

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): 2015-07-09
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 3

- | | |
|--|--|
| 1. Project Title/Name: Riverside Plaza | |
| 2. Location (please be specific): Southern Side of Route 24 and Oak Orchard Road | |
| 3. Parcel Identification #: 2-34-29.00-69.01,69.08,69.09,69.10,69.11 | 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: Robert M. & Debora A. Reed | |
| Address: 36 Pine Reach | |
| City: Rehoboth Beach State: Delaware | Zip: 19971 |
| Phone: Fax: | Email: |
| 7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Robert M. Reed | |
| Address: 36 Pine Reach | |
| City: Rehoboth Beach State: Delaware | Zip: 19971 |
| Phone: Fax: | Email: |
| 8. Project Designer/Engineer: Davis, Bowen & Friedel, Inc. | |
| Address: 23 North Walnut Street | |
| City: Milford State: Delaware | Zip: 19963 |
| Phone: (302) 424-1441 Fax: (302) 424-0430 | Email: jls@dbfinc.com |
| 9. Please Designate a Contact Person, including phone number, for this Project: Jamie Sechler (302)424-1441 | |

Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Residential Subdivision - 144 Townhouse 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. Riverside - Conditional Use 2004-06-21	
12. Area of Project (Acres +/-): 21.34 Number of Residential Units: 144 Commercial square footage:	
13. Present Zoning: B-1	14. Proposed Zoning: B-1
15. Present Use: Vacant	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: Tidewater Utilities, Inc. 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: Sussex County 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): Townhouse Community	
20. Environmental impacts: How many forested acres are presently on-site? 0 Acre 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres: If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input checked="" 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? _____	
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: Infiltration areas and Stormwater Infiltration ponds	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 10.6 Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Common space, Active Open Space, Storm water management	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: **948 TRIPS**

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.

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

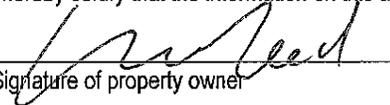
Has this site been evaluated for historic and/or cultural resources? Yes No

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

6/29/15

 Date

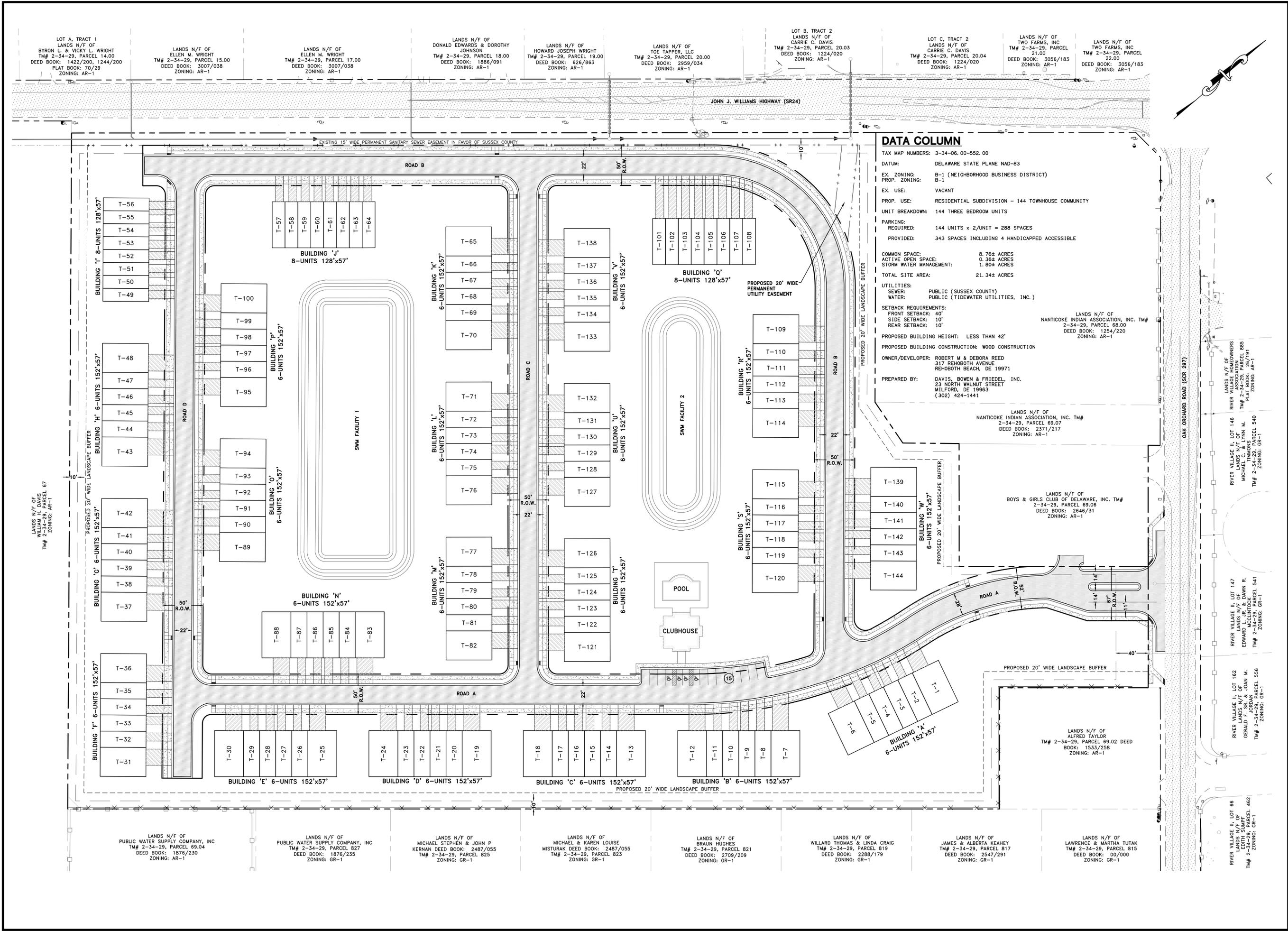
 Signature of Person completing form
 (If different than property owner)

 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 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.

P:\Bob Reed\1541A003-PLUS PLANS-PLAN.dwg Jun 29, 2015, 3:24pm



DATA COLUMN

TAX MAP NUMBERS: 3-34-06.00-552.00
 DATUM: DELAWARE STATE PLANE NAD-83
 EX. ZONING: B-1 (NEIGHBORHOOD BUSINESS DISTRICT)
 PROP. ZONING: B-1
 EX. USE: VACANT
 PROP. USE: RESIDENTIAL SUBDIVISION - 144 TOWNHOUSE COMMUNITY
 UNIT BREAKDOWN: 144 THREE BEDROOM UNITS
 PARKING:
 REQUIRED: 144 UNITS x 2/UNIT = 288 SPACES
 PROVIDED: 343 SPACES INCLUDING 4 HANDICAPPED ACCESSIBLE
 COMMON SPACE: 8.76± ACRES
 ACTIVE OPEN SPACE: 0.36± ACRES
 STORM WATER MANAGEMENT: 1.80± ACRES
 TOTAL SITE AREA: 21.34± ACRES
 UTILITIES:
 SEWER: PUBLIC (SUSSEX COUNTY)
 WATER: PUBLIC (TIDEWATER UTILITIES, INC.)
 SETBACK REQUIREMENTS:
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 10'
 PROPOSED BUILDING HEIGHT: LESS THAN 42'
 PROPOSED BUILDING CONSTRUCTION: WOOD CONSTRUCTION
 OWNER/DEVELOPER: ROBERT M & DEBORA REED
 317 REHOBOTH AVENUE
 REHOBOTH BEACH, DE 19971
 PREPARED BY: DAVIS, BOWEN & FRIEDEL, INC.
 23 NORTH WALNUT STREET
 MILFORD, DE 19963
 (302) 424-1441

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

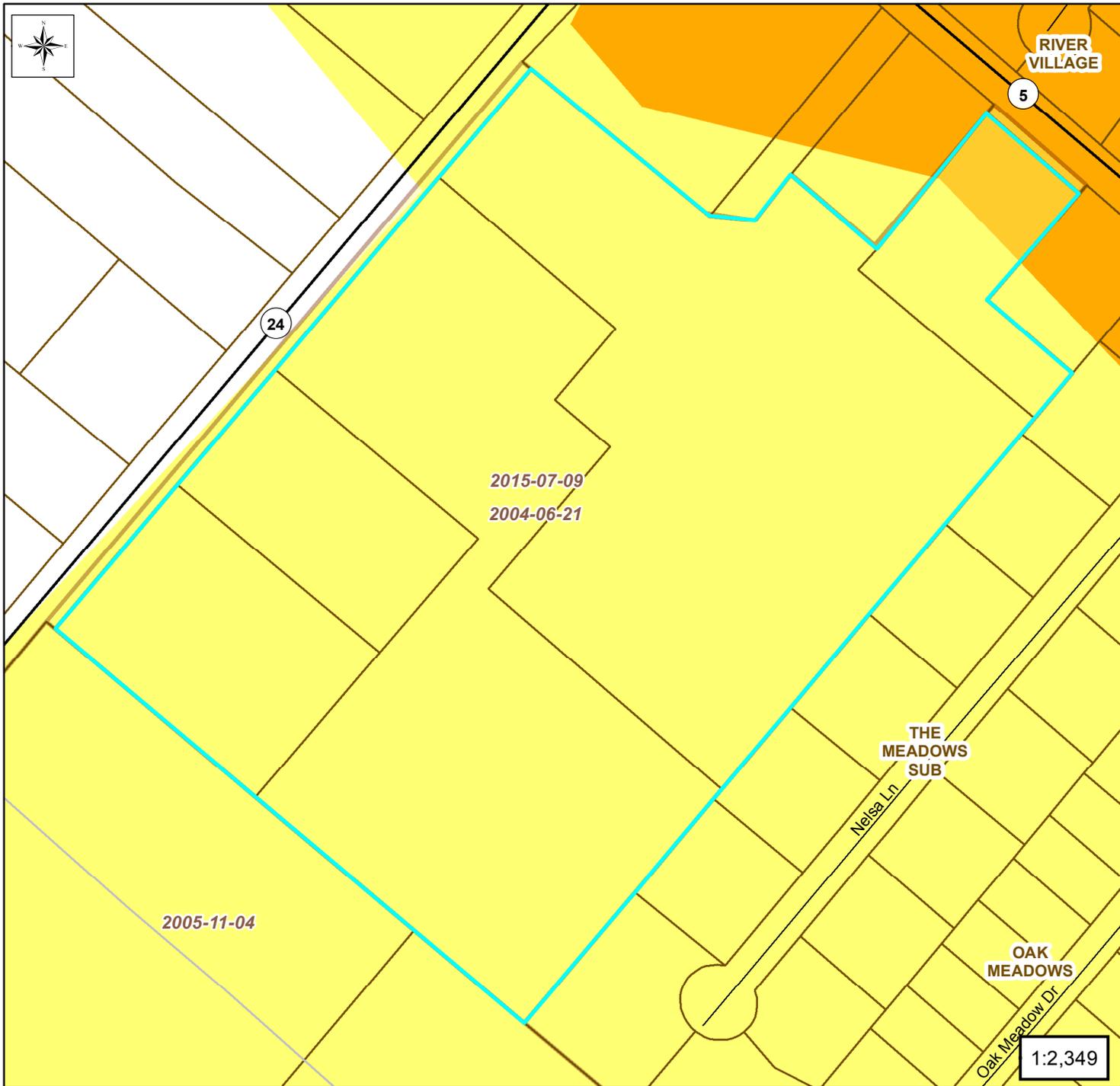
 SALISBURY, MARYLAND (410) 543-9691
 MILFORD, DELAWARE (302) 424-1441

RIVERSIDE PLAZA TOWNHOUSE COMMUNITY INDIAN RIVER HUNHRED, SUSSEX COUNTY, DELAWARE

Date: JUNE 2015
 Scale: 1"=50'
 Dwn.By: DJS
 Proj.No.: 1541A003.B01
 Dwg.No.:

PL-1

Preliminary Land Use Service (PLUS)



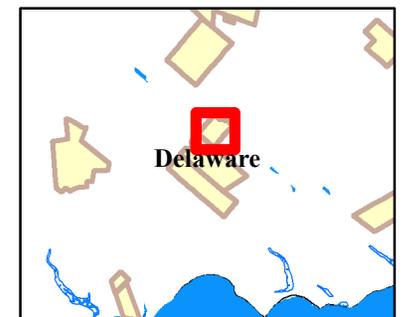
Riverside Plaza
2015-07-09

Legend

2010 State Strategies

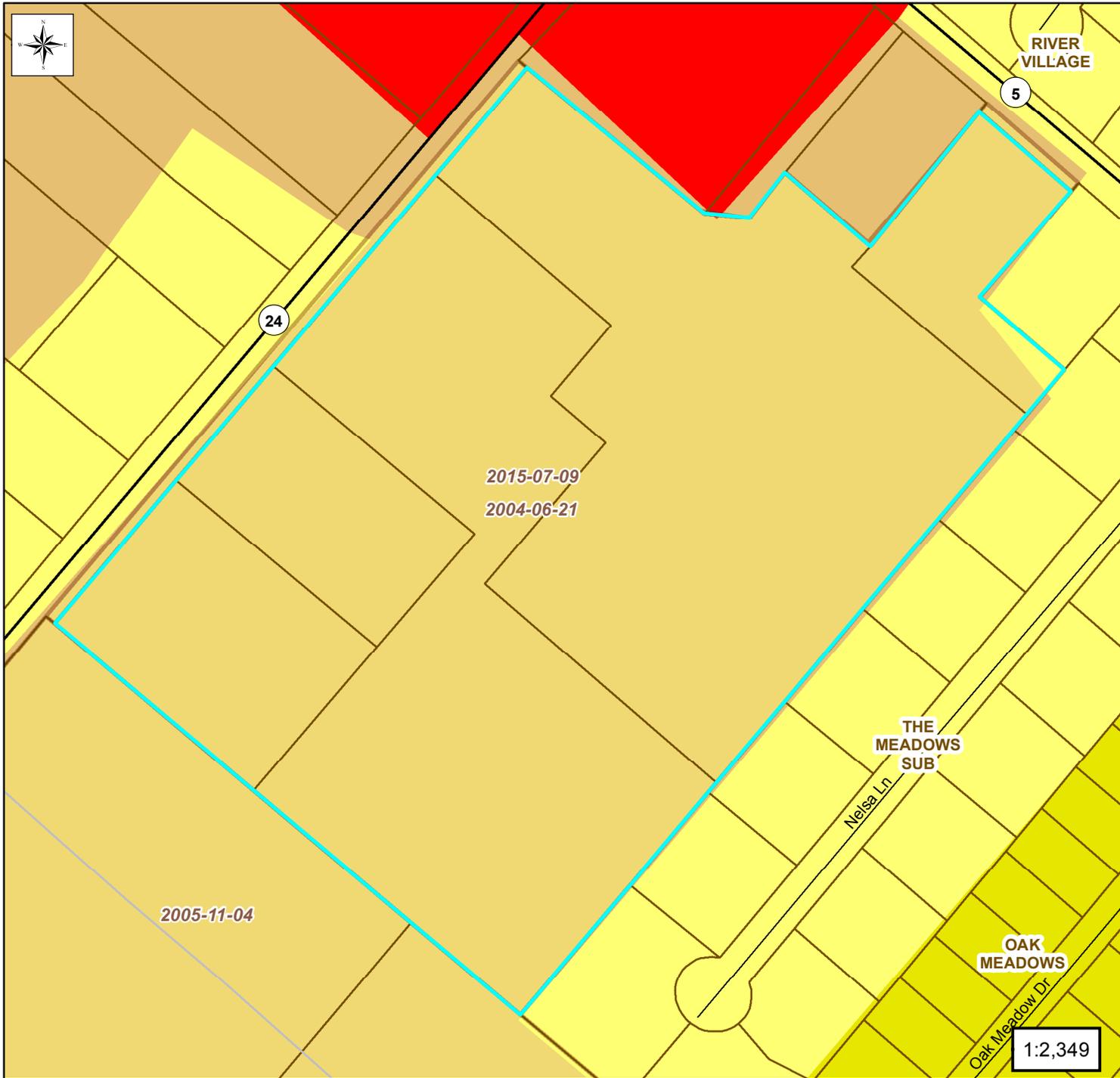
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

Location Map



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

Preliminary Land Use Service (PLUS)



Riverside Plaza
2015-07-09

Legend

2007 Land Use

- Single Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Farms, Pasture, Cropland
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

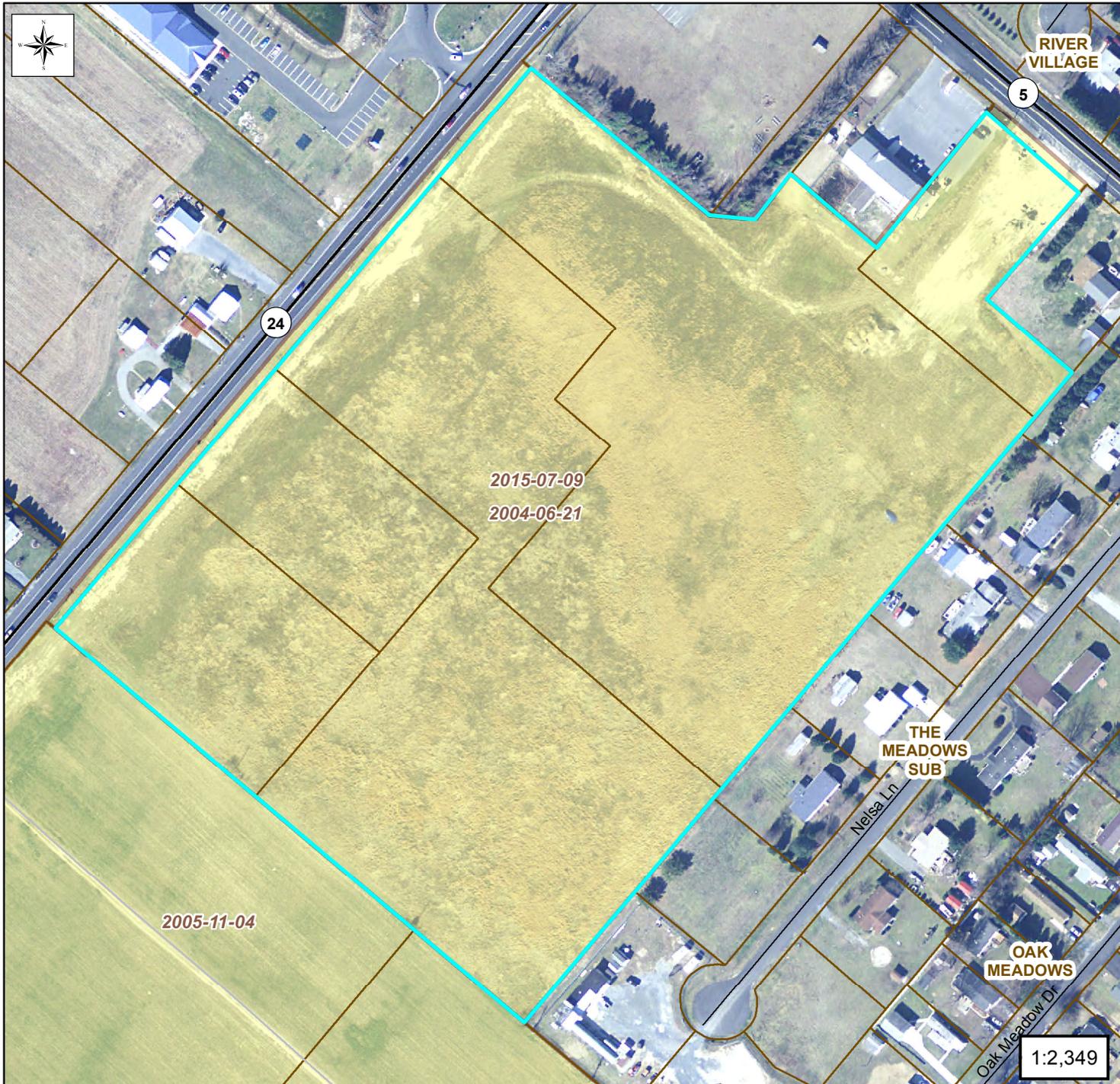
Location Map



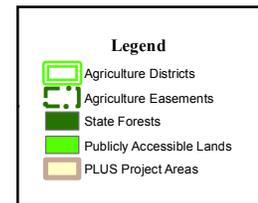
Mapping provided by the Delaware
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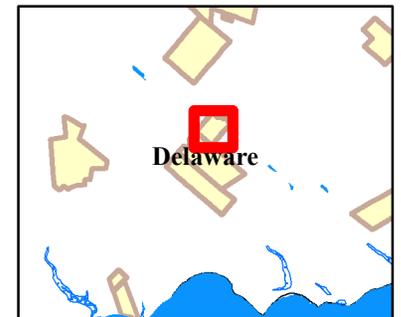
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Riverside Plaza
2015-07-09



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