

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): 2015-08-05

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2

1. Project Title/Name: Dorman
2. Location (please be specific): Dorman Farm Lane – west of Mulberry Knoll Road
3. Parcel Identification #: 33401200001700
4. County or Local Jurisdiction Name: where project is located: Sussex County
5. If contiguous to a municipality, are you seeking annexation:
6. Owner's Name: Robert E Dorman; W E Dorman Family, LP; W E Dorman Family II, LP
 Address: 19708 Dorman Farm Lane
 City: Lewes State: DE Zip: 19958
 Phone: Fax: Email:
7. Equitable Owner/Developer (**This Person is required to attend the PLUS meeting**): Sussex Real Estate Partners, LLC
 Address: 18585 Coastal Highway, Unit 10, PMB 121 Attn: Dan McGreevy
 City: Rehoboth Beach State: DE Zip: 19971
 Phone: 302.841.3490 Fax: Email: danm@calderapropertieslp.com
8. Project Designer/Engineer: Solutions IPEM
 Address: 303 North Bedford Street
 City: Georgetown State: DE Zip: 19941
 Phone: 302.297.9215 Fax: Email: fkea@solutionsipem.com
9. Please Designate a Contact Person, including phone number, for this Project: Frank Kea, RLA 302.297.9215

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:
 Re-Zoning / RPC for single-family and multi-family homes.
 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 +/-): 126.8 Number of Residential Units: 387 Commercial square footage:

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

15. Present Use: Farm; Single-Family Home; Vacant 16. Proposed Use: Single-Family and Multi-Family

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

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): Primary and secondary homes.

20. Environmental impacts:

How many forested acres are presently on-site? 54.7 How many forested acres will be removed? 37.4

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: 3.8 +/-
 Non-tidal Acres: 9.6 +/-

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: Roadway crossing.

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? 1'

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: Buffers, water quality swales, bioretention, etc.

23. Is open space proposed? Yes No If "Yes," how much? 41.9 +/- (3.0 for recreation facility – pool, clubhouse, etc)

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

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: 3,015 (2,970 per County trip generation data)

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 - Via existing easement on Dorman Farm Road

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. The project is intended to share access with the proposed State Troop facility. No other connections are anticipated.

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.

Robert E. Dorman
 Signature of property owner

7/30/15
 Date

 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.



Seal _____
 Date _____

NO.	DATE	DESCRIPTION

PLUS CONCEPT
 for
DORMAN
 SUSSEX COUNTY, DELAWARE
 Prepared for: Sussex Real Estate Partners, LLC

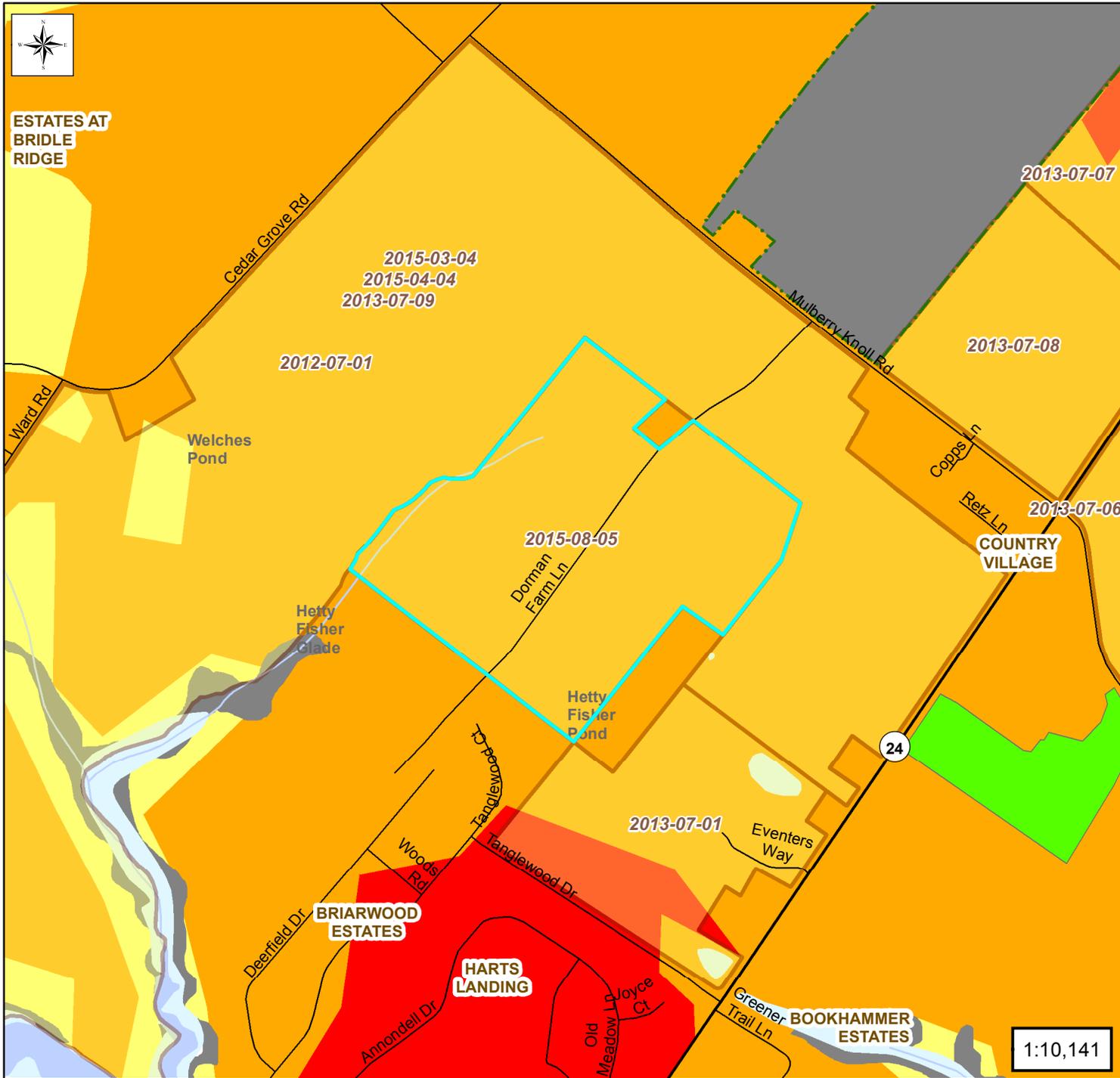
Date:	08-01-2015
Job Number:	G15020
Scale:	AS SHOWN
Drawn By:	JF
Designed By:	JF
Approved By:	JF

Sheet No.: **2**

File Name: PREPLAT.dwg

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2015-08-05

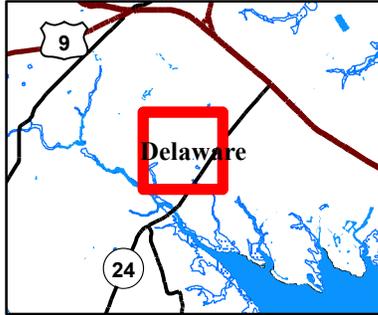


Legend

2010 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

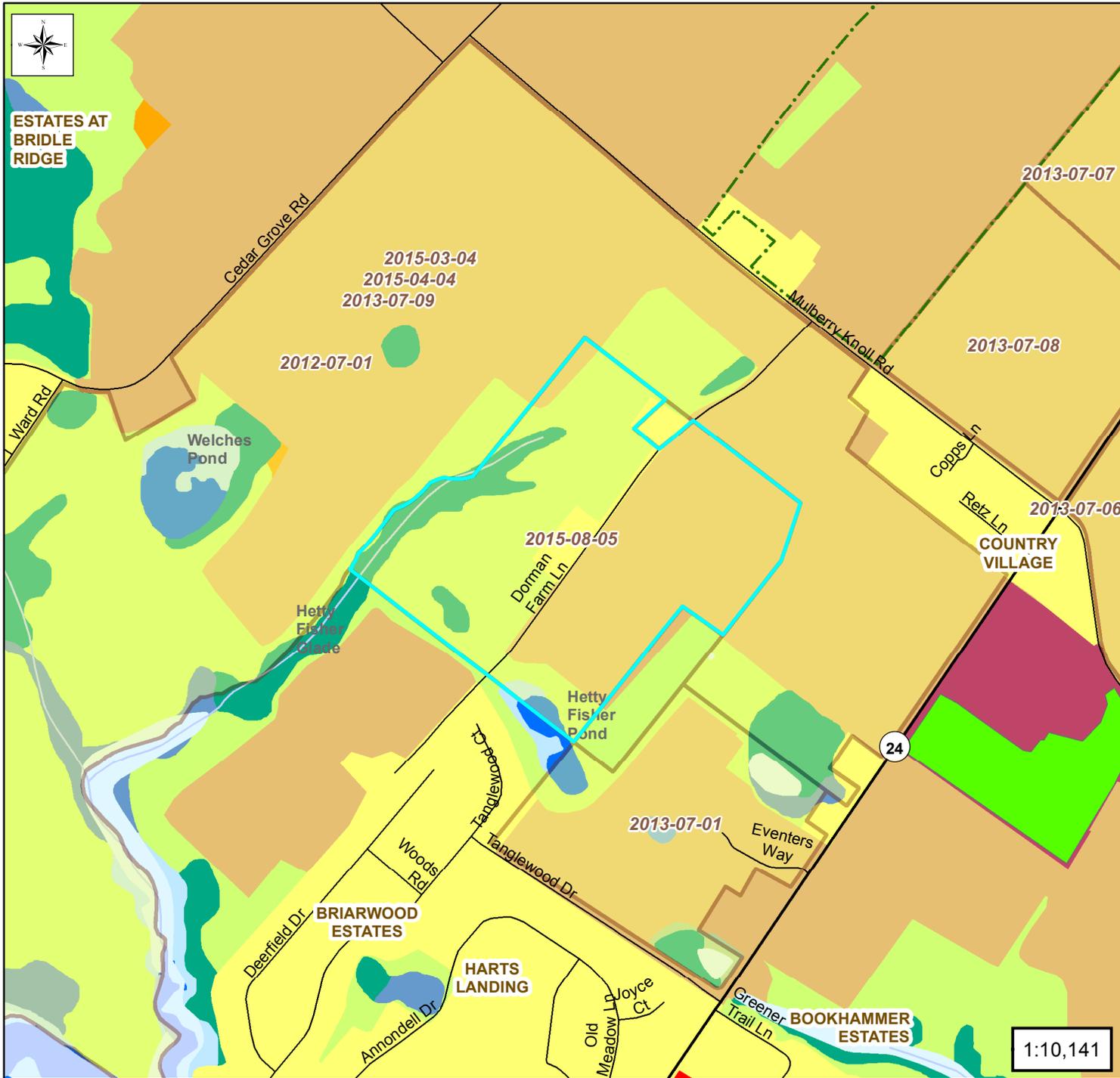
Location Map



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

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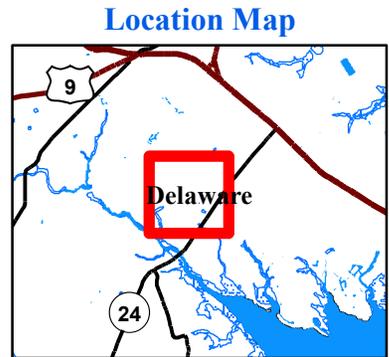
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Legend

2007 Land Use

- Single Family Dwellings
- Commercial
- Institutional/Governmental
- Farms, Pasture, Cropland
- Rangeland
- 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
- Agriculture Districts
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- State Forests
- Publicly Accessible Lands
- PLUS Project Areas



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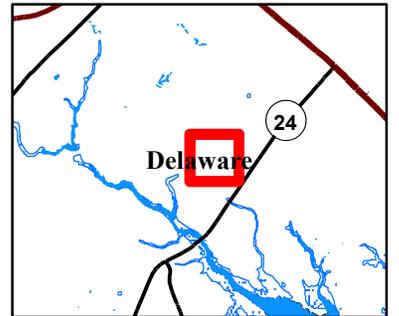
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