

### 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:

<b>Information Regarding Site:</b>		
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input type="checkbox"/> 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.		
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: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:  Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No		
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:  Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No  Are the wetlands: <input type="checkbox"/> Tidal            Acres: <input type="checkbox"/> Non-tidal    Acres:  If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No  Has the Army Corps of Engineers signed off on the delineation? <input 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 type="checkbox"/> 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)? <input type="checkbox"/> Yes <input type="checkbox"/> No		
22. List the proposed method(s) of stormwater management for the site:		
23. Is open space proposed? <input type="checkbox"/> Yes <input type="checkbox"/> 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)? <input type="checkbox"/> Yes <input 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:

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

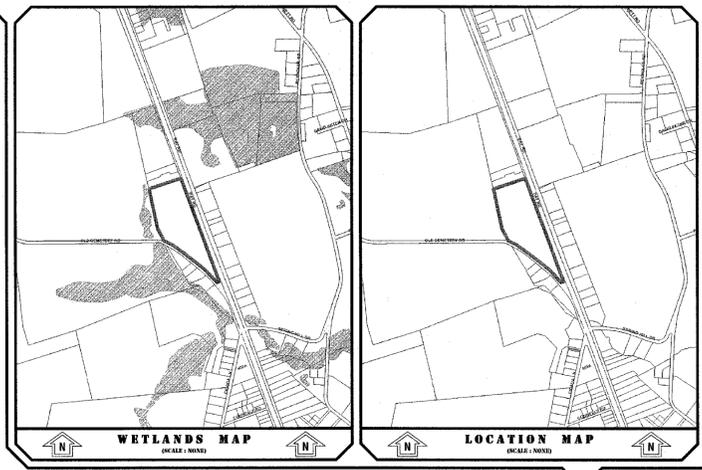
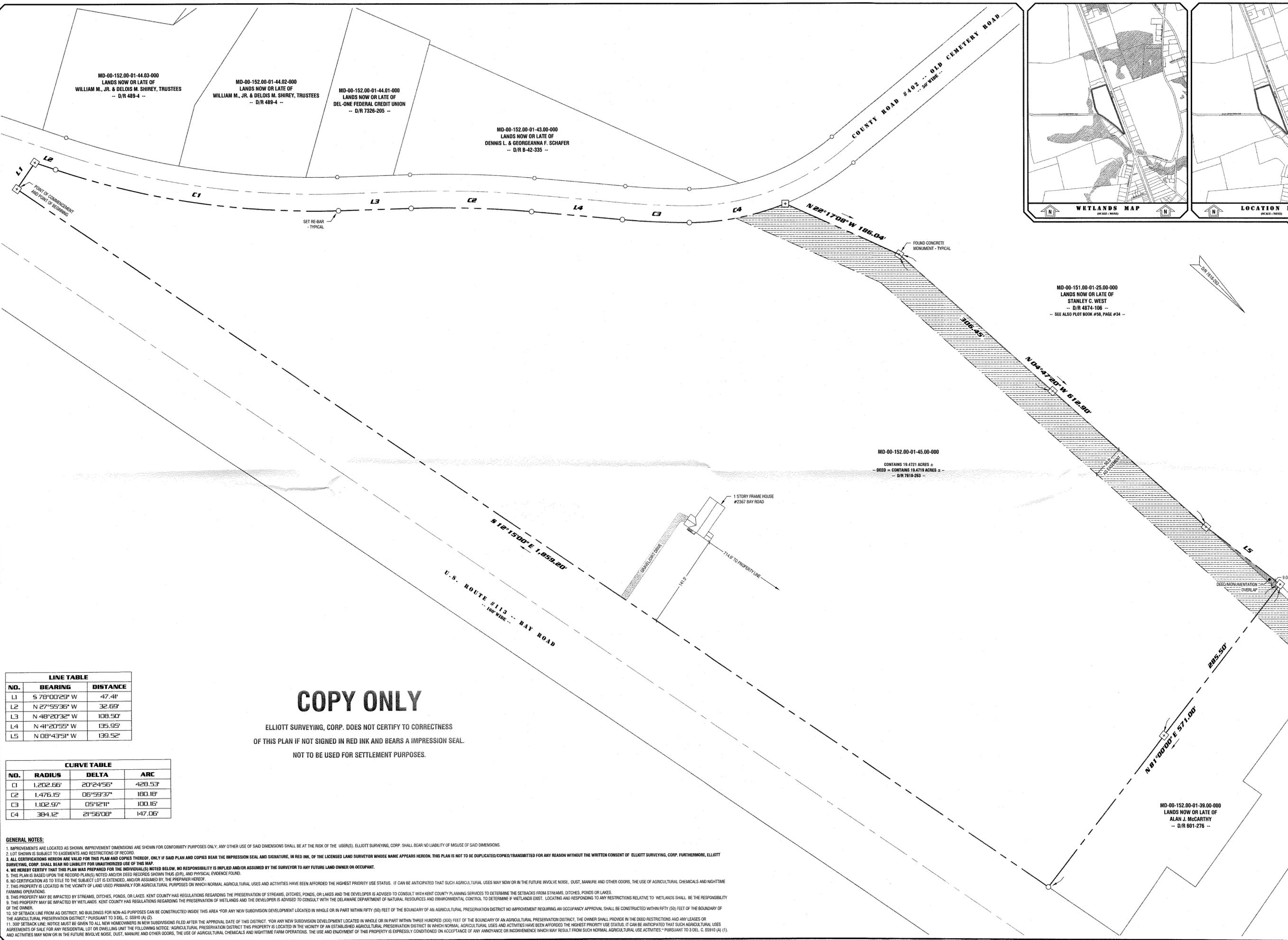
\_\_\_\_\_  
Date

\_\_\_\_\_  
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.



MD-00-152.00-01-44.03-000  
LANDS NOW OR LATE OF  
WILLIAM M., JR. & DELOIS M. SHIREY, TRUSTEES  
-- D/R 489-4 --

MD-00-152.00-01-44.02-000  
LANDS NOW OR LATE OF  
WILLIAM M., JR. & DELOIS M. SHIREY, TRUSTEES  
-- D/R 489-4 --

MD-00-152.00-01-44.01-000  
LANDS NOW OR LATE OF  
DEL-ONE FEDERAL CREDIT UNION  
-- D/R 7326-205 --

MD-00-152.00-01-43.00-000  
LANDS NOW OR LATE OF  
DENNIS L. & GEORGEANNA F. SCHAFER  
-- D/R B-42-335 --

MD-00-151.00-01-25.00-000  
LANDS NOW OR LATE OF  
STANLEY C. WEST  
-- D/R 4874-106 --  
-- SEE ALSO PLOT BOOK #58, PAGE #34 --

MD-00-152.00-01-45.00-000  
CONTAINS 19.4721 ACRES ±  
-- DEED -- CONTAINS 19.4721 ACRES ±  
-- D/R 7818-283 --

MD-00-152.00-01-39.00-000  
LANDS NOW OR LATE OF  
ALAN J. MCCARTHY  
-- D/R 601-278 --

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 78°00'29" W	47.41'
L2	N 27°55'36" W	32.69'
L3	N 48°20'32" W	108.50'
L4	N 41°20'55" W	135.95'
L5	N 08°43'51" W	139.52'

CURVE TABLE			
NO.	RADIUS	DELTA	ARC
C1	1,202.66'	20°24'56"	428.53'
C2	1,476.15'	06°59'37"	180.18'
C3	1,102.97'	05°12'11"	100.16'
C4	384.12'	21°56'08"	147.06'

**GENERAL NOTES:**

- IMPROVEMENTS ARE LOCATED AS SHOWN. IMPROVEMENT DIMENSIONS ARE SHOWN FOR CONFORMITY PURPOSES ONLY. ANY OTHER USE OF SAID DIMENSIONS SHALL BE AT THE RISK OF THE USER(S). ELLIOTT SURVEYING, CORP. SHALL BEAR NO LIABILITY OF MISUSE OF SAID DIMENSIONS.
- LOT SHOWN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- ALL CERTIFICATIONS HEREON ARE VALID FOR THIS PLAN AND COPIES THEREOF. ONLY IF SAID PLAN AND COPIES BEAR THE IMPRESSION SEAL AND SIGNATURE, IN RED INK, OF THE LICENSED LAND SURVEYOR WHOSE NAME APPEARS HEREON. THIS PLAN IS NOT TO BE DUPLICATED, COPIED, TRANSMITTED FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF ELLIOTT SURVEYING, CORP. FURTHERMORE, ELLIOTT SURVEYING, CORP. SHALL BEAR NO LIABILITY FOR UNAUTHORIZED USE OF THIS MAP.
- WE HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FOR THE INDIVIDUAL(S) NOTED BELOW. NO RESPONSIBILITY IS IMPLIED AND/OR ASSUMED BY THE SURVEYOR TO ANY FUTURE LAND OWNER OR OCCUPANT.
- THIS PLAN IS BASED UPON THE RECORD PLAN(S) NOTED AND/OR DEED RECORDS SHOWN THUS (D/R), AND PHYSICAL EVIDENCE FOUND.
- NO CERTIFICATION AS TO TITLE TO THE SUBJECT LOT IS EXTENDED, AND/OR ASSUMED BY THE PREPARED HEREOF.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODOORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARMING OPERATIONS.
- THIS PROPERTY MAY BE IMPACTED BY STREAMS, DITCHES, PONDS, OR LAKES. KENT COUNTY HAS REGULATIONS REGARDING THE PRESERVATION OF WETLANDS AND THE DEVELOPER IS ADVISED TO CONSULT WITH THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, TO DETERMINE IF WETLANDS EXIST. LOCATING AND RESPONDING TO ANY RESTRICTIONS RELATIVE TO WETLANDS SHALL BE THE RESPONSIBILITY OF THE OWNER.
- THIS PROPERTY MAY BE IMPACTED BY WETLANDS. KENT COUNTY HAS REGULATIONS REGARDING THE PRESERVATION OF WETLANDS AND THE DEVELOPER IS ADVISED TO CONSULT WITH THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, TO DETERMINE IF WETLANDS EXIST. LOCATING AND RESPONDING TO ANY RESTRICTIONS RELATIVE TO WETLANDS SHALL BE THE RESPONSIBILITY OF THE OWNER.
- 50' SETBACK LINE FROM AG DISTRICT. NO BUILDINGS FOR NON-AG PURPOSES CAN BE CONSTRUCTED INSIDE THIS AREA \*FOR ANY NEW SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR IN PART WITHIN FIFTY (50) FEET OF THE BOUNDARY OF AN AGRICULTURAL PRESERVATION DISTRICT NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL SHALL BE CONSTRUCTED WITHIN FIFTY (50) FEET OF THE BOUNDARY OF THE AGRICULTURAL PRESERVATION DISTRICT PURSUANT TO 3 DEL. C. 5910 (A) (G).
- 300' SETBACK LINE. NOTICE MUST BE GIVEN TO ALL NEW HOMEOWNERS IN NEW SUBDIVISIONS FILED AFTER THE APPROVAL DATE OF THIS DISTRICT. FOR ANY NEW SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR IN PART WITHIN THREE HUNDRED (300) FEET OF THE BOUNDARY OF AN AGRICULTURAL PRESERVATION DISTRICT, THE OWNER SHALL PROVIDE IN THE DEED RESTRICTIONS AND ANY LEASES OR AGREEMENTS OF SALE FOR ANY RESIDENTIAL LOT OR DWELLING UNIT THE FOLLOWING NOTICE: "AGRICULTURAL PRESERVATION DISTRICT THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURAL PRESERVATION DISTRICT IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODOORS, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USE ACTIVITIES - PURSUANT TO 3 DEL. C. 5910 (A) (1)."

**COPY ONLY**

ELLIOTT SURVEYING, CORP. DOES NOT CERTIFY TO CORRECTNESS  
OF THIS PLAN IF NOT SIGNED IN RED INK AND BEARS A IMPRESSION SEAL.  
NOT TO BE USED FOR SETTLEMENT PURPOSES.

**SURVEYOR CONTACT INFORMATION**

**ELLIOTT SURVEYING, CORP.**

**OFFICE LOCATION:**  
490 N. DUPONT HIGHWAY, DOVER, DE 19901

**MAILING ADDRESS:**  
332 AUDREY LANE, SMYRNA, DE 19977

**PHONE:** (302) 678-8115 **FAX:** (302) 678-8251

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**SURVEYORS CERTIFICATION**

I, WILLIAM A. ELLIOTT, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

WILLIAM A. ELLIOTT, PLS

REG. NO. \_\_\_\_\_ DATE \_\_\_\_\_

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**REVISIONS**

MARK	DATE	DESCRIPTION

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**OWNERS INFORMATION**

**GEORGE E. LOFLAND**

#2367 BAY ROAD  
MILFORD, DELAWARE 19963

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**CLASS "B" SURVEY**

**BOUNDARY SURVEY PLAN OF PROPERTY PREPARED FOR AND ABOUT TO BE CONVEYED TO**

**CHING, LLC**

#2367 BAY ROAD  
MILFORD, DELAWARE 19963  
TAX MAP #: MD-00-152.00-01-45.00-000

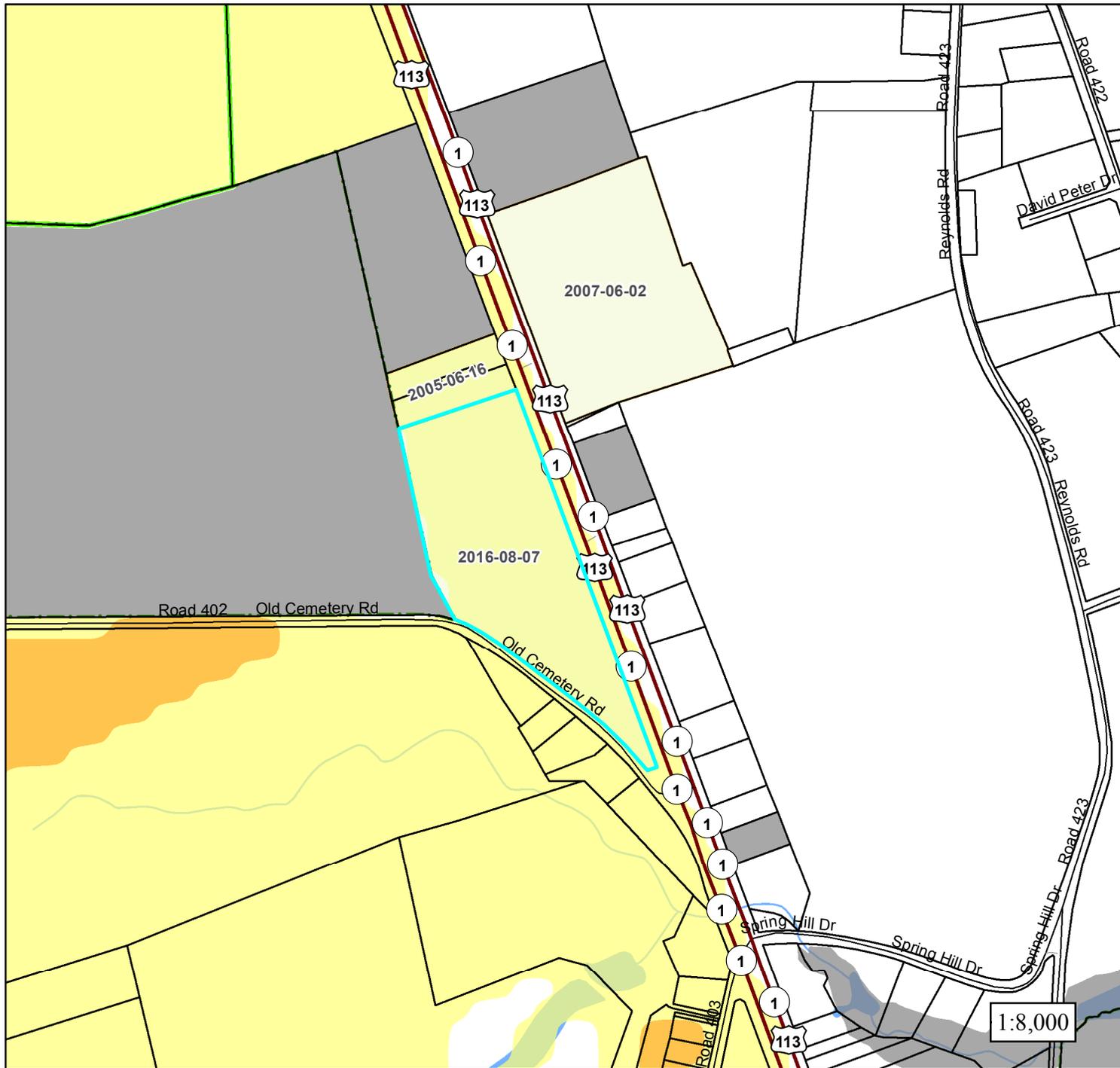
MILFORD HUNDRED  
KENT COUNTY, DELAWARE

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**DRAWN BY:** NIK  
**CHECKED BY:** WAE  
**SCALE:** 1"=60'  
**DATE:** 28-FEB-16  
**DATE OF FLD WRK:** FEB-2016  
**DATE CRNS SET:** TBD  
**FIELD BOOK/PAGE:** N/A  
**SCJ FILE NAME:** 03.01.16\_003  
**DRAWING #:** 03.01.16  
**CONTRACT #:** 03.01.16

**SHEET 1 OF 1**

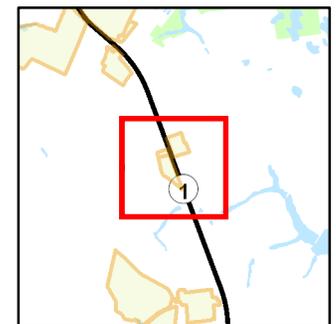
# Preliminary Land Use Service (PLUS)



**Lands of Ching**  
2016-08-07

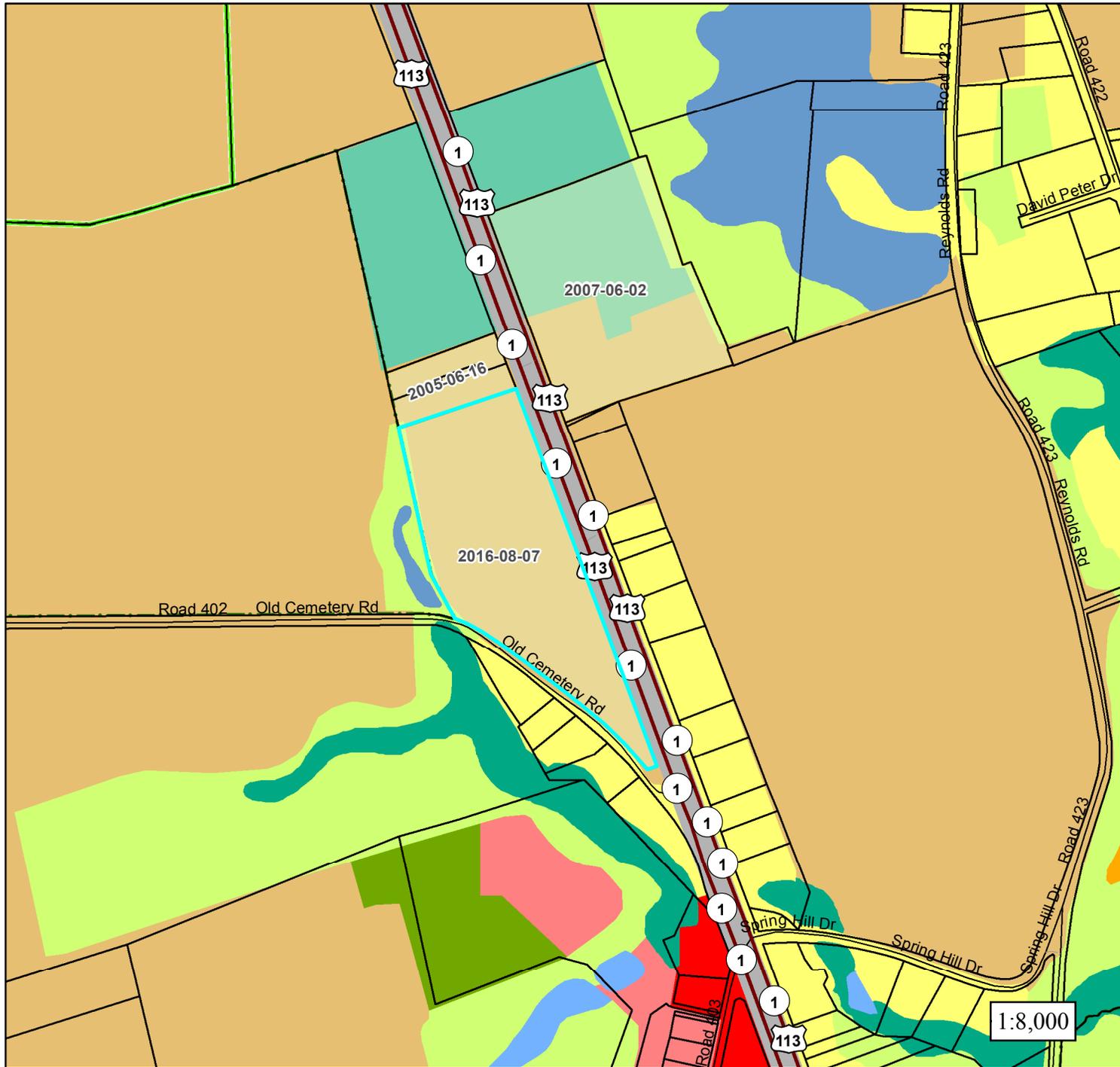


**Location Map**



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

# Preliminary Land Use Service (PLUS)



**Lands of Ching**  
2016-08-07

**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](http://www.stateplanning.delaware.gov)

# Preliminary Land Use Service (PLUS)

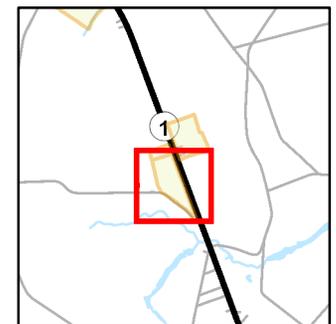


Lands of Ching  
2016-08-07

**Legend**

- PLUS Project Areas

Location Map



Mapping provided by the Delaware  
Office of State Planning Coordination  
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