Preliminary land Use Service (PLUS)

Delaware State Planning Coordination
540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECgis/
datamil.udel.edu/
www.state.de.us/deptsgov/

1. Project Title/Name: EASTERN SHORE ENVIRONMENTAL
2. Location: 123 MILFORD NECK ROAD, FREDERICA, DELAWARE
3. Parcel Identification #: MD-00-141.00-01-33.00-000 County or Local Jurisdiction Name: KENT
5. Owner's Name: EASTERN SHORE ENVIRONMENTAL, INC.

Address: 836 POSTLES CORNER ROAD
City: LITTLE CREEK State: DE Zip: 19961
Phone: 302-736-5504 Fax: 302-736-1401 Email: ms@natwaste.com

6. Applicant's Name: MARC SHAENER

Address: 836 POSTLES CORNER ROAD
City: LITTLE CREEK State: DE Zip: 19961
Phone: 302-736-5504 Fax: 302-736-1401 Email:

7. Engineer/Surveyor Name: BECKER MORGAN GROUP, INC.

Address: 738 S. GOVERNORS AVENUE
City: DOVER State: DE Zip: 19904
Phone: 302-734-7950 Fax: 302-734-7965 Email: bhollenbach@beckermorgan.com

8. **Please Designate a Contact Person, including phone number, for this Project:** MR. MARC SHAENER (302) 736-5504

Information Regarding Site:

9. Area of Project(Acres +/-): 6.89

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Community ☐ Developing ☐ Environmentally Sensitive ☐ Secondary Developing ☒ Rural

11. 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.*

N/A

12. Present Zoning: IG

13. Proposed Zoning: IG

14. Present Use: ABANDONED RESIDENTAL/BUS

15. Proposed Use: TRANSFER STATION

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:

UNKNOWN

17. Comprehensive Plan recommendation:
If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐ Kent ☒ Sussex ☐

Suburban ☐ Inside growth zone ☐ Town Center ☐
Suburban reserve ☐ Outside growth zone ☒ Developing ☐
Other ☐ Environ. Sensitive Dev. Dist. ☐
Low Density ☐

18. Water: ☐ Central (Community system) ☒ Individual On-Site ☐ Public (Utility)
Service Provider Name:

What is the estimated water demand for this project? PEAK = 14 gpm

How will this demand be met? ON-SITE WELL

19. Wastewater: ☐ Central (Community system) ☒ Individual On-Site ☐ Public (Utility)
Service Provider Name:

N/A

20. If a site plan please indicate gross floor area: 27,600 S.F.

21. If a subdivision: ☐ Commercial ☐ Residential ☐ Mixed Use

22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density N/A

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. If residential, please indicate the following:
Number of renter-occupied units: N/A
Number of owner-occupied units:

Target Population (check all that apply):
Renter-occupied units
- ☐ Family
- ☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units
- ☐ First-time homebuyer – if checked, how many units
- ☐ Move-up buyer – if checked, how many units
- ☐ Second home buyer – if checked, how many units
- ☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces:
Square Feet: 17,336 S.F.

Proposed Use: % of Impervious Surfaces:
Square Feet: 129,437 S.F.

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? 4.45 AC. How much forest land will be removed? 2.64 AC. +/-

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☐ No
UNKNOWN AT THIS TIME.
Does it have the potential to impact a sourcewater protection area? ☐ Yes ☐ No N/A

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. 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 UNKNOWN AT THIS TIME.

Are the wetlands: ☐ Tidal Acres N/A
☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☒ No

Has the Army Corp 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: N/A

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☐ No N/A

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
☒ Yes ☐ No

If yes, please list name: CULVERT FROM PROPERTY UNDE TREATMENT PLANT ROAD OUTLETS INTO DITCH ON STATE PROPERTY.

30. List the proposed method(s) of stormwater management for the site:

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): CULVERT UNDER ROAD TO KENT COUNTY TREATMENT PLANT

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☐ Yes ☐ No If "Yes," how much? Acres 1.81 AC. Square Feet 78,798 S.F.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? WILD LIFE HABITAT; STORMWATER MANAGEMENT

Where is the open space located? NORTH AND WEST SIDES OF THE SITE

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☒ Yes ☐ No If "Yes," what are they? THE PROPERTY IS BORDERED ON THE WEST, NORTH, AND EAST BY PROPERTIES ZONED AGRICULTURAL CONSERVATION.

33. Is any developer funding for infrastructure improvement anticipated? ☐ Yes ☒ No If "Yes," what are they?

34. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected 1.81 ACRES

Acres on-site that will be restored N/A

Acres of required wetland mitigation N/A

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed LAND AREA WILL BE STABILIZED WITH GRAVEL AND VEGETATION. BMP'S WILL BE PROVIDED AS REQUIRED.

Buffers from wetlands, streams, lakes, and other natural water bodies N/A

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No

36. Will this project generate additional traffic? ☒ Yes ☐ No

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 the peak season 275 TRIPS/DAY

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 99%

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. TWO CONNECTIONS: TWO LANES; LANE WIDTH = 13 FT +/-; NO SHOULDERS

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. 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

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

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

41. 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

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No
If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
☒ Yes ☐ No
If yes, please List them: DNREC PERMIT TO OPERATE TRANSFER STATION, DELDOT ENTRANCE PERMIT

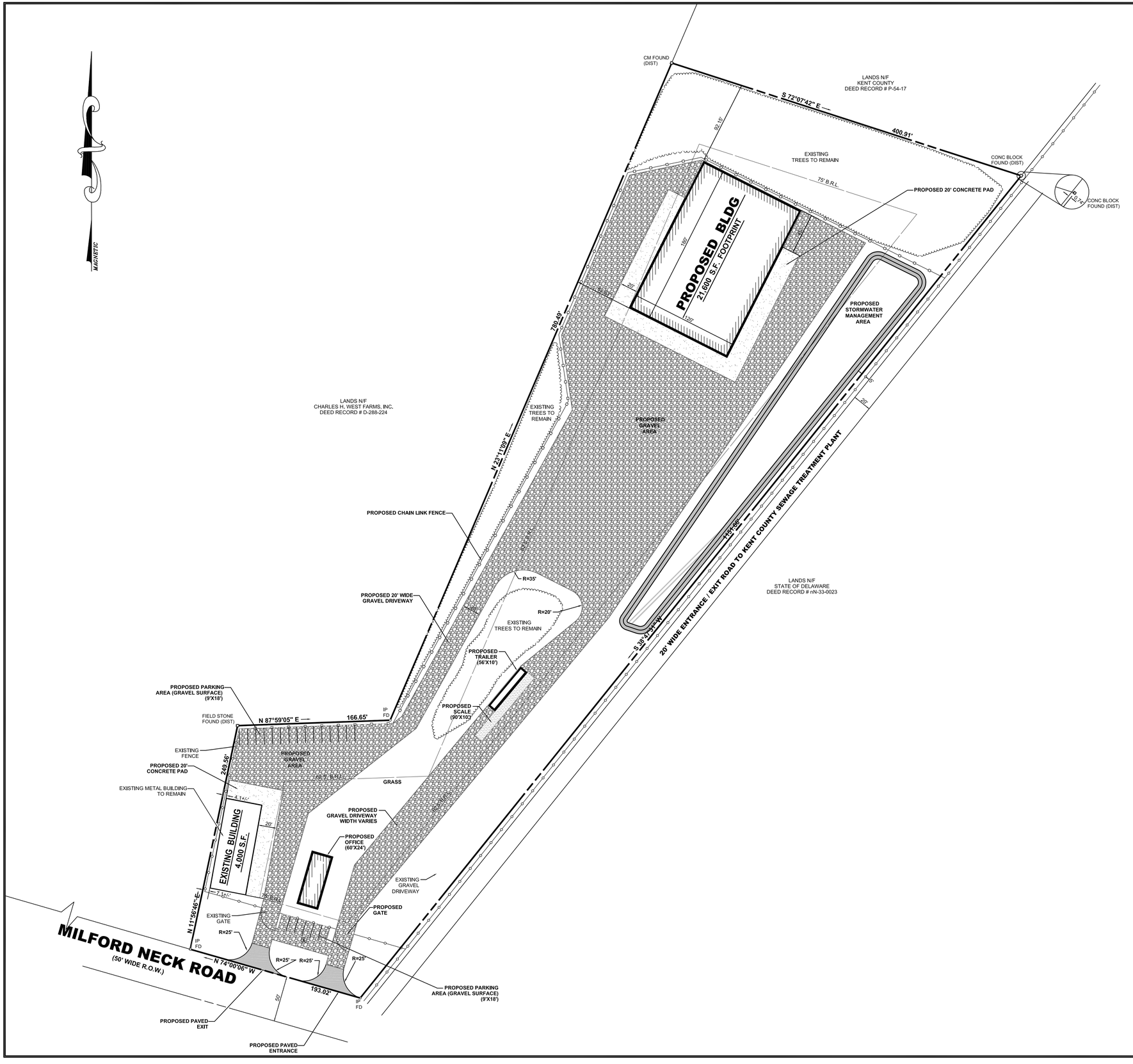
44. Please make note of the time-line for this project: SEEK KENT COUNTY LEVY COURT APPROVAL - MAY 2004
START CONSTRUCTION - JULY 2004

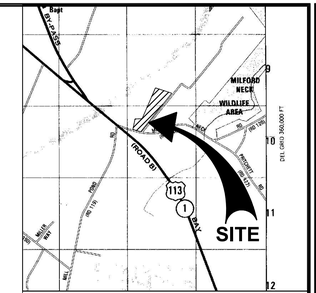
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner or contract buyer — Date: 3/1/04

Brian Hollenbach
Signature of Person completing form (If different than property owner) — Date: 3/1/04

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. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, 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.





LOCATION MAP SCALE: 1" = 2000'

DATA COLUMN

OWNER OF RECORD	EASTERN SHORE ENVIRONMENTAL 836 POSTLES CORNER ROAD LITTLE CREEK, DE 19961
ENGINEER	BECKER MORGAN GROUP 738 S. GOVERNORS AVENUE DOVER, DELAWARE 19904
TAX MAP NUMBER	MD-00-141.00-01-33.00-000
ZONING	IG (GENERAL INDUSTRIAL DISTRICT)
TOTAL PROPERTY AREA	300,128 SQ.FT. (6.89 AC.)
PRESENT USE	RESIDENTAIL/GENERAL BUSINESS
PROPOSED USE	TRANSFER STATION/ WASTE MANAGEMENT FACILITY

PROPOSED GRAVEL AREAS

PROPOSED PAVED AREAS

LEGEND

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX. 8"S	8"S
SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX. 4"FM	4"FM
SANITARY SEWER MANHOLE (S.M.H.)		
SANITARY SEWER CLEANOUT	C.O.	6"S C.O.
WATER MAIN & SIZE	EX. 6"W	6"W
FIRE HYDRANT	F.H.	F.H.
WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)		
STORM DRAIN LINE (CMP OR RCP)		
CATCH BASIN		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)		
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	UT
UNDERGROUND GAS MAIN	6"G	6"G
PAVEMENT TO BE REMOVED	N/A	
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT		
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A
FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		
EMBANKMENT SIDESLOPES (DOWN)		
CONTOUR	49	26
ELEVATION SPOT SHOT	× 49.75	33.80 B.C.
BENCH MARK		N/A
PROPERTY OR RIGHT-OF-WAY LINE		
CENTERLINE		
CONCRETE MONUMENT	CM FD	CM SET
IRON ROD	IP FD	IRON ROD SET
LIGHT POLE		
CONSTRUCTION NOTE	N/A	A

0 25 50 100

SCALE : 1" = 50'

☐ FINAL
☐ PRELIMINARY

ISSUED:

PRINTS ISSUED FOR :
- ☐ INFORMATION ONLY
- ☐ REVIEW
- ☐ APPROVAL
- ☐ PERMITS
- ☐ BIDDING
- ☐ CONSTRUCTION
- ☐ AS-BUILTS

NO.	DATE	ITEM

REVISIONS

BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING

Dover
738 S. Governors Ave.
Dover, DE 19904
Ph. 302.734.7950
Fax 302.734.7965

Salisbury
312 West Main St. Suite 300
Salisbury, MD 21801
Ph. 410.546.9100
Fax 410.546.5824

Wilmington
307 A Street
Wilmington, DE 19801
Ph. 302.888.2600
Fax 302.888.2427

www.beckermorgan.com

EASTERN SHORE ENVIRONMENTAL
PROPOSED TRANSFER STATION

MILFORD NECK ROAD
SOUTH MURDERKILL HUNDRED
KENT COUNTY, DE

PRELIMINARY SITE PLAN

BMG: 2004039.00	DRAWN BY: CSA
SCALE: 1"=50'	SHEET
DATE: 2/28/04	1
ACAD: 2004039-base	

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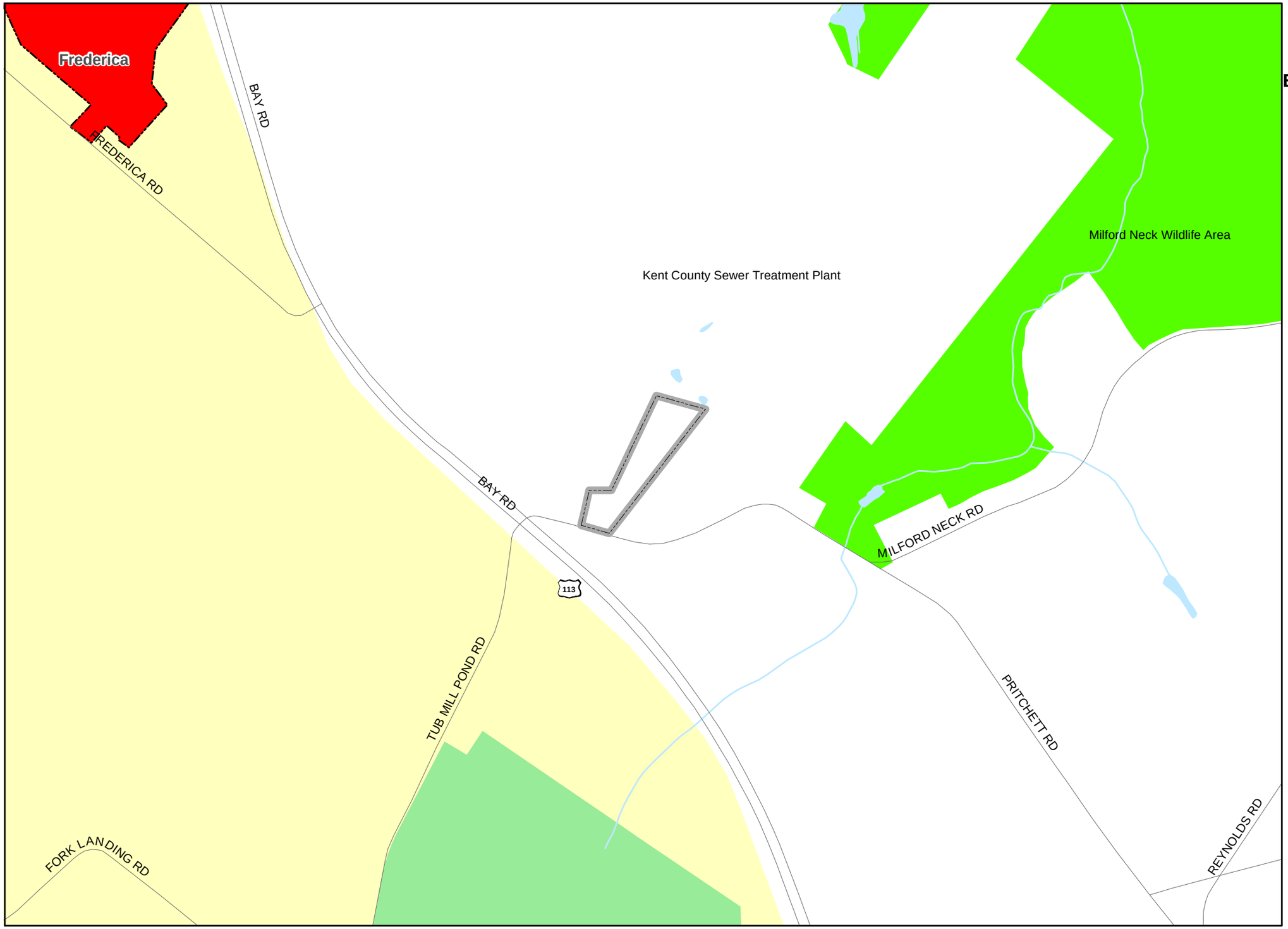
Preliminary Land Use Service (PLUS)

Eastern Shore Environmental
2004-03-06



- Project Area
- Municipalities
- Public-Owned
- Ag District
- Purchased Dev. Rights

State Strategy Level

- Community
- Developing Area
- Secondary
- Sensitive
- Rural

0 375 750 1,500 Feet

1:10,000

Livable Delaware

Delaware Office of State Planning Coordination

N W E S

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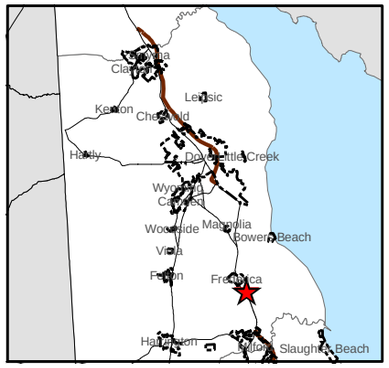
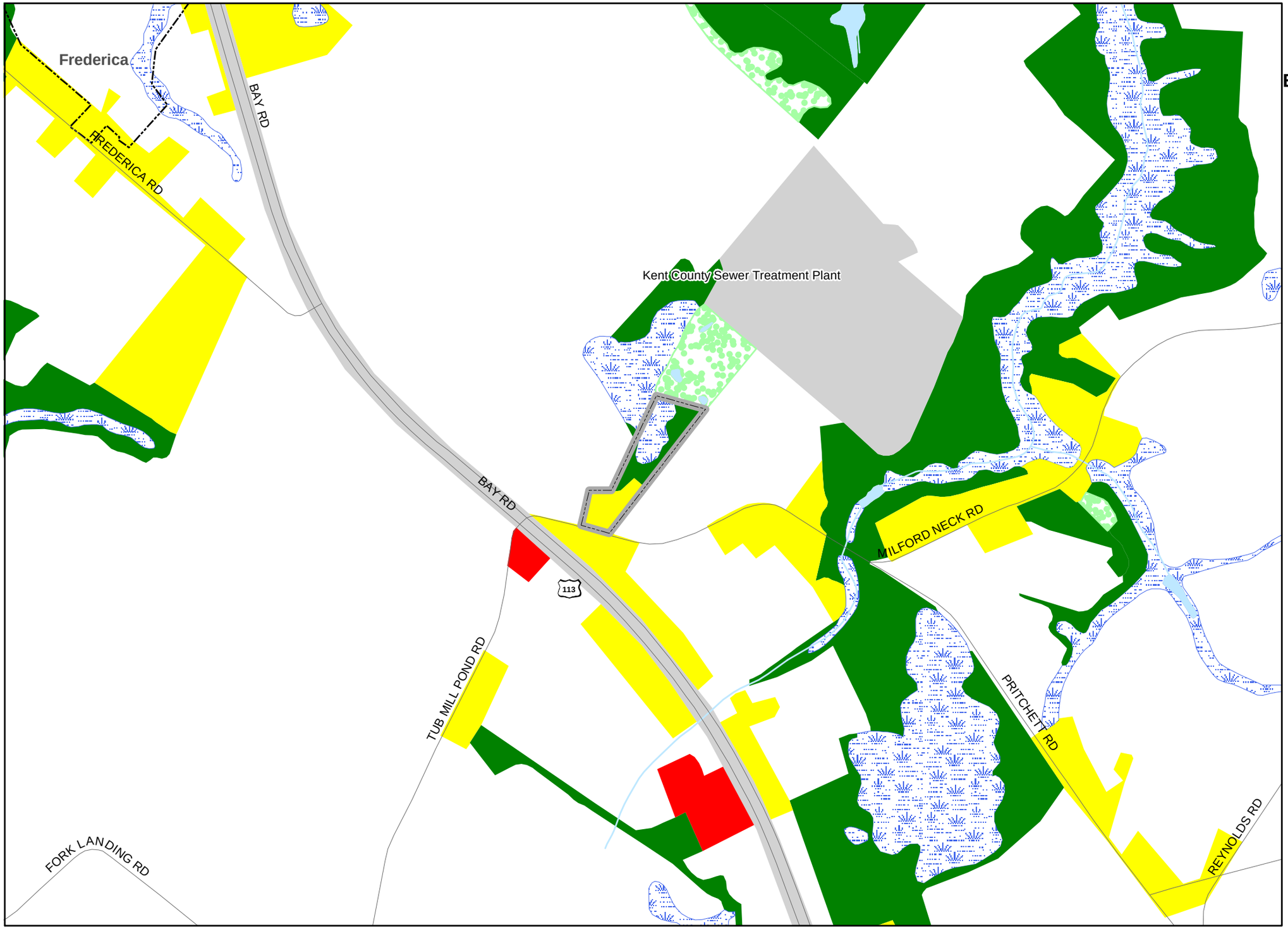


Preliminary Land Use Service (PLUS)

Eastern Shore Environmental
2004-03-06



- Project Area
- Municipalities

2002 Land Use/Land Cover

- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition

Feet
0 375 750 1,500

1:10,000

Delaware Office of State Planning Coordination

N W E S

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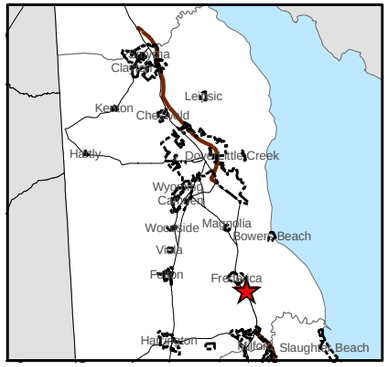

Preliminary Land Use Service (PLUS)

Eastern Shore Environmental
2004-03-06

2002 False-Color
InfraRed Orthophotography

Project Area
Municipalities

Feet
0 375 750 1,500

1:10,000

Delaware Office of State Planning Coordination

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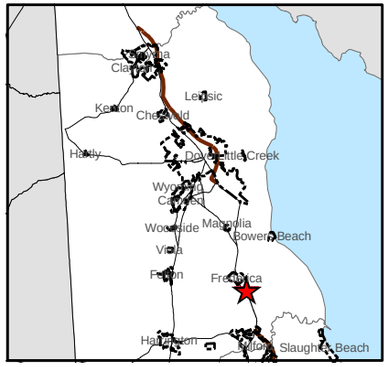
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