

Information Regarding Site:

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

11. Brief Explanation of Project being reviewed: **Rezoning**
 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 +/-): **19.52** Number of Residential Units: **100** Commercial square footage:

13. Present Zoning: **AR-1** 14. Proposed Zoning: **HR-1/RPC**

15. Present Use: **AG Field/Crops** 16. Proposed Use: **100-Unit Multi-Family Residential Units**

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**

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):
Large Single Family ATTACHED product for 1st and 2nd Home Buyers

20. Environmental impacts: **None - Phase One Environmental Site Assessment Completed by Pennoni**

How many forested acres are presently on-site? **0** How many forested acres will be removed? **0**

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? 1000+ feet

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: **Wet and Dry ponds; Green Technology BMPs**

23. Is open space proposed? Yes No If "Yes," how much? **9.47** Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **active recreation, passive recreation, stormwater management**

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: **643**

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. **access to the project will be through existing Lew Cross Su**

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

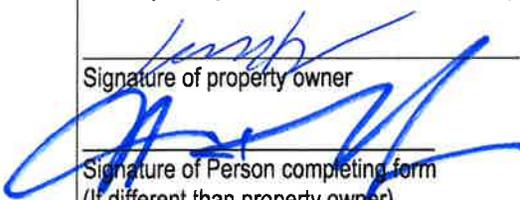
Has this site been evaluated for historic and/or cultural resources? Yes No

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

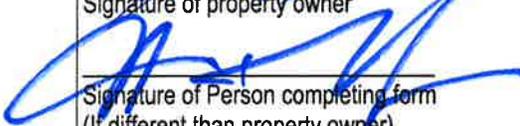
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
 Person to contact to arrange visit: _____ phone number: _____

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

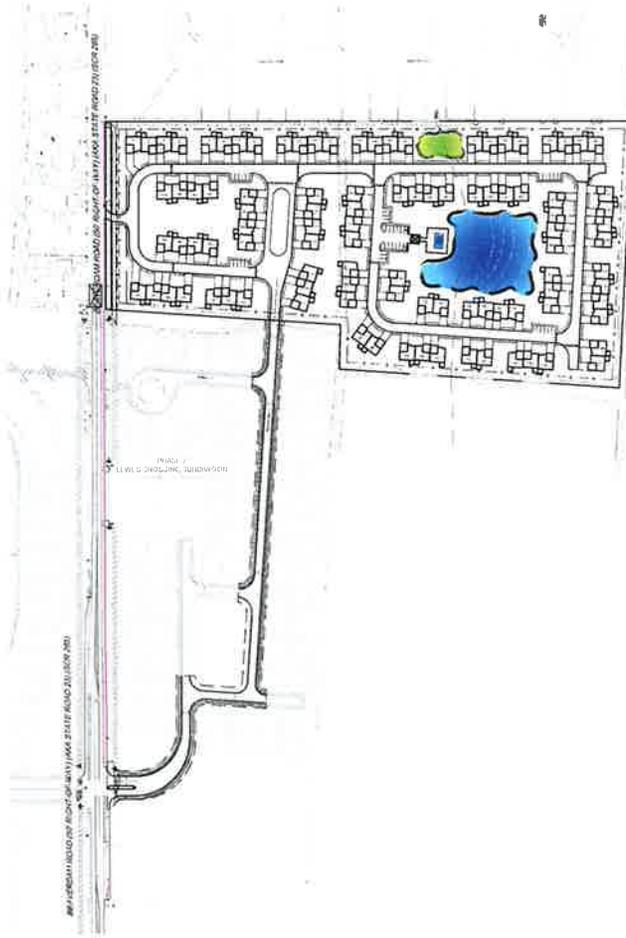
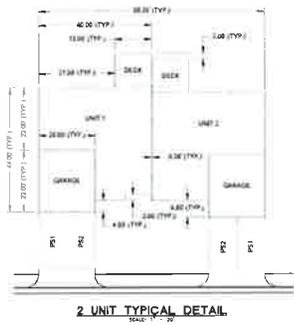
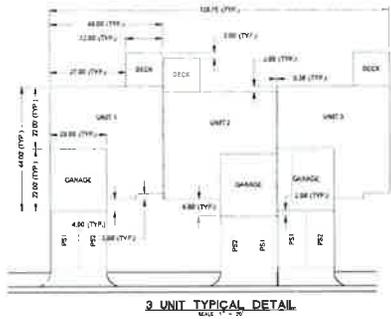
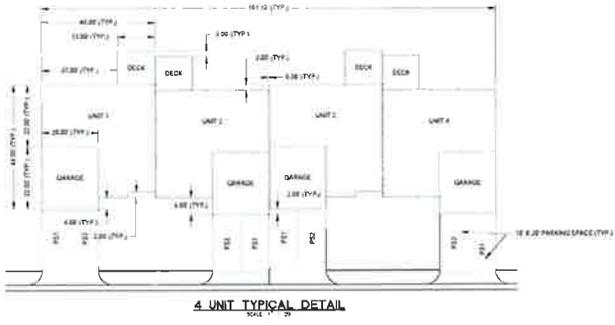
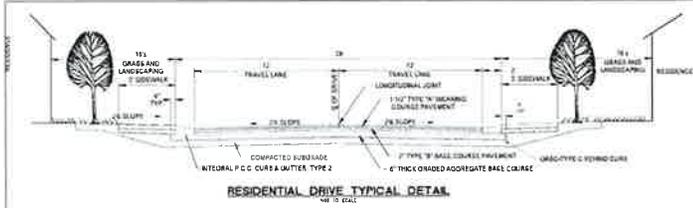
10/13/14
 Date


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

10/13/14
 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 PLUS@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 the Office of State Planning 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.



DELOT ENTRANCE DETAIL
SCALE: 1/8" = 1'-0"



DATE	DESCRIPTION

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

VILLAS AT LEWES CROSSING
SITE DETAILS
 LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DE
 TAX MAP # 3-34-5.00 PARCEL 222.01

DATE	DESCRIPTION

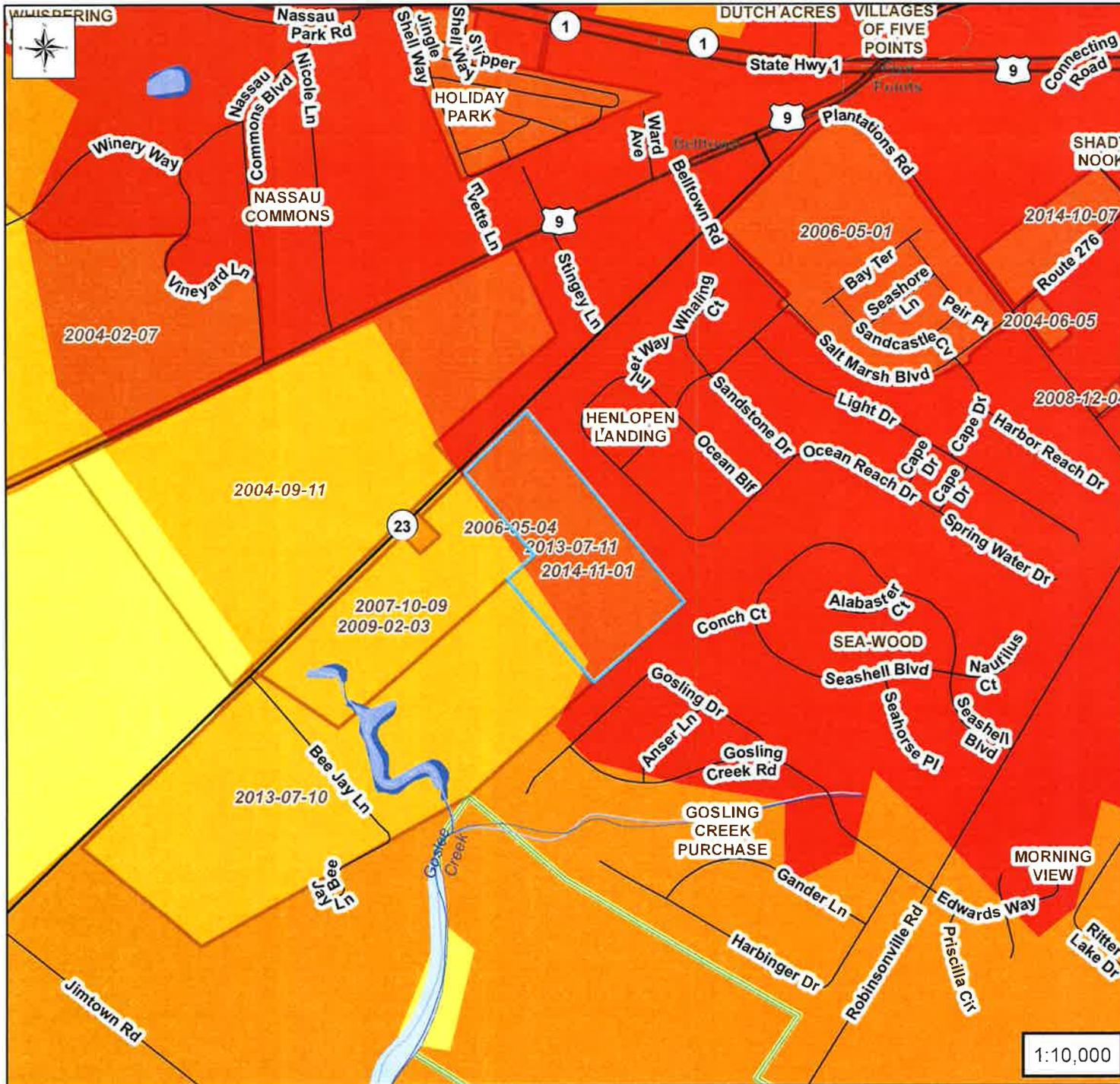
CS6001

Pennoni Associates Inc. Engineers • Surveyors • Planners • Landscape Architects

10/20/2014 10:00 AM

Preliminary Land Use Service (PLUS)

Villas at Lewes Crossing
2014-11-01



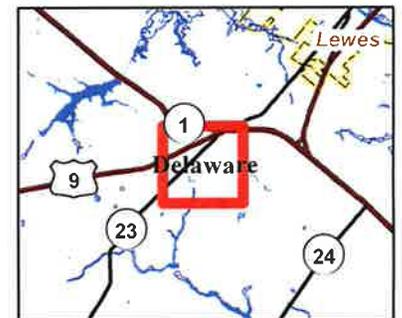
Legend

- 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

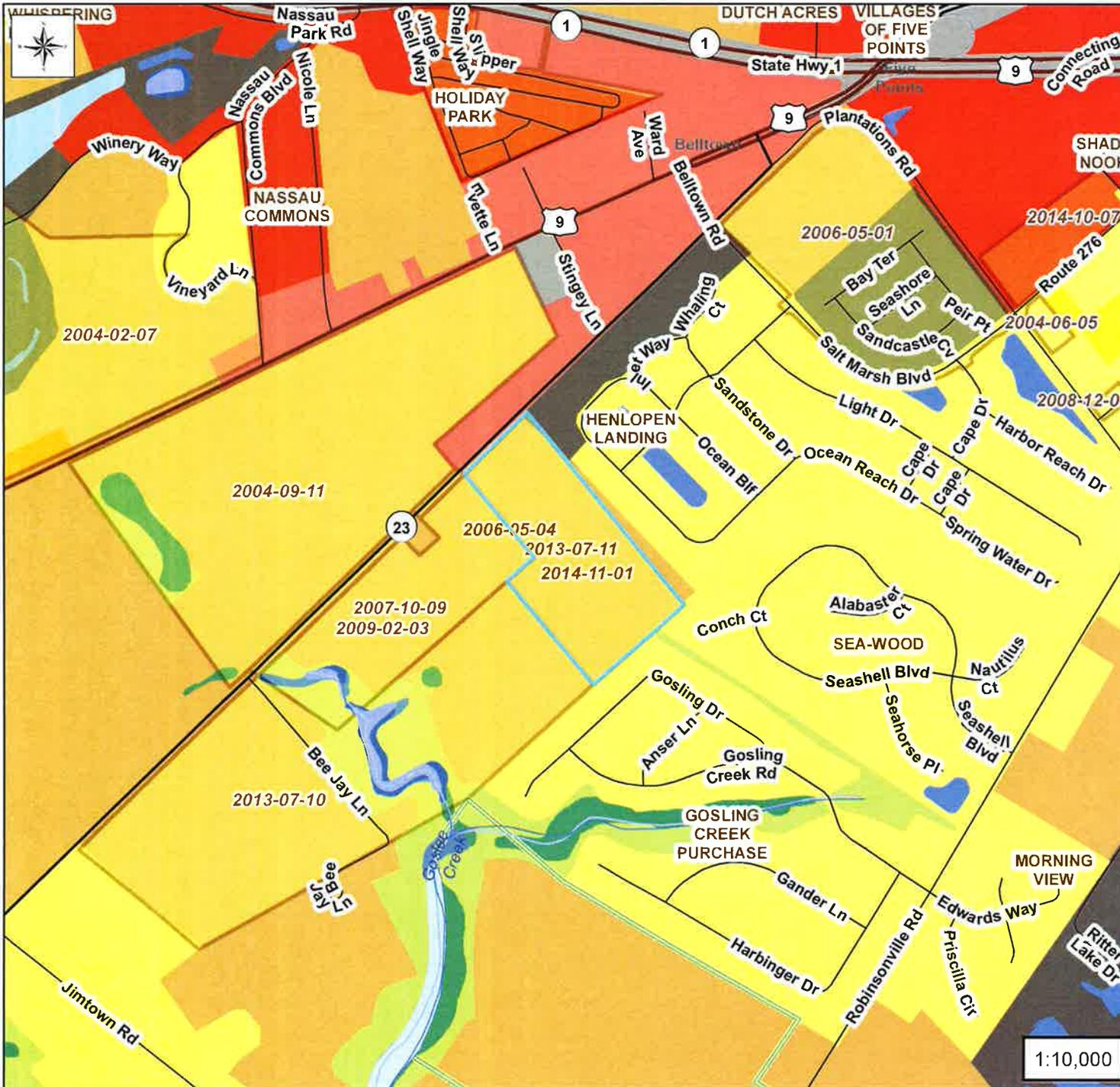
Location Map



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

Preliminary Land Use Service (PLUS)

Villas at Lewes Crossing
2014-11-01



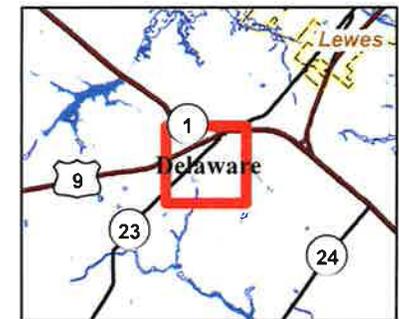
Legend

- 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
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Farms, Pasture, Cropland
- Rangeland
- Mixed Forest
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Extraction and Transitional

Location Map



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

1:10,000

Preliminary Land Use Service (PLUS)

Villas at Lewes Crossing
2014-11-01



Legend

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

