

<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		
<b>Purpose of PLUS</b> - -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. <b>All questions <u>must</u> be answered. If a question is unknown at this time or not applicable, please explain.</b> 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: Silver Woods MXPC (Mixed Use Planned Community)		
2. Location ( please be specific): South Side of Beaver Dam Road (SCR 368), 1/2 mile east of intersection with SCR 84		
3. Parcel Identification #: 1-34-16, 45, 47, et. al	4. County or Local Jurisdiction Name: where project is located: Ocean View	
5. If contiguous to a municipality, are you seeking annexation: Annexed 2011		
6. Owner's Name: Silverstock WP, LLC, et. al.		
Address: P.O. Box 449		
City: Bethany Beach	State: DE	Zip: 19930
Phone: (302) 541-0411	Fax:	Email: silverstok@aol.com
7. Equitable Owner/Developer ( <b>This Person is required to attend the PLUS meeting</b> ): Robert L. Thornton		
Address: same as owner		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Project Designer/Engineer: Axiom Engineering, LLC - Kenneth R. Christenbury, P.E.		
Address: 18 Chestnut Street		
City: Georgetown	State: DE	Zip: 19947
Phone: 302-855-0810	Fax: 302-855-0812	Email: ken@axeng.com
9. Please Designate a Contact Person, including phone number, for this Project: Kenneth R. Christenbury, P.E.		

**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:  
Silverstock WT, LLC has revised their previous application to the Town of Ocean View to include the addition of an Assisted Living Facility and a revised plan with more emphasis on a mixed use community in keeping with the MXPC Zoning granted by the Town of Ocean View when the property was annexed into the Town of Ocean View.

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. PLUS 2011-02-01 Silver Woods

12. Area of Project (Acres +/-): 115      Number of Residential Units: 460      Commercial square footage: 100000

13. Present Zoning: MXPC - Mixed Use Planned Community

14. Proposed Zoning: MXPC

15. Present Use: Vacant

16. Proposed Use: Mixed Use Planned Community

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

Will a new public well be located on the site?  Yes     No    (unknown)

18. Wastewater:  Central (Community system)     Individual On-Site     Public (Utility)  
Service Provider Name: Sussex County - Miller Creek Sanitary Sewer District

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):  
Non-age-restricted, but marketing will target retirees

20. Environmental impacts:

How many forested acres are presently on-site? 93      How many forested acres will be removed? 50

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: 22.8

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? Varies, see plan

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: Filter strips, bio-swales, extended detention wet ponds

23. Is open space proposed?  Yes  No If "Yes," how much? 48.62 Acres:  
What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? walking trails, picnic areas, club house with pool and playground

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:18,000  
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

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. Pedestrian Connection points available along the western property line

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  
Sidewalks can align with Village @ Bear Trap Dunes sidewalks

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: Robert Thronton phone number: 302-351-0411

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  
(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](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.

23. Is open space proposed?  Yes  No If "Yes," how much? 48.62 Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? walking trails, picnic areas, club house with pool and playground

---

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: 18,000

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

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. Pedestrian Connection points available along the western property line

---

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  
 Sidewalks: can align with Village @ Bear Trap Dunes sidewalks

---

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

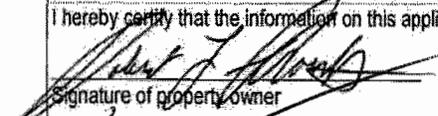
---

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: Robert Thornton phone number: 302-351-0411

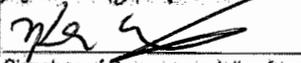
---

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

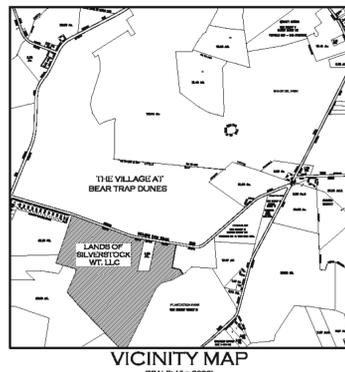
June 18th, 2012  
 Date

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

7/18/12  
 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.**



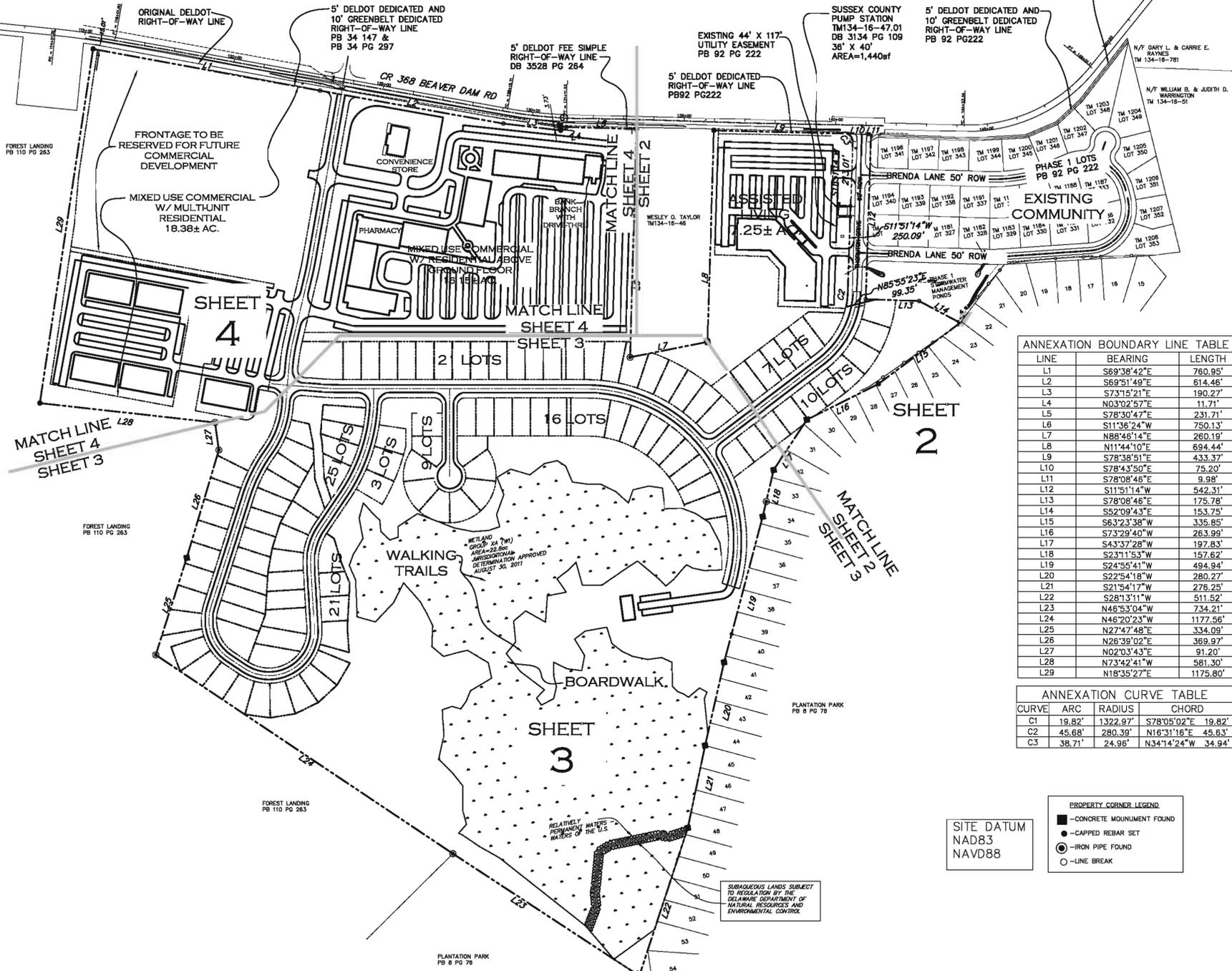
VICINITY MAP  
SCALE: 1" = 5000'

**SITE DATA:**

PROPOSED USE	MIXED USE PLANNED COMMUNITY
EXISTING ZONING	MXPC
PROPOSED ZONING	MXPC W/ SPECIAL EXCEPTION FOR ASSISTED LIVING
GROSS (TOTAL) AREA	115.59± AC.
OPEN SPACE REQUIRED (40% GROSS)	46.24± AC.
OPEN SPACE PROVIDED (40% GROSS)	48.82± AC.
NET DEVELOPMENT AREA (GROSS - OPEN SPACE)	69.35± AC.
MAXIMUM COMMERCIAL AREA	34.68± AC.
PROPOSED COMMERCIAL AREA	34.52± AC.
DWELLINGS PERMITTED (4/GROSS ACRE)	462
DWELLINGS PROPOSED	460
DENSITY	4 DU / GROSS ACRE
SINGLE UNIT LOTS PROPOSED	112
MULTIPLE-UNIT DWELLINGS PROPOSED	348
SINGLE UNIT REQUIREMENTS:	
WIDTH	7,500 SQ. FT.
AREA	
WATER SUPPLY	TIDEWATER UTILITIES
SEWAGE DISPOSAL	SUSSEX COUNTY

**NOTES:**

- 1) FORESTED BUFFERS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER'S ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. THE TOWN OF OCEAN VIEW AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
- 2) ROADS INSPECTED AND ACCEPTED BY THE TOWN OF OCEAN VIEW SHALL BE MAINTAINED BY THE TOWN OF OCEAN VIEW. SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY ORDINANCE 38, AND UPON REVIEW, APPROVAL, AND FINAL INSPECTION, SHALL BE MAINTAINED BY SUSSEX COUNTY.
- 3) ACCESS TO ALL LOTS SHALL BE PROVIDED FROM THE SUBDIVISION STREETS PROPOSED WITH THIS PLAN. NO DIRECT ACCESS TO PUBLIC STREETS IS PROPOSED EXCEPT THE ENTRANCES SPECIFICALLY SHOWN ON THIS PLAN.
- 4) THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, L.L.C....
- 5) ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.
- 6) THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- 7) ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- 8) FEDERAL WETLANDS SHOWN ON THIS PLAN WERE APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS ON AUGUST 30, 2011. THE JURISDICTIONAL DETERMINATION EXPIRES AUGUST 30, 2018.
- 9) STATE SUBAQUEOUS LANDS SHOWN ON THIS PLAN WERE TAKEN FROM AN AUGUST 31, 2011 LETTER FROM THE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL - SUBAQUEOUS LANDS SECTION.
- 10) BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0515 J, DATED JANUARY 6, 2005, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.



**ANNEXATION BOUNDARY LINE TABLE**

LINE	BEARING	LENGTH
L1	S69°38'42"E	760.95'
L2	S69°51'49"E	614.46'
L3	S73°15'21"E	190.27'
L4	N03°02'57"E	11.71'
L5	S78°30'47"E	231.71'
L6	S11°36'24"W	750.13'
L7	N88°48'14"E	260.19'
L8	N11°44'10"E	694.44'
L9	S78°38'51"E	433.37'
L10	S78°43'50"E	75.20'
L11	S78°08'46"E	9.98'
L12	S11°51'14"W	542.31'
L13	S78°08'46"E	175.78'
L14	S52°09'43"E	153.75'
L15	S63°23'38"W	335.85'
L16	S73°29'40"W	263.99'
L17	S43°37'28"W	197.83'
L18	S23°11'53"W	157.62'
L19	S24°55'41"W	494.94'
L20	S22°54'18"W	280.27'
L21	S21°54'17"W	278.25'
L22	S28°13'11"W	511.52'
L23	N46°53'04"W	734.21'
L24	N46°20'23"W	1177.56'
L25	N27°47'48"E	334.09'
L26	N26°39'02"E	369.97'
L27	N02°34'43"E	91.20'
L28	N73°42'41"W	581.30'
L29	N18°35'27"E	1175.80'

**ANNEXATION CURVE TABLE**

CURVE	ARC	RADIUS	CHORD
C1	19.82'	1322.97'	S78°05'02"E 19.82'
C2	45.68'	280.39'	N16°31'16"E 45.63'
C3	38.71'	24.96'	N34°14'24"W 34.94'

**SITE DATUM**  
NAD83  
NAVD88

**PROPERTY CORNER LEGEND**

■	CONCRETE MONUMENT FOUND
●	CAPPED REBAR SET
○	IRON PIPE FOUND
○	LINE BREAK

**SITE DATA-**

TRACT 1  
OWNER-ROBERT L. THORNTON  
INCLUDING TAX MAP 134-16.00  
PARCELS-44,849,851-854,857,864,865,  
867-869,872,873,875-897,900,903,904,906-940,  
946-961,973-983,1001-1006  
DB 2365 PG 203  
PB 34 PG 147  
PB 34 PG 297 & 297A & 297B  
AREA=39.28ac±  
INCLUDING PREVIOUS LOT OUTSALES\*  
AS FOLLOWS:  
TAX PARCELS-850,855,856,858,859,860,861,  
862,863,866,873,898,899,901,902,905

TRACT 2  
OWNER-ROBERT L. THORNTON  
INCLUDING TAX MAP 134-16.00  
PARCELS-870,871,874,941-945,962-972,984-1000,  
1007-1025,1027-1172,1177  
DB 2460 PG 215  
PB 34 PG 147  
PB 34 PG 297 & 297A & 297B  
AREA=65.52ac±  
INCLUDING PREVIOUS LOT OUTSALES\*  
AS FOLLOWS:  
TAX PARCEL-1026

TRACT 3  
OWNER-ROBERT L. THORNTON  
TM134-16-47  
DB 2492 PG 107  
AREA=6.61ac±  
(EXCLUDING SUSSEX COUNTY PUMP STATION  
TAX PARCEL 134-16-47.01)

TRACT 4  
OWNER-SILVERSTOCK BUILDERS, LLC  
TM134-16-45  
DB 3477 PG 111  
AREA=3.40ac±

TRACT 5  
OWNER-ROBERT L. THORNTON  
INCLUDING ALL OF THORNTON DRIVE  
A 60' RIGHT-OF-WAY  
AREA=0.78ac±

TOTAL PERIMETER ANNEXATION  
AREA=115.59ac±

\*-The 17 parcels indicated as outsales and currently owned by others have all signed agreements to allow their parcels to be annexed into the Town of Ocean View.

**ENGINEER'S CERTIFICATION**  
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF THE TOWN OF OCEAN VIEW AND LAWS OF THE STATE OF DELAWARE.

KENNETH R. CHRISTENBURY, P.E. DATE  
DE. LICENSE No. 11553

**OWNER'S CERTIFICATION:**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SILVERSTOCK WT, LLC - ROBERT L. THORNTON DATE  
PO BOX 449  
BETHANY BEACH, DE. 19930  
(302) 541-0411

**CONCEPT PLAN**

LANDS OF SILVERSTOCK WP, LLC  
**SILVER WOODS MXP**  
MIXED USE PLANNED COMMUNITY  
TOWN OF OCEANVIEW, SUSSEX COUNTY, DELAWARE

**AXIOM ENGINEERING L.L.C.**  
18 CHESTNUT STREET  
SUITE 100  
DOVER, DE 19947  
TEL: 855.081.12  
FAX: 855.081.12  
E-MAIL: AXIOM@AXIOM.COM  
WEB: WWW.AXIOM.COM

PROJECT NO: 0062-0901  
DRAWING: CP-1  
SHEET: 1 OF 4

ENGINEER: KRC  
DESIGNER: ESW  
DRAFTER: CDM  
CHECKED BY: KRC  
DATE: 5-17-2012  
TAX MAP: AS NOTED  
SCALE: 1" = 200'  
WARNING: IF THIS BAR DOES NOT MEASURE IS NOT TO SCALE

RESPONSE TO TOWN OF OCEAN VIEW COMMENTS  
REV DESCRIPTION OF REVISION







# Preliminary Land Use Service (PLUS)

Silver Woods RPC  
2012-08-04

-  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

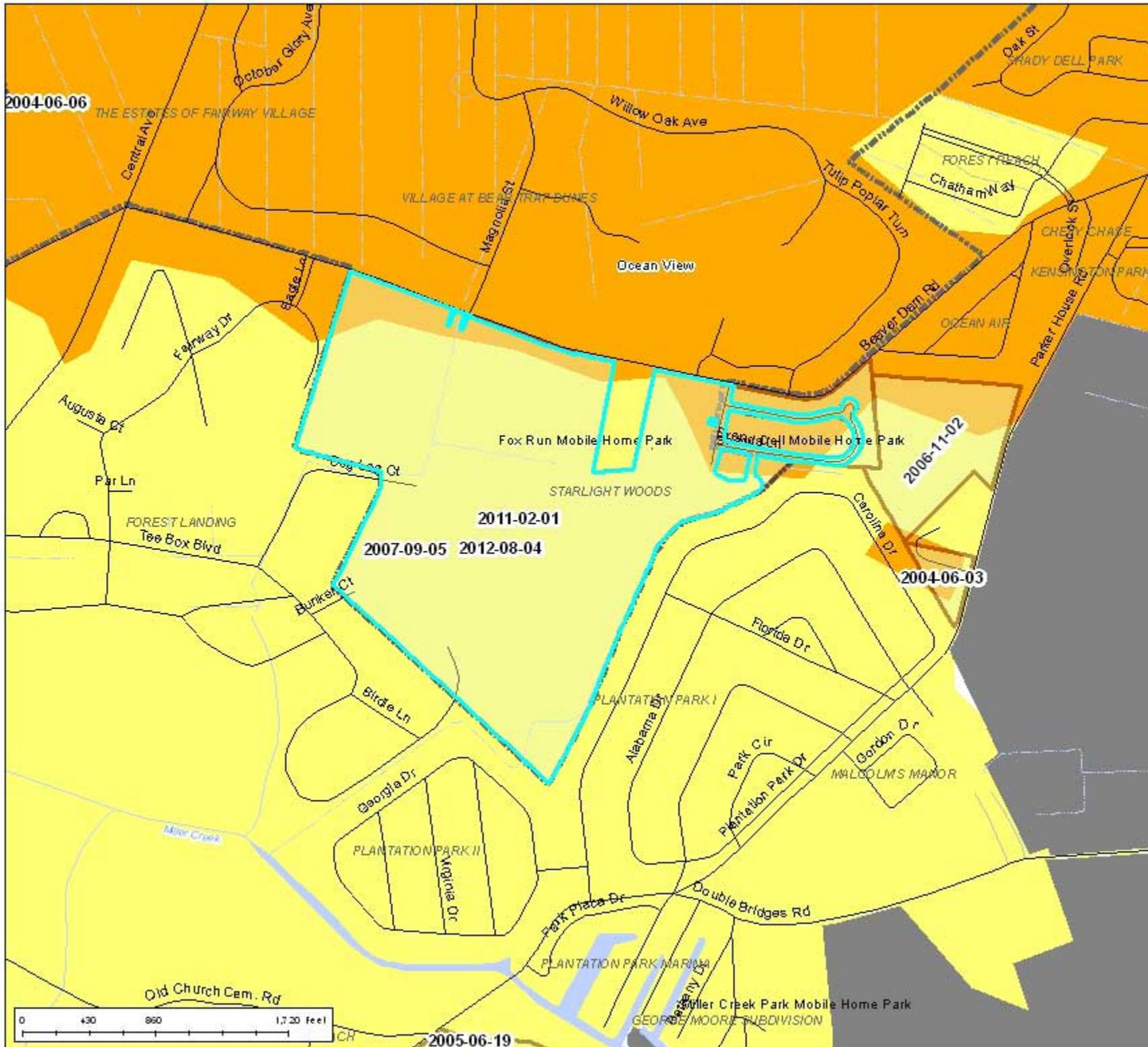
1:10,000



Produced by the Delaware Office of  
State Planning Coordination  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)



2004-06-06



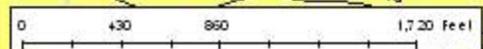
2011-02-01

2007-09-05 2012-08-04

2006-11-02

2004-06-03

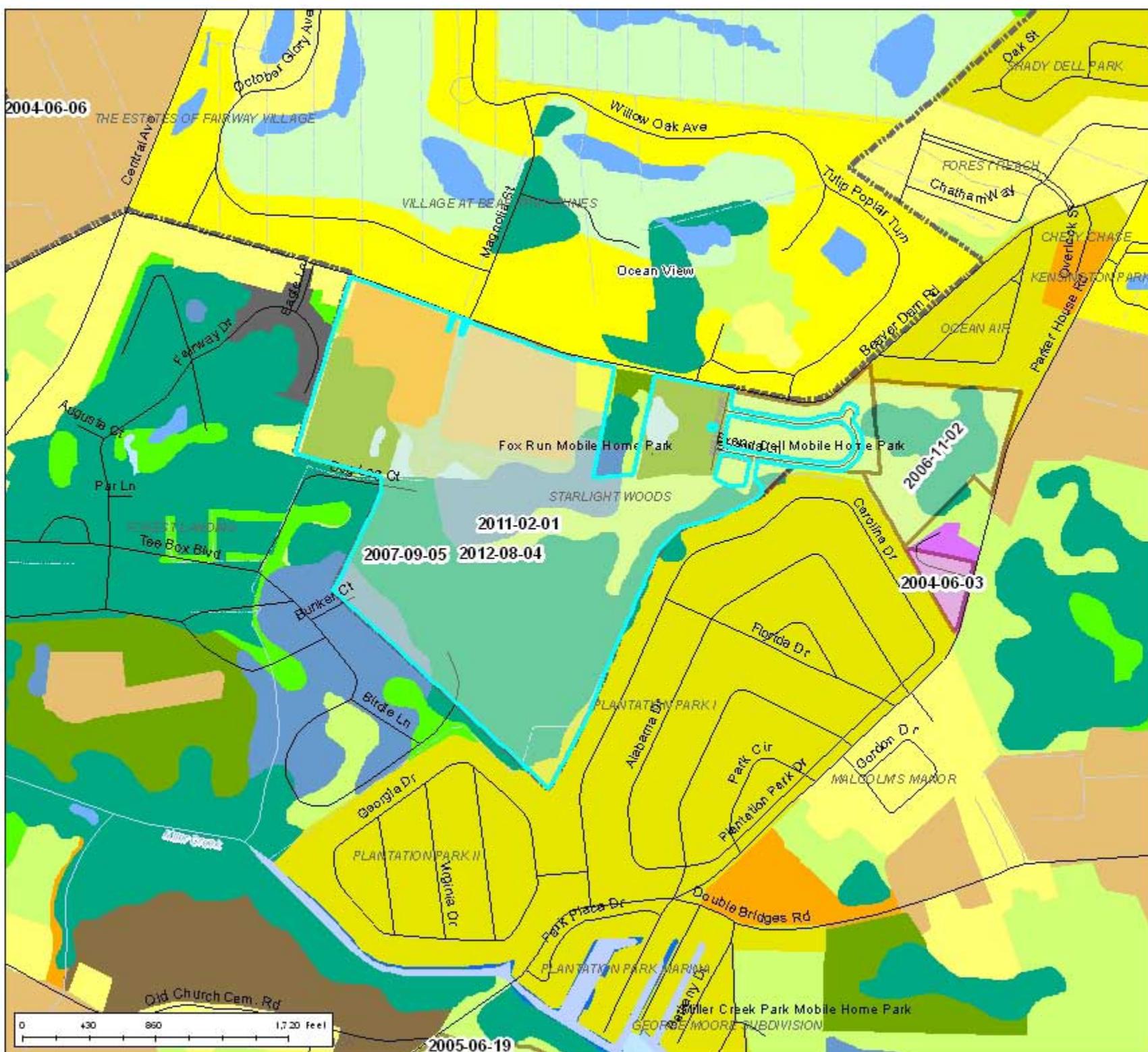
2005-06-19



# Preliminary Land Use Service (PLUS)

Silver Woods RPC  
2012-08-04

2004-06-06

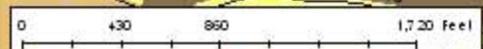


- Project Areas
- Municipalities
- Land Use/Land Cover
  - Single Family Dwellings
  - Multi-Family Dwellings
  - Mobile Home Parks/Courts
  - Commercial
  - Industrial
  - Trans./Comm./Utilities
  - Mixed Urban/Built-up
  - Institutional/Governmental
  - Recreational
  - Farms, Pasture, Cropland
  -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



2005-06-19

# Preliminary Land Use Service (PLUS)

Silver Woods RPC  
2012-08-04

-  Project Areas
-  Municipalities

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



2004-06-03

2006-11-02

2011-02-01  
2012-08-04

2007-09-05

1:6,000



Produced by the Delaware Office of  
State Planning Coordination,  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)

