

5-11-14/00:17 RCVD

### 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): 2014-07-04  
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2

1. Project Title/Name: Lighthipe Subdivision
2. Location ( please be specific): Directly behind Ocean View Beach Club, centered between Hunters Run Phase III, Ocean Way Estates, and Bethany West. Entrance through Ocean View Beach Club.
3. Parcel Identification #: 1-34-17.00-12.00      4. County or Local Jurisdiction Name: where project is located: Sussex County
5. If contiguous to a municipality, are you seeking annexation:      No
6. Owner's Name: The Trustees Of The Protestant Epicopal Church Of Delaware  
 Address: 2020 N Tatnall St.  
 City: Wilmington      State: DE      Zip: 19802  
 Phone: 302 656-5441      Fax: 302 656-7342      Email: \_\_\_\_\_
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Convergence Communities  
 Address: 172 Center Street, Suite 204  
 City: Jackson Hole      State: WY      Zip: 38001  
 Phone: 307-734-1654      Fax: 307-739-1248      Email: ssmith@coninv.com
8. Project Designer/Engineer: Davis, Bowen, & Friedel, Inc.  
 Address: 23 N. Walnut St.  
 City: Milford      State: DE      Zip: 19963  
 Phone: 302-424-1441      Fax: 302-424-0430      Email: wzc@dbfinc.com
9. Please Designate a Contact Person, including phone number, for this Project: W. Zachary Crouch, PE 302-424-1441



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: 1,650

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 2%

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.

The site connects to four of the roads in Ocean View Beach Club. Could Connect to property to the North.

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

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

\_\_\_\_\_  
 Date

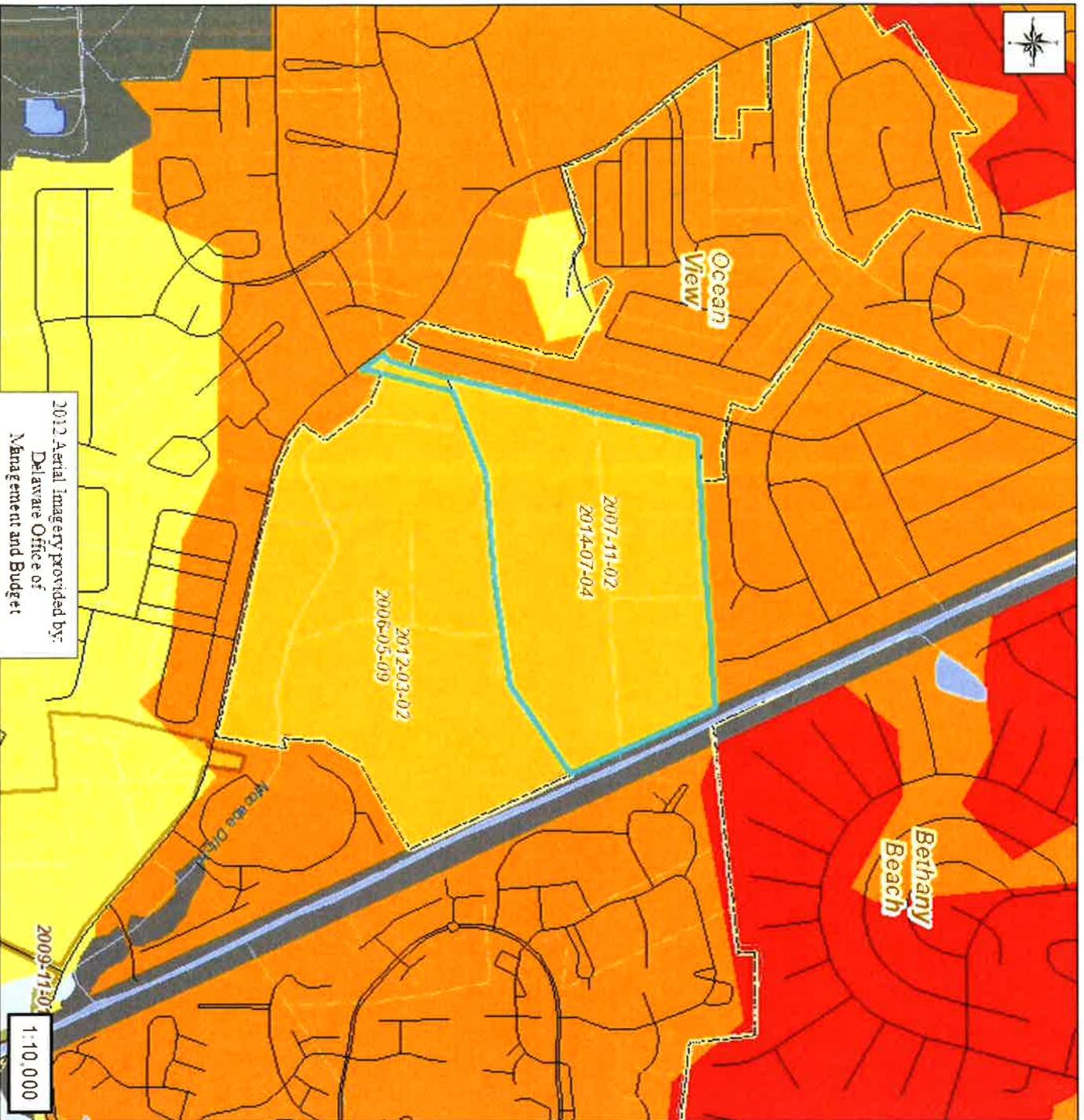
**Signed application must be received before application is scheduled for PLUS review.**

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.



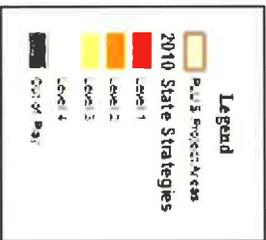
# Preliminary Land Use Service (PLUS)

Lighttype Subdivision  
2014-07-04



2012 Aerial Imagery provided by Delaware Office of Management and Budget

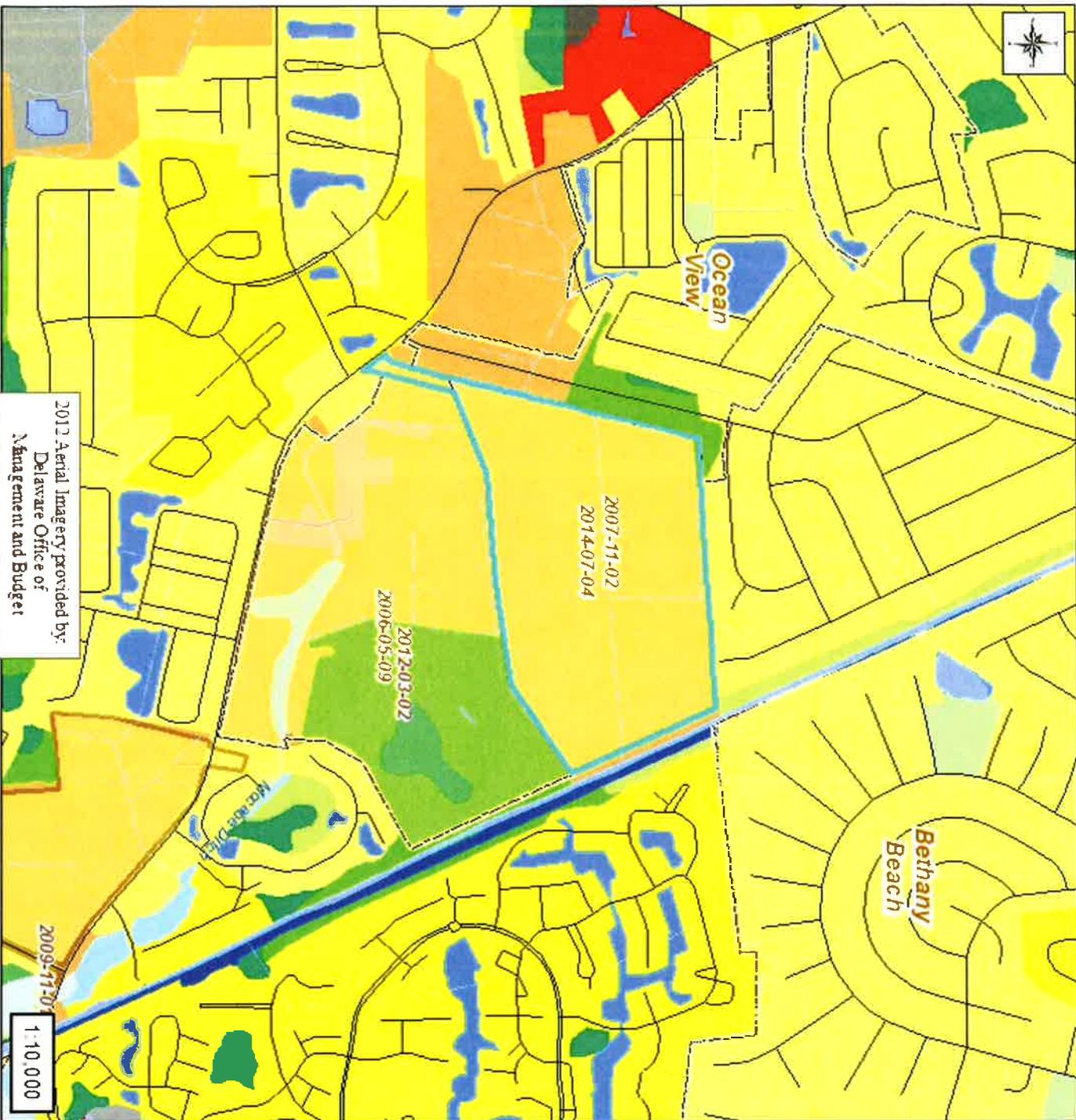
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Mapping provided by the Delaware Office of State Planning Coordination  
www.stateplanning.delaware.gov

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Lightipe Subdivision  
2014-07-04

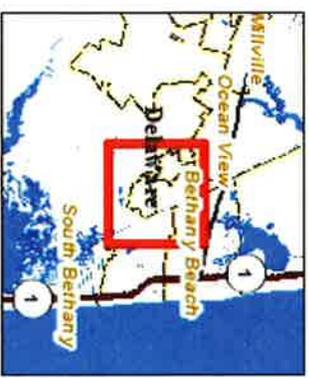


2012 Aerial Imagery provided by Delaware Office of Management and Budget

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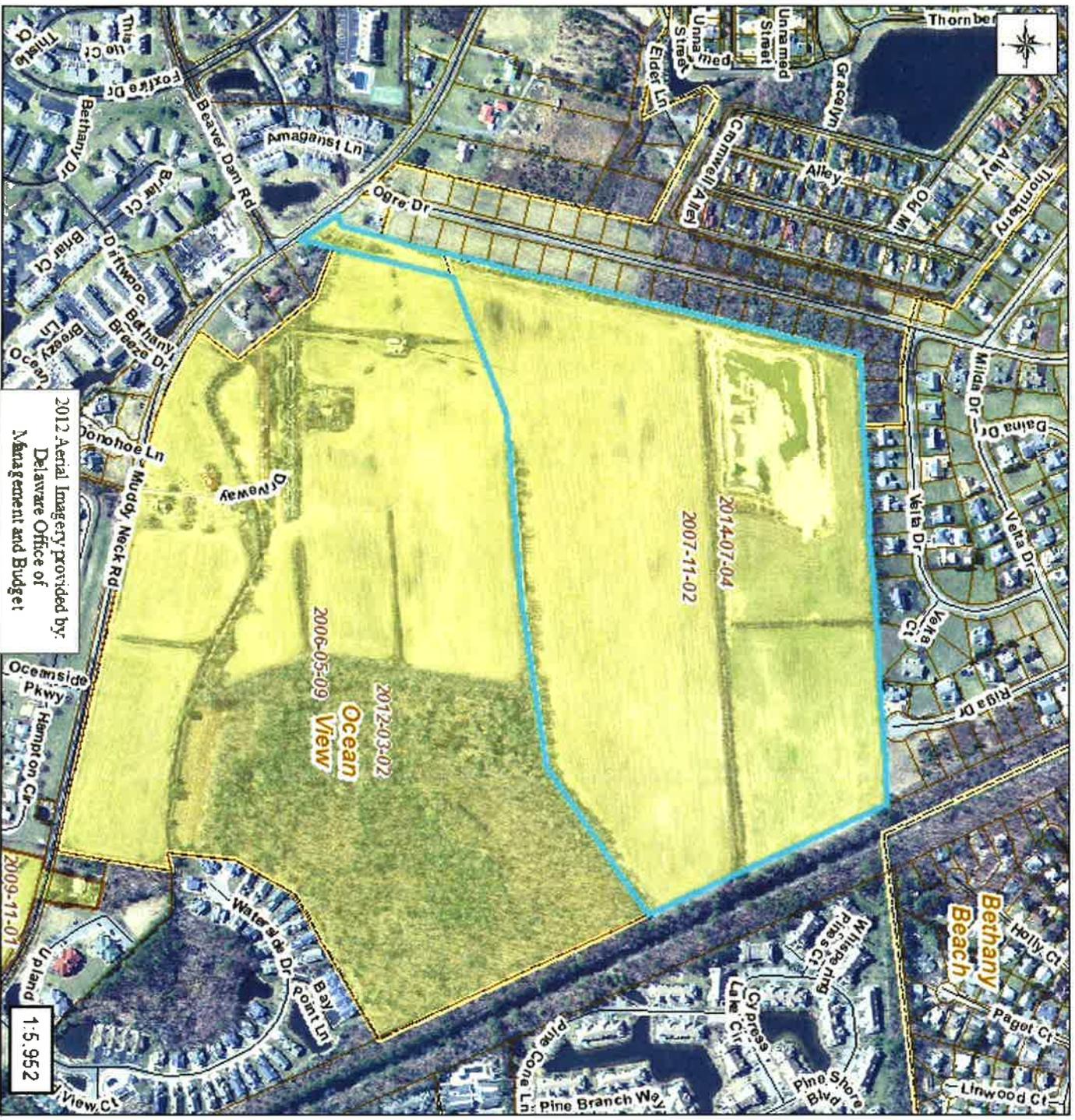
**Legend**

- PLUS Project Area
- 2007 Land Use
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Transportation/Communication/Utilities
- Recreational
- Farms/Pasture/Cropland
- Confined Animal Feeding Operations/Feedlots/Rendering
- Deciduous Forest
- Mixed Forest
- Wetlands and Impoundments
- Open Water
- Emergent Wetlands - Total and Non-tidal
- Forested Wetlands - Total and Non-tidal
- Extraction and Transitional



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2012 Aerial Imagery provided by Delaware Office of Management and Budget

1:5,952

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**Legend**

 PLUS Project Areas

**Location Map**



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