

Information Regarding Site:	
10. 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
11. Brief Explanation of Project being reviewed: FAMILY ORIENTED WATERFRONT RV RESORT 575 RV SITES PLUS AMENITIES 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 2005-07-07; MASSEY'S LANDING	
12. Area of Project (Acres +/-):	84 ACRES Number of Residential Units: N/A Commercial square footage: N/A
13. Present Zoning:	MR-RPC
14. Proposed Zoning:	AR CONDITIONAL USE
15. Present Use:	120 LOT SUBDIVISION OF RECORD
16. Proposed Use:	575 RV SITES PLUS AMENITIES
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: LONG NECK WATER COMPANY 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: SUSSEX COUNTY - LONG NECK SANITARY SEWER DISTRICT 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): N/A	
20. Environmental impacts: How many forested acres are presently on-site? +/- 32 ACRES How many forested acres will be removed? +/- 25.5 ACRES WILL BE COMMERCIALY THINNED 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 type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: 0.96 <input type="checkbox"/> Non-tidal Acres: 13.07 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: SHORE EROSION CONTROL (RIP-RAP), FISHING/CRABBING PIERS, WALKWAYS, BEACH REPLENISHMENT How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? _____ MINIMUM 50' TIDAL WETLANDS BUFFER	
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 SWALES, FILTER STRIPS AND PERMEABLE PAVEMENTS	
23. Is open space proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres: NOT YET DETERMINED What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? ACTIVE, PASSIVE RECREATION & STORMWATER MANAGEMENT	
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: **575 RV SITES = 2869 TRIPS (ITE 240)**
EXISTING 100 MOBILE HOME SITES X 4.99 = 499 TRIPS. 2869 - 499 = 2370 TRIPS
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? **10%**

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. **THERE APPEARS TO BE LITTLE OPPORTUNITY BUT WE ARE OPEN TO SUGGESTIONS**

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

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

 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 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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12/3/2012

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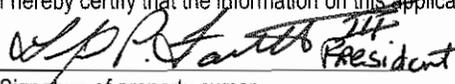
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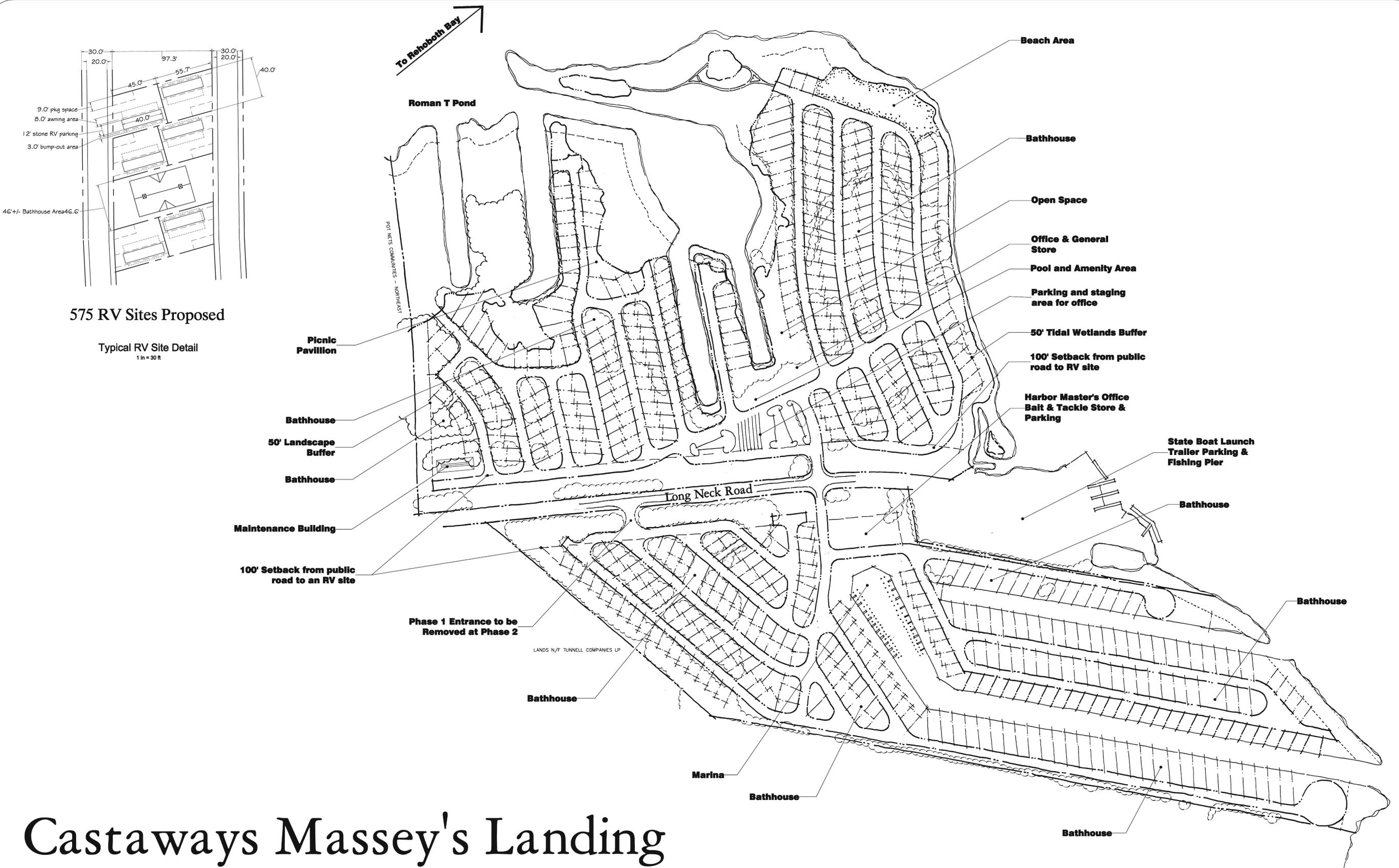
11/30/12
Date

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575 RV Sites Proposed

Typical RV Site Detail
1 in = 30 ft

Castaways Massey's Landing

A Family Oriented Waterfront RV Resort

Sussex County, Delaware

Conceptual Site Plan

December 3, 2012

1 in = 100 ft



Preliminary Land Use Service (PLUS)

Castaways Massey's Landing
2012-12-03

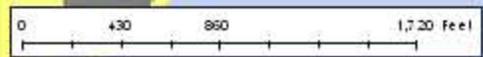


- PLUS Project Areas
- Municipalities
- State Parks
- Foresty Easements
- Purchased Dev. Right
- Ag District
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture

1:10,000



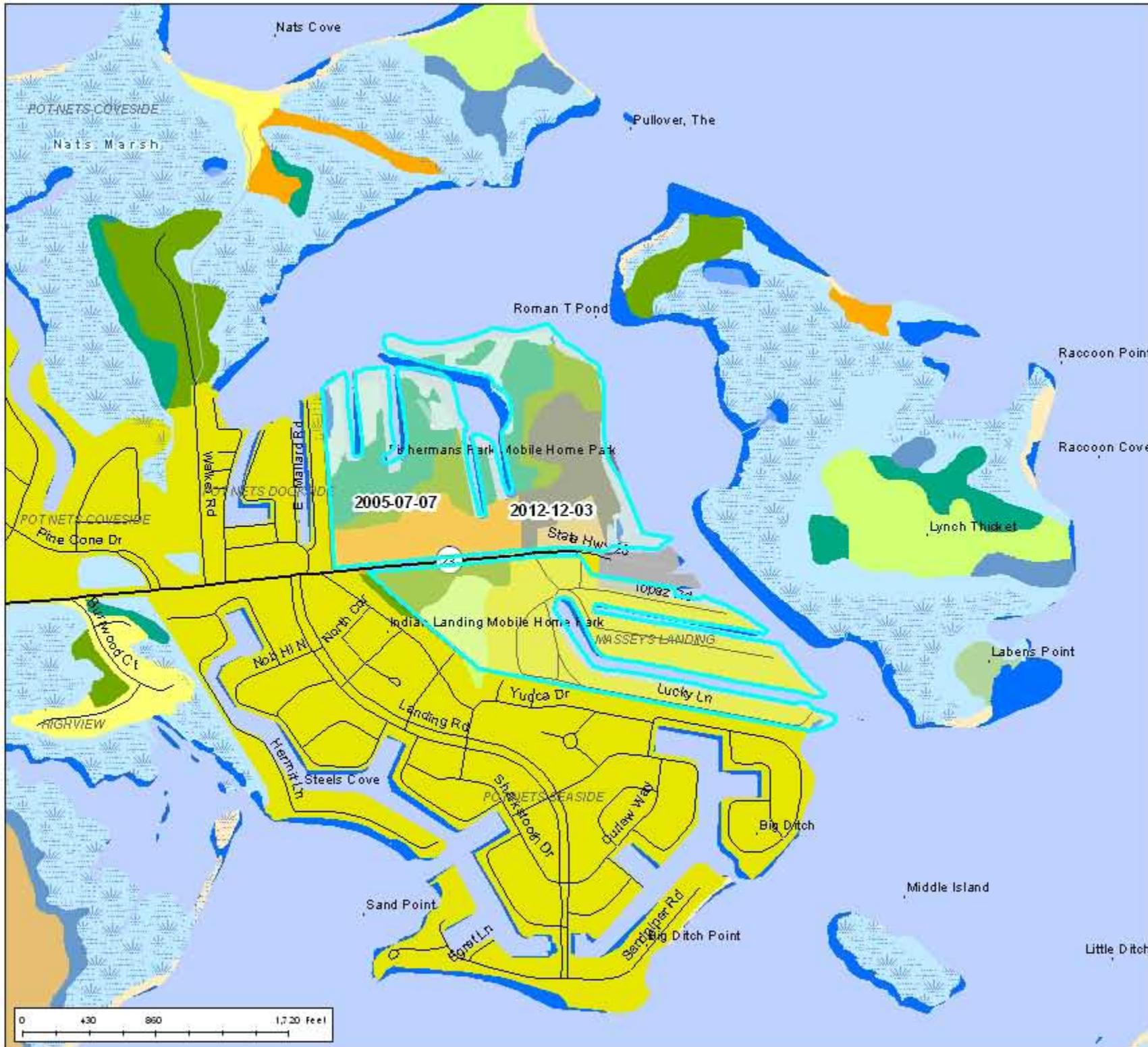
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stateplanning.delaware.gov



Delaware Seashore State Park

Preliminary Land Use Service (PLUS)

Castaways Massey's Landing
2012-12-03

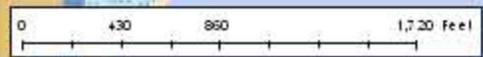


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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



Preliminary Land Use Service (PLUS)

Castaways Massey's Landing
2012-12-03

-  Project Areas
-  Municipalities

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

1:4,929



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