

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: Delaware State Police Troop 3 Facility

2. Location (please be specific): South State Street, Dover; South of Locust Groove Rd. and north of Banning Rd.

3. Parcel Identification #: 4. County or Local Jurisdiction Name: where project is located: Kent County

5. If contiguous to a municipality, are you seeking annexation: N/A

6. Owner's Name: Cypress Glenn, c/o Mr. Fred Frear

Address: 270 Trillium Drive

City: State: Zip: Magnolia, DE 19962

Phone: Fax: Email: 302-698-9110 (p), 302-674-8479 (f), ccrod1@aol.com

7. Equitable Owner/Developer (**This Person is required to attend the PLUS meeting**): State of Delaware, OMB FM; Mark Devore, P.E.

Address: 540 South Dupont Highway, Suite 1

City: State: Zip: Dover, DE19901

Phone: Fax: Email: 302-739-5644 (p), 302-739-6148 (f), mark.devore@state.de.us

8. Project Designer/Engineer: Becker Morgan Group, Inc.

Address: 309 S. Governors Avenue

City: State: Zip: Dover DE, 19901

Phone: Fax: Email: 302-734-7950 (p), 302-734-7965 (f) dholden@beckermorgan.com

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

Dean E. Holden, P.E. 302-734-7950

Information Regarding Site:

10. Type of Review: Site Plan Review

11. Brief Explanation of Project being reviewed:

Proposed new Troop 3 office and maintenance facility.

12. Area of Project (Acres +/-): 20.0 Commercial square footage: 33,000 (office), 8,500 (maintenance)

13. Present Zoning: AC

14. Proposed Zoning: AC

15. Present Use: Agriculture

16. Proposed Use: Public Safety Facility

17. Water: Public (Utility) Service Provider Name: Artesian Water Company, Inc.; No onsite well planned.

18. Wastewater: Public (Utility) Service Provider Name: Kent County Public Works; No onsite system planned.

19. If residential, describe style and market segment you plan to target (Example- Age restricted): N/A

20. Environmental impacts:

- How many forested acres are presently on-site? < 1 acre
- How many forested acres will be removed? 0 acres
- 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
- Are the wetlands: Non-tidal wetlands; approximately 0.36 acres.
- If "Yes", have the wetlands been delineated? Yes
- Has the Army Corps of Engineers signed off on the delineation? No
- Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? No
- If "Yes", describe the impacts: N/A
- How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? Approx. 50'

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? No

22. List the proposed method(s) of stormwater management for the site: Stormwater will be managed utilizing applicable green best management practices such as bioretention basins, bioswales and filter strips in coordination with DNREC Sediment and Stormwater Permitting Program.

23. Is open space proposed? N/A

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? N/A

25. Please estimate How many vehicle trips will this project generate on an average weekday? 312

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

26. Will the project connect to state maintained roads? Yes

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. No apparent locations nor are other connections desired.

28. Are there existing sidewalks? No

Are there existing bike paths? Yes, South State Street is a High Traffic Statewide Bicycle Route

Are there proposed sidewalks? No

Are there proposed bike paths? N/A

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? N/A

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

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

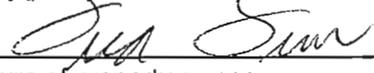
Would you be open to a site evaluation by the State Historic Preservation Office? Yes

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes

Person to contact to arrange visit: Dean Holden, 302-734-7950

31. Are any federal permits, licensing, or funding anticipated? 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

2-1-13

Date

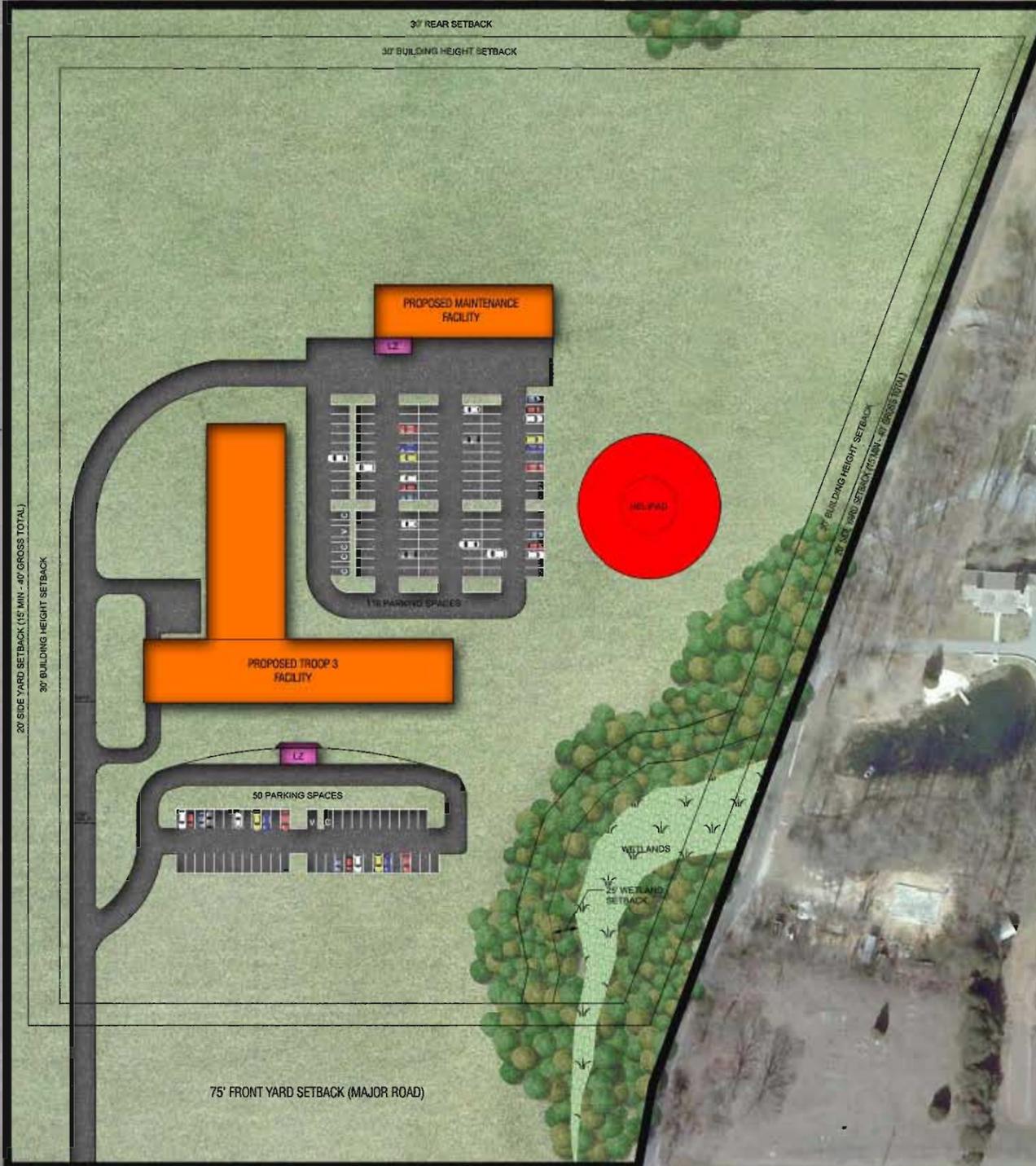


Signature of Person completing form

01/31/13

Date

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **alongwith 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 Dorothy 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.



SOUTH STATE STEET (ROUTE 27)
60' DEL DOT RIGHT OF WAY

PROJECT TITLE

**PROPOSED
DELAWARE
TROOP 3
STATE POLICE
(NM-00-10400-01-7500)**

S. STATE STREET (U.S. 113A)
N. MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

SHEET TITLE

**P.L.U.S. SITE PLAN
SUBMISSION**



SCALE : 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2011116.00
DATE: 01/30/13
SCALE: 1" = 30'
DRAWN BY: D.E.H. PROJ. MGR.: B.D.F.
SHEET

Preliminary Land Use Service (PLUS)

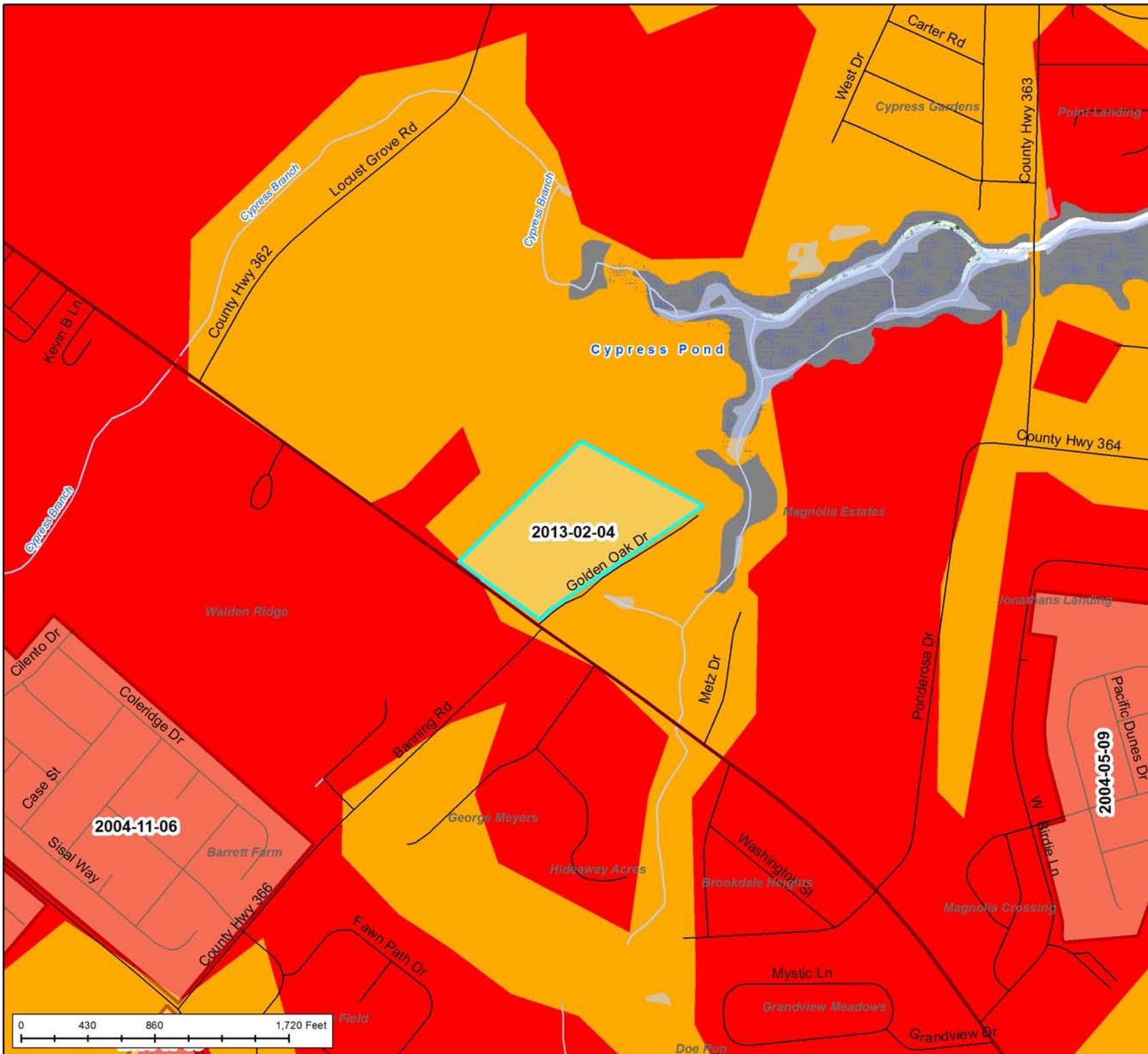
Delaware State Police
Troop 3
2013-02-04

-  PLUS Project Areas
-  Municipalities
-  State Parks
-  Forestry Easements
-  Purchased Dev. Rights
-  Ag District
- 2010 State Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Out of Play
-  Nat. Res. & Rec. Priorities
-  Working Forests
-  Highest Value Agriculture

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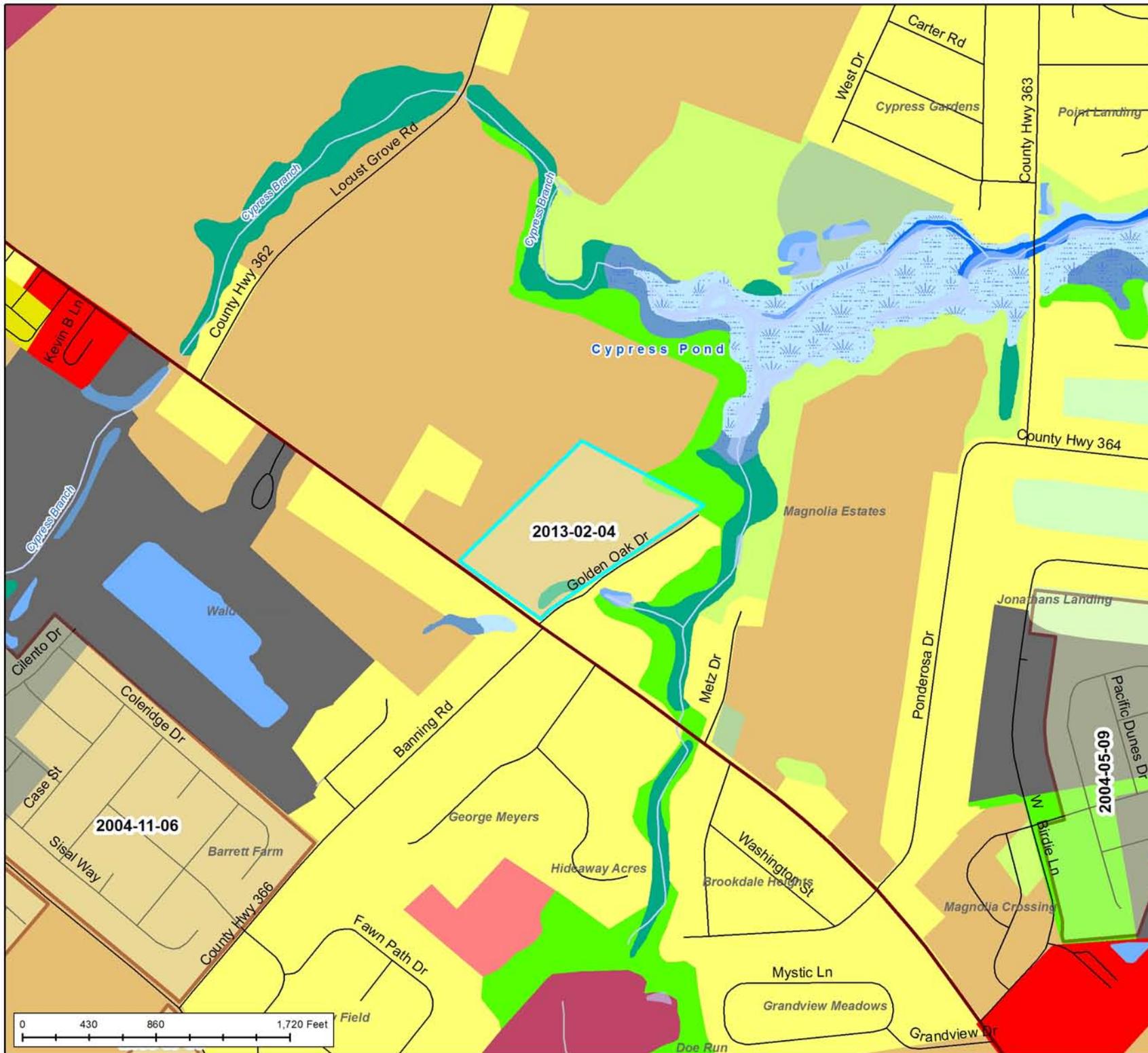


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stateplanning.delaware.gov



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Delaware State Police
Troop 3
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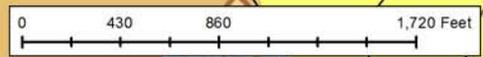


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

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Delaware State Police
Troop 3
2013-02-04

-  Project Areas
-  Municipalities

2012 Aerial Photography:
Provided by Delaware
Office of Management
and Budget

2013-02-04

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