

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

1. Project Title/Name:

2. Location (please be specific):

3. Parcel Identification #: 1-35-11.00-33.00

4. County or Local Jurisdiction Name: where project is located:

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):

Address:

City: State: Zip:

Phone: Fax: Email:

8. Project Designer/Engineer:

Address:

City: State: Zip:

Phone: Fax: Email:

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

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:

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. Lakeside Business Park - 2007-01-09

12. Area of Project (Acres +/-): Number of Residential Units: Commercial square footage:

13. Present Zoning: 14. Proposed Zoning:

15. Present Use: 16. Proposed Use:

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

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:

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? How many forested acres will be removed?

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? _____

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:

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)?

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:

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.

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

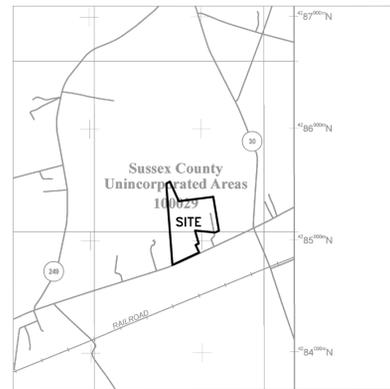
Date

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

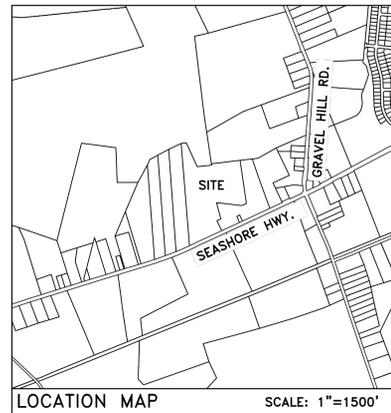
Date

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

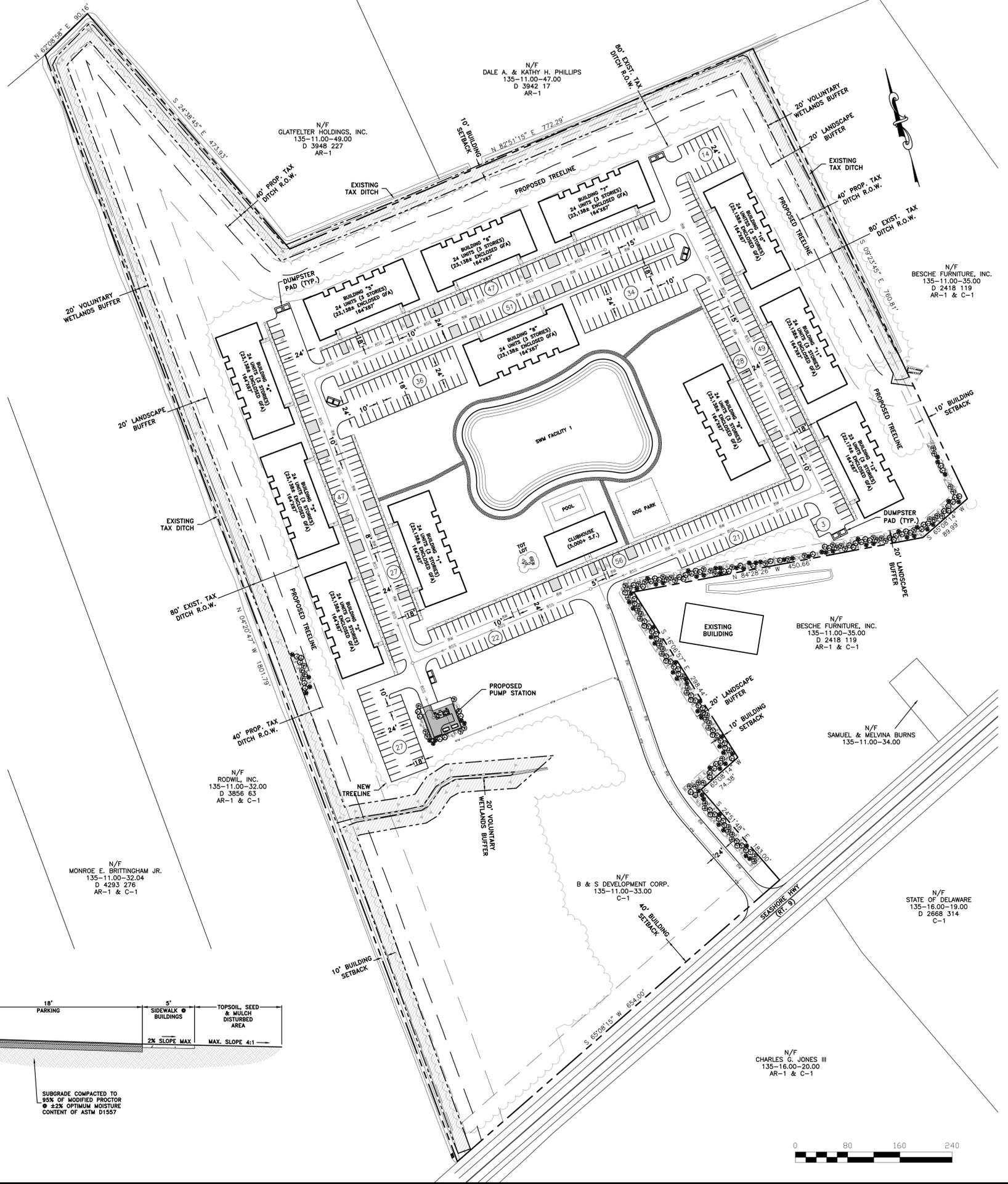
This form should be returned to the Office of State Planning electronically at PLUS@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data 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.



FLOOD MAP SCALE: 1"=2500'
 FEMA FLOOD MAP NUMBER 10005C0325K, DATED MARCH 16, 2015
 PROPERTY IS NOT IMPACTED BY THE 100-YEAR
 FLOOD ELEVATION PER THIS MAP.



LOCATION MAP SCALE: 1"=1500'

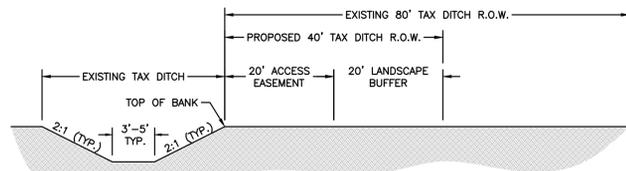


DATA COLUMN

TAX MAP NUMBERS: 1-35-11.00-33.00
 EX. ZONING: C-1 (COMMERCIAL DISTRICT)
 PROP. ZONING: C-1 (COMMERCIAL DISTRICT)
 EX. USE: FORESTED AREAS AND WETLAND AREAS
 PROP. USE: 287 APARTMENT UNITS WITH CLUBHOUSE
 TOTAL SITE AREA: 26.96± ACRES
 MAXIMUM DENSITY: 12 UNITS PER ACRE
 PROPOSED DENSITY: 10.65 UNITS PER ACRE
 UNIT BREAKDOWN: 71-ONE BEDROOM UNITS
 144-TWO BEDROOM UNITS
 72-THREE BEDROOM UNITS
 PARKING: 216 UNITS x 2/UNIT = 432 SPACES
 REQUIRED: 71 UNITS x 1.5/UNIT = 107 SPACES
 TOTAL REQUIRED SPACES = 539 BEFORE REDUCTION
 PARKING REDUCTION: 1-50 UNITS 75 REDUCED @ 75 SPACES
 51-200 UNITS 290 REDUCED @ 15% TO 247 SPACES
 201-320 UNITS 174 REDUCED @ 20% TO 140 SPACES
 462 SPACES REQUIRED
 PROVIDED: 462 SPACES INCLUDING 26 HANDICAPPED ACCESSIBLE
 UTILITIES:
 SEWER: PUBLIC (ARTESIAN WATER CO., INC.)
 WATER: PUBLIC (ARTESIAN WATER CO., INC.)
 SETBACK REQUIREMENTS:
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 10'
 PROPOSED BUILDING HEIGHT: LESS THAN 42'
 PROPOSED BUILDING CONSTRUCTION: WOOD CONSTRUCTION
 OWNER: B & S DEVELOPMENT CORP.
 24427 LEVES GEORGETOWN HWY.
 GEORGETOWN, DE 19947
 DEVELOPER: THE OCEAN ATLANTIC COMPANIES
 20184 PHILLIPS STREET
 REHOBOTH BEACH, DE 19971
 (302) 227-6115
 PREPARED BY: DAVIS, BOWEN & FRIEDEL, INC.
 23 NORTH WALNUT STREET
 MILFORD, DE 19963
 (302) 424-1441

GENERAL NOTES

- TOPOGRAPHY SURVEY PERFORMED BY DAVIS, BOWEN & FRIEDEL, INC. DECEMBER, 2015
- THIS SITE AS SHOWN HEREON CONTAINS STATE OR FEDERALLY REGULATED SECTION 10 WETLANDS, BASED ON NWI AND DNREC WETLAND MAPS.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF COMMON AREAS OR WITHIN PRIVATE RIGHT-OF-WAYS ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THE OWNERSHIP IS TRANSFERRED TO THE PRIVATE PROPERTY OWNER'S ASSOCIATION. SUSSEX COUNTY ASSUMES NO MAINTENANCE RESPONSIBILITY FOR PRIVATE ROADS.
- ALL STORMWATER FACILITIES ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THE OWNERSHIP IS TRANSFERRED TO THE PRIVATE PROPERTY OWNER'S ASSOCIATION. SUSSEX COUNTY ASSUMES NO MAINTENANCE RESPONSIBILITY FOR STORMWATER FACILITIES.
- ALL COMMON SPACE SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THE OWNERSHIP IS TRANSFERRED TO THE PRIVATE PROPERTY OWNER'S ASSOCIATION. SUSSEX COUNTY ASSUMES NO MAINTENANCE RESPONSIBILITY FOR COMMON SPACE.
- ALL SEWER WILL BE OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER UNTIL IT IS COMPLETE AND HAS RECEIVED FINAL ACCEPTANCE BY SUSSEX COUNTY COUNCIL.
- EXISTING VEGETATION TO BE USED AS PROPOSED LANDSCAPE BUFFER SUPPLEMENTED W/ADDITIONAL PLANTINGS AS NEEDED. EXISTING VEGETATION CAN BE REMOVED AS NEEDED FOR CONSTRUCTION PURPOSES.



TYPICAL TAX DITCH DETAIL
 NOT TO SCALE

ENGINEER'S STATEMENT

I, JAMIE L. SECHLER, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

By JAMIE L. SECHLER, P.E.
 DAVIS, BOWEN & FRIEDEL, INC.
 23 NORTH WALNUT STREET
 MILFORD, DELAWARE, 19963

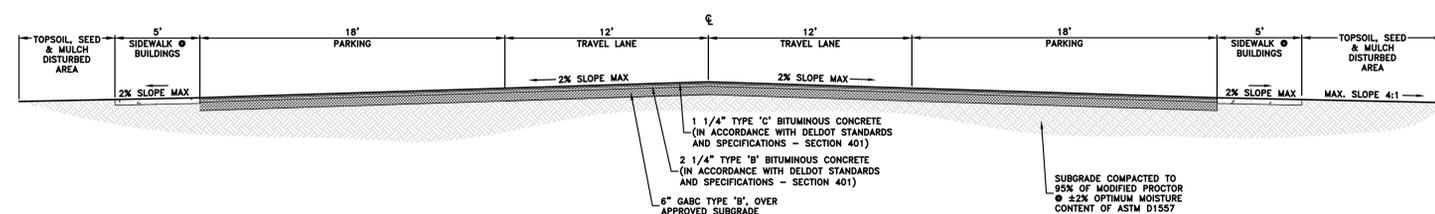
DATE

OWNER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN BE RECORDED ACCORDING TO LAW.

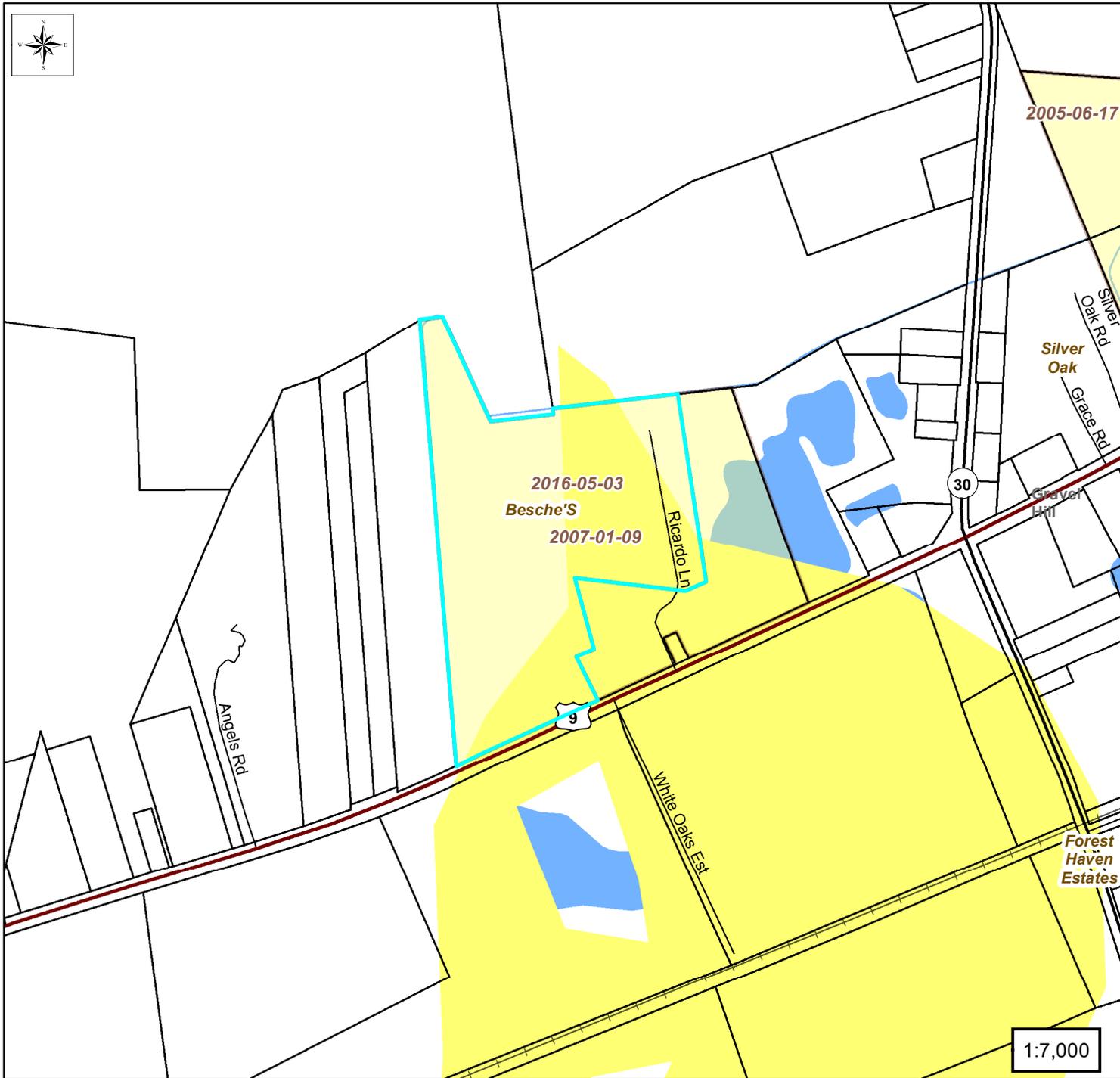
PRESTON SCHELL
 THE OCEAN ATLANTIC COMPANIES, INC.
 20184 PHILLIPS STREET
 REHOBOTH BEACH, DE 19971

DATE



TYPICAL STREET SECTION (PRIVATE ROADS)
 NOT TO SCALE

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Besche Apartment Complex
2016-05-03

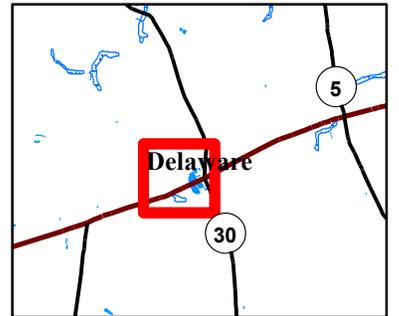
Legend

2010 State Strategies
Strategy Level

- Level 3
- Level 4

PLUS Project Areas

Location Map



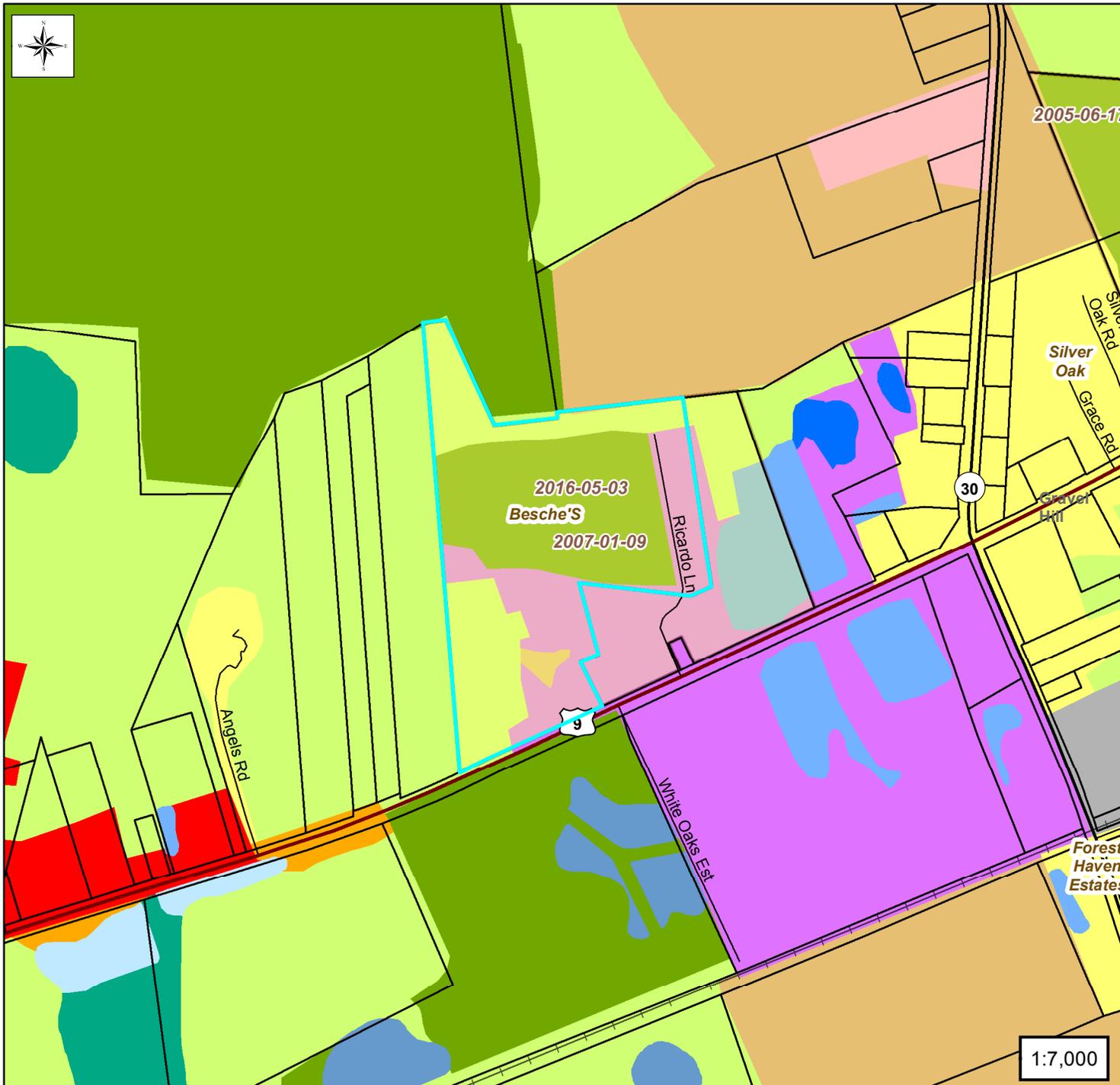
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Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

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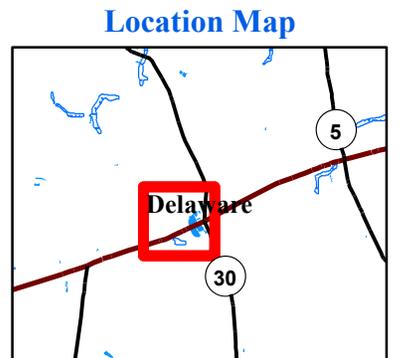
Besche Apartment Complex
2016-05-03



Legend

2007 Land Use

- Single Family Dwellings
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- 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
- PLUS Project Areas



1:7,000

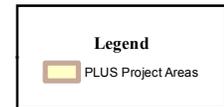


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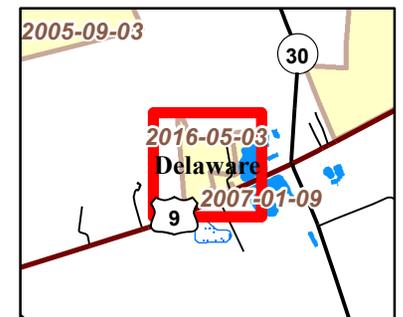
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Besche Apartment Complex
2016-05-03



Location Map



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