

Preliminary Land Use Service PLUS

Delaware State Planning Coordination

Submit by Email

122 William Penn Steet • 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): 2011-04-06

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2004 Levels 2 & 3; 2010 Level 1 & 2

1. Project Title/Name: Bishop's Landing
2. Location (please be specific): South side of Burbage Road between Substation Road and Windmill Road
3. Parcel Identification #: 134-12.00-2852.00-2918.00, 134-12.00-38
4. County or Local Jurisdiction Name: where project is located: Town of Millville
5. If contiguous to a municipality, are you seeking annexation? Previously annexed into Town of Millville as Barrington Park
6. Owner's Name: Dove Barrington, LLC

Address: 8965 Guilford Road, Suite 290

City: Columbia State: Maryland Zip: 21046

Phone : (302) 539-6381 Fax: Email: sbrodbec@beazer.com
7. Equitable Owner/Developer
(This Person is required to attend the PLUS meeting): Dove Barrington, LLC - Mr. Steve Brodbeck

Address: 8965 Guilford Road, Suite 290

City: Columbia State: Maryland Zip: 21046

Phone : (302) 539-6381 Fax: Email: sbrodbec@beazer.com
8. Project Designer/Engineer: George, Miles & Buhr, LLC

Address: 206 West 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: Stephen L. Marsh, P.E. 410-742-3115

Information Regarding Site:

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

11. Brief Explanation of Project being reviewed:

Subdivision consisting of (206) Single Family Homes and (251) Townhomes with amenities to include clubhouse, pools, tennis court, dog

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.

Gulfstream Development Corporation submitted a PLUS application in March 2004 (PLUS 2004-03-08). Vista Design Group submitted an

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

13. Present Zoning: 14. Proposed Zoning:

15. Present Use: 16. Proposed Use:

17. Water: Central (Community system) Individual On-Site Public (Utility)
 Will a new public well be located on this site?
 Yes No
 Service Provider Name:

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)
 Will a new community wastewater system be located on this site?
 Yes No
 Service Provider Name:

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

20. Environmental impacts:

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

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
 Non-tidal Acres

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

Has the Army Corps of Engineer 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, stream, 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:

Green Technology BMP's where appropriate with wet extended detention ponds integrated throughout the site.

23. Is open space proposed? Yes No If "Yes," how much? Acres: 46

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

Amenities include the clubhouse with great room, sports bar, and fitness center, lawn games, main pool, lap pool, kiddie pool, tennis court

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:

Per Approved DelDOT plans, 4309 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0%

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.

Will connect to adjacent Conventry Project. Provisions have been made to connect to property to the South in the event of future development

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: Steve Marsh Phone number: 410-742-3115

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 Steve Brodbeck

Digitally signed by Steve Brodbeck
DN: cn=Steve Brodbeck, o=Dove Barrington LLC, ou,
email=stbrodbeck@beazer.com, c=US
Date: 2011.03.28 15:45:42 -0400'

Date/Time Field Mar 28, 2011

Signature of Person Completing form (if different than property owner)

Stephen L. Marsh

Digitally signed by Stephen L. Marsh
DN: cn=Stephen L. Marsh, o=GMB, ou,
email=smarsh@gmbnet.com, c=US
Date: 2011.03.28 14:06:53 -04'00'

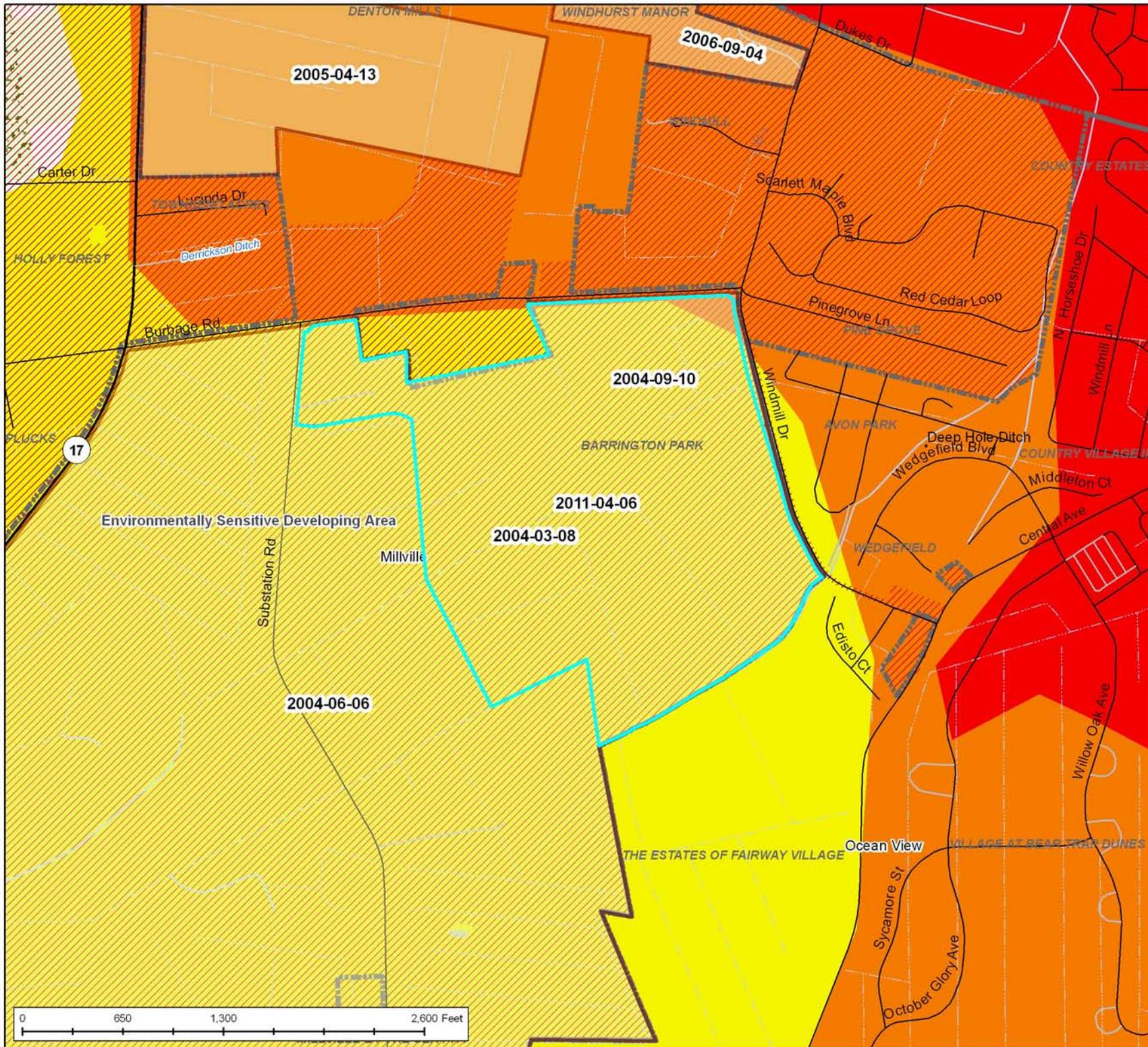
Date/Time Field Mar 28, 2011

Signed application must be received before application is scheduled for PLUS review.

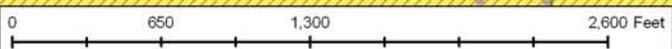
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. 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. If electronic signature is not attached, 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.**

Preliminary Land Use Service (PLUS)

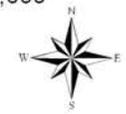
Bishop's Landing
2011-04-06



- 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)



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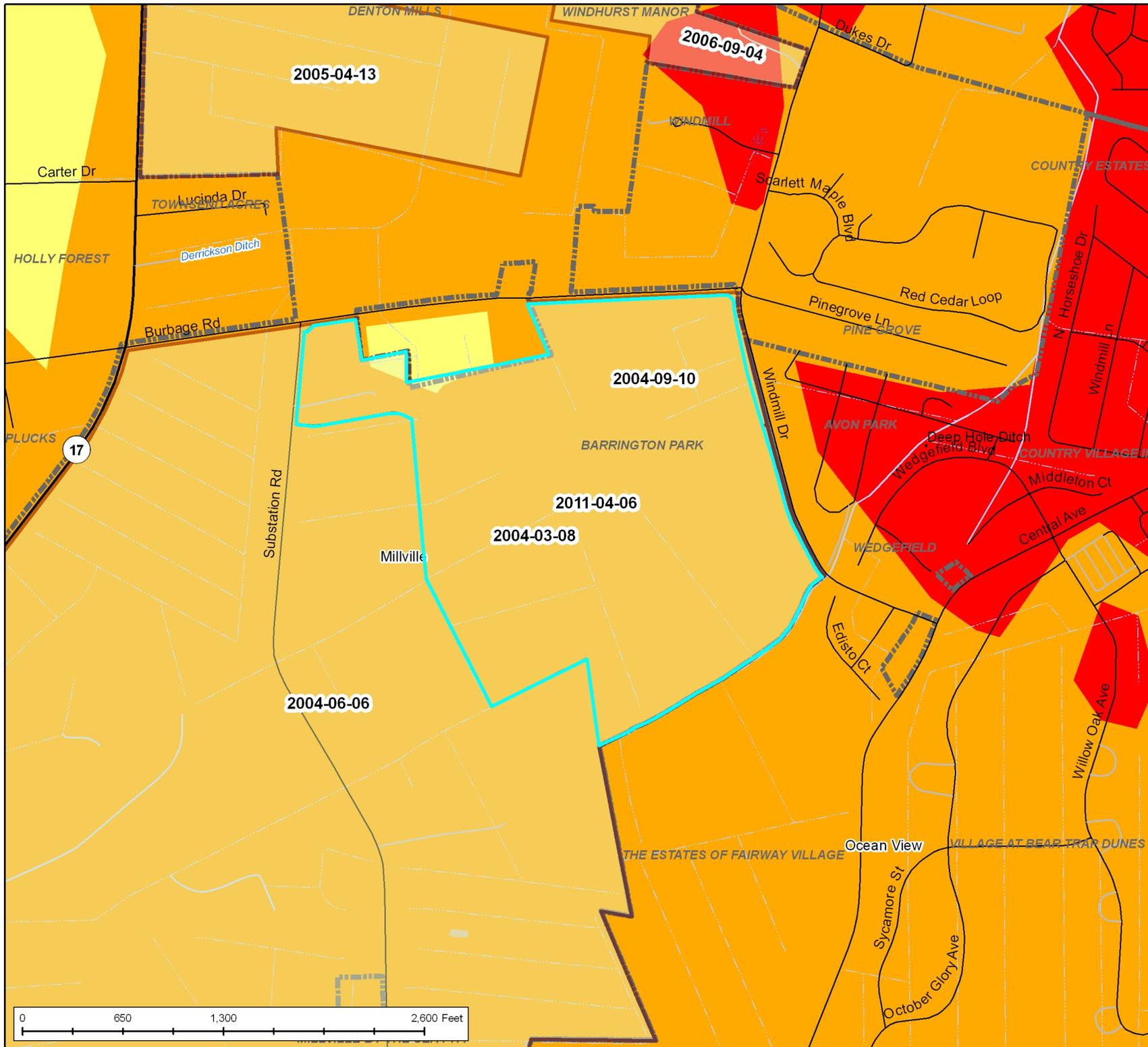


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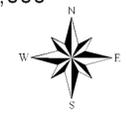
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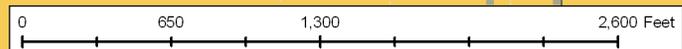


- PLUS Project Areas
 - Municipalities
 - State Parks
 - Forestry Easements
 - Purchased Dev. Rights
 - Ag District
 - Nat. Res. & Rec. Priorities
 - Working Forests
 - Highest Value Agriculture
- 2010 State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Out of Play

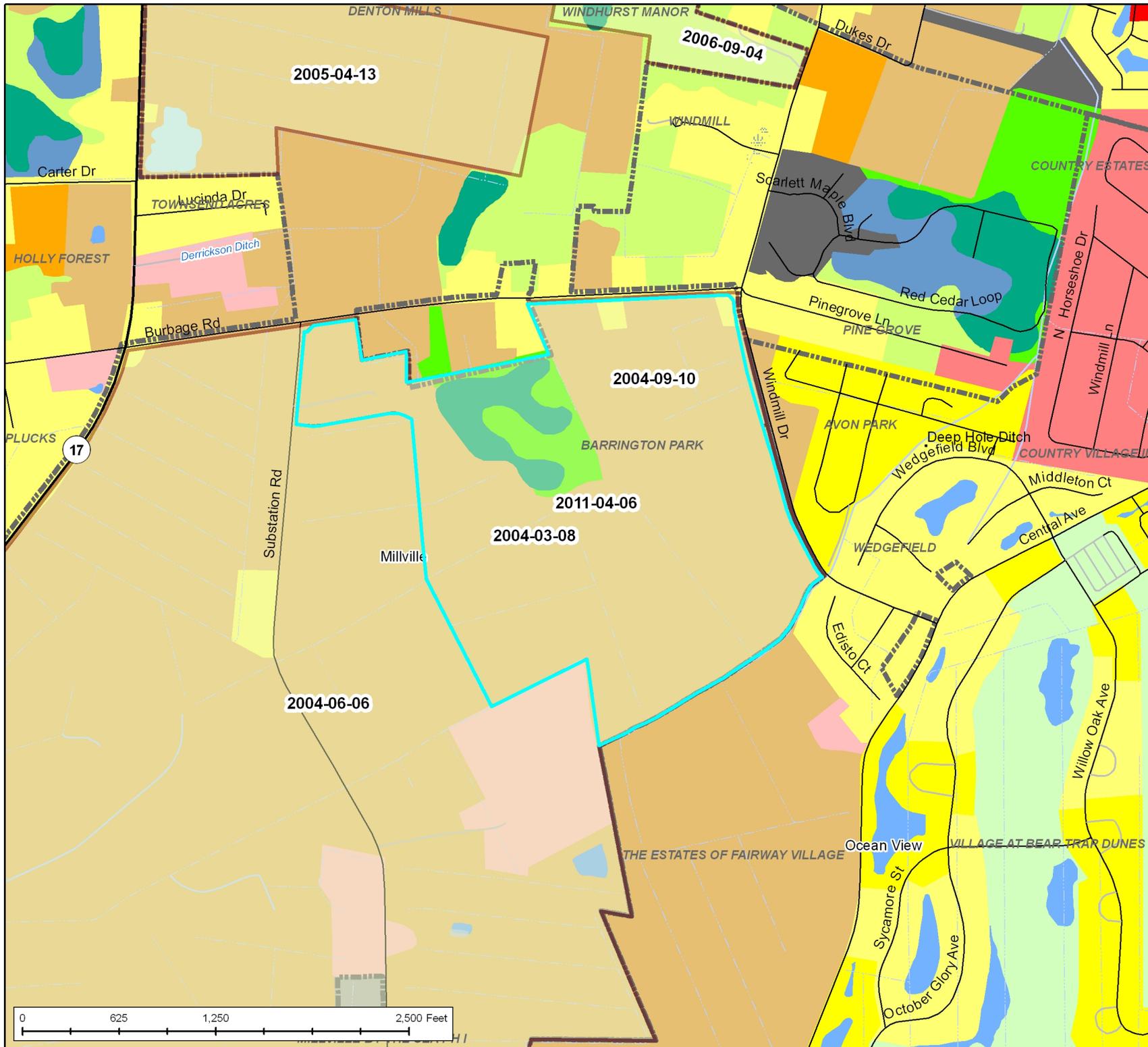
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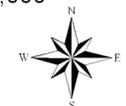


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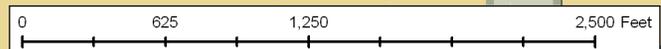
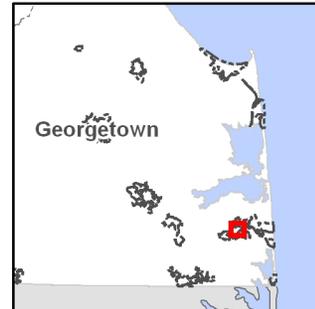


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

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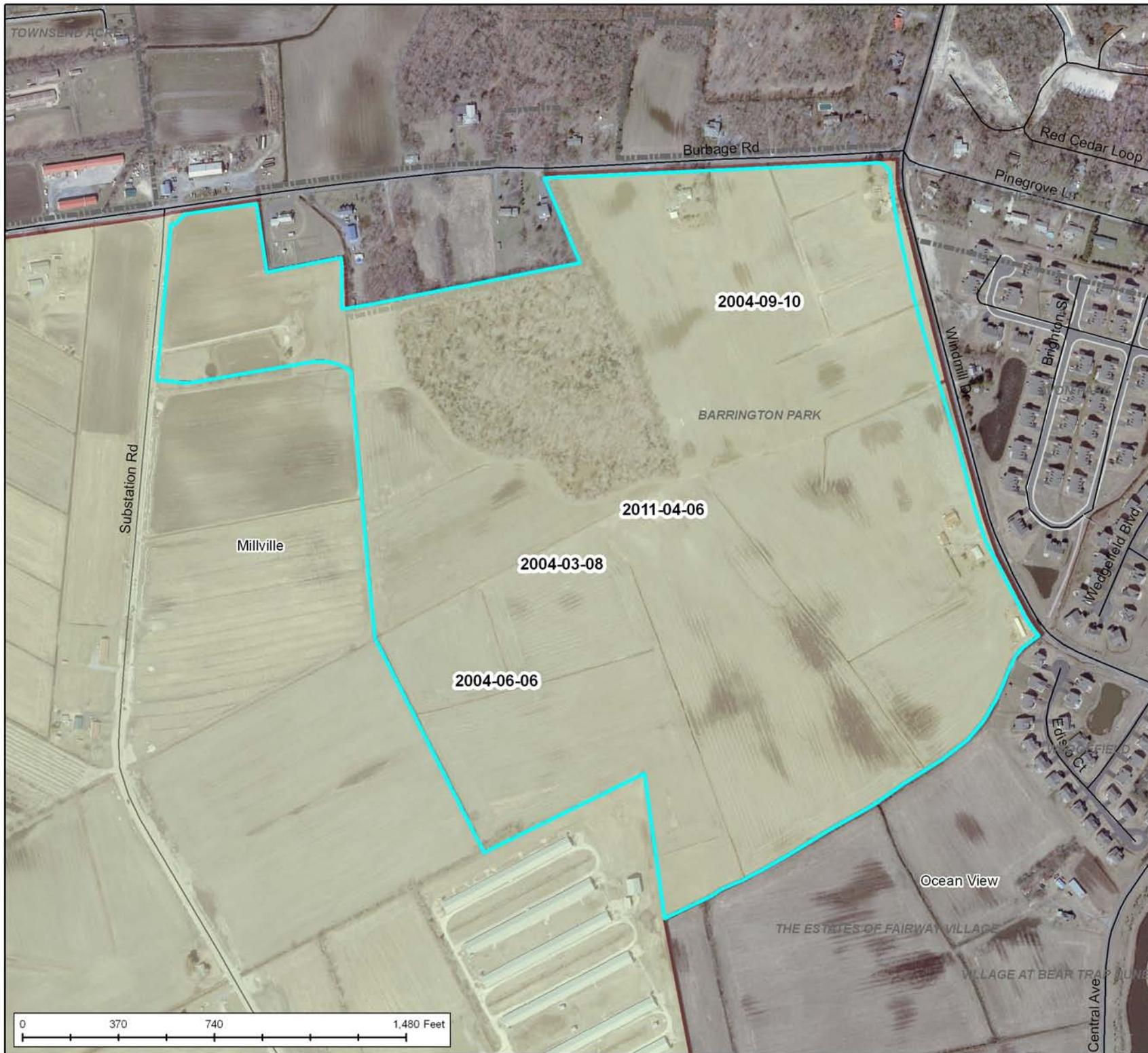


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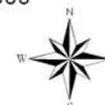
Bishop's Landing
2011-04-06

-  Project Areas
-  Municipalities

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



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