

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: **Castaways Bethany**

2. Location (please be specific): **Cedar Neck Road, North of Ocean View (LAT: 38.5697777 LONG: -75.079129)**

3. Parcel Identification #: **1-34-9.00- 21.00 & 24.00**

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: **Heather M. McCurdy**

Address: **10654 Cemetery Road**

City: **Bishopville**

State: **MD**

Zip: **21811**

Phone: **443-235-8557**

Fax: **None**

Email: **docksidervices@gmail.com**

Owner's Name: **Warrington Family Partnership**

Address: **P. O. Box 74**

City: **Ocean View**

State: **DE**

Zip: **19970**

Phone: **302-539-9272**

Fax: **None**

Email: **None**

7. Project Designer/Engineer: **Land Tech Land Planning, LLC**

Address: **118 Atlantic Avenue; Suite 202**

City: **Ocean View**

State: **DE**

Zip: **19970**

Phone: **302-539-2366**

Fax: **302-539-2499**

Email: **jeffc@landtechllc.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Jeff Clark – 302-539-2366**

Information Regarding Site:	
9. Type of Review: <input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: RV & cottage family oriented recreational resort. 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. 2003 LUPA Reviews – LUPAID 2260304 Vaughn Melson and Alfred Melson – Sussex County	
11. Area of Project (Acres +/-): 38.98 Number of Residential Units: 76 Commercial square footage: 14.34 Acres	
12. Present Zoning: C-1 and MR Allowable & Conditional Uses	13. Proposed Zoning: C-1, AR and MR Allowable & Conditional Uses
14. Present Use: Self Storage Facility	15. Proposed Use: RV & Cottage Resort with Waterslide Park and Swimming Facility. Self storage to be phased out.
16. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex Shores Water Company Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
17. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County 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): Family oriented resort recreation market	
20. Environmental impacts: How many forested acres are presently on-site? +/- 6.3 Acres How many forested acres will be removed? +/- 1.1 Acres Selective 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 there wetlands: <input checked="" type="checkbox"/> Tidal Acres: +/- 9.7 Acres <input checked="" type="checkbox"/> Non-tidal Acres: +/- 4.9 Acres 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? All disturbances will be a minimum of 50 feet from tidal boundary and +/- 5 feet from non-tidal boundary.	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: The intent is to utilize Green Technology Best Management Practices such as Bio Retention, Bio Swales and Filter Strips for purposes of Storm Water Management.	
23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much? Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" 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: **The net increase in traffic is 159 trips. Net increase is determined by comparing the existing approved land uses to the proposed land uses as described in this application.**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? <1%

26. Will the project connect to state maintained roads? Yes No **Cedar Neck Road**

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 only potential connection to adjoining lands may be to south. The only situation that would allow for a connection would be an expansion of the privately owned RV & cottage land use.**

28. Are there existing sidewalks? Yes No; bike paths Yes No
Are there proposed sidewalks? Yes No; bike paths Yes

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

An existing four (4) foot wide paved shoulder along Cedar Neck Road serves as a bike path connection for bike traffic Northbound and southbound.

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: **Jeff Clark** phone number: **302-539-2366**

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

3-30-12
Date

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

3/30/2012
Date

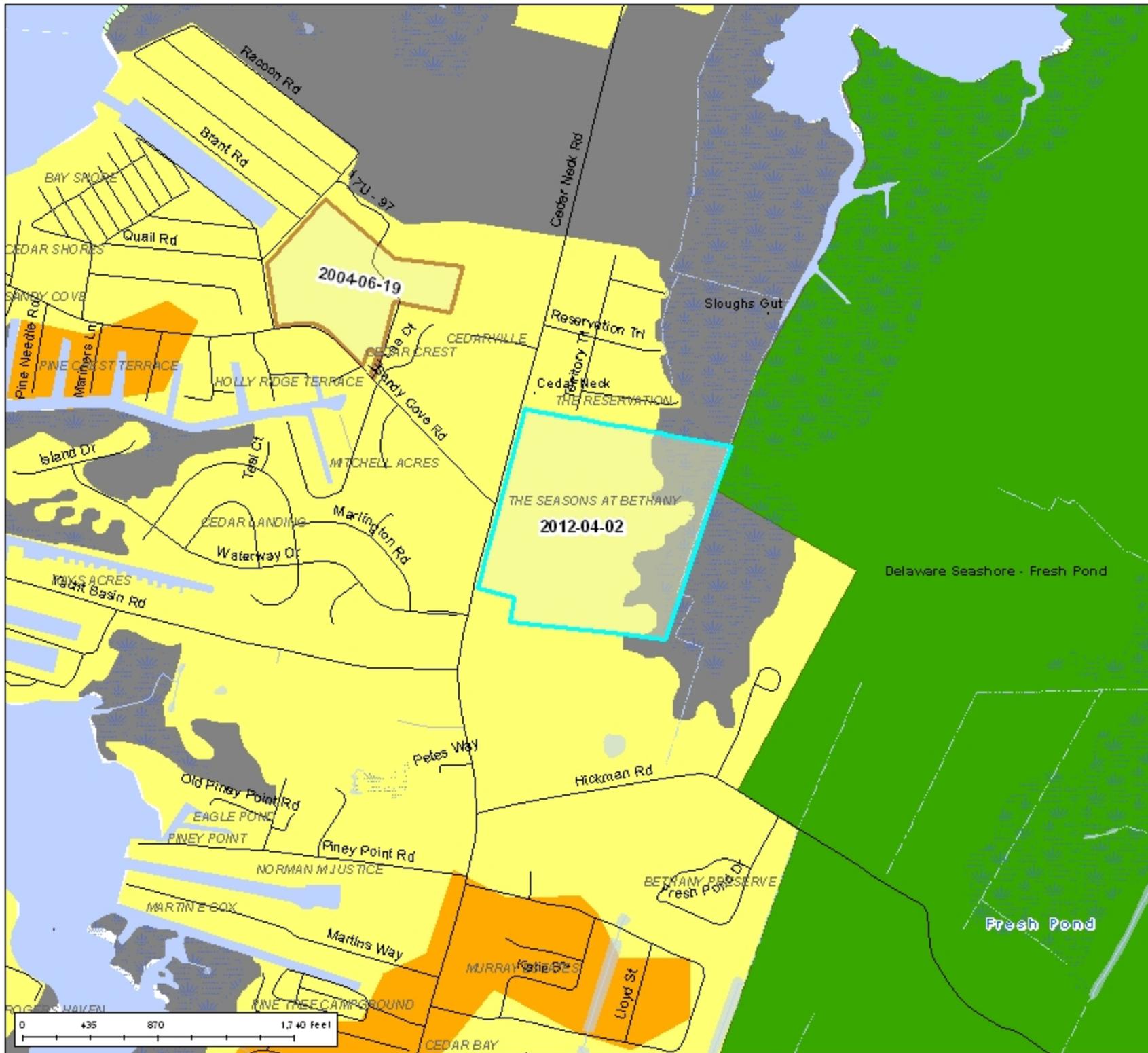
Signed application must be received before application is scheduled for PLUS review.

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, 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.**

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Castaways Bethany
2012-04-02

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

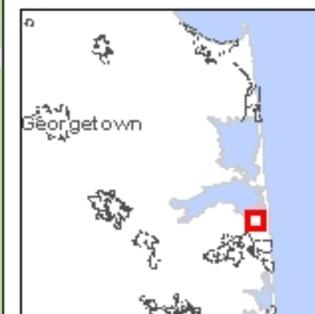


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State Planning Coordination
stateplanning.delaware.gov

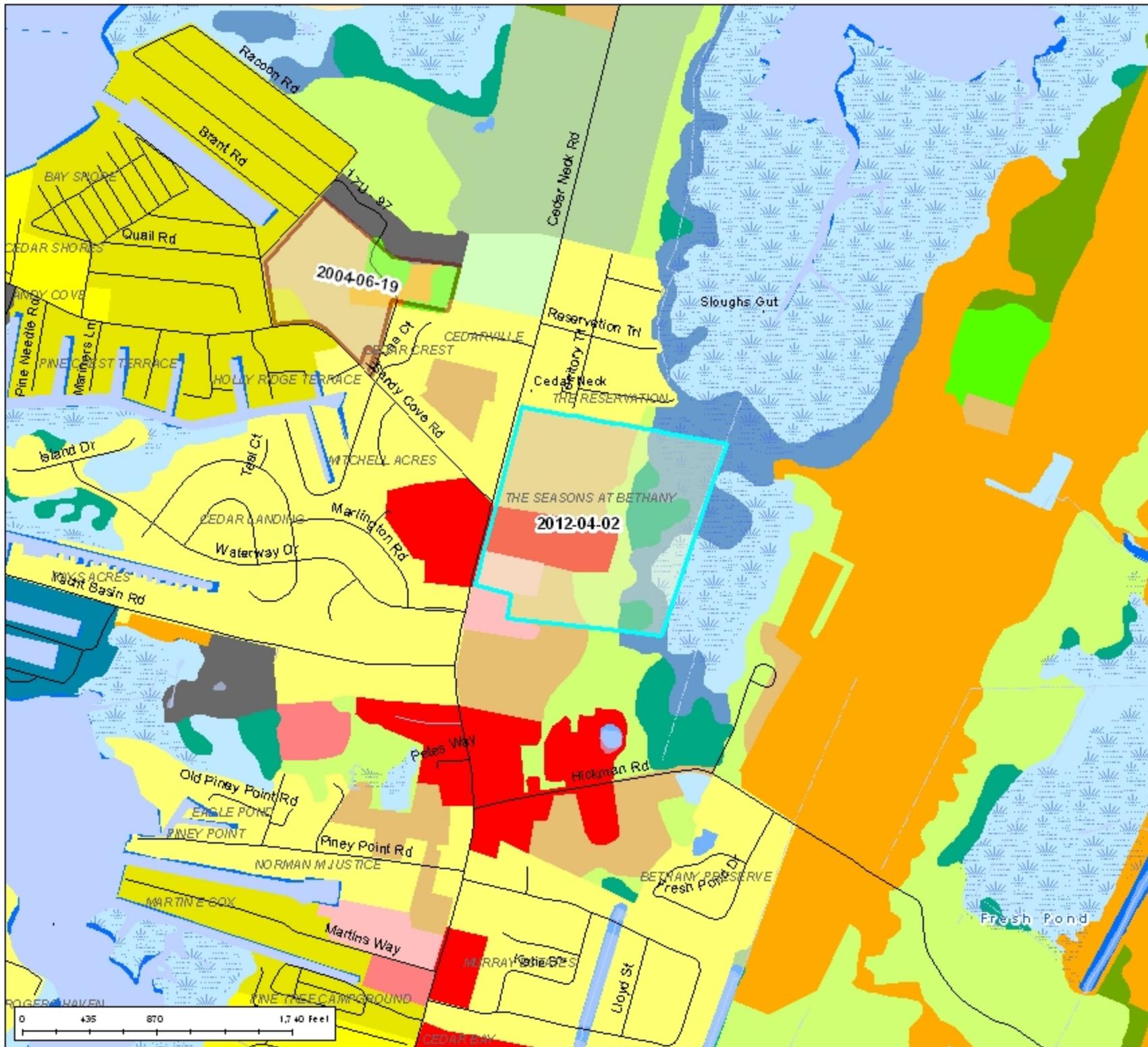
0 435 870 1,740 feet



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Castaways Bethany
2012-04-02

- 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



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2012-04-02

-  Project Areas
-  Municipalities

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



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