

**PLUS 2008-08-08**  
**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: Roxana Preferred Properties

2. Location ( please be specific): South side of Zion Church Road, 1660' west of Bayard Road.

3. Parcel Identification #: 5-33-11-45.05, 5-33-11-45.06      4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Roxana Preferred Properties

Address: 5 Carillon Court

City: Wilmington

State: Delaware

Zip: 19803

Phone: (302) 559-5976

Fax: (302) 998-6704

Email:

6. Applicant's Name: Roxana Preferred Properties

Address: 5 Carillon Court

City: Wilmington

State: Delaware

Zip: 19803

Phone: (302) 559-5976

Fax: (302) 998-6704

Email:

7. Project Designer/Engineer: Landmark Engineering, Inc.

Address: 29 South State Street

City: Dover

State: Delaware

Zip: 19901

Phone: (302) 734-9597

Fax: (302) 734-3875

Email: bob.stronsky@  
Landmarkengineering.com

8. Please Designate a Contact Person, including phone number, for this Project: Robert Stronsky (302) 734-9597

<b>Information Regarding Site:</b>	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Conditional Use Application, to construct 3 buildings, 1-3 story retail & apartments building, 1-1 story bank building, 1-1 story retail building.	
11. Area of Project(Acres +/-): 3.69+/- acres	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input checked="" type="checkbox"/> Investment Level 4 <input type="checkbox"/> 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. Not Applicable	
14. Present Zoning: GR (General Residential)	15. Proposed Zoning: GR (General Residential)
16. Present Use: Agricultural	17. Proposed Use: Commercial and Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Agricultural – Chemicals associated with farming of crops.	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input checked="" type="checkbox"/> General Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian Water Company  Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? N/A  How will this demand be met? Artesian has a existing 16" water main that runs along front of property.	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County	
22. If a site plan please indicate gross floor area: 51,200 s.f. (Residential 28,000 s.f., 20 apartments, Commercial 23,200 s.f.)	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: N/A Gross Density of Project: N/A Net Density N/A 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: 20

Number of owner-occupied units:

Target Population (check all that apply): Not Available at this time.

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: 77%  
Square Feet: 123,806 s.f.

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

How much forest land is presently on-site? None    How much forest land will be removed? None

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 0.2243 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: Tax ditch with wetlands will need to be filled and piped.

Will there be ground disturbance within 100 feet of wetlands  Yes     No

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: Batson Branch Tax Ditch</p>
<p>32. List the proposed method(s) of stormwater management for the site: Wet Ponds on adjoining site.</p> <p>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.): Tax Ditch</p> <p>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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much?          Acres          Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas)          acres/Sq ft.</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)?</p> <p>Where is the open space located?</p> <p>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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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 ADT=1074

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. One connection to Zion Church Road. Zion Church Road is a two lane major collector with 12' lanes and 8' paved shoulders.

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. Yes, one connection to proposed adjoining project to the west.

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: Project should be built-out in three (3) years.

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

Paul E. Brown  
Signature of property owner

7-07-2008  
Date

Robert P. Stronsky  
Signature of Person completing form  
(If different than property owner)

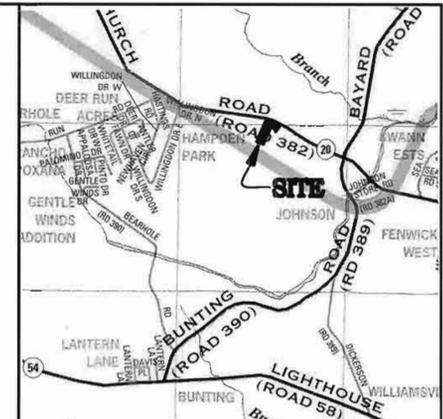
7-11-2008  
Date

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

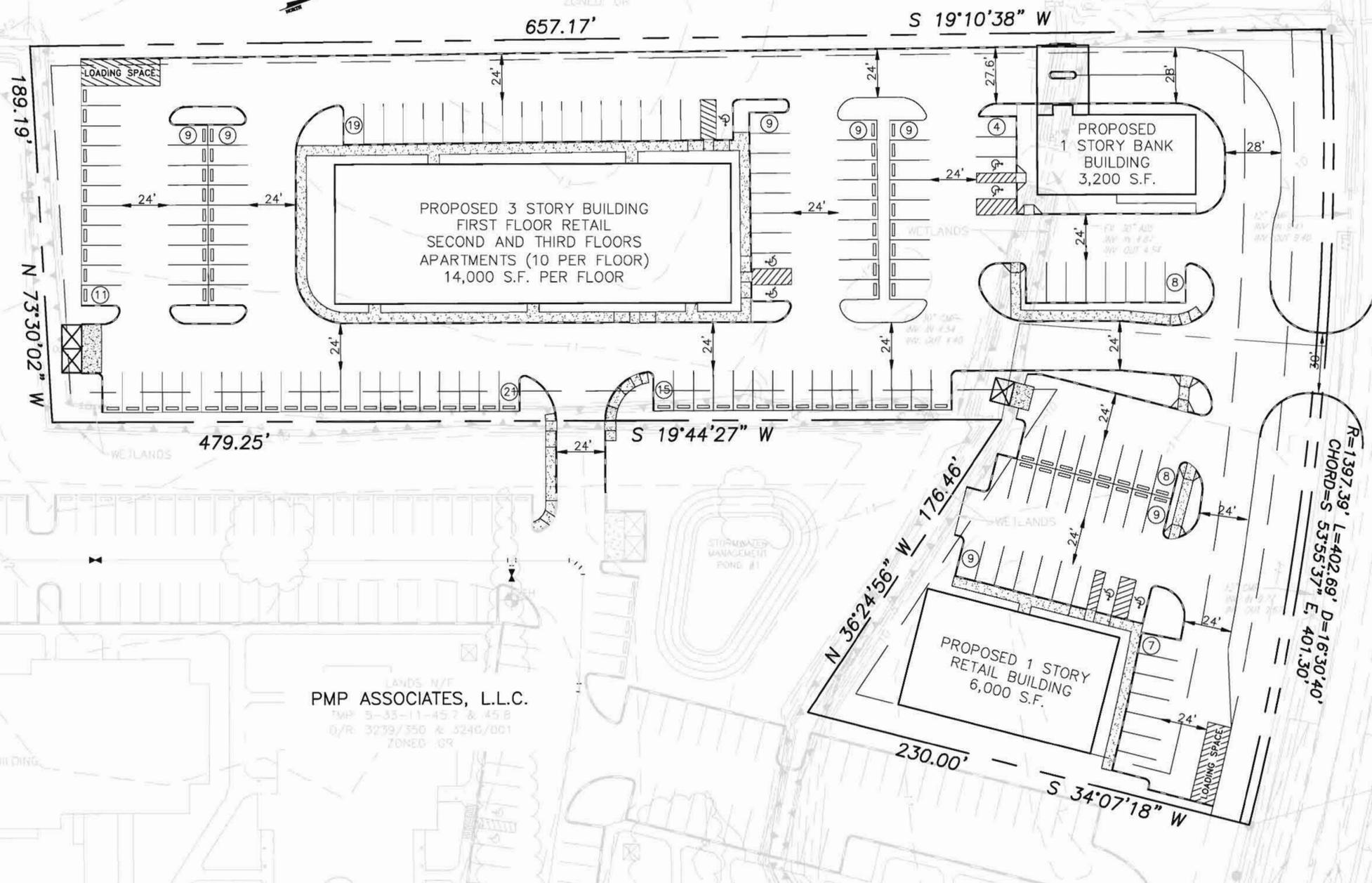
This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files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

LANDS N/W  
EH & ME  
LONG FARMS, L.P.  
TMP 5-33-11-44  
D/R 2908/152  
ZONED: GR

LANDS N/W  
MARTHA M. LONG  
TMP 5-33-11-81  
D/R 1535/327  
ZONED: GR



**LOCATION MAP** 1"=200'  
ADC  
SUSSEX COUNTY  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NUMBER 20301164



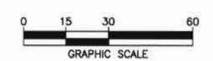
ZION CHURCH ROAD  
ROUTE 20 (S382)  
(70' WIDE RIGHT-OF-WAY)

LANDS N/W  
PMP ASSOCIATES, L.L.C.  
TMP 5-33-11-45.7 & 45.8  
D/R 3279/350 & 3240/001  
ZONED: GR

- SITE DATA:**
- TAX MAP PARCEL: 5-33-11-45.05 & 5-33-11-45.06
  - SOURCE OF TITLE: DEED RECORD BOOK 3522 AT PAGE 009, DATED NOVEMBER 2, 2007 FROM PMP ASSOCIATES, L.L.C. TO ROXANA PREFERRED PROPERTIES, L.L.C.
  - SITE AREA: 3.69± ACRES
  - EXISTING ZONING: GR (GENERAL RESIDENTIAL)
  - PROPOSED ZONING: GR (CONDITIONAL USE)
  - EXISTING USE: AGRICULTURAL
  - PROPOSED USE: COMMERCIAL AND RESIDENTIAL RETAIL, BANK AND APARTMENTS
  - PROPOSED BUILDINGS: 1-3 STORY BUILDING (14,000 S.F. RETAIL, 28,000 S.F. APARTMENTS)  
1-1 STORY BANK BUILDING (3,200 S.F.)  
1-1 STORY RETAIL BUILDING (6,000 S.F.)
  - WATER: ARTESIAN WATER COMPANY
  - SANITARY: SUSSEX COUNTY
  - FLOODPLAIN: THIS PROPERTY FALLS WITHIN THE LIMITS OF ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE MAP NUMBER 100050C0655-J, EFFECTIVE DATE: JANUARY 6, 2005.

PLUS PLAN  
FOR  
**ROXANA PREFERRED PROPERTIES**  
BALTIMORE HUNDRED - SUSSEX COUNTY  
DELAWARE  
OWNER/DEVELOPER  
ROXANA PREFERRED PROPERTIES, L.L.C.  
5 CARILLON COURT  
WILMINGTON, DELAWARE 19803  
(302) 559-5976  
(302) 998-6704

THIS DRAWING DOES NOT INCLUDE NECESSARY DIMENSIONS FOR CONSTRUCTION SAFETY.  
ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THEREOF.



REVISIONS	CHECKED BY	SCALE:	DRAWN BY:
		1" = 30'	RPS
		DESIGNED BY: RPS	CHECKED BY: TCW
		DATE: 6-11-08	FILE NO. C1824-X
		COM. NO.	SHEET NO. PP-1

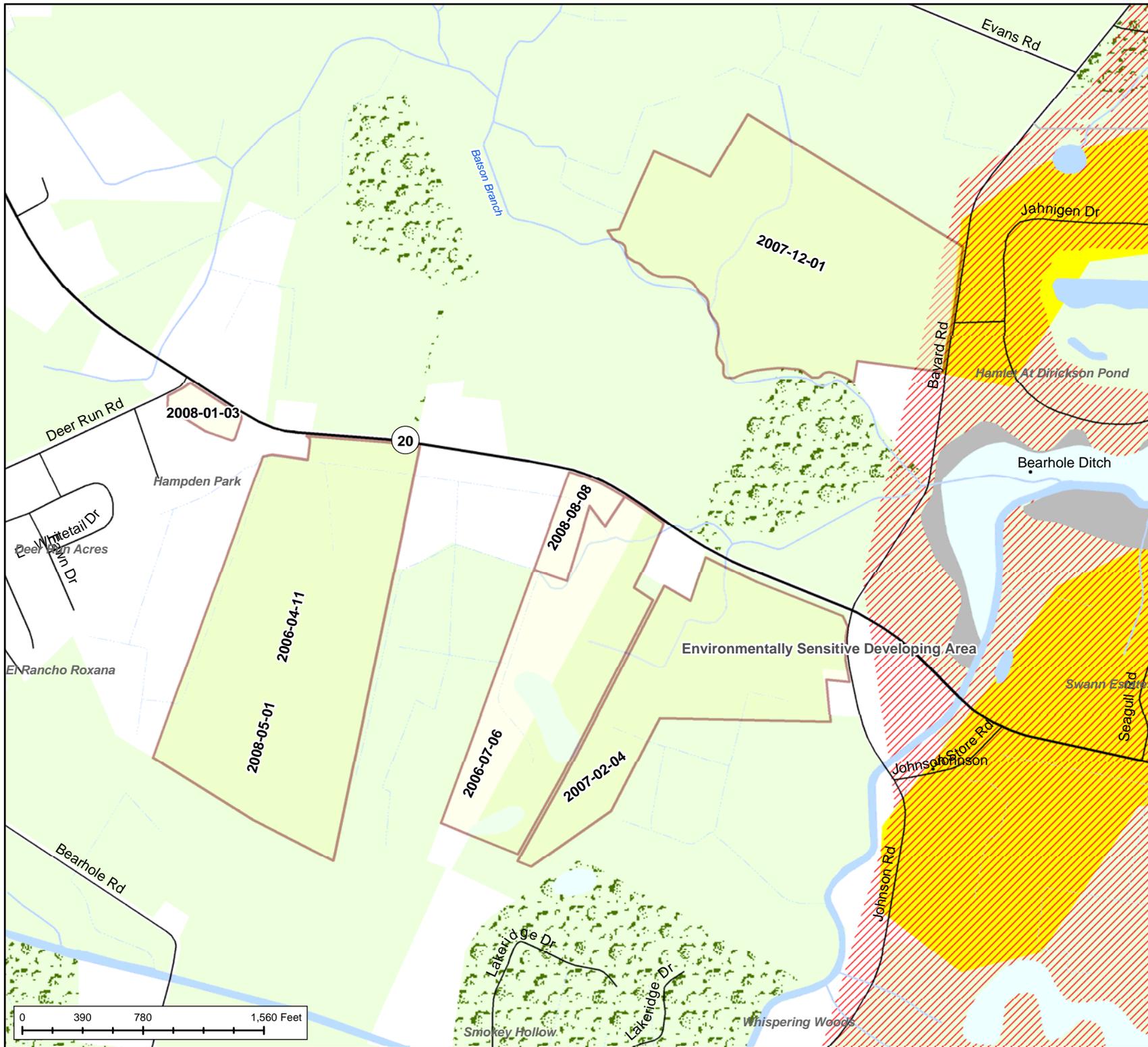
**LANDMARK ENGINEERING**  
CIVIL AND SURVEYING ENGINEERS  
29 SOUTH STATE STREET • DOVER, DELAWARE  
PHONE: (302) 794-8897 • FAX: (302) 794-8875  
INFO @ LANDMARKENGINEERING.COM • WWW.LANDMARKENGINEERING.COM

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PP-1

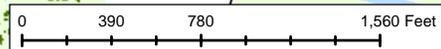
# Preliminary Land Use Service (PLUS)

Roxana Preferred Property  
2008-08-08



- 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)

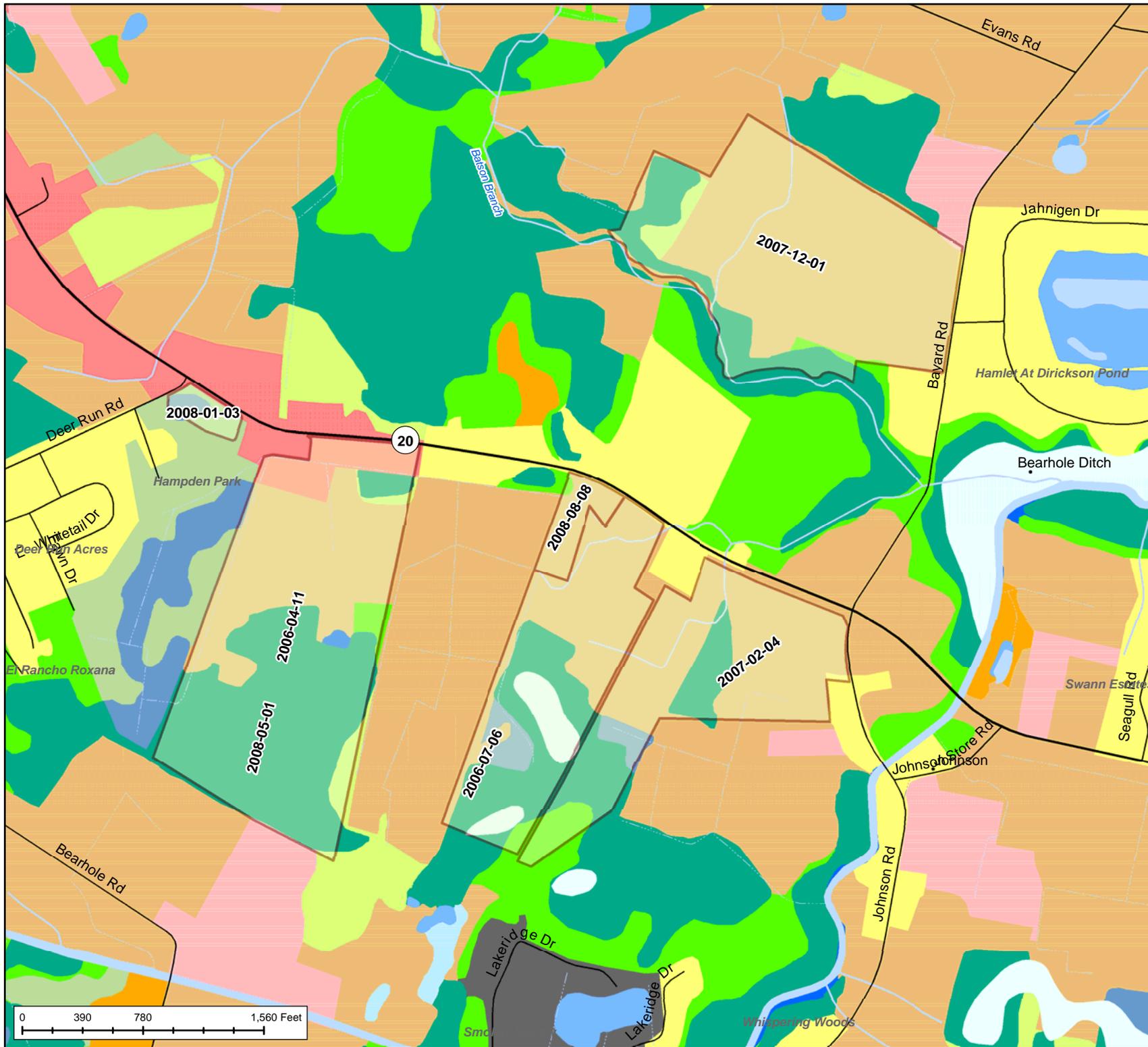


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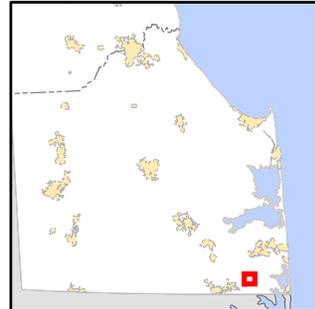


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

1:10,000



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# Preliminary Land Use Service (PLUS)

Roxana Preferred Property  
2008-08-08

 Project Areas

 Municipalities

2007 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget



1:1,321



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