

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: Overbrook Towne Center | | |
| 2. Location (please be specific): SE Corner of Route 1 (Coastal Highway) and Caves Neck Road | | |
| 3. Parcel Identification #: 02-35 23.00 1.00 | 4. County or Local Jurisdiction Name: where project is located: Sussex | |
| 5. If contiguous to a municipality, are you seeking annexation: N/A | | |
| 6. Owner's Name: Overbrook Acres, LLC | | |
| Address: 8198 Cadys Mill Road | | |
| City: Hanover | State: VA | Zip: 21210 |
| Phone: | Fax: | Email: |
| 7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): TD Rehoboth LLC | | |
| Address: 9690 Deereco Road, Suite 100 | | |
| City: Timonium | State: MD | Zip: 21093 |
| Phone: 410-435-4004 | Fax: 410-435-4277 | Email: lad@troutdaniel.com |
| 8. Project Designer/Engineer: Bohler Engineering LLC | | |
| Address: 901 Dulaney Valley Road, Suite 801 | | |
| City: Towson | State: MD | Zip: 21204 |
| Phone: 410-821-7900 | Fax: 410-821-7987 | Email: sgorski@bohlereng.com |
| 9. Please Designate a Contact Person, including phone number, for this Project: Stephen Gorski, P.E.; 410-821-7900 | | |

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:

Regional Shopping Center

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. Overbrook Town Center; PLUS Hearing held Oct. 22, 2008

12. Area of Project (Acres +/-): 114.5 Number of Residential Units: 0 Commercial square footage: 895,000 +/-

13. Present Zoning: AR

14. Proposed Zoning: CR-1

15. Present Use: Agricultural

16. Proposed Use: Shopping Center

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

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: Tidewater Utilities, Inc

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? 6 ac. +/- How many forested acres will be removed? 4.5 ac

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 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? 50' +/-

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: wet ponds, bioretention and pervious paving

23. Is open space proposed? Yes No If "Yes," how much? 11 Acres (+/-):

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

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: 29,400 trips per avr. weekday

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. North and south sides along Route 1 frontage road

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: Louis DiBitonto phone number: 410-435-4004

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.

Fred A. Chappell Jr
Signature of property owner

10-30-12
Date

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

10-25-12
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 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) 739-3000 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.**

SITE DATA

1. PARCEL: 02-35-23.00-1.00
2. PROPOSED BUILDING AREA = 835,800± PARCEL A
 59,200± PAD SITES
 895,000± TOTAL
3. PARKING REQUIRED = 4,179 SPACES (5 PER 1,000 GSF) PARCEL A
 500 SPACES± PAD SITES
 4,679 SPACES TOTAL
4. PARKING PROVIDED = 4,220 SPACES± PARCEL A
 500 SPACES± PAD SITES
 4,720 SPACES± TOTAL
5. PARKING SPACES = 10' x 20'
6. TOTAL SITE AREA = 114.48 Ac(±)
7. PROPOSED IMPERVIOUS SURFACE AREA = 93.0 Ac(±) (81.2% OF SITE)



PLAN
SCALE: 1" = 100'

Revision No:	Description:	Date:
OVERBROOK TOWNE CENTER		
BROADKILN HUNDRED		SUSSEX COUNTY
Job No: 11215	Date: 04/06/2012	Drawn By: DGG
Designed By: SJG	Checked By:	Sheet No: 1 of 1
GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.		
ENGINEERS ♦ PLANNERS ♦ SURVEYORS ♦ TRANSPORTATION		

DEVELOPER
TD REHOBOTH, LLC
9690 DEERCO RD, SUITE 100
TIMONIUM, MD 21093



Preliminary Land Use Service (PLUS)

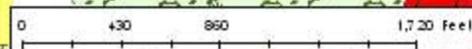
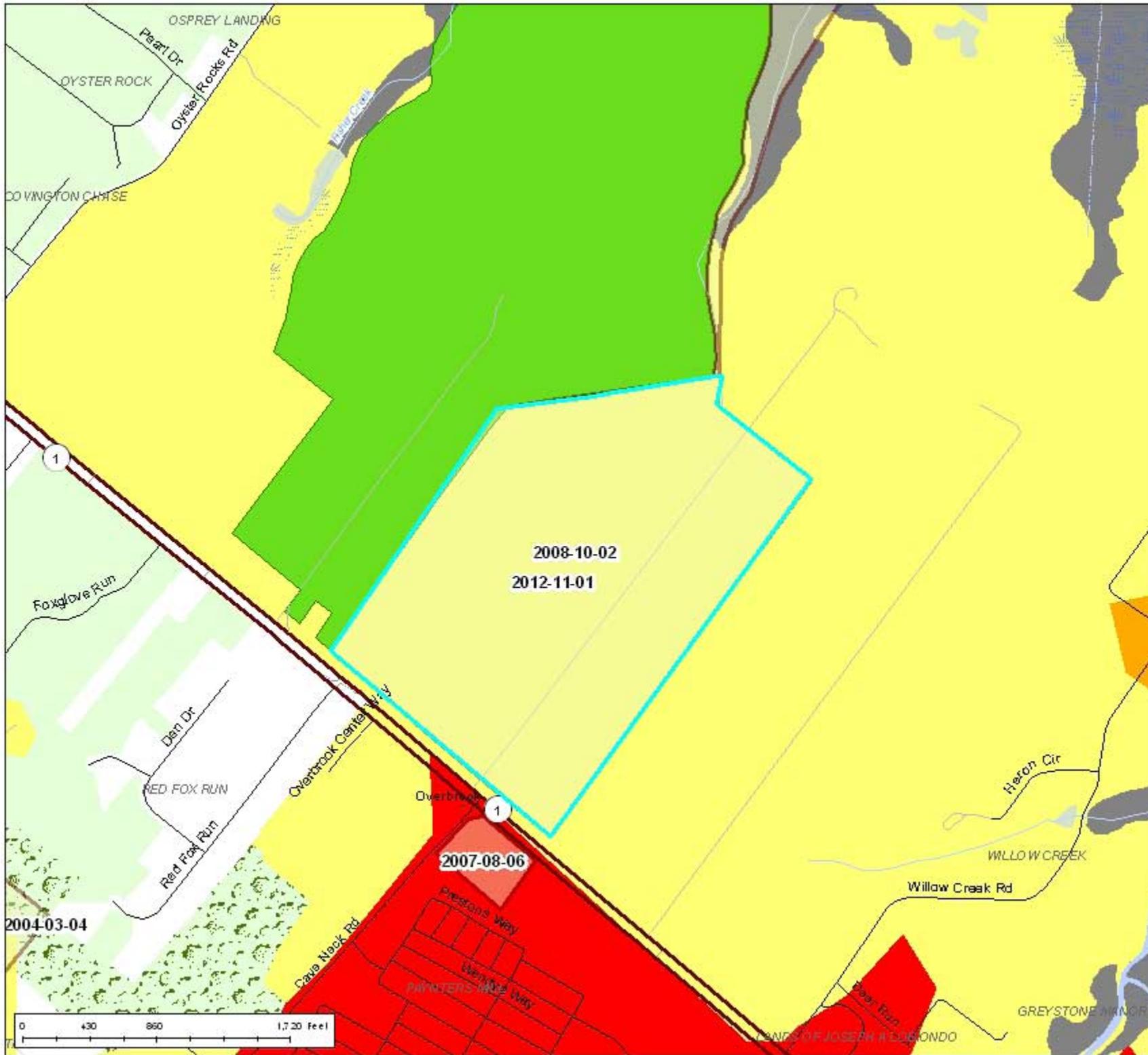
**Overbrook
Towne Center
PLUS 2012-11-01**

-  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



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Preliminary Land Use Service (PLUS)

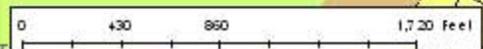
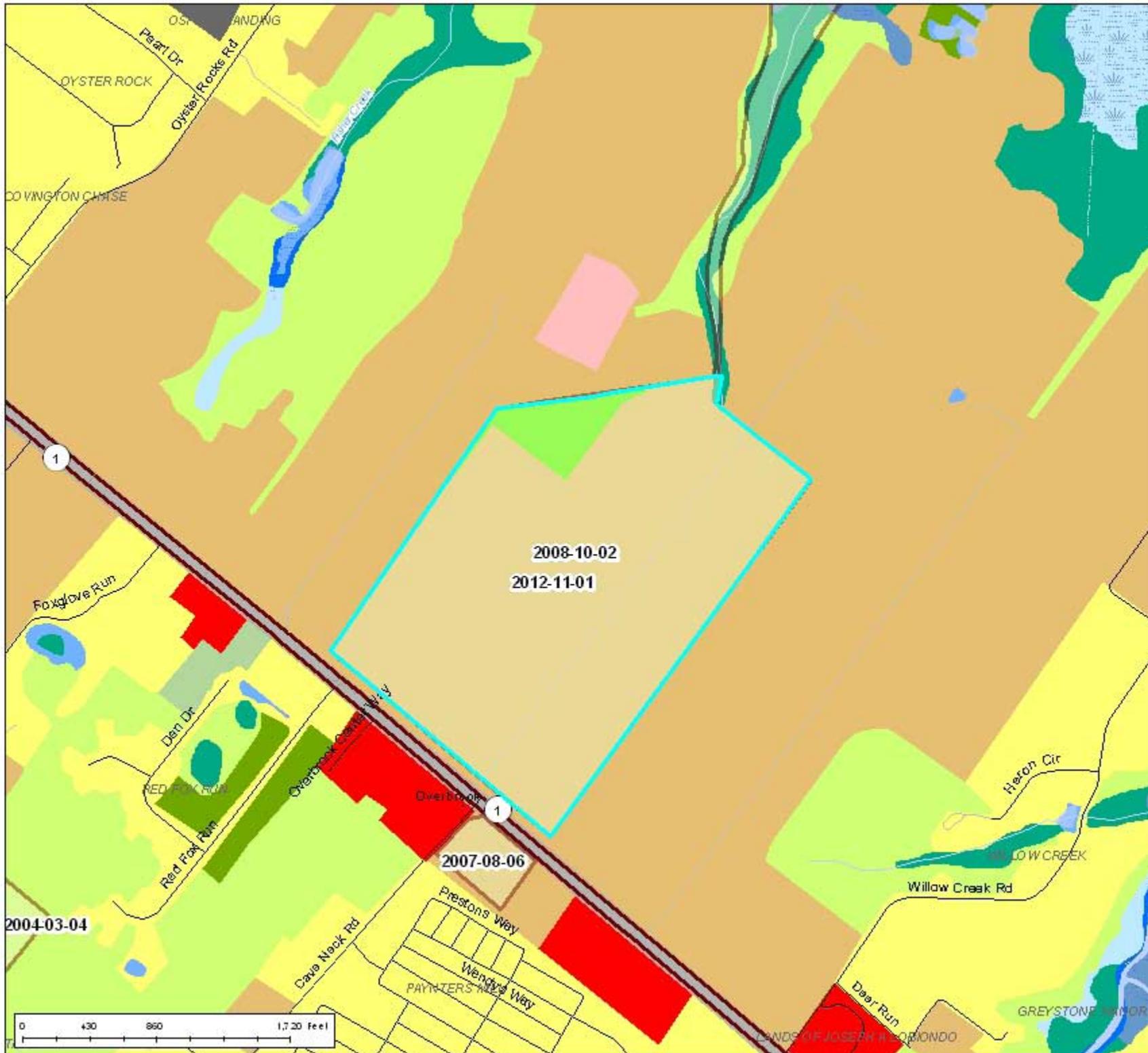
Overbrook Towne Center PLUS 2012-11-01

-  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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Overbrook
Towne Center
PLUS 2012-11-01

-  Project Areas
-  Municipalities

2012 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



1:6,000



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