

### 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:

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:

<b>Information Regarding Site:</b>		
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision		
11. Brief Explanation of Project being reviewed:  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 +/-):	Number of Residential Units:	Commercial square footage:
13. Present Zoning:		14. Proposed Zoning:
15. Present Use:		16. Proposed Use:
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:  Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No		
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:  Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input type="checkbox"/> No		
19. If residential, describe style and market segment you plan to target (Example- Age restricted):		
20. Environmental impacts:  How many forested acres are presently on-site?                      How many forested acres will be removed?  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 type="checkbox"/> Yes <input type="checkbox"/> No  Are the wetlands: <input type="checkbox"/> Tidal            Acres: <input type="checkbox"/> Non-tidal    Acres:  If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No  Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No  Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes", describe the impacts:  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 type="checkbox"/> No		
22. List the proposed method(s) of stormwater management for the site:		
23. Is open space proposed? <input type="checkbox"/> Yes <input 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 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:

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

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.

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

\_\_\_\_\_  
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.

S.R. 300 a.k.a. WHEATLEYS POND ROAD  
(60' R/W)

NORTH CARTER ROAD  
(50' R/W)

**SITE DATA:**

OWNER: STEPALEX, LLC  
511 SCHOOL LANE  
REHOBOTH BEACH, DE 19971

ENGINEER/  
SURVEYOR: CIVIL ENGINEERING ASSOCIATES  
55 WEST MAIN STREET  
MIDDLETOWN, DE 19709  
(302) 376-8833  
(302) 376-8834  
CONTACT: RONALD H. SUTTON, JR.

TAX PARCEL ID: 1-00-01808-01-1100-000

DEED REFERENCE: D.B. 5797, P. 263

BUILDING TYPE: RESIDENTIAL DWELLING AND GARAGE  
(BUILT IN 1940)

LOT AREA: 44,731.49 S.F.±, 1.027 AC.±

ZONING: RS1

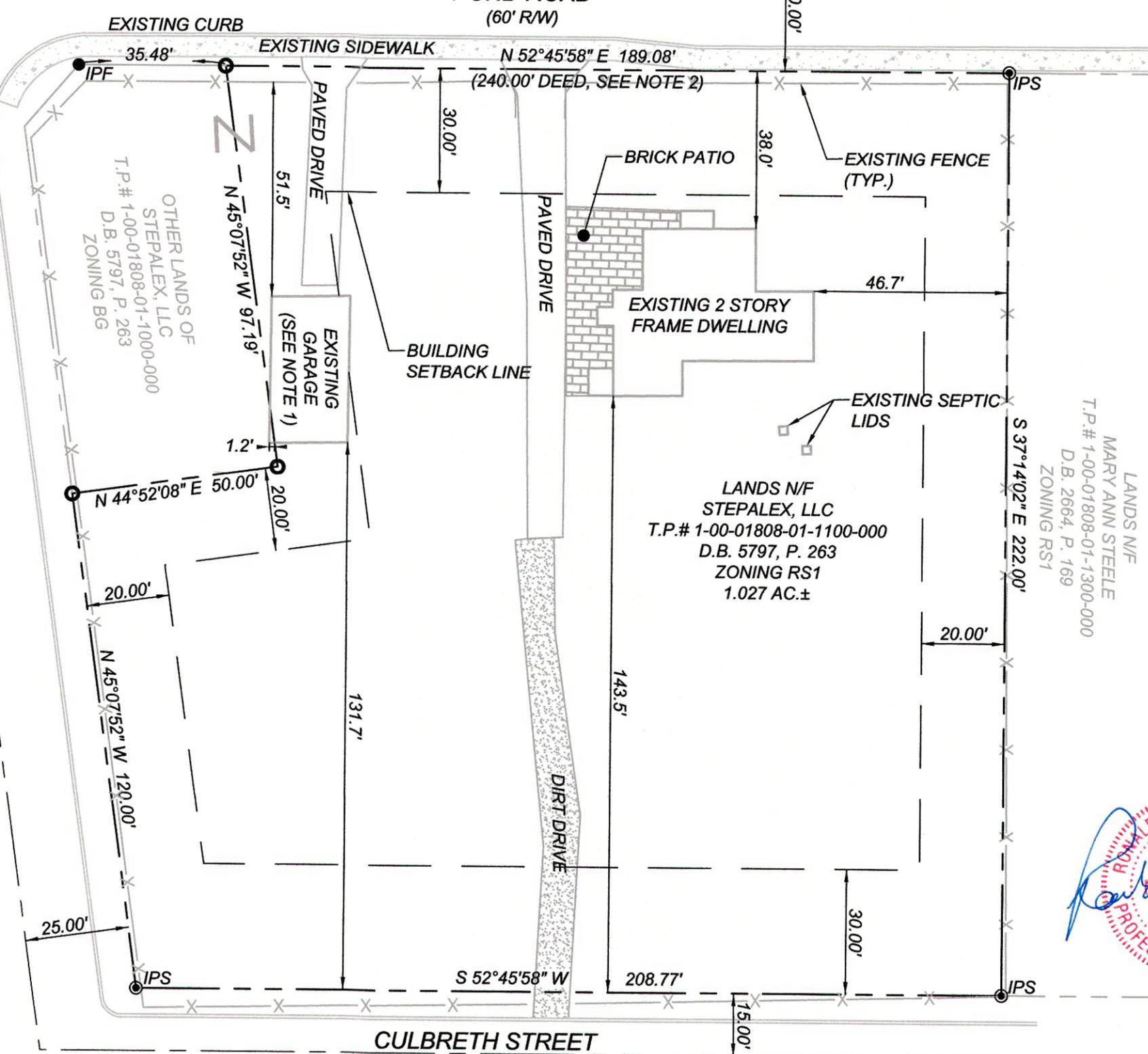
MINIMUM BUILDING SETBACKS:  
FRONT YARD - 30 FEET  
SIDE YARD - 15 FEET MINIMUM, 40 FEET  
AGGREGATE  
REAR YARD - 30 FEET  
MAX. BLDG. HEIGHT - 35 FEET

UTILITIES: WATER: PUBLIC  
SANITARY SEWER: ONSITE SEPTIC

- IRON PIN FOUND (1)
- ◎ IRON PIN TO BE SET (3)

**NOTES:**

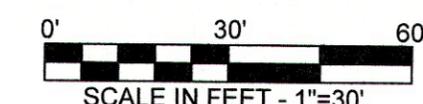
1. THE EXISTING GARAGE ENCLOSES INTO THE SIDE YARD SETBACK AND ONTO OTHER LANDS OF STEPALEX, LLC. FOR INFORMATION REGARDING NONCONFORMING BUILDINGS REFER TO THE KENT COUNTY CODE ARTICLE XVI, SS 205-217.
2. DEED BOOK 5797, PAGE 263 INCORRECTLY STATES THE NORTHERLY PROPERTY LINE ALONG S.R. 300 AS 240.00'. PHYSICAL EVIDENCE IN THE FIELD SUPPORT THE PLACEMENT OF THIS PROPERTY LINE.



LANDS N/F  
STEPALOX, LLC  
T.P.# 1-00-01808-01-1100-000  
D.B. 5797, P. 263  
ZONING RS1  
1.027 AC.±

LANDS N/F  
MARY ANN STEELE  
T.P.# 1-00-01808-01-1300-000  
D.B. 2664, P. 169  
ZONING RS1

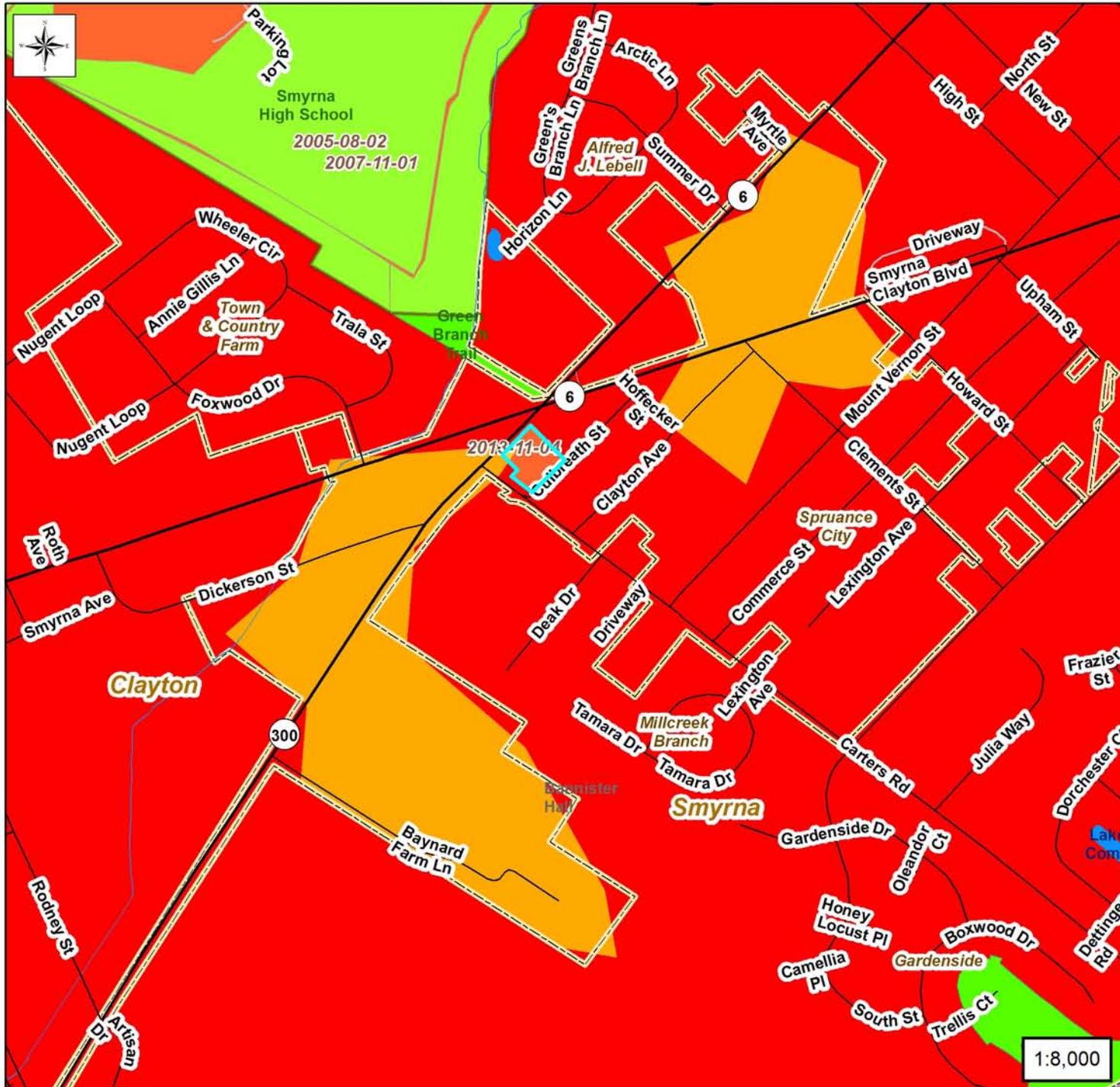
OTHER LANDS OF  
STEPALOX, LLC  
T.P.# 1-00-01808-01-1000-000  
D.B. 5797, P. 263  
ZONING BG



<b>CIVIL ENGINEERING ASSOCIATES, LLC</b> 55 WEST MAIN STREET MIDDLETOWN, DE 19709 (302) 376-8833 FAX (302) 376-8834 ENGINEERING • SURVEYING • CONSTRUCTION SERVICES			
BOUNDARY SURVEY PLAN FOR <b>5280 WHEATLEYS POND ROAD</b> SITUATE IN: DUCK CREEK HUNDRED, KENT COUNTY, DE			
PROJECT # P13040	DATE: 10/17/13	#	REVISION
SCALE: 1"=30'	FILE:		
DRN BY: JTW	CHKD BY: RHS		
			DATE BY

# Preliminary Land Use Service (PLUS)

5280 Wheatley's Pond Road  
2013-11-04



**Legend**

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

**2010 State Strategies**

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

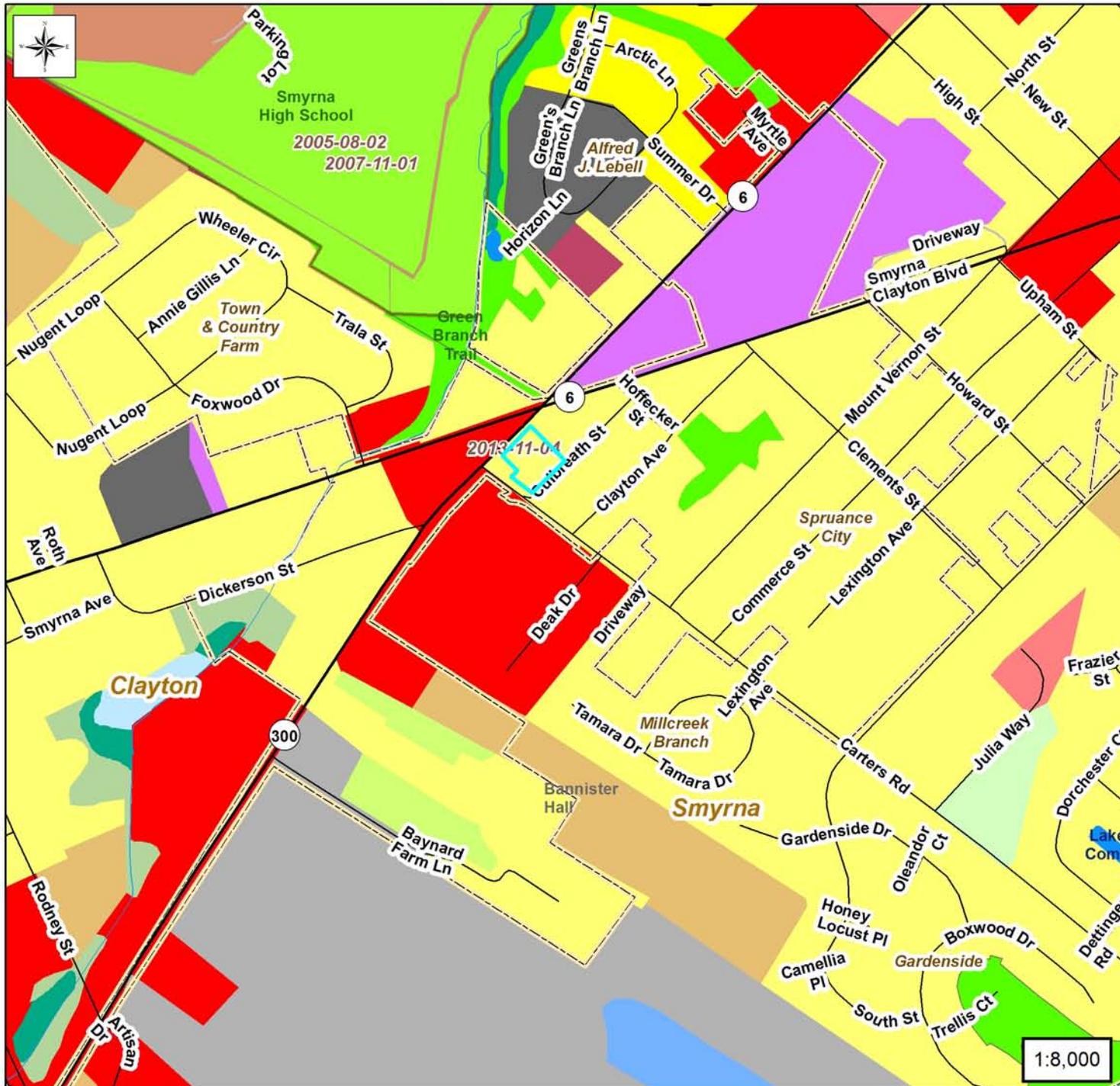
## Location Map



Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

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- State Forests
- Publicly Accessible Lands

**2007 Land Use**

- Single Family Dwellings
- Multi-Family Dwellings
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Deciduous Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Extraction and Transitional

## Location Map



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2013-11-04

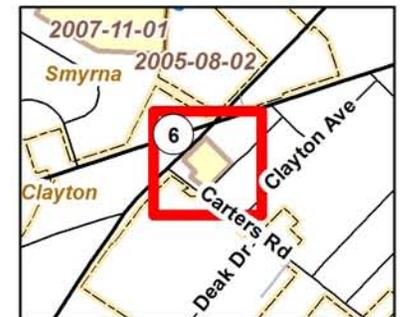


**Legend**

- PLUS Project Areas

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

## Location Map



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