

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

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: **Marina at Pepper Creek**

2. Location (please be specific): **Piney Neck Road (CR 336) East of Marina Road, Dagsboro, DE 19939**

3. Parcel Identification #^{233-7-28.02,30,205-206,208-232,234-274,276-323,326,327} 4. County or Local Jurisdiction Name: where project is located: **Sussex**

5. If contiguous to a municipality, are you seeking annexation:

6. Owner's Name: **HKS4, LLC**

Address: **28107 Beaver Dam Branch**

City: **Laurel**

State: **Delaware**

Zip: **19956**

Phone: **302-875-9638**

Fax:

Email: **bobbyDGH@aol.com**

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **HKS4, LLC**

Address: **28107 Beaver Dam Branch**

City: **Laurel**

State: **Delaware**

Zip: **19956**

Phone: **302-875-9638**

Fax:

Email: **bobbyDGH@aol.com**

8. Project Designer/Engineer: **Stephen L. Marsh, P.E., George, Miles & Buhr, LLC**

Address: **206 W. Main Street**

City: **Salisbury**

State: **Maryland**

Zip: **21801**

Phone: **410-742-3115**

Fax: **410-548-5790**

Email: **smarsh@gmbnet.com**

9. Please Designate a Contact Person, including phone number, for this Project: **Steve Marsh- 410-742-3115**

Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Subdivision consisting of 138 lots located on 63.59 acres in a AR-1 Zoning District. Addition of 16 units to previously approved 122 units 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. 2004-10-03 The Landings at Pepper Creek	
12. Area of Project (Acres +/-): 63.59 Number of Residential Units: 138 Commercial square footage:	
13. Present Zoning: AR-1	14. Proposed Zoning: AR-1
15. Present Use: Residential (7 homes constructed)	16. Proposed Use: Residential
17. Water: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities, Inc. Will a new public well be located on the site? <input type="checkbox"/> Yes <input 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):	
20. Environmental impacts: How many forested acres are presently on-site? 2.43 How many forested acres will be removed? 0.15 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: N/A <input type="checkbox"/> Non-tidal Acres: N/A 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 checked="" type="checkbox"/> Yes <input 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 waterbodies? <u>mitigation areas already complete.</u>	
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: Wet pond, Green Technology BMP's	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 22.30 Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? recreational	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: **1380**

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

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. **None**

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.

Signature of property owner



Date

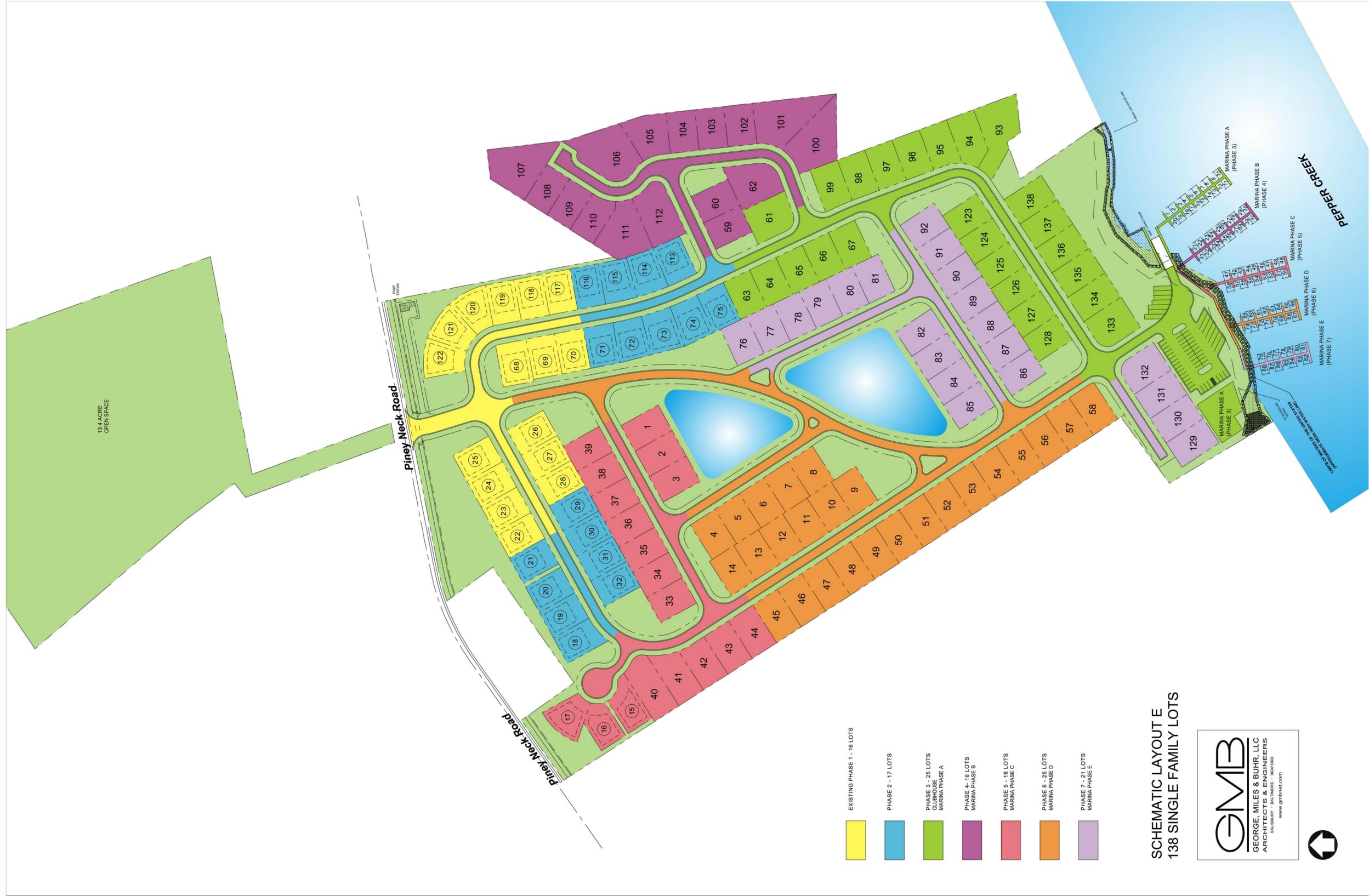
3/22/12

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 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.



- EXISTING PHASE 1 - 16 LOTS
- PHASE 2 - 17 LOTS
- PHASE 3 - 25 LOTS CLUBHOUSE MARINA PHASE A
- PHASE 4 - 16 LOTS MARINA PHASE B
- PHASE 5 - 18 LOTS MARINA PHASE C
- PHASE 6 - 25 LOTS MARINA PHASE D
- PHASE 7 - 21 LOTS MARINA PHASE E

SCHEMATIC LAYOUT E
138 SINGLE FAMILY LOTS

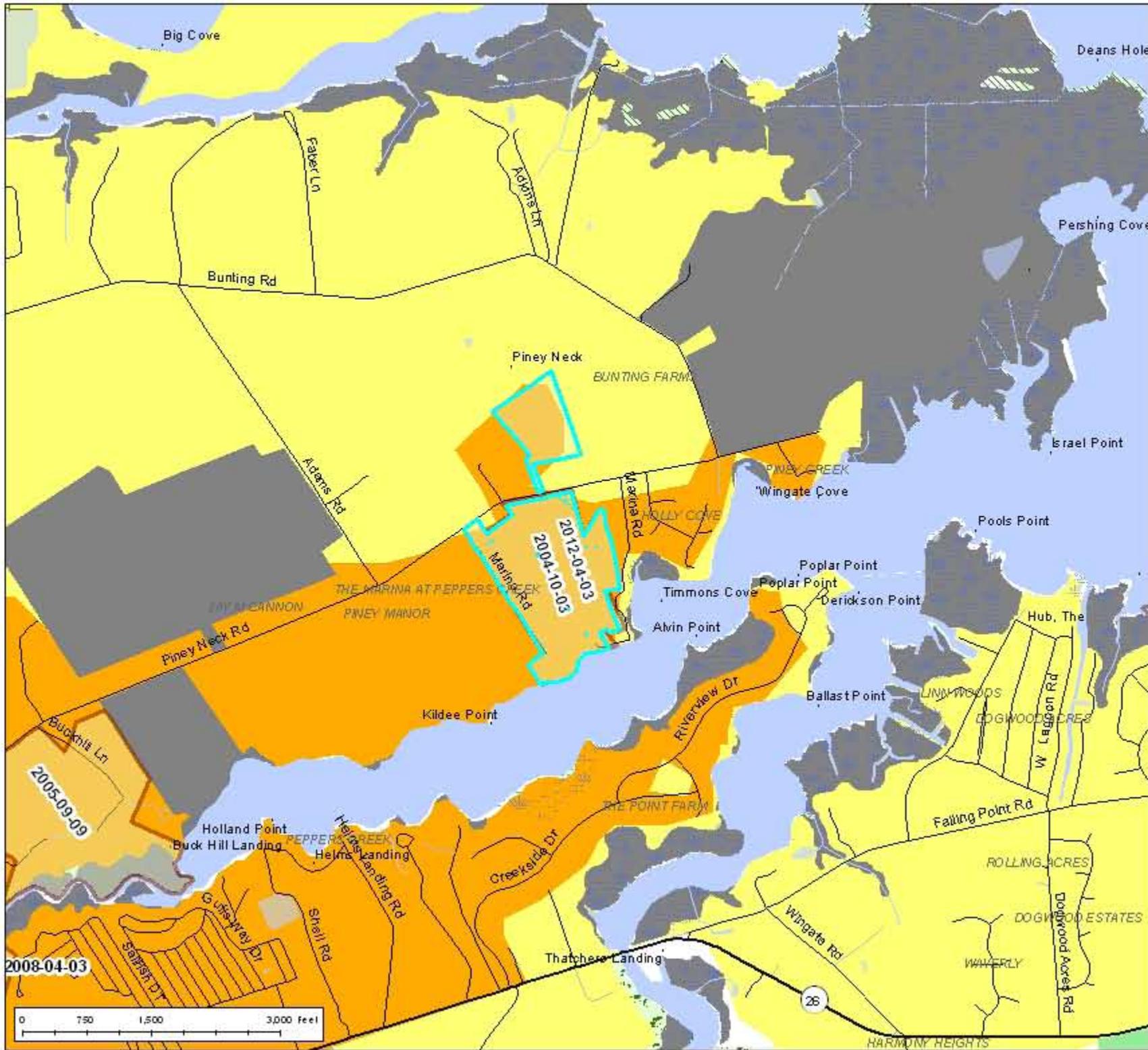
GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY • BALTIMORE • SEAFORD
 www.gmbnet.com



PRINTS ISSUED FOR: PRELIMINARY PLAN	
DATE	
REVISIONS	
NO.	
<p>GMB GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790 www.gmbnet.com</p>	
<p>MARINA AT PEPPER CREEK SUSSEX COUNTY, DELAWARE</p>	
<p>PHASING PLAN</p>	
SCALE : Custom	SHEET NO.
DESIGN BY : SLM	C5
DRAWN BY : TMG	
CHECKED BY :	
GMB FILE : R110086	
DATE : JAN 2012	
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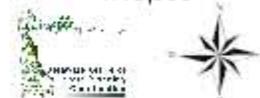
Preliminary Land Use Service (PLUS)

Marina at Pepper Creek
2012-04-03

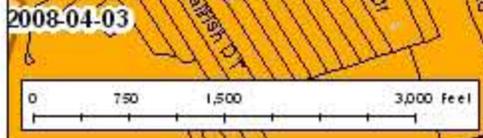


- PLUS Project Areas
 - Municipalities
 - State Parks
 - Forestry Easements
 - Purchased Dev. Rights
 - Ag District
- 2010 State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Out of Play
 - Nat. Res. & Rec. Priorities
 - Working Forests
 - Highest Value Agriculture

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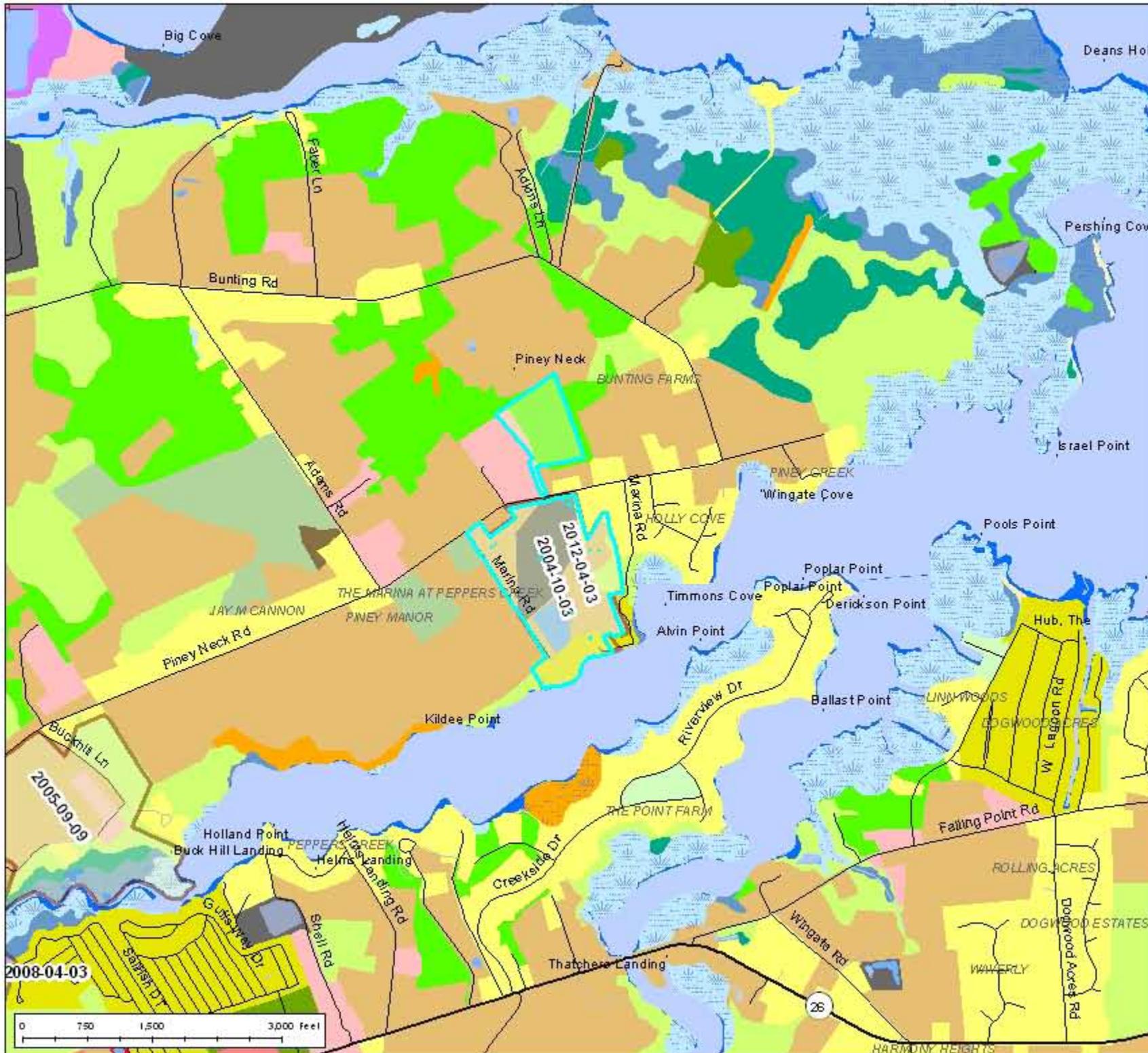


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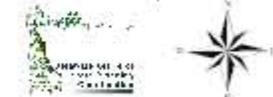
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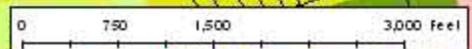


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFD
- Rangeland
- 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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Marina at
Pepper Creek
2012-04-03

-  Project Areas
-  Municipalities

2007 Aerial Photography
Provided by Delaware
Office of Management
and Budget



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