

<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>		
<p>1. Project Title/Name: "The Preserve at Cedar Pines"</p>		
<p>2. Location (please be specific): Cedar Neck Road, North of Ocean View</p>		
<p>3. Parcel Identification #: 1-34-9.00-21.00</p>	<p>4. County or Local Jurisdiction Name: where project is located: Sussex</p>	
<p>5. If contiguous to a municipality, are you seeking annexation: N/A</p>		
<p>6. Owner's Name: Castaways Bethany Beach, LLC</p>		
<p>Address: 9428 Stephen Decatur Highway</p>		
<p>City: Berlin</p>	<p>State: MD</p>	<p>Zip: 21811</p>
<p>Phone: 410-213-2600</p>	<p>Fax: 410-430-4365</p>	<p>Email: todd@burbageproperties.com</p>
<p>7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Same as Above</p>		
<p>Address:</p>		
<p>City:</p>	<p>State:</p>	<p>Zip:</p>
<p>Phone:</p>	<p>Fax:</p>	<p>Email:</p>
<p>8. Project Designer/Engineer: Land Tech Land Planning, LLC</p>		
<p>Address: 118 Atlantic Avenue, Suite 202</p>		
<p>City: Ocean View</p>	<p>State: DE</p>	<p>Zip: 19970</p>
<p>Phone: 302-539-2366</p>	<p>Fax: 302-539-2499</p>	<p>Email: jeffc@landtechllc.com</p>
<p>9. Please Designate a Contact Person, including phone number, for this Project: Jeffrey Clark 302-539-2366</p>		

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: 728 VPD

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. None

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

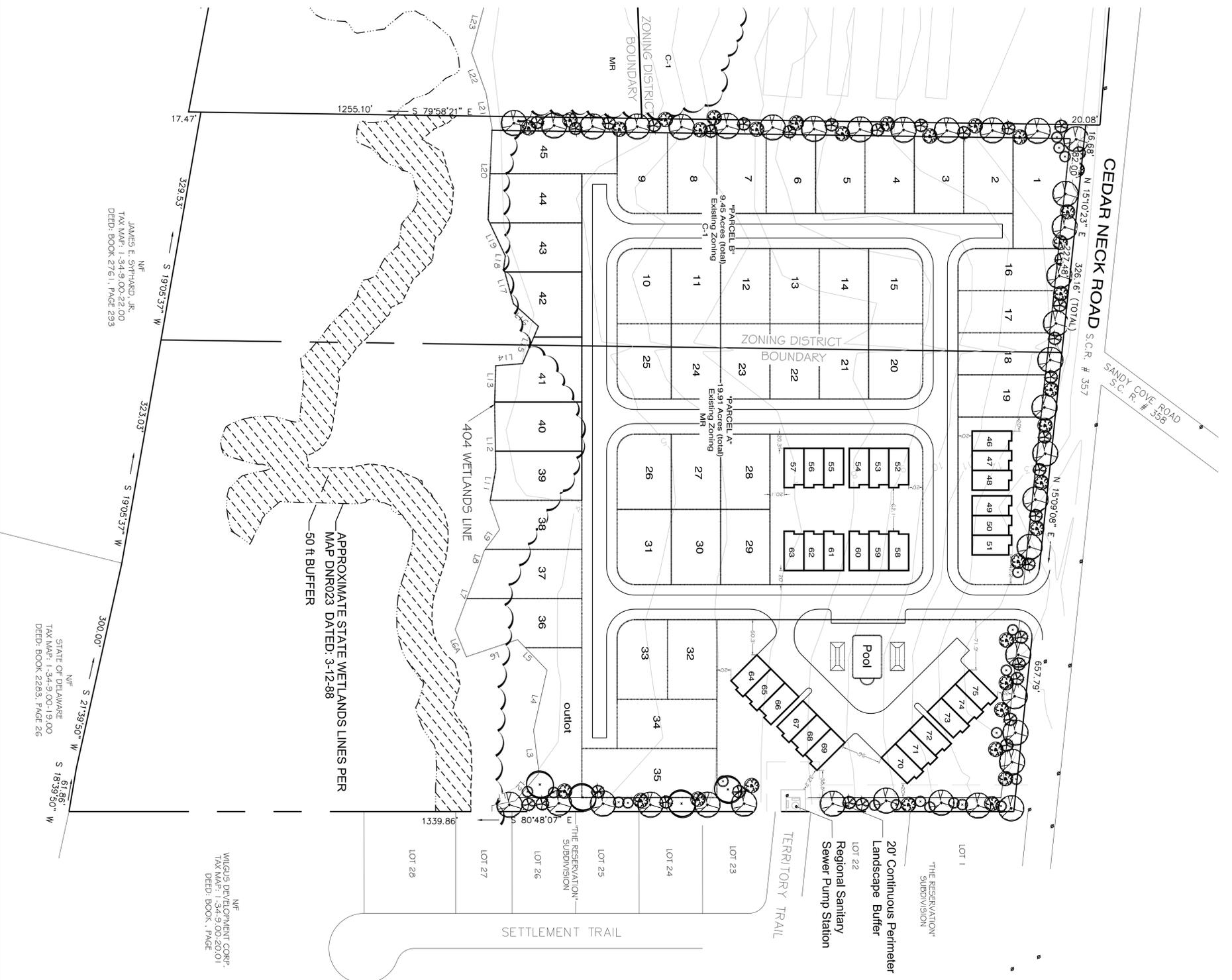
10/29/15
Date

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

10/30/2015
Date

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

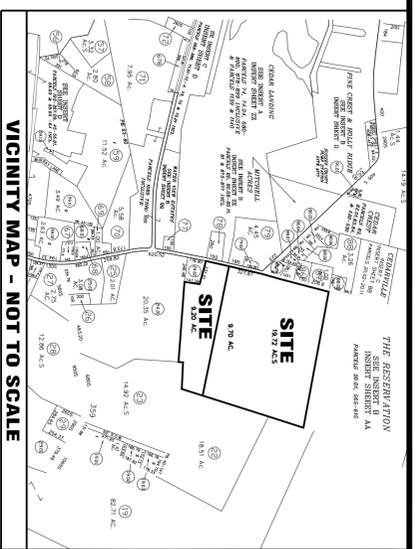
This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as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



JAMES E. STEPHARD, JR.
TAX MAP: 1-34-9-00-22-00
DEED: BOOK 2761, PAGE 293

STATE OF DELAWARE
TAX MAP: 1-34-9-00-19-00
DEED: BOOK 2283, PAGE 26

WILCOX DEVELOPMENT CORP.
TAX MAP: 1-34-9-00-11-01
DEED: BOOK, PAGE



Site Data

Applicant/Property Owner: Castaways Bethany Beach, LLC
9428 Stephen Decatur Highway
Berlin, MD 21811
410-213-2600

Number of SF Lots: 45

Number of Multi-Family Units: 30

Min Lot Area: 7500sf

Min Lot Width: 60 ft

Front Yard Setback: 20'

Side Yard Setback: 10 ft

Multifamily Bldg Separation: 40 ft

Sanitary Sewer: Sussex County South Coastal Regional To Sussex Conservation District Standards

Stormwater Mgmt.: Sussex Shores Water Company

Water Services: Delmarva Power Electric Company

Electric: Verizon/Medicom

Telephone: Verizon/Medicom

CATV: Medicom

*Note: Clearing of any vegetation within existing woodlands shall be selective and minimized to the extent possible.
**Note: Topographic data is approximate and is not intended for use in preparing construction documents.

*The Preserve at
Cedar Pines*

Sketch Plan
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
**The Preserve at
Cedar Pines**

PREPARED BY
LAND TECH
LAND PLANNING, LLC
118 ATLANTIC AVENUE, SUITE 202
OCEAN WALK, DELAWARE 19970
PHONE: (302) 659-2356

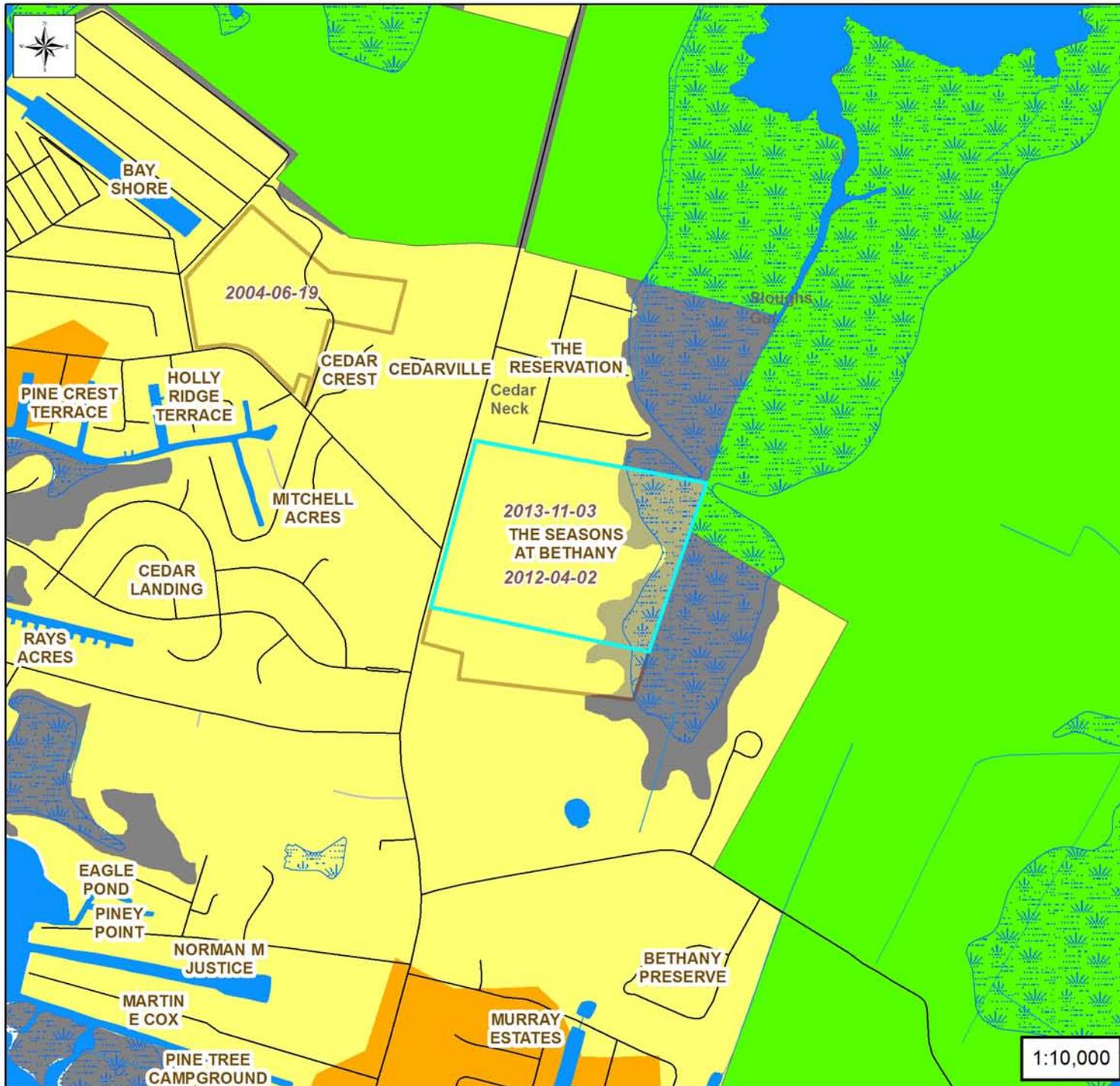
12003
PROJECT No.
1 of 1
SHEET No.

REVISIONS	
DRAWN BY:	WFW
CHECK BY:	JAC
FILE NAME:	
F.B. No.:	1-34-9-00
PORCELS:	21.00 & 24.00
DATE:	10/29/13
SCALE:	1" = 80'



Preliminary Land Use Service (PLUS)

Preserve at Cedar Pines
2013-11-03



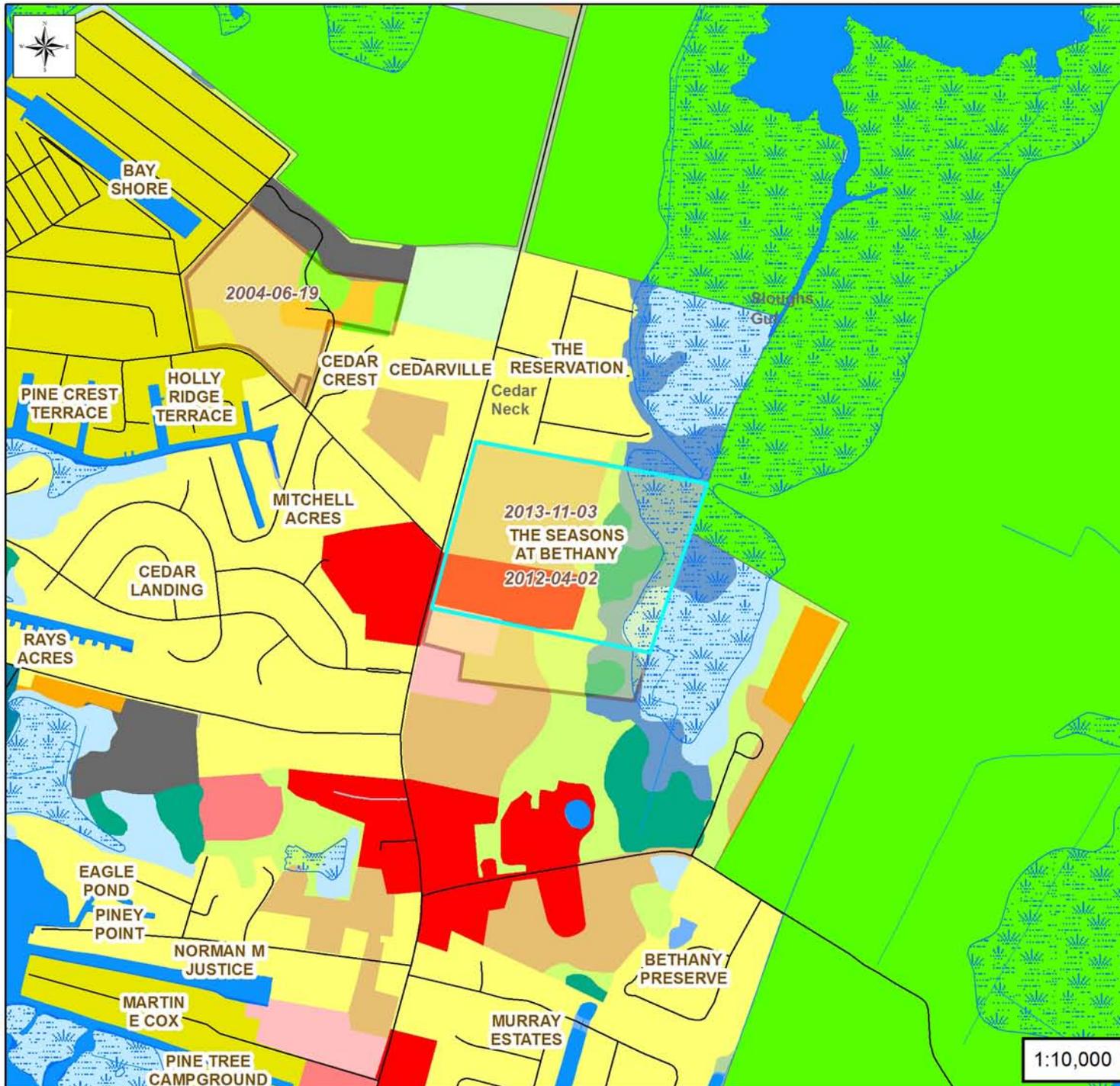
Location Map



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

Preliminary Land Use Service (PLUS)

Preserve at Cedar Pines
2013-11-03

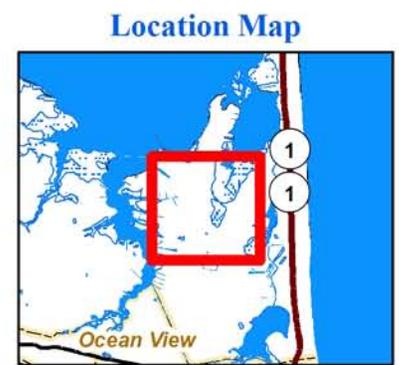


Legend

- PLUS Project Areas
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands

2007 Land Use

- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Mixed Urban/Built-up
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Marinas/Port Facilities/Docks
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Extraction and Transitional



1:10,000

Preliminary Land Use Service (PLUS)

Preserve at Cedar Pines
2013-11-03



Legend

 PLUS Project Areas

2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

Location Map



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