



**Information Regarding Site:**

10. Type of Review:  Rezoning, if not in compliance with certified comprehensive plan  Site Plan Review  
 Subdivision

11. Brief Explanation of Project being reviewed: Proposed condominium development with townhomes and single family homes.

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. Unknown.

12. Area of Project (Acres +/-): 15.8 Number of Residential Units: 75 Commercial square footage:

13. Present Zoning: M Marine District

14. Proposed Zoning: M Marine District

15. Present Use: Residential / Greenhouse / Marina

16. Proposed Use: Residential / Marina

17. Water:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: Tidewater

Will a new public well be located on the site?  Yes  No

18. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: Sussex County

Will a new community wastewater system be located on this site?  Yes  No

19. If residential, describe style and market segment you plan to target (Example- Age restricted): Primary / Secondary / Vacation

20. Environmental impacts:

How many forested acres are presently on-site? 0.5 How many forested acres will be removed? 0.5

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?  Yes  No

Are the wetlands:  Tidal Acres: 2.5  
 Non-tidal Acres: 0.1

If "Yes", have the wetlands been delineated?  Yes  No

Has the Army Corps 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:

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? \_\_\_\_\_

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?  Yes  No

22. List the proposed method(s) of stormwater management for the site: Filters, bio swales, bio retention, etc.

23. Is open space proposed?  Yes  No If "Yes," how much? Acres: 2.9 pl

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? swm, passive recreation, habitat

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: 507

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 5%

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.

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

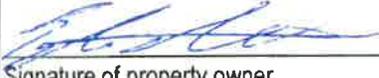
Has this site been evaluated for historic and/or cultural resources?  Yes  No

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 *on behalf of Fred Nichols*

*7/2/14*  
Date

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

*07/03/14*  
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, 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.



1" = 50'  
04.02.14

**DATA**

Total Homes - 75

Single Family Detached Condominiums - 34' x 75' Footprint - 29 Homes

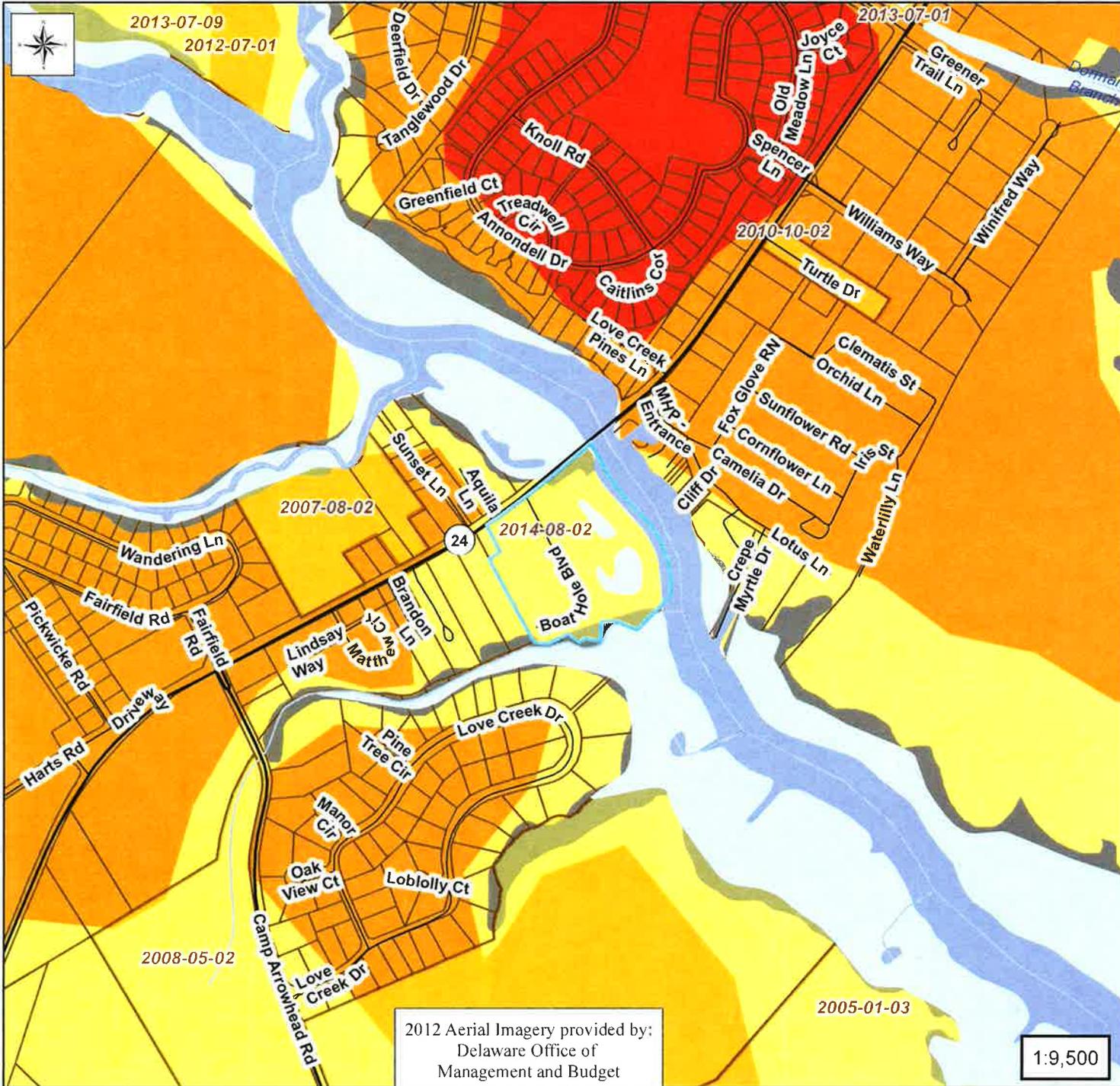
Townhome Condominiums - 28' x 75' footprint - 46 Homes

**CONCEPTUAL SITE PLAN  
THE LOVE CREEK BRIDGE MARINA SITE**

NSBM, LLC

# Preliminary Land Use Service (PLUS)

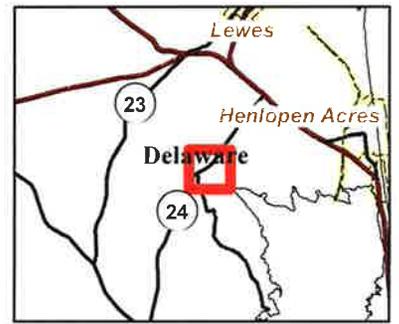
Love Creek Bridge Marina  
2014-08-02



**Legend**

- PLUS Project Areas
- 2010 State Strategies**
  - Level 1
  - Level 2
  - Level 3
  - Level 4
  - Out of Play

## Location Map

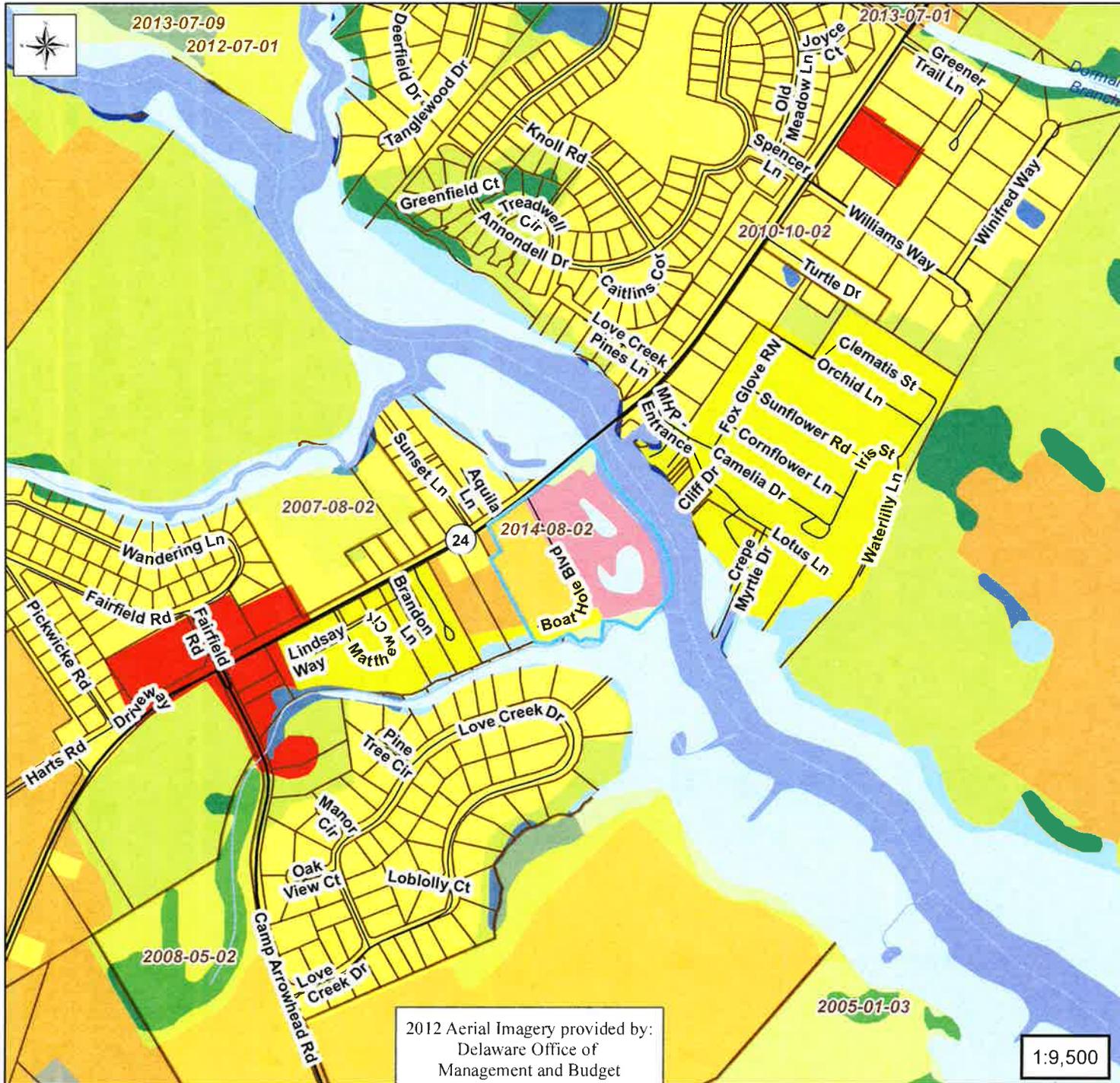


2012 Aerial Imagery provided by:  
Delaware Office of  
Management and Budget

1:9,500

# Preliminary Land Use Service (PLUS)

Love Creek Bridge Marina  
2014-08-02



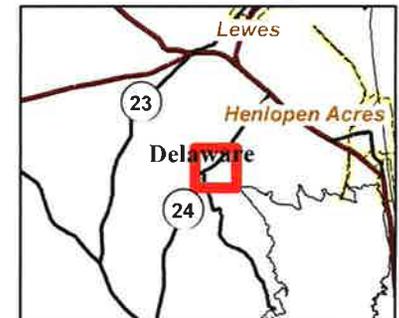
**Legend**

PLUS Project Areas

**2007 Land Use**

- Single Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Recreational
- Farms, Pasture, Cropland
- Mixed Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal

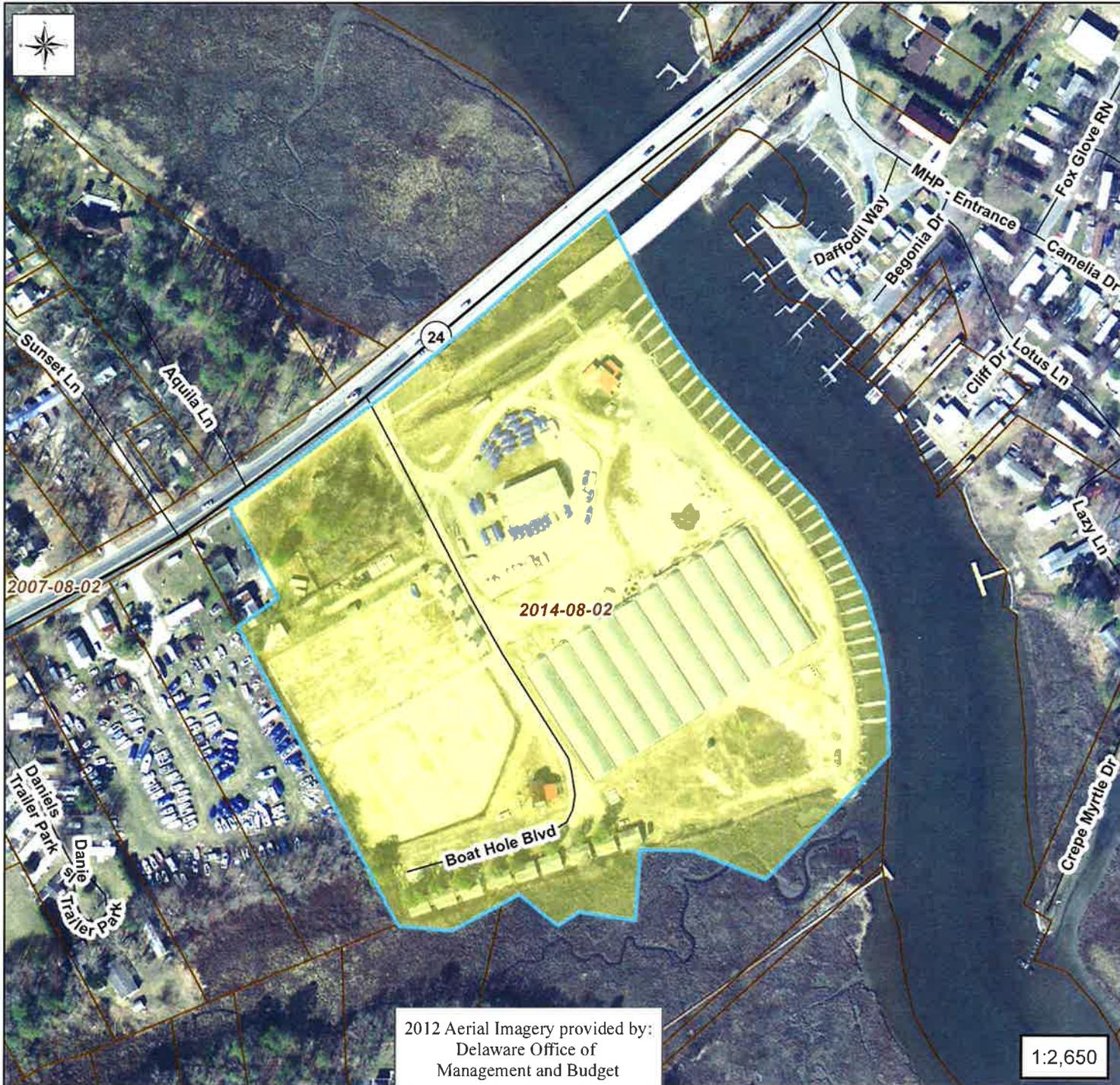
## Location Map



Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

# Preliminary Land Use Service (PLUS)

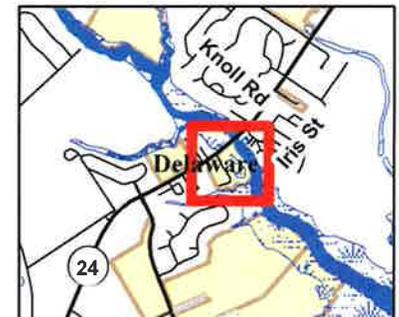
Love Creek Bridge Marina  
2014-08-02



**Legend**

PLUS Project Areas

## Location Map



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