

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • 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.udel.edu/
- www.state.de.us/deptagri/

1. Project Title/Name: Seacoast Speedway		
2. Location: South of Georgetown, East of RT 113, South of Speedway Road		
3. Parcel Identification #: 1-33-2 P.22,23,24,24.01	4. County or Local Jurisdiction Name: Sussex County	
5. Owner's Name: Seacoast LLC, c/o Robert Minutoli		
Address: 40136 West Virginia Avenue		
City: Fenwick Island	State: Delaware	Zip: 19944
Phone: 302-539-5244	Fax: 302-539-2912	Email: rminutoli@comcast.net
6. Applicant's Name: MSK, Inc.		
Address: 1106 Ross Thumb Road		
City: Cambridge	State: Maryland	Zip: 21613
Phone: 410-262-7225	Fax: 410-730-3329	Email: rminutoli@comcast.net
7. Project Designer/Engineer Morris & Ritchie Associates, Inc.		
Address: 404 S. Bedford Street, Suite 5		
City: Georgetown	State: DE	Zip: 19947
Phone: 302-855-5734	Fax: 302-855-0157	Email: kmcbride@mragta.com
8. Please Designate a Contact Person, including phone number, for this Project: J. Kevin McBride, 410-241-3451		

Information Regarding Site:	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: 163 Lot Cluster Subdivision	
11. Area of Project(Acres +/-): 81.84	
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." N/A	
14. Present Zoning: AR-1 with a Conditional Use for promotional activities	15. Proposed Zoning: AR-1 Cluster Development
16. Present Use: Race Track, Agricultural Leased, Crops, Forest	17. Proposed Use: Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Automotive race track with several above ground fuel tanks; farm chemicals	
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 checked="" type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: TBD; by regulated provider Will a new public well be located on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No What is the estimated water demand for this project? How will this demand be met? 48,900 GPD (163 DUs X 300 GPD)	
21. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: TBD; by regulated provider 58,680 GPD	
22. If a site plan please indicate gross floor area: N/A	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 163 Gross Density of Project: 2.00 Net Density 2.36 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: 163 (100%) Target Population (check all that apply): Renter-occupied units <input type="checkbox"/> Family <input type="checkbox"/> Active Adult (check only if entire project is restricted to persons over 55) Owner-occupied units <input checked="" type="checkbox"/> First-time homebuyer – if checked, how many units 122 (75%) <input checked="" type="checkbox"/> Move-up buyer – if checked, how many units 41 (25%) <input type="checkbox"/> Second home buyer – if checked, how many units <input type="checkbox"/> Active Adult (Check only if entire project is restricted to persons over 55)	
26. Present Use: % of Impervious Surfaces: 9 % Square Feet: 320,000 SF	Proposed Use: % of Impervious Surfaces :4.9% Square Feet: 173,140
27. What are the environmental impacts this project will have? How much forest land is presently on-site? 22.88AC How much forest land will be removed? 4.29 AC Are there known rare, threatened, or endangered species on-site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No "Fair" 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will this project contribute more rainwater runoff to flood hazard areas than prior to development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres <input checked="" type="checkbox"/> Non-tidal Acres 1.72 approximately If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corp of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts: Will there be ground disturbance within 100 feet of wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

<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 ALMS House Ditch</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</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: Retention Ponds, Bioretention swales</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.): Perennial Stream</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 41.95 Acres 1,827,342 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 33 acres, 1,437,480 SF</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? Primarily in preserved forest, perimeter berms, trails, village greens and central pond with active play field</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Agricultural Preservation District – 1-33-2 P.29, East of Bethesda Road, Lands of Baxter Farms, Inc.</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? State Roadway Improvements</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 Acres (FOREST) 18.59 AC</p> <p>Acres on-site that will be restored 0 AC</p> <p>Acres of required wetland mitigation 0 AC</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Ponds & bioswales for SWM, Std E&S of basins, swales and silt fence. Buffers from wetlands, streams, lakes, and other natural water bodies (100' min. 400 Avg)</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</p> <p>Pond will be planted with perimeter trees and shrubs Monofilament wire across water surface.</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 9.57 ADTs X 163 units = 1,560 ADTs

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 1%

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 from Bethesda Road (SR 326) Existing 2 lane road, 20' wide, asphalt, no shoulders

40. Will the streets 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

Project may be incorporated in Zoar Rd, Speedway Rd, Bethesda Rd, Intersection improvement Contract #28-112-01 Plan

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.

Site is surrounded by State Highway and a perennial stream/ditch. A connection along the southeast property is possible through open space if development were to continue to the south.

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 An 8' multimodal trail is planned around the perimeter

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 *(If required as part of a permitted activity)

45. Are any federal permits, licensing, or funding anticipated? Yes No

46. 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: N/A

47. Please make note of the time-line for this project: Begin Construction Fall 2011

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



Signature of property owner or contract buyer

3/21/09
Date



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

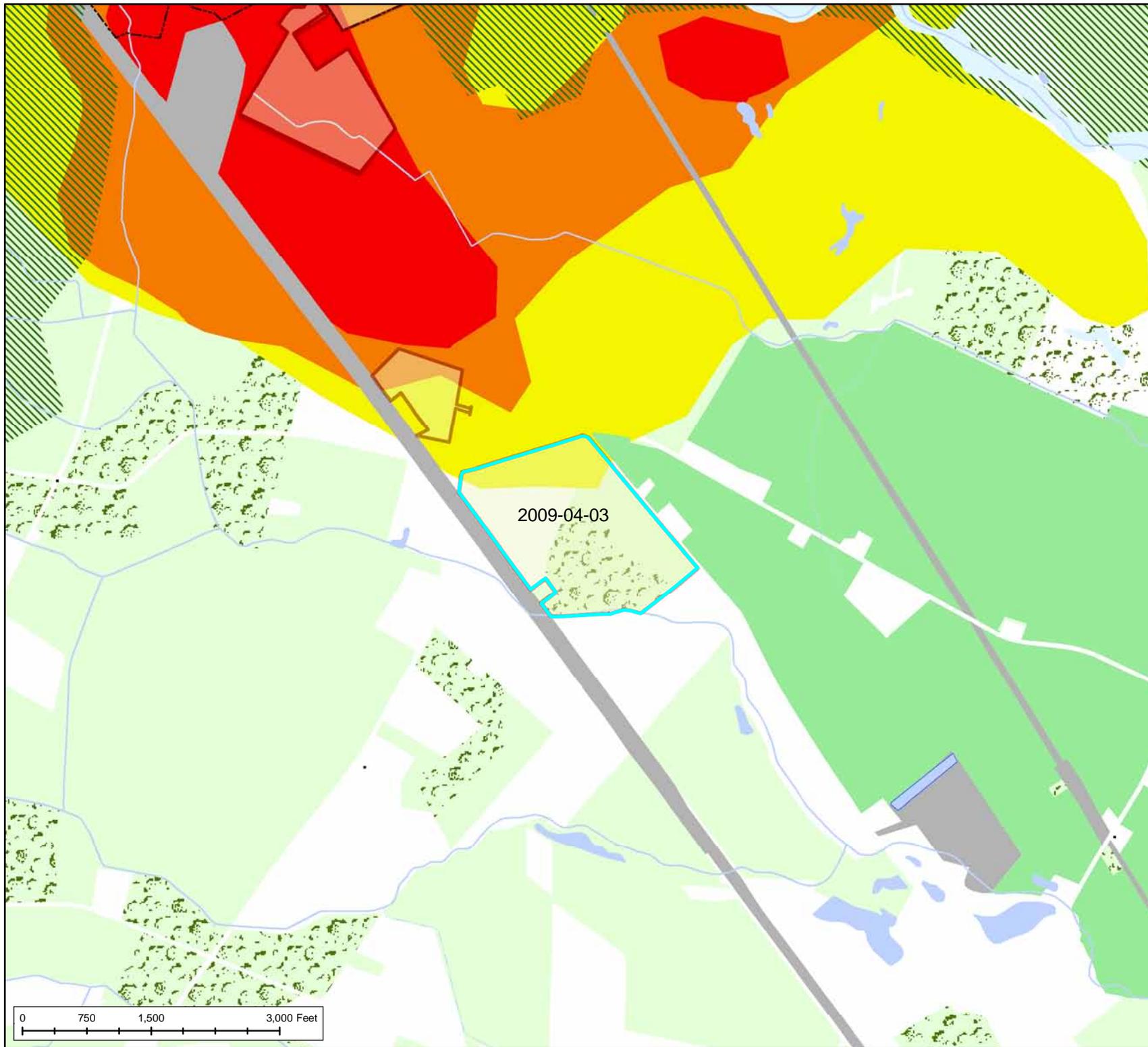
3-23-09
Date

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, 540 S. DuPont Highway, Ste. 7, 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.

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Seacoast Speedway
2009-04-03



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

State Strategies

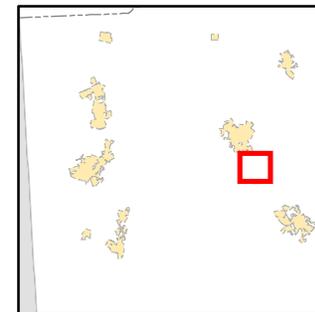
- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)



1:18,000

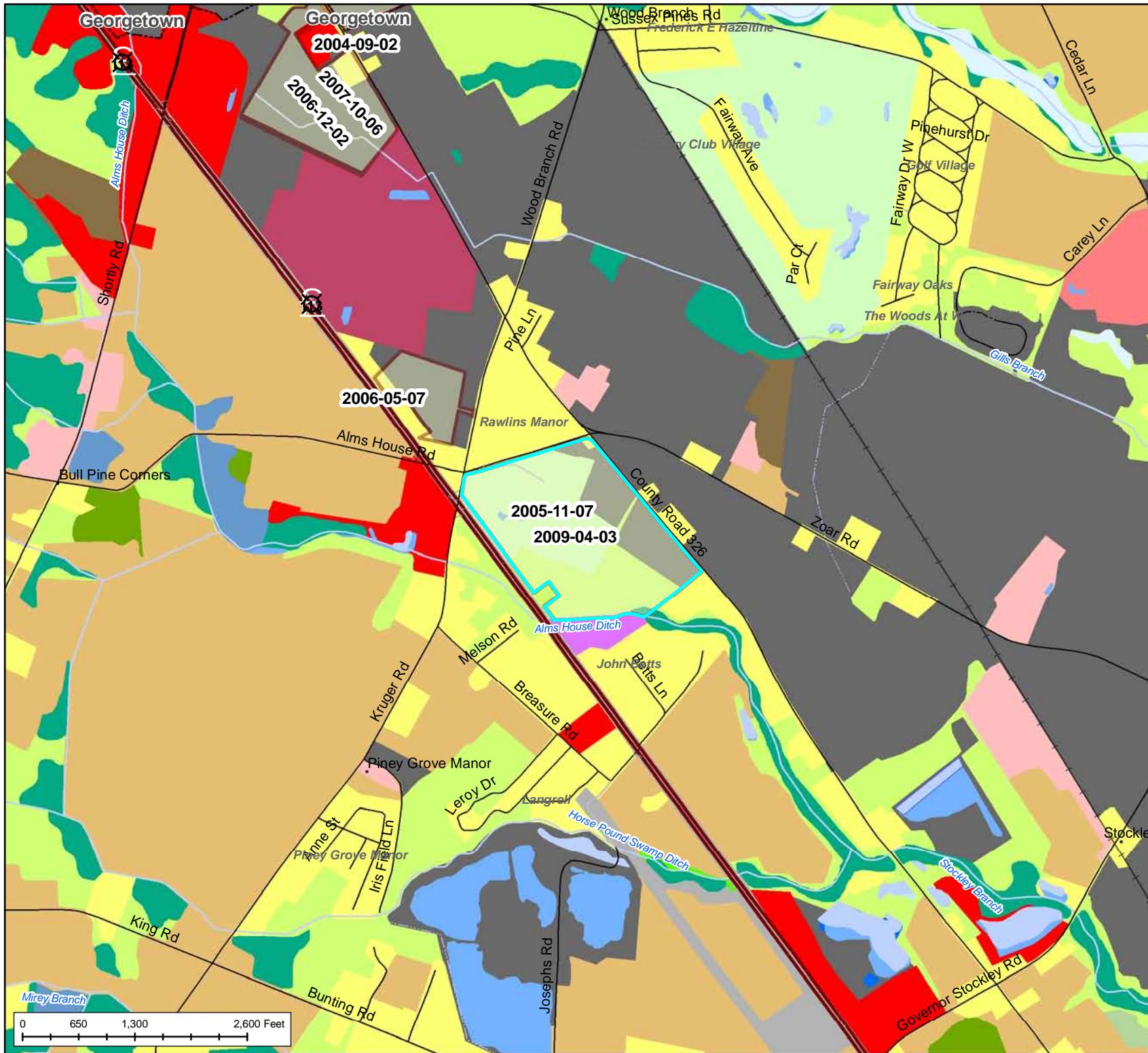


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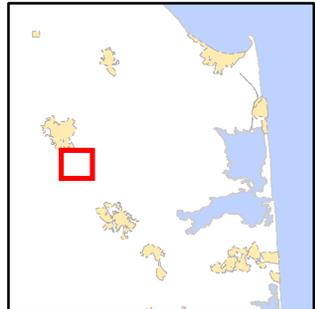


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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

1:18,000



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2009-04-03



-  Project Areas
-  Municipalities

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

1:6,481



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