

Preliminary Land Use Service (PLUS)**Delaware State Planning Coordination**

122 Martin Luther King Jr. Blvd., South • 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): 2014-09-03
Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1, 2

1. Project Title/Name: Arbor-Lyn

2. Location (please be specific): north side of Warrington Road; east of Route 24

3. Parcel Identification #: 3-34-12.00-127.02, 127.04, 127.05

4. County or Local Jurisdiction Name: where project is located: Sussex

5. If contiguous to a municipality, are you seeking annexation: No

6. Owner's Name: Hood Woods, LLC; c/o Robert Hood

Address: 3111 132nd Street

City: Snohomish

State: WA

Zip: 98290

Phone: 425-334-4772

Fax:

Email: robthood123@gmail.com

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Lockwood Design & Construction Co, Inc

Address: 26412 Broadkill Road

City: Milton

State: DE

Zip: 19968

Phone: 302-644-3260

Fax:

Email: dal@lockwooddesigns.com

8. Project Designer/Engineer: Merestone Consultants, Inc.

Address: 19633 Blue Bird Lane, Suite 9

City: Rehoboth Beach

State: DE

Zip: 19971

Phone: 302-226-5880

Fax: 302-226-5883

Email:
roger.gross@merestoneconsultants.com

9. Please Designate a Contact Person, including phone number, for this Project: Roger Gross; 302-226-5880

Information Regarding Site: 206 Unit Residential Community

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

11. Brief Explanation of Project being reviewed:
 Single Family & Multi-Family Community
 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 +/-): 35.45 Number of Residential Units: 203 Commercial square footage: 0

13. Present Zoning: AR-1

14. Proposed Zoning: HR-RPC

15. Present Use: Vacant

16. Proposed Use: Single Family & Multi-Family Residential Development

17. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Tidewater Utilities, Inc.

Will a new public well be located on the site? Yes No

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Sussex County West Rehoboth Expansion Area of the Dewey Beach Sanitary sewer District

Will a new community wastewater system be located on this site? Yes 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? 35.45 How many forested acres will be removed? ~29

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:

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

Has the Army Corps of Engineers 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, 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)? Yes No

22. List the proposed method(s) of stormwater management for the site: Stormwater practices consisting of impervious disconnection, sheet flow to open space and infiltration practices will be used.

23. Is open space proposed? Yes No If "Yes," how much? 18.99 Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stormwater Management, Wooded Areas & Community Recreation Areas

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: 1525 ADT
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? 12.16%

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. Potential connection through Lands of Beebe Medical Center, Inc. to the north.

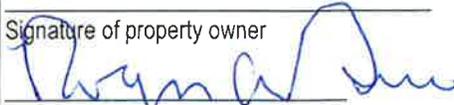
28. Are there existing sidewalks? Yes No; bike paths Yes No
 Are there proposed sidewalks? Yes No; bike paths Yes No
 Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No

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: Don A. Lockwood phone number: 302-542-8023

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
 9/2/14

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

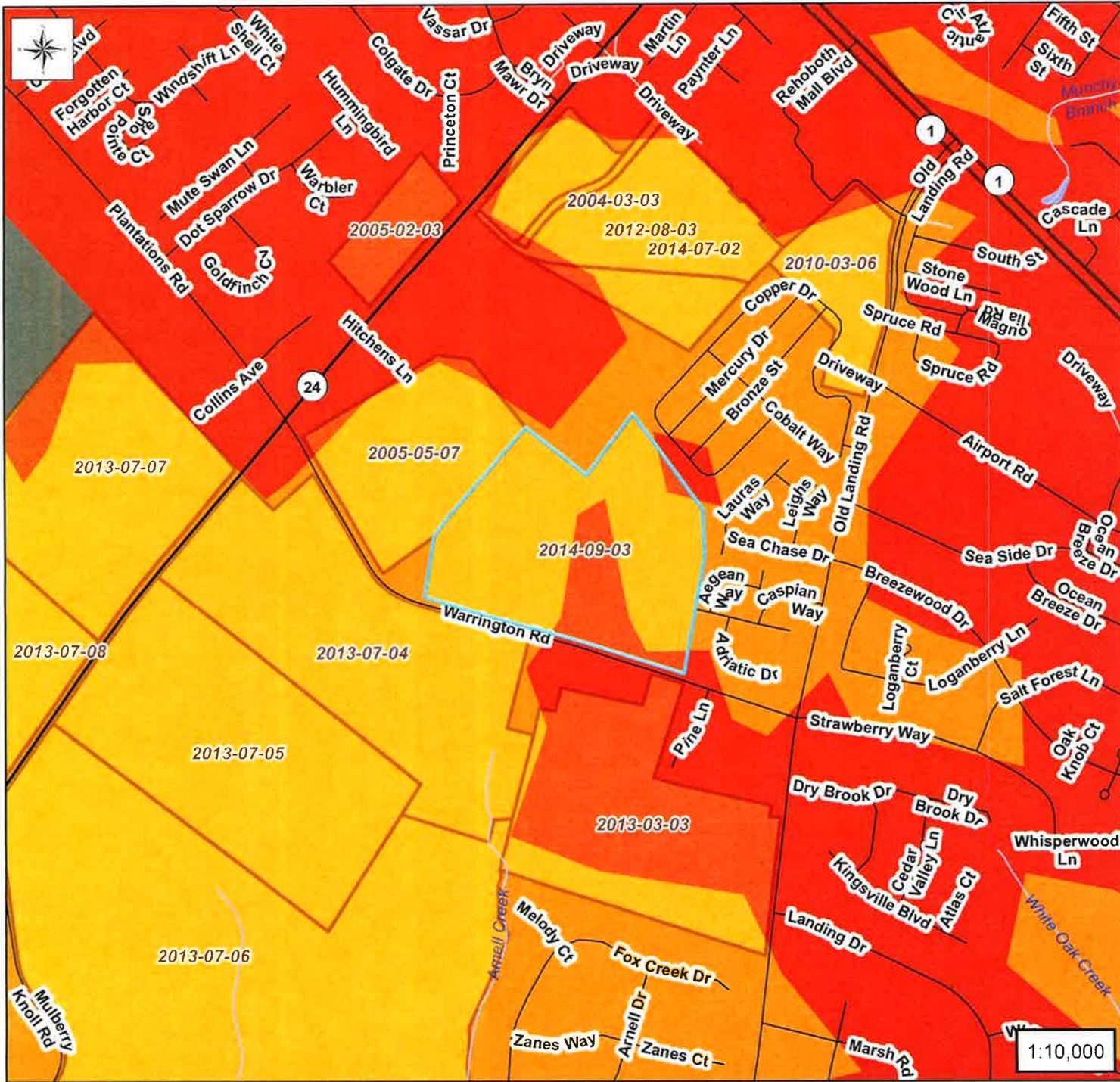
Date

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 **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)

Arbor Lyn
2014-09-03



Legend

- PLUS Project Areas
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

Location Map



1:10,000

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Legend

- PLUS Project Areas

Location Map



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