

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 #: _____ 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:

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

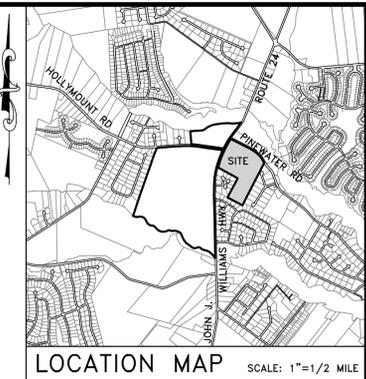
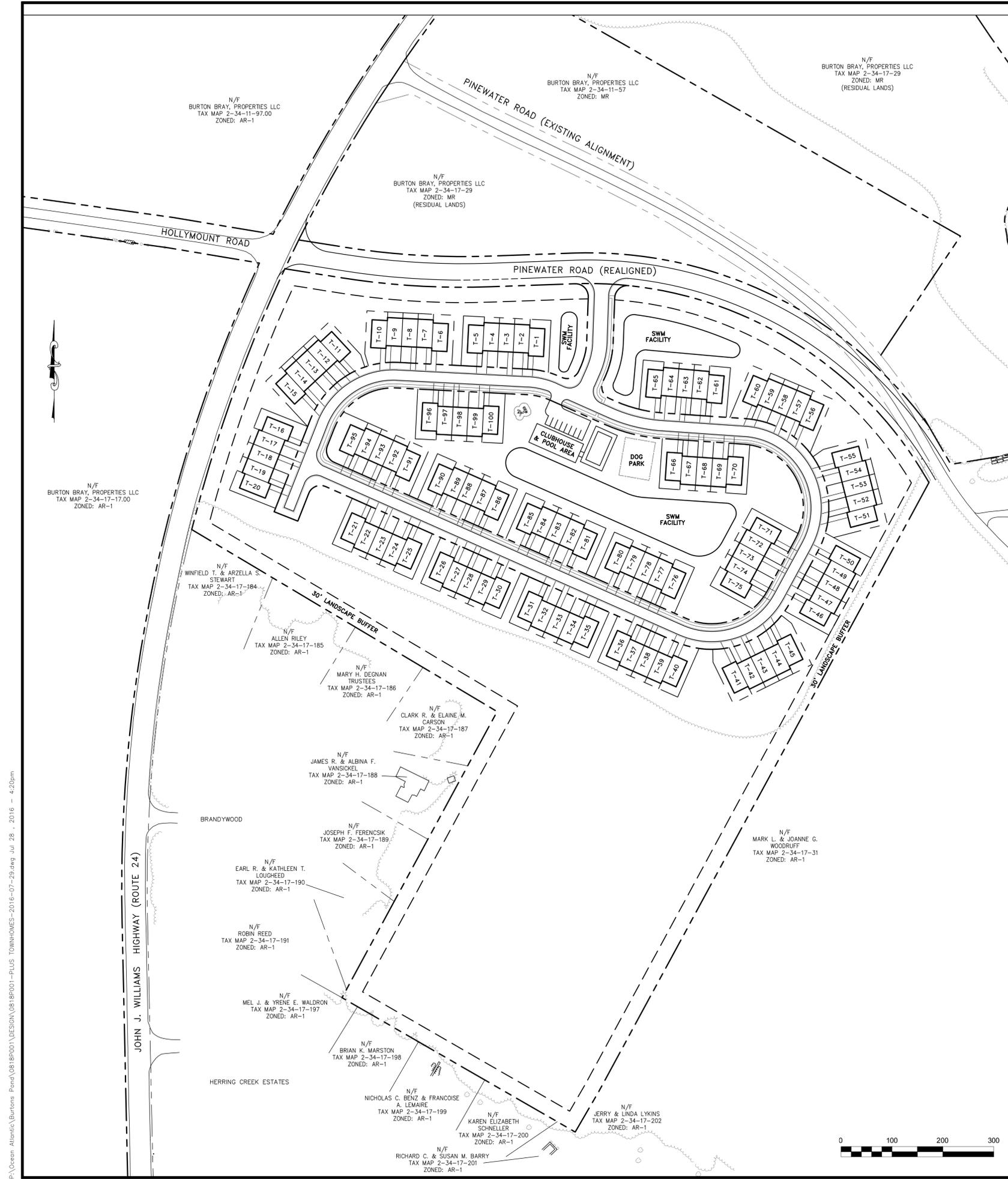
Date

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.



DATA COLUMN

TAX MAP NUMBER: 2-34-17.00-29.00
 EXISTING ZONING: MR
 PROPOSED ZONING: MR-RPC
 EXISTING USE: AGRICULTURE
 PROPOSED USE: 100 TOWNHOUSES WITH CLUBHOUSE
 SITE AREA: 53.36 AC.
 PROPOSED SITE DEVELOPMENT:
 MR-RPC DEVELOPMENT
 GROSS AREA - WETLANDS AREA - ROW = NET DEVELOPMENT AREA
 53.36 AC. - 0 AC. - 4.79 AC. = 48.57 AC.
 DWELLING UNITS PERMITTED:
 NET AREA / MINIMUM LOT AREA PER FAMILY OR DWELLING UNIT REQUIRED BY THE DISTRICT IN WHICH THE AREA IS LOCATED
 48.57 AC. / 10,000 S.F. PER UNIT = 211.57 UNITS PERMITTED
 DWELLING UNITS PROPOSED = 100 UNITS
 OPEN SPACE REQUIRED:
 (GROSS AREA - WETLANDS AREA) X 30%
 (48.57 AC. - 0 AC.) X 30% = 14.57 AC. OPEN SPACE REQUIRED
 OPEN SPACE PROPOSED = 40.75 AC.
 *NOTE: MR-RPC ENTRANCE AND DRIVEWAYS TO BE PRIVATE AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
 SETBACKS
 FRONT 15'
 CORNER 15' (ONE SIDE)
 SIDE 10'
 REAR 10'
 MIN. LOT AREA: 7500 S.F.
 MIN. LOT WIDTH: 60'
 MIN. LOT DEPTH: 100'
 UTILITIES PROVIDER
 SEWER: PUBLIC (TIDEWATER UTILITIES, INC.)
 WATER: PUBLIC (TIDEWATER UTILITIES, INC.)
 PROPOSED BUILDING HEIGHT: LESS THAN 42'
 PROPOSED BUILDING CONSTRUCTION: WOOD CONSTRUCTION
 FLOOD HAZARD MAP: THE SITE IS NOT LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP #10005C0341K, DATED MARCH 16, 2015.
 PROPERTY OWNER: BURTON BRAY PROPERTIES, LLC
 6781 LIVINGSTON WOODS LANE
 NAPLES, FL 34109
 DEVELOPER: THE OCEAN ATLANTIC COMPANIES, INC.
 20184 PHILLIPS STREET
 REHOBOTH BEACH, DE 19971
 PREPARED BY: DAVIS, BOWEN & FRIEDEL, INC.
 23 NORTH WALNUT STREET
 MILFORD, DE 19963
 (302) 424-1441

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY COMPASS POINT ASSOCIATES, LLC.
- THIS SITE AS SHOWN HEREON DOES NOT CONTAIN STATE OR FEDERALLY REGULATED BASED ON NWI AND DNRNC WETLAND MAPS.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE OR SUSSEX COUNTY ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- 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 OWNERSHIP IS TRANSFERRED TO THE PRIVATE PROPERTY OWNER'S ASSOCIATION. SUSSEX COUNTY ASSUMES NO MAINTENANCE RESPONSIBILITY FOR COMMON SPACE.
- EXISTING VEGETATION TO BE USED AS PROPOSED LANDSCAPE BUFFER SUPPLEMENTED WITH ADDITIONAL PLANTINGS AS NEEDED. EXISTING VEGETATION CAN BE REMOVED AS NEEDED FOR CONSTRUCTION PURPOSES.



DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS, ENGINEERS & SURVEYORS
 SALISBURY, MARYLAND (410) 543-9691
 MILFORD, DELAWARE (302) 424-1441

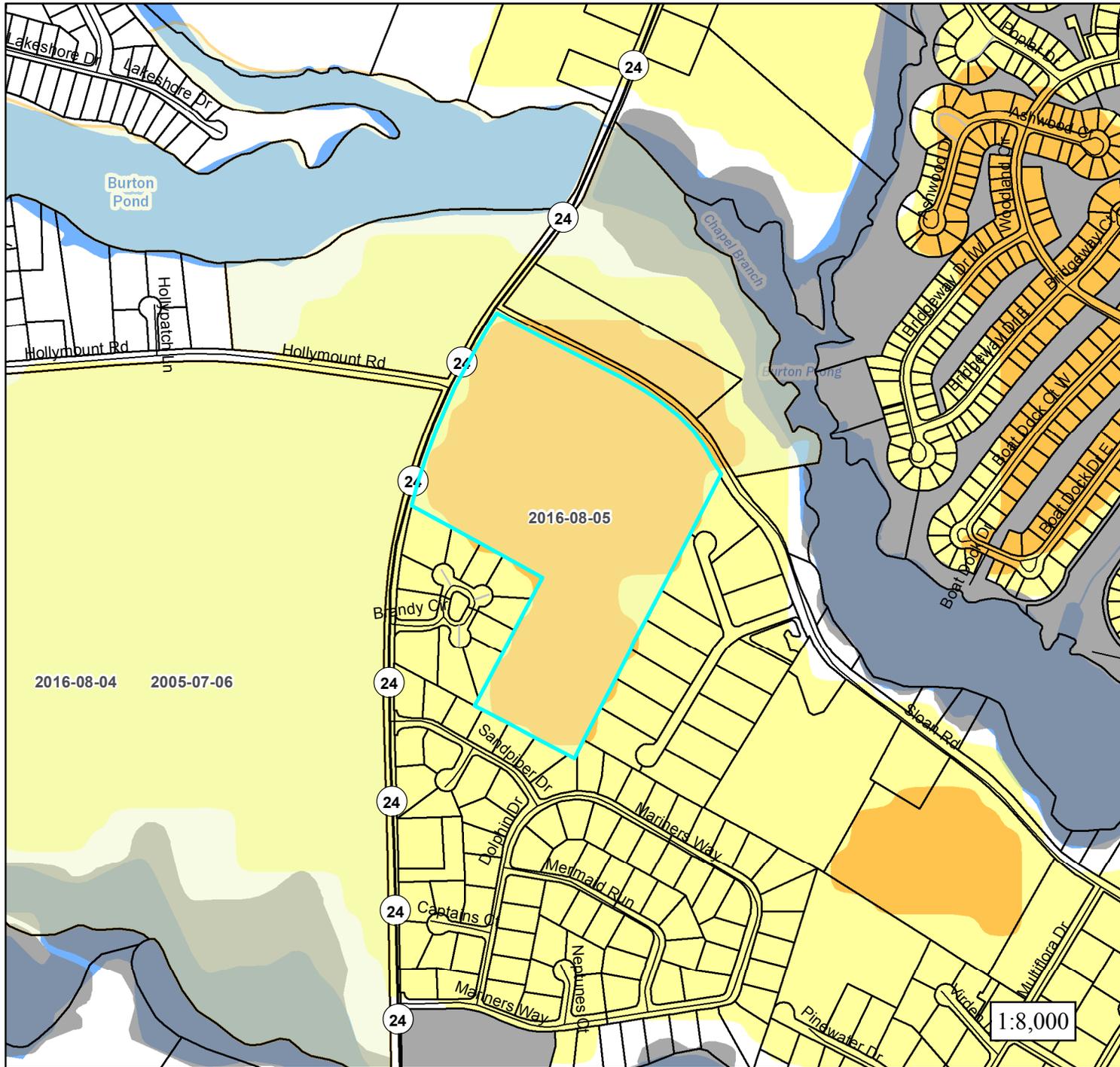


PLUS PLAN (100 TOWNHOUSE)

BURTON'S POND SUBDIVISION
PARCEL 234-17.00-29.00
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

Date: JULY 2016
 Scale: 1"=100'
 Dwn.By: DJS
 Proj.No.: 0818P001.001
 Dwg.No.:

Preliminary Land Use Service (PLUS)

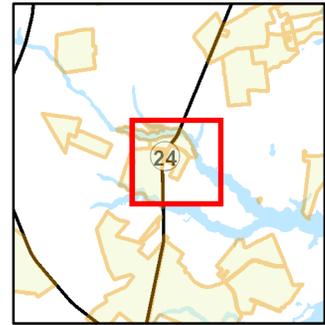


Burton's Pond - 2
2016-08-05

Legend

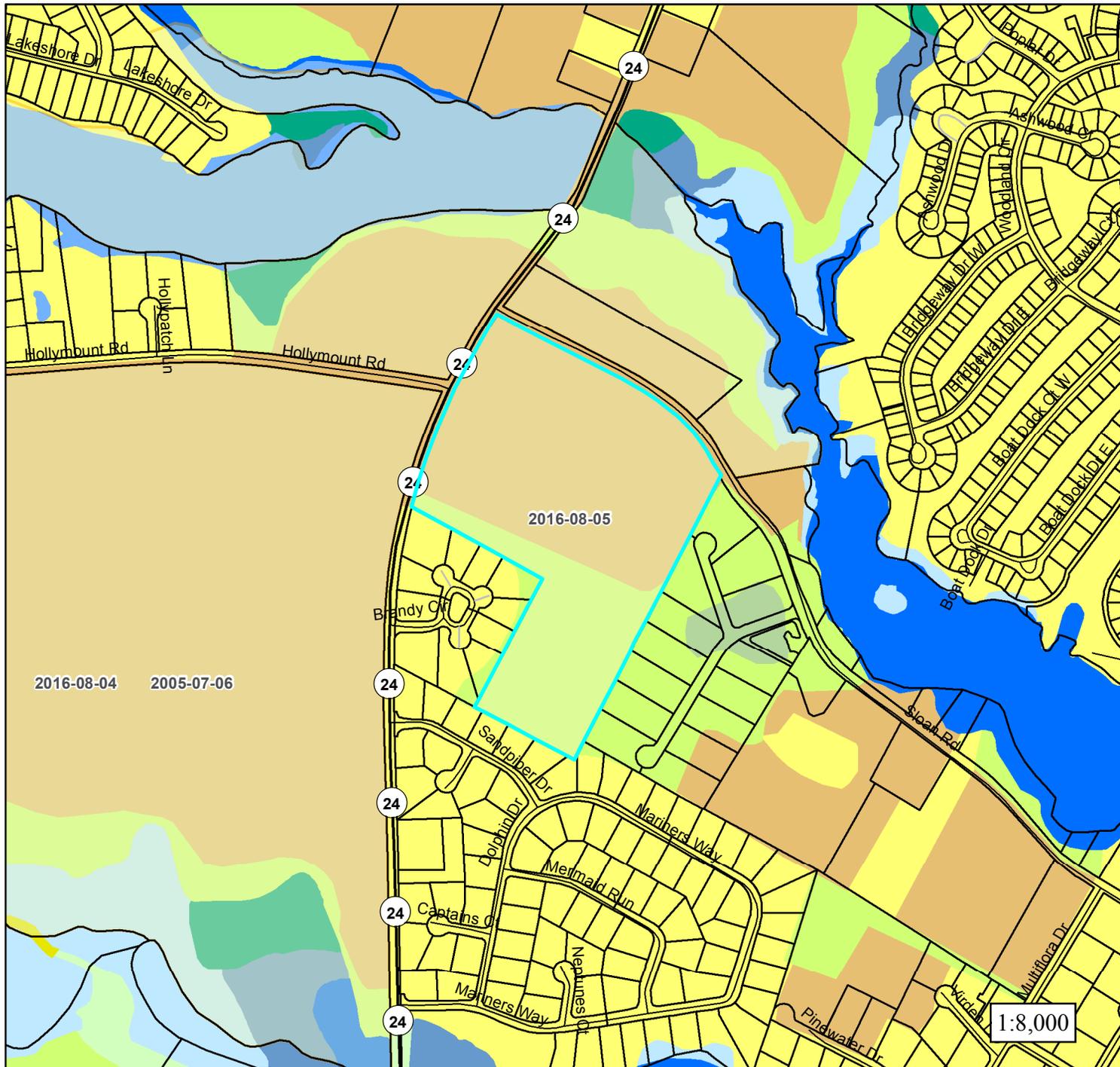
- PLUS Project Areas
- 2015 State Strategies**
 - Level 1
 - Level 2
 - Level 3
 - Level 4
 - Out of Play

Location Map



Preliminary Land Use Service (PLUS)

Burton's Pond - 2
2016-08-05



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

Location Map

