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): 2017-06-03
Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 4

1. Project Title/Name: Simpler
2. Location (please be specific): South side of Dorman Road, West of Route 24
3. Parcel Identification #: TM 234-11, P 66.00 & 66.01
4. County or Local Jurisdiction Name: where project is located: Sussex
5. If contiguous to a municipality, are you seeking annexation:
6. Owner's Name: Charles B Simpler and Alvin E Simpler

Address: 31 Bayard Street Ext.

City: Fenwick Island | State: DE | Zip: 19944

Phone: | Fax: | Email:

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Bryton Homes of Delaware, LLC

Address: 8405 Greensboro Drive, Suite P-130 Attn: Dan Smith

City: McLean | State: VA | Zip: 22102

Phone: 703.226.0199 | Fax: | Email: dan@georgelasgroup.com

8. Project Designer/Engineer: Solutions, IPEM Attn: Jason Palkewicz

Address: 303 North Bedford Street

City: Georgetown | State: DE | Zip: 19947

Phone: 302.297.9215 | Fax: | Email: jpalkewicz@solutionsipem.com

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

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: Proposed cluster residential subdivision.

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 +/-): 69 Number of Residential Units: 137 Commercial square footage: N/A

13. Present Zoning: AR-1

14. Proposed Zoning: AR-1

15. Present Use: Agriculture

16. Proposed Use: Residential Community.

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

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: Sussex County

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): Second home and retirees.

20. Environmental impacts:

How many forested acres are presently on-site? 40 +/- How many forested acres will be removed? 32 +/-

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: 4 +/-

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? Lots will be 40' from wetlands

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: Wet pond, filter strip, infiltration, etc.

23. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? Acres: 12.5 +/-

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Wetlands, forest, stormwater, active and passive recreation, and community building.

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: 1,315

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 5%

26. Will the project connect to state maintained roads? [X] 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 [X] No; bike paths [ ] Yes [X] No
Are there proposed sidewalks? [X] Yes [ ] No; bike paths [X] Yes [ ]

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? [ ] Yes [X] No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? [ ] Yes [X] No

Has this site been evaluated for historic and/or cultural resources? [ ] Yes [X] No

Would you be open to a site evaluation by the State Historic Preservation Office? [ ] Yes [X] No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? [ ] Yes [X] No
Person to contact to arrange visit: _____ phone number: _____

31. Are any federal permits, licensing, or funding anticipated? [ ] Yes [X] 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: 05-17-17

Signature of Person completing form (If different than property owner) — Date: 05/17/17

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.

SIMPLER PROPERTY - Conceptual Plan

solutions
Integrated Planning
Engineering & Management, LLC

303 North Bedford Street
Georgetown, DE 19947

Tel: 302.297.9215
www.solutionsipem.com

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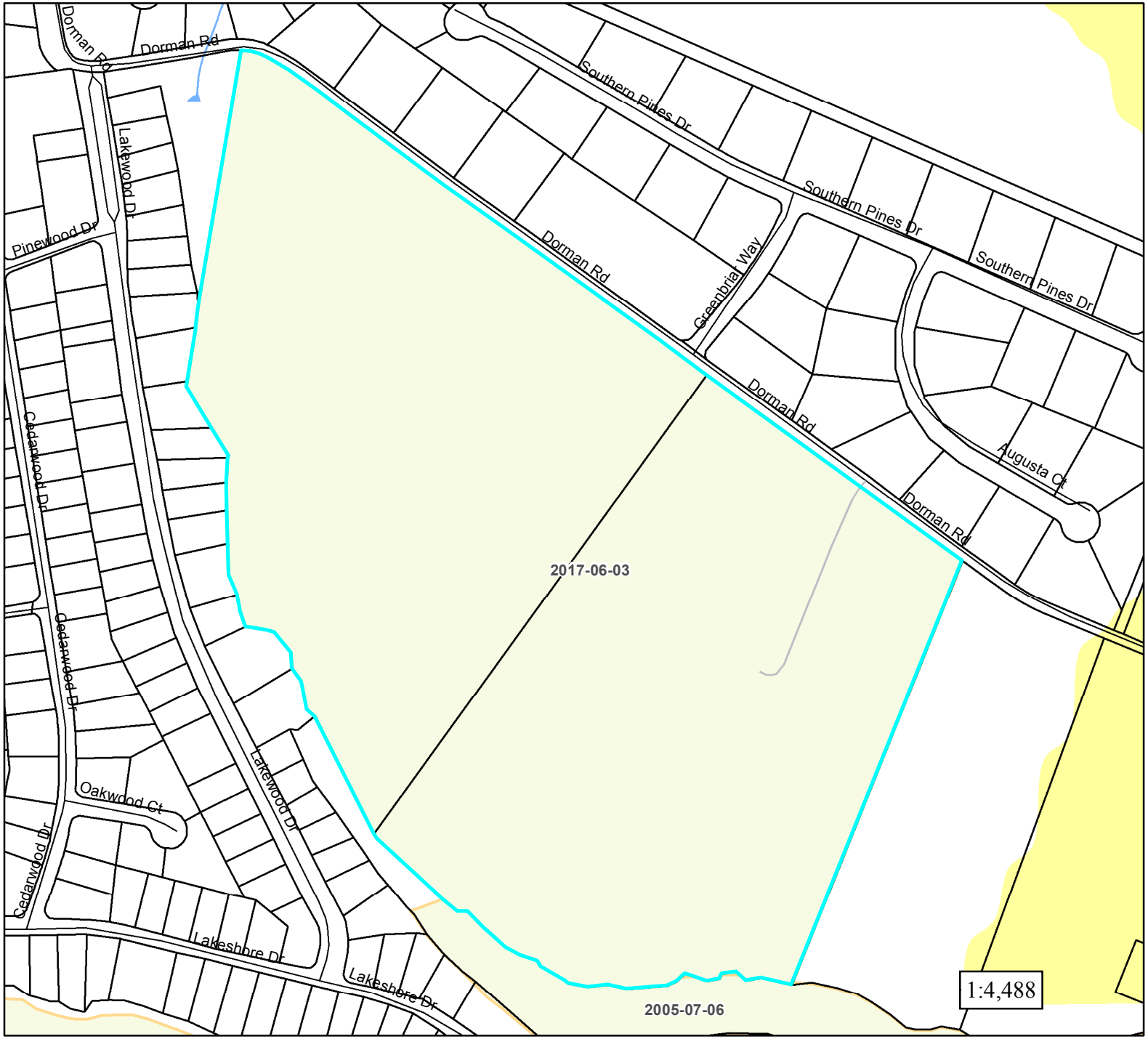


Simpler
2017-06-03

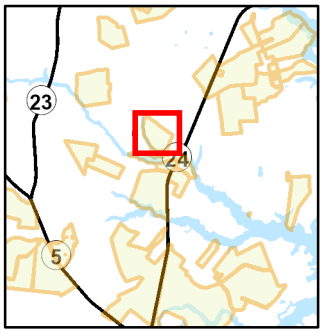
Legend

- PLUS Project Areas

2015 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

Location Map



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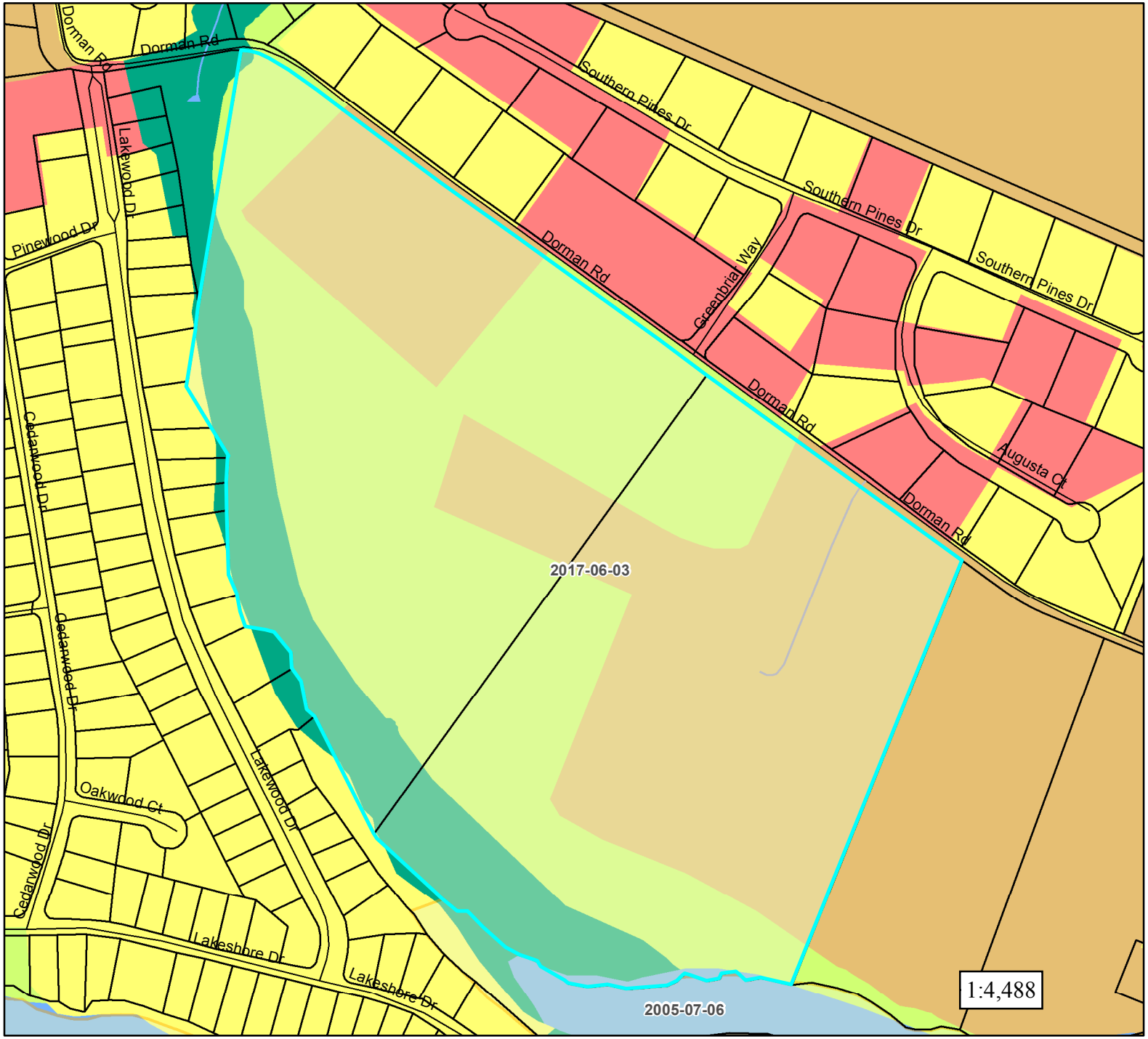

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Legend

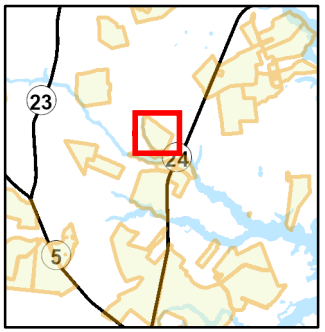
- PLUS Project Areas

2012 Land Use

LULC Category

- 110
- 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



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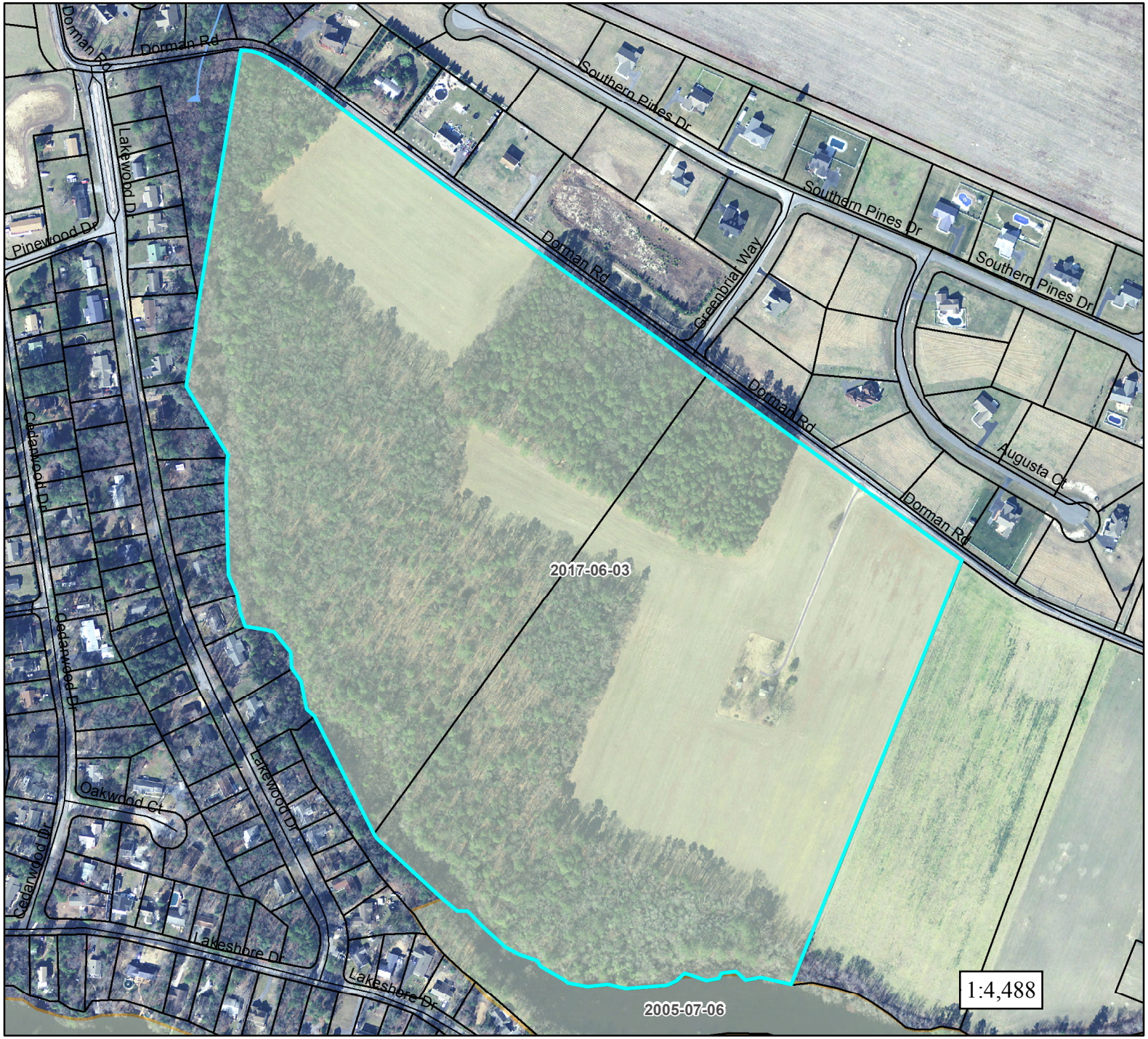

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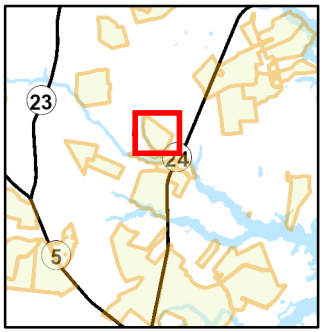
Location Map