

Preliminary Land Use Service (PLUS)


Delaware State Planning Coordination

122 Martin Luther King Jr. Blvd., South • 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: Coastal Villages			
2. Location (please be specific): Selbyville, Delaware Sussex County			
3. Parcel Identification #:71,72,73,76,82,84,87,94,94.02,251		4. County or Local Jurisdiction Name: where project is located: Sussex County 	
5. If contiguous to a municipality, are you seeking annexation: NA			
6. Owner's Name: Bunting-Macks, LLC			
Address: 32996 Lighthouse Road			
City: Selbyville	State: DE	Zip: 19975	
Phone: 302.436.5124	Fax:	Email: coleman@buntingconstruction.com	
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Same as above			
Address:			
City:	State:	Zip:	
Phone:	Fax:	Email:	
8. Project Designer/Engineer: Atlantic Group & Associates, Inc.			
Address: 10044 Old Ocean City Boulevard			
City: Berlin	State: Maryland	Zip: 21811	
Phone: 410.629.1160	Fax: 410.629.1710	Email: carbaugh@the-atlanticgrp.com	
9. Please Designate a Contact Person, including phone number, for this Project: Chris Carbaugh Ph.:410.619.1160			

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: 6229

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. All parcels within the town limits have been connected.

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

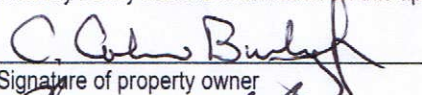
Has this site been evaluated for historic and/or cultural resources? Yes No

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

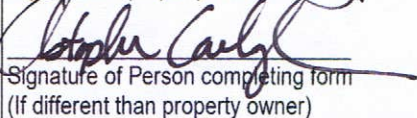
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
 Person to contact to arrange visit: Chris Carbaugh phone number: 410.629.1160

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

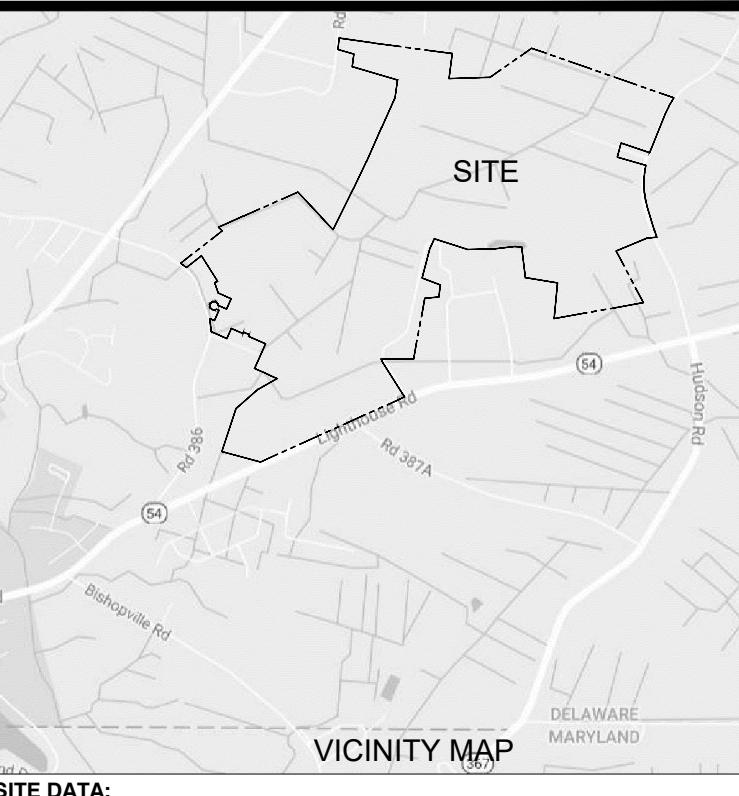
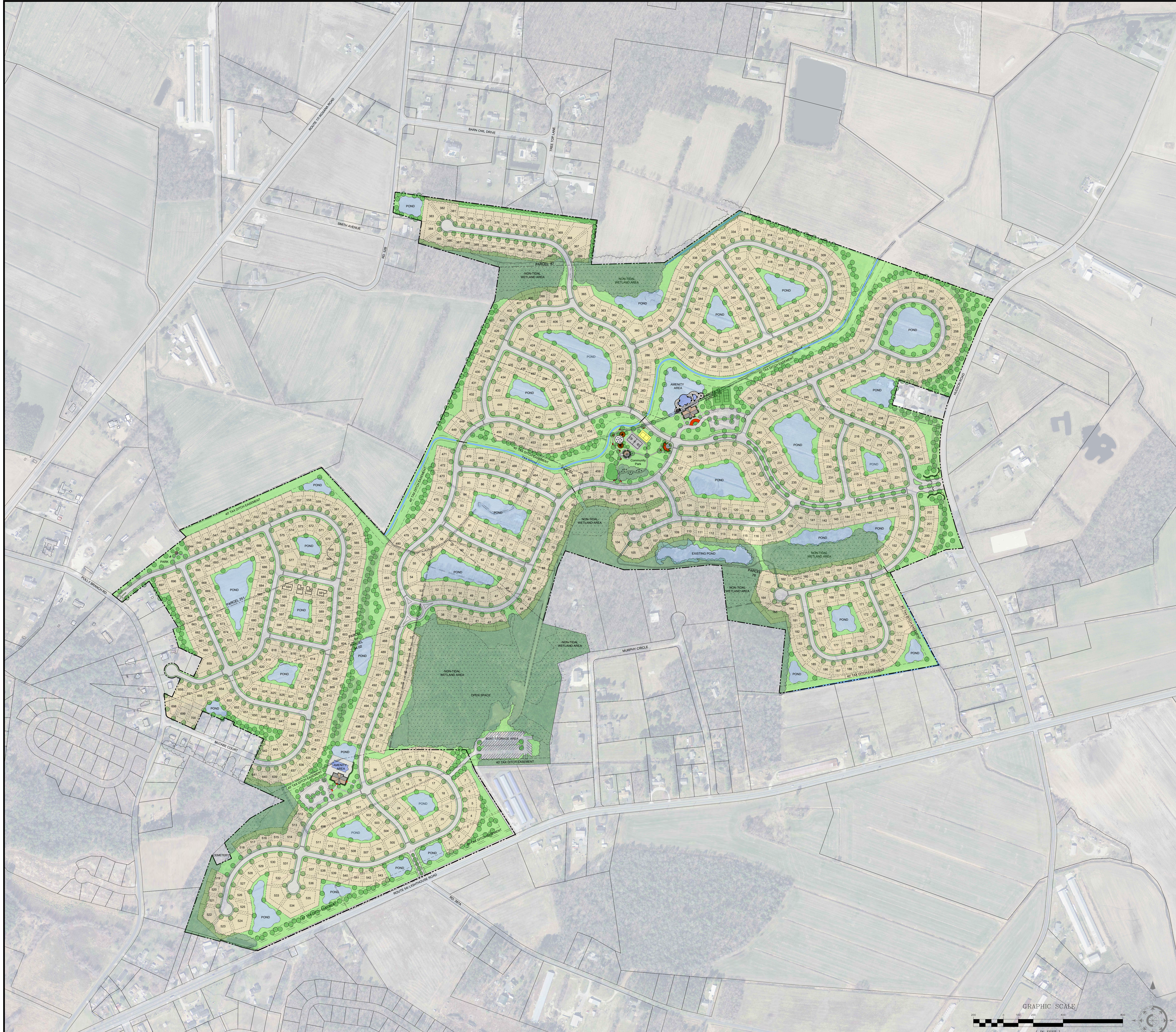
9/4/18
 Date


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

9/4/18
 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 Coordination 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.



SITE DATA:

TOTAL SITE AREA: 1321 ACRES

APPLICANT: BUNTING MACKS, LLC
3086 LOUTHOUSE ROAD
SELBYVILLE, DE 19075

PROPOSED ZONING: RESIDENTIAL PLANNED COMMUNITY (RPC) DISTRICT

PROPERTY SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 30'

PROPOSED USES: SINGLE FAMILY HOUSING, 700 UNITS

PARKING:
SINGLE FAMILY LOTS: 2 SPACES/UNIT
NORTH AMENITY AREA: 62 SPACES
SOUTH AMENITY AREA: 44 SPACES

BOAT STORAGE: 70 SPACES

AMENITIES:
(2) CLUBHOUSE & POOLS
FITNESS CENTER
TENNIS
PUTTING GREEN
WALKING FITNESS TRAIL
BOCCIE BALL
WATER PLAYGROUND
TOT LOT PLAYGROUND
BEACH VOLEYBALL
BASKETBALL
DOG PARK
COMMUNITY PAVILION

PLANS ISSUED FOR:
REVIEW

No.	Revised/Issued	Date

Conceptual Master Plan

Coastal Villages
Residential Planned Community

Town of Selbyville
Sussex County, Delaware

Atlantic Group
& Associates, Inc.

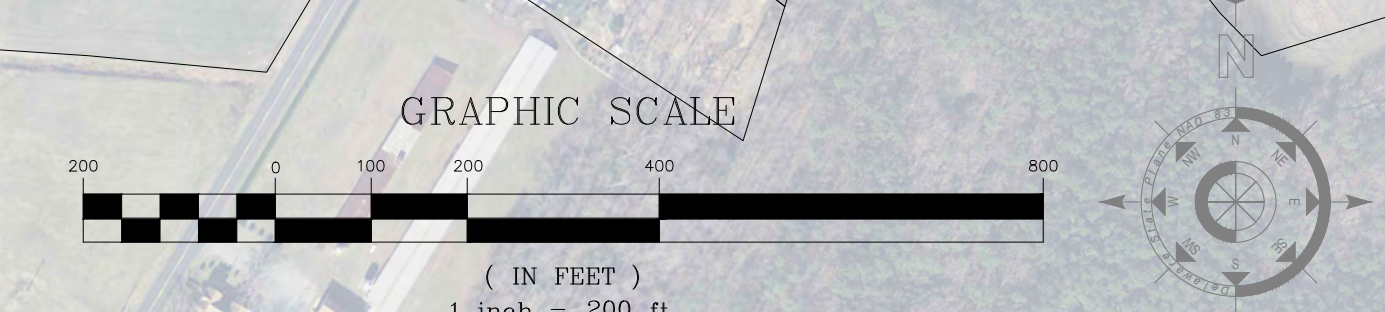
Civil Engineers
Land Planners
Architects
Surveyors

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 625-1100
Fax: (410) 625-1101
www.theatlanticgrp.com

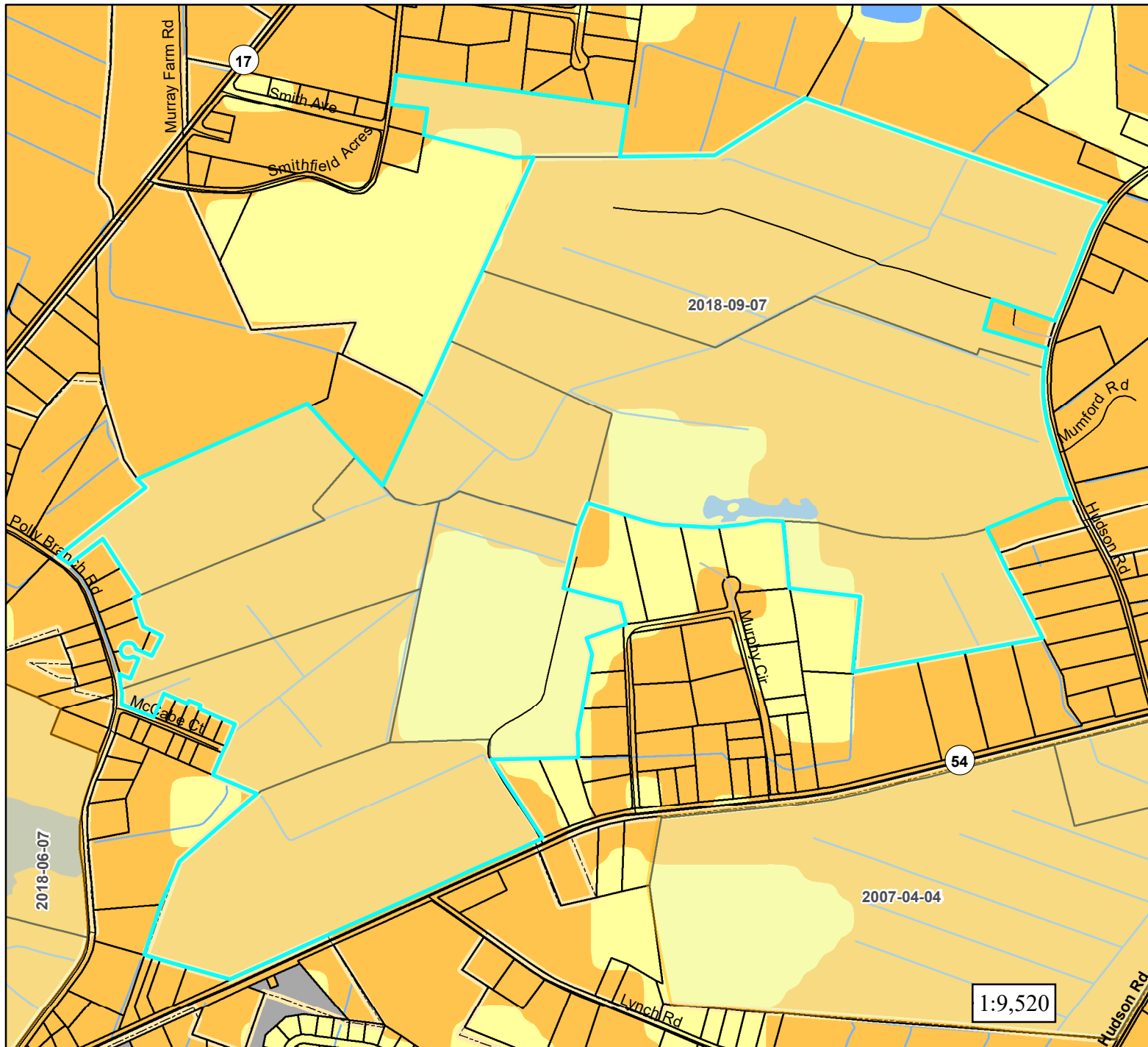
PROJECT: 16-101 DATE: 1/1/2016

DRAWN BY: GNC SCALE: 1"=200'

SHEET: P-100



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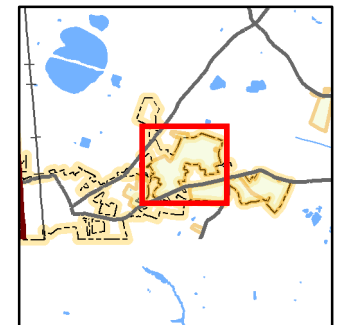


Coastal Villages
2018-09-07

Legend

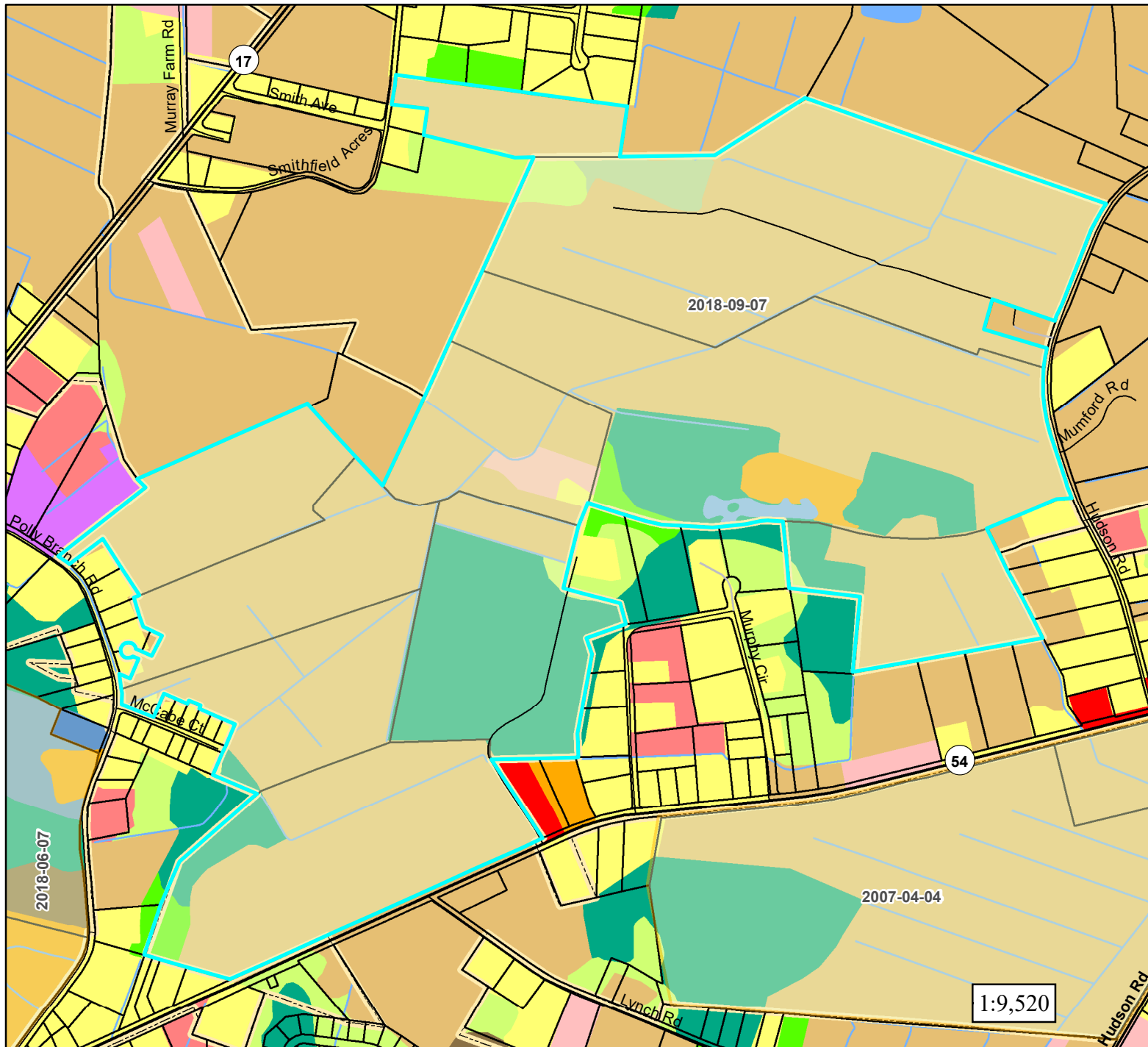
- PLUS Project Areas
- 2015 State Strategies**
 - Level 1
 - Level 2
 - Level 3
 - Level 4
 - Out of Play

Location Map



Preliminary Land Use Service (PLUS)

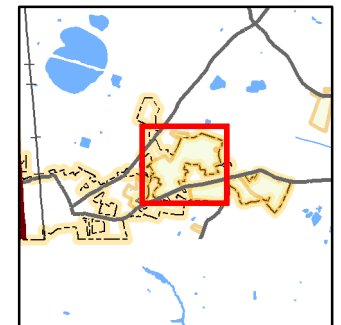
Coastal Villages
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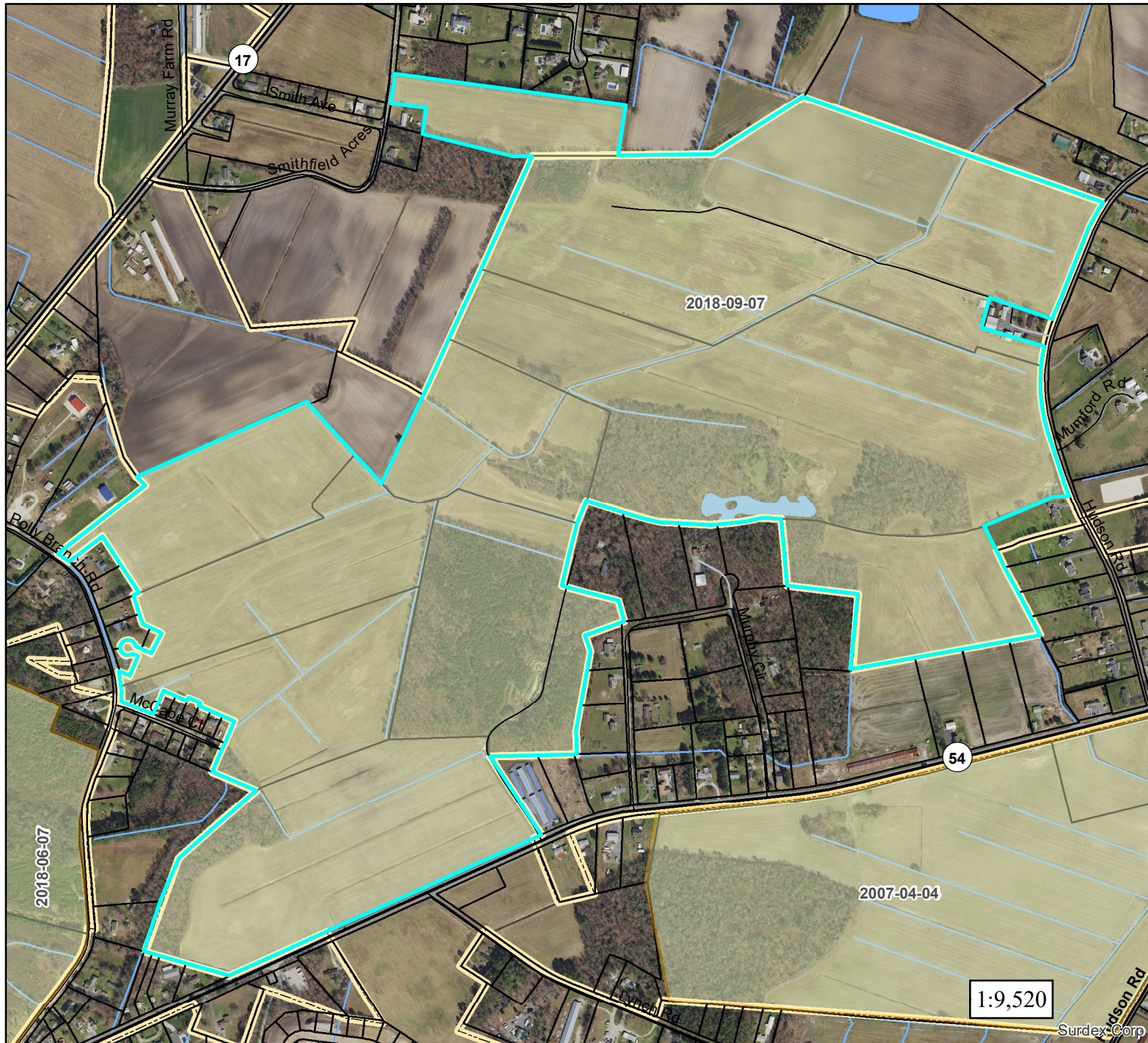
Legend

- 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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2018-09-07

Legend

- PLUS Project Areas

