

<p>Preliminary Land Use Service (PLUS) Delaware State Planning Coordination 122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661</p>		
<p>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.</p>		
<p>Please complete this PLUS application in its entirety. All questions <u>must</u> 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 <u>before</u> 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.</p>		
<p>PLUS Number (to be completed by OSPC): _____ Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____</p>		
1. Project Title/Name:		
2. Location (please be specific):		
3. Parcel Identification #:	4. County or Local Jurisdiction Name: where project is located:	
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):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Project Designer/Engineer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
9. Please Designate a Contact Person, including phone number, for this Project:		

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: 848

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. n/a

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: Charles Guy phone number: (727) 631-7972

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.

Charles H. Guy, W
 Signature of property owner

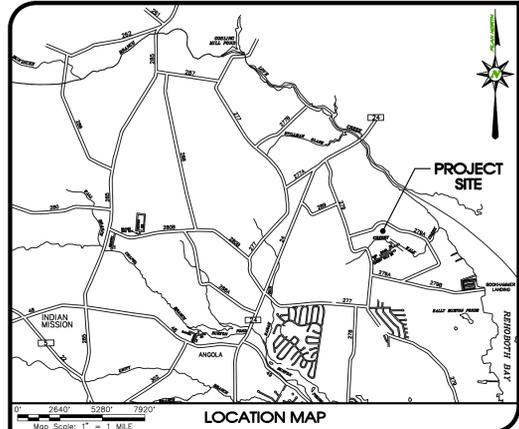
8/14/13
 Date

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

8-14-13
 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.**



SITE DATA and ZONING SCHEDULE

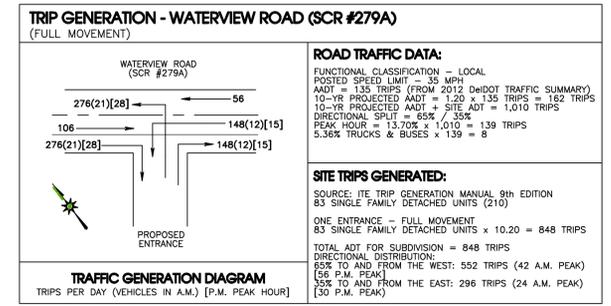
EXISTING SITE USE:	AGRICULTURAL	PROVIDED:	9,027 Sq. Ft.
EXISTING ZONING DISTRICT:	AR-1 AGRICULTURAL	MINIMUM LOT AREA:	7,500 Sq. Ft.
PROPOSED SITE USE:	83 LOT SINGLE FAMILY DETACHED DWELLINGS	MINIMUM LOT WIDTH:	60 Ft.
PROPOSED ZONING DISTRICT:	AR-1 AGRICULTURAL (CLUSTER)	MINIMUM LOT DEPTH:	100 Ft.
ORDNANCE ITEM:	REQUIREMENT:	MINIMUM SETBACKS:	FRONT 25 Ft., SIDE 10 Ft., REAR 10 Ft.
MINIMUM LOT AREA:	7,500 Sq. Ft.	MAXIMUM BUILDING HEIGHT:	42 Ft.
MINIMUM LOT WIDTH:	60 Ft.	OPEN SPACE:	30% Min.
MINIMUM LOT DEPTH:	100 Ft.	SEWER SERVICE:	CENTRAL SEWER
MAXIMUM BUILDING HEIGHT:	42 Ft.	WATER SERVICE:	CENTRAL WATER
OPEN SPACE:	30% Min.		
SEWER SERVICE:	CENTRAL SEWER		
WATER SERVICE:	CENTRAL WATER		
AREA BREAKDOWN:			
LOTS:	22.00 Ac. (52.9%)		
RIGHT-OF-WAY:	5.89 Ac. (14.1%)		
OPEN SPACE:	13.70 Ac. (33.0%)		
TOTAL:	41.59 Ac.		

PLAN LEGEND

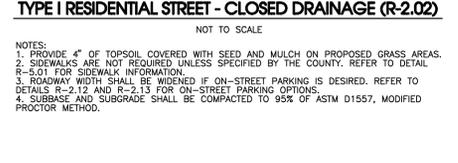
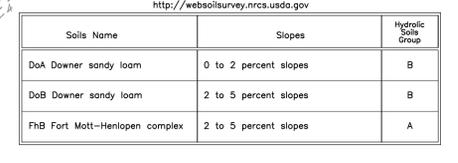
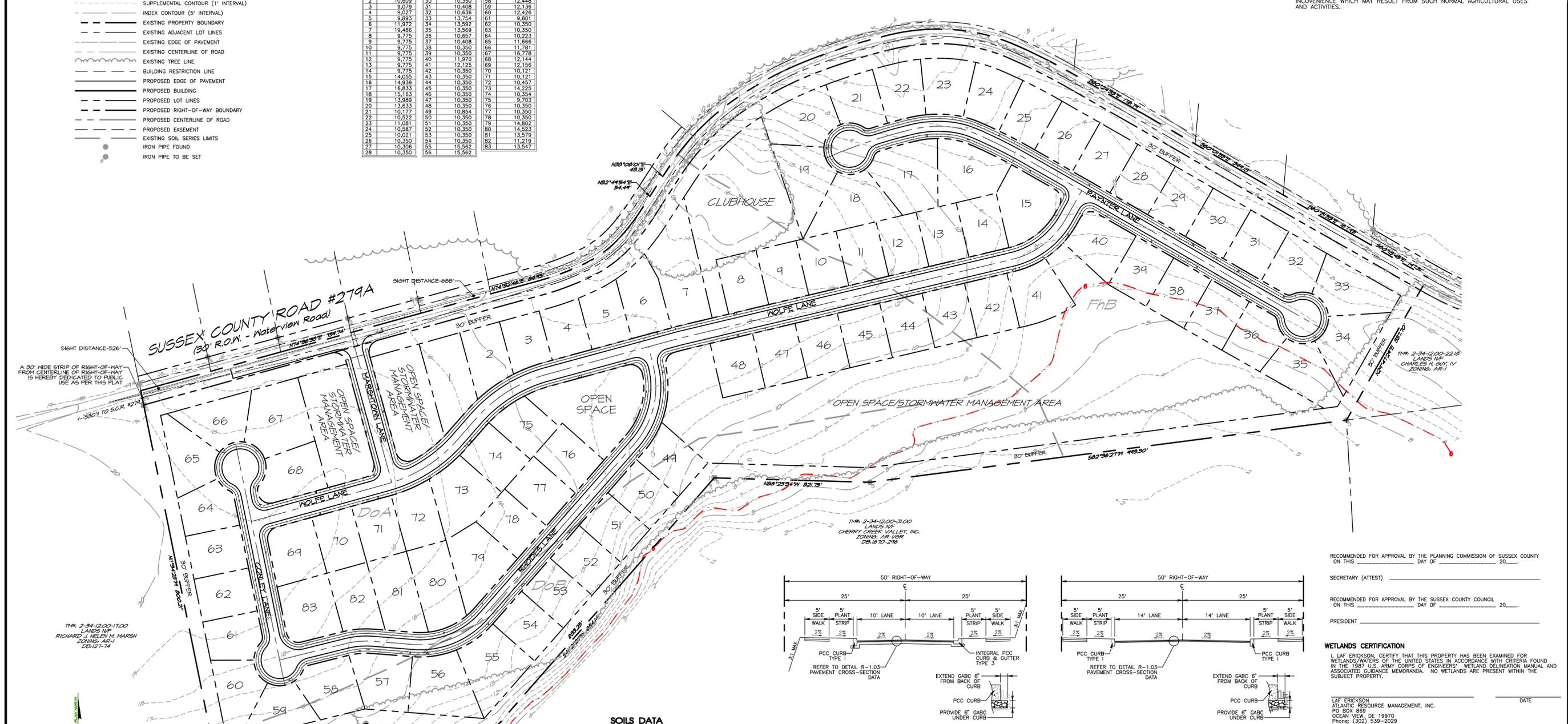
- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT LOT LINES
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF ROAD
- EXISTING TREE LINE
- BUILDING RESTRICTION LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY BOUNDARY
- PROPOSED CENTERLINE OF ROAD
- PROPOSED EASEMENT
- EXISTING SOIL SERIES LIMITS
- IRON PIPE FOUND
- IRON PIPE TO BE SET

LOT AREA

LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)
1	14,660	29	10,350	57	12,720
2	10,609	30	10,350	58	12,448
3	9,078	31	10,408	59	12,136
4	9,027	32	10,636	60	12,426
5	9,693	33	13,754	61	9,801
6	11,972	34	13,592	62	10,350
7	18,486	35	13,569	63	10,350
8	9,775	36	10,657	64	10,223
9	9,775	37	10,408	65	11,666
10	9,775	38	10,350	66	11,781
11	9,775	39	10,350	67	18,778
12	9,775	40	11,970	68	12,144
13	9,775	41	12,125	69	12,156
14	9,775	42	10,350	70	10,121
15	14,055	43	10,350	71	10,121
16	14,939	44	10,350	72	10,457
17	16,833	45	10,350	73	14,229
18	15,163	46	10,350	74	10,354
19	13,989	47	10,354	75	9,203
20	13,633	48	10,350	76	10,350
21	10,177	49	10,854	77	10,350
22	10,222	50	10,350	78	10,350
23	11,081	51	10,350	79	14,802
24	10,587	52	10,350	80	14,523
25	10,021	53	10,350	81	13,579
26	10,350	54	10,350	82	11,219
27	10,306	55	15,562	83	13,547
28	10,350	56	14,565		



- ### GENERAL NOTES
- THE PROJECT SITE IS KNOWN AS MARSH HOMESTEAD, (T.P. 2-34-12-22 P/O), AND IS LOCATED ON THE SOUTH SIDE OF SUSSEX COUNTY ROAD #279A (G.K.K. WATERVIEW ROAD), +/- 530' EAST OF SUSSEX COUNTY ROAD #279 (G.K.K. CAMP ARROWHEAD ROAD) IN ANGOLA, DELAWARE.
 - A TOPOGRAPHIC AND OUTBOUND SURVEY HAS BEEN PERFORMED FOR THIS SITE BY MILLER-LEWIS, INC., 8967 MIDDLEFORD ROAD, SEAFORD, DELAWARE 19973. TOPOGRAPHY DATUM IS NAVD 1988.
 - ALL PROPOSED ROADS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
 - ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
 - ALL SUBDIVISION LOTS SHALL BE ACCESSED FROM THE INTERIOR SUBDIVISION STREETS ONLY. NO DIRECT ACCESS TO SUSSEX COUNTY ROAD #279A SHALL BE PERMITTED.
 - THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
 - THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
 - ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL O.S.H.A. (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS AND REQUIREMENTS.
 - ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, 1989 OR LATEST EDITION.
 - CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW SUSSEX COUNTY ENGINEERING DEPARTMENT SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
 - EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY MILLER-LEWIS, INC. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
 - BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100029 0335 J, MAP NUMBER 1005030355J, DATED JANUARY 6, 2005 & 100029 0341 J, MAP NUMBER 1005030341J, PORTIONS OF THIS PROPERTY AREA LOCATED IN A ZONE X (UNSHADED), X (SHADED), AND AE (6).
 - THE WETLANDS INVESTIGATION WAS COMPLETED BY ATLANTIC RESOURCE MANAGEMENT, INC. NO WETLANDS EXIST WITHIN THE SUBJECT PROPERTY.
 - ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
 - IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE, TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A PLOT PLAN OF THE DEVELOPMENT SHOWING EACH BUILDING LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL HOMES IN A CONSECUTIVE MANNER AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH HOME TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
 - ALL CUL-DE-SACS ARE TO HAVE A 38' PAVED RADIUS. NO PARKING PERMITTED ON CUL-DE-SACS.
 - THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.



RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF SUSSEX COUNTY ON THIS _____ DAY OF _____ 20____.

SECRETARY (ATTEST) _____

RECOMMENDED FOR APPROVAL BY THE SUSSEX COUNTY COUNCIL ON THIS _____ DAY OF _____ 20____.

PRESIDENT _____

WETLANDS CERTIFICATION

I, LAF ERICKSON, CERTIFY THAT THIS PROPERTY HAS BEEN EXAMINED FOR WETLANDS/WATERS OF THE UNITED STATES IN ACCORDANCE WITH CRITERIA FOUND IN THE 1987 U.S. ARMY CORPS OF ENGINEERS' WETLAND DELINEATION MANUAL AND ASSOCIATED GUIDANCE MEMORANDA. NO WETLANDS ARE PRESENT WITHIN THE SUBJECT PROPERTY.

LAF ERICKSON
 ATLANTIC RESOURCE MANAGEMENT, INC.
 PO BOX 869
 OCEAN VIEW, DE 19970
 Phone: (302) 539-2029
 Fax: (302) 539-4011

DATE _____

OWNER CERTIFICATE

I HEREBY CERTIFY THAT I AM THE EQUITABLE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS

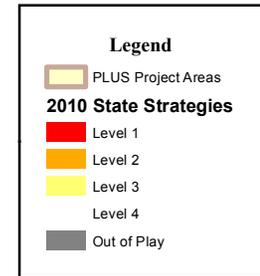
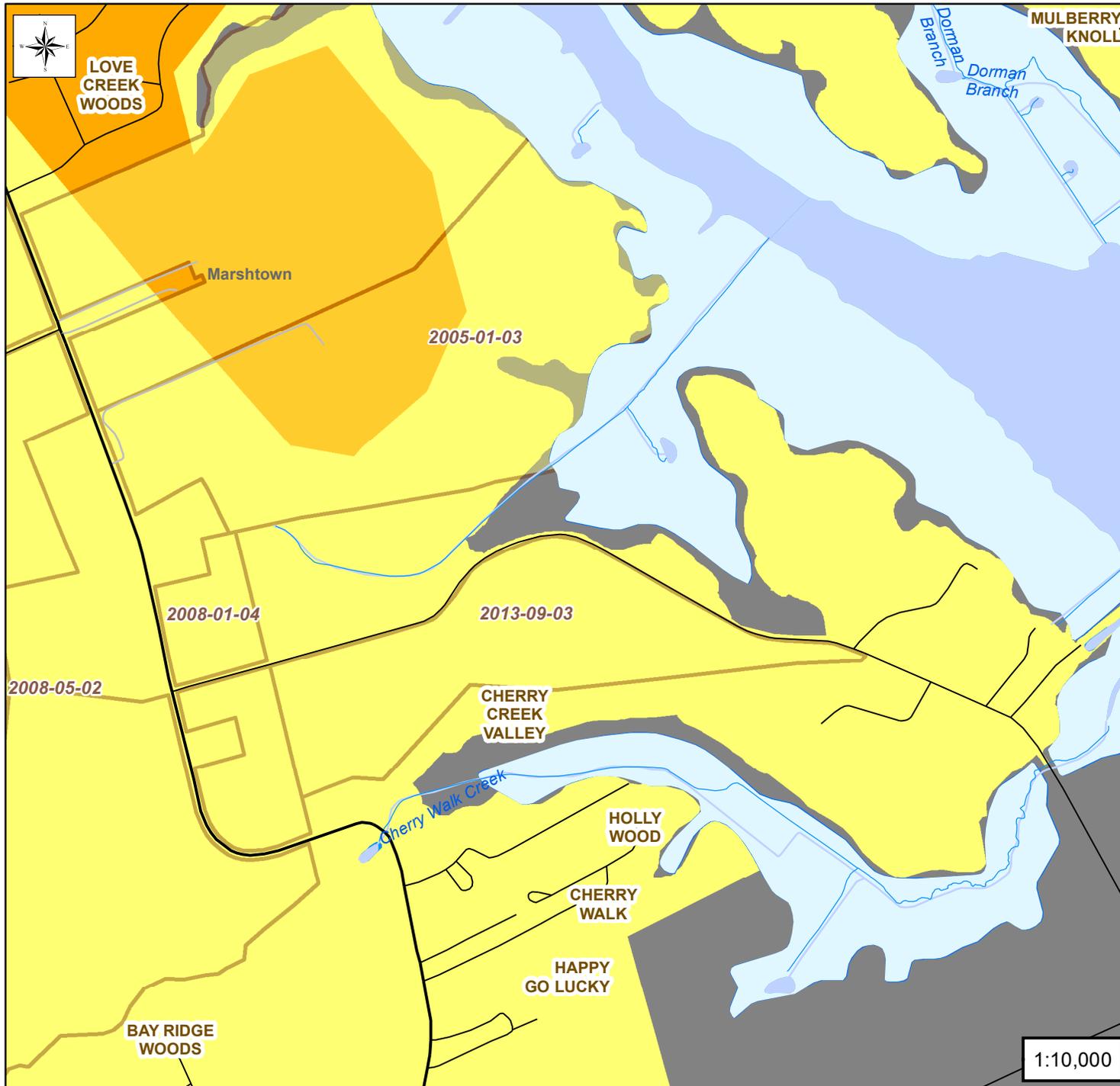
CHARLES H. GUY, IV
 404 MAXWELL PLACE
 IRON ROCKS BEACH, FL 33785-3123
 Phone: (727) 631-7972
 Fax: N/A

DATE _____

DESIGN PROFESSIONAL	DATE
DESIGNED BY: J.H.L.	DATE: _____
DRAWN BY: J.H.L.	DATE: _____
CHECKED BY: J.H.L.	DATE: _____
APPROVED BY: J.H.L.	DATE: _____
OWNER/APPLICANT: CHARLES H. GUY, IV IRON ROCKS BEACH, FL 33785-3123 Phone: (727) 631-7972	DESIGNER: KERCHER ENGINEERING, INC. 1111 W. BROADWAY, SUITE 100 IRVING, TX 75039-2211 Phone: (972) 251-1111
PRELIMINARY PLAN (Not To Be Recorded)	RECORD PLAN - HOMESTEAD
PRELIMINARY PLAN (Not To Be Recorded)	RECORD PLAN - MARSH HOMESTEAD
PRELIMINARY PLAN (Not To Be Recorded)	RECORD PLAN - INDIAN RIVER HUNDRED - SUSSEX COUNTY - DELAWARE
PRELIMINARY PLAN (Not To Be Recorded)	RECORD PLAN - KERCHER ENGINEERING, INC. ENGINEERS • PLANNERS • SURVEYORS
PRELIMINARY PLAN (Not To Be Recorded)	RECORD PLAN - 413 EAST MARKET STREET - GEORGETOWN, DELAWARE 19947
PRELIMINARY PLAN (Not To Be Recorded)	RECORD PLAN - 302.854.9064 (Fax) 302.854.9064 (Tel)
PRELIMINARY PLAN (Not To Be Recorded)	RECORD PLAN - www.kercherinc.com
PRELIMINARY PLAN (Not To Be Recorded)	RECORD PLAN - JOB NO: 13-0702EG
PRELIMINARY PLAN (Not To Be Recorded)	RECORD PLAN - PLAN DATE: July 02, 2013
PRELIMINARY PLAN (Not To Be Recorded)	RECORD PLAN - SHEET NO.: R1

Preliminary Land Use Service (PLUS)

Marsh Homestead
2013-09-03



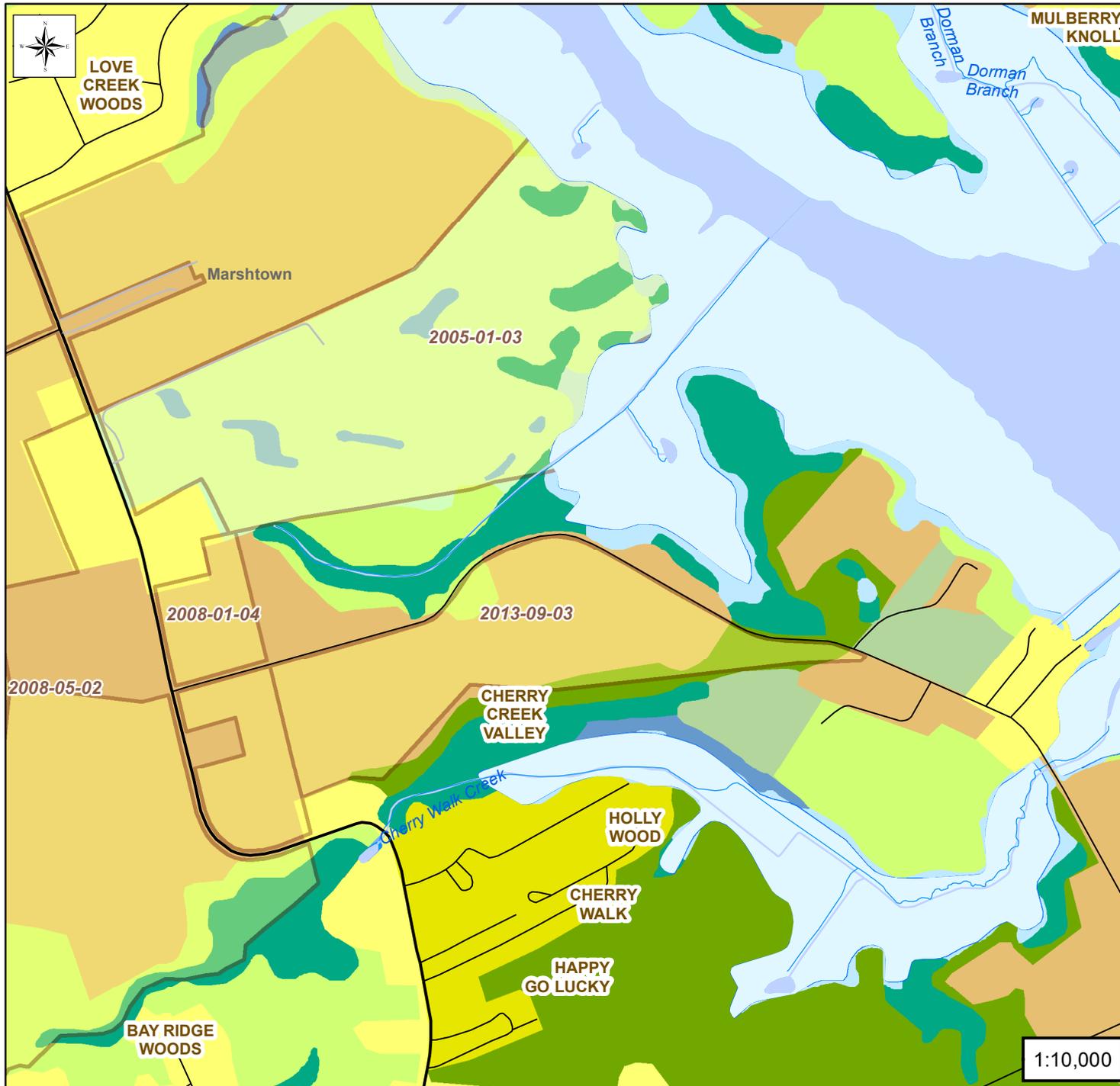
Location Map



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

Preliminary Land Use Service (PLUS)

Marsh Homestead
2013-09-03



Location Map



1:10,000



Mapping provided by the Delaware
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Preliminary Land Use Service (PLUS)

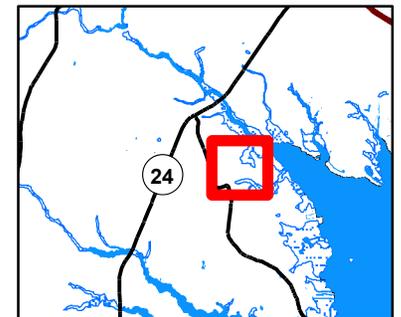
Marsh Homestead
2013-09-03



Legend

- PLUS Project Areas

Location Map



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