

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): 2015-01-05
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 4

1. Project Title/Name: Kent County Regional Sports Complex Corporation		
2. Location (please be specific): Frederica, DE (US Rt. 1 & Milford Neck Rd.)		
3. Parcel Identification #: 5-00-141.00-01-32.00-000	4. County or Local Jurisdiction Name: where project is located: Kent County	
5. If contiguous to a municipality, are you seeking annexation: N/A		
6. Owner's Name: Kent County		
Address: 101 W. Loockerman Street, Suite 1B		
City: Dover	State: DE	Zip: 19903
Phone: 302.734.2513	Fax: N/A	Email: sc_gkc@icloud.com
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): N/A		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Project Designer/Engineer: Becker Morgan Group, Inc.		
Address: 309 S. Governors Avenue		
City: Dover	State: DE	Zip: 19904
Phone: 302.734.7950	Fax: 302.734.7965	Email: jfalkowski@beckermorgan.com
9. Please Designate a Contact Person, including phone number, for this Project: Jon Falkowski 302.734.7950		

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: **5850 trips**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **6% 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. **N/A**

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

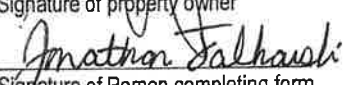
Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

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: **Shelly Cecchett** phone number: **302.734.2513**

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 12/23/14
Date


 Signature of Person completing form
 (If different than property owner) 12/19/14
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 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.



Legend

- A. Park Entrance
- B. Championship Stadium
- C. Foot Bridge
- D. Fieldhouse
(RR, Concession, Office, Locker,
Multi Purpose Room, etc)
- E. Bioretention
- F. Festival Grounds
- G. Drop-off
- H. Field Hockey
- I. Maintenance Facility
- J. Festival Walk
- K. Comfort Station
- L. Playground
- M. Perimeter Fence
- N. Parking Lot
- O. Sports Park Boulevard
- P. Training Area



KENT COUNTY SPORTS COMPLEX

MASTER PLAN

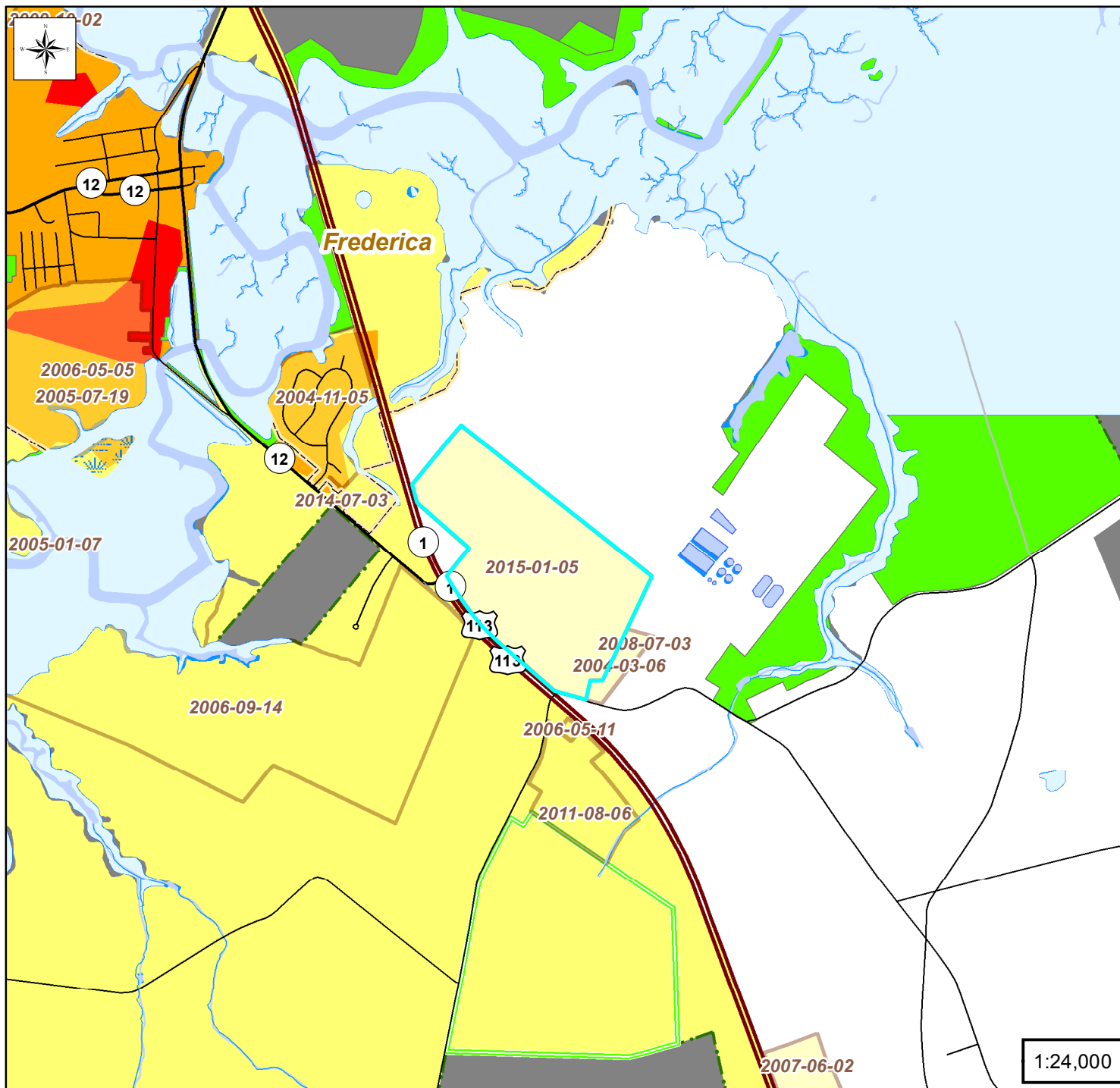
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FREDERICA, DELAWARE



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Kent County Sports Complex
2015-01-05



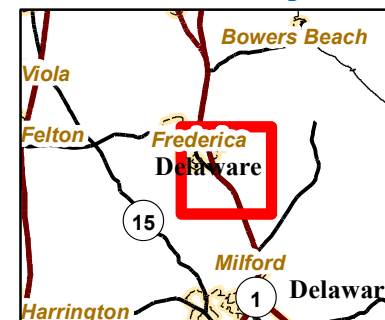
Legend

- 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



1:24,000



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

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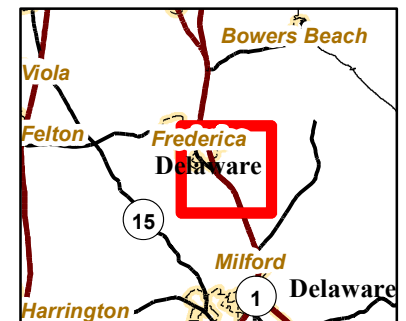
Kent County Sports Complex
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Legend

- PLUS Project Areas
 - Agriculture Districts
 - Agriculture Easements
 - State Forests
 - Publicly Accessible Lands
- 2007 Land Use**
- Single Family Dwellings
 - Commercial
 - Transportation/Communication/Utilities
 - Institutional/Governmental
 - Farms, Pasture, Cropland
 - Confined Animal Feeding Operations/Feedlots/Holding
 - Rangeland
 - Orchards/Nurseries/Horticulture
 - Deciduous Forest
 - Evergreen Forest
 - Mixed Forest
 - Shrub/Brush Rangeland
 - 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

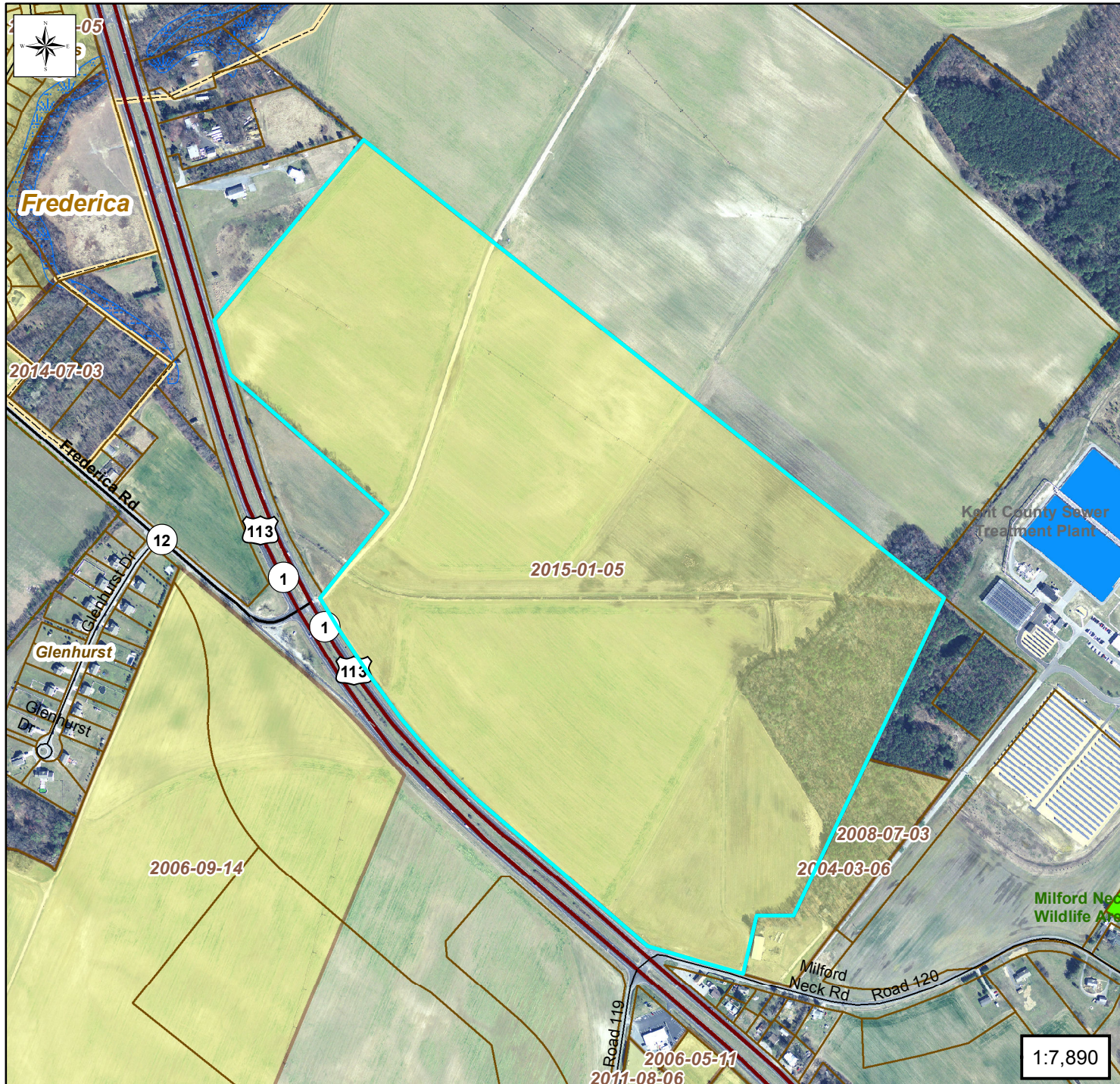
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