

Preliminary Land Use Service PLUS Delaware State Planning Coordination

Submit by Email

122 William Penn Steet • 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): For Office Use Only

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): For Office Use Only

1. Project Title/Name: Americana Bayside - Knox Property

2. Location (please be specific): Williamsville Road (SCR 395) and Sand Cove Road (SCR 394)

3. Parcel Identification #: 5-33-19.00 Parcel 287
4. County or Local Jurisdiction Name: where project is located: Sussex County

5. If contiguous to a municipality, are you seeking annexation? No, annexation into Americana Bayside MR-RPC

6. Owner's Name: CMF Bayside, LLC

Address: 38017 Fenwick Shoals Boulevard
City: Selbyville State: Delaware Zip: 19975
Phone : (302) 436-3000 Fax (302) 436-3080 Email: cgarland@cmfa.com

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): CMF Bayside, LLC

Address: 38017 Fenwick Shoals Boulevard
City: Selbyville State: Delaware Zip: 19975
Phone : (302) 436-3000 Fax (302) 436-3080 Email: cgarland@cmfa.com

8. Project Designer/Engineer: George, Miles & Buhr, LLC / Stephen L. Marsh, P.E.

Address: 206 West Main Street
City: Salisbury State: Maryland Zip: 21801
Phone : (410) 742-3115 Fax (410) 548-5790 Email: smarsh@gmbnet.com

9. Please Designate a Contact Person, including phone number, for this Project: Lawton Myrick / 302-436-3000

Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with comprehensive plan
 Subdivision Site Plan Review

11. Brief Explanation of Project being reviewed:

Residential community consisting of 30 Single Family Homes, 30 Duplexes and 33 Townhomes. Rezoning of every parcel for inclusion int

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 +/-):

27.896

Number of Residential Units:

93

Commercial square footage:

13. Present Zoning: AR-1

14. Proposed Zoning: MR-RPC

15. Present Use: Residential

16. Proposed Use: Residential

17. Water: Central (Community system) Individual On-Site Public (Utility)

Will a new public well be located on this site?

Yes No

Service Provider Name:

Artesian

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)

Will a new community wastewater system be located on this site?

Yes No

Service Provider Name:

Sussex County

19. If residential, describe style and market segment you plan to target (Example -- Age restricted):

Product to be consistent with other phases of Americana Bayside.

20. Environmental impacts:

Impacts associates with development such as stormwater.

How many forested acres presently on-site?

1.26

How many forested acres will be removed?

0.57

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 0.194

If "yes," have the wetlands been delineated? Yes No

Has the Army Corps of Engineer 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, stream, wells, or waterbodies?

20 feet

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:

Stormwater Management Pond

23. Is open space proposed? Yes No If "Yes," how much? Acres: 10.5

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

Active recreation, passive retention, and Stormwater Management

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:

837

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Minimal

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.

Americana Bayside

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: 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 Date/Time Field

Signature of Person Completing form (if different than property owner) Date/Time Field Jul 19, 2013

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. If electronic signature is not attached, 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.**



KNOX PROPERTY - SCHEMATIC B

UNIT TYPE
30 SINGLE FAMILY
30 DUPLEX
33 TOWNHOMES

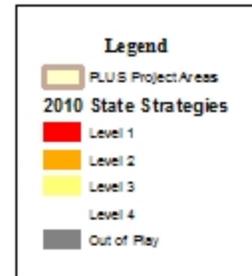
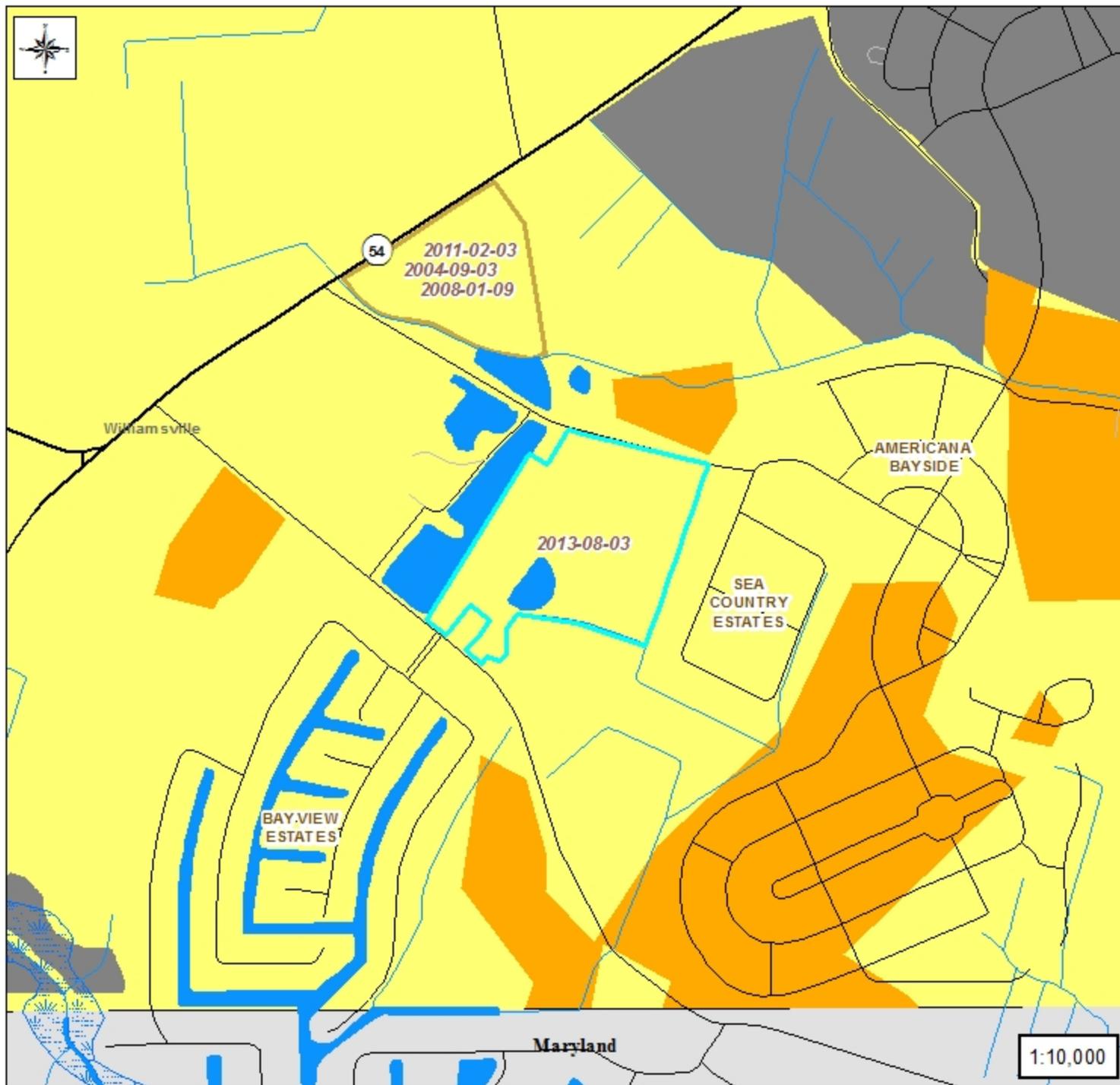


93 subtotal



Preliminary Land Use Service (PLUS)

Americana Bayside
Knox Property
2013-08-03



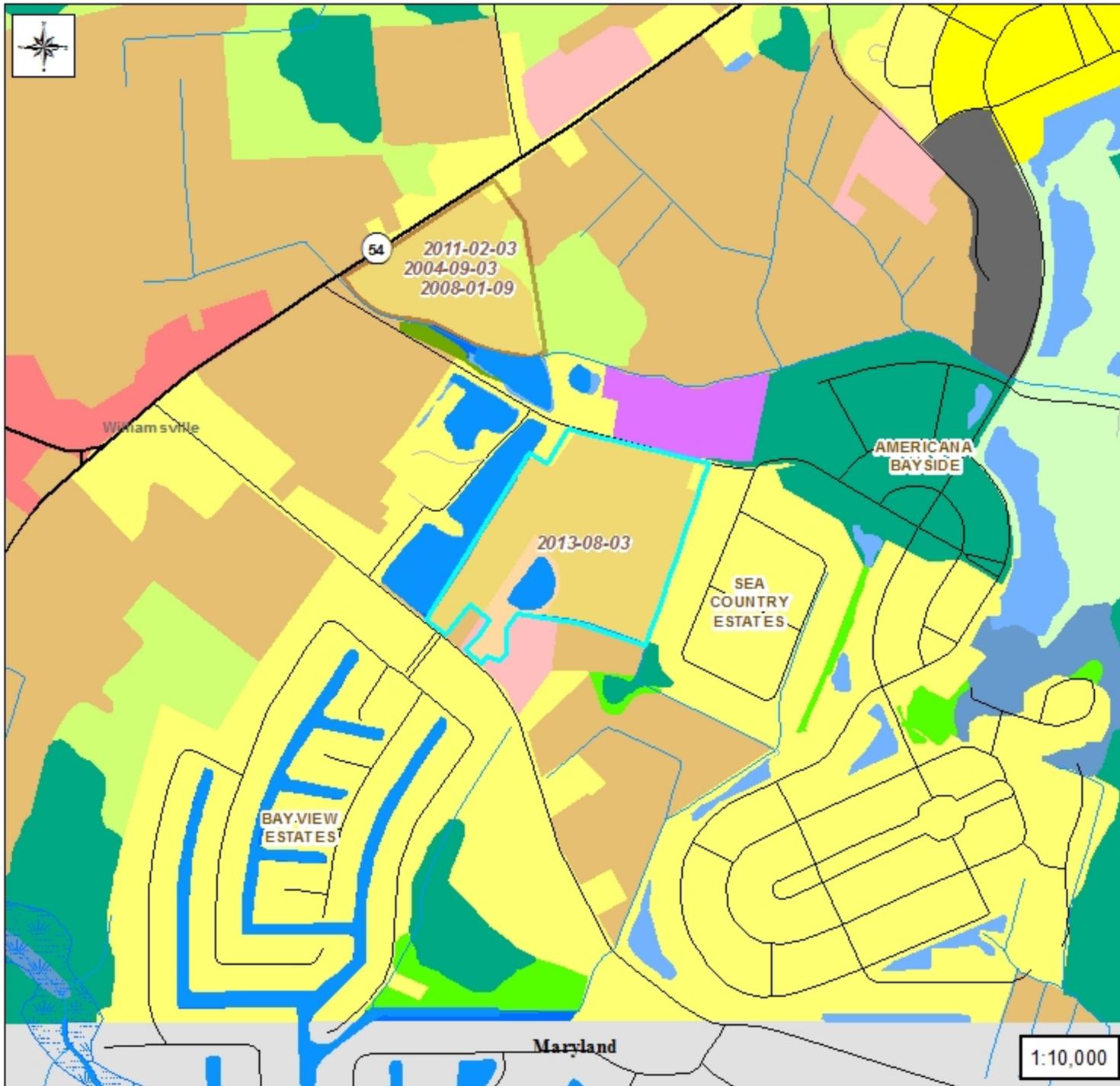
Location Map



1:10,000

Preliminary Land Use Service (PLUS)

Americana Bayside
Knox Property
2013-08-03



Legend

- PLUS Project Areas
- 2007 Land Use**
- Single Family Dwellings
- Multi-Family Dwellings
- Industrial
- Mixed Urban/Built-up
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Man-made Reservoirs and Impoundments
- Open Water
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Extraction and Transitional

Location Map



Maryland

1:10,000



Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)

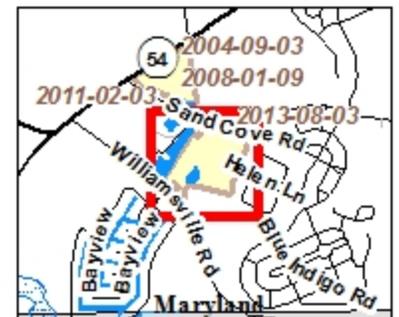
Americana Bayside
Knox Property
2013-08-03



Legend

- PLUS Project Areas

Location Map



1:3,000