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: Truitt Jefferson Tract
2. Location (please be specific): Southeast Corner of Mulberry Street & Willow Street
3. Parcel Identification #: 2-35-14.19-31,32,39.01,41,42
4. County or Local Jurisdiction Name: where project is located: Milton, Sussex County
5. If contiguous to a municipality, are you seeking annexation: Within Town of Milton
6. Owner's Name: Truitt W. Jefferson, Trustee

   Address: 24943 Broadkill Road

   City: Milton | State: DE | Zip: 19968

   Phone: (302)242-9895 | Fax: | Email:

7. Equitable Owner/Developer **(This Person is required to attend the PLUS meeting)**: Loblolly, LLC

   Address: 1 The Square

   City: Milton | State: DE | Zip: 19968

   Phone: (302)684-8555 ext. 12 | Fax: (302)684-1902 | Email:jhopkins@draperholdings.com

8. Project Designer/Engineer: Davis, Bowen & Friedel, Inc.

   Address: 23 North Walnut Street

   City: Milford | State: DE | Zip: 19963

   Phone: (302)424-1441 | Fax: (302)424-0430 | Email: wcz@dbfinc.com

9. **Please Designate a Contact Person, including phone number, for this Project:** W. Zachary Crouch, P.E.,Principal

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: Residential Site Plan containing 22 quadplex buildings(88 total Units)

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 +/-): 7.75Ac. Number of Residential Units: 88 Commercial square footage: 0

13. Present Zoning: R-1

14. Proposed Zoning: R-3

15. Present Use: Vacant

16. Proposed Use: Residential

17. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: Town of Milton
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: Town of Milton
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): Condo/Apartment Style, 4 units per building

20. Environmental impacts:

How many forested acres are presently on-site? 0 How many forested acres will be removed? 0

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: 0
☐ Non-tidal Acres: 0

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? No

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: Stormwater managment pond & Infiltration

23. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? +/-1 Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stormwater, Recreational Green Area, Playground, Add. Parking

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: 576 weekday trips

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

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.
The property is bordered by streets and existing residential homes. Connection to adjacent land is limited.

28. Are there existing sidewalks? ■ Yes ☐ No; bike paths ☐ Yes ■ No
Are there proposed sidewalks? ■ Yes ☐ No; bike paths ☐ Yes ■

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: _____ phone number: _____

31. Are any federal permits, licensing, or funding anticipated? ☐ Yes ■ No

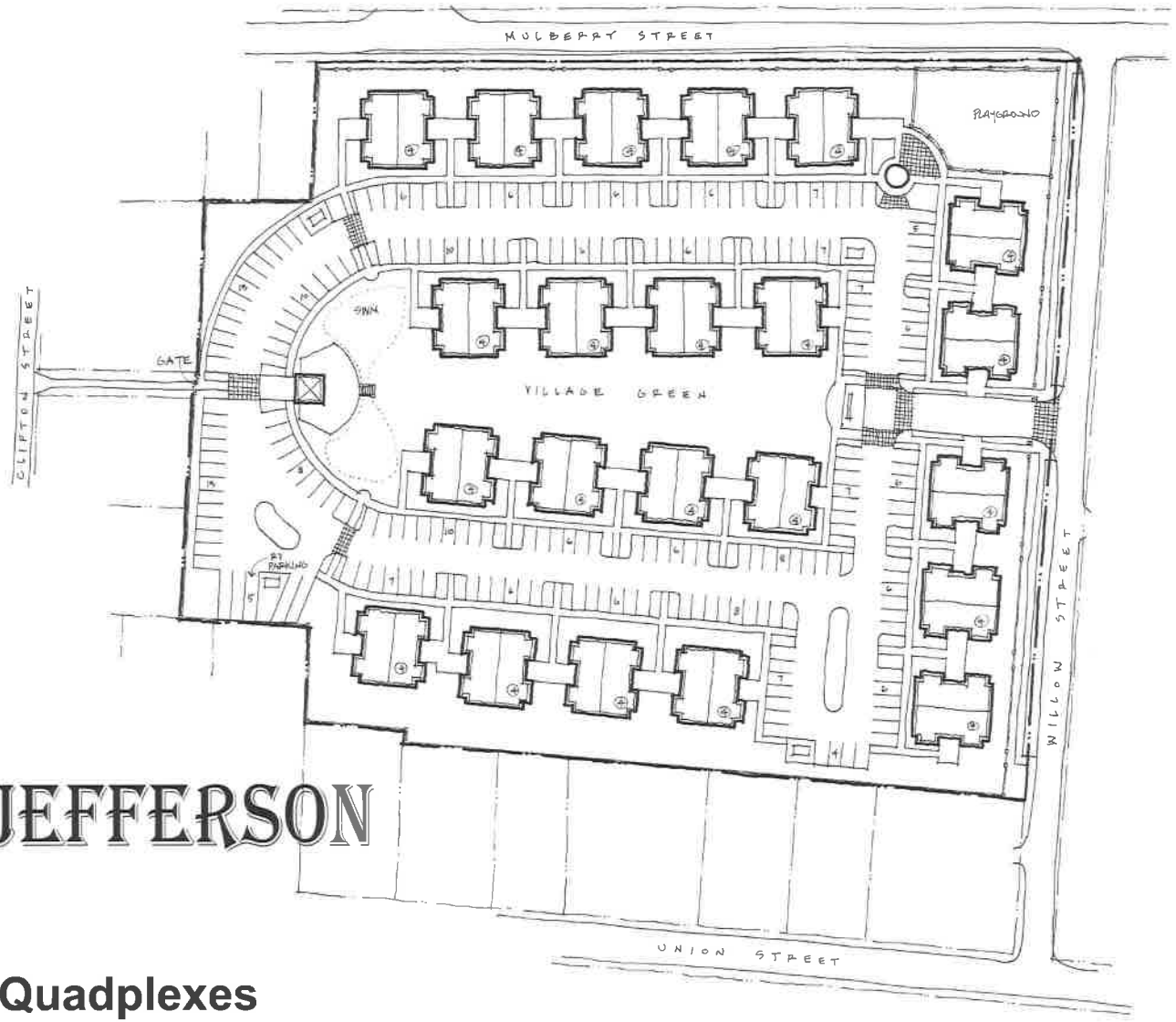
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner — Date: 1/30/14

Signature of Person completing form (If different than property owner) — Date: 1/30/14

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.



TRUITT JEFFERSON TRACT

MILTON, DELAWARE

Concept 3A: Quadplexes

December 30, 2013

1" = 40'

NOTE: Documentation of the site has been taken from previous drawings prepared by Pennoni Associates, Inc. Surveying will be required for services beyond conceptual planning

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS

PERMITTED DENSITY (1 PER 4000 SF): 88 Units
QUADPLEXES: 88 Units

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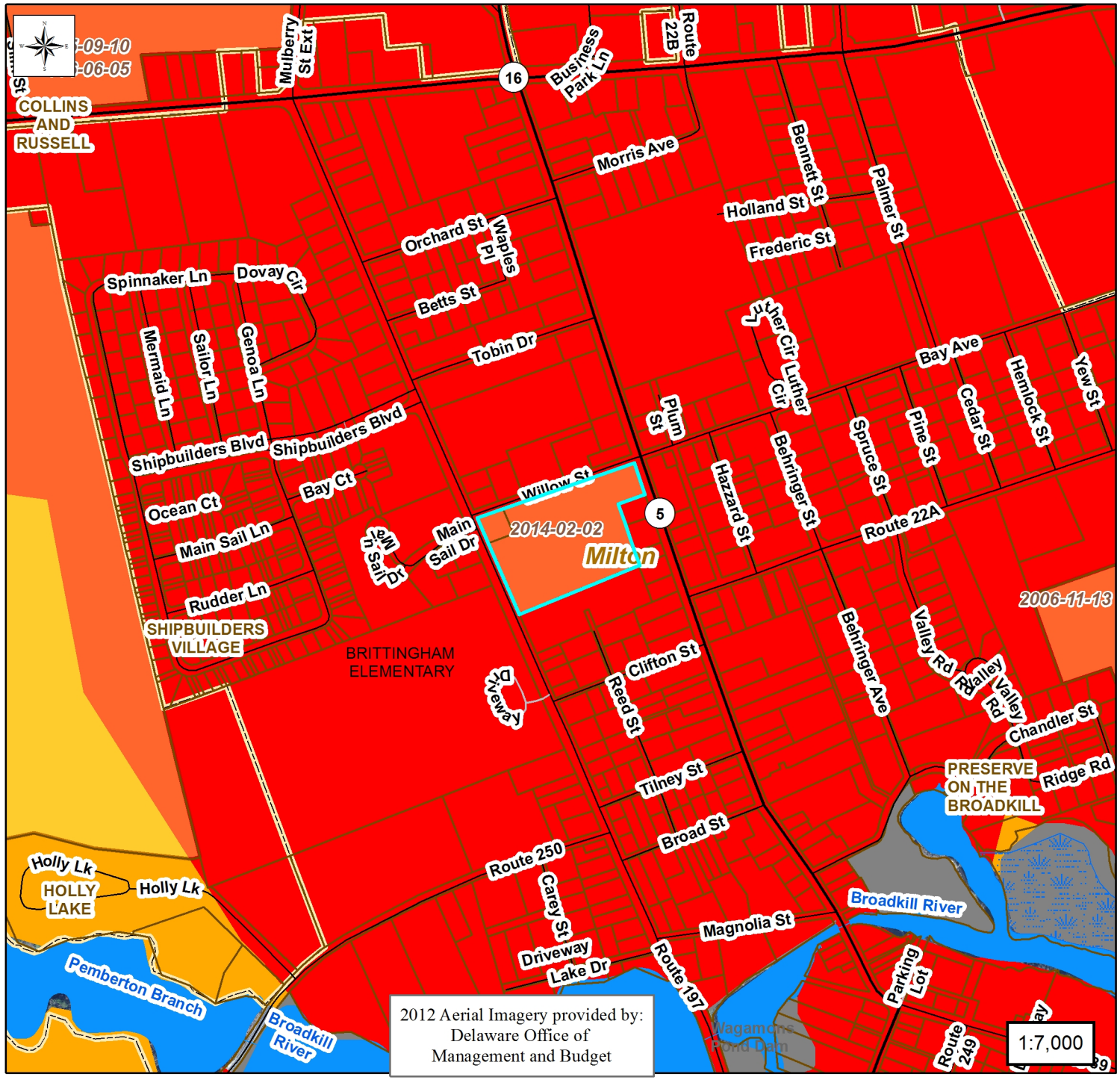
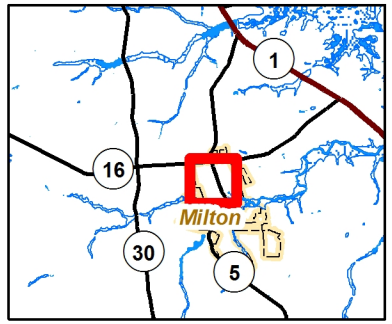
2014-02-02



Legend

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

Location Map



2012 Aerial Imagery provided by: Delaware Office of Management and Budget

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

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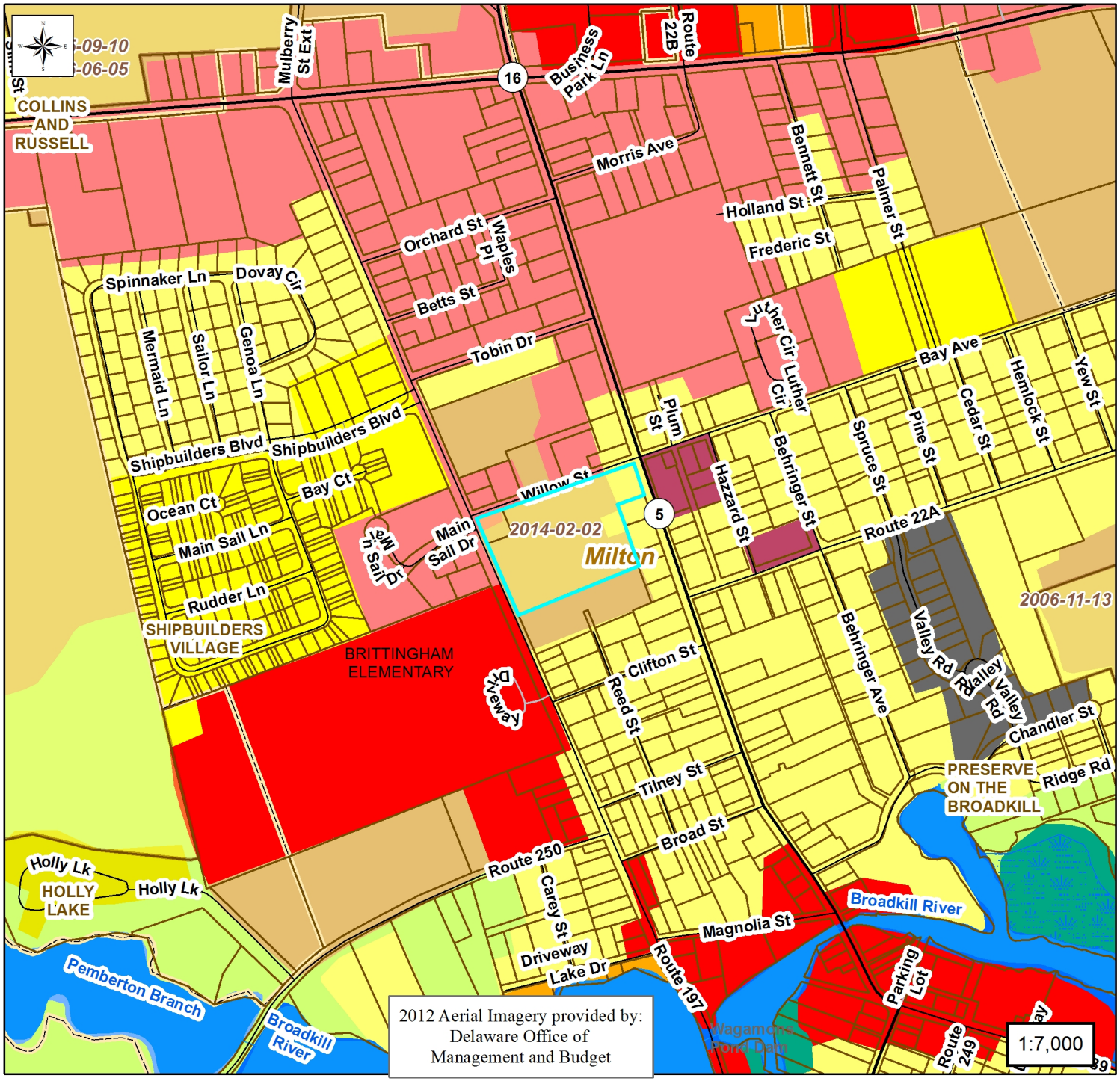


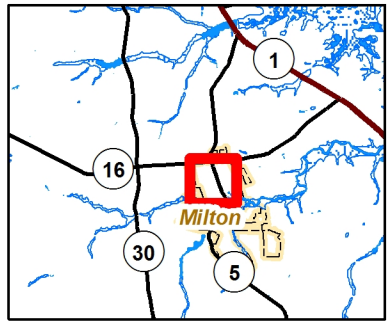
Legend

- PLUS Project Areas

2007 Land Use

- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Mixed Urban/Built-up
- Institutional/Governmental
- Farms, Pasture, Cropland
- Rangeland
- Mixed Forest
- Man-made Reservoirs and Impoundments
- Open Water
- Forested Wetlands - Tidal and Non-tidal
- Extraction and Transitional

Location Map



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PLUS Project Areas

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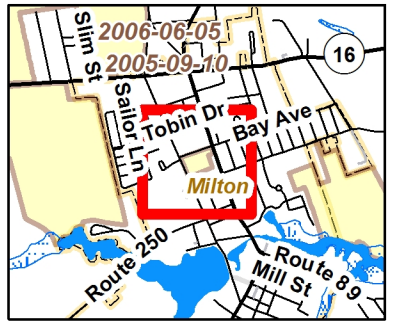

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