675,986 Sq. Ft.**

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

How much forest land is presently on-site? **±137.60 Ac.** How much forest land will be removed? **±70.53 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 **A portion of the site is in Flood Zone AE-6**

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 **±7.18 Ac.**

**Non-tidal** Acres **±3.37 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

30. Are there streams, lakes, or other natural water bodies on the site?  Yes  **No (Property line runs with Mean Low Water line of Love Creek)**

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: **Wet ponds, bio-swale and other best management practices as appropriate**

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.): **Love Creek**

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? **±93.40 Ac. Acres ±4068652 Square Feet**

Open space proposed (not including stormwater management ponds and waste water disposal areas) **±90.47 Ac. 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)? **Woodland preservation/ riparian buffer, active & passive recreation, storm water management**

Where is the open space located? **Throughout the 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? **Property borders SRA along Love Creek**

35. Is any developer funding for infrastructure improvement anticipated?  **Yes**  No If "Yes," what are they? **Highway entrance and road frontage improvements along Robinsonville Road.**

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 **Wet ponds, bioswales and other BMP's as appropriate**

Buffers from wetlands, streams, lakes, and other natural water bodies **Buffer along tidal/ 404 wetlands as shown on plan (varying width, average distance of 92' to 404 line))**

|   |
|---|
| 37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |
| 38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><br>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 <b>2079 ADT</b><br><br>What percentage of those trips will be trucks, excluding vans and pick-up trucks? <b>&lt;1% (Trash collection, delivery, etc.)</b>  |
| 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 <b>Proposed highway entrance on Robinsonville Road, approximately 2070' south of Kendale Road. Robinsonville Road is a two lane local road, ±21' in width..</b>   |
| 40. Will the street rights of way be public, private, or town? <b>Private</b>   |
| 41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. <b>Could physically be connected to agricultural lands to southeast. No connection is proposed.</b>   |
| 43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Sidewalks internally and bike/ multi-use pathway across SCR 277 frontage.</b><br><br>Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |
| 44. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><br>Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><br>Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If "Yes," please indicate what will be affected (Check all that apply)<br><br><input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)<br><input type="checkbox"/> Sites (archaeological)<br><input type="checkbox"/> Cemetery<br><br>Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |
| 43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:   |
| 45. Please make note of the time-line for this project: <b>Preliminary review late 2008, final review late 2009/ early 2010.</b>  |

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

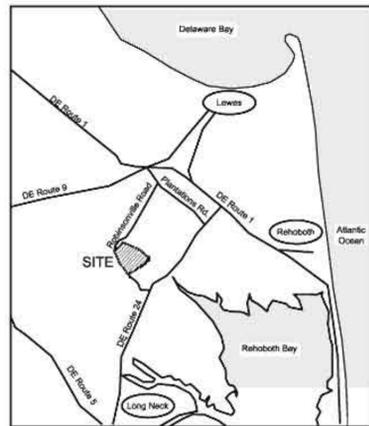
\_\_\_\_\_  
Signature of Person completing form  
(If different than property owner)

\_\_\_\_\_  
Date

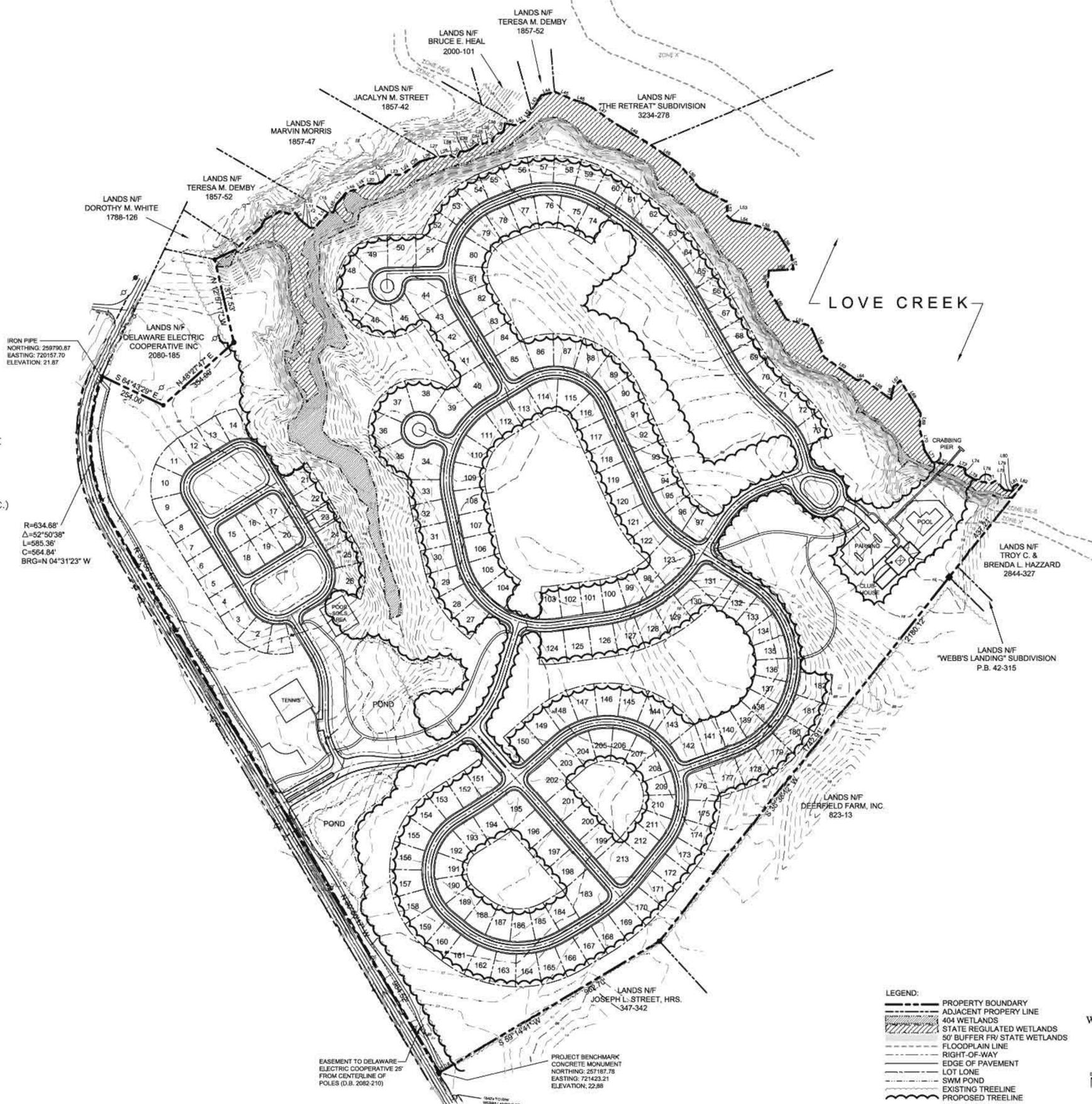
**Signed application must be received before application is scheduled for PLUS review.**

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.





VICINITY MAP  
NOT TO SCALE



**I. SITE DATA:**

- TAX PARCEL/ OWNER:** 2-34-6-90  
VESSELS CO.  
P.O. BOX 14  
LEWES, DE 19958
- LOCATION:** COUNTY ROAD 277 (ROBINSONVILLE RD.) AT KENDALE ROAD
- DEVELOPER:** VESCO LLC  
12333 RIVERS EDGE DRIVE  
POTOMAC, MD 20854
- PRESENT ZONING:** AR-1 (ALLOWS FOR 2.178 DU/ AC.)  
**PRESENT LAND USE:** AGRICULTURAL
- PROPOSED ZONING:** AR-1 CLUSTER  
**PROPOSED LAND USE:** SINGLE FAMILY RESIDENTIAL
- SITE AREA:** ±162.95 AC.
- WETLANDS/ WOODED AREA/ FIELDS ALLOCATION:**

|                 |                 |                    |
|-----------------|-----------------|--------------------|
| 404 WETLANDS:   | ±2.07%          | ±3.37 AC.          |
| STATE WETLANDS: | ±4.41%          | ±7.18 AC.          |
| UPLANDS:        | ±93.52%         | ±152.40 AC.        |
| <b>TOTAL:</b>   | <b>±100.00%</b> | <b>±162.95 AC.</b> |

|               |                 |                    |
|---------------|-----------------|--------------------|
| WOODED AREA:  | ±84.44%         | ±137.60 AC.        |
| OPEN FIELD:   | ±15.56%         | ±25.35 AC.         |
| <b>TOTAL:</b> | <b>±100.00%</b> | <b>±162.95 AC.</b> |

**II. PROPOSED LAND PLAN DATA:**

- PROPOSED # OF UNITS:** 213 S.F. LOTS  
MINIMUM LOT SIZE: 7,500 S.Q.  
AVERAGE LOT SIZE: 10,395 S.F.
- PROPOSED SITE AREA BREAKDOWN:**

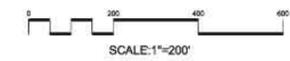
|                |                    |
|----------------|--------------------|
| TOTAL AREA:    | ±162.95 AC.        |
| RIGHT OF WAYS: | ±17.53% ±18.72 AC. |
| LOT AREA:      | ±50.90% ±50.83 AC. |
| OPEN SPACE:    | ±31.58% ±90.40 AC. |
- GROSS DENSITY CALCULATION:**  
AR-1 DENSITY ALLOWED: 2.178 DU/ AC.  
213 DU/ 162.95 AC = 1.307 DU/ AC.
- INFRASTRUCTURE:**  
SEWER: COMMUNITY ON-SITE SEWER  
WATER: TIDEWATER UTILITIES
- SETBACKS & BULK AREA CRITERIA:**

|        |     |                 |                |
|--------|-----|-----------------|----------------|
| FRONT: | 25' | MAX BLDG.:      |                |
| SIDE:  | 10' | HEIGHT:         | 42'            |
| REAR:  | 10' | MIN. LOT WIDTH: | 60' MIN.       |
|        |     | MIN. LOT AREA:  | 7500 S.F. MIN. |

**NOTES:**

- SITE IS IN FLOOD ZONES A, AE-6 & X AS SHOWN PER FEMA MAPS #10005C0330J & 10005C0335J DATED JANUARY 6, 2005.
- THERE ARE FEDERAL 404 LANDS AND STATE WETLANDS ON SITE AS SHOWN. WETLANDS DELINEATION PERFORMED AND REVIEWED BY ENVIROTECH, INC.
- THIS SUBDIVISION SHALL COMPLY WITH THE REQUIREMENTS OF SUBSECTION 99-6, ITEM G NUMBER (1) - AGRICULTURAL PROTECTION STATEMENT.
- BOUNDARY, TOPOGRAPHY, SITE LOCATION AND WETLANDS CAPTURE BY MILLER LEWIS INC. FROM A DRAWING TITLED "PROPERTY AND TOPOGRAPHIC SURVEY OF THE VESSELS COMPANY", DATED 10/12/07.

- LEGEND:**
- PROPERTY BOUNDARY
  - ADJACENT PROPERTY LINE
  - 404 WETLANDS
  - STATE REGULATED WETLANDS
  - 50' BUFFER FR/ STATE WETLANDS
  - FLOODPLAIN LINE
  - RIGHT-OF-WAY
  - EDGE OF PAVEMENT
  - LOT LONE
  - SWM POND
  - EXISTING TREELINE
  - PROPOSED TREELINE



**SCHEMATIC PLAN**

REVISIONS

**LAND DESIGN**  
SURVEYING/LANDSCAPE ARCHITECTURE INC.  
Oak Square Suite 3  
Ocean View, DE 19970  
307/931-1919  
307/939-0328 FAX  
landdesign.com

SCHEMATIC SITE PLAN  
**VESSELS COMPANY**  
**ROBINSONVILLE ROAD (SCR 277)**  
LEWES AND REHOBOTH HUNDRED SUSSEX COUNTY DELAWARE

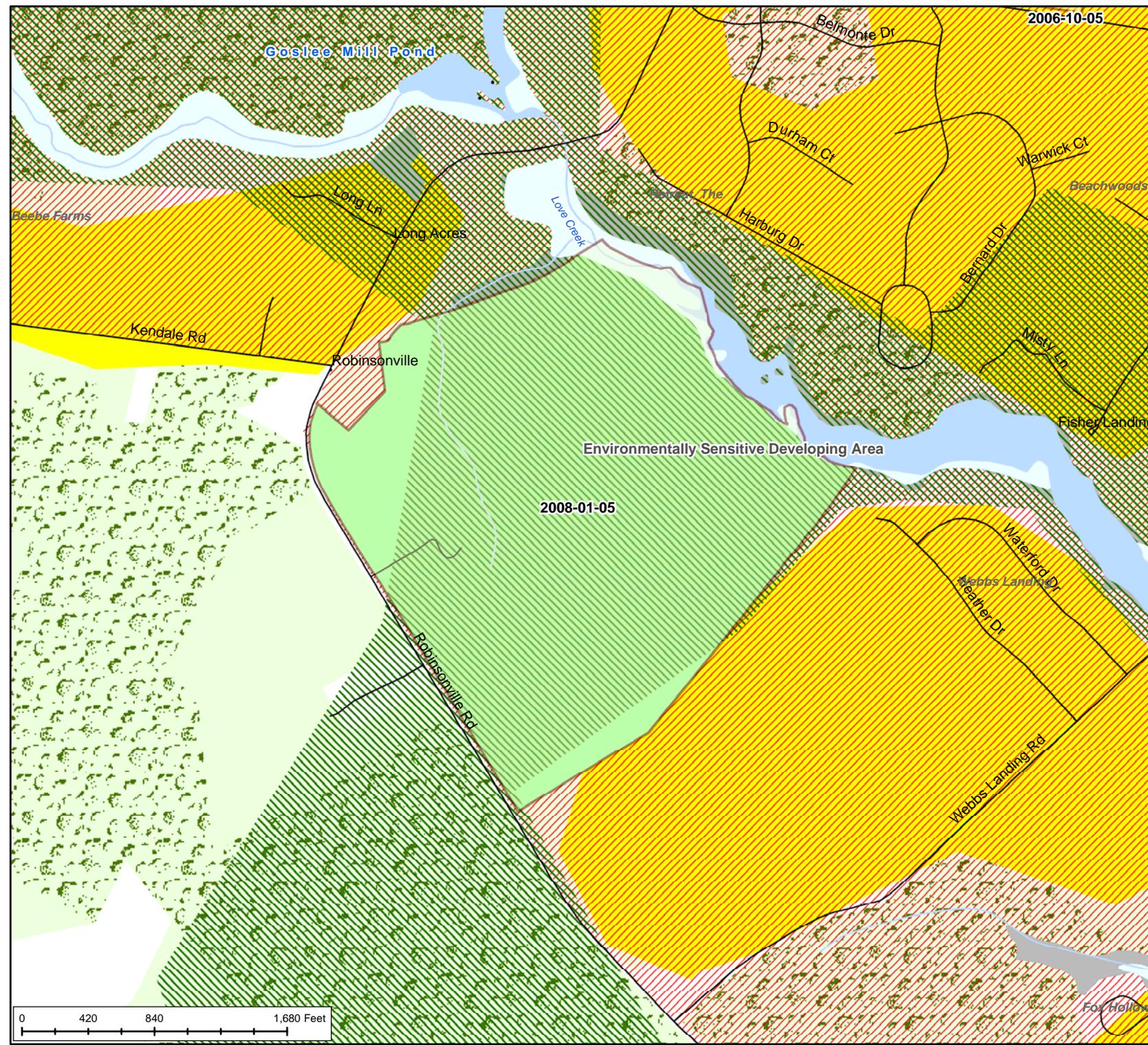
SURVEY SOURCE:  
Miller Lewis Inc.  
Drawing Dated 10/12/07

SITE PLAN: TJF  
DRAWING: RWB  
REVIEW: TJF  
DATE: 12/18/07

SHEET  
**1**  
OF 1 SHEETS

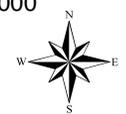
# Preliminary Land Use Service (PLUS)

Vessels  
2008-01-05

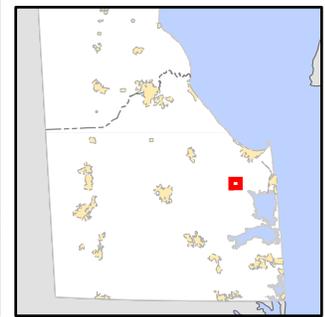
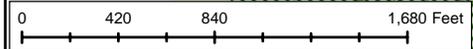


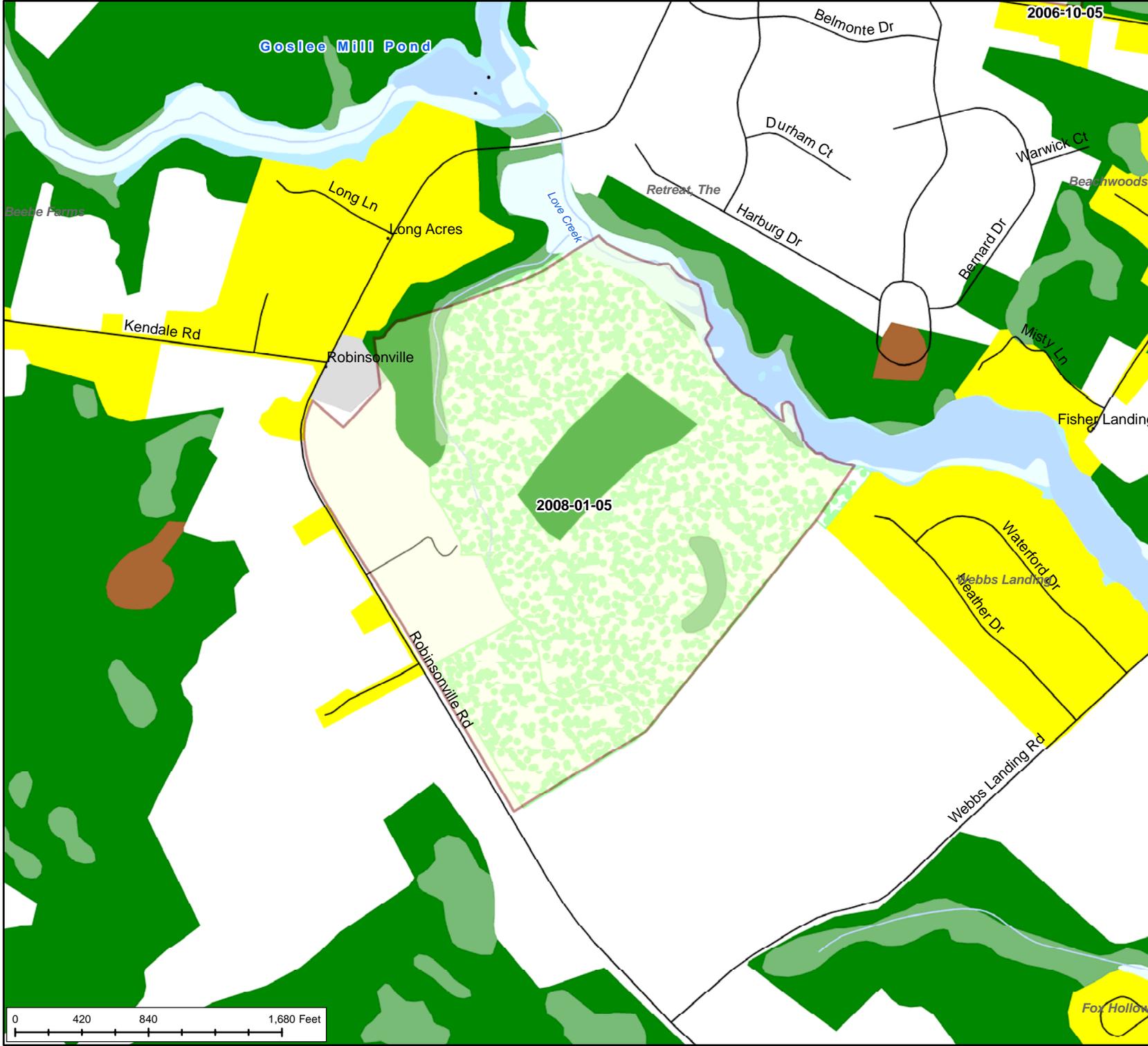
- Project Areas
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture
- State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)

1:10,000



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stateplanning.delaware.gov





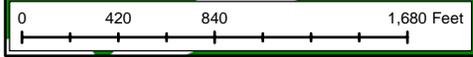
# Preliminary Land Use Service (PLUS) Vessels 2008-01-05

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

1:10,000



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# Preliminary Land Use Service (PLUS)

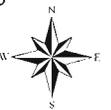
Vessels  
2008-01-05

-  Project Areas
-  Municipalities



2006 Orthophotography  
courtesy of USDA NAIP.

1:5,933



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