

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: <i>Cedar Creek Retail</i>			
2. Location (please be specific): <i>3357 Lighthouse Rd., Slaughter Beach DE</i>			
3. Parcel Identification #: <i>3-30-5.00-15.00</i>	4. County or Local Jurisdiction Name: where project is located: <i>Sussex County DE 19963</i>		
5. If contiguous to a municipality, are you seeking annexation: <i>No</i>			
6. Owner's Name: <i>Gertrude Rosenblatt</i>			
Address: <i>23322 Sylvan Acre Rd.</i>			
City: <i>MILTON</i>	State: <i>DE</i>	Zip: <i>19968</i>	
Phone: <i>na</i>	Fax: <i>na</i>	Email: <i>na</i>	
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): <i>ANN C. McLEAN</i>			
Address: <i>604 N. Jackson St.</i>			
City: <i>Arlington</i>	State: <i>VA</i>	Zip: <i>22201</i>	
Phone: <i>703.801.7301</i>	Fax:	Email: <i>annmcleanos@comcast.net</i>	
8. Project Designer/Engineer: <i>N/a</i>			
Address:			
City:	State:	Zip:	
Phone:	Fax:	Email:	
9. Please Designate a Contact Person, including phone number, for this Project: <i>ANN C McLean</i> <i>703-801-7301</i>			

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: <i>Rezoning from GR to marine</i> 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. <i>n/a</i>	
12. Area of Project (Acres +/-): <i>1.82 +/-</i>	Number of Residential Units: <i>0</i> Commercial square footage: <i>3000</i>
13. Present Zoning: <i>GR</i>	14. Proposed Zoning: <i>Marine</i>
15. Present Use: <i>RV storage/Bait tackle</i>	16. Proposed Use: <i>Retail</i>
17. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: <i>Well Water</i> 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 checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: <i> Holding Tank</i> 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): <i>n/a</i>	
20. Environmental impacts: How many forested acres are presently on-site? <i>NONE</i> How many forested acres will be removed? <i>NONE</i> 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 checked="" type="checkbox"/> Tidal Acres: <i>Less than one acre</i> <input type="checkbox"/> Non-tidal Acres: 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 <i>see attached</i> 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><i>NONE</i></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: <i>Plan to keep current system</i>	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? <i>Wildlife Habitat</i>	
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:

30-40 Vehicle trips/day

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

2-3 Delivery trucks

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: ANN McLean phone number: 703 801 7301

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

Ann McLean

Date

5/30/2012

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

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.

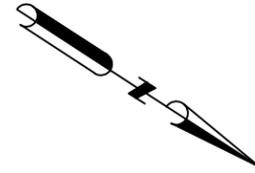
Attachment to Plus Application

Cedar Creek Retail 3.30-5.00-15.00

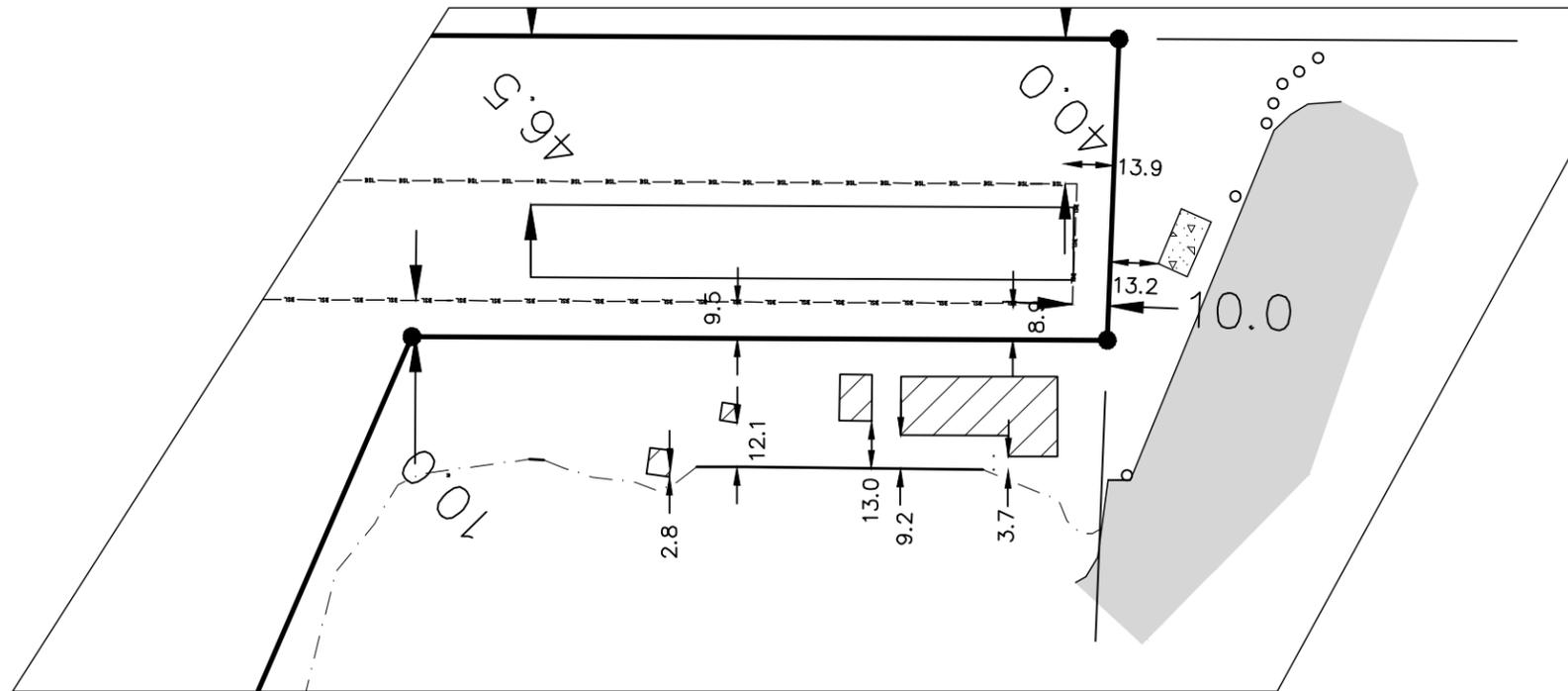
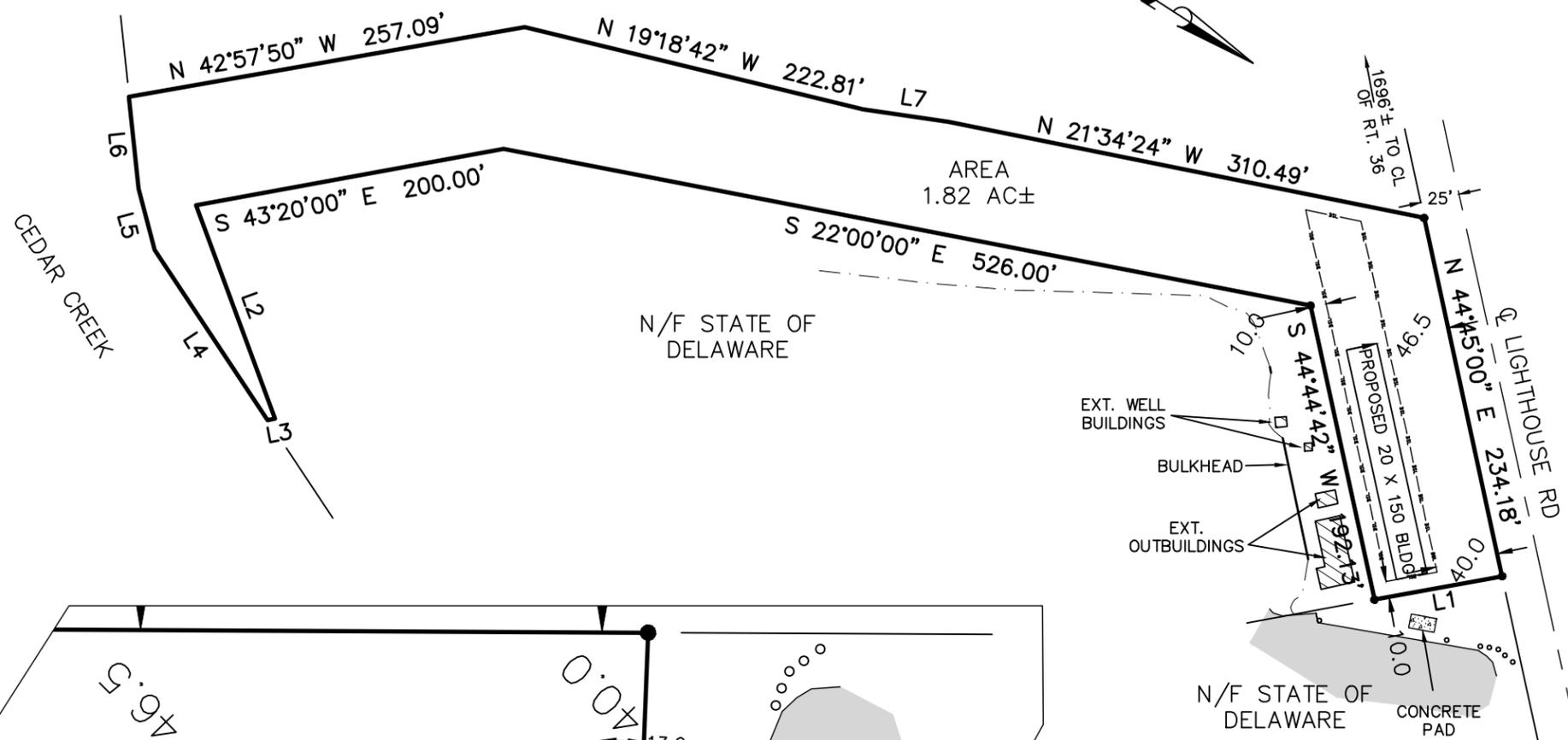
Contact: Ann C. McLean, 703-801-7301

- 1.) I have a contingent contract on the above mentioned property. The contingency is reliant on the zoning change. The Equitable Owner/Developer.
- 2.) I have contracted with Gregg Crystall of BrightFields, Inc., to provide wetlands delineation for my final site plan. Unfortunately, the current owners had done some fill, in violation of DNREC and Army Corp of Engineers restrictions. We are working with Scott Figurski to determine if those violations have been cleared; and what impact they will have on the final wetland delineation, if any.
- 3.) I have had my Surveyor plot a 3000 SF Retail building on the site plan. We believe we can accommodate the 3000 SF of retail space and the number of parking spaces required by code.

N/F GENE W. &
JEANETTE K.
FITZGERALD



LINE	BEARING	DISTANCE
L1	S 43°18'42" E	82.99'
L2	N 36°40'00" E	145.35'
L3	S 43°20'00" E	4.89'
L4	S 23°24'51" W	130.38'
L5	S 42°12'47" W	40.49'
L6	S 51°05'01" W	59.00'
L7	N 24°36'24" W	55.24'

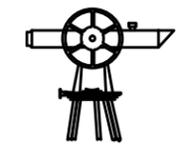


ENCROACHMENT
DETAIL
SCALE 1"=50'

DRAWING IN PROGRESS

● IRON PIPE FOUND
○ WOOD POST FOUND
- - - MARSH LINE

PROPERTY TO BE CONVEYED TO	
THOMAS & DONNA ROSENBLATT	
CEDAR CREEK HUNDRED	DATE: 11 JAN 2004
SUSSEX COUNTY, DELAWARE	W.O.: 04-11-361
Charles D. Murphy Associates, Inc. Land Surveyors 14 South Maple Avenue Milford, Delaware 19963 (302) 422-7327 P.L.S. 551	T.M.: 3-30-5.00-15.00
	F.B.: 403-44 DRAWN BY: RBA
DISK: Rosenblatt	
SCALE: 1"=100'	

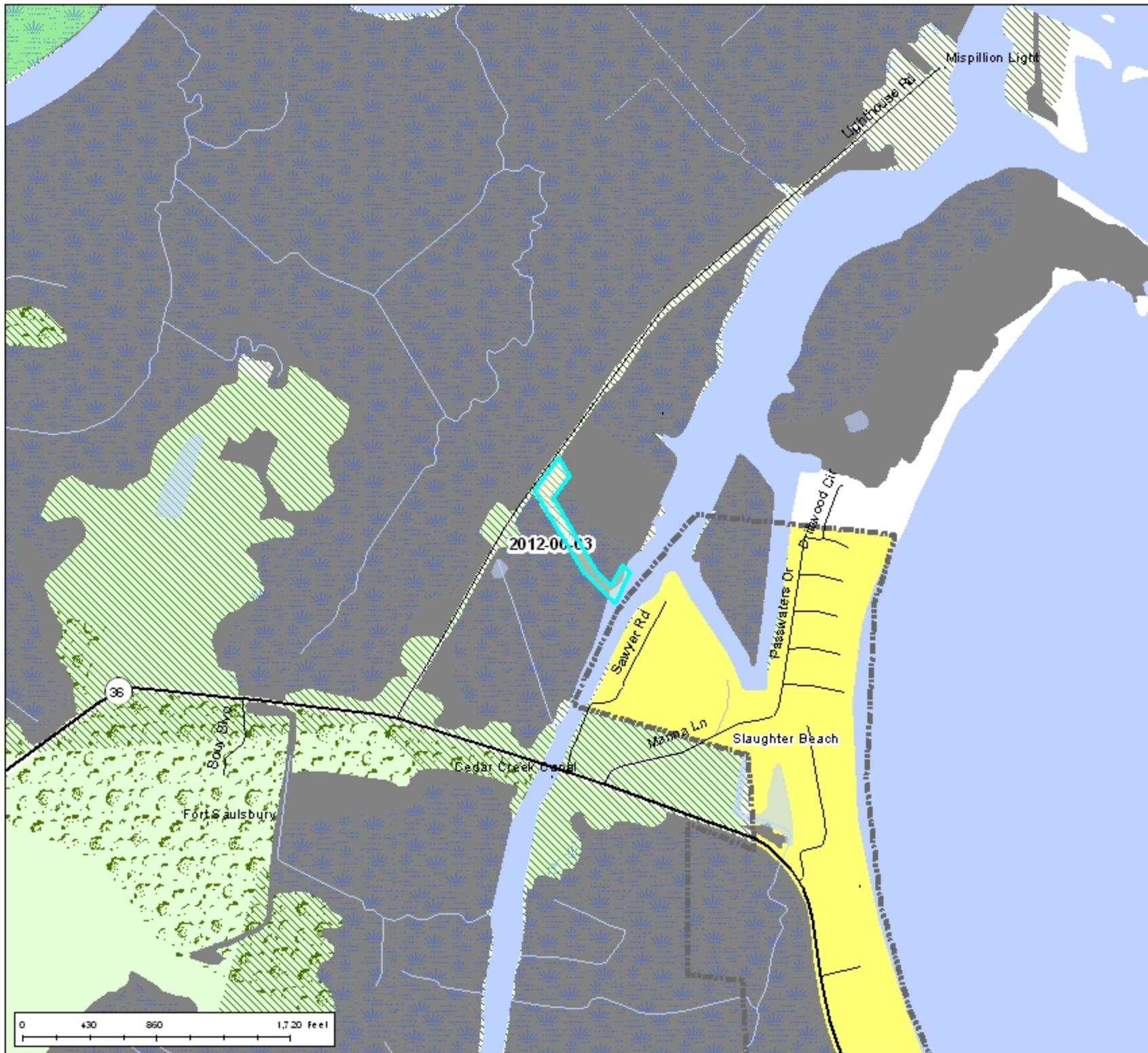


SURVEY CLASS: RURAL
SOURCE OF BEARING: SURVEY PLOT OF SAM SHEETS PRODUCED BY
CHARLES D. MURPHY, JR. DATED 6/18/85

Preliminary Land Use Service (PLUS)

Cedar Creek Retail
PLUS 2012-06-03

-  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

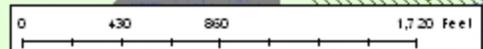


2012-06-03

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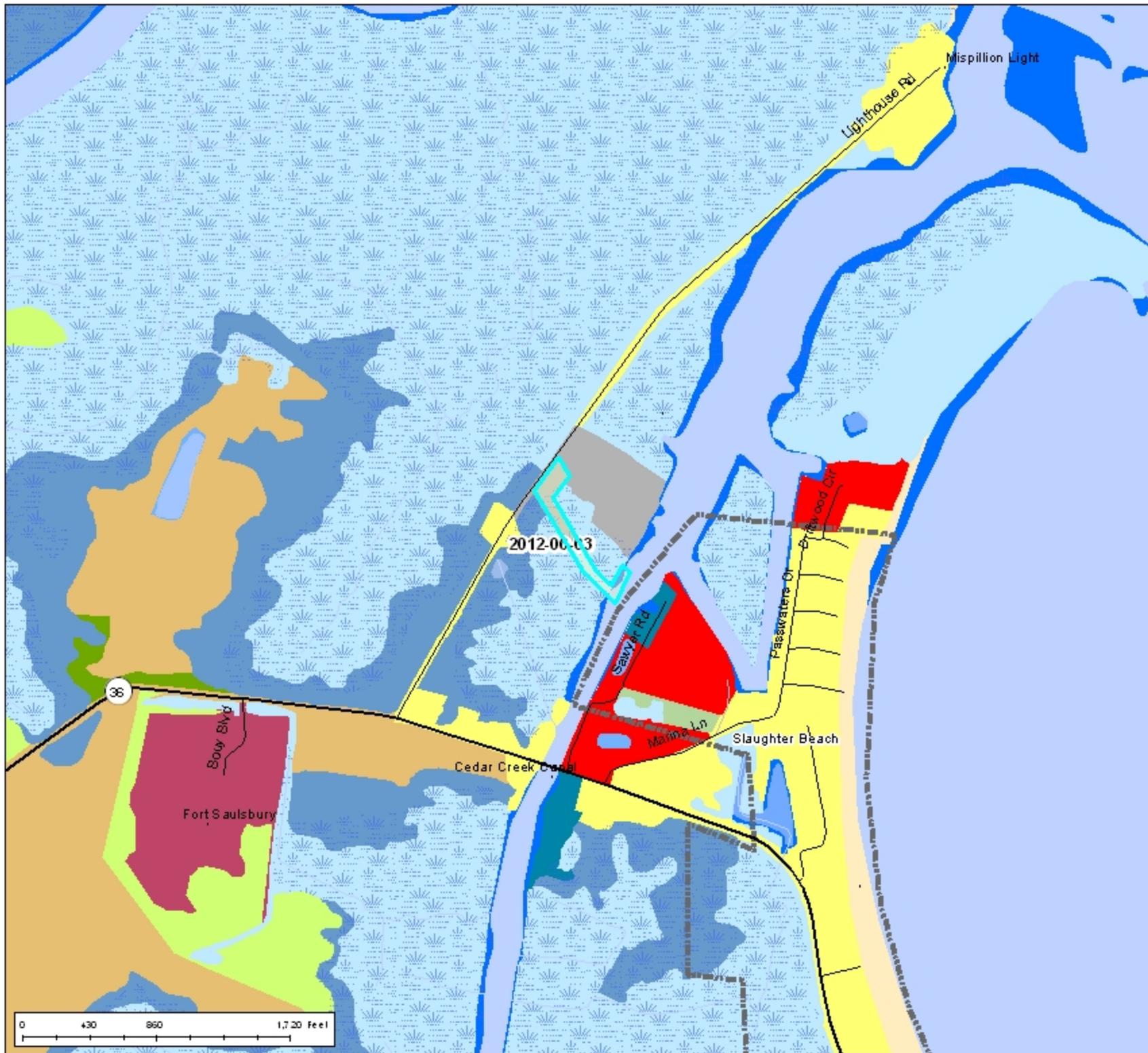


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Preliminary Land Use Service (PLUS)

Cedar Creek Retail
PLUS 2012-06-03

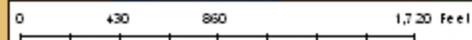


- Project Areas
- Municipalities
- Land Use/Land Cover
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries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

Preliminary Land Use Service (PLUS)

Cedar Creek Retail
PLUS 2012-06-03

-  Project Areas
-  Municipalities

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

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