

**Preliminary Land Use Service (PLUS)****Delaware State Planning Coordination**

122 Martin Luther King Jr. Blvd., South • 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): 2018-05-16 3/4  
Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): \_\_\_\_\_

1. Project Title/Name: Groome

2. Location ( please be specific): North of New Road at Lynn Road

3. Parcel Identification #:  
TM 335-8 P 2 & 2.024. County or Local Jurisdiction Name: where project is  
located: Sussex

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

6. Owner's Name: Groome Memorial Methodist Church

Address: 139 W 4th Street

City: Lewes

State: DE

Zip: 19958

Phone:

Fax:

Email:

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): New Road Ventures DE, LLC

Address: 34 E Germantown Pike, #203

Attn: Keith Delaney

City: Norristown

State: PA

Zip: 19401

Phone:

Fax:

Email: kdelaney@d2organization.com

8. Project Designer/Engineer: Solutions IPEM (Attn: Frank Kea)

Address: 303 North Bedford Street

City: Georgetown

State: DE

Zip: 19947

Phone: 302.297.9215

Fax:

Email: fkea@solutionsipem.com

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

**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 ES-1 cluster subdivision.

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 +/-): 134.6961 Number of Residential Units: 293 Commercial square footage: 0

13. Present Zoning: AR-1 in ES-1

14. Proposed Zoning: AR-1 in ES-1

15. Present Use: Field

16. Proposed Use: Residential subdivision

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 or Lewes Board of Public Works

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): Second homes and retirees

20. Environmental impacts:

How many forested acres are presently on-site? 36 How many forested acres will be removed? 23

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: 0.04

☒ Non-tidal Acres: 9.39

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? \_\_\_\_\_

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: Wet ponds, filter strips, infiltration, etc.

23. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? Acres: 47

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stormwater, active and passive recreation, wetland preservation

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: 2,812

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

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

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 In progress.

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.

*James E. Enksey*  
Signature of property owner

*4/30/2018*  
Date

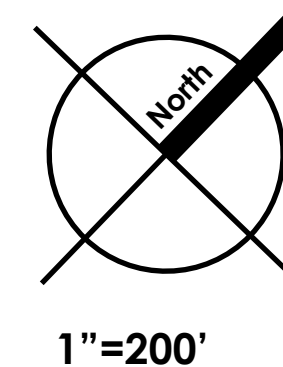
*James E. Enksey*  
Signature of Person completing form  
(If different than property owner)

*4/30/2018*  
Date

*James E. Enksey*  
*Solutions IPM*

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](mailto: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 Coordination 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.**



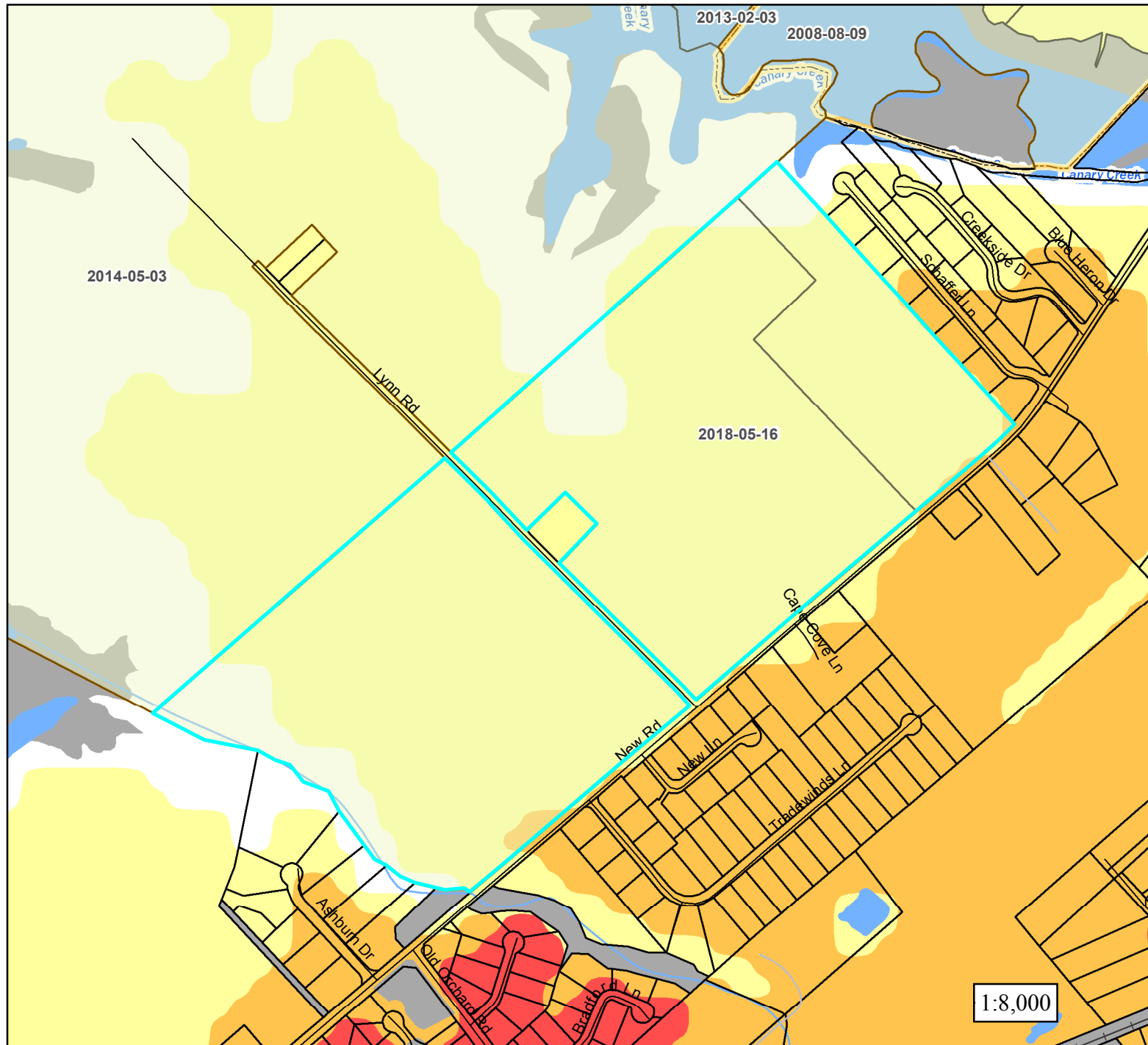
#### DATA

|                                  |                     |
|----------------------------------|---------------------|
| Total site area –                | 134.6961 ac         |
| AR-1 ESDA Cluster Lots allowed – | 293 (2.178 lots/ac) |
| Total lots proposed –            | 293                 |

# Groome Church Property

New Road Ventures DE, LLC

# Preliminary Land Use Service (PLUS)



**Groomoe**  
**2018-05-16**

## Legend

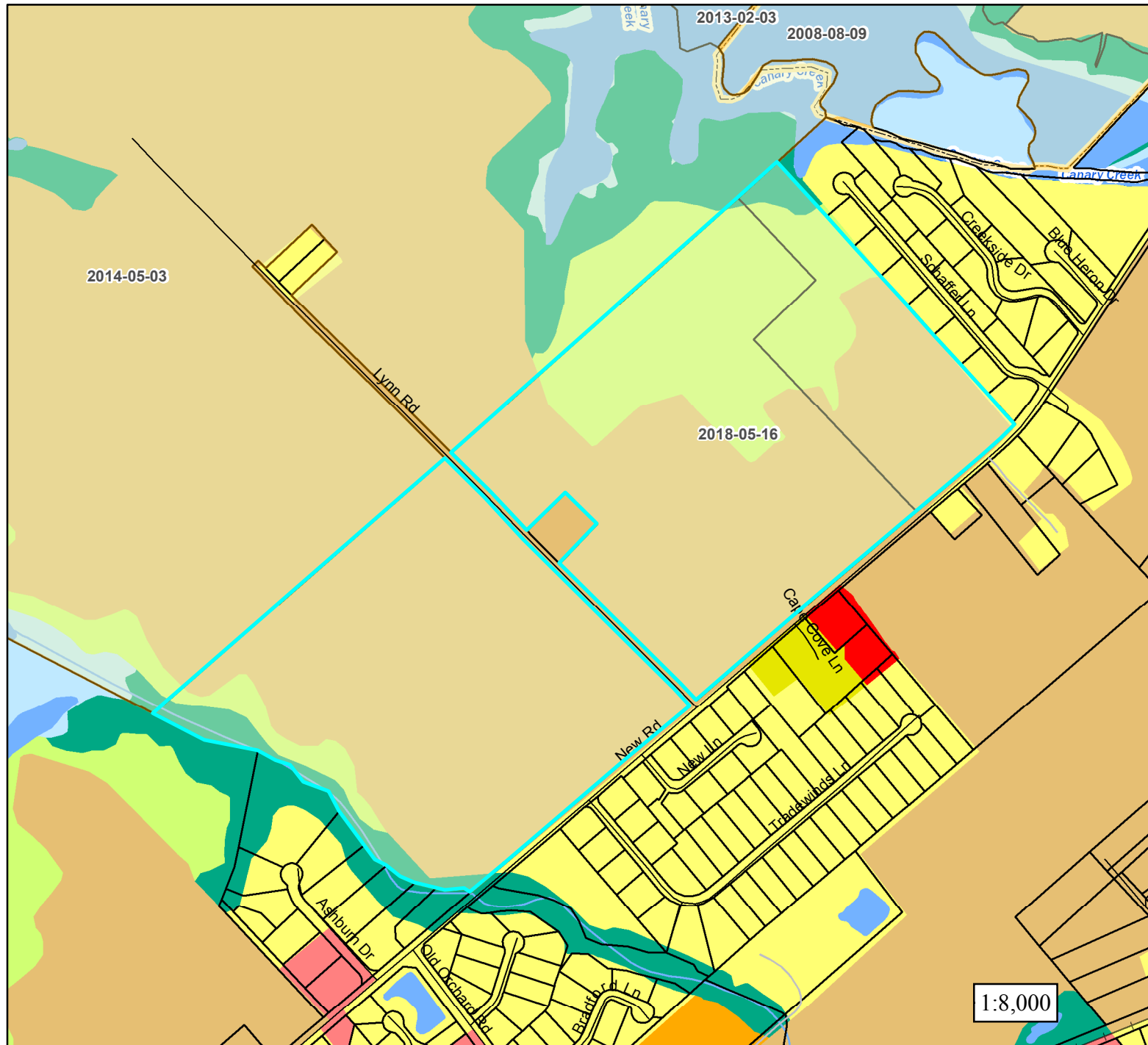
- PLUS Project Areas
- 2015 State Strategies
  - Level 1
  - Level 2
  - Level 3
  - Level 4
- Out of Play

## Location Map



# Preliminary Land Use Service (PLUS)

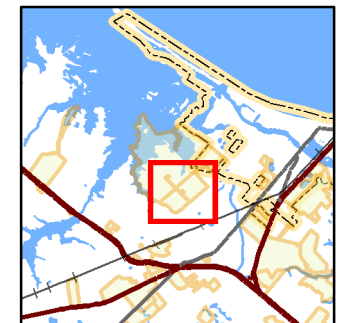
**Groomoe**  
**2018-05-16**



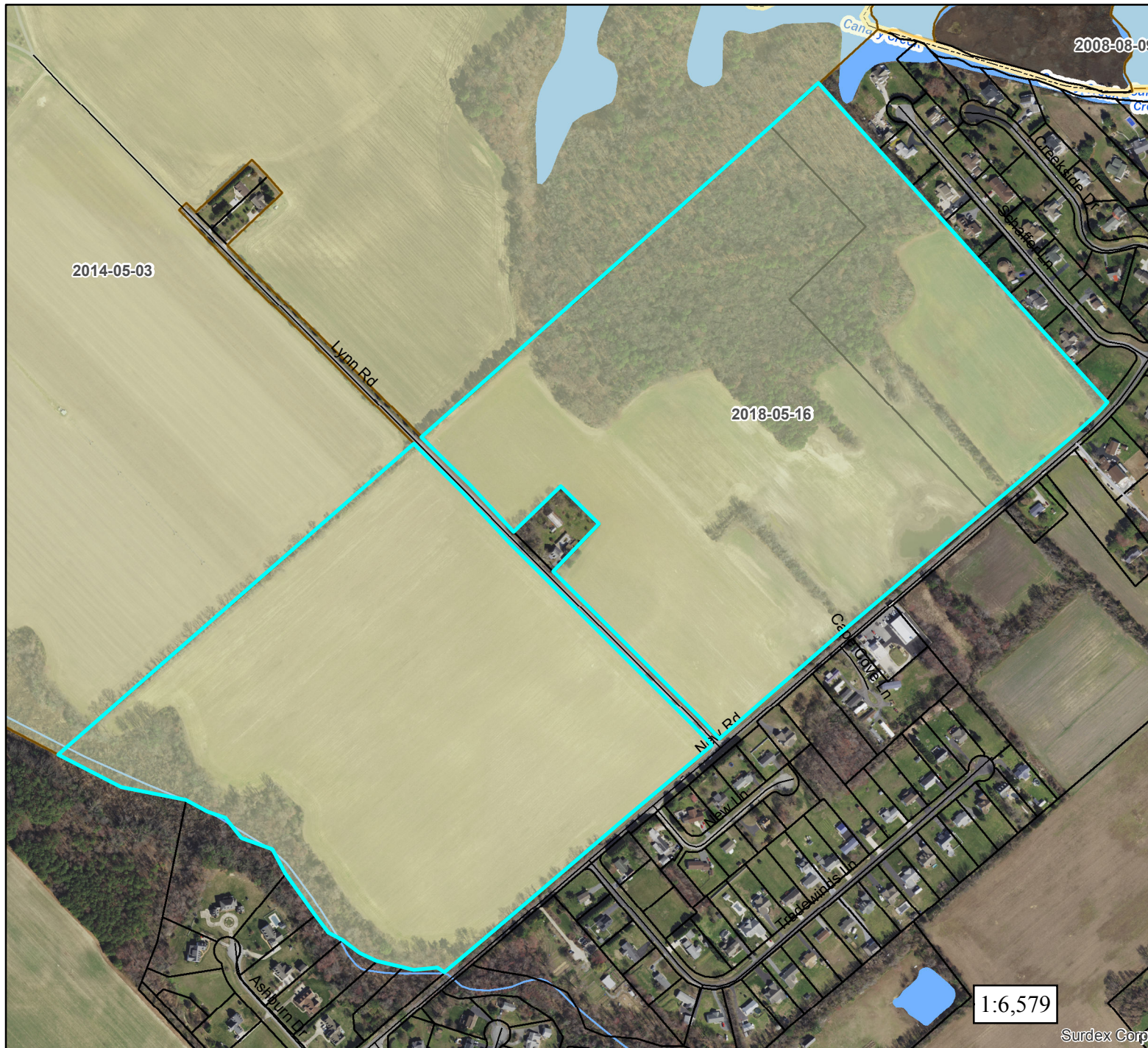
## Legend

- PLUS Project Areas
- 2012 Land Use**
- LULC Category**
- 110
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Orchards/Nurseries/Horticulture
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- 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



# Preliminary Land Use Service (PLUS)



Groomoe  
2018-05-16

## Legend

PLUS Project Areas

## Location Map

