

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/planningwww.dnrec.state.de.us/dnrec2000www.dnrec.state.de.us/DNRECeis
datamil.delaware.govwww.state.de.us/deptagri

1. Project Title/Name: DeMarie Properties

2. Location (please be specific): East / West sides of Sussex County Road 36 @ the intersection of County Roads 36 and 363

3. Parcel Identification #: 1-34-17.00-14.01, 1-34-17.00-30.00, 30.02, 30.03, 30.04

4. County or Local Jurisdiction name: Ocean View, DE

5. Owner's Name: Peter DeMarie

Address: P.O. Box 181

City: Bethany Beach

State: Delaware

Zip: 19970

Phone: 302-539-9200

Fax: 320-539-7722

Email: peterdemarie@verizon.net

6. Applicant's Name: Peter DeMarie

Address: P.O. Box 181

City: Bethany Beach

State: Delaware

Zip: 19970

Phone: 302-539-9200

Fax: 320-539-7722

Email: peterdemarie@verizon.net

7. Project Designer/Engineer: Peter DeMarie

Address: P.O. Box 181

City: Bethany Beach

State: Delaware

Zip: 19970

Phone: 302-539-9200

Fax: 320-539-7722

Email: peterdemarie@verizon.net

8. Please Designate a Contact Person, including phone number, for this Project: Peter DeMarie (302) 539-9200

Information Regarding Site:																	
9. Type of Review:	Rezoning Comp. Plan Amendment (Kent County Only) X Site Plan Review Subdivision																
10. Brief Explanation of Project being reviewed:	The development of a mixed used community on 34.19 acres of ground in accordance with Town of Ocean View Subdivision Ordinances. The project will be annexed into the Town of Ocean View.																
11. Area of Project(Acres +/-):	34.19																
12. According to the State Strategies Map, in what Investment Strategy Level is the project located?	Investment Level 1 Investment Level 2 Investment Level 3 Investment Level 4 X Environmentally Sensitive Developing (Sussex Only)																
13. 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.	N/A																
14. Present Zoning: Sussex County AR-1	15. Proposed Zoning: Town of Ocean View RPC-2																
16. Present Use: Agriculture / Residential	17. Proposed Use: Mixed Use Community																
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	Unknown																
19. Comprehensive Plan recommendation: Developing Area of the Sussex County Comp Plan If in the County, which area, according to their comprehensive plan, is the project located in:	<table border="0"> <tr> <td>New Castle</td> <td>Kent</td> <td>Sussex</td> <td>X</td> </tr> <tr> <td>Suburban</td> <td>Inside growth zone</td> <td>Town Center</td> <td>Low Density</td> </tr> <tr> <td>Suburban reserve</td> <td>Outside growth zone</td> <td>Developing</td> <td>X</td> </tr> <tr> <td>Other</td> <td></td> <td>Environ. Sensitive Dev. District</td> <td>X</td> </tr> </table>	New Castle	Kent	Sussex	X	Suburban	Inside growth zone	Town Center	Low Density	Suburban reserve	Outside growth zone	Developing	X	Other		Environ. Sensitive Dev. District	X
New Castle	Kent	Sussex	X														
Suburban	Inside growth zone	Town Center	Low Density														
Suburban reserve	Outside growth zone	Developing	X														
Other		Environ. Sensitive Dev. District	X														
20. Water:	Central (Community system) Individual On-Site X Public (Utility) Service Provider Name: Tidewater Utilities																
Will a new public well be located on the site? Yes X No What is the estimated water demand for this project?																	
How will this demand be met?																	
21. Wastewater:	X Central (Community system) Individual On-Site Public (Utility) Service Provider Name: Sussex County Engineering Department																
22. If a site plan please indicate gross floor area:	168,000 residential / 40,000 commercial and community facilities																
23. If a subdivision:	Commercial Residential X Mixed Use																
24. If residential, indicated the number of number of Lots/units:	21 Gross Density of Project: 156 Net Density 84 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..																

25. If residential, please indicate the following:
 Number of renter-occupied units: 0
 Number of owner-occupied units: 84

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 42
 Second home buyer – if checked, how many units 42
 Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 10 Proposed Use: % of Impervious Surfaces: 60
 Square Feet: 15,000 Square Feet: 208,000

27. What are the environmental impacts this project will have? Minor Vegetation Clearing, Stormwater Run-off, and Impervious Surface Increases.

How much forest land is presently on-site? 10 How much forest land will be removed? 05

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 0
 Non-tidal Acres 0

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

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : Vegetation Clearing</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name: Assawoman Canal</p>
<p>32. List the proposed method(s) of stormwater management for the site: Green Technologies and Traditional Pond Structures</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.): Mixed throughout the community</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? 05 Acres 9,000 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 05 acres/Sq ft.</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)? Active Recreation, Community Center, Pool</p> <p>Where is the open space located? Central to the proposed community</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</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? Roads, Water and Sewer..</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected 8</p> <p>Acres on-site that will be restored 0</p> <p>Acres of required wetland mitigation 0</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed 05</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies 02</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

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 To be determined

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

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.
The project will connect to Sussex County roads 36 and 363.

40. Will the street rights of way be public, private, or town? The Town of Ocean View

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. Various locations to vacant properties to the West and South.

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

44. Is this site in the vicinity of any known historic/cultural resources or sites Yes No Unknown

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 Unknown
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: Possible De-Watering to install and develop supporting infrastructure.

45. Please make note of the time-line for this project: 2 to 3 years

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

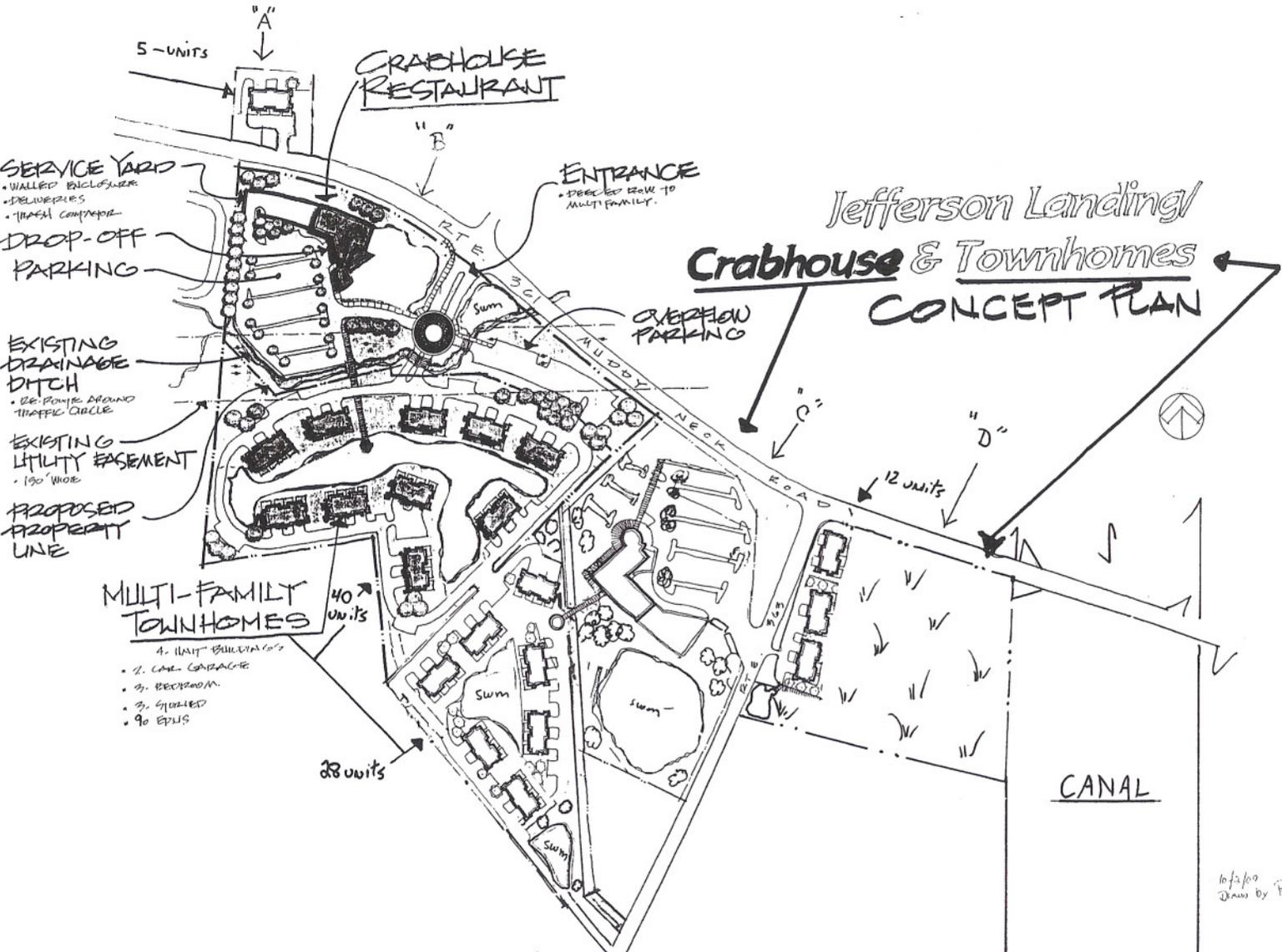
Signature of Person completing form
(If different than property owner)

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, 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.

Jefferson Landing/ Crabhouse & Townhomes CONCEPT PLAN



SERVICE YARD
 • WALLED ENCLOSURE
 • DELIVERIES
 • TRASH COMPACTOR

DROP-OFF PARKING

EXISTING DRAINAGE DITCH
 • BE PAVED AROUND
 • TRAFFIC CIRCLE

EXISTING UTILITY EASEMENT
 • 150' WIDE

PROPOSED PROPERTY LINE

MULTI-FAMILY TOWNHOMES
 40 units

- 4. HALF BATHROOMS
- 2. CAR GARAGE
- 3. BEDROOM
- 3. QUEEN
- 9.0 EPS

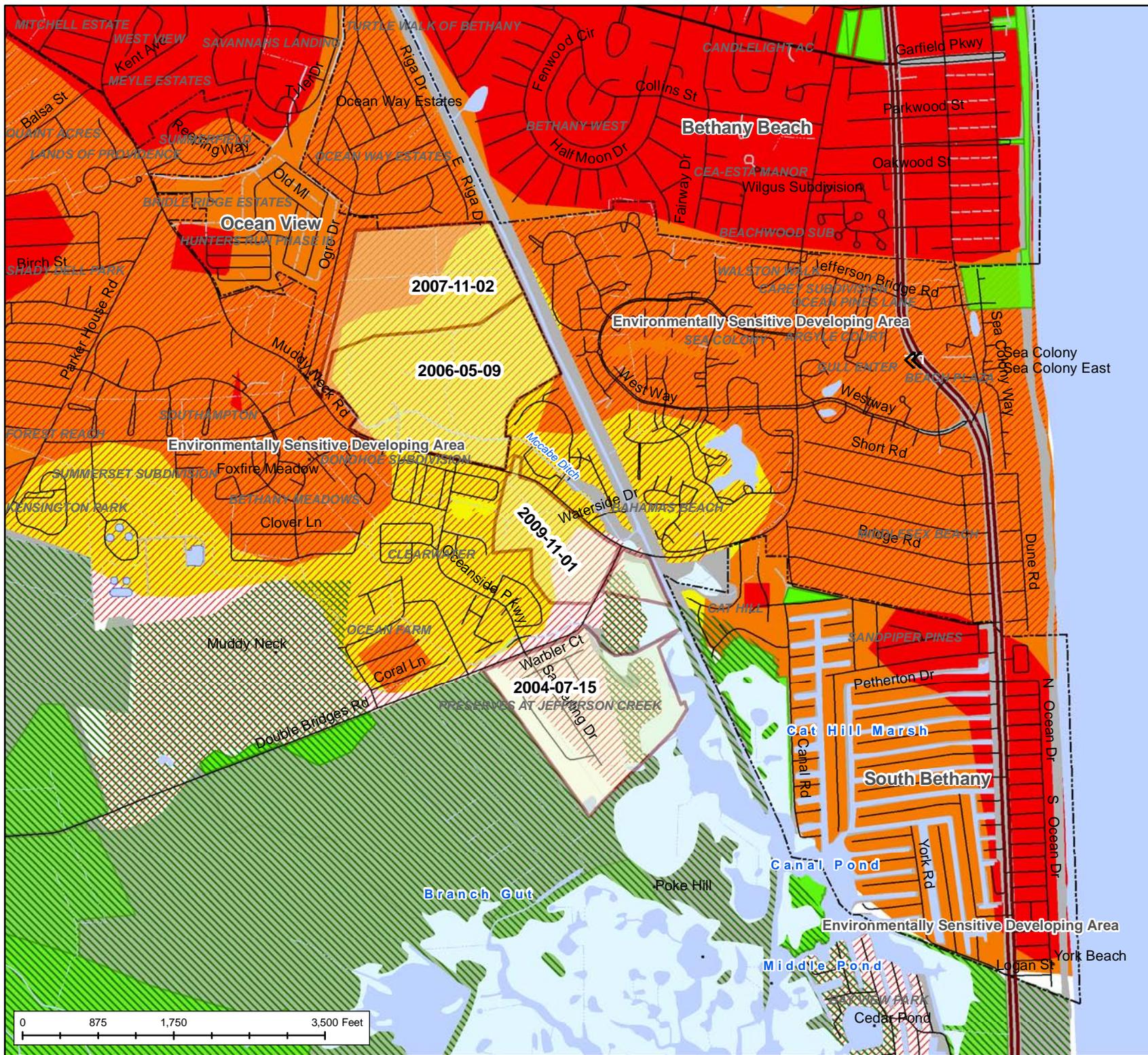
28 units

12 units

CANAL

Preliminary Land Use Service (PLUS)

DeMarie Properties
2009-11-01



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

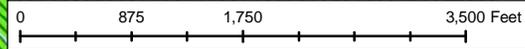
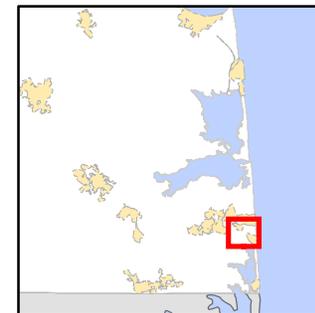
State Strategies

- 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)

1:18,000

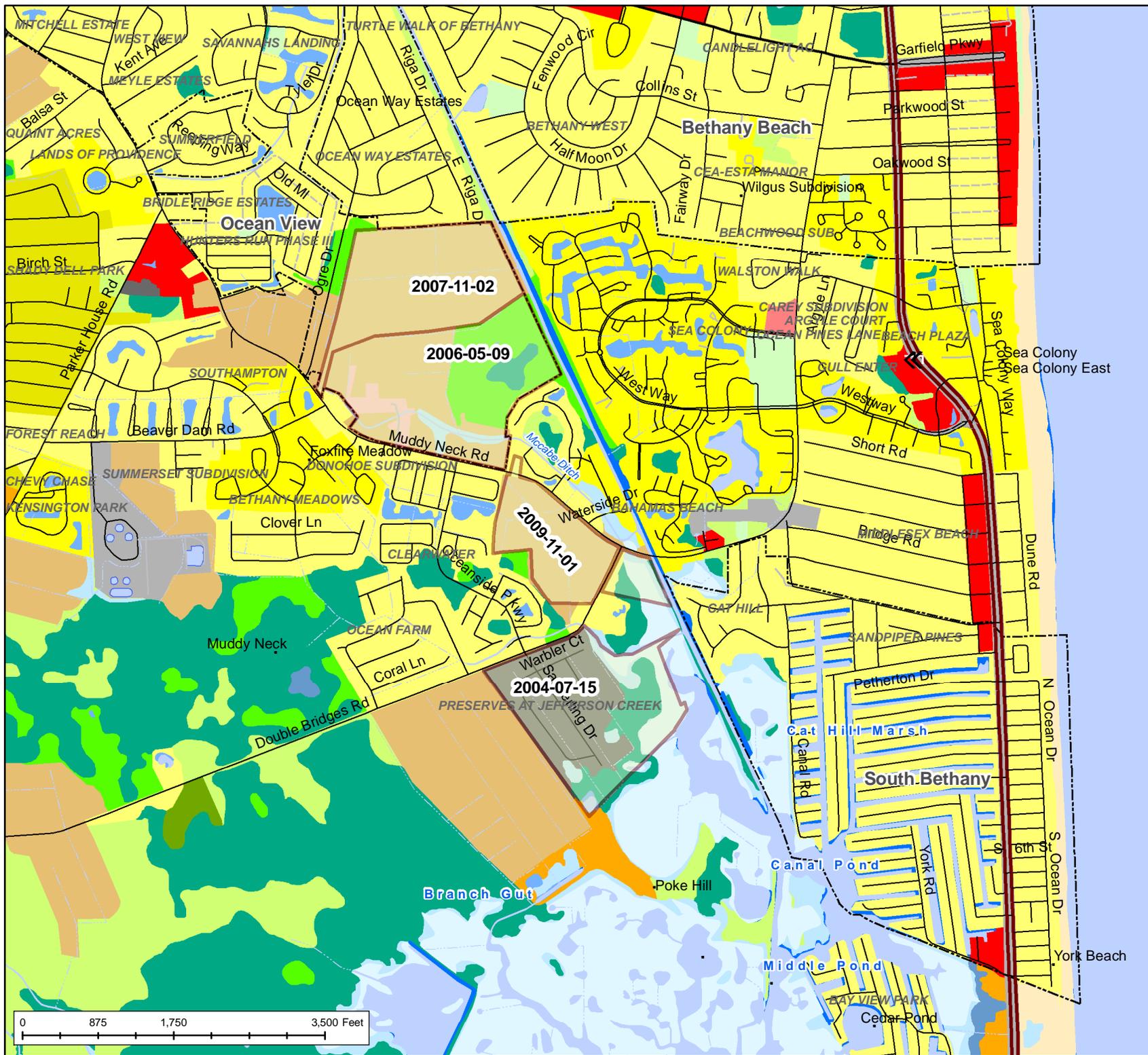


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Preliminary Land Use Service (PLUS)

DeMarie Properties
209-11-01

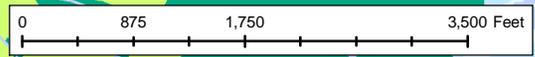
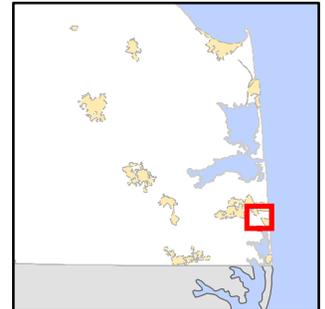


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

1:18,000



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DeMarie Properties
2009-11-01

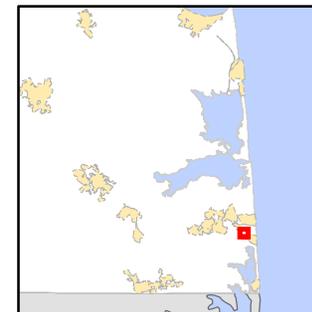
-  Project Areas
-  Municipalities

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

1:5,000



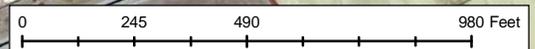
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2006-05-09
Ocean View

2009-11-01

2004-07-15



PRESERVES AT JEFFERSON CREEK

South Bethany