

Preliminary Land Use Service (PLUS)

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 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: **Del-Mar Subdivision**

2. Location (please be specific): **39726 Dukes Dune Road; Bethany Beach, DE 19930**

3. Parcel Identification #: **1-34-13.0-142.0 & 143.0** 4. County or Local Jurisdiction Name: where project is located: **Sussex**

5. If contiguous to a municipality, are you seeking annexation: **No Annexation**

6. Owner's Name: **Rocks Bethany, LLC c/o Allen & Rocks, Inc.**

Address: **Suite 300; 1960 Gallows Road**

City: **Vienna**

State: **Virginia**

Zip: **22182**

Phone: **703-556-4000**

Fax: **703-893-5971**

Email: **jeffc@landtechllc.com**

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Not Applicable**

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

8. Project Designer/Engineer: **Land Tech Land Planning, LLC & True North Land Surveying**

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**

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

Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Proposed major subdivision of two (2) existing lots into five (5) lots. 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.	
12. Area of Project (Acres +/-): 2.33 Number of Residential Units: Five (5) Commercial square footage: None	
13. Present Zoning: MR - Medium Density Residential District	14. Proposed Zoning: MR - Medium Density Residential District
15. Present Use: Single Family Residential	16. Proposed Use: Single Family Residential
17. 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	
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 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): Ocean fronting and direct ocean access home sites	
20. Environmental impacts: How many forested acres are presently on-site? How many forested acres will be removed? +/- One Ac. +/- One 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: 1,977 s.f. 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 type="checkbox"/> Yes <input checked="" 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: Either fill the isolated wetland or drive pilings into the area. How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? _____	
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: Infiltration, pervious pavements, bio-filters	
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: 50 trips

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 entire southern boundary - yes

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: Jeffrey 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

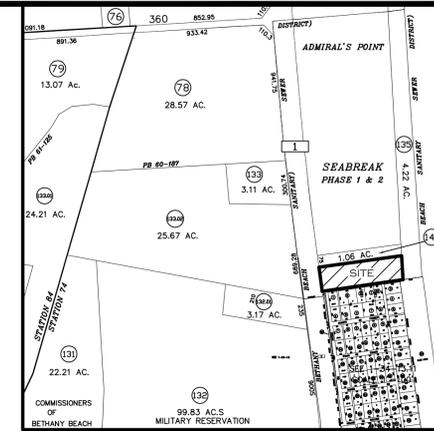
Signature of Person completing form
(If different than property owner)

Date

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

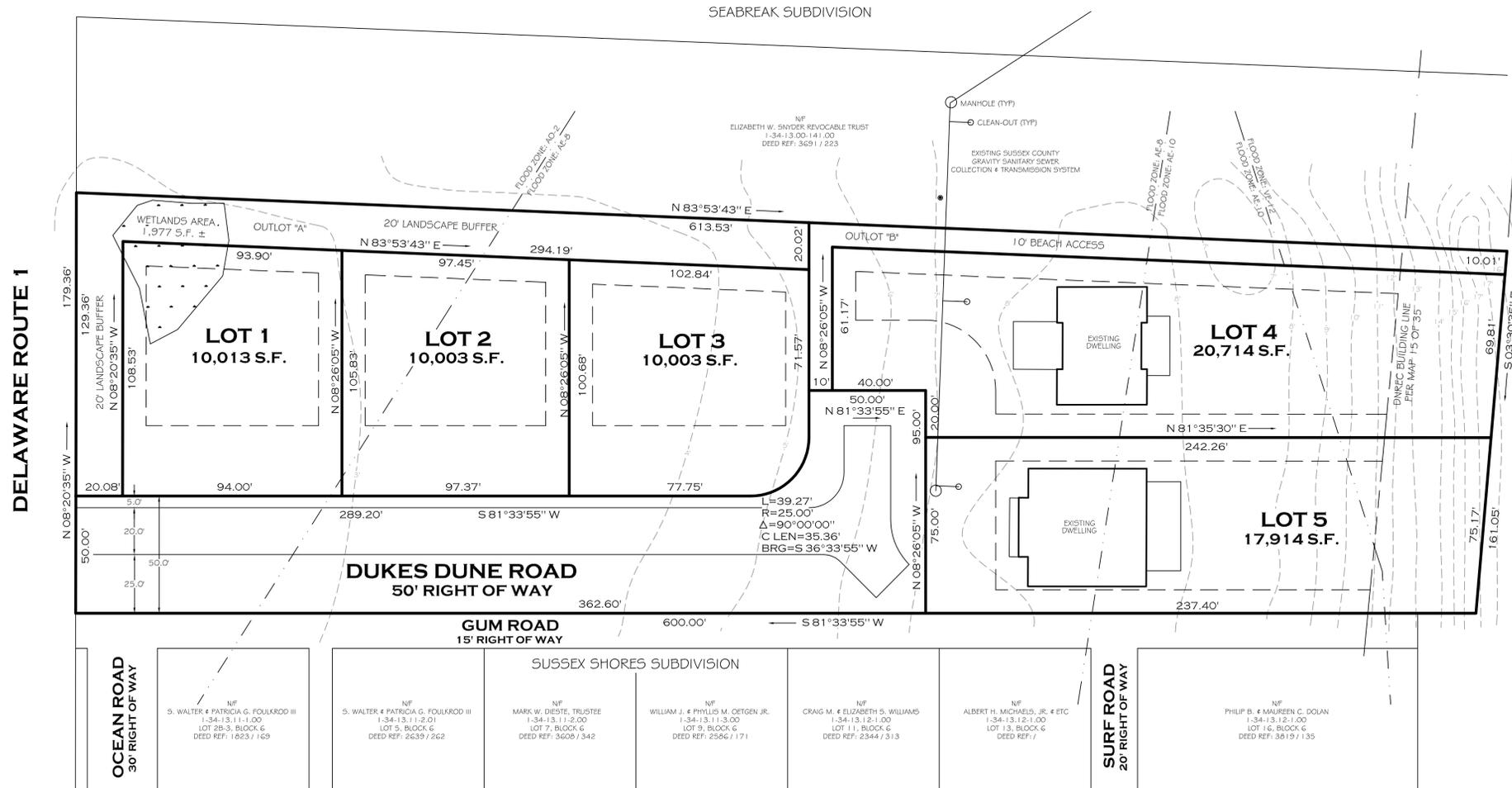
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. 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.

DEL - MAR SUBDIVISION



LAND SURVEYING
 118 ATLANTIC AVENUE, SUITE 202
 OCEAN VIEW, DE 19970
 DE 302-539-2499
 MD 410-430-2092
 TX 302-539-2499
 WEB: TRUENORTHLS.COM

TAX MAP	1-34-13.00-142 & 143
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
DEED REF.	3049171 & 2659216
PLAT REF.	5 / 40
DRAWN BY	PW / BAA
DATE	03 / 26 / 13
SCALE	1" = 30'
SURVEY #	DE - 01212



SITE DATA:

OWNER/APPLICANT:	JAMES J. BAKER, TRUSTEE P.O. BOX 444 BARNESVILLE, MD 20838
TOTAL SITE AREA:	2.33 ± ACRES
FLOOD ZONE:	MULTIPLE (REFER TO PLAN)
CURRENT ZONING:	MR
PROPOSED ZONING:	MR (NO CHANGE)
MINIMUM LOT SIZE:	10,000 SQ. FT.
PROPOSED # OF LOTS:	5
SETBACKS:	
FRONT:	30'
SIDE:	10'
REAR:	10'

NOTES

- ALL STREETS ARE TO BE CONSTRUCTED TO SUSSEX COUNTY SPECIFICATIONS.
- ALL SIDE AND REAR LOT LINES ARE RESERVED FOR CENTERLINE OF A TEN (10) FOOT DRAINAGE AND OR UTILITY EASEMENT. THIS PLAT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NONEXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS PERTAINING TO THIS PROPERTY.
- MAINTENANCE OF THE STREETS WITHIN THE SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS WITHIN THE SUBDIVISION, OR BOTH. THE STATE AND SUSSEX COUNTY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- ALL LOTS SHALL BE ACCESSED FROM INTERNAL SUBDIVISION STREETS ONLY.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA.
- CLASSIFICATION OF SURVEY: SUBURBAN
- NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
- TOPOGRAPHIC DATA WAS TAKEN FROM A PREVIOUS SURVEY BY LAND TECH LAND SURVEYING, LLC. NO FIELD TOPOGRAPHIC SURVEY WAS COMPLETED BY TRUE NORTH LAND SURVEYING, INC. AT THIS TIME.

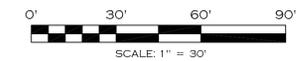
LAND SURVEYOR CERTIFICATION

I, Bradley A. Absher, hereby certify that I am a registered Professional Land Surveyor in the State of Delaware, that the information shown hereon has been prepared under my supervision, and in my best knowledge and belief represents good engineering and surveying practices as required by the applicable laws of the State of Delaware.

Signature _____
 Date _____
 Bradley A. Absher, PLS # 735

APPROVED BY: _____ DATE: _____
 SUSSEX COUNTY PLANNING & ZONING COMMISSION

APPROVED BY: _____ DATE: _____
 PRESIDENT, SUSSEX COUNTY COUNCIL



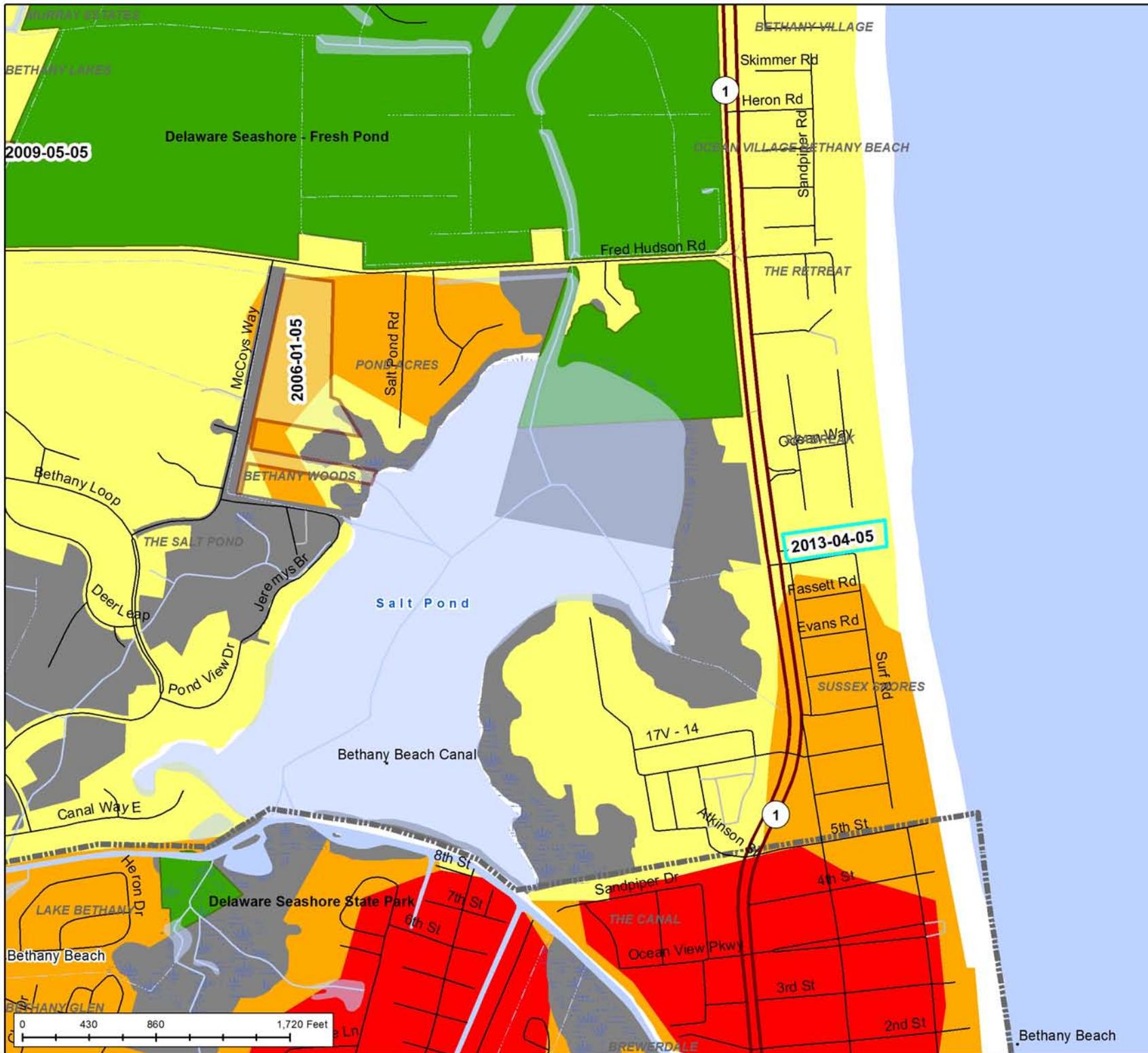
PROJECT No. **0602**
 SHEET No. **1 of 1**
 PS.0602



PRELIMINARY PLAT
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE
 DEL - MAR SUBDIVISION

Preliminary Land Use Service (PLUS)

Del-Mar Subdivision
2013-04-05

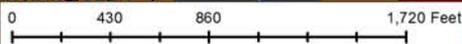


- PLUS Project Areas
 - Municipalities
 - State Parks
 - Forestry Easements
 - Purchased Dev. Rights
 - Ag District
- 2010 State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Out of Play
 - Nat. Res. & Rec. Priorities
 - Working Forests
 - Highest Value Agriculture

1:10,000

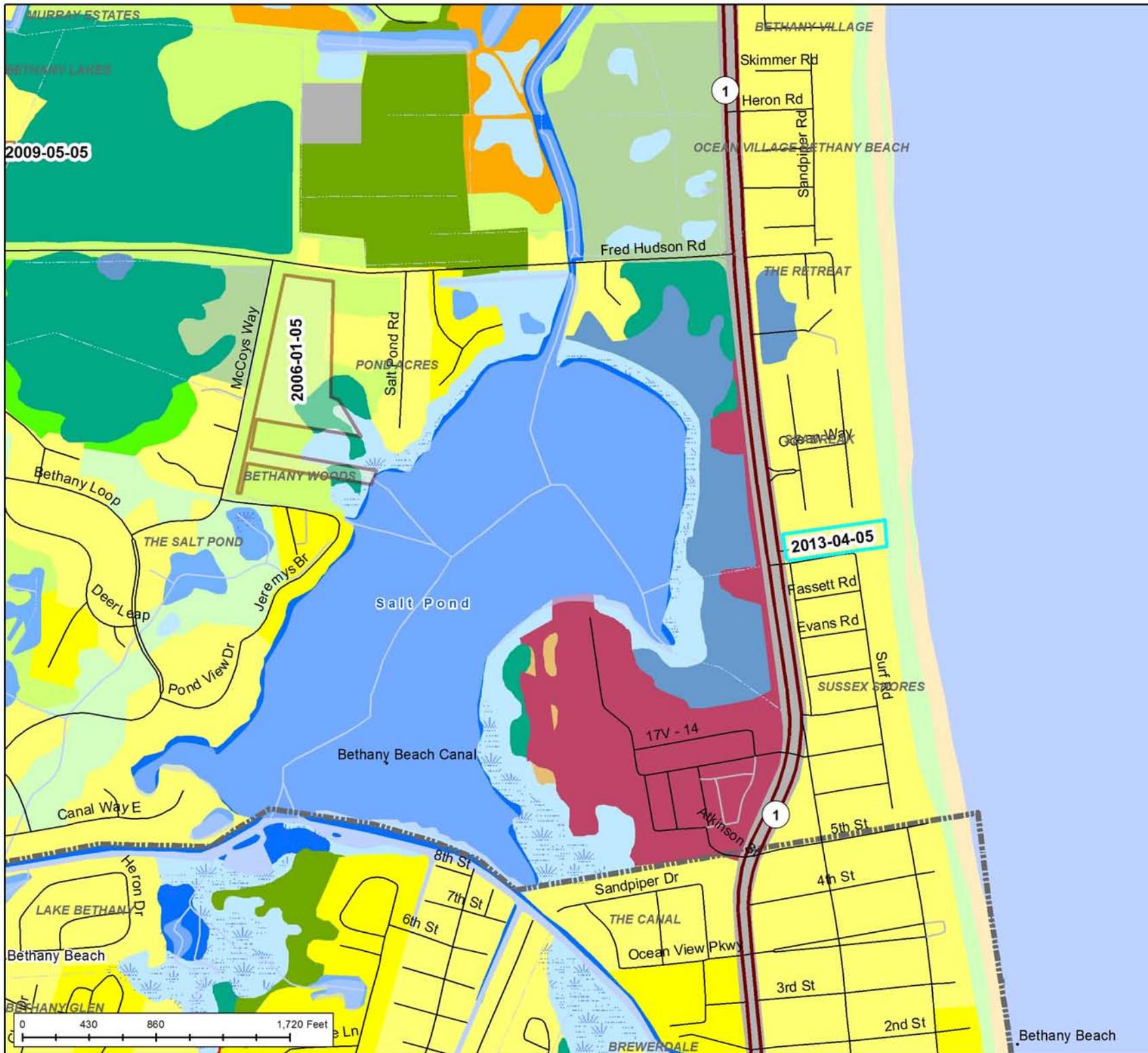


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Del-Mar Subdivision
2013-04-05

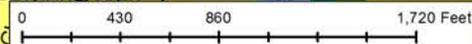
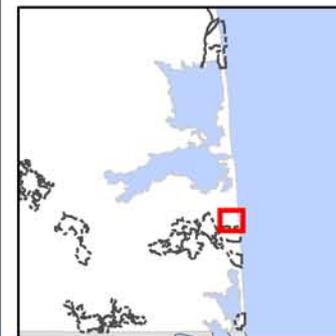


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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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Del-Mar Subdivision
2013-04-05

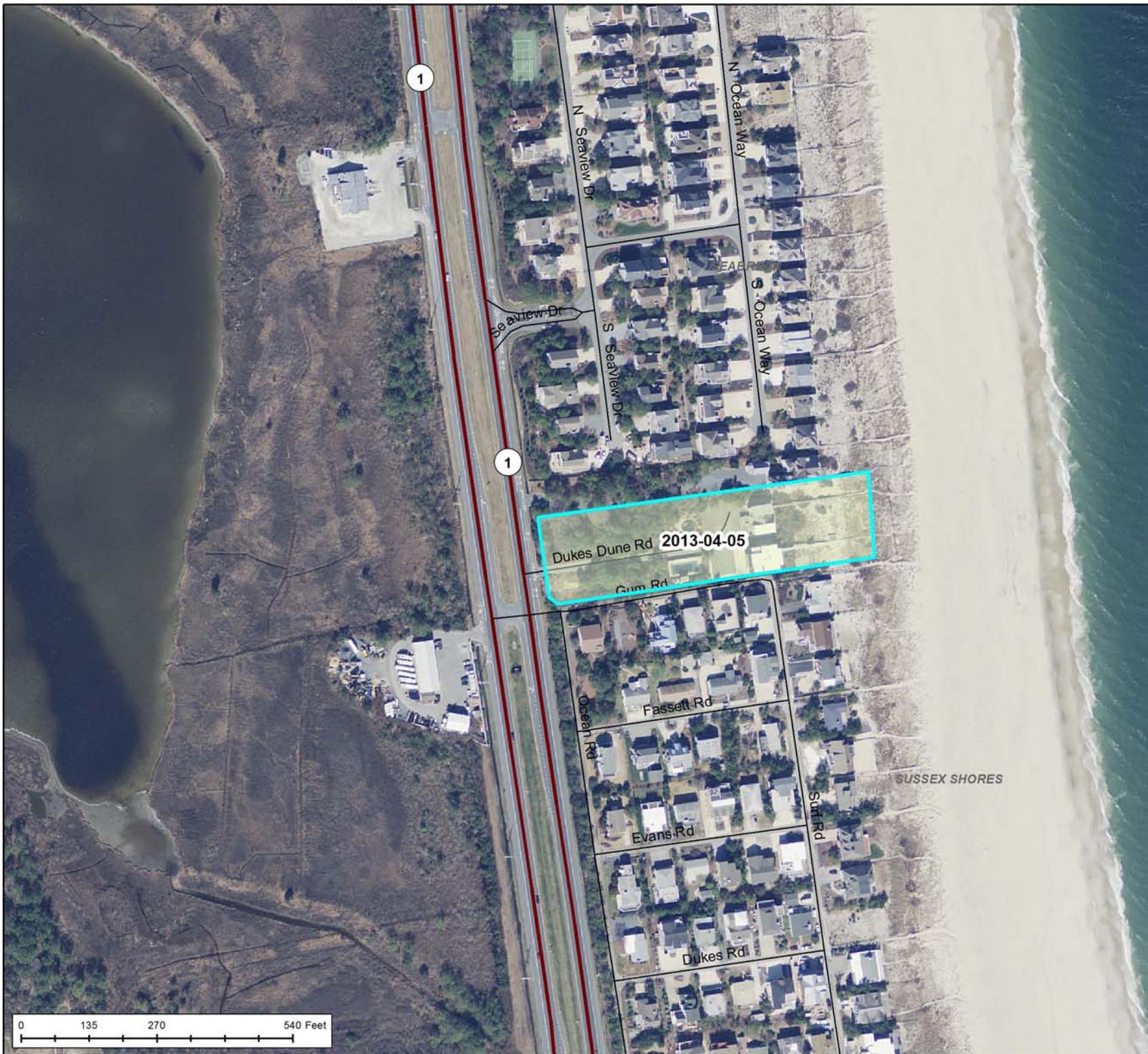
-  Project Areas
-  Municipalities

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

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