

<b>Preliminary Land Use Service (PLUS)</b> 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 <u>must</u> 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 <u>before</u> 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: <b>Ocean View Beach Club</b>		
2. Location ( please be specific): <b>Muddy Neck Rd, Ocean View (Lat:38.528025 Long: -75.07797)</b>		
3. Parcel Identification #: <b>1-34-17.00-11.00</b>	4. County or Local Jurisdiction Name: where project is located: <b>Ocean View</b>	
5. If contiguous to a municipality, are you seeking annexation: <b>No</b>		
6. Owner's Name: <b>Windansea LLC</b>		
Address: <b>172 Center St Suite 204</b>		
City: <b>Jackson Hole</b>	State: <b>WY</b>	Zip: <b>83001</b>
Phone: <b>307-734-1654</b>	Fax:	Email: <b>ssmith@coninv.com</b>
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):		
Address: <b>SAME AS OWNER</b>		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Project Designer/Engineer: <b>Davis, Bowen, &amp; Friedel, Inc.</b>		
Address: <b>23 N. Walnut St.</b>		
City: <b>Milford</b>	State: <b>DE</b>	Zip: <b>19963</b>
Phone: <b>302-424-1441</b>	Fax: <b>302-424-0430</b>	Email: <b>wzc@dbfinc.com</b>
9. Please Designate a Contact Person, including phone number, for this Project: <b>Zac Crouch, 302-424-1441</b>		

Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: <b>Residential Planned Community</b>  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. <b>Canal Landing at West Bethany; 2006-05-09</b>	
12. Area of Project (Acres +/-): <b>71.61</b> Number of Residential Units: <b>300</b> Commercial square footage: <b>8,400 sf</b>	
13. Present Zoning: <b>RPC</b>	14. Proposed Zoning: <b>RPC</b>
15. Present Use: <b>Agricultural</b>	16. Proposed Use: <b>Residential Planned Community</b>
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>Ocean View/Tidewater Utilities</b>  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 type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>Sussex County</b>  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):	
20. Environmental impacts: <b>Three wetlands crossings by roadways and some clearing of wooded area.</b>  How many forested acres are presently on-site? <b>26.93</b> How many forested acres will be removed? <b>18.35</b>  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: <b>0.98</b> <input checked="" type="checkbox"/> Non-tidal      Acres: <b>3.41</b>  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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If "Yes", describe the impacts: <b>Three road crossings.</b>  How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u><b>25 ft. Wetlands Buffer</b></u>	
21. 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	
22. List the proposed method(s) of stormwater management for the site: <b>A mix of "Green Technology BMPs as well as conventional detention ponds.</b>	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If "Yes," how much? <b>19.16</b> Acres:  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? <b>3.5 ac. Active Recreation, 4.6 ac. Stormwater, 14.0 ac. Passive Open</b>	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input checked="" type="checkbox"/> Yes <input 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: 2864

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

The proposed plan shows four locations available for connection to adjacent lands.

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

Date

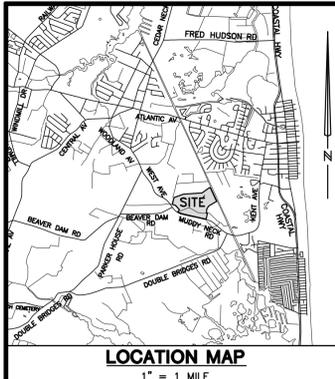
Signature of Person completing form

Date

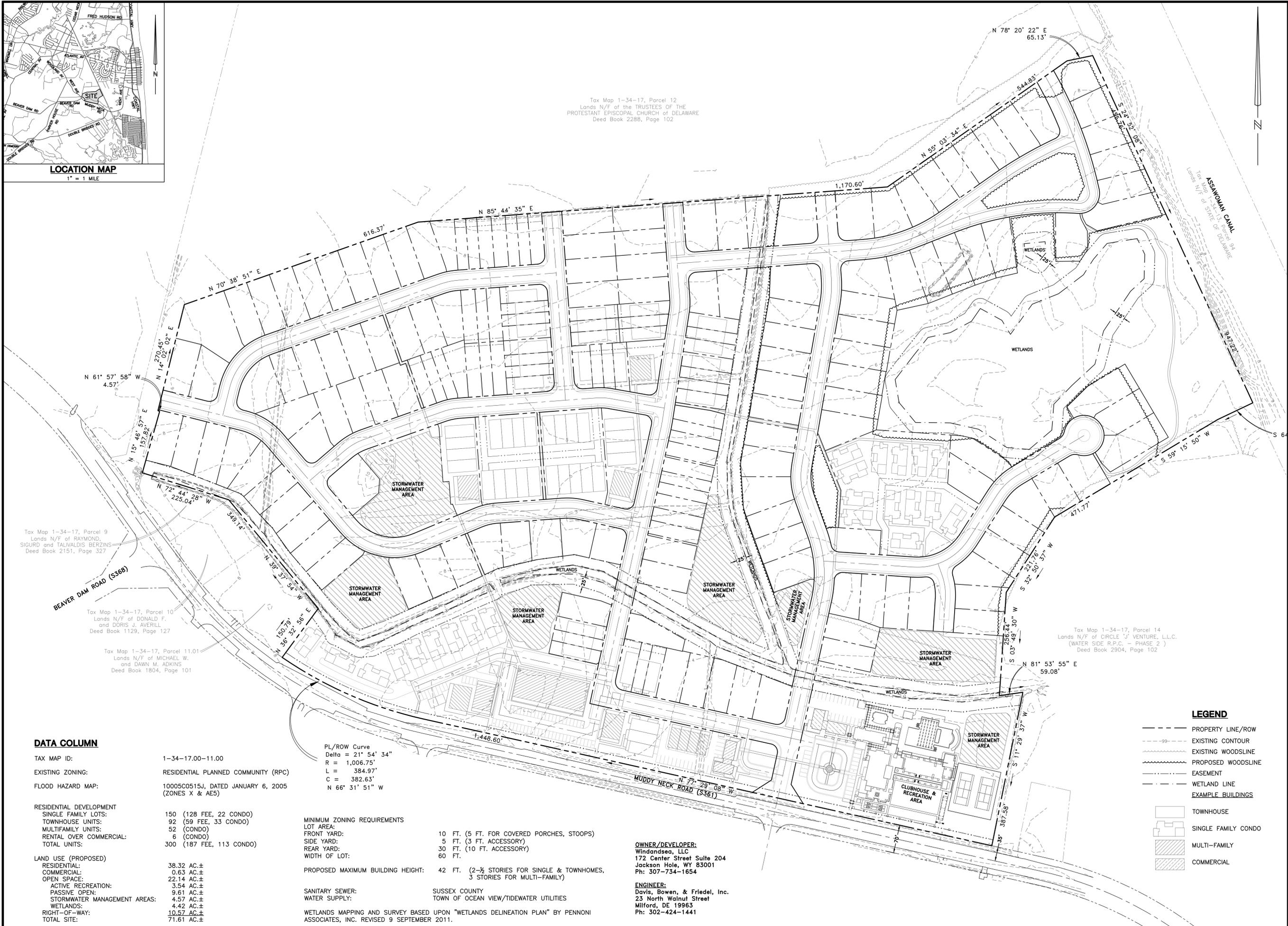
(If different than property owner)

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](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.



Tax Map 1-34-17, Parcel 12  
Lands N/F of the TRUSTEES OF THE  
PROTESTANT EPISCOPAL CHURCH OF DELAWARE  
Deed Book 2288, Page 102



**DATA COLUMN**

TAX MAP ID:	1-34-17.00-11.00
EXISTING ZONING:	RESIDENTIAL PLANNED COMMUNITY (RPC)
FLOOD HAZARD MAP:	10005C0515J, DATED JANUARY 6, 2005 (ZONES X & AE5)
RESIDENTIAL DEVELOPMENT	
SINGLE FAMILY LOTS:	150 (128 FEE, 22 CONDO)
TOWNHOUSE UNITS:	92 (59 FEE, 33 CONDO)
MULTIFAMILY UNITS:	52 (CONDO)
RENTAL OVER COMMERCIAL:	6 (CONDO)
TOTAL UNITS:	300 (187 FEE, 113 CONDO)
LAND USE (PROPOSED)	
RESIDENTIAL:	38.32 AC.±
COMMERCIAL:	0.63 AC.±
OPEN SPACE:	22.14 AC.±
ACTIVE RECREATION:	3.54 AC.±
PASSIVE OPEN:	9.61 AC.±
STORMWATER MANAGEMENT AREAS:	4.57 AC.±
WETLANDS:	4.42 AC.±
RIGHT-OF-WAY:	10.57 AC.±
TOTAL SITE:	71.61 AC.±

PL/ROW Curve  
Delta = 21° 54' 34"  
R = 1,006.75'  
L = 384.97'  
C = 382.63'  
N 66° 31' 51" W

MINIMUM ZONING REQUIREMENTS

LOT AREA:	
FRONT YARD:	10 FT. (5 FT. FOR COVERED PORCHES, STOOPS)
SIDE YARD:	5 FT. (3 FT. ACCESSORY)
REAR YARD:	30 FT. (10 FT. ACCESSORY)
WIDTH OF LOT:	60 FT.

PROPOSED MAXIMUM BUILDING HEIGHT: 42 FT. (2-3/4 STORIES FOR SINGLE & TOWNHOMES, 3 STORIES FOR MULTI-FAMILY)

SANITARY SEWER: SUSSEX COUNTY  
WATER SUPPLY: TOWN OF OCEAN VIEW/TIDEWATER UTILITIES

WETLANDS MAPPING AND SURVEY BASED UPON "WETLANDS DELINEATION PLAN" BY PENNONI ASSOCIATES, INC. REVISED 9 SEPTEMBER 2011.

**OWNER/DEVELOPER:**  
Windandsea, LLC  
172 Center Street Suite 204  
Jackson Hole, WY 83001  
Ph: 307-734-1654

**ENGINEER:**  
Davis, Bowen, & Friedel, Inc.  
23 North Walnut Street  
Milford, DE 19963  
Ph: 302-424-1441

**LEGEND**

	PROPERTY LINE/ROW
	EXISTING CONTOUR
	EXISTING WOODSLINE
	PROPOSED WOODSLINE
	EASEMENT
	WETLAND LINE
<b>EXAMPLE BUILDINGS</b>	
	TOWNHOUSE
	SINGLE FAMILY CONDO
	MULTI-FAMILY
	COMMERCIAL

DAVIS, BOWEN & FRIEDEL, INC.  
ARCHITECTS, ENGINEERS & SURVEYORS  
SALISBURY, MARYLAND (410) 543-9091  
MILFORD, DELAWARE (302) 424-1441



PLUS PLAN

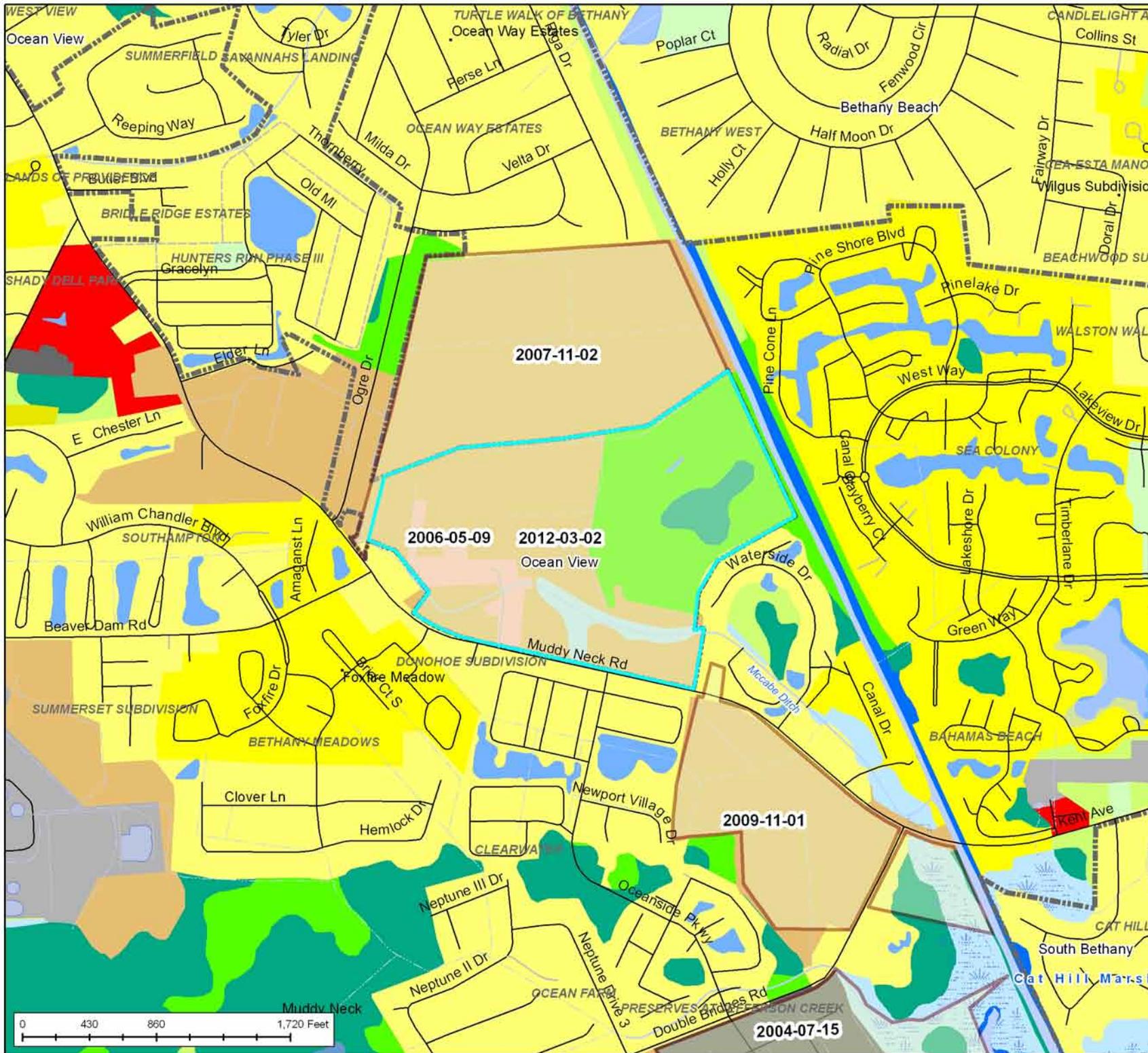
**OCEAN VIEW BEACH CLUB  
RESIDENTIAL PLANNED COMMUNITY  
TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE**

Date:	FEBRUARY 2012
Scale:	
Dwn.By:	TFS
Proj.No.:	14439002
Dwg.No.:	



# Preliminary Land Use Service (PLUS)

Ocean View Beach Club  
2012-03-02

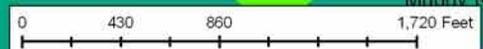


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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



Produced by the Delaware Office of State Planning Coordination.  
stateplanning.delaware.gov



# Preliminary Land Use Service (PLUS)

Ocean View Beach Club  
2012-03-02

 Project Areas

 Municipalities

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



1:4,400



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