

## 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: Workman's Country Village
2. Location ( please be specific): North Side Delaware Route 20 a.k.a. Hardscrabble Road approximately 1200 feet west of Shortly Road
3. Parcel Identification #: 133-14.00 p/o Parcel 38.00
4. County or Local Jurisdiction Name: where project is located: Sussex County
5. If contiguous to a municipality, are you seeking annexation: N/A
6. Owner's Name: Shelah Branch Farms, LLC

Address: 20135 Hardscrabble Road

City: Georgetown	State: Delaware	Zip: 19947
Phone: 302-934-9228	Fax:	Email: chuckw1803@yahoo.com

7. Equitable Owner/Developer (**This Person is required to attend the PLUS meeting**): Mark & Chuck Workman
- Address: 20135 Hardscrabble Road
- |                     |                 |                             |
|---------------------|-----------------|-----------------------------|
| City: Georgetown    | State: Delaware | Zip: 19947                  |
| Phone: 302-934-9228 | Fax:            | Email: chuckw1803@yahoo.com |

8. Project Designer/Engineer: Mark H. Davidson; Design Consultants Group, L.L.C.
- Address: 18072 Davidson Drive
- |                     |                   |                                     |
|---------------------|-------------------|-------------------------------------|
| City: Milton        | State: Delaware   | Zip: 19968                          |
| Phone: 302-684-8030 | Fax: 302-684-8054 | Email: mdavidson@dchengineering.com |

9. Please Designate a Contact Person, including phone number, for this Project: Dennis L Schrader; [dlschrader@whblaw.com](mailto:dlschrader@whblaw.com); 302-856-1155 & Mark H. Davidson 302-684-8030

**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: Applicant intends to use property for retail shopping, restaurant, and office space as well as continued operation of Applicant's agricultural business.

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.

12. Area of Project (Acres +/-): 9.024      Number of Residential Units: 0      Commercial square footage: 33,612+/-

13. Present Zoning: AR-1

14. Proposed Zoning: B-1

15. Present Use: Farm Operation, storage and production

16. Proposed Use: Same as Present Use plus Retail, Office & Restaurant

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

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: TBD

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):  
 N/A

20. Environmental impacts:

How many forested acres are presently on-site? 0      How many forested acres will be removed? 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?  Yes  No

Are the wetlands:  Tidal      Acres: 0  
 Non-tidal      Acres: 0

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?     N/A    

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: Green Technology/Infiltration

23. Is open space proposed?  Yes  No      If "Yes," how much? 3± Acres:

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

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: 3,344 ADT Weekday

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1/2 to 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 (Existing Shoulders)

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

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

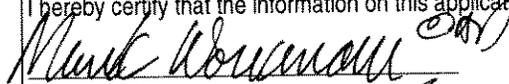
Has this site been evaluated for historic and/or cultural resources?  Yes  No

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

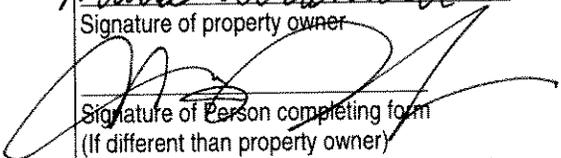
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No  
 Person to contact to arrange visit: \_\_\_\_\_ phone number: \_\_\_\_\_

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

6-28-10  
 Date

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

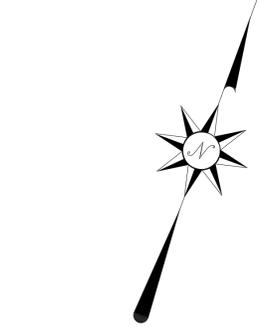
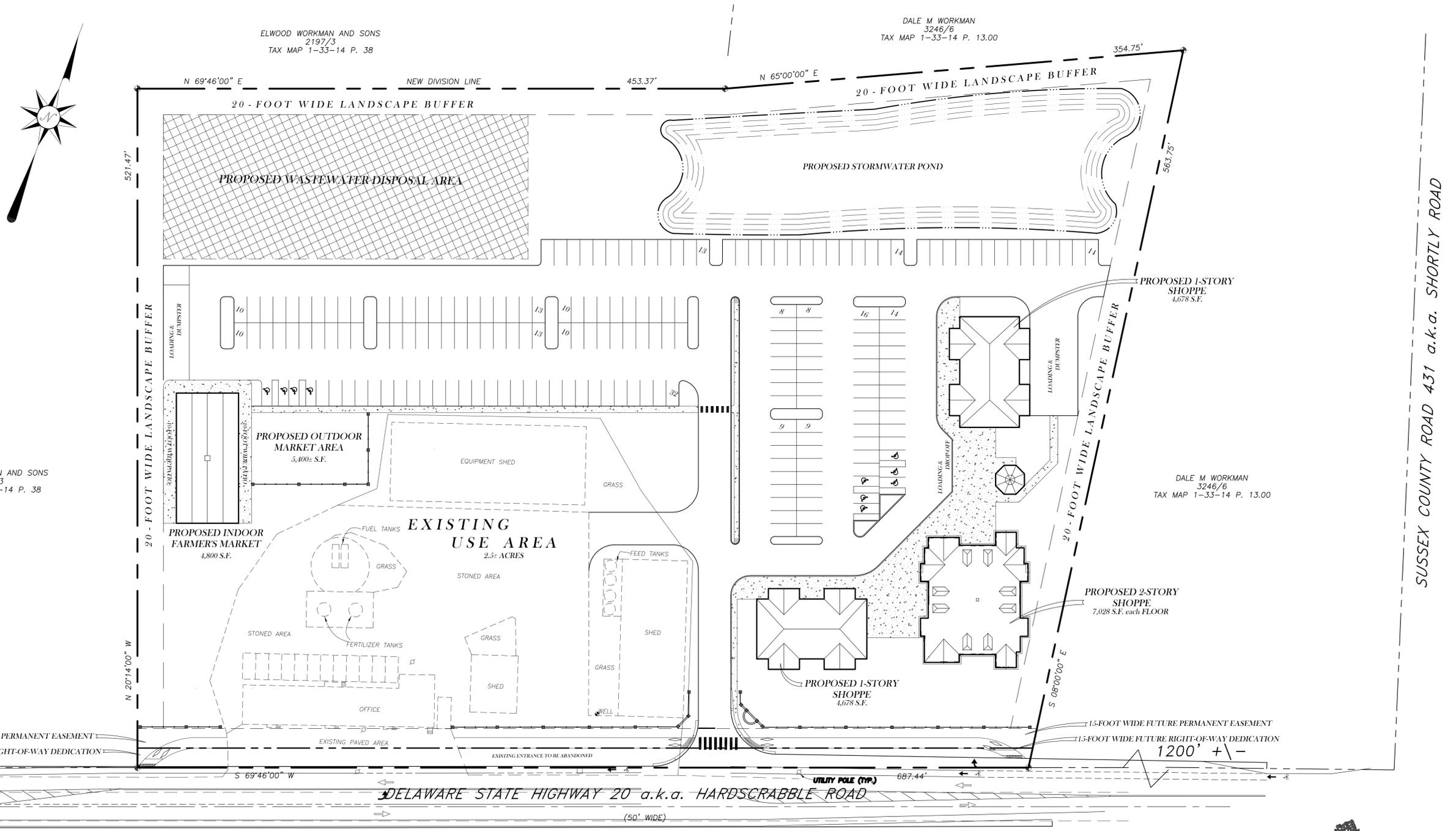
6/28/10  
 Date

**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.

# WORKMAN'S COUNTRY VILLAGE

SHELAH BRANCH FARMS, LLC  
 DAGSBORO HUNDRED, SUSSEX COUNTY, DELAWARE  
 PROPOSED ZONE: B-1 NEIGHBORHOOD BUSINESS DISTRICT



TAX MAP 133-14.00 P/O PARCEL 38.00  
 AREA: 9.02± ACRES

## SKETCH PLAT

SCALE: 1" = 40'

**DC GROUP**  
 DESIGN CONSULTANTS GROUP, L.L.C.  
 SURVEYING ENGINEERING LAND PLANNING  
 18072 Davidson Drive, Milton, Delaware 19968  
 (302) 684-8030 Facsimile: (302) 684-8054  
 www.dcgengineering.com

# Preliminary Land Use Service (PLUS)

Workmans Country Village  
2010-07-03

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

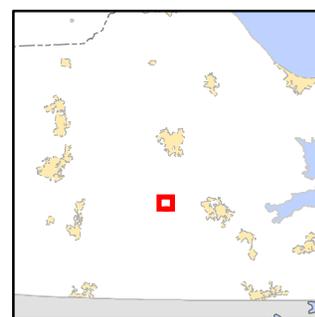
## State Strategies

-  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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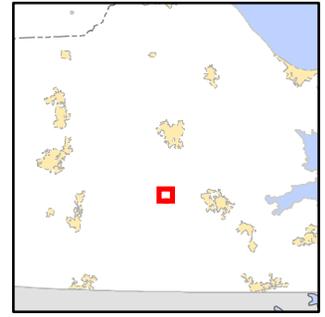


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

 Municipalities

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



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