

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, 4.52.00, 53.01, 53.02, 53.00	County or Local Jurisdiction Name: where project is located: Lewes
5. If contiguous to a municipality, are you seeking annexation: Yes - 139.2 +/- acres TO BE ANNEXED INTO THE CITY OF LEWES		
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:	<input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision
11. Brief Explanation of Project being reviewed:	401 Unit 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 PLUS 2013-08-04 SHOWFIELD HAVE CHANGED.
12. Area of Project (Acres +/-): (EXISTING)	230.50 Number of Residential Units: 401 Commercial square footage: N/A
13. Present Zoning: R-2 and AR-1	14. Proposed Zoning: Rezoning R-2 into R-5; Annex AR-1 (County) into R-2 (City)
15. Present Use: Agriculture/Residential	16. Proposed Use: Residential
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Lewes Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Lewes Wastewater Treatment Facility Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? 47.07 +/- ac How many forested acres will be removed? 20.98 +/- 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: 18.16 +/- (TIDAL/NON-TIDAL CLARIFICATION TBD) If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>LESS THAN 50 FT TO ALLOW STORMWATER DISCHARGE INTO WHITE'S POND.</u>	
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 checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres: 84.93 +/- 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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No AMENITIES, JUNCTION BREAKWATER TRAIL	

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: 3,201+/- 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. N/A

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: 302-226-6645

31. Are any federal permits, licensing, or funding anticipated? Yes No STORMWATER WETLAND PERMITS MAY BE NEEDED.

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

D.L.A. Motley
Signature of property owner

8/29/13
Date

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

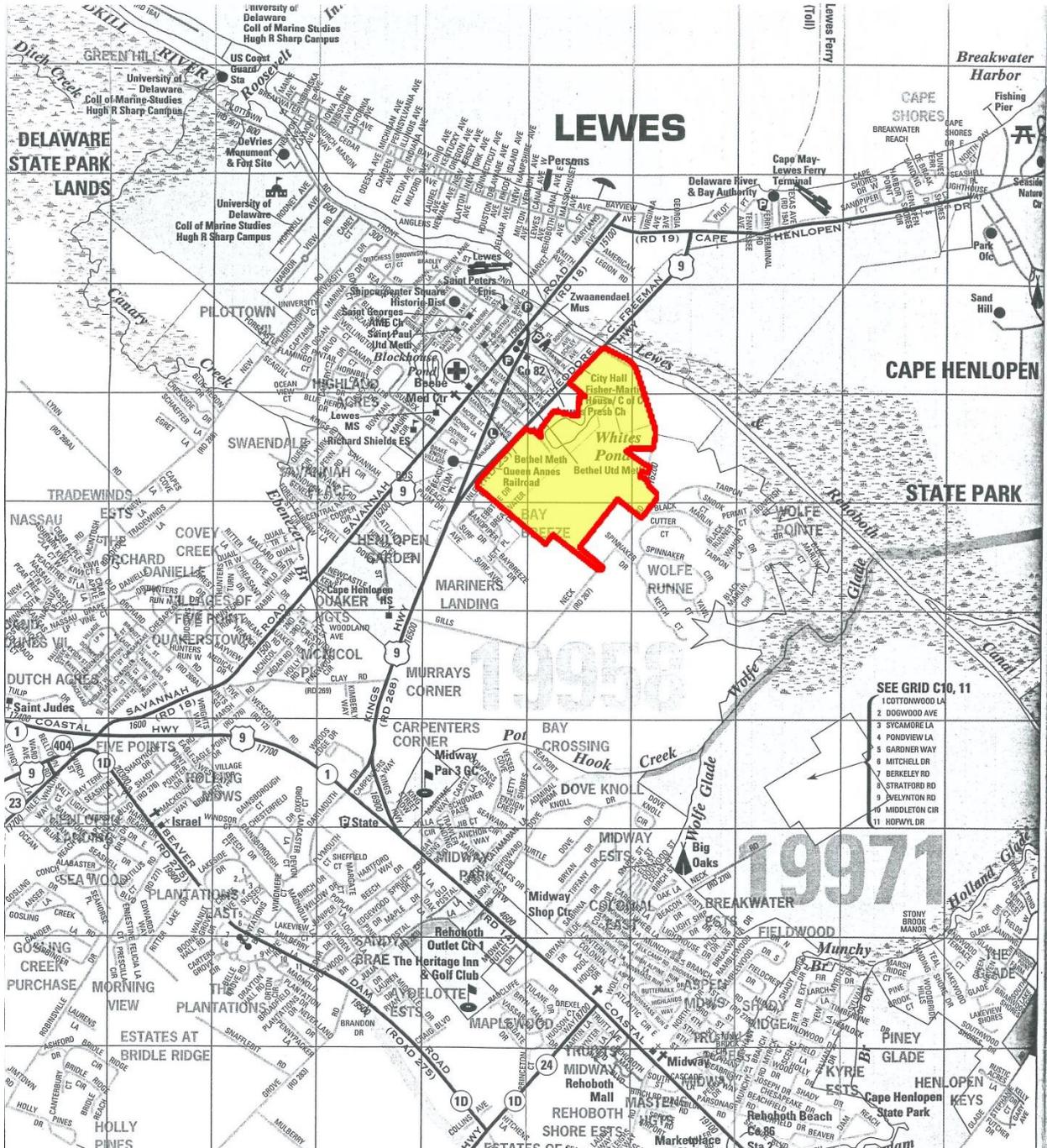
08-29-13
Date

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.**

EXHIBIT A: Project Location

PLUS REVIEW: Showfield - City of Lewes



NOT TO SCALE

EXHIBIT F: Open Space Areas

PLUS REVIEW: Showfield - City of Lewes

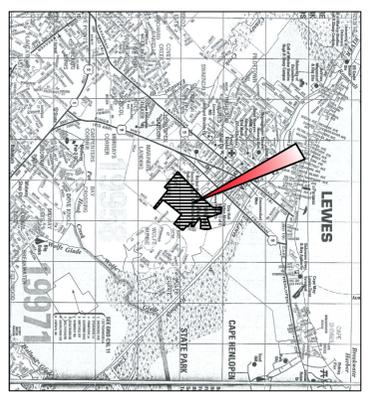


NOT TO SCALE

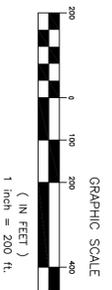
THEODORE C. FREEMAN HIGHWAY
 (STATE ROUTE 9; SUSSEX COUNTY ROAD #23)
 (2 WAY, PRINCIPAL ARTERIAL)
 (100' EXISTING RIGHT-OF-WAY, 120' ULTIMATE
 RIGHT-OF-WAY, 140' MIN. PROVIDED)
 (50 MPH SPEED LIMIT)



GILLS NECK ROAD
 (SUSSEX COUNTY ROAD #207)
 (50' EXISTING/60' ULTIMATE RIGHT-OF-WAY)
 (VARIABLE SPEED LIMIT)



LOCATION MAP
 SCALE: 1" = 1 MILE
 COMPILER AND THE MAP FRONT
 PRINTING USE NUMBER 2000181



- CONCEPT NOTES:**
1. THIS PLAN REFLECTS COMMENTS AND INFORMATION BY:
 - A) ADAM-KEMP ASSOCIATES, INC.
 - B) CONCEPTUAL DESIGNER 19947
 2. THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHALL BE VERIFIED BY THE CLIENT PRIOR TO ANY CONSTRUCTION. ANY CHANGES TO THE CONCEPT PLAN SHALL BE SUBJECT TO CHANGE ORDER PERFORMANCE OF ADDITIONAL COST OF DESIGN.
 3. ZONING: R-2, R-1, AMENATION INTO R-2 AND R-2 REZONED TO R-3 (CITY OF LEWES) SIZE: 20.03 ACRES 465N, 0'10N, 530N, 530'1 & 530'
 4. USES: PROMOTION USE: 220 SINGLE FAMILY DETACHED RESIDENTIAL LOTS

**CITY OF LEWES CONCEPT PLAN
 SHOWFIELD**

TAX MAP #: 335-8.00-46.00, 51.00, 52.00, 53.00, 53.01 & 53.02
 CITY OF LEWES
 LEWES AND REHOBOTH HUNDRED
 SUSSEX COUNTY, DELAWARE

ELEMENT

115 w. market street, 2nd floor,
 Lewes, de 19958
 302.645.7777
 www.elementd.com

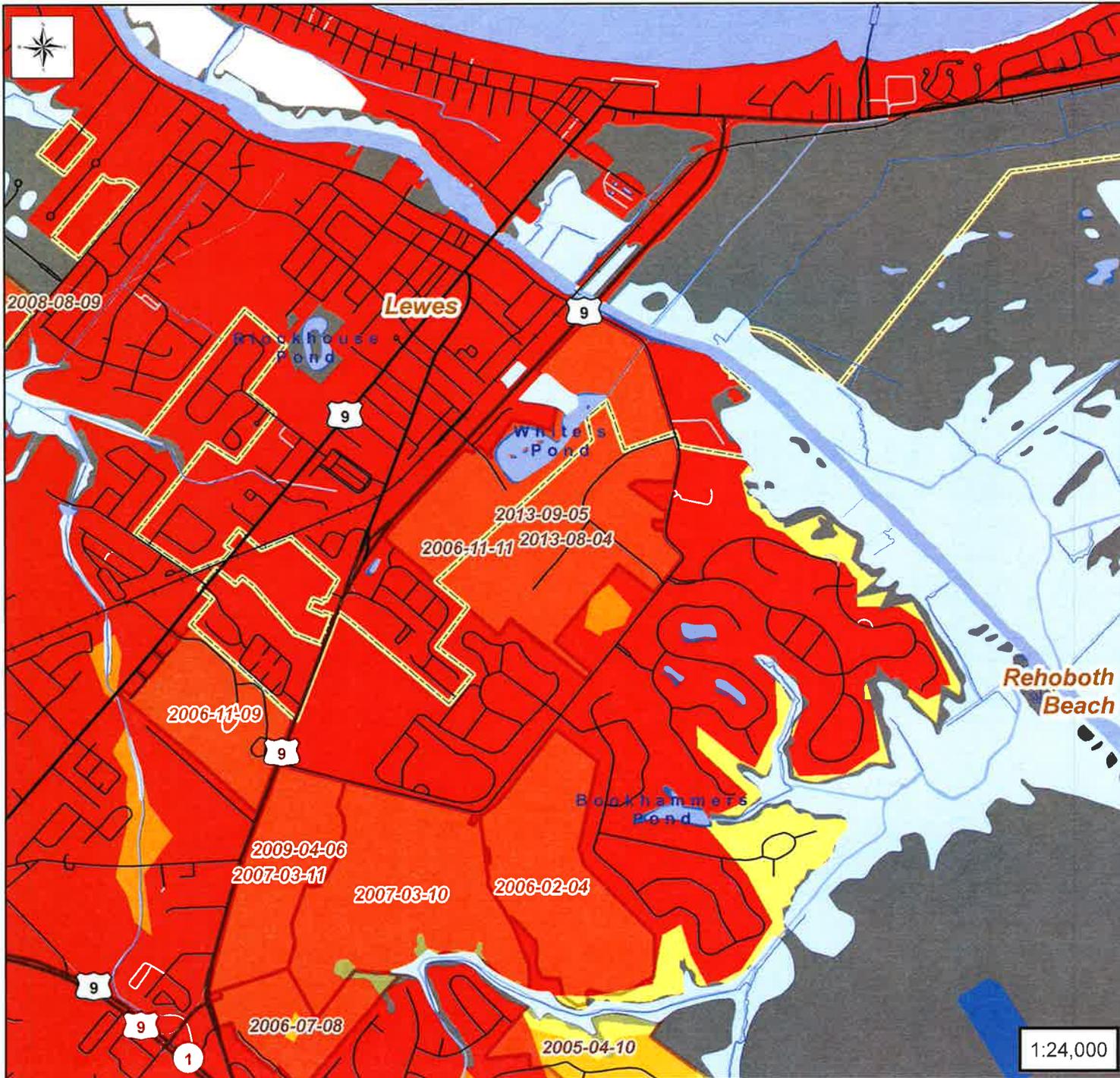
David M. Kuklish, PE
 DE PE 14522

PLAN STATUS			
REV.	DATE	CHANGE	BY

DSN	DRW	CHKD
DMK	JRE	DMK
SCALE:	1" = 200'	
JOB No.	612220	
DATE:	10 JULY 13	
FILE:	12065-phase lewes 7-8-13	
SHEET:	1 of 1	

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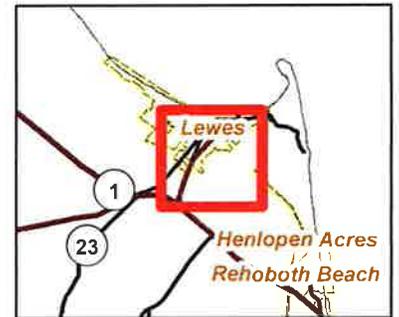
Showfield
2013-09-05



Legend

- PLUS Project Areas
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

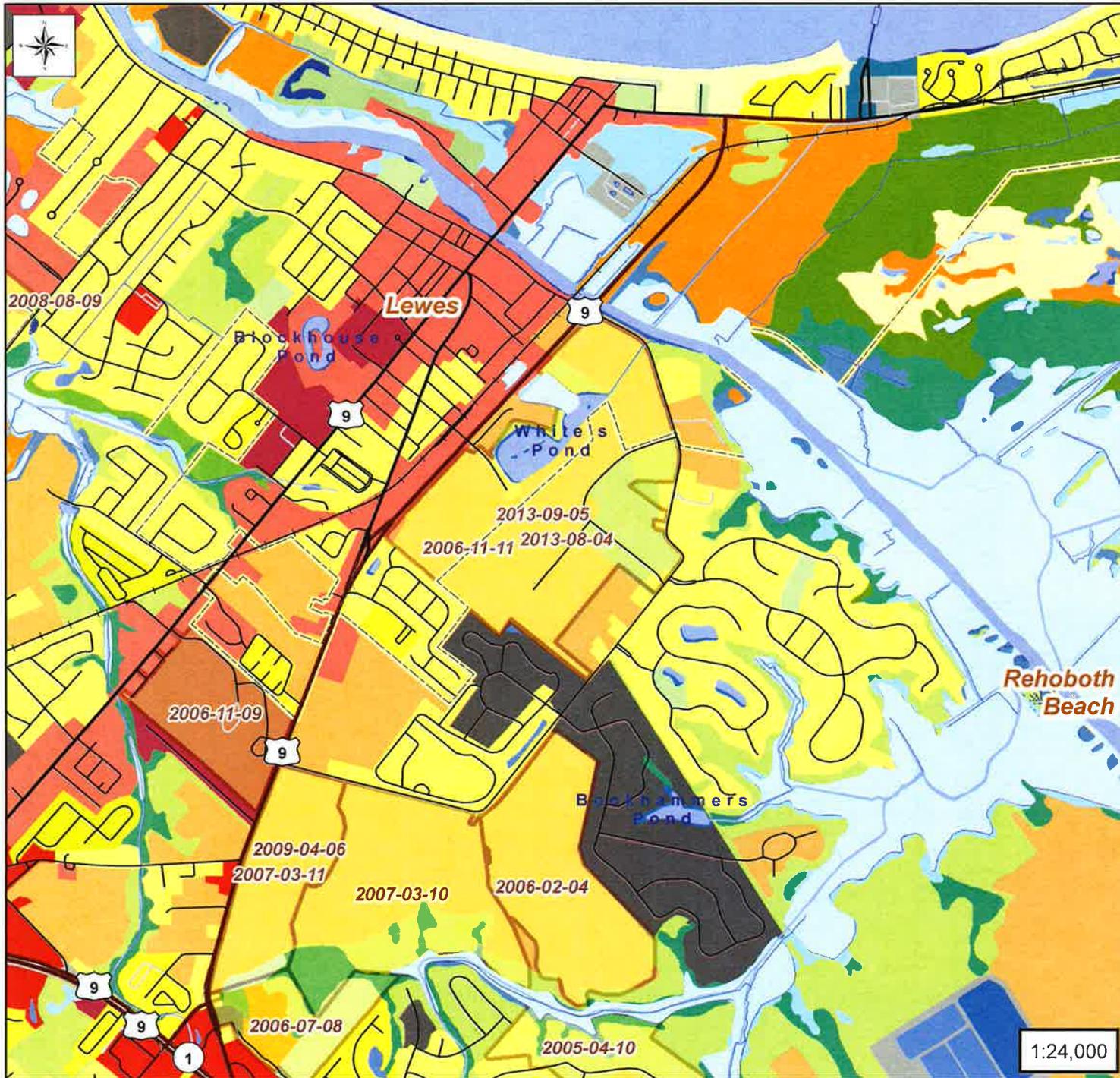
Location Map



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

Preliminary Land Use Service (PLUS)

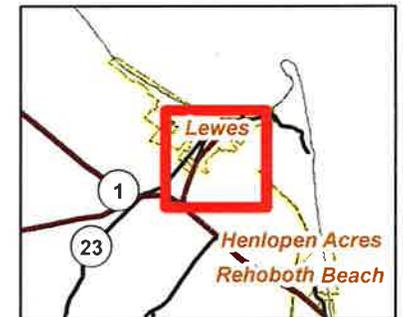
Showfield
2013-09-05



Legend

- PLUS Project Areas
- 2007 Land Use**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Rangeland
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- 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
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Preliminary Land Use Service (PLUS)

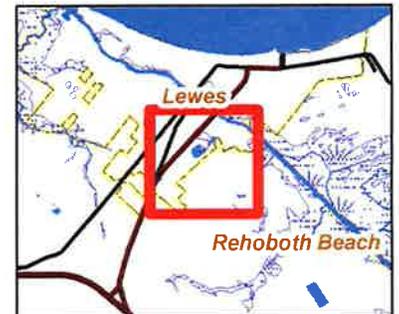
Showfield
2013-09-05



Legend

 PLUS Project Areas

Location Map



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