

**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): 2015-12-05  
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 3

1. Project Title/Name: **Melson Property**
2. Location ( please be specific): **NE of intersection of Rte 54 and CR 394 (W Sand Cove Rd)**
3. Parcel Identification #: **53301900005000**
4. County or Local Jurisdiction Name: where project is located: **Sussex County, DE**
5. If contiguous to a municipality, are you seeking annexation:
6. Owner's Name: **Doug Melson**  
 Address: **43 Thatcher Street PO Box 100**  
 City: **Frankford** State: **DE** Zip: **19945**  
 Phone: **302-732-9000** Fax: **302-732-6000** Email: **melsonfs@verizon.net**
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Rich Rishel**  
 Address: **43 Thatcher Street PO Box 100**  
 City: **Frankford** State: **DE** Zip: **19945**  
 Phone: **302-732-9000** Fax: **302-732-6000** Email: **melsonfs@verizon.net**
8. Project Designer/Engineer: **George, Miles & Buhr, LLC.**  
 Address: **206 West Main Street**  
 City: **Salisbury** State: **MD** Zip: **21801**  
 Phone: **410-742-3115** Fax: Email: **lmyrick@gmbnet.com**
9. Please Designate a Contact Person, including phone number, for this Project: **Lawton Myrick 410-742-3115**

**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: **This application proposes to rezone 12.5 acres from AR-1 to MR-RPC to include 48 residential units and 5,000 sf commercial and also rezone 2.5 acres from AR-1 to B-1 to include 10,000 sf commercial.**  
 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 +/-): 15      Number of Residential Units: 48      Commercial square footage: 15,000

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

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

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

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):

20. Environmental impacts:

How many forested acres are presently on-site? xx.x acres      How many forested acres will be removed? xx.x acres

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? Minimum 25' buffer

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 pond, vegetated swales, bioretention, bmps.

23. Is open space proposed?  Yes  No      If "Yes," how much?      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 / passive recreation, stormwater management, wildlife habitat

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: 100 Comm

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5-10 % will be 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. Adjacent to Bayside along W Sand Cove Road

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

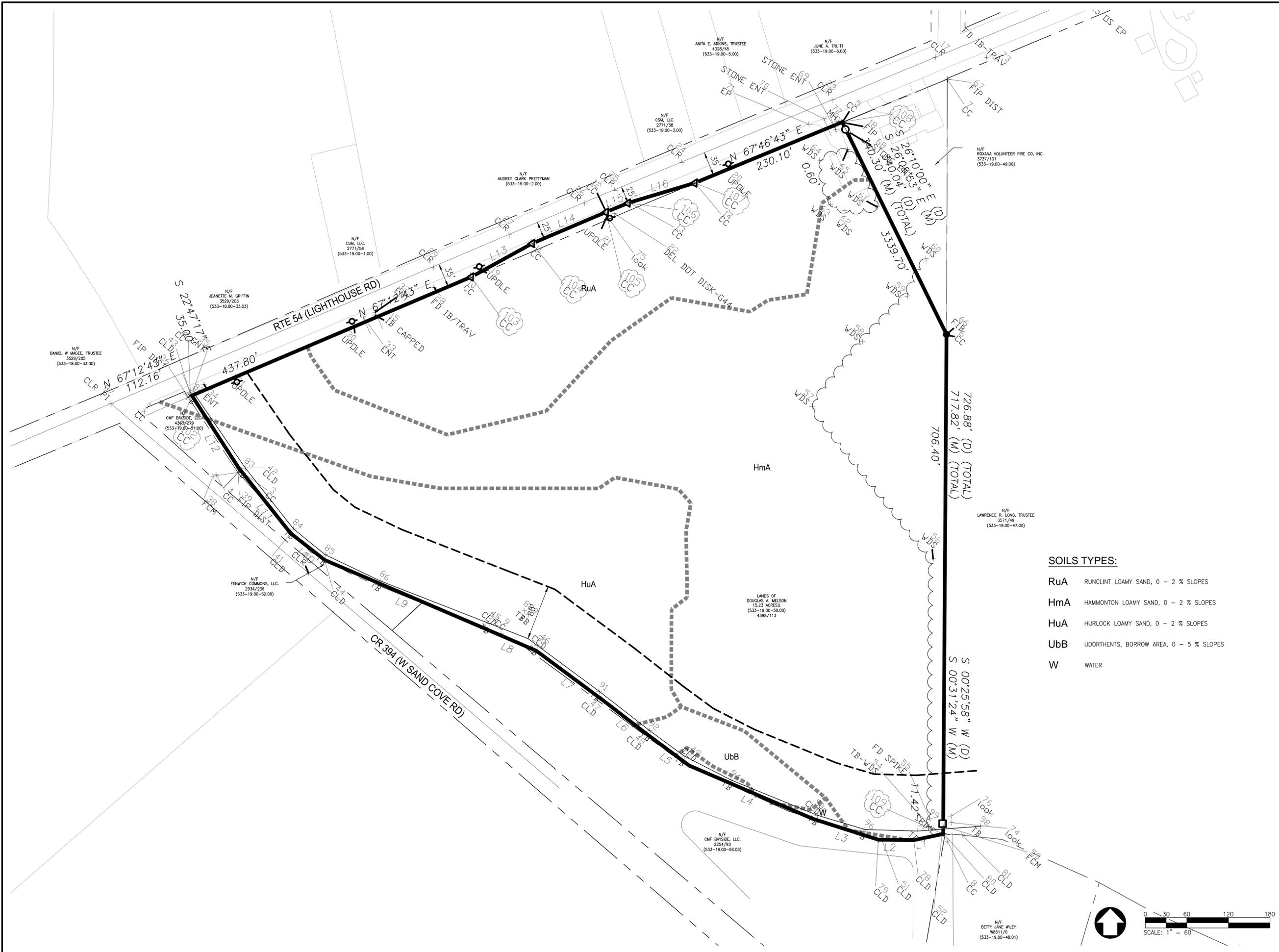
\_\_\_\_\_  
Date  
11/12/15

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

\_\_\_\_\_  
Date

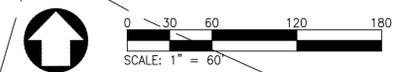
**Signed application must be received before application is scheduled for PLUS review.**

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.



**SOILS TYPES:**

- RuA** RUNCLINT LOAMY SAND, 0 - 2 % SLOPES
- HmA** HAMMONTON LOAMY SAND, 0 - 2 % SLOPES
- HuA** HURLOCK LOAMY SAND, 0 - 2 % SLOPES
- UbB** UDORTHENTS, BORROW AREA, 0 - 5 % SLOPES
- W** WATER



PRINTS ISSUED FOR: DRAWINGS STAGE	
DATE	
REVISIONS	
NO.	
<b>GMB</b> GEORGE MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790 www.gmbnet.com	
<b>MELSON PROPERTY</b> SUSSEX COUNTY, DELAWARE	
<b>EXISTING CONDITIONS</b>	
SCALE : 1:60_XREF	SHEET NO.
DESIGN BY :	<b>E1.0</b>
DRAWN BY :	
CHECKED BY :	
GMB FILE : 1997058	
DATE : NOV 2015	
© COPYRIGHT 2015 GEORGE MILES & BUHR, LLC	



MELSON PROPERTY

EAST SAND COVE ROAD

SUNRIDGE CREST (PH. 6)

SHOALS AT SUNRIDGE "KNOX FARM" C/Z 1748 DATED 05-08-14

WILLIAMSVILLE ROAD

BAYVIEW ESTATES

SEA COUNTRY ESTATES

AMERICANA BAYSIDE BOUNDARY

AMERICANA BAYSIDE (THE COMMONS)

AMERICANA BAYSIDE (PH. 1)

SUNRIDGE POOL & TENNIS

COASTAL CROSSING

SAND COVE ROAD

SEA GRASS BEND "DONUT HOLE" C/Z 1701 DATED 03-22-11

PHASE 13

VILLAGE C

VILLAGE A

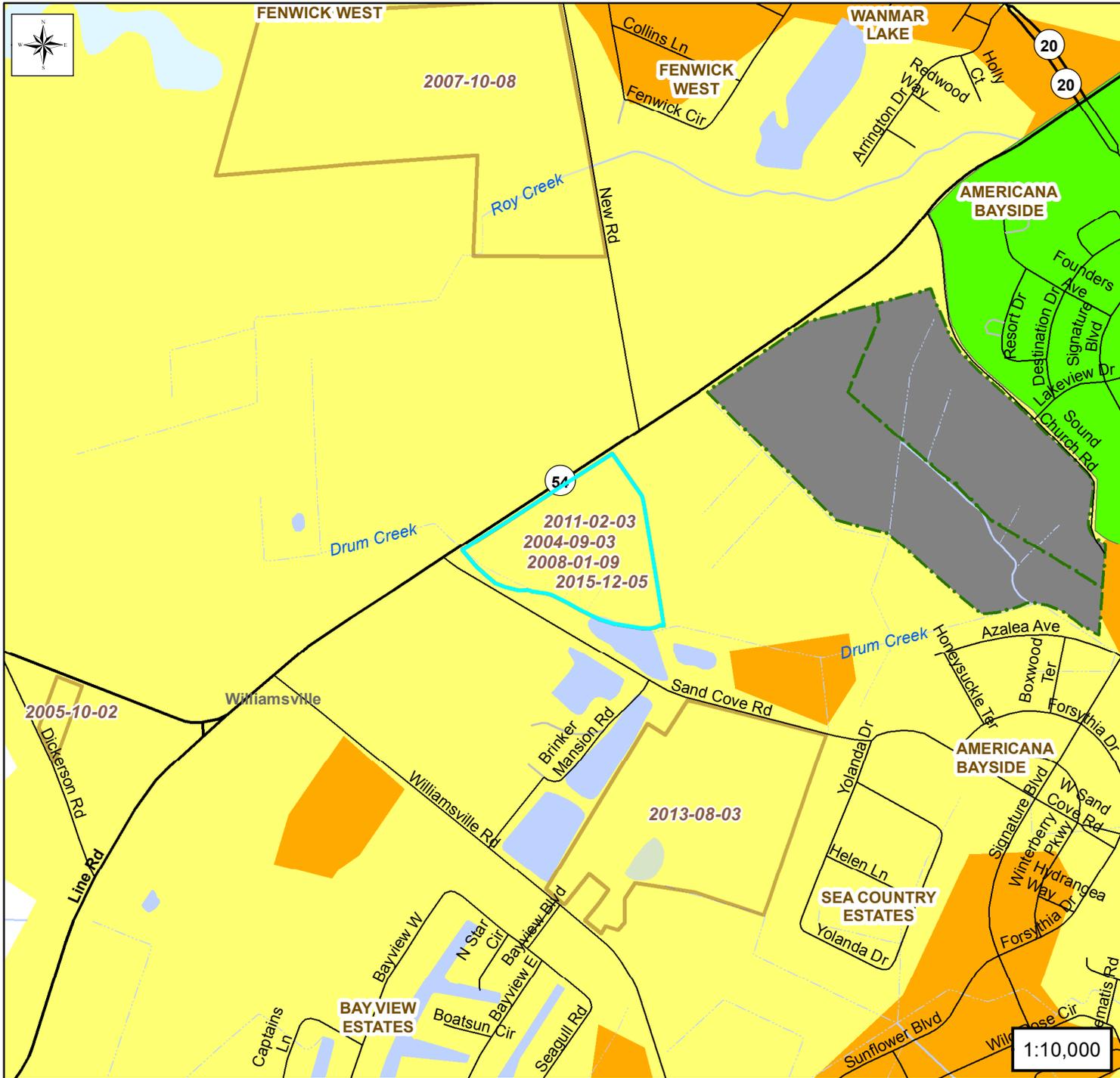
THE COVE BAR & GRILLE

HARRIS TEETER





# Preliminary Land Use Service (PLUS)



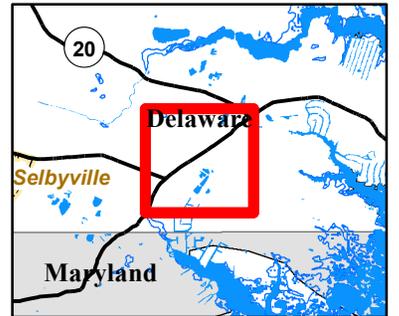
**Melson Property**  
2015-12-05

**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



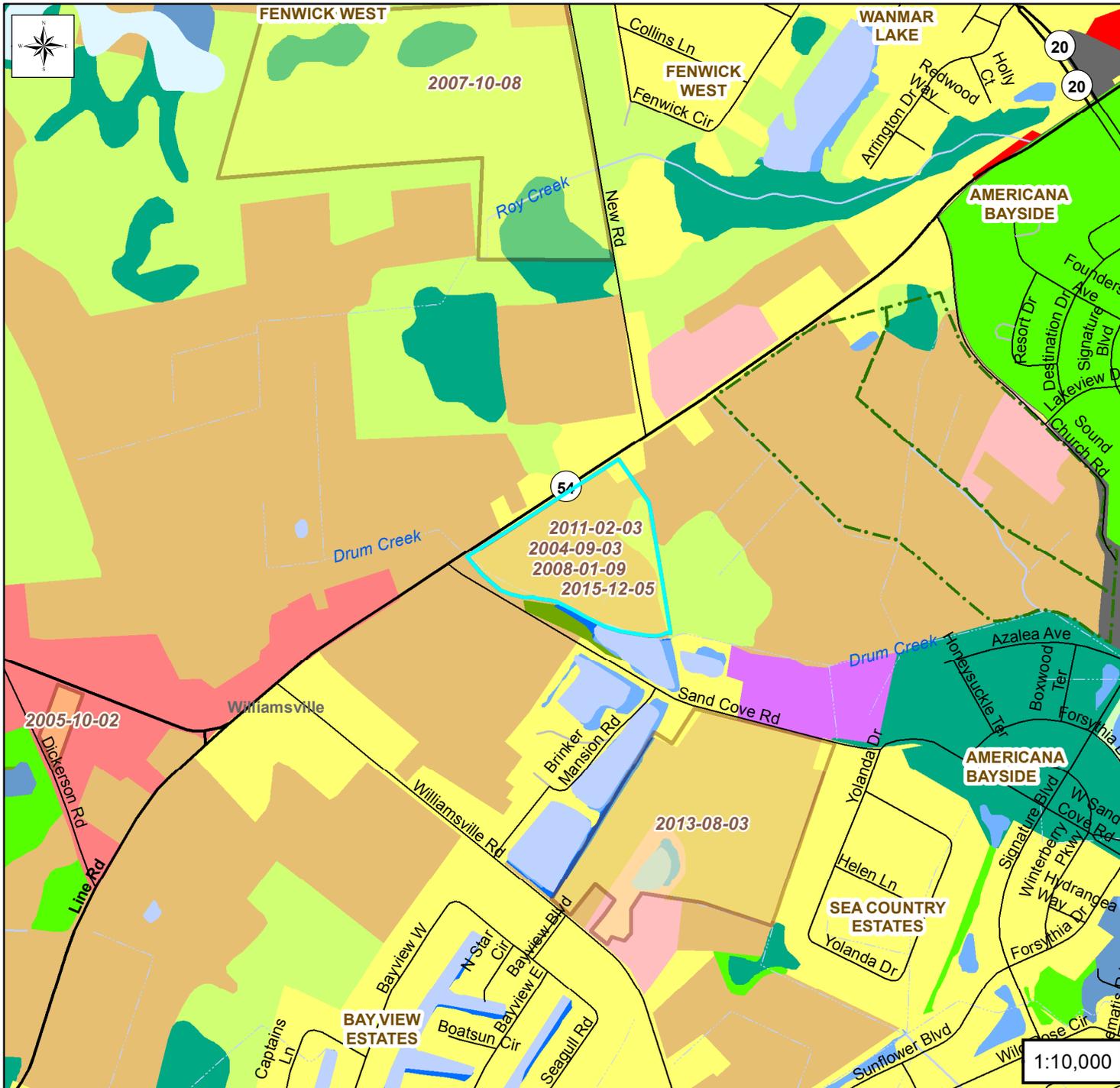
1:10,000



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

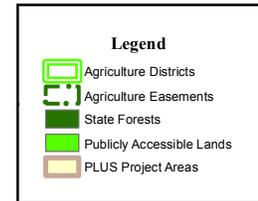
# Preliminary Land Use Service (PLUS)

Melson Property  
2015-12-05

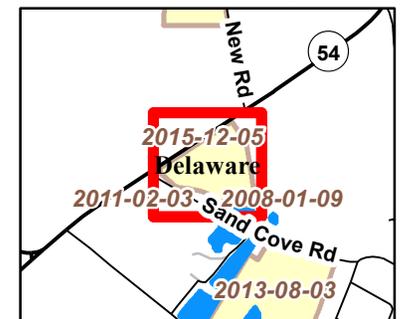


# Preliminary Land Use Service (PLUS)

Melson Property  
2015-12-05



## Location Map



Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)