

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): 2016-07-05
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1

1. Project Title/Name: **Melanie's Ridge**
2. Location (please be specific): **West of Bridgeville Hwy, 0.3 miles south of Herring Run Road**
3. Parcel Identification #: **331-5.00-11.00**
4. County or Local Jurisdiction Name: where project is located: **City of Seaford**
5. If contiguous to a municipality, are you seeking annexation: **N/A - Located w/in city limits**

6. Owner's Name: **Liborio Watergate LLC**
 Address: **903 North French Street**
 City: **Wilmington** State: **DE** Zip: **19801**
 Phone: **302-426-0200** Fax: Email: **RamunnoL@aol.com**

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Liborio Watergate LLC**
 Address: **903 North French Street**
 City: **Wilmington** State: **DE** Zip: **19801**
 Phone: **302-426-0200** Fax: Email: **RamunnoL@aol.com**

8. Project Designer/Engineer: **Davis, Bowen & Friedel, Inc.**
 Address: **23 North Walnut Street**
 City: **Milford** State: **Delaware** Zip: **19963**
 Phone: **302-424-1441** Fax: **302-424-0430** Email: **anm@dbfinc.com**

9. **Please Designate a Contact Person, including phone number, for this Project:** **Ashton McLaughlin, P.E. See #8**

Information Regarding Site:	
10. Type of Review:	<input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision
11. Brief Explanation of Project being reviewed:	Residential Development - Apartments, Commercial Retail 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. PLUS - Merriken/Davis Property 12/22/05
12. Area of Project (Acres +/-):	58.431 Number of Residential Units: 288 Commercial square footage: 10,000
13. Present Zoning: Split R-3, C-1	14. Proposed Zoning: No change.
15. Present Use: Undeveloped	16. Proposed Use: Apartments, Commercial Retail
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Seaford Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Seaford Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): Apartments	
20. Environmental impacts: How many forested acres are presently on-site? How many forested acres will be removed? 3.18 12.16 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: 6.56 If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>Within 100 feet.</u>	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Infiltration and stormwater management ponds	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? +-20 Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Clubhouse pool, stormwater management, passive recreation	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: 2,081 external trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? < 2%

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. A connection is proposed with Mearfield Section II.

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.

Signature of property owner

Date



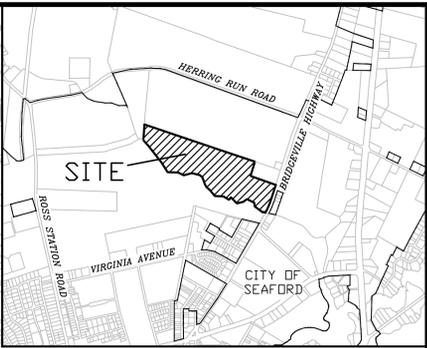
06/30/16

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.



VICINITY MAP SCALE: 1" = 2000'

DATA COLUMN

TAX MAP ID	: 3-31-5.00-11.00
DEED REF.	: D-2230-066
EXISTING ZONING	: R-3 / C-1
PROPOSED ZONING	: R-3 / C-1
PROPOSED USE	: RESIDENTIAL APARTMENTS
TOTAL SITE AREA	: 58.431±AC
BUILDING COVERAGE	: 4.520±AC (7.7%)
PROPOSED NUMBER OF UNITS	: 288 APARTMENTS
APARTMENT REQUIRED PARKING	: 576
APARTMENT PROPOSED PARKING	: 662
COMMERCIAL REQUIRED PARKING	: 70
COMMERCIAL PROPOSED PARKING	: 76

NOW OR FORMERLY
B/Z BUILDERS, LLC
3-31-5.00-12.00
D - 2910 - 15

NOW OR FORMERLY
GARY W. HILL & JOY W. HILL
3-31-5.00-11.01
D - 1302 - 55

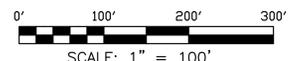
BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N 51°34'32" W	96.82'
L2	N 66°06'52" W	113.67'
L3	N 30°07'35" W	49.43'
L4	N 64°53'07" W	90.92'
L5	N 02°25'12" E	61.02'
L6	N 51°42'09" W	27.00'
L7	N 88°00'38" W	95.66'
L8	N 42°29'05" W	34.70'
L9	S 85°25'47" W	90.44'
L10	S 67°55'53" W	47.72'
L11	S 30°19'42" W	44.31'
L12	S 84°11'22" W	95.33'
L13	N 58°37'33" W	70.83'
L14	N 25°02'19" W	49.11'
L15	N 63°39'41" W	89.07'
L16	S 27°31'40" W	54.53'
L17	N 7°05'18" W	77.87'
L18	S 63°20'36" W	23.95'
L19	N 42°44'44" W	102.39'
L20	S 37°07'20" W	36.05'
L21	S 69°54'33" W	53.17'
L22	N 79°28'09" W	37.57'
L23	S 48°33'54" W	52.69'
L24	N 85°15'27" W	66.68'
L25	N 54°32'08" W	115.77'
L26	N 37°50'12" W	67.40'
L27	S 75°30'21" W	37.52'
L28	N 33°11'58" W	49.36'
L29	N 02°32'40" W	74.94'
L30	N 40°54'35" W	30.57'
L31	N 23°52'02" E	90.30'
L32	N 37°17'30" W	68.04'
L33	N 79°48'04" E	48.19'
L34	N 24°28'32" W	80.13'
L35	N 39°53'42" W	69.42'
L36	N 73°45'16" W	69.07'
L37	S 79°53'16" W	45.63'
L38	N 74°27'06" W	78.07'
L39	S 83°18'30" W	48.83'
L40	S 71°20'30" W	95.82'
L41	N 86°20'07" W	87.70'
L42	N 49°46'03" W	65.78'
L43	N 59°46'35" W	30.64'
L44	S 89°52'34" W	127.41'
L45	S 47°00'35" W	24.53'
L46	N 75°00'28" W	165.59'
L47	N 60°49'51" W	97.91'
L48	N 33°46'35" W	238.99'
L49	N 18°12'59" W	202.11'
L50	N 43°26'51" W	70.07'
L51	N 32°09'38" W	142.97'
L52	N 42°27'38" W	323.74'

PROPERTY LINE RUNS BY AND WITH CENTER LINE OF DITCH. THE LINES ARE FOR COMPUTATION PURPOSES ONLY.

NON-TIDAL WETLANDS AREA "A" 6.549 ACRES

NON-TIDAL WETLANDS AREA "B" 0.011 ACRES



SHEET SK-2

SHEET SK-3

SHEET SK-4

P.O.B.
N:239171.382
E:603183.835

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

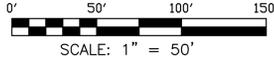
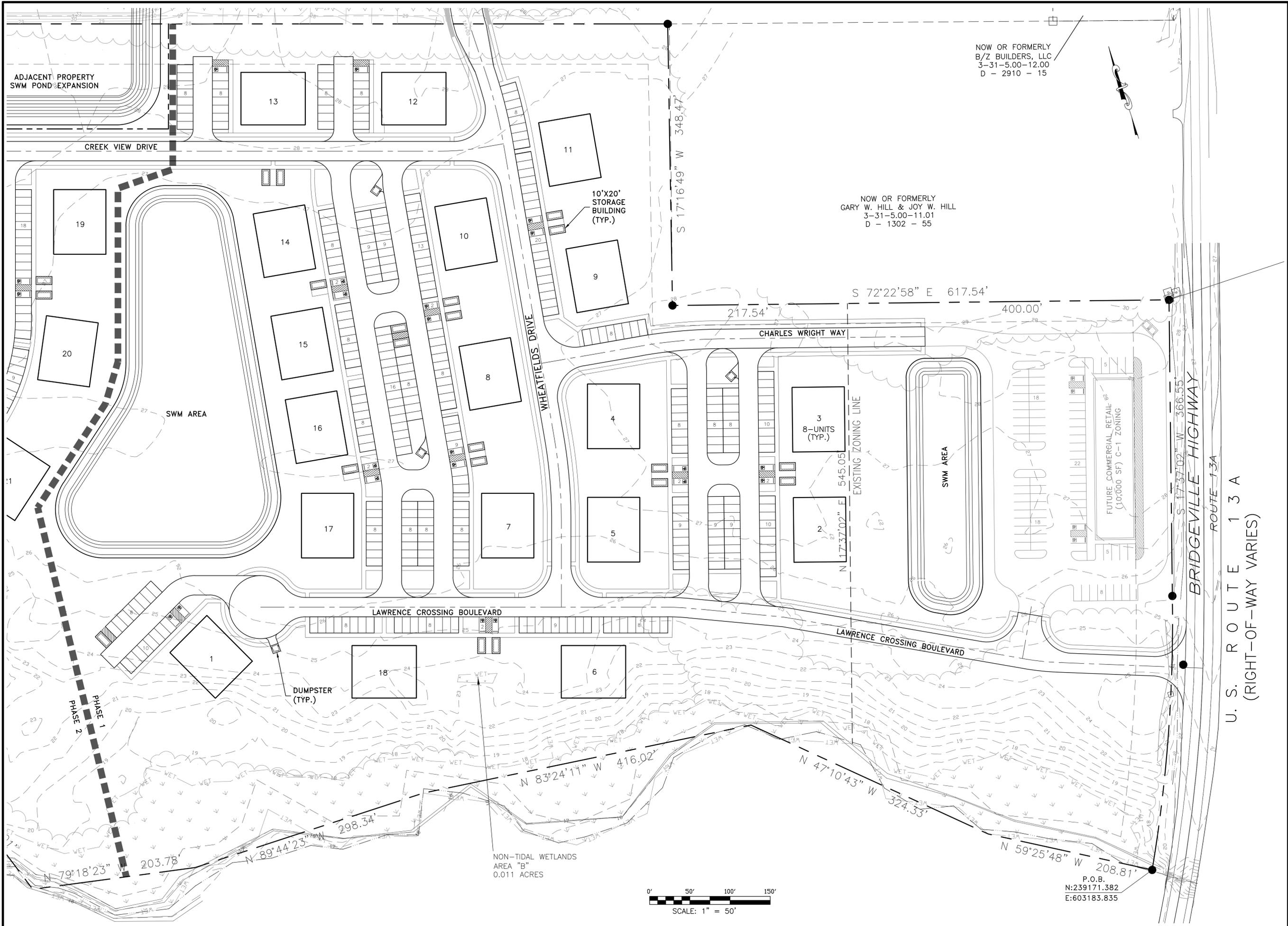


SKETCH PLAN - OVERVIEW

MELANIE'S RIDGE
SEAFORD HUNDRED, CITY OF SEAFORD
SUSSEX COUNTY, DELAWARE

Date: JUNE, 2016
Scale: 1" = 100'
Dwn.By: ACM
Proj.No.: 2317A006.A01
Dwg.No.:

SK-1



P.O.B.
N:239171.382
E:603183.835

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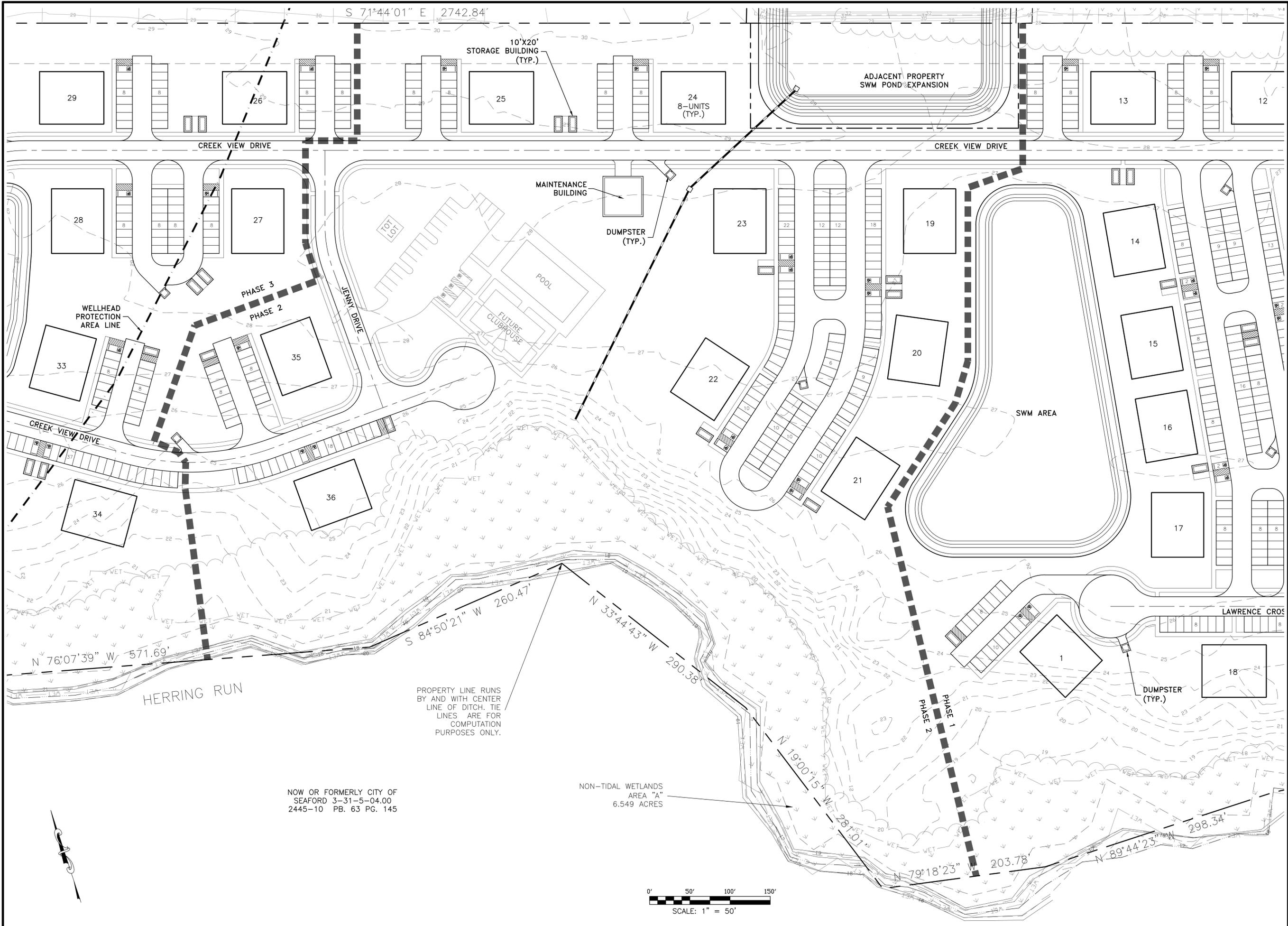


SKETCH PLAN

MELANIE'S RIDGE
SEAFORD HUNDRED, CITY OF SEAFORD
 SUSSEX COUNTY, DELAWARE

Date: JUNE, 2016
 Scale: 1" = 50'
 Dwn.By: ACM
 Proj.No.: 2317A006.A01
 Dwg.No.:

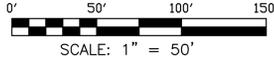
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PROPERTY LINE RUNS BY AND WITH CENTER LINE OF DITCH. TIE LINES ARE FOR COMPUTATION PURPOSES ONLY.

NOW OR FORMERLY CITY OF SEAFORD 3-31-5-04.00 2445-10 PB. 63 PG. 145

NON-TIDAL WETLANDS AREA "A" 6.549 ACRES



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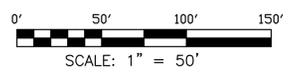
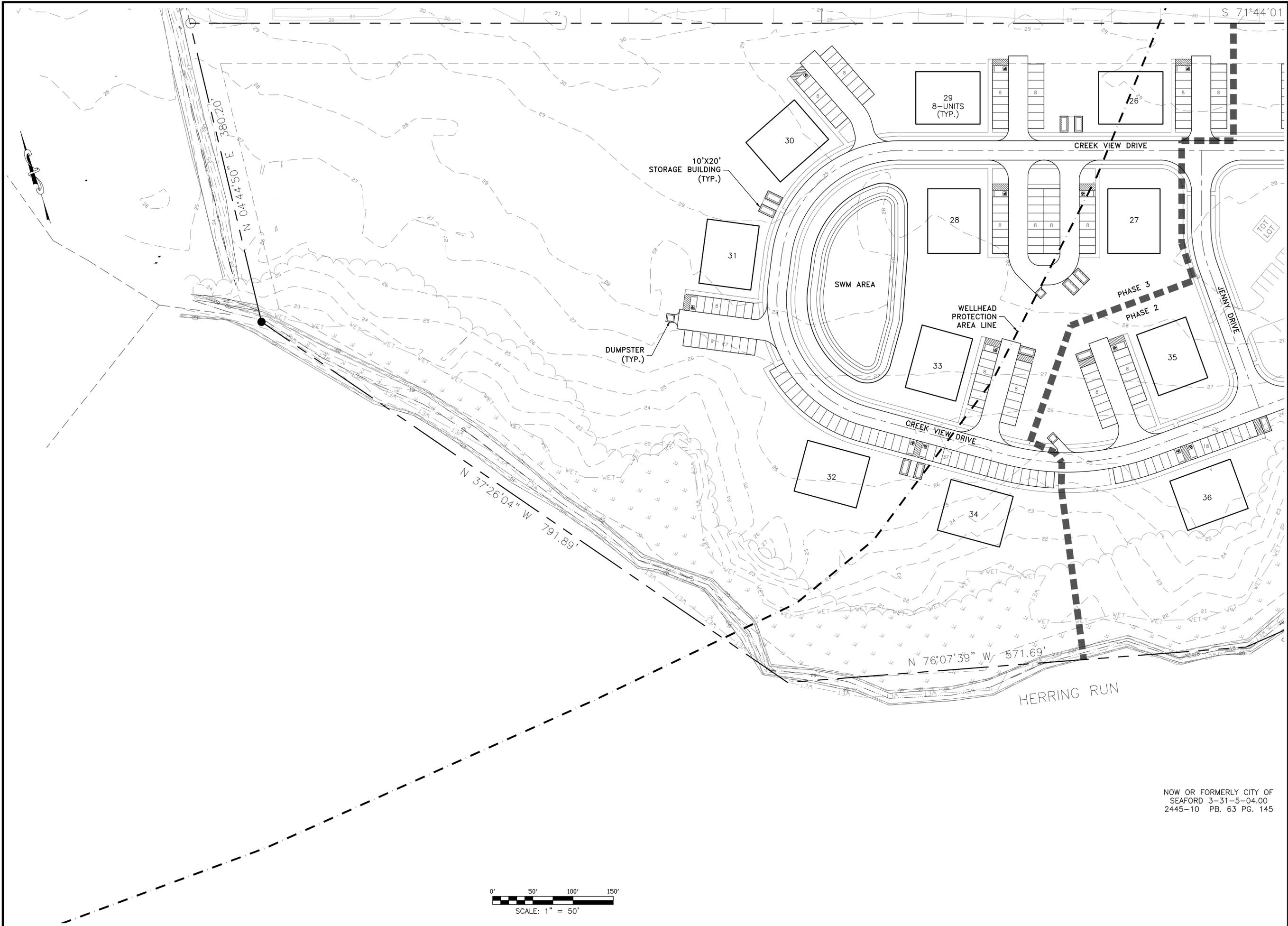


SKETCH PLAN

MELANIE'S RIDGE
SEAFORD HUNDRED, CITY OF SEAFORD
SUSSEX COUNTY, DELAWARE

Date: JUNE, 2016
Scale: 1" = 50'
Dwn.By: ACM
Proj.No.: 2317A006.A01

Dwg.No.: **SK-3**



NOW OR FORMERLY CITY OF
SEAFORD 3-31-5-04.00
2445-10 PB. 63 PG. 145

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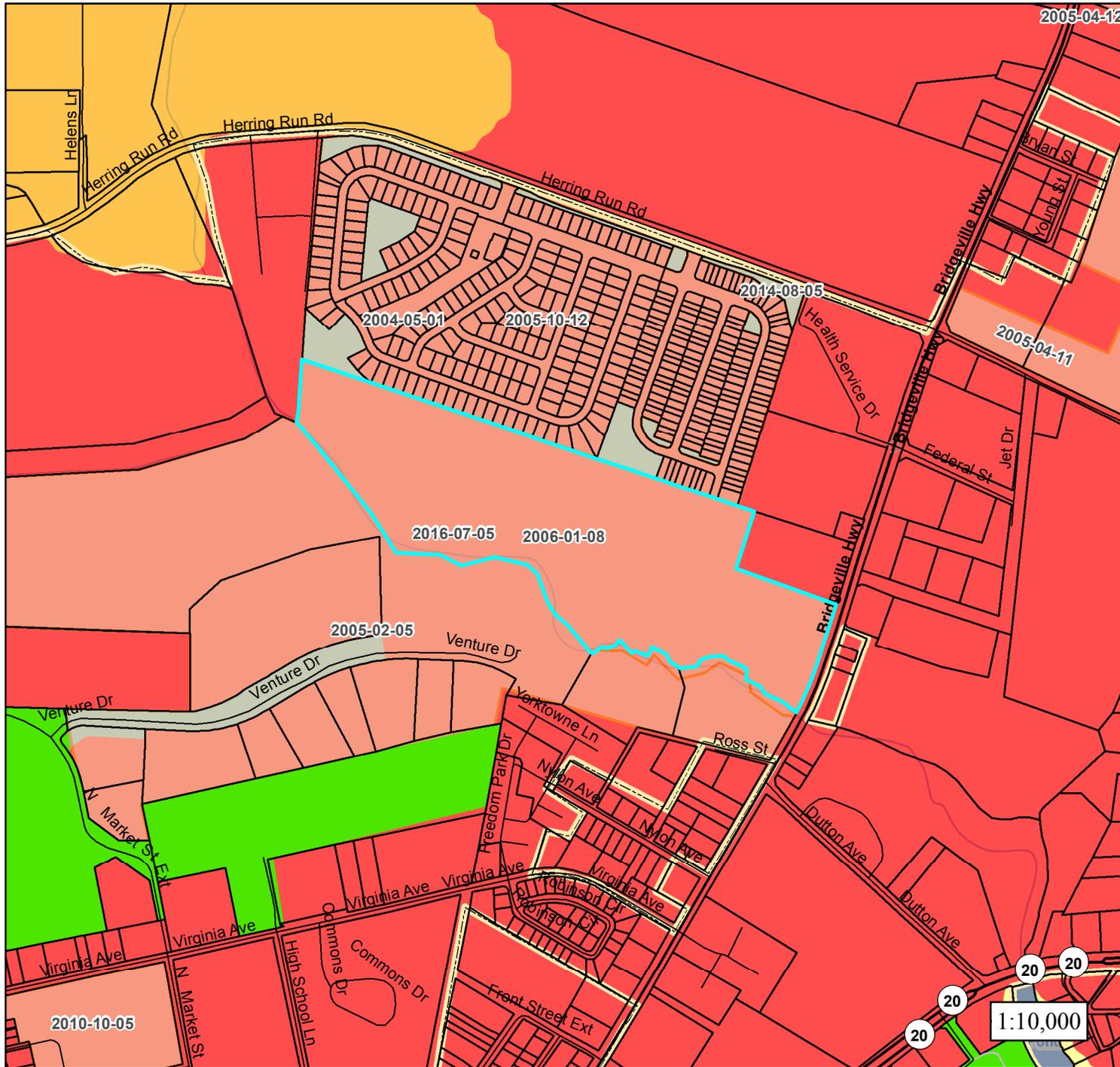
SKETCH PLAN

MELANIE'S RIDGE
SEAFORD HUNDRED, CITY OF SEAFORD
SUSSEX COUNTY, DELAWARE

Date: JUNE, 2016
Scale: 1" = 50'
Dwn.By: ACM
Proj.No.: 2317A006.A01

Dwg.No.:
SK-2

Preliminary Land Use Service (PLUS)



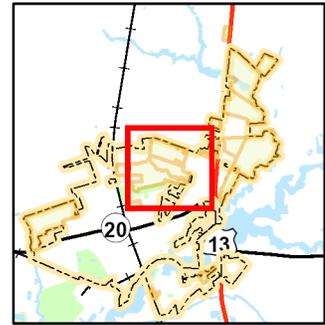
Melanie's Ridge
2016-07-05

Legend

2015 State Strategies

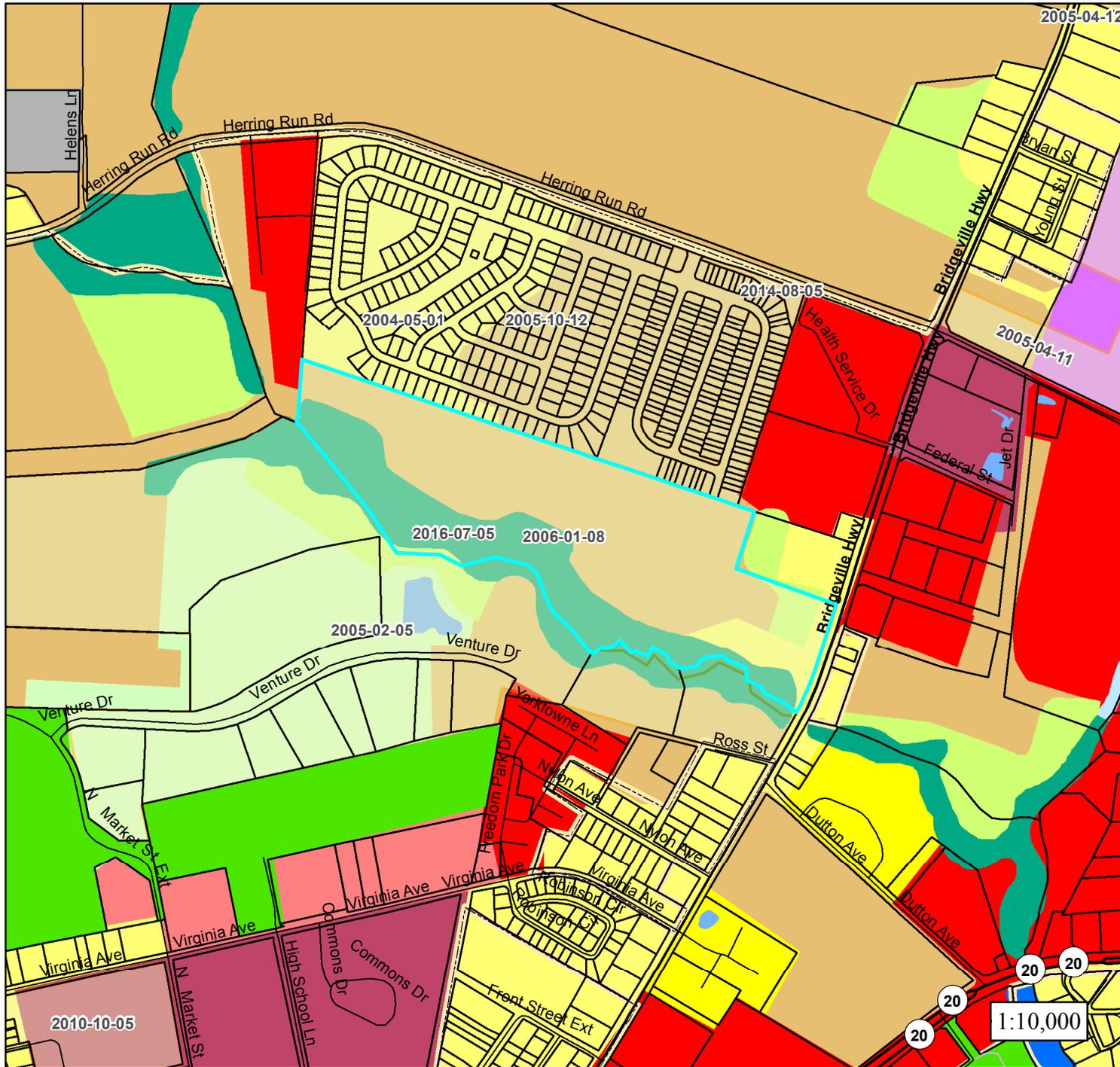
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- PLUS Project Areas

Location Map



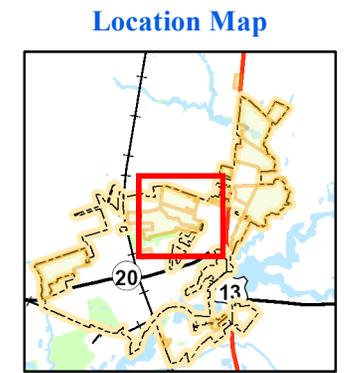
Preliminary Land Use Service (PLUS)

**Melanie's Ridge
2016-07-05**



Legend

- PLUS Project Areas
- 2007 Land Use LULC Category**
 - Single Family Dwellings
 - Multi-Family Dwellings
 - Mobile Home Parks/Courts
 - Commercial
 - Industrial
 - Transportation/Communication/Utilities
 - Mixed Urban/Built-up
 - Institutional/Governmental
 - Recreational
 - Farms, Pasture, Cropland
 - Confined Animal Feeding Operations/Feedlots/Holding
 - Rangeland
 - Orchards/Nurseries/Horticulture
 - Deciduous Forest
 - Evergreen Forest
 - Mixed Forest
 - Shrub/Brush Rangeland
 - Clear-cut
 - Man-made Reservoirs and Impoundments
 - Marinas/Port Facilities/Docks
 - Open Water
 - Emergent Wetlands - Tidal and Non-tidal
 - Forested Wetlands - Tidal and Non-tidal
 - Scrub/Shrub Wetlands - Tidal and Non-tidal
 - Sandy Areas and Shoreline
 - Extraction and Transitional



Preliminary Land Use Service (PLUS)

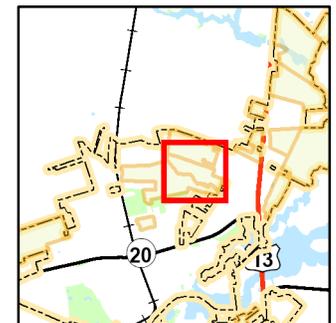


Melanie's Ridge
2016-07-05

Legend

 PLUS Project Areas

Location Map



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