

## 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): 2015-01-02  
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 3

1. Project Title/Name: The Ash-Lyn
2. Location ( please be specific): SE corner intersection of Williams Farm Road (SCR #235a) & Reynolds Road (SCR #233)
3. Parcel Identification #: 2-35-15.00-5.00
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: John Paynter Argo

Address: 11184 Coastal Highway

City: Milton

State: DE

Zip: 19968

Phone: 302-684-4729

Fax:

Email:

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

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: Conditional Use Permit – Assisted Living Facility**

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 Residential with a Commercial Center  
 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 +/-): 81.5      Number of Residential Units: 268 Total      Commercial square footage: +/-71k

13. Present Zoning: AR-1

14. Proposed Zoning: CR-1 & MR-RPC

15. Present Use: Vacant

16. Proposed Use: mixed residential & commercial

17. Water:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: Artesian Water Company, 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: Artesian Wastewater Management, Inc.

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? 18.6 +/-      How many forested acres will be removed? 16 +/-

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? \_\_\_\_\_ >100'

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, infiltration and bioretention practices will be used.

23. Is open space proposed?  Yes  No      If "Yes," how much? Approximately 17.5 acres in the residential; ~1.59 acres in the current commercial area layout

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: 2,168 ADT (residential area only); 5,436 ADT (estimated based on current commercial layout)

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. Potential connection by service road on southern corner of property & planned connection to proposed multi-family units at north side of property

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

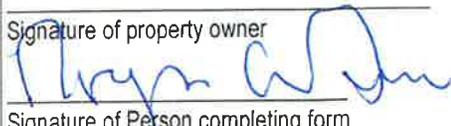
Has this site been evaluated for historic and/or cultural resources?  Yes  No

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  


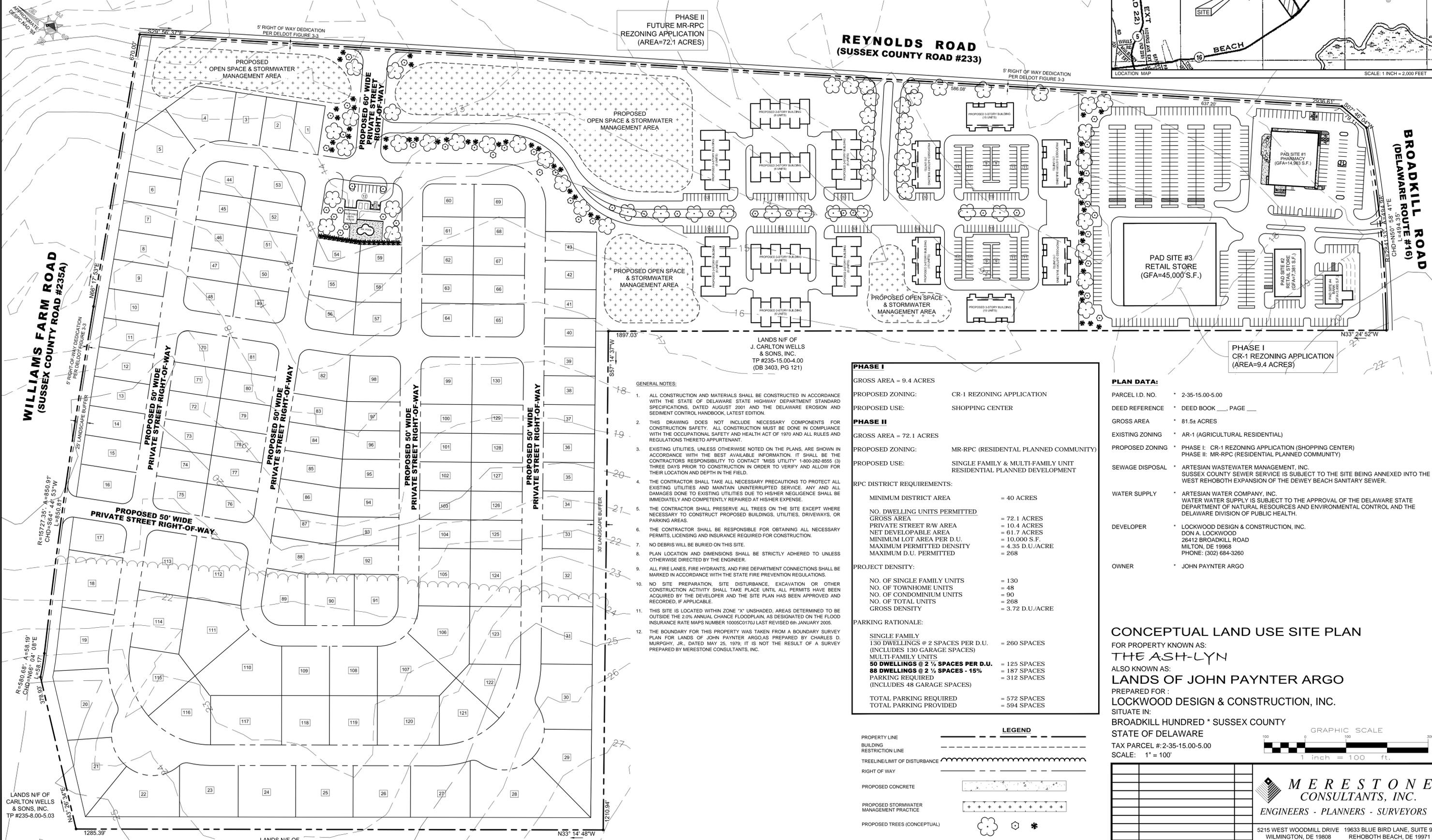
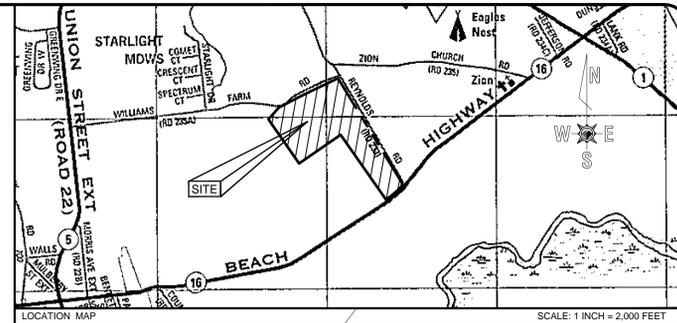
Date  
 12/22/14

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](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.



PHASE II  
FUTURE MR-RPC  
REZONING APPLICATION  
(AREA=72.1 ACRES)

REYNOLDS ROAD  
(SUSSEX COUNTY ROAD #233)

BROADKILL ROAD  
(DELAWARE ROUTE #16)

WILLIAMS FARM ROAD  
(SUSSEX COUNTY ROAD #235A)

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF DELAWARE STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, DATED AUGUST 2001 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- EXISTING UTILITIES, UNLESS OTHERWISE NOTED ON THE PLANS, ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT "MISS UTILITY" 1-800-282-8555 (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS/HER EXPENSE.
- THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED BUILDINGS, UTILITIES, DRIVEWAYS, OR PARKING AREAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING AND INSURANCE REQUIRED FOR CONSTRUCTION.
- NO DEBRIS WILL BE BURIED ON THIS SITE.
- PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- NO SITE PREPARATION, SITE DISTURBANCE, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL PERMITS HAVE BEEN ACQUIRED BY THE DEVELOPER AND THE SITE PLAN HAS BEEN APPROVED AND RECORDED, IF APPLICABLE.
- THIS SITE IS LOCATED WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 2.0% ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED ON THE FLOOD INSURANCE RATE MAPS NUMBER 10005C0170J LAST REVISED 6th JANUARY 2005.
- THE BOUNDARY FOR THIS PROPERTY WAS TAKEN FROM A BOUNDARY SURVEY PLAN FOR LANDS OF JOHN PAYNTER ARGO, AS PREPARED BY CHARLES D. MURPHY, JR., DATED MAY 25, 1978; IT IS NOT THE RESULT OF A SURVEY PREPARED BY MERESTONE CONSULTANTS, INC.

PHASE I	
GROSS AREA	= 9.4 ACRES
PROPOSED ZONING:	CR-1 REZONING APPLICATION
PROPOSED USE:	SHOPPING CENTER
PHASE II	
GROSS AREA	= 72.1 ACRES
PROPOSED ZONING:	MR-RPC (RESIDENTIAL PLANNED COMMUNITY)
PROPOSED USE:	SINGLE FAMILY & MULTI-FAMILY UNIT RESIDENTIAL PLANNED DEVELOPMENT
RPC DISTRICT REQUIREMENTS:	
MINIMUM DISTRICT AREA	= 40 ACRES
NO. DWELLING UNITS PERMITTED	
GROSS AREA	= 72.1 ACRES
PRIVATE STREET R/W AREA	= 10.4 ACRES
NET DEVELOPABLE AREA	= 61.7 ACRES
MINIMUM LOT AREA PER D.U.	= 10,000 S.F.
MAXIMUM PERMITTED DENSITY	= 4.35 D.U./ACRE
MAXIMUM D.U. PERMITTED	= 268
PROJECT DENSITY:	
NO. OF SINGLE FAMILY UNITS	= 130
NO. OF TOWNHOME UNITS	= 48
NO. OF CONDOMINIUM UNITS	= 90
NO. OF TOTAL UNITS	= 268
GROSS DENSITY	= 3.72 D.U./ACRE
PARKING RATIONALE:	
SINGLE FAMILY	
130 DWELLINGS @ 2 SPACES PER D.U.	= 260 SPACES
(INCLUDES 130 GARAGE SPACES)	
MULTI-FAMILY UNITS	
50 DWELLINGS @ 2 1/2 SPACES PER D.U.	= 125 SPACES
88 DWELLINGS @ 2 1/2 SPACES - 15%	= 187 SPACES
PARKING REQUIRED	= 312 SPACES
(INCLUDES 48 GARAGE SPACES)	
TOTAL PARKING REQUIRED	= 572 SPACES
TOTAL PARKING PROVIDED	= 594 SPACES

**PLAN DATA:**

PARCEL I.D. NO.	* 2-35-15.00-5.00
DEED REFERENCE	* DEED BOOK __, PAGE __
GROSS AREA	* 81.5± ACRES
EXISTING ZONING	* AR-1 (AGRICULTURAL RESIDENTIAL)
PROPOSED ZONING	* PHASE I: CR-1 REZONING APPLICATION (SHOPPING CENTER) PHASE II: MR-RPC (RESIDENTIAL PLANNED COMMUNITY)
SEWAGE DISPOSAL	* ARTESIAN WASTEWATER MANAGEMENT, INC. SUSSEX COUNTY SEWER SERVICE IS SUBJECT TO THE SITE BEING ANNEXED INTO THE WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER.
WATER SUPPLY	* ARTESIAN WATER COMPANY, INC. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
DEVELOPER	* LOCKWOOD DESIGN & CONSTRUCTION, INC. DON A. LOCKWOOD 2642 BROADKILL ROAD MILTON, DE 19968 PHONE: (302) 684-3260
OWNER	* JOHN PAYNTER ARGO

**CONCEPTUAL LAND USE SITE PLAN**  
FOR PROPERTY KNOWN AS:  
**THE ASH-LYN**  
ALSO KNOWN AS:  
**LANDS OF JOHN PAYNTER ARGO**  
PREPARED FOR:  
**LOCKWOOD DESIGN & CONSTRUCTION, INC.**  
SITUATE IN:  
BROADKILL HUNDRED \* SUSSEX COUNTY  
STATE OF DELAWARE  
TAX PARCEL #: 2-35-15.00-5.00  
SCALE: 1" = 100'



**LEGEND**

PROPERTY LINE	---
BUILDING RESTRICTION LINE	----
TREELINE/LIMIT OF DISTURBANCE	~~~~~
RIGHT OF WAY	=====
PROPOSED CONCRETE	[Pattern]
PROPOSED STORMWATER MANAGEMENT PRACTICE	[Pattern]
PROPOSED TREES (CONCEPTUAL)	[Tree Symbols]
NUMBER OF PARKING STALLS IN ROW	(8)
HANDICAP MARKER	[Symbol]

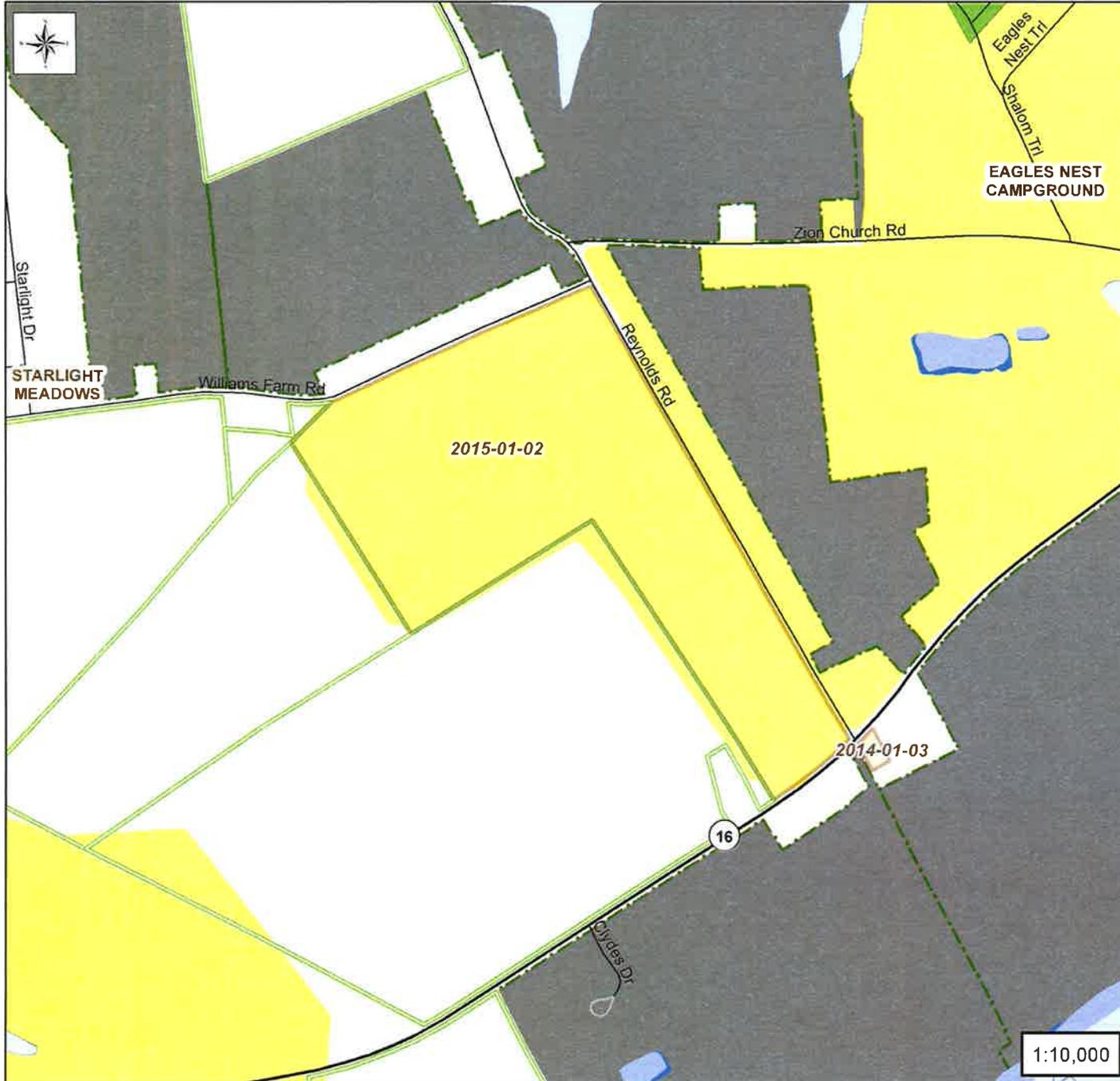
DATE	REVISION	CHKD.	DRAWN BY: R.A.G.	DATE: 12 DECEMBER 2014	SHEET#: 1 OF 1

**MERESTONE CONSULTANTS, INC.**  
ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE 19633 BLUE BIRD LANE, SUITE 9  
WILMINGTON, DE 19808 REHOBOTH BEACH, DE 19971  
PH: 302-992-7900 PH: 302-226-5880  
FAX: 302-992-7911 FAX: 302-226-5883

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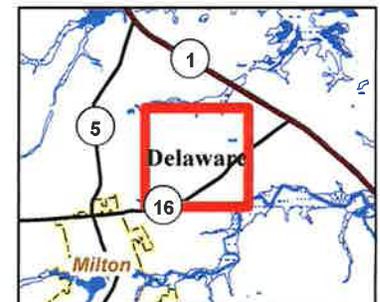
**Legend**

- 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



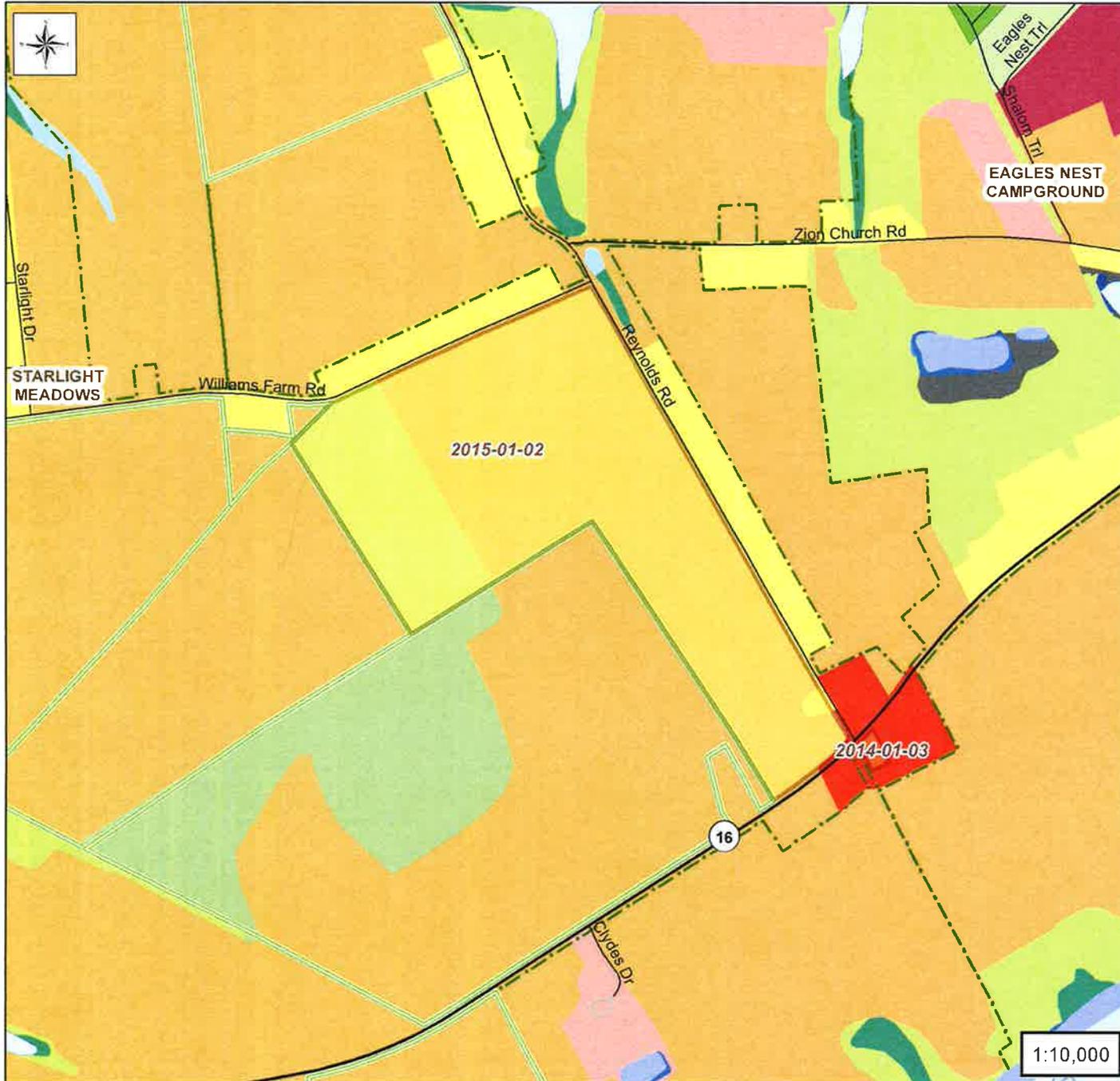
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Mapping provided by the Delaware Office of State Planning Coordination  
www.stateplanning.delaware.gov

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### Legend

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

### 2007 Land Use

- Single Family Dwellings
- Commercial
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Mixed Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Extraction and Transitional



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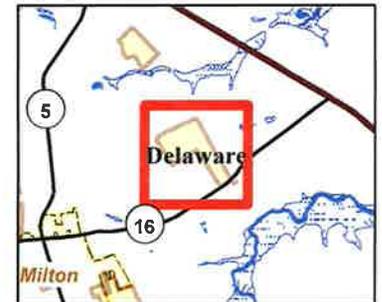
Ash-Lyn  
2015-01-02



**Legend**

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## Location Map



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