

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): 2014-11-03
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 3

1. Project Title/Name: Berzins

2. Location (please be specific): Intersection of Muddy Neck and Double Bridges Road

3. Parcel Identification #: TM 1-34-17, P 30.03 & 30.04

4. County or Local Jurisdiction Name: where project is located: Town of Ocean View

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): Josh Mastrangelo

Address: The Evergreene Companies, 701 Bethany Loop, Suite 2

City: Bethany Beach

State: DE

Zip: 19930

Phone: 443.497.3709

Fax:

Email: jm@theevergreenecompanies.com

8. Project Designer/Engineer: Solutions IPEM

Address: PO Box 416

City: Georgetown

State: DE

Zip: 19947

Phone: 302.297.9215

Fax:

Email: jpalkewicz@solutionsipem.com

9. Please Designate a Contact Person, including phone number, for this Project: Jason Palkewicz, PE

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: Mixed use community with commercial, 51 townhomes, 30 single family homes and open space/amenities.
 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 +/-): 28.5 Number of Residential Units: 81 Commercial square footage: 36,000

13. Present Zoning: MXPC 14. Proposed Zoning: MXPC

15. Present Use: Agricultural 16. Proposed Use: Commercial and Residential

17. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Tidewater Utilities / Town of Ocean View
 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): Second home and retirees.

20. Environmental impacts:
 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: 1.5
 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? 10'

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 ponds, filter strips, bio-swales, etc.

23. Is open space proposed? Yes No If "Yes," how much? Acres: 11.5
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active & passive recreation, stormwater, and wetlands.

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: 802

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.

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

10-29-2014

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

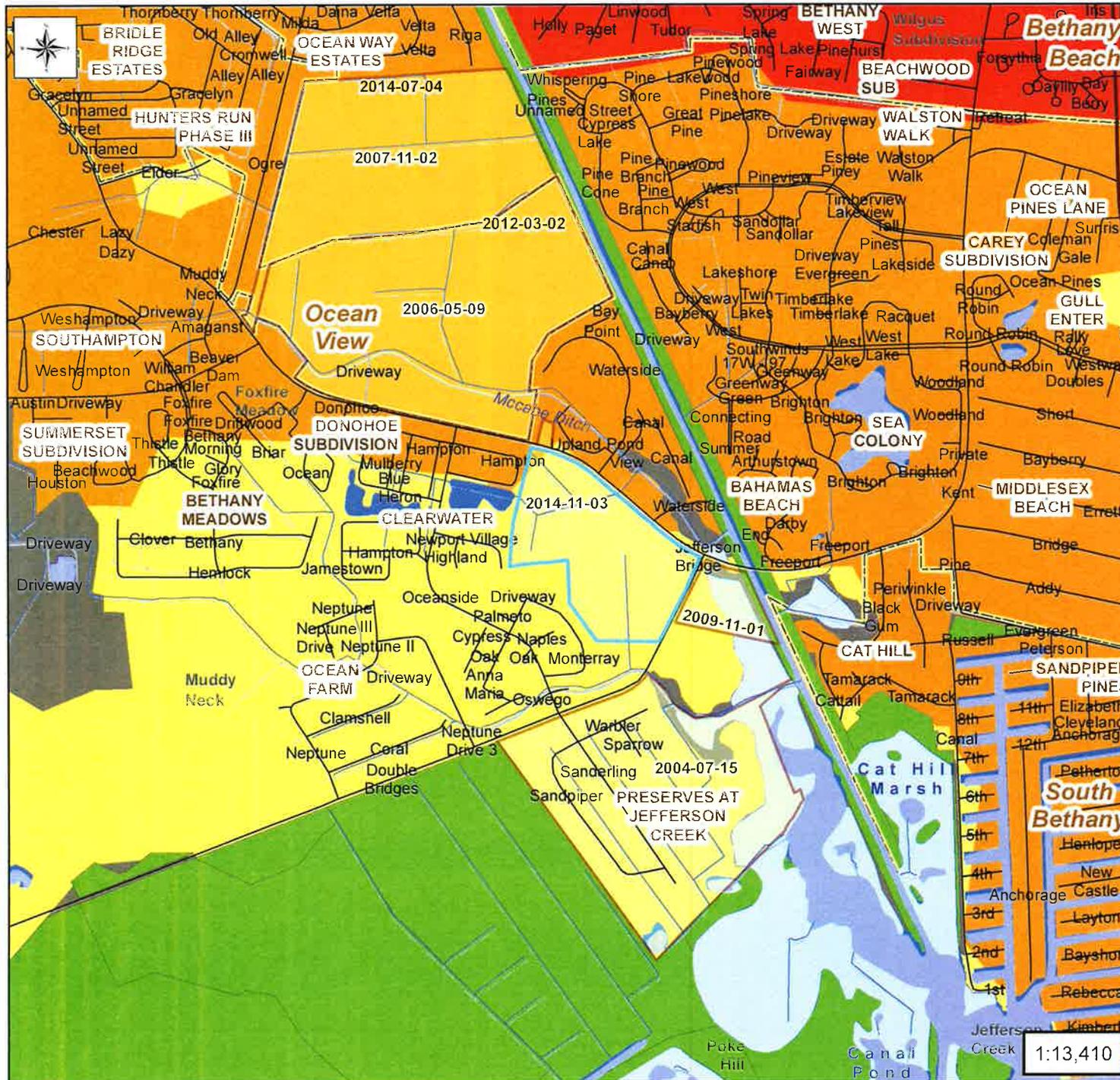
Date

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 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.

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Berzins Property
2014-11-03



Legend

- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands

2010 State Strategies

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



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2007 Land Use

- Single Family Dwellings
- Multi-Family Dwellings
- Commercial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Deciduous Forest
- Evergreen Forest
- 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



1:13,410



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

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