

## 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: **Fenwick Pointe Shopping Center**

2. Location ( please be specific): **Southerly side of Lighthouse Road (SR 54), approximately 200' east of the intersection with Sand Cove Road (CR 394)**

3. Parcel Identification #: **533-19.00-50.00**

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

5. Owner's Name: **Robino Stortini Holdings, LLC.**

Address: **Frank Robino, Jr. Corporate Center 6 Larch Ave. Suite 301**

City: **Wilmington**

State: **DE**

Zip: **19804**

Phone: **302-995-7011**

Fax: **302-995-2116**

Email: **chasrobino@yahoo.com**

6. Applicant's Name: **Charles Robino, Principal**

Address: **102 Robino Court**

City: **Wilmington**

State: **DE**

Zip: **19804**

Phone: **302-995-7011 x 105**

Fax: **302-995-2116**

Email: **chasrobino@yahoo.com**

7. Project Designer/Engineer: **George, Miles & Buhr, LLC.**

Address: **206 West Main Street**

City: **Salisbury**

State: **MD**

Zip: **21801**

Phone: **410-742-3115**

Fax: **410-548-5790**

Email: **jwilley@gmbnet.com**

8. Please Designate a Contact Person, including phone number, for this Project: **James H. Willey, Jr., P.E. 410-742-3115**

**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:  
**Neighborhood Shopping Center Development of approximately 102,200 square feet gross area.**

11. Area of Project(Acres +/-): **15.29 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 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: **CR-1**

16. Present Use: **Agriculture**

17. Proposed Use: **Commercial**

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:

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: **Artesian Water Company, Inc.**

Will a new public well be located on the site?  Yes  No What is the estimated water demand for this project? **10,220 gpd**

How will this demand be met? **New water main infrastructure with service laterals to each user.**

21. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: **Sussex County Engineering Department**

22. If a site plan please indicate gross floor area: **102,200 square feet**

23. If a subdivision:  Commercial  Residential  Mixed Use **n/a**

24. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density  
 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:

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: **67%**  
Square Feet: **442,957 square feet**

27. What are the environmental impacts this project will have? **Forest Clearing and increased impervious area, effects to be mitigated through BMP's.**

How much forest land is presently on-site? **1.66 acres** How much forest land will be removed? **1.2 acres**

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 **0.25 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

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 :

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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: **Perch Creek tax ditch**

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32. List the proposed method(s) of stormwater management for the site: **Underground storage and extended wet pond**

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.): **Outlet to Perch Creek tax ditch.**

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

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33. Is open space proposed?  Yes  No If "Yes," how much?          Acres          Square Feet

Open space proposed (not including stormwater management ponds and waste 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

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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? **Agricultural preservation district**

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35. Is any developer funding for infrastructure improvement anticipated?  Yes  No If "Yes," what are they? **Off-site water and sewer infrastructure improvements as necessary.**

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

Acres on-site that will be permanently protected **n/a**

Acres on-site that will be restored **n/a**

Acres of required wetland mitigation **n/a**

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed **Underground storage, extended wet pond and other BMPs as necessary.**

Buffers from wetlands, streams, lakes, and other natural water bodies **16.5' maintenance easement for Perch Creek tax ditch**

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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 **Estimated average daily traffic for peak season is 8,644 vehicles per day.**

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. **The development will connect to SR 54 via two (2) ingress / egress with dual 12' lanes in and out divided by a planted median at both entrances.**

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

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. **Potential for connectivity to the east.**

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

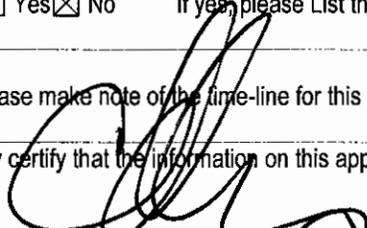
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

Yes  No If yes, please List them:

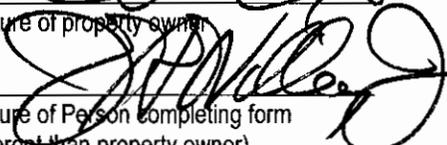
45. Please make note of the time-line for this project: **Expect Public Hearing before Sussex County Agencies in April 2009.**

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

Signature of property owner

  
12-20-07  
Date

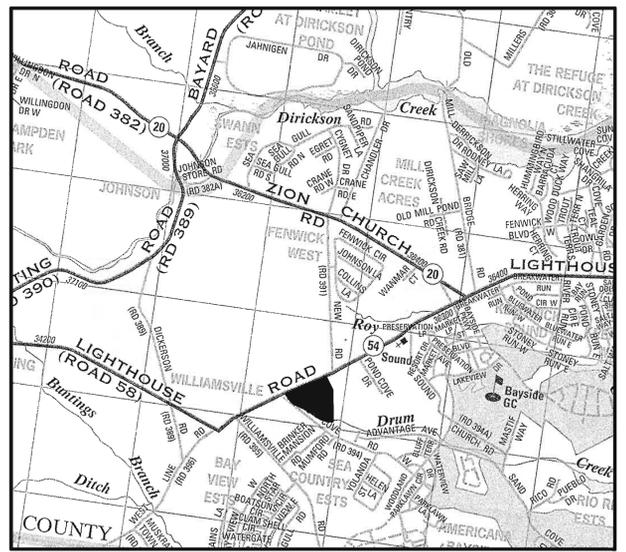
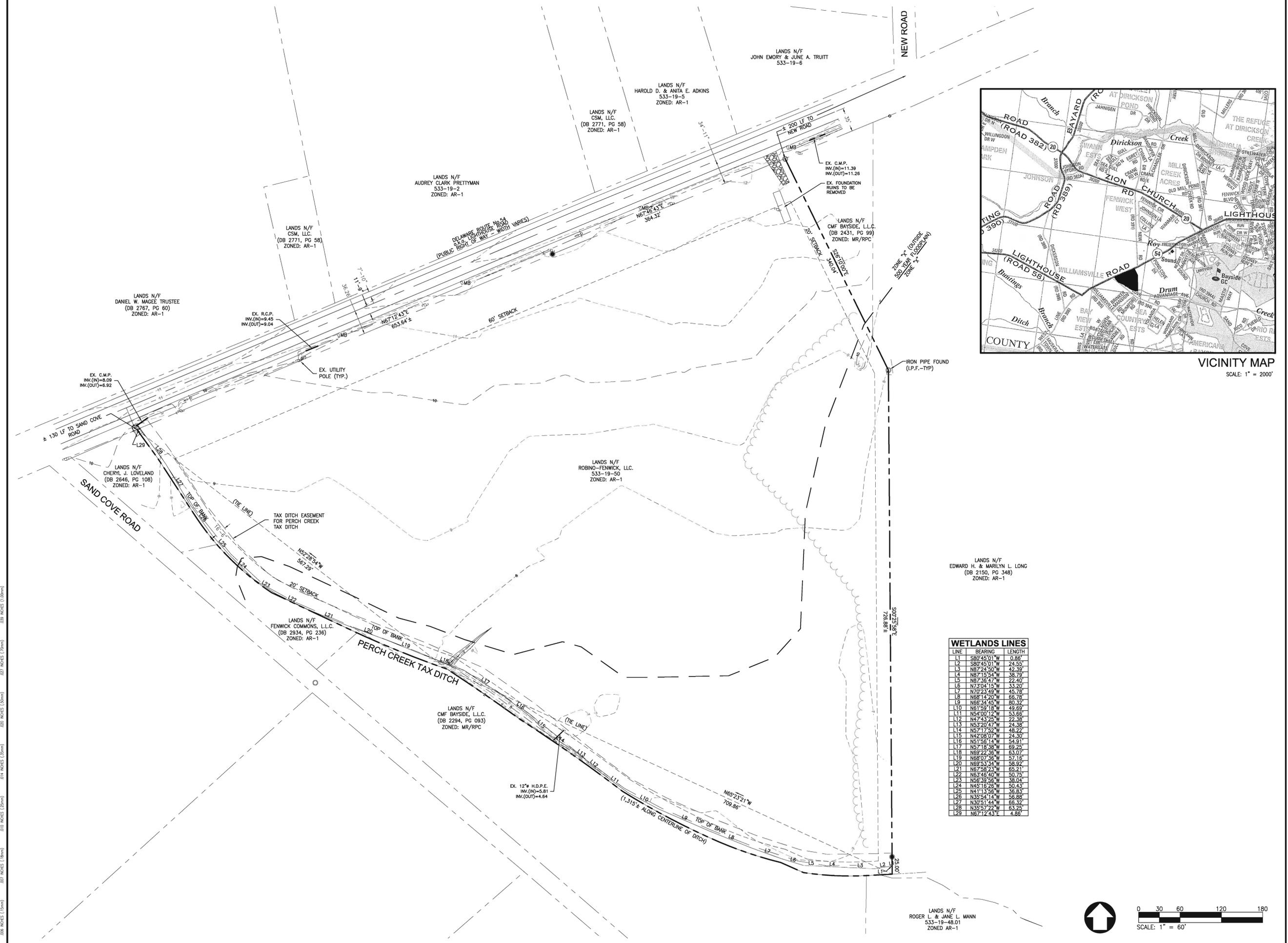
Signature of Person completing form  
(If different than property owner)

  
12-20-07  
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  
SCALE: 1" = 2000'

**WETLANDS LINES**

LINE	BEARING	LENGTH
L1	S80°45'01" W	0.86
L2	S80°45'01" W	24.55
L3	N87°24'50" W	42.39
L4	N87°15'54" W	38.79
L5	N87°38'47" W	22.40
L6	N73°04'15" W	33.20
L7	N70°23'49" W	45.78
L8	N88°14'40" W	56.78
L9	N86°34'45" W	80.32
L10	N81°59'18" W	49.69
L11	N54°00'12" W	53.66
L12	N47°43'25" W	22.38
L13	N53°20'47" W	24.38
L14	N57°17'52" W	48.22
L15	N42°09'07" W	24.30
L16	N51°58'14" W	54.91
L17	N57°18'38" W	69.25
L18	N82°22'36" W	63.07
L19	N68°07'36" W	57.16
L20	N89°53'34" W	58.92
L21	N87°58'25" W	65.21
L22	N83°48'40" W	59.75
L23	N58°39'56" W	38.04
L24	N45°18'26" W	50.43
L25	N41°13'56" W	36.83
L26	N35°54'14" W	56.88
L27	N30°51'44" W	66.32
L28	N35°57'22" W	63.25
L29	N87°12'43" E	4.86

PRINTS ISSUED FOR: DRAWINGS STAGE

DATE: \_\_\_\_\_

REVISIONS:

NO. \_\_\_\_\_

**GMB**  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
SAUBURY, BALTIMORE, LEWIS, SPENCER, YORK  
ZOB, WEST LAIN, STREET, YORK  
SALISBURY, MAINE, EX. 410-848-0795  
www.gmbnet.com

**FENWICK POINTE SHOPPING CENTER**  
APPLICATION FOR CR-1 ZONING  
ROUTE 54  
SELBYVILLE, DELAWARE

EXISTING SITE CONDITIONS

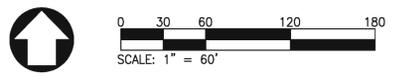
SCALE: 1" = 60'

SHEET NO. **C1.1**

DESIGN BY: RLM  
DRAWN BY: RLM  
CHECKED BY:  
GMB FILE: 2007297  
DATE: OCT 2007

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PLAN CODE  
008 INCHES (1:2000)  
007 INCHES (1:2400)  
014 INCHES (1:3600)  
020 INCHES (1:5000)  
027 INCHES (1:7000)  
030 INCHES (1:8000)



LANDS N/F  
ROGER L. & ANNE L. MANN  
533-19-48.01  
ZONED AR-1

LANDS N/F  
CMF BAYSIDE, L.L.C.  
(DB 2294, PG 093)  
ZONED: MR/RPC

LANDS N/F  
FENWICK COMMONS, L.L.C.  
(DB 2934, PG 236)  
ZONED: AR-1

LANDS N/F  
CHERYL J. LOVELAND  
(DB 2546, PG 108)  
ZONED: AR-1

EX. R.C.P.  
INV.(N)=9.45  
INV.(OUT)=9.04

LANDS N/F  
DANIEL W. MAGEE TRUSTEE  
(DB 2787, PG 60)  
ZONED: AR-1

LANDS N/F  
AUDREY CLARK PRETTYMAN  
533-19-2  
ZONED: AR-1

LANDS N/F  
CSM, L.L.C.  
(DB 2771, PG 58)  
ZONED: AR-1

LANDS N/F  
HAROLD D. & ANITA E. ADKINS  
533-19-5  
ZONED: AR-1

LANDS N/F  
JOHN EMORY & JUNE A. TRUITT  
533-19-6

EX. C.M.P.  
INV.(N)=11.39  
INV.(OUT)=11.26

LANDS N/F  
CMF BAYSIDE, L.L.C.  
(DB 2431, PG 99)  
ZONED: MR/RPC

ZONE 4\* (OUTSIDE)  
500 CLEAR (100% PIN)

IRON PIPE FOUND  
(I.P.F.-TYP)

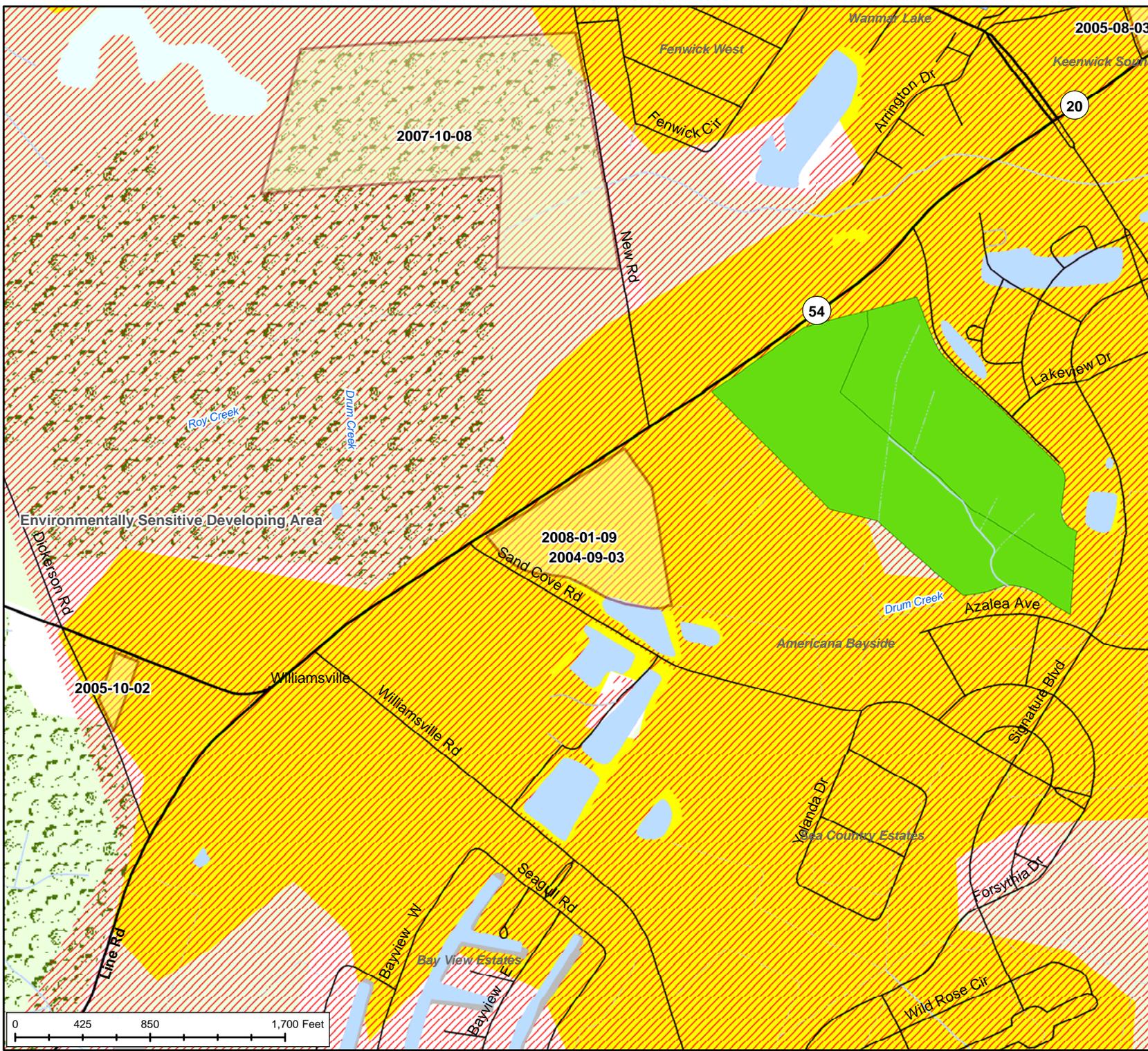
LANDS N/F  
EDWARD H. & MARILYN L. LONG  
(DB 2150, PG 348)  
ZONED: AR-1

EX. 12" H.D.P.E.  
INV.(N)=5.81  
INV.(OUT)=4.64

# Preliminary Land Use Service (PLUS)

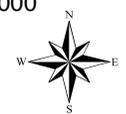
## Fenwick Point

### 2008-01-09

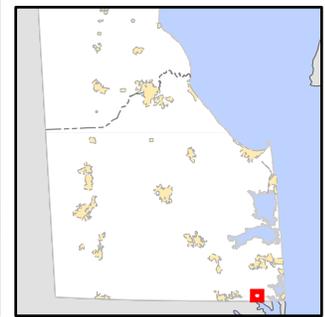


- Project Areas
  - Municipalities
  - Purchased Dev. Rights
  - Ag District
  - Public Owned/Protected
  - Forestry Easements
  - Delaware State Forests
  - Working Forests
  - Highest Value Agriculture
- State Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Nat. Res. & Rec. Priorities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

1:10,000



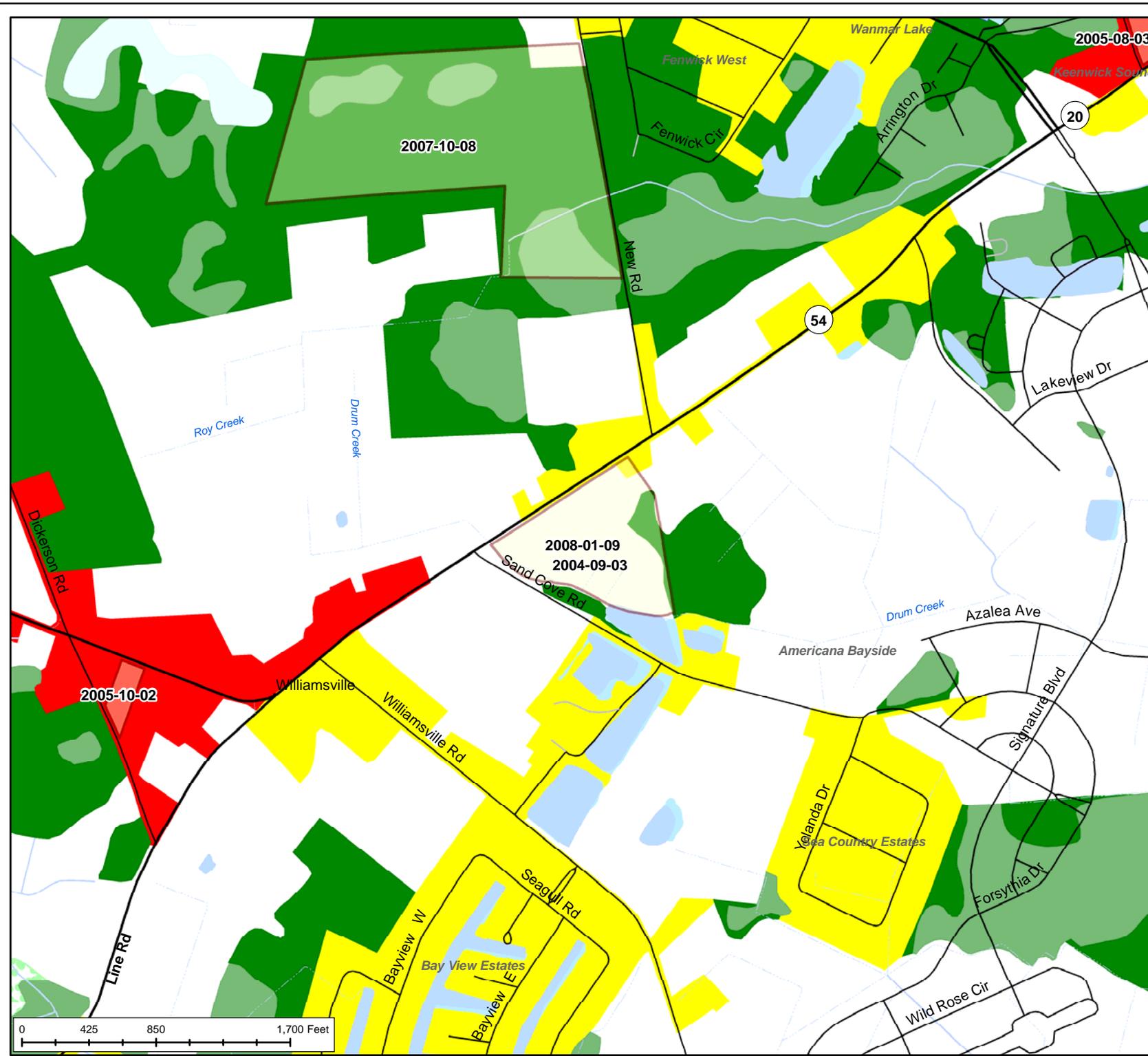
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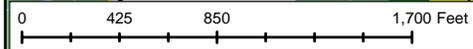
# Preliminary Land Use Service (PLUS)

## Fenwick Pointe

### 2008-01-09

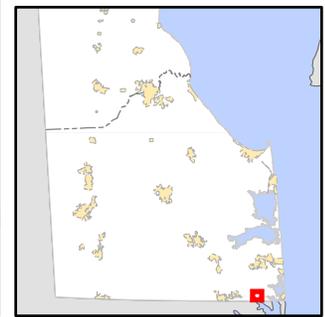


- Project Areas
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



1:10,000

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# Preliminary Land Use Service (PLUS)

Fenwick Point  
2008-01-09

-  Project Areas
-  Municipalities



2006 Orthophotography  
courtesy of USDA NAIP.

1:2,485



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