

**PLUS 2009-04-06**

**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: <b>Townsend Village Centre</b>		
2. Location ( please be specific): <b>Gills Neck Rd (SCR 267) at King's Hwy (SCR 268)</b>		
3. Parcel Identification #: <b>3-35-12.00-3.00 (Portion)</b>	4. County or Local Jurisdiction Name: <b>Sussex</b>	
5. Owner's Name: <b>J.G. Townsend, Jr. &amp; Co. Attn: Paul Townsend</b>		
Address: <b>P.O. Box 430</b>		
City: <b>Georgetown</b>	State: <b>DE</b>	Zip: <b>19947</b>
Phone: <b>302-856-2525</b>	Fax: <b>302-855-0922</b>	Email:
6. Applicant's Name: <b>LT Associates, LLC</b>		
Address: <b>P.O. Box 789</b>		
City: <b>Lewes</b>	State: <b>DE</b>	Zip: <b>19958</b>
Phone:	Fax:	Email:
7. Project Designer/Engineer: <b>George, Miles &amp; Buhr, LLC</b>		
Address: <b>206 West Main St</b>		
City: <b>Salisbury</b>	State: <b>MD</b>	Zip: <b>21801</b>
Phone: <b>410-742-3115</b>	Fax: <b>410-548-5790</b>	Email: <b>jwilley@gmbnet.com</b>
8. Please Designate a Contact Person, including phone number, for this Project: <b>James H. Willey, Jr., 410-742-3115</b>		



25. If residential, please indicate the following: **n/a**

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 sf**

Proposed Use: % of Impervious Surfaces: **59%**  
Square Feet: **±1,884,447 sf**

27. What are the environmental impacts this project will have? **Increase in impervious area w/SWM BMP's to buffer impact**

How much forest land is presently on-site? **0 ac.** How much forest land will be removed? **0 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

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

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 None in this proposal, possible in future dev. area

<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 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: <b>1.6 ac. stormwater management planted basin and other best management practices as appropriate. Site soils are appropriate for infiltration and bioswale/bioretention areas.</b></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.): <b>Stormwater will be treated by on-site methods listed above before outfall to Pot Hook Creek complex.</b></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? <b>30.2 Acres ±1,315,512 Square Feet</b></p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) <b>28.5 acres 1,243,512 Sq ft.</b></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)? <b>Stormwater management, buffers, lawn amphitheatre with plaza amenities and landscaped planting areas.</b></p> <p>Where is the open space located? <b>Southern end of the site (stormwater management) edges of project and interior landscape islands, interior lawn amphitheatre</b></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? <b>SRA lands along Pot Hook Creek</b></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? <b>Lands dedicated and contribution towards Gills Neck Road widening &amp; improvements; forcemain upgrades to regional sewer system (work underway)</b></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 <b>Stormwater detention / infiltration basin(s), bioswales, bio-retention as appropriate</b></p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies <b>Existing wooded buffers will be left intact</b></p>

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)?  Yes  No use of bio-swales and bio-retention will reduce or eliminate need to have a permanent pool SWM pond

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 +/- **16,900 adt** – DelDOT issued 1-15-2008 letter on previously completed TIS for 521,000 s.f.

What percentage of those trips will be trucks, excluding vans and pick-up trucks? ±5% (deliveries & suppliers, trash collection, etc.)

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. **Project has a proposed entrance on Kings Hwy (SCR 268) 2 lanes, 40' pavement, including 8' shoulders across from Clay Rd. Project also has access to Gills Neck Rd (SCR 269) through a shared access with the approved Governors multi-family residential project. Gills Neck is currently 2 lanes, 20' pavement, but is planned to be a boulevard section along the Village Center frontage. Also of note is the interconnectivity between the project and the proposed Governors multi-family, Senators subdivision, and Hawkseye subdivision to the east, thus lessening local traffic on Gills Neck Rd. In addition, an extensive network of sidewalks and multi-use pathways will be available on site and interconnected with off site extensions.**

40. Will the street rights of way be public, private, or town? **Private if required**

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. **See #39 above**

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 **The multi-use pathway connects via the proposed Governors & Senators projects and the approved Hawkseye subdivision to the Junction & Breakwater Hiking / Biking trail. This trail extends southerly to the Rehoboth area.**

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: **Preliminary Approval August 2009, Final Approval March 2010, Phased Construction to begin March 2010.**

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

 P.E.

3-31-2009

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.

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ARCHITECTS  
ENGINEERS

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March 31, 2009

Delaware Office of State Planning  
122 William Penn Street  
Suite 302,  
Haslet Building, Third Floor  
Dover, DE 19901

Attn: Ms. Dorothy Morris

Re: PLUS 2007-03-11  
Re-Consideration  
Townsend Village Centre  
Lewes, Delaware  
GMB No. 2004127.E

Dear Ms. Morris:

This application for a Change of Zone from AR-1 to CR-1 was reviewed previously based on 399,870 s.f. of commercial/retail, 48 multi-family residences, 100 room motel, 1,000 seat Performing Arts Center, and 100,000 s.f. of future development. PLUS comments were enumerated and responses generated as part of Sussex County C/Z 1630. This application was withdrawn on December 16, 2008 by the applicant, specifically indicating the project would be re-submitted in modified form.

The attached application and plan for reconsideration of the same C/Z represents 387,000 s.f. of commercial/retail with approximately 24.8 acres of land reserved for future development. The modified application is reduced in scope, and building heights have also been scaled down from three (3) stories to one story.

Townsend Village Centre, and the approved Governors multi-family project (approved by Sussex County Council on December 16, 2008), are part of a completed TIS submitted by Orth-Rodgers on behalf of the applicant. DeIDOT improvements are currently being negotiated based on a January 15, 2008 letter by McCormack-Taylor (DeIDOT consultant). In addition, LT Associates is also in the process of constructing sanitary sewer transmission system improvements identified as necessary by the Sussex County Engineering Department for this and related projects.

We would ask that you review the enclosed information and advise if repeating the PLUS presentation and comment process is necessary. If the previous comments are adequate in light of the project being scaled back and the on-going TIS improvements and sanitary sewer improvements, please provide a letter stating such. If repeating the PLUS process is the appropriate course of action, please schedule our PLUS presentation accordingly.

If you have any questions, please contact me at 410.742.3115.

Sincerely,



James H. Willey, Jr., P.E.  
Sr. Vice President

JHW/cl

Enclosures: Application, Site Plans, Boundary Surveys

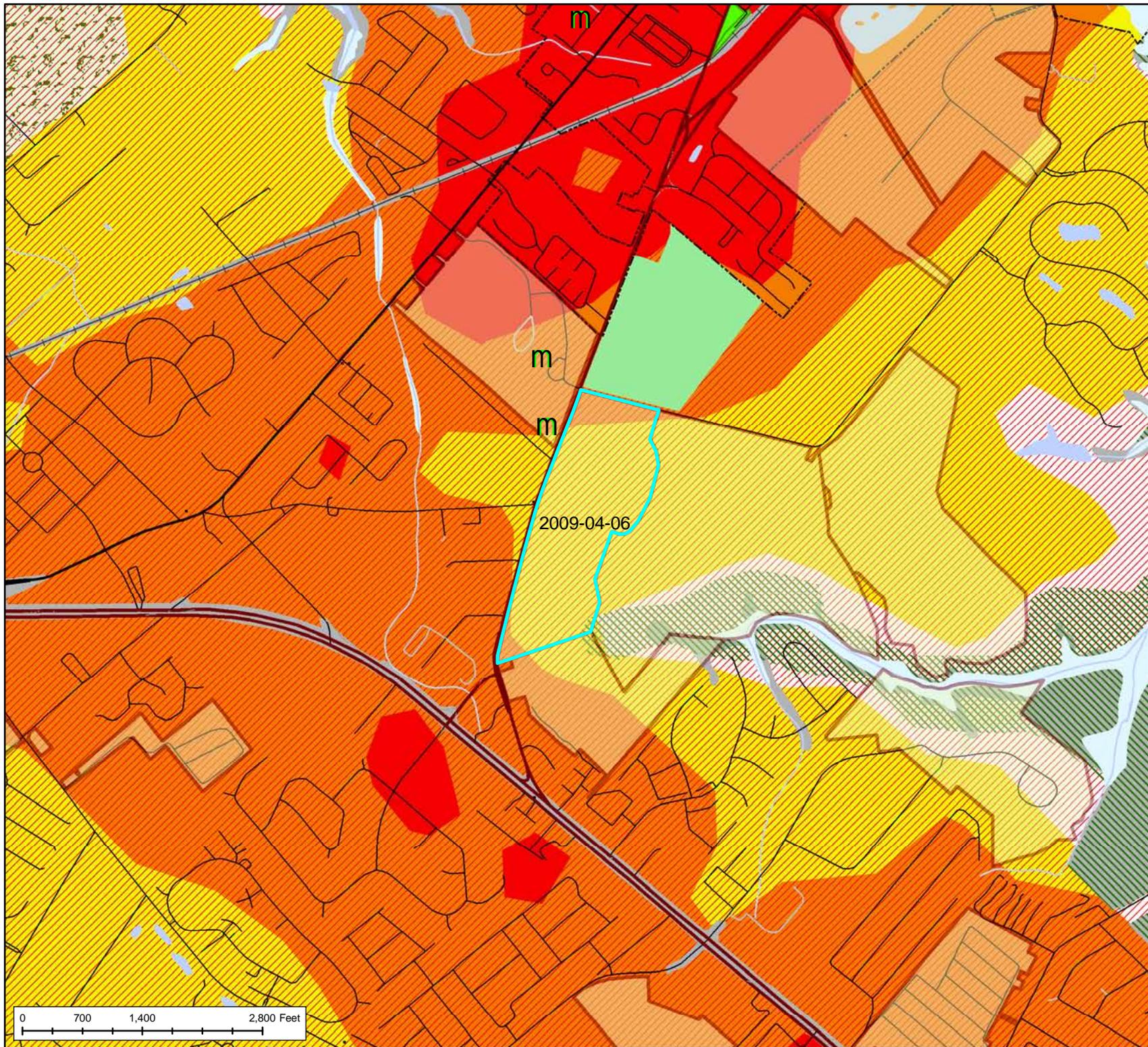
cc: Frank M. Kea Communities, LLC  
Attn: Mr. Frank Kea (w/encl.) - electronically  
LT Associates, LLC  
Attn: Mr. Paul Townsend (w/ encl.)  
Wilson, Halbrook & Bayard, P.A.  
Attn: Dennis L. Schrader, Esquire (w/ encl.)  
George, Miles & Buhr, LLC  
Attn: Mr. Robert Stickels (w/o encl.)



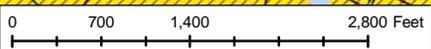


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**Townsend Village Centre**  
**2009-04-06**

-  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)



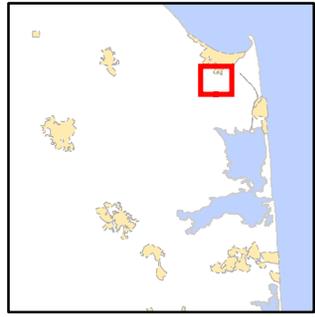
2009-04-06



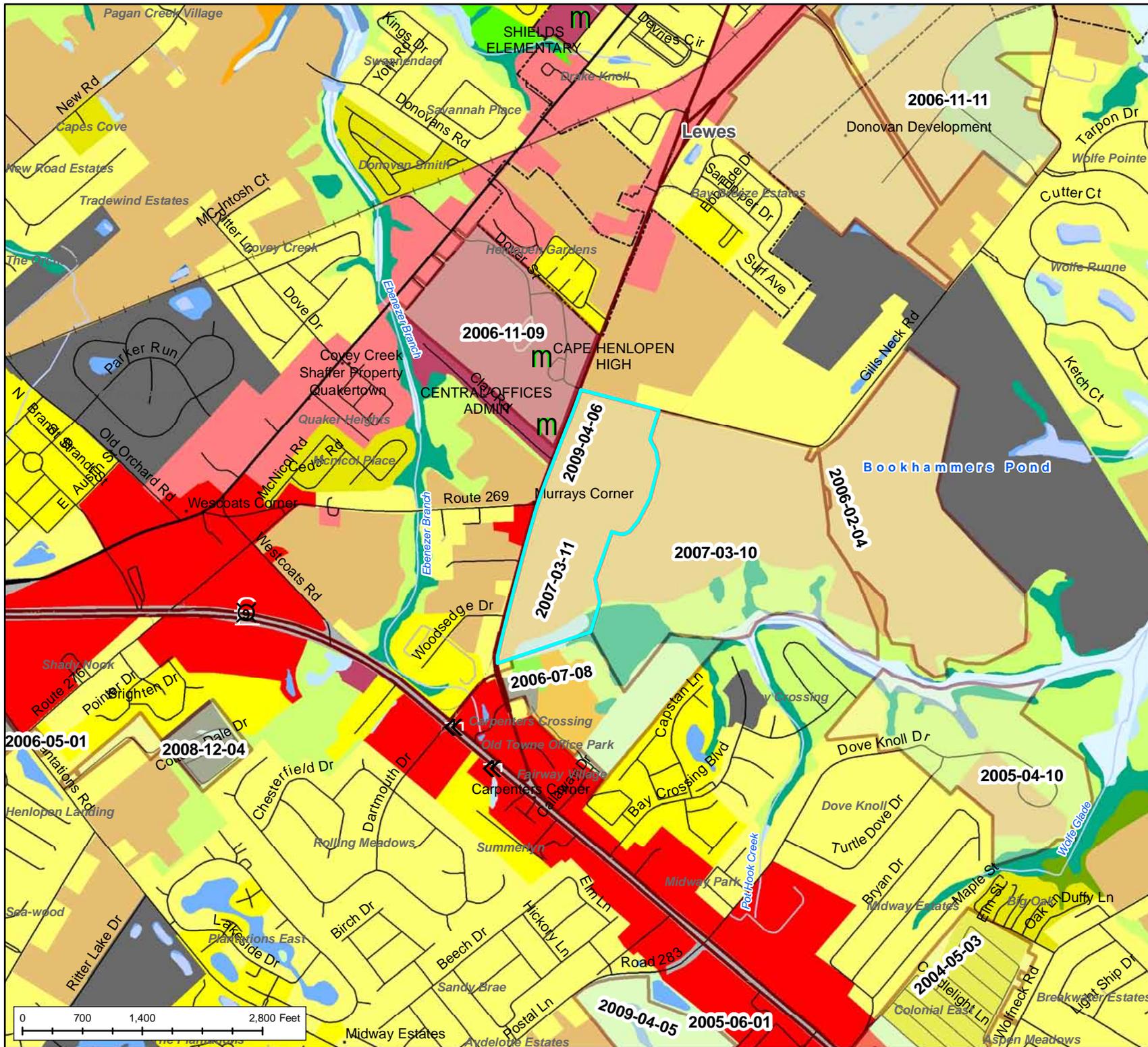
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**Preliminary Land Use Service (PLUS)**  
**Townsend Village Centre**  
**2009-04-06**

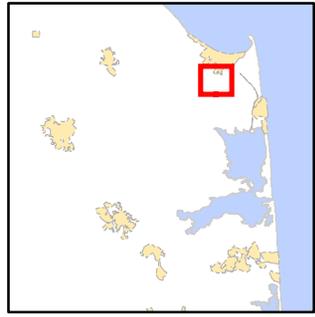


- Project Areas
- Municipalities
- Land Use/Land Cover**
  - Single Family Dwellings
  - Multi-Family Dwellings
  - Mobile Home Parks/Courts
  - Commercial
  - Industrial
  - Trans./Comm./Utilities
  - Mixed Urban/Built-up
  - Institutional/Governmental
  - Recreational
  - Farms, Pasture, Cropland
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

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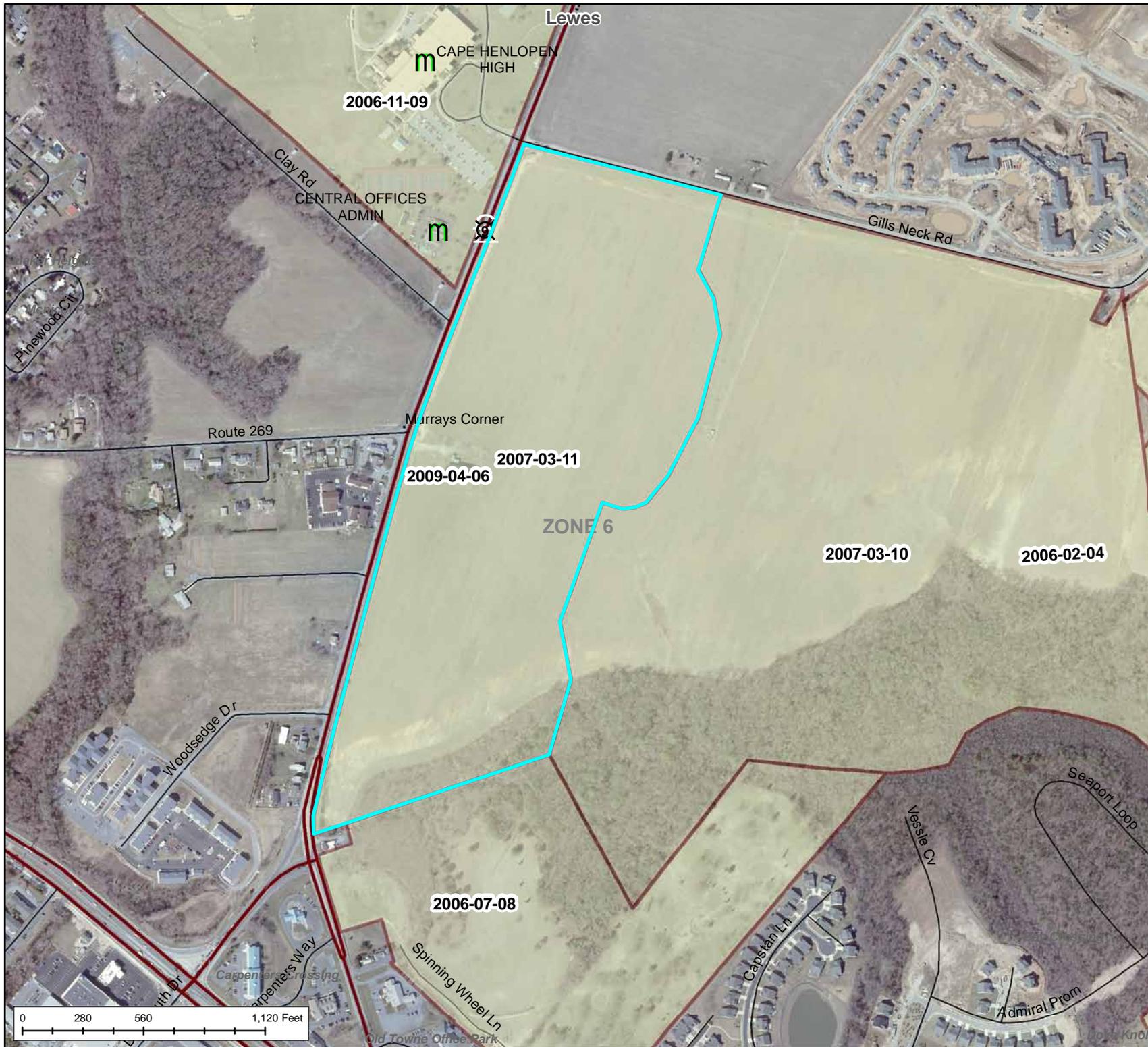
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**Preliminary Land Use Service (PLUS)**  
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-  Project Areas
-  Municipalities

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



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