

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): 2016-08-02
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2

1. Project Title/Name: Branch Oaks		
2. Location (please be specific): Munchy Branch Rd. NE of Rt. 1 in Rehoboth Beach, DE		
3. Parcel Identification #: 334-13.00-27	4. County or Local Jurisdiction Name: where project is located: Sussex	
5. If contiguous to a municipality, are you seeking annexation: NO		
6. Owner's Name: Susan L. Wood		
Address: 36300 Holly Dr.		
City: Rehoboth Beach	State: DE	Zip: 19971
Phone: 302-236-2320	Fax:	Email: grannywood20@yahoo
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Frank Kea		
Address: 303 North Bedford St.		
City: Georgetown	State: DE	Zip: 19947
Phone: 410-726-8644	Fax:	Email: fkea@solutionsipem.com
8. Project Designer/Engineer: Solutions IPEM		
Address: 303 North Bedford Street		
City: Georgetown	State: DE	Zip: 19947
Phone: 302-297-9215	Fax:	Email: fkea@solutionsipem.com
9. Please Designate a Contact Person, including phone number, for this Project: Frank Kea		

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: Conditional Use for 20 Single Family Detached Condominium 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 +/-): 4.77 Number of Residential Units: 20 Commercial square footage: None	
13. Present Zoning: GR- General Residential	14. Proposed Zoning: GR - General Residential
15. Present Use: One single family home	16. Proposed Use: 20 single family homes
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities 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: Sussex County 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): Market Rate single family home buyers	
20. Environmental impacts: How many forested acres are presently on-site? How many forested acres will be removed? approx. 2.1 approx. 2.8 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: .5 acres If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" 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 approximately 20'</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: Current BMP's allowed by DNREC	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 2.47 Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive recreation, SWM, wetlands/wildlife habitat	
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: 191 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 1

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. Delphaney Lane - No connection Proposed

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.

✓ Susan Wood
Signature of property owner

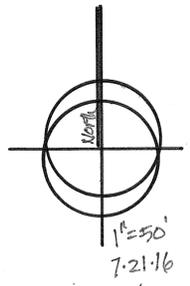
07/21/2016
Date

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

07/21/2016
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.



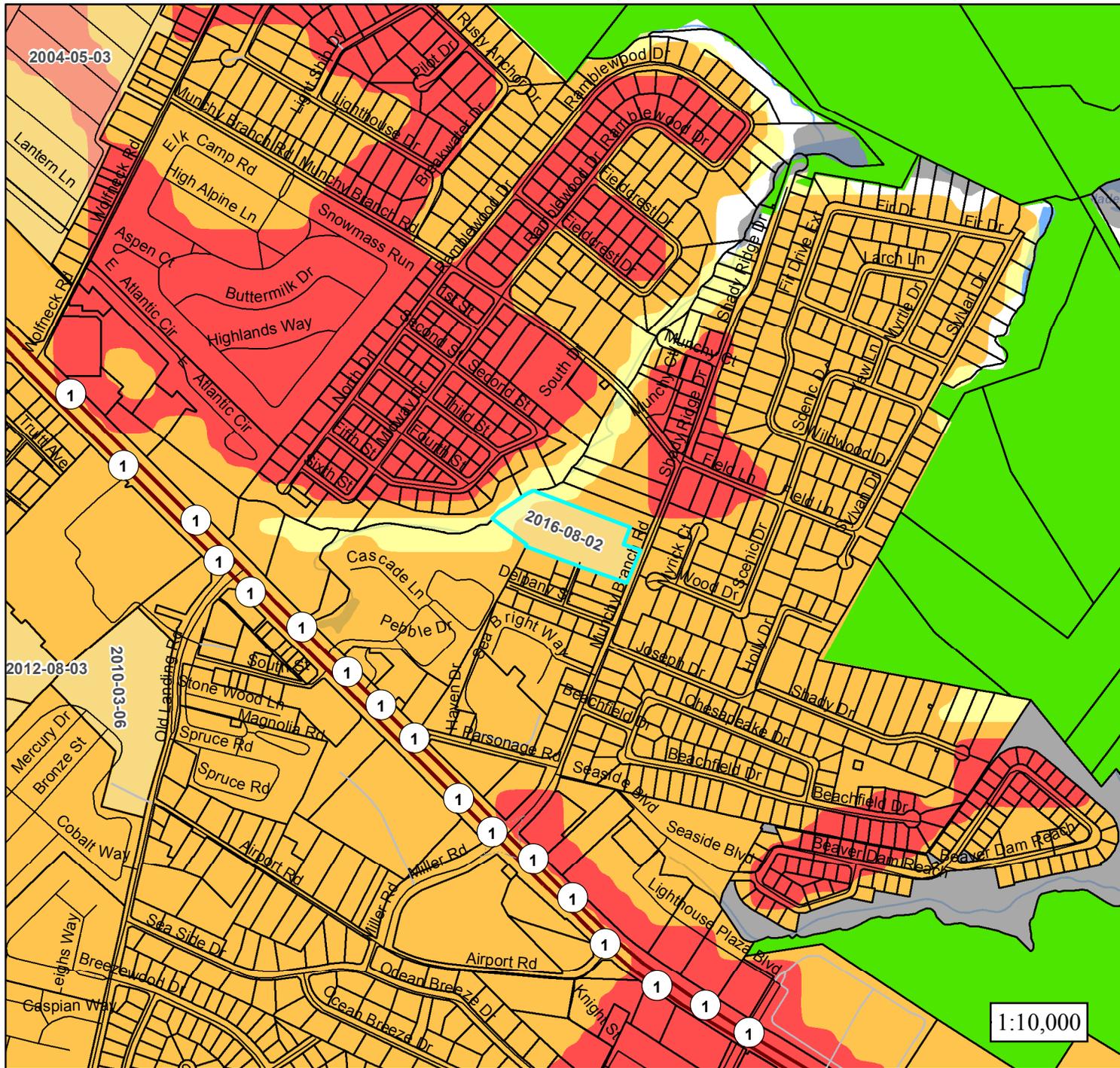
data
Total site area - 4.77 acres
Total SPD Condominium homes - 20
- Home footprint - 33.5' x 70' plus options
- Density allowed - 20 homes (4.35 du's/ac)
- Density proposed - 20 homes



BRANCH OAKS

KHM Ventures DE, LLC

Preliminary Land Use Service (PLUS)

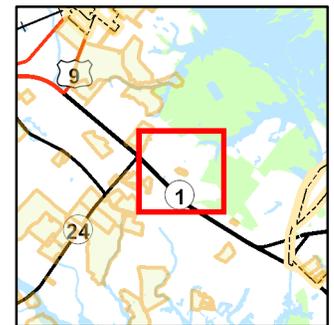


Branch Oaks
2016-08-02

Legend

- PLUS Project Areas
- 2015 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

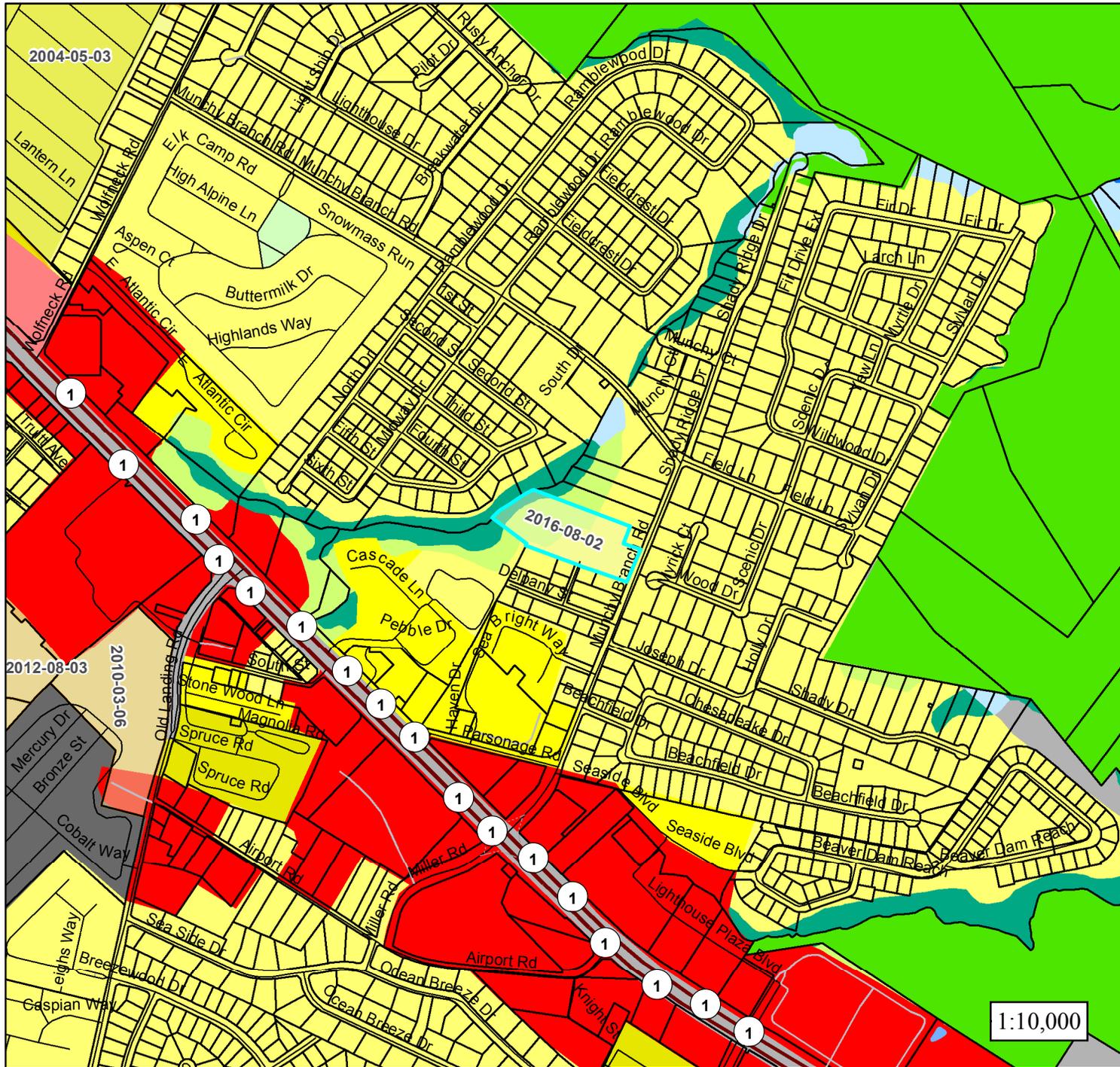
Location Map



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

Preliminary Land Use Service (PLUS)

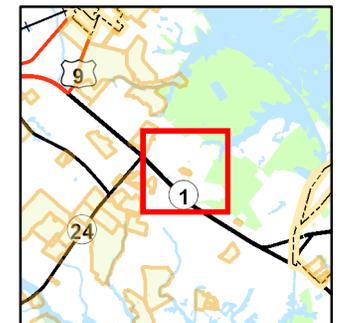
Branch Oaks
2016-08-02



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

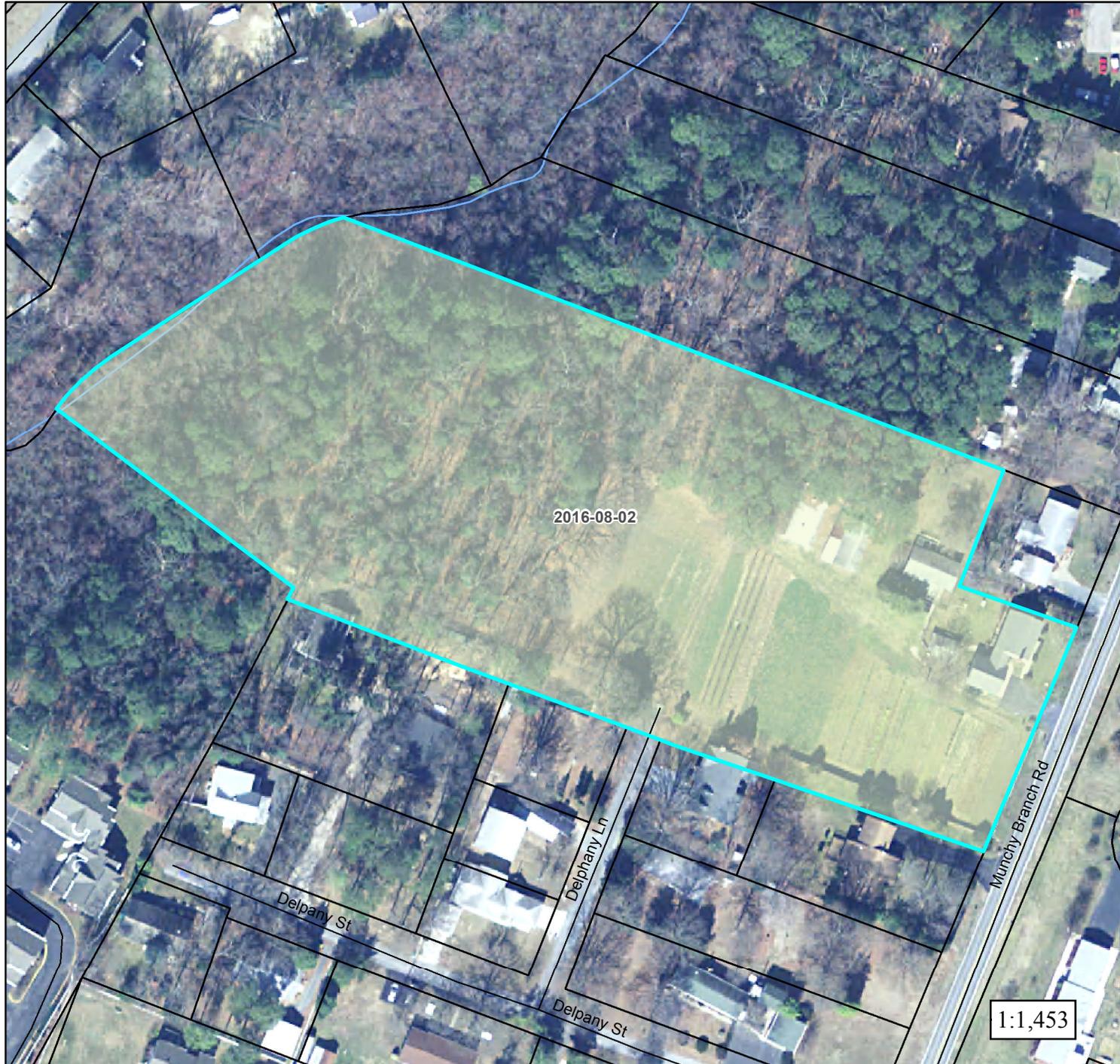
Location Map



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

1:10,000

Preliminary Land Use Service (PLUS)

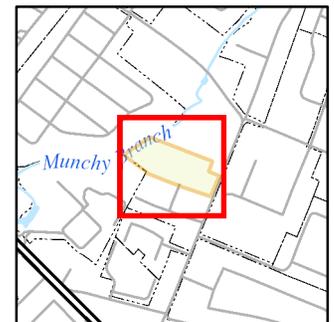


Branch Oaks
2016-08-02

Legend

- PLUS Project Areas

Location Map



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