

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: **SHOWFIELD**
2. Location (please be specific): **SOUTH OF THEODORE C. FREEMAN HIGHWAY :
NORTH OF GILLS NECK ROAD**
3. Parcel Identification #: **335-8.00-46.00,
51.00, 52.00 & 53.02** 4. County or Local Jurisdiction Name: where project is located: **Sussex County**
5. If contiguous to a municipality, are you seeking annexation: **No**
6. Owner's Name: **Showfield, LLC; Sephora J, LLC**
 Address: **246 Rehoboth Avenue**
 City: **Rehoboth Beach** State: **DE** Zip: **19971**
 Phone: **302-227-3883** Fax: **302-227-4686** Email: **N/A**
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Doug Motley**
 Address: **246 Rehoboth Avenue**
 City: **Rehoboth Beach** State: **DE** Zip: **19971**
 Phone: **302-227-3883** Fax: **302-227-4686** Email: **dmotley@jacklingo.com**
8. Project Designer/Engineer: **Element Design Group; David M. Kuklish, P.E.**
 Address: **115 West Market Street**
 City: **Lewes** State: **DE** Zip: **19958**
 Phone: **302-645-0777** Fax: **302-645-0177** Email: **david@elementdg.com**
9. Please Designate a Contact Person, including phone number, for this Project: **David M. Kuklish, P.E.**

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: 173 Lot Single Family Residential Community

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. PLUS 2006-11-11; SHOWFIELD NOTE: THE BOUNDARY AND LAYOUT HAS CHANGED.

12. Area of Project (Acres +/-): 139.2 (EXISTING) Number of Residential Units: 173 Commercial square footage: N/A

13. Present Zoning: AR-1 14. Proposed Zoning: AR-1

15. Present Use: Agriculture/Residential 16. Proposed Use: Residential

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): TBD

20. Environmental impacts: REDUCTION IN AGRICULTURAL LAND. WATER QUALITY TO REMAIN IN ACCORDANCE WITH STATE REGULATIONS. MAINTAIN EXISTING HABITATS IN AQUATIC AREAS

How many forested acres are presently on-site? 33.16 +/- ac How many forested acres will be removed? 18.23 +/- 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 No

Are the wetlands: Tidal Acres: Non-tidal Acres: 1.59 +/- (TIDAL/NON-TIDAL CLARIFICATION TBD)

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? LESS THAN 50 FT TO ALLOW STORMWATER DISCHARGE INTO WHITE'S POND.

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: FILTER STRIPS, BIO-SWALES AND WET PONDS ARE THE ANTICIPATED BMP'S FOR STORMWATER MANAGEMENT.

23. Is open space proposed? Yes No If "Yes," how much? Acres: 46.41

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active Recreation, Passive Recreation, Stormwater Management

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: 1647 +/- trips per day

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? 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. POTENTIAL FUTURE CONNECTION HAS BEEN CONSIDERED TO PARCEL NORTH AND EAST. REFERENCE PLANS.

28. Are there existing sidewalks? Yes No; bike paths Yes No * THE JUNCTION BREAKWATER ARE THERE PROPOSED SIDEWALKS? Yes No; bike paths Yes* BIKE/WALKWAY TRAIL ALLOCATION HAS BEEN MADE ALONG THE PERIMETER OF PROPERTY LINE. 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: Doug Motley phone number: 302-226-6646

31. Are any federal permits, licensing, or funding anticipated? Yes No STORMWATER WETLAND PERMITS ARE ANTICIPATED BUT NO FEDERAL FUNDING.

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

D.A. Motley
Signature of property owner

7/31/13
Date

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

7/31/13
Date

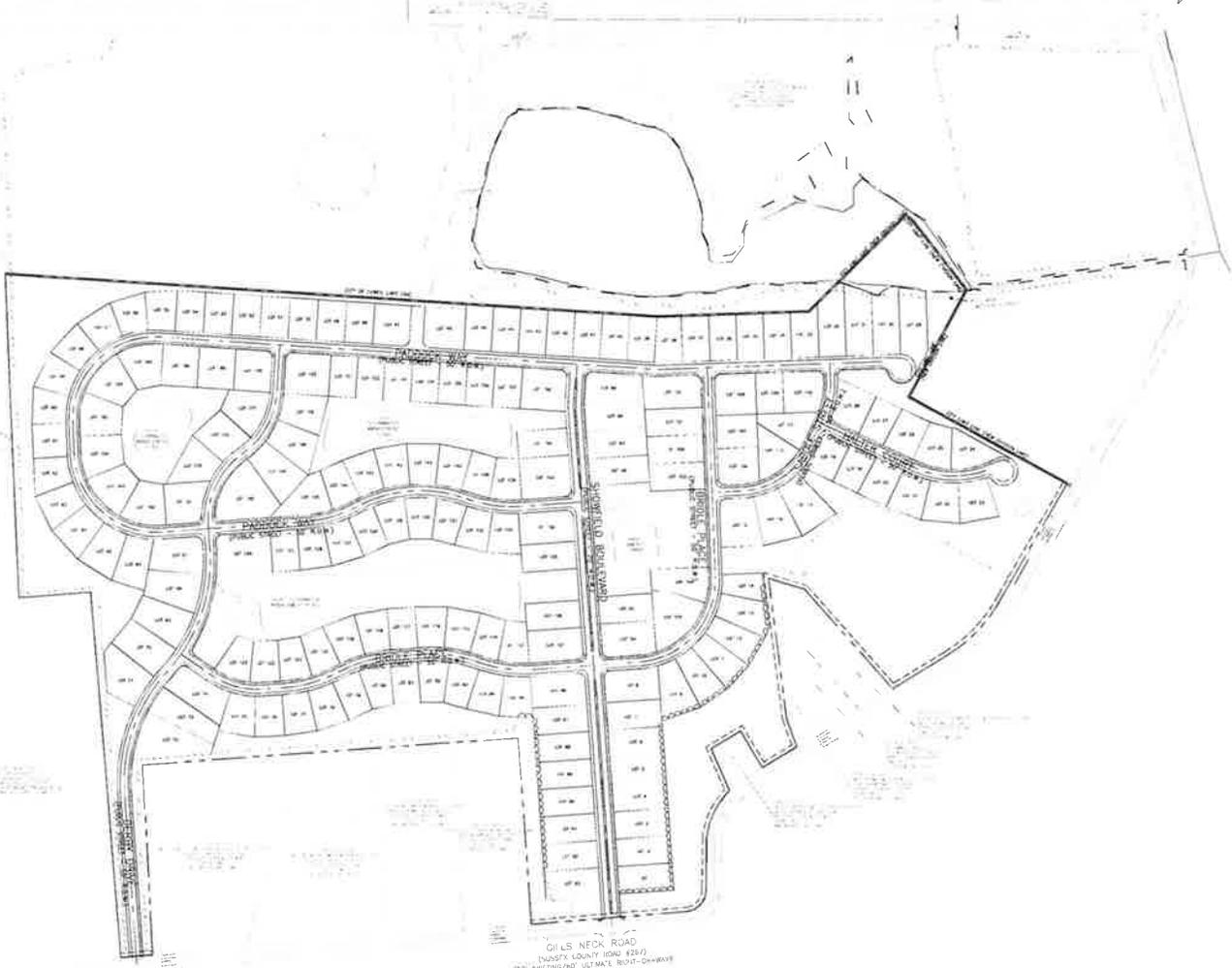
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at Dorothy.morris@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 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.

THUDOR K. C. FREEMAN HIGHWAY
 (STATE ROUTE 8, SUSSEX COUNTY ROAD #23)
 7/4 WAY, PRINCIPAL ARTERIAL
 (100' EXISTING RIGHT-OF-WAY, 120' ULTIMATE
 RIGHT OF WAY, 1'-0" MIN. PROVIDED)
 250 MPH SPEED LIMIT

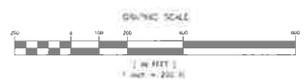


VICINITY MAP
 SCALE: 1" = 1 MILE
 DISTANCES ARE NOT TO SCALE
 PROPERTY ARE SHOWN AS OWNED



GILLS NECK ROAD
 (SUSSEX COUNTY ROAD #25)
 80' EXISTING/120' ULTIMATE RIGHT-OF-WAY
 (VARIABLE SPEED LIMIT)

GENERAL NOTES:
 1. ALL DISTANCES ARE TO BE MEASURED AS SHOWN.
 2. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD.
 3. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD.
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REV	DATE	CHANGE

CONCEPT PLAN
 SHOWFIELD

TAX MAP # 855-8-00-46-00, 51-00, 52-00 & 53-02
 LEWIS AND BERKSHIRE TOWNSHIP
 SUSSEX COUNTY, DELAWARE



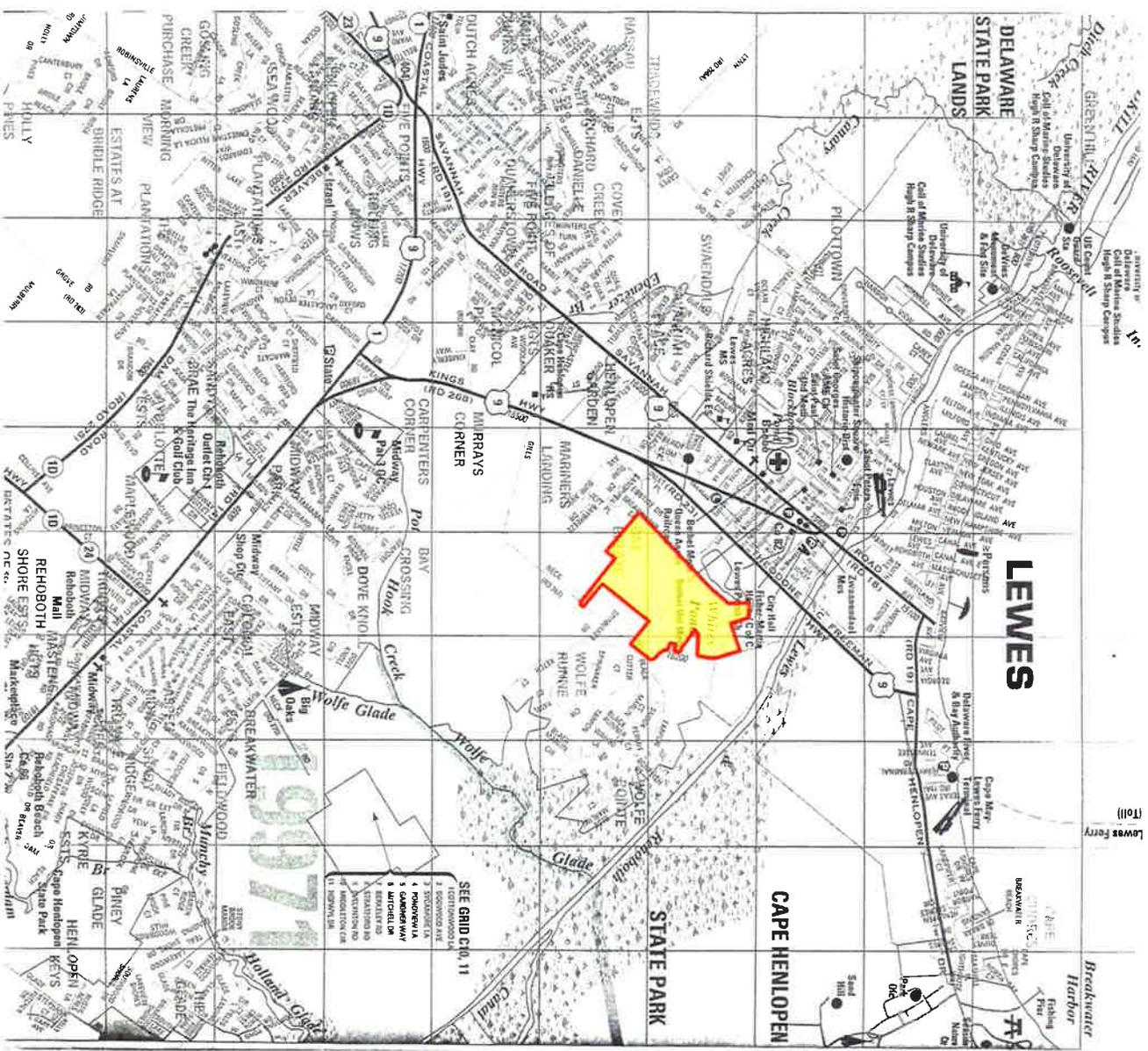
1700 South Main Street
 Dover, Delaware 19901
 Phone: 302.739.2700
 Fax: 302.739.2701
 www.element.com

DSN	DRN	CHKD
DMK	JAF	DMK
SCALE	1" = 200'	
JOB No	012220	
DATE	10 JULY 15	
FILE	12220.dwg	
SHEET	1 of 1	

EXHIBIT A: Project Location

PLUS REVIEW: Showfield - Sussex County

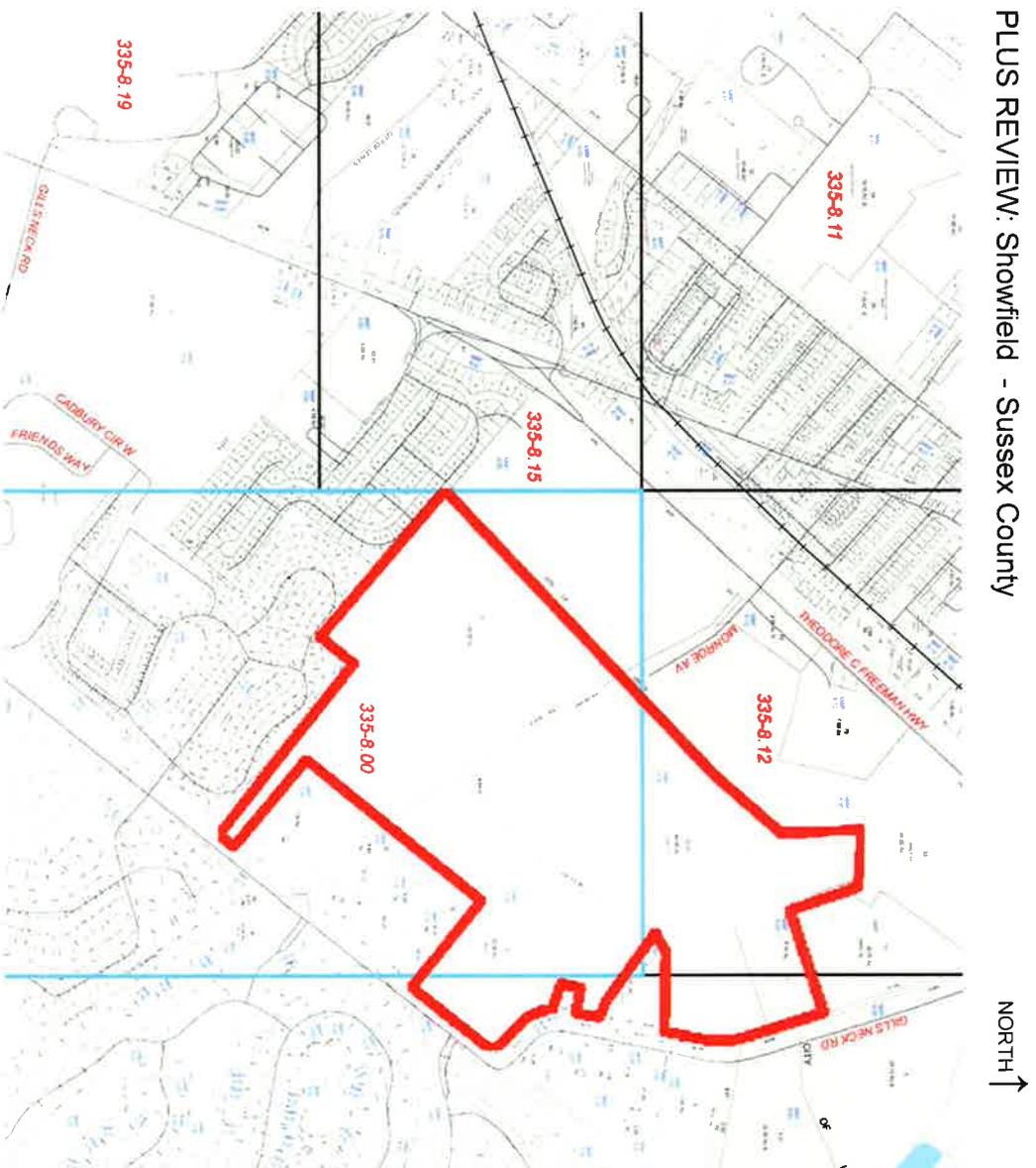
NORTH ↑



NOT TO SCALE

EXHIBIT B: Project Parcels

PLUS REVIEW: Showfield - Sussex County



NOT TO SCALE

EXHIBIT C: Project Aerial

PLUS REVIEW: Showfield - Sussex County

NORTH ↑

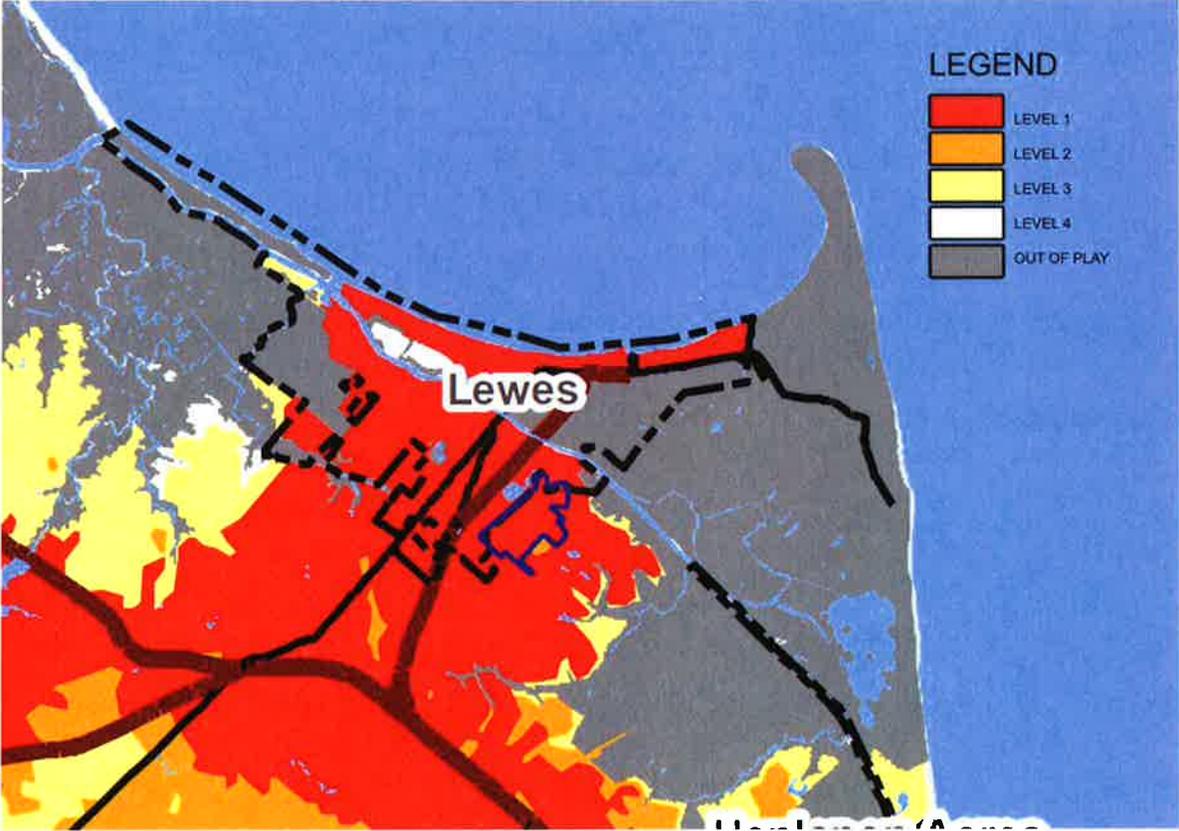


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EXHIBIT D: State Strategies Map

PLUS REVIEW: Showfield - Sussex County

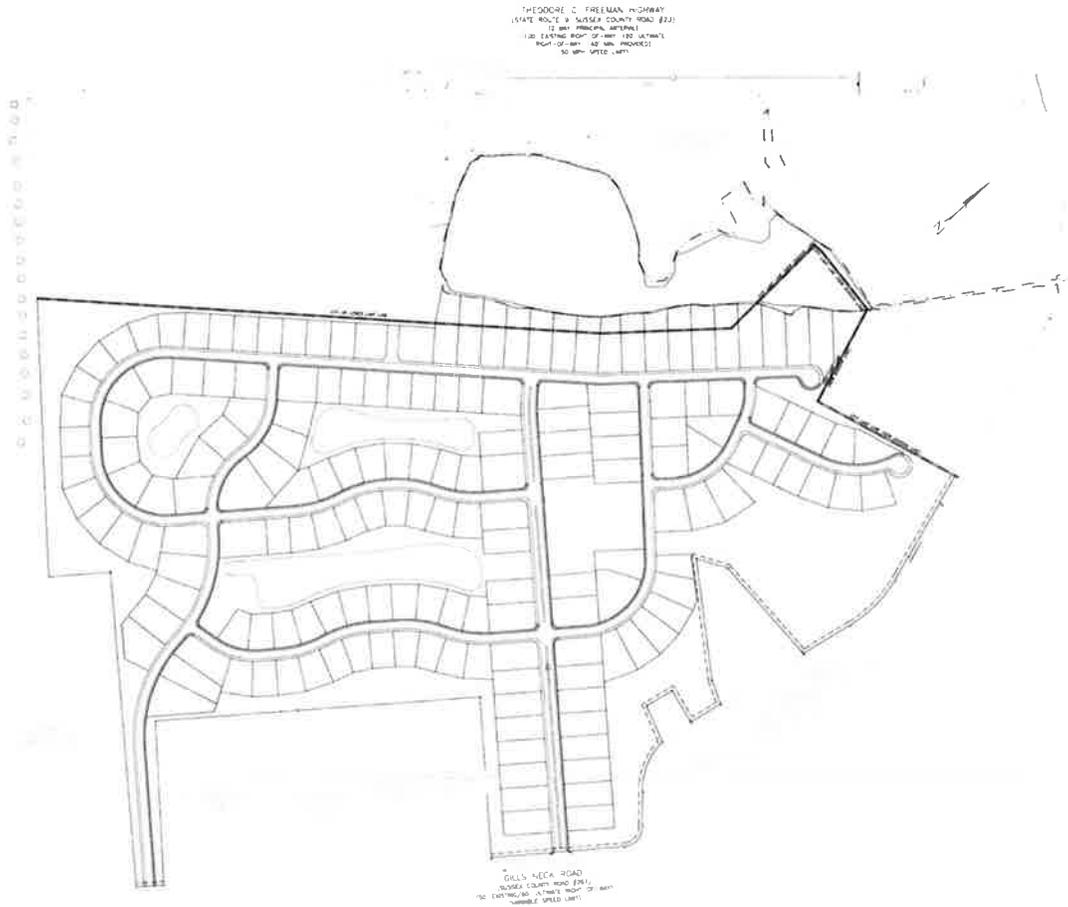
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NOT TO SCALE

EXHIBIT E: Preliminary Project Plan

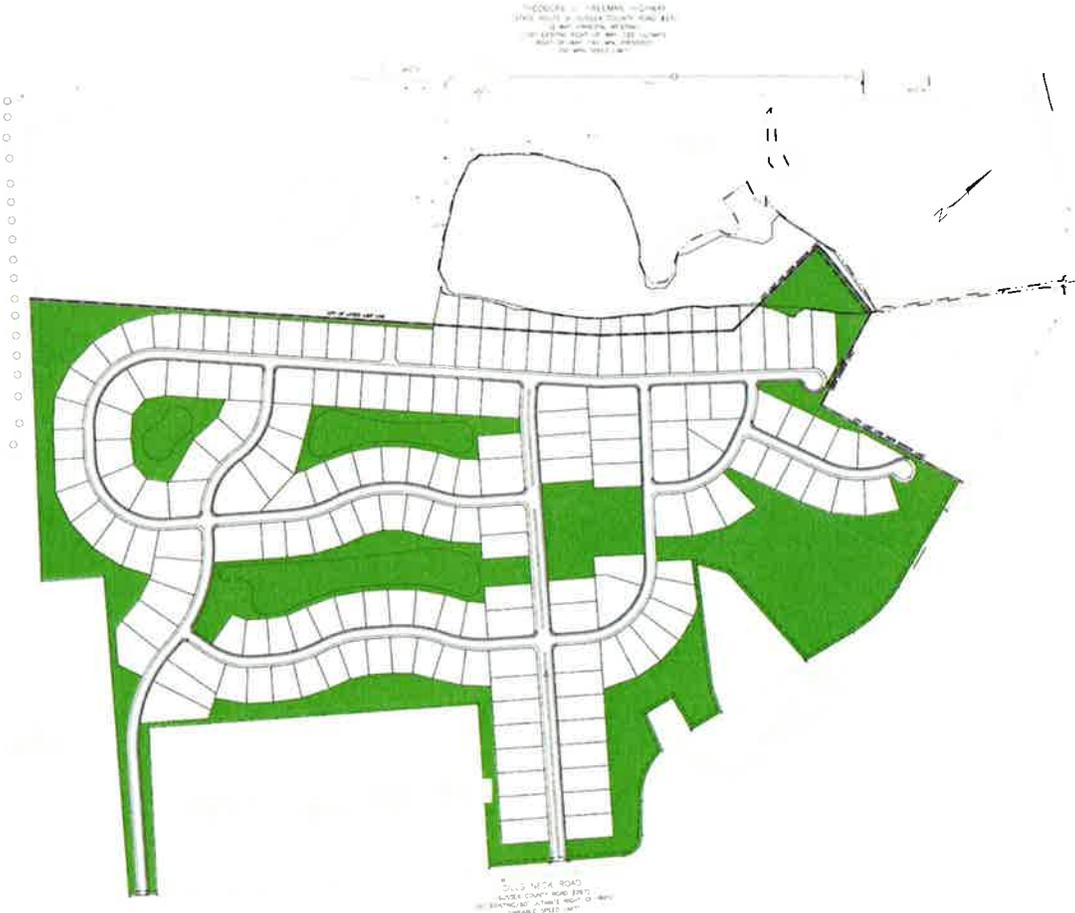
PLUS REVIEW: Showfield - Sussex County



NOT TO SCALE

EXHIBIT F: Open Space Areas

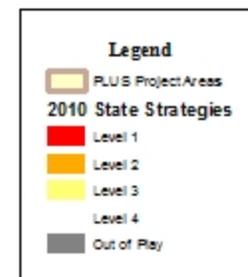
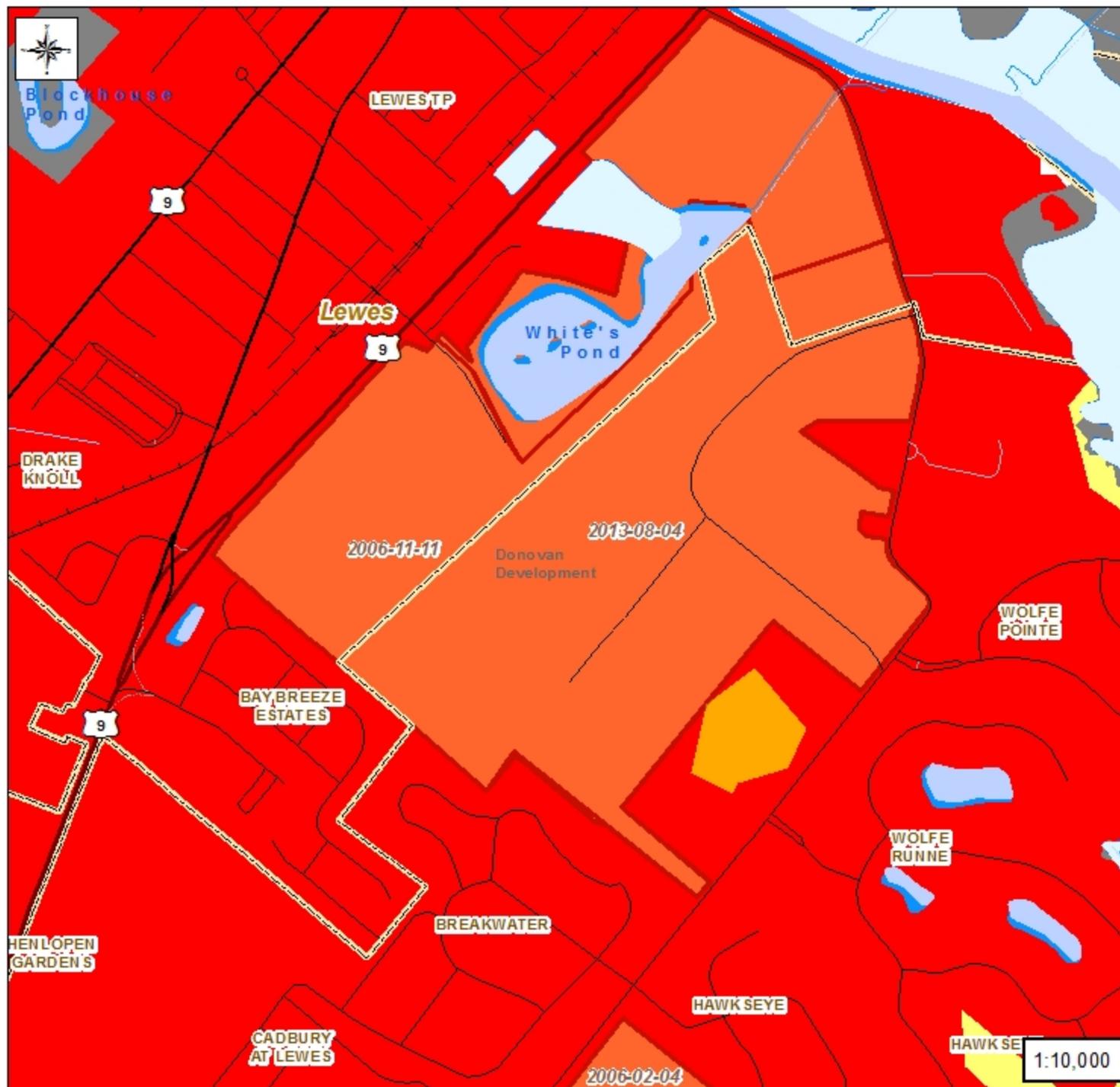
PLUS REVIEW: Showfield - Sussex County



NOT TO SCALE

Preliminary Land Use Service (PLUS)

Show field
2013-08-04



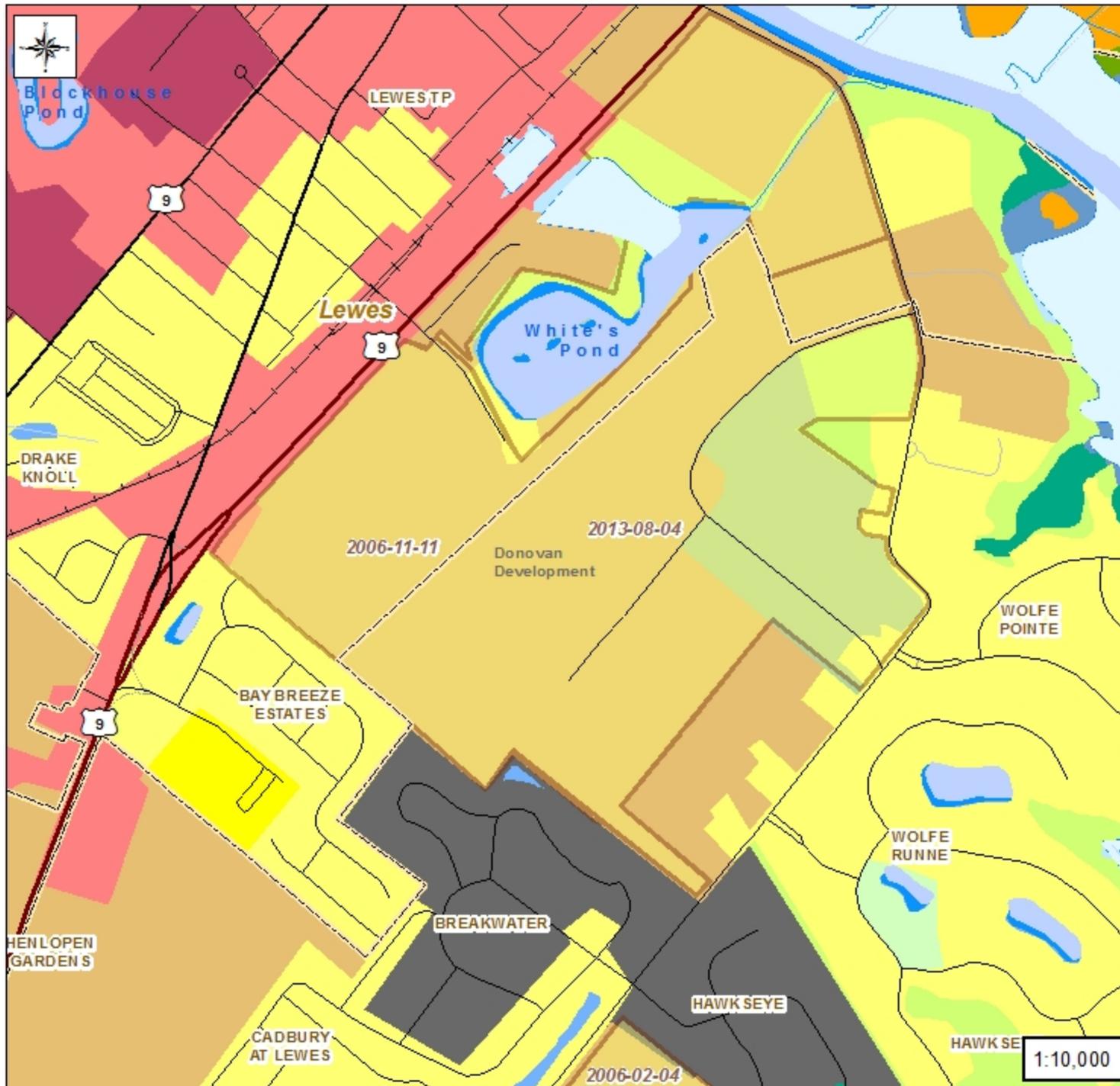
Location Map



Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

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Show field
2013-08-04



Location Map



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2013-08-04



Legend

PLUS Project Areas

Location Map

