

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Purpose of PLUS - The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

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.

PLUS Number (to be completed by OSPC): _____

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____

1. Project Title/Name: PELICAN POINTE

2. Location (please be specific): South side of Rt. 54 (Lighthouse Rd.) approximately 200' east of Sand Cove Road (CR 394) all just east of Williamsville

3. Parcel Identification #: 533-19-50

4. County or Local Jurisdiction Name: where project is located: Sussex

5. If contiguous to a municipality, are you seeking annexation: NO

6. Owner's Name: Rt. 54, LLC

Address: 6 Larch Ave., Suite 301

City: Wilmington

State: DE

Zip: 19804

Phone: 302-995-7011

Fax:

Email: cschaffner@rsslam.com

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Christopher C. Schaffner

Address: 21 Woodland Station

City: Seaford

State: Delaware

Zip: 19973

Phone: 302-745-6788

Fax:

Email: cschaffner@rsslam.com

8. Project Designer/Engineer: Solutions, IPEM.com

Address: 132 East Market Street, Suite B, P.O. Box 416

City: Georgetown

State: DE

Zip: 19947

Phone: 302-297-9215

Fax:

Email: fkea@solutionsipem.com

9. Please Designate a Contact Person, including phone number, for this Project: Frank Kea, RLA, 302-297-9215

Information Regarding Site:	
10. Type of Review: <input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Re-zoning to CR-1 with Conditional Use for multi-family. 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. PLUS review – 2008-01-09	
12. Area of Project (Acres +/-): 15.29 Number of Residential Units: 132 Commercial square footage: 8,900	
13. Present Zoning: AR-1	14. Proposed Zoning: CR-1
15. Present Use: Agriculture	16. Proposed Use: Mixed commercial and residential work force rental housing
17. 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, Inc. Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): Work Force Rental Housing, working individuals and families with one or more working parents	
20. Environmental Impacts: How many forested acres are presently on-site? ± 1.6 How many forested acres will be removed? ± 1.0	
To your knowledge, 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: ± .25 associated with tax ditch. If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps 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: How close do you anticipate ground disturbance to wetlands, streams, wells, or water bodies? ± 20'	
21. 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	
22. List the proposed method(s) of stormwater management for the site: Infiltration and detention basin(s)	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? ± 7.5 Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active and passive open space, stormwater management and buffering.	

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No

25. Please estimate 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 peak season: 5,432 trips per day

What percentage of those trips will be trucks, excluding vans and pick-up trucks? ± 3%

26. Will the project connect to state maintained roads? Yes No

27. 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. Can easily connect to property to the east, plan has been configured for this possibility. With great difficulty and expense, it could be connected to Sand Cove Road. The plan has been configured for this possibility but the developer strongly opposes this direction.

28. Are there existing sidewalks? Yes No; bike paths Yes No
 Are there proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? Yes No

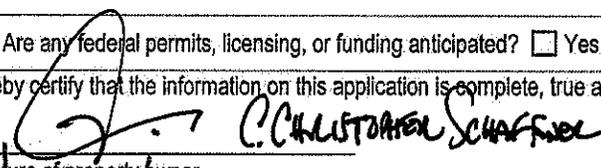
Has this site been evaluated for historic and/or cultural resources? Yes No

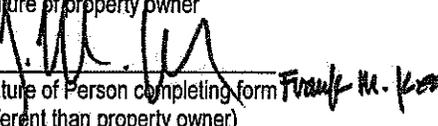
Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
 Person to contact to arrange visit: _____ phone number: _____

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

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

 C. CHRISTOPHER SCHAFFNER
 Signature of property owner Date 01/12/11

 Frank H. Koon
 Signature of Person completing form (If different than property owner) Date 1/12/11

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, 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.

Rt. 5A

SWMA

Cove

Basin

Food/Fuel

Restaurant

24 Apts

24 Apts

24 Apts

24 Apts

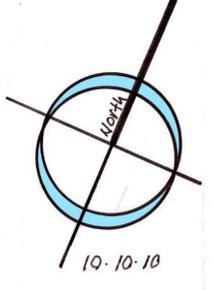
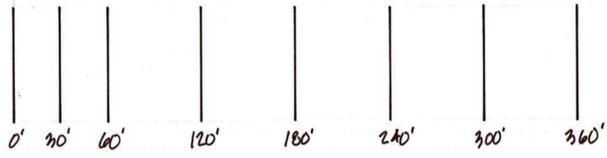
24 Apts

12 Apts

SWMA

Data

Total Site	15.29 ac
Total Commercial	4.20 ac
Pad Site A	2.90 ac
Food/Fuel	4,700 sf
Pad Site B	1.29 ac
Restaurant	4,200 sf
Total Residential	11.09 ac
Apartments allowed	132
Apartments proposed	132
Parking required	240 spaces
Parking provided	240 spaces

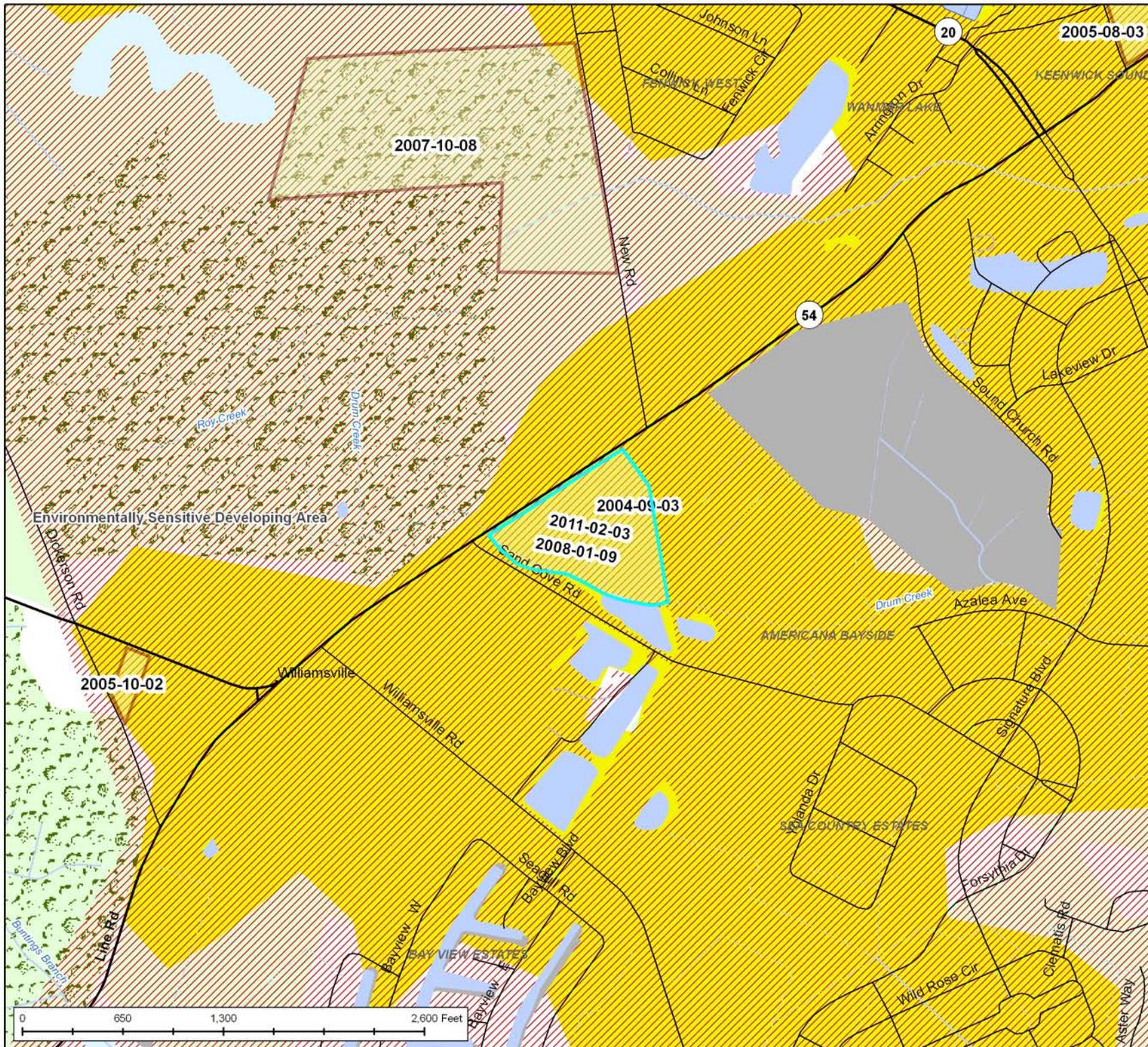


Fenwick Pointe



Preliminary Land Use Service (PLUS)

Pelican Point
2011-02-03



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

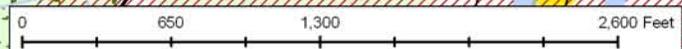
State Strategies

- 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)

1:10,000



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Preliminary Land Use Service (PLUS)

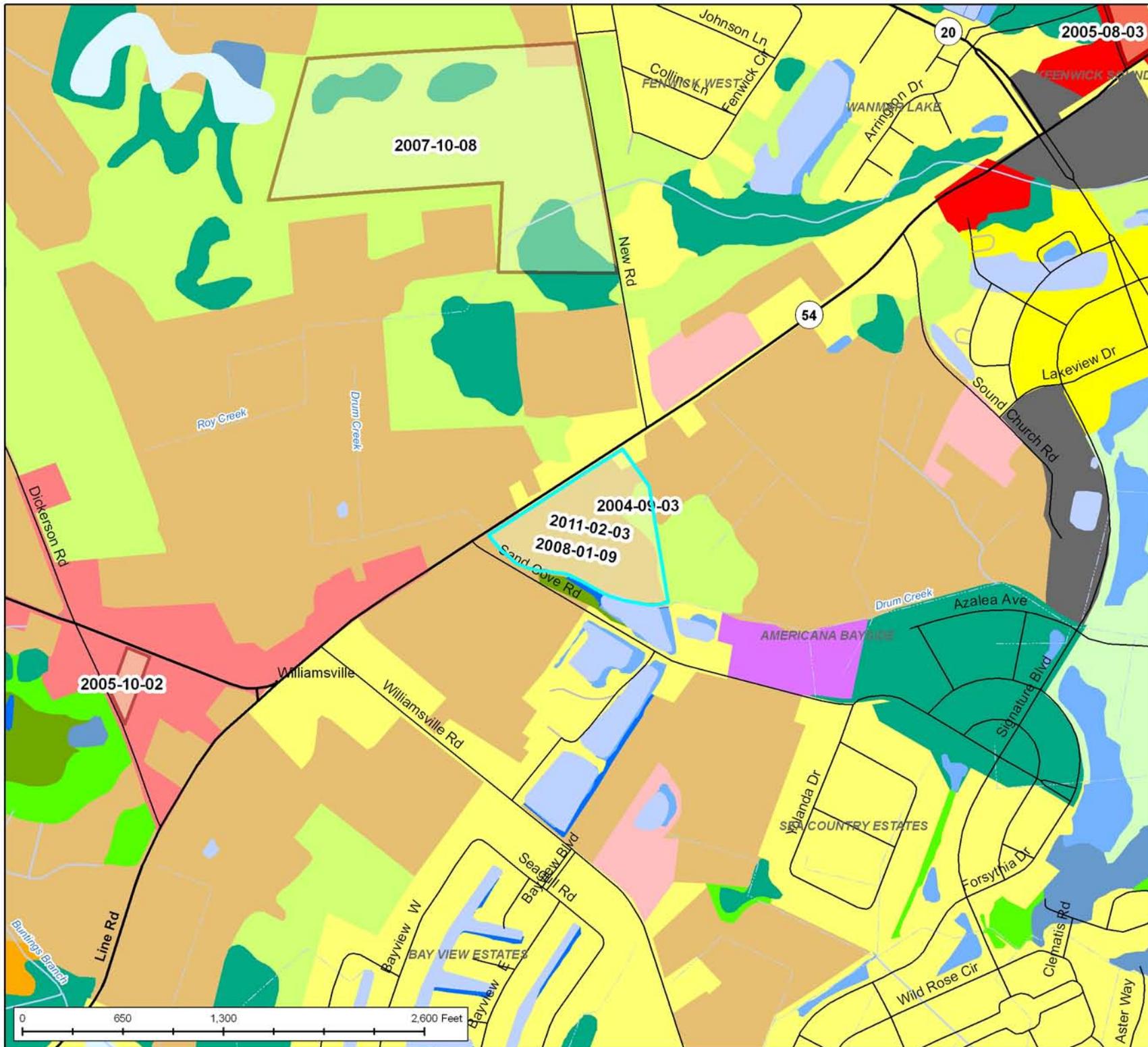
Pelican Point
2011-02-03

-  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)

Pelican Point
2011-02-03

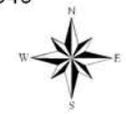
-  Project Areas
-  Municipalities

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



2008-01-09 2011-02-03
2004-09-03

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