

## 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: Windswept

2. Location ( please be specific): At intersection of Rte 24 and Tanglewood Drive

3. Parcel Identification #: TM 3-34- 18, P 40

4. County or Local Jurisdiction Name: where project is located: Sussex County

5. If contiguous to a municipality, are you seeking annexation:

6. Owner's Name:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Daniel McGreevy

Address: 18585 Coastal Highway, Unit 10 PMB #121

City: Rehoboth Beach

State: DE

Zip: 19971

Phone: 302.841.3490

Fax:

Email: danm@calderapropertieslp.com

8. Project Designer/Engineer: Solutions, IPEM

Address: PO Box 416

City: Georgetown

State: DE

Zip: 19941

Phone: 302.291.9215

Fax:

Email: fkea@solutionsipem.com

9. Please Designate a Contact Person, including phone number, for this Project: Frank Kea, RLA 302.297.9215

**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: Residential community  
 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 +/-): 37.52      Number of Residential Units: 115      Commercial square footage: 0

13. Present Zoning: AR-1      14. Proposed Zoning: MR/RPC

15. Present Use: Equestrian facility      16. Proposed Use: Residential community

17. Water:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: Undetermined at this time.  
 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 - Goslee Creek  
 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): Second home and retirees

20. Environmental impacts:  
 How many forested acres are presently on-site? 4.07 +/- How many forested acres will be removed? Less than 0.5 acres  
 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: 8 +/-  
 If "Yes", have the wetlands been delineated?  Yes  No They will need to be re-delineated.  
 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: Expansion of existing farm pond  
 How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? No

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, buffers, filter strips, and swales

23. Is open space proposed?  Yes  No If "Yes," how much? Acres: 3.5 ac +/-  
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive and active recreation

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: 1,182

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 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. None.

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

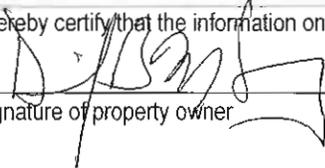
Has this site been evaluated for historic and/or cultural resources?  Yes  No

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: \_\_\_\_\_ phone number: \_\_\_\_\_

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

6-13-13  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

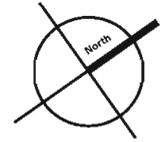
**Signed application must be received before application is scheduled for PLUS review.**

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.

**Data**

37.52 ac gross site area  
-8.00 ac wetlands, buffers and setbacks  
29.52 ac net site area

Total Homes: 115  
3.06 du/ac gross  
3.9 du/ac net



1" = 100'

05.22.13



# Windswept

# Preliminary Land Use Service (PLUS)

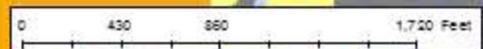
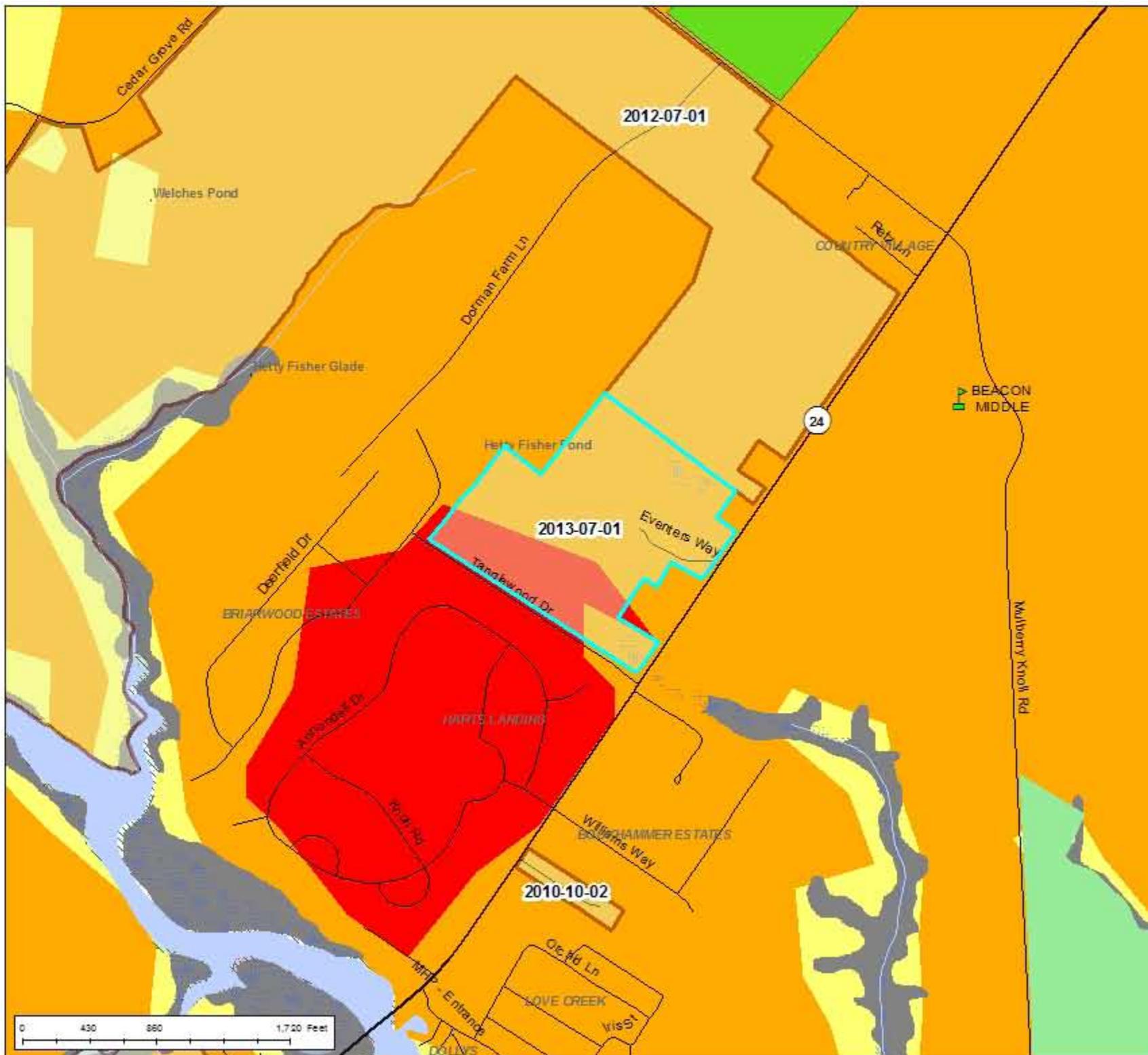
Windswept  
2013-07-01

-  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
-  parcels

1:10,000



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State Planning Coordination  
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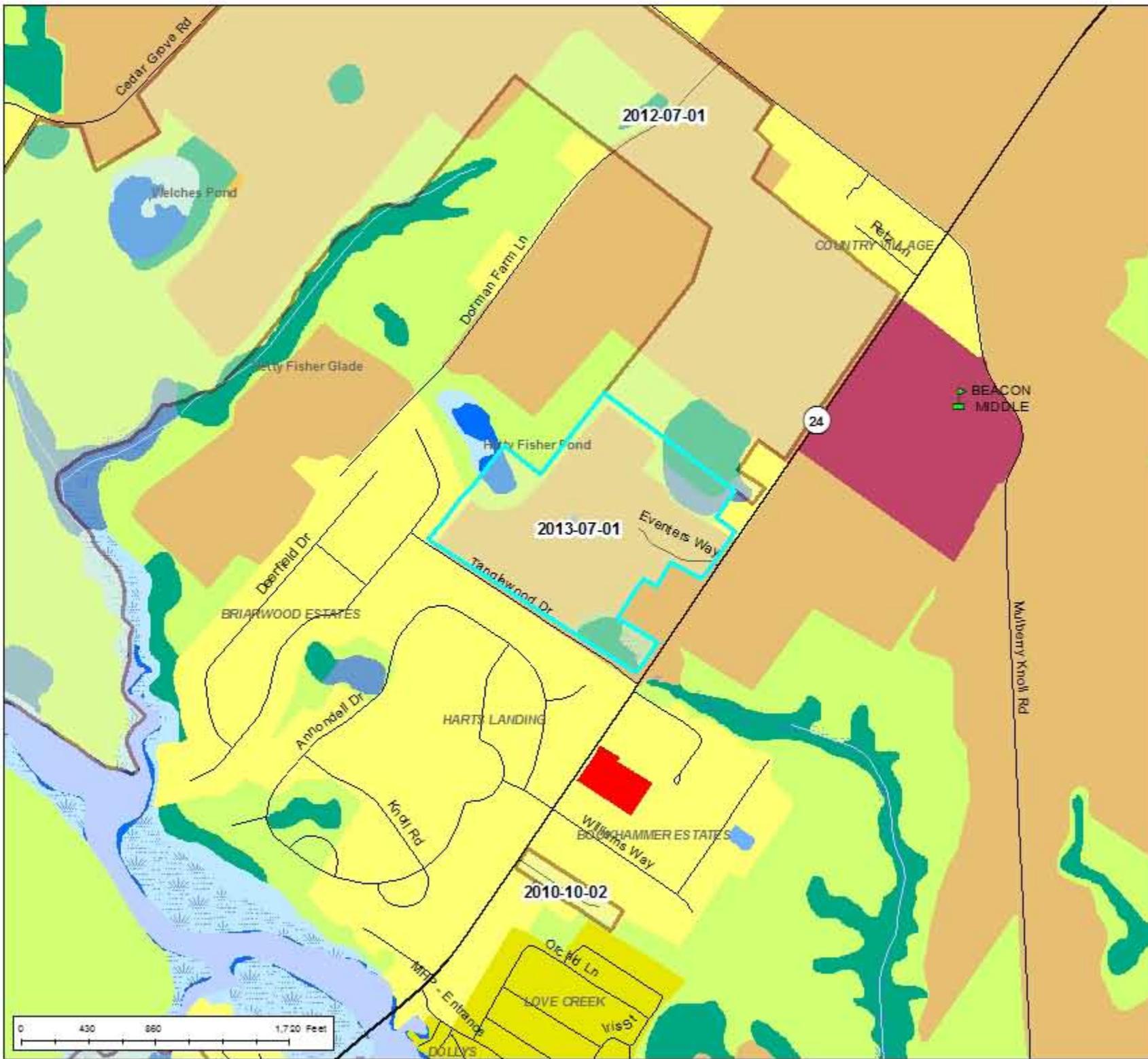
Windswept  
2013-07-01

-  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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# Preliminary Land Use Service (PLUS)

Windswept  
2013-07-01

2012-07-01

2013-07-01

-  PLUS Project Areas
-  Municipalities
- Imagery\_2012ISDef
- RGB
  -  Red: Band\_1
  -  Green: Band\_2
  -  Blue: Band\_3
  -  parcels

1:3,422



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