

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: **The Moorings of Pepper's Creek**

2. Location (please be specific): **Located on Piney Neck Road (Sussex County Road 336), Northeast of Dagsboro, in Sussex County, DE.**

3. Parcel Identification #: **233-11.00-75.04, 77.00 & 83.00**

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

5. Owner's Name: **HKS 3, LLC/HKS Properties, LLC**

Address: **55 Cascade Lane**

City: **Rehoboth Beach**

State: **DE**

Zip: **19971**

Phone: **302.227.3573**

Fax: **302.227.2326**

Email: **tim@oceanatlantic.net**

6. Applicant's Name: **Ocean Atlantic Associates**

Address: **55 Cascade Lane**

City: **Rehoboth Beach**

State: **DE**

Zip: **19971**

Phone: **302.227.3573**

Fax: **302.227.2326**

Email: **tim@oceanatlantic.net**

7. Project Designer/Engineer: **Element**

Address: **18335 Coastal Highway, Suite C**

City: **Lewes**

State: **DE**

Zip: **19958**

Phone: **302.645.0777**

Fax: **302.645.0177**

Email: **doug@elementdg.com**

8. **Please Designate a Contact Person, including phone number, for this Project: Douglas M. Warner, P.E. 302.645.0777**

24. If residential, please indicate the following:
Number of renter-occupied units: **0**
Number of owner-occupied units: **150**

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 **50**

Move-up buyer – if checked, how many units **100**

Second home buyer – if checked, how many units

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

Exact numbers to be confirmed pending outcome of coordination with the Sussex County Moderately Priced Housing Unit Program. See Section 10 of this application.

25. Present Use: % of Impervious Surfaces: **0.1%**
Square Feet: **4300 sf**

Proposed Use: % of Impervious Surfaces: **9.0%**
Square Feet: **341,000 sf 7.8 ac**

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

How much forest land is presently on-site? **52.74 +/- ac** How much forest land will be removed? **4.75 +/- 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 **Partial Excellent/Partial Good**

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 **Construction of impervious surfaces will occur in excellent recharge areas. A recharge balance analysis will be performed.**

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 **Zone X Shaded / Zone X Unshaded / Zone AE per FEMA Firm No. 10005C0486J, Revised Jan 6, 2005. Building construction will be contained within the Shaded and Unshaded Zone X.**

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. **Due to tidal outfall, a quantity waiver will be requested.**

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 **37.98 +/- 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 **A minimum buffer of 50 feet has been specified.**

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Pepper's Creek Fork 1 runs along the southern property line.</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :</p>
<p>31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: Infiltration and 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.): Perennial Stream and Infiltration Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 44.4 Acres 335,500 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 44.2 Acres 36.7 acres is remaining undeveloped. The remaining 7.7 acres is developed open space.</p> <p>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, wildlife habitat.</p> <p>Where is the open space located? Throughout the community and remaining wooded area. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected 36.7 +/- acres</p> <p>Acres on-site that will be restored N/A</p> <p>Acres of required wetland mitigation N/A</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed A combination of DNREC and SCD approved BMP's will be implemented. The focus will be on green BMP's for water quality management. Wet and/or dry ponds to be implemented as necessary. All applicable erosion and sediment measures (per SCD). A quantity waiver will be requested to reduce onsite BMP's.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 4.6 acres Designated to create a 50 foot minimum buffer from the delineated wetlands.</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Nuisance species control will be implemented through proper BMP and vegetation design. The onsite practices will be continuously maintained via a HOA controlled maintenance program with an approved subcontractor.</p>

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 **954 trips/day (approximate)**. **A Traffic Impact Study will be performed for the site and submitted to DeIDOT for their review.**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **N/A (residential)**

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. **One entrance on Piney Neck Road (Sussex County Road #336; two lane highway). Two existing 10' +/- travel lanes (one eastbound, one westbound); no shoulders. Entrance and road frontage will be designed with standard DeIDOT required improvements at final design.**

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. **Connection access is limited due to surrounding wetland area and existing farm property.**

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

Connection of multi-use path (per DeIDOT requirements) is possible at the entrance. This would potentially provide access to Dagsboro proper.

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

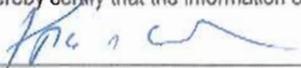
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

Yes No

If yes, please List them: **Solid waste will be generated during building construction, however it is not anticipated that any special permits will be required for disposal.**

45. Please make note of the time-line for this project: **Build-out 2015.**

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



Signature of property owner

4/1/08
Date



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

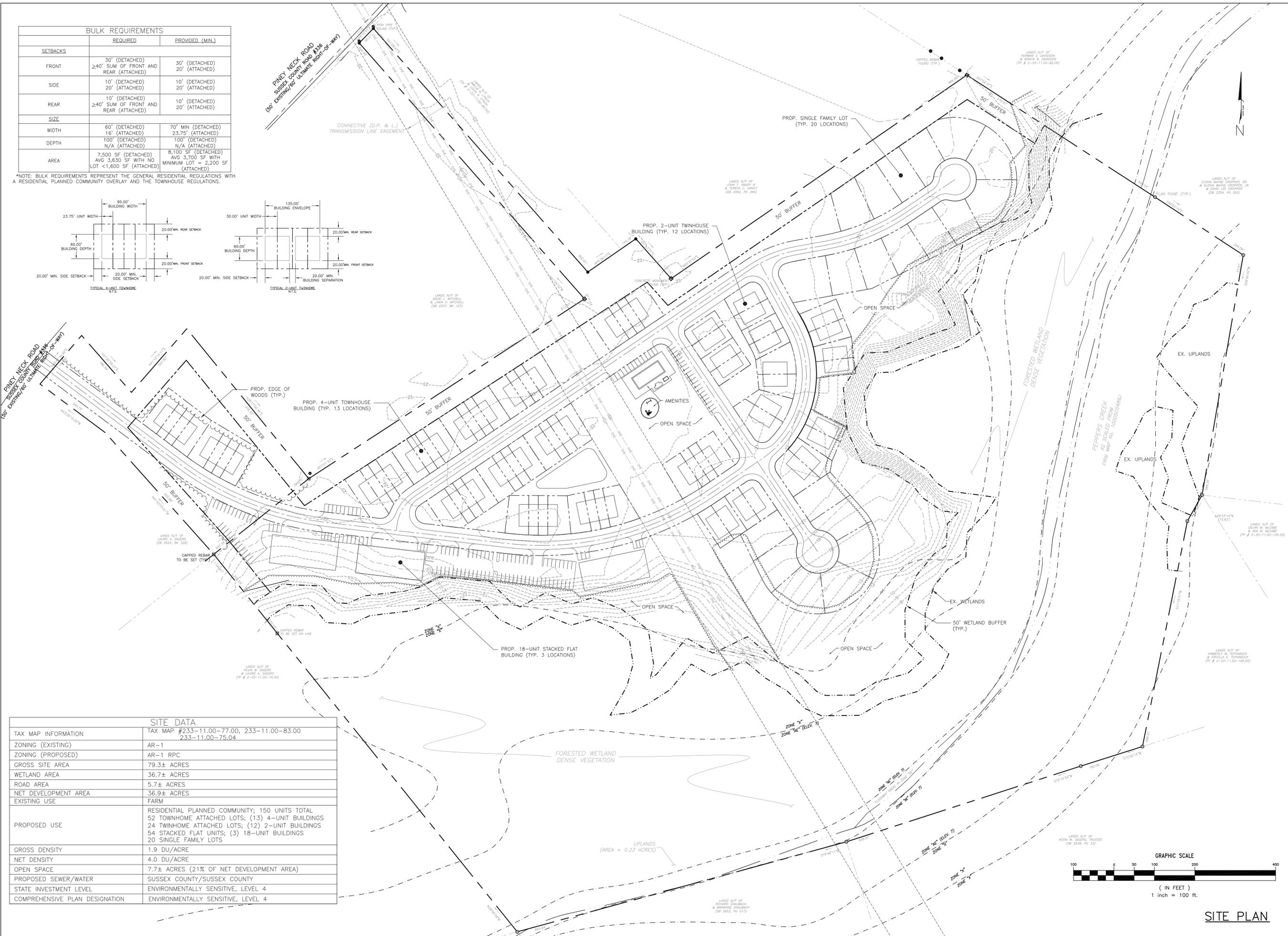
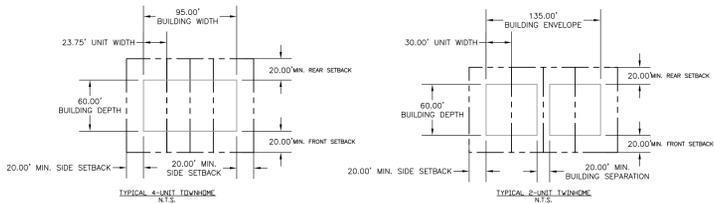
4/1/08
Date

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

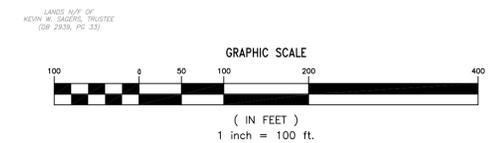
This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us along with an **electronic copy of any site plans and development plans for this site**. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as 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.

BULK REQUIREMENTS		
SETBACKS	REQUIRED	PROVIDED (MIN.)
FRONT	30' (DETACHED) ≥40' SUM OF FRONT AND REAR (ATTACHED)	30' (DETACHED) 20' (ATTACHED)
SIDE	10' (DETACHED) 20' (ATTACHED)	10' (DETACHED) 20' (ATTACHED)
REAR	10' (DETACHED) ≥40' SUM OF FRONT AND REAR (ATTACHED)	10' (DETACHED) 20' (ATTACHED)
SIZE		
WIDTH	60' (DETACHED) 16' (ATTACHED)	70' MIN (DETACHED) 23.75' (ATTACHED)
DEPTH	100' (DETACHED) N/A (ATTACHED)	100' (DETACHED) N/A (ATTACHED)
AREA	7,500 SF (DETACHED) AVG 3,630 SF WITH NO LOT <1,600 SF (ATTACHED)	8,100 SF (DETACHED) AVG 3,700 SF WITH MINIMUM LOT = 2,200 SF (ATTACHED)

*NOTE: BULK REQUIREMENTS REPRESENT THE GENERAL RESIDENTIAL REGULATIONS WITH A RESIDENTIAL PLANNED COMMUNITY OVERLAY AND THE TOWNHOUSE REGULATIONS.



SITE DATA	
TAX MAP INFORMATION	TAX MAP #233-11.00-77.00, 233-11.00-83.00 233-11.00-75.04
ZONING (EXISTING)	AR-1
ZONING (PROPOSED)	AR-1 RPC
GROSS SITE AREA	79.3± ACRES
WETLAND AREA	36.7± ACRES
ROAD AREA	5.7± ACRES
NET DEVELOPMENT AREA	36.9± ACRES
EXISTING USE	FARM
PROPOSED USE	RESIDENTIAL PLANNED COMMUNITY: 150 UNITS TOTAL 52 TOWNHOME ATTACHED LOTS; (13) 4-UNIT BUILDINGS 24 TWINHOME ATTACHED LOTS; (12) 2-UNIT BUILDINGS 54 STACKED FLAT UNITS; (3) 18-UNIT BUILDINGS 20 SINGLE FAMILY LOTS
GROSS DENSITY	1.9 DU/ACRE
NET DENSITY	4.0 DU/ACRE
OPEN SPACE	7.7± ACRES (21% OF NET DEVELOPMENT AREA)
PROPOSED SEWER/WATER	SUSSEX COUNTY/SUSSEX COUNTY
STATE INVESTMENT LEVEL	ENVIRONMENTALLY SENSITIVE, LEVEL 4
COMPREHENSIVE PLAN DESIGNATION	ENVIRONMENTALLY SENSITIVE, LEVEL 4



REV.	DATE	CHANGE	BY

PRELIMINARY SITE PLAN
MOORINGS OF PEPPER'S CREEK
TAX MAP #233-11.00-75.04/77.00/83.00
DAGSBORO HUNDRED
SUSSEX COUNTY, DE

ELEMENT
18355 Coastal Highway, Suite C
Lewes, DE 19958
P. 302.645.0777
F. 302.645.0777
info@elementdgi.com

DSN	DRW	CHKD
MP	JES	DMW

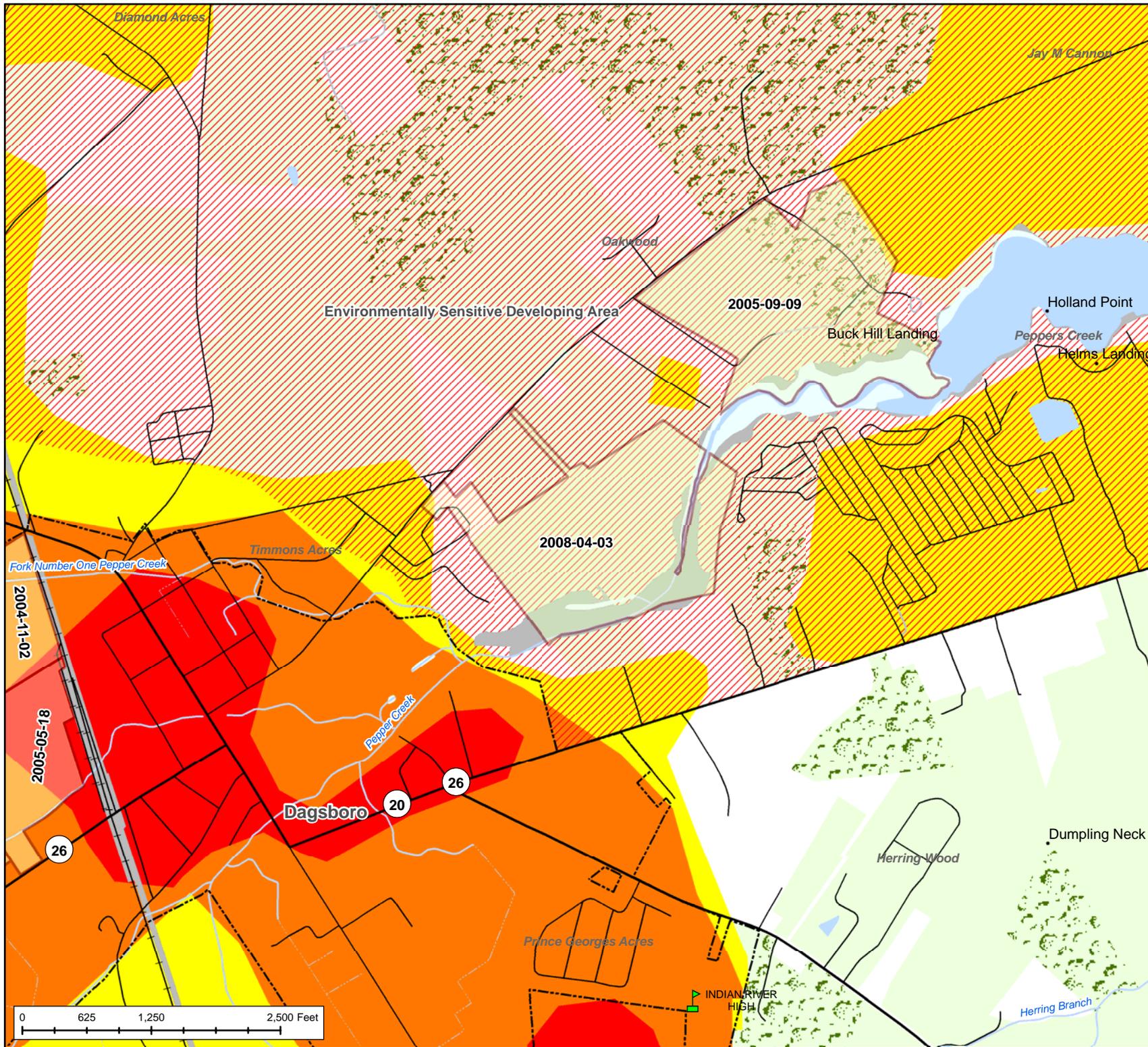
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JOB No.	e0821
DATE:	02 Mar 08
FILE No.	pbase.dwg
Sheet	3 of 4

SITE PLAN

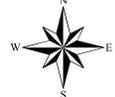
Preliminary Land Use Service (PLUS)

**Moorings of Pepper Creek
2008-04-03**

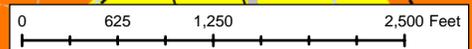
-  Project Areas
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture
- State Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of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



1:15,000



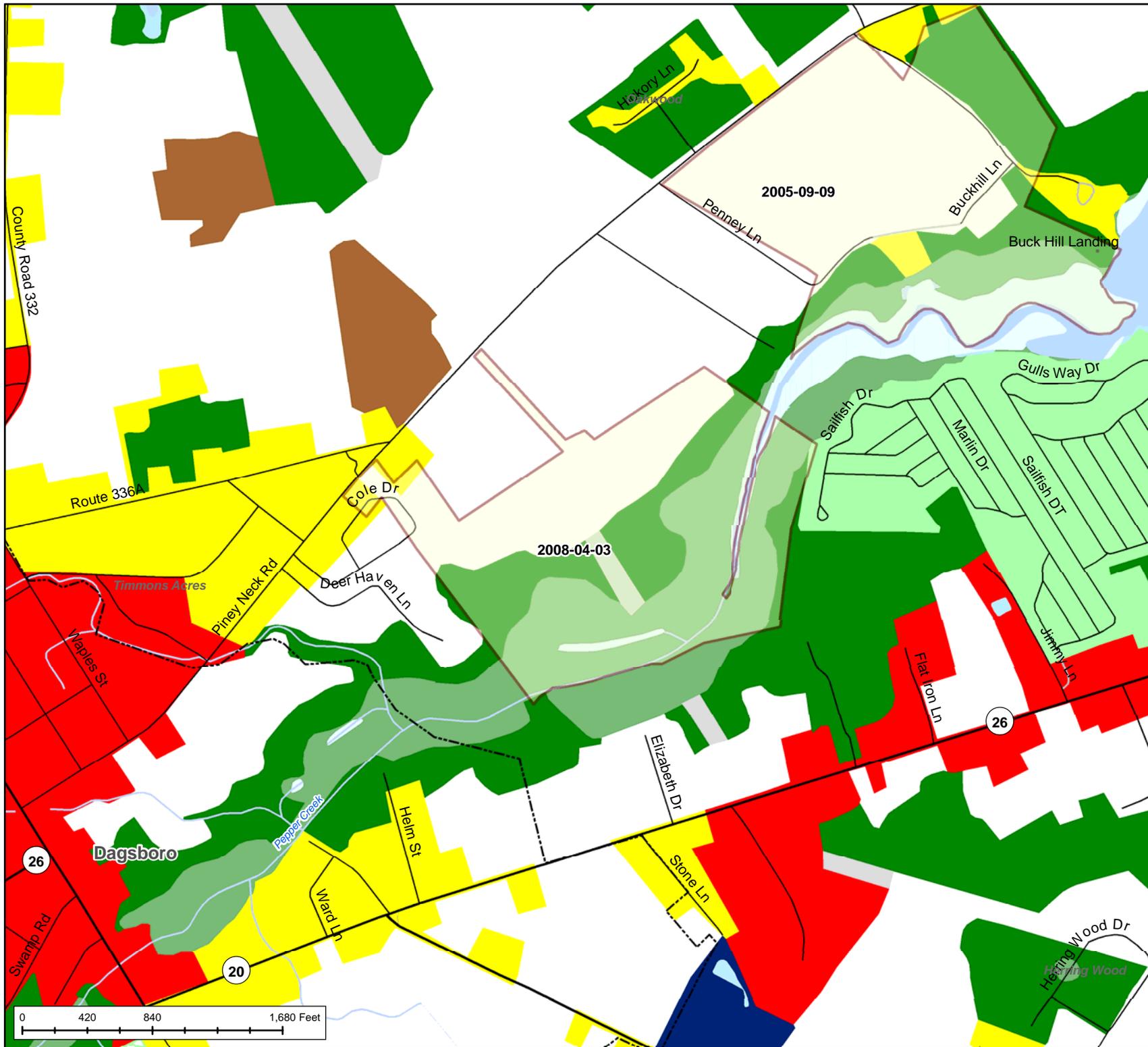
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Preliminary Land Use Service (PLUS)

Moorings of Pepper Creek
2008-04-03

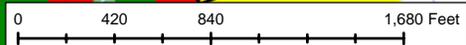
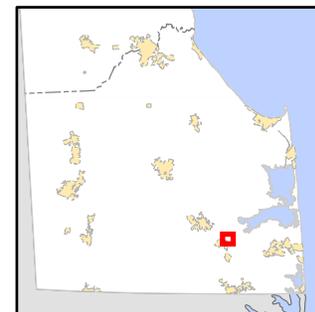
-  Project Areas
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:10,000



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Preliminary Land Use Service (PLUS)

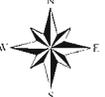
Moorings of Pepper Creek
2008-04-03

-  Project Areas
-  Municipalities



2006 Orthophotography
courtesy of USDA (NAIP).

1:5,000



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