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/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: **Proposed Warehouse Construction**

2. Location: **Indian River Hundred, Sussex County, Delaware**

3. Parcel Identification #: **2-34-10.00-70.11**

4. County or Local Jurisdiction Name: **Sussex County**

5. Owner's Name: **Harold E. Dukes, Jr.**

Address: **2 Read Street**

City: **Dewey Beach** State: **DE** Zip: **19971**

Phone: Fax: Email:

6. Applicant's Name: **Harold E. Dukes, Jr.**

Address: **2 Read Street**

City: **Dewey Beach** State: **DE** Zip: **19971**

Phone: Fax: Email:

7. Engineer/Surveyor Name: **Davis, Bowen & Friedel, Inc.**

Address: **23 North Walnut Street**

City: **Milford** State: **DE** Zip: **19963**

Phone: **(302) 424-1441** Fax: **(302) 424-0430** Email: **wzc@dbfinc.com**

8. **Please Designate a Contact Person, including phone number, for this Project:** **W.Zachary Crouch-(302)424-1441**

Information Regarding Site:

9. Area of Project (Acres +/-): **4.61 Acres**

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: **AR-1 Agricultural/Residential**

13. Proposed Zoning: **C-1 General Business**

14. Present Use: **Commercial**

15. Proposed Use: **Commercial**

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

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. District ☐
Low Density ☑

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

What is the estimated water demand for this project?

How will this demand be met?

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: **4 Bldgs. @ 7800 Sq. Ft. = 31200 Sq. Ft. Total**

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

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

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: Proposed Use: % of Impervious Surfaces:
Square Feet: **7524 Sq. Ft.** Square Feet: **64860 Sq. Ft.**

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

N/A

How much forest land is presently on-site? **N/A** How much forest land will be removed? **N/A**

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

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☑ No

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

Are the wetlands: ☐ Tidal Acres
☐ 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:

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

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:

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.): **Infiltration & Stormwater management ponds**

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? **2.34** Acres Square Feet

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

Where is the open space located? **See Plan**

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?

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

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

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 **400**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **5%**

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. **2 Entrances off Indian Mission Road**

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:

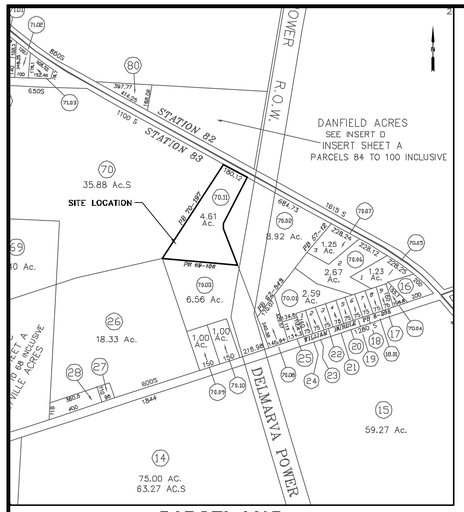
44. Please make note of the time-line for this project: **Start Construction 2005**

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

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

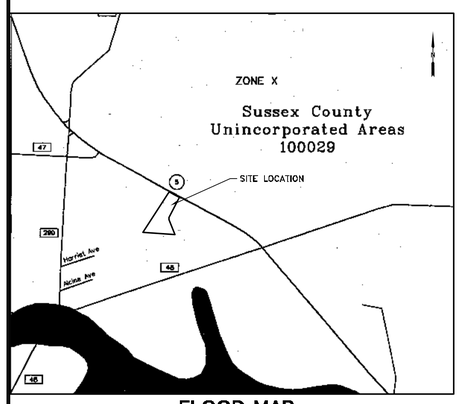
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site**. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF 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.



PARCEL MAP

NO SCALE

TAX MAP NUMBER: 2-34-10-	NAME	ZONE	LAND USE	DEED
26	DAVID M. & DELEMA NORWOOD, HRS	A	AH	W388/77
70	WILLIAM T. HURDLE, III	A	AG	W345/92
70.02	WILLIAM R. & BONITA HUDSON II	D	CO	2785/325
70.03	TIMOTHY & TAMMIE J. DRAINE	A	AH	2545/1
70.11	HAROLD E. DUKES, JR.	A	CO	2934/127
84	JANET C. BISHOP	L	RS	2431/31
84.01	ANITA A. BROWN	L	RS	2161/331
86	LORETTA S. BANKS	L	RS	2721/313
87	VERDELL L. & DOROTHY F. JOHNSON	L	RS	
88	VERDELL L. & DOROTHY F. JOHNSON	L	RV	
89	NANCY V. GOOCH	L	RS	
93	HAROLD STOKES	L	RS	
95	E & H TRUCKING COMPANY	L	RV	

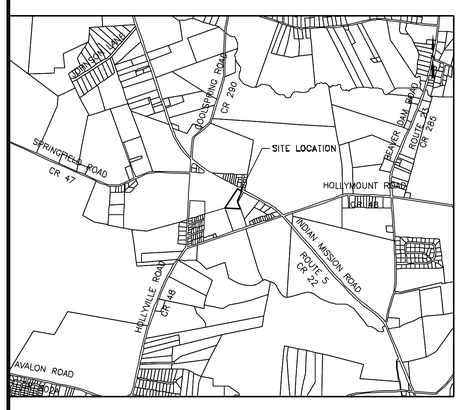


FLOOD MAP

SCALE: 1" = 1200'±

FEMA FLOOD MAP NUMBER IS 10005C0340F DATED JUNE 16, 1995.

PROPERTY WAS FOUND TO BE ZONE X – AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.



NOTES:

THIS SITE, AS SHOWN, HEREON DOES NOT CONTAIN STATE OR FEDERALLY REGULATED SECTION 10 WETLANDS, BASED ON NWI AND DNREC WETLAND MAPS.

THIS DRAWING HAS BEEN PREPARED IN PART, BASED ON PUBLIC-DOMAIN INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED RELIABLE FOR CONCEPTUAL PLANNING PURPOSES, DAVIS, BOWEN, AND FRIEDEL, INC., CANNOT VERIFY ITS ACCURACY AND ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS INCORPORATED INTO IT.

DATA COLUMN

TAX MAP NUMBER: 2-34-10.00-70.11

EX. ZONING: AR-1
PROP. ZONING: C-1

OWNER: HAROLD E. DUKES, JR.
2 READ STREET
DEWEY BEACH, DE 19971

PREPARED BY: DAVIS, BOWEN, & FRIEDEL, INC.
23 NORTH WALNUT STREET
MILFORD, DE 19963

SITE AREA: 4.61± ACRES
OPEN AREA: 2.73± ACRES
PROP. PAVING AREA: 0.77± ACRES
EX. PAVED AREA: 0.10± ACRES
PROP. BUILDING AREA: 0.72± ACRES
EX. BUILDING AREA: 0.07± ACRES
SWM AREA: 0.22± ACRES
WETLANDS AREA: 0.00 ACRES

PARKING:
REQUIRED PARKING SPACES: 10 (1 PER 2 EMPLOYEES PER SHIFT)
PROVIDED PARKING SPACES: 13
REQUIRED LOADING SPACES: 4
PROVIDED LOADING SPACES: 4

UTILITIES:
WATER: ON-SITE
SEWER: ON-SITE

SETBACK REQUIREMENTS:

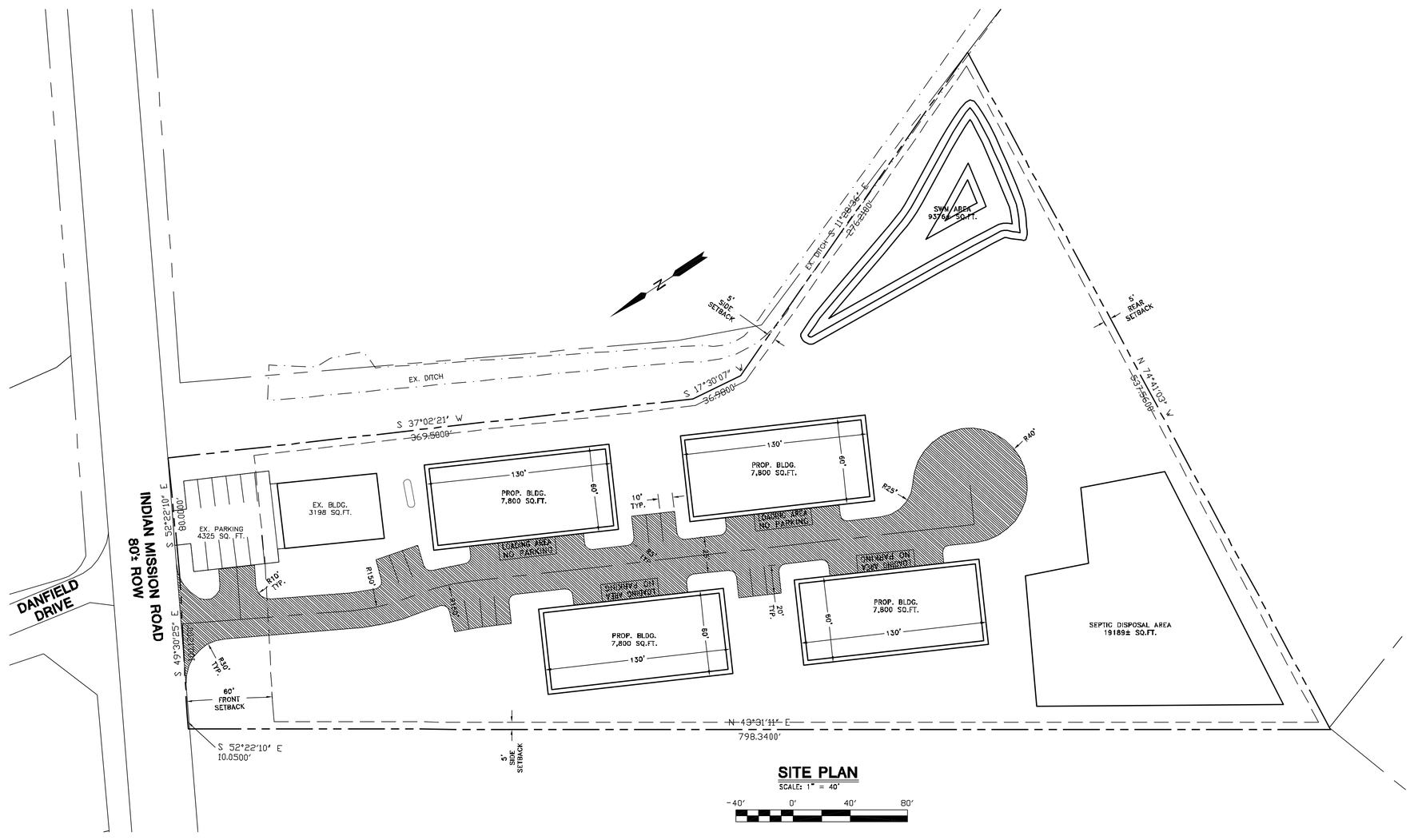
	PROP. C1 ZONING:	EX. AR-1 ZONING:
FRONT YARD:	60	40
SIDE YARD:	5	15
REAR YARD:	5	20

PROPOSED BUILDING HEIGHT: LESS THAN 42'

BUILDING SQUARE FOOTAGE:
INDIVIDUAL BLDG: 7,800 SQ.FT.
TOTAL FOOTAGE: 31,200 SQ.FT.

PROPOSED USE: WAREHOUSE FOR RETAIL

PROPOSED CONSTRUCTION: CONCRETE / METAL



SITE PLAN

SCALE: 1" = 40'

-40' 0' 40' 80'

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

PROPOSED SITE PLAN 1 FOR REZONING

PROPOSED WAREHOUSE CONSTRUCTION
INDIAN MISSION ROAD
SUSSEX COUNTY, INDIAN RIVER HUNDRED, DELAWARE

Date:	4/20/04
Scale:	AS SHOWN
Dwn.By:	LH
Proj.No.:	1327A002A
Dwg.No.:	

1 of 1

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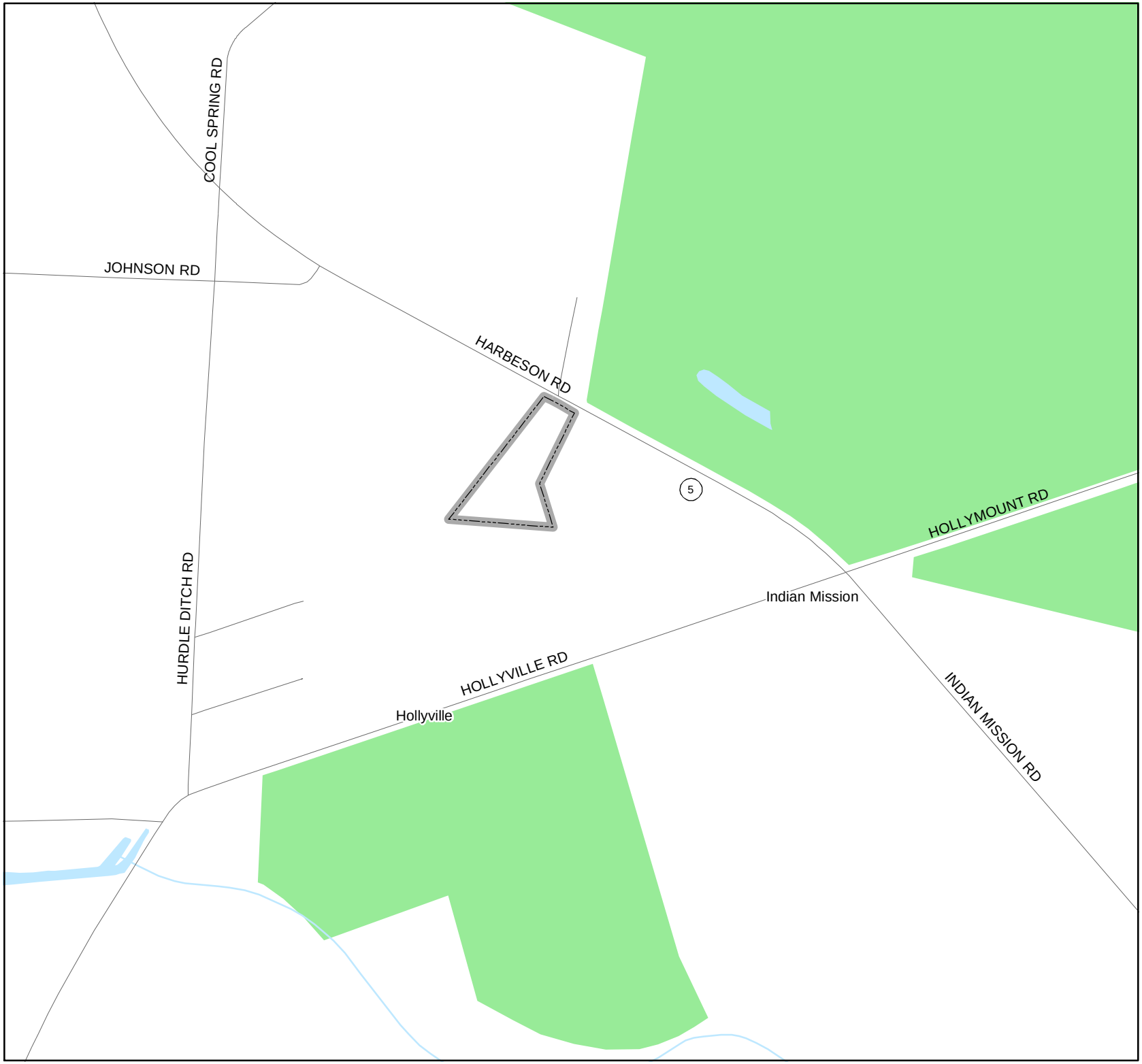
Preliminary Land Use Service (PLUS)

Dukes Property
2004-06-01

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

State Strategy Level

- Community
- Developing Area
- Secondary
- Sensitive
- Rural



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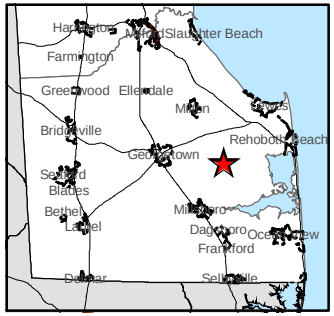
www.state.de.us/planning



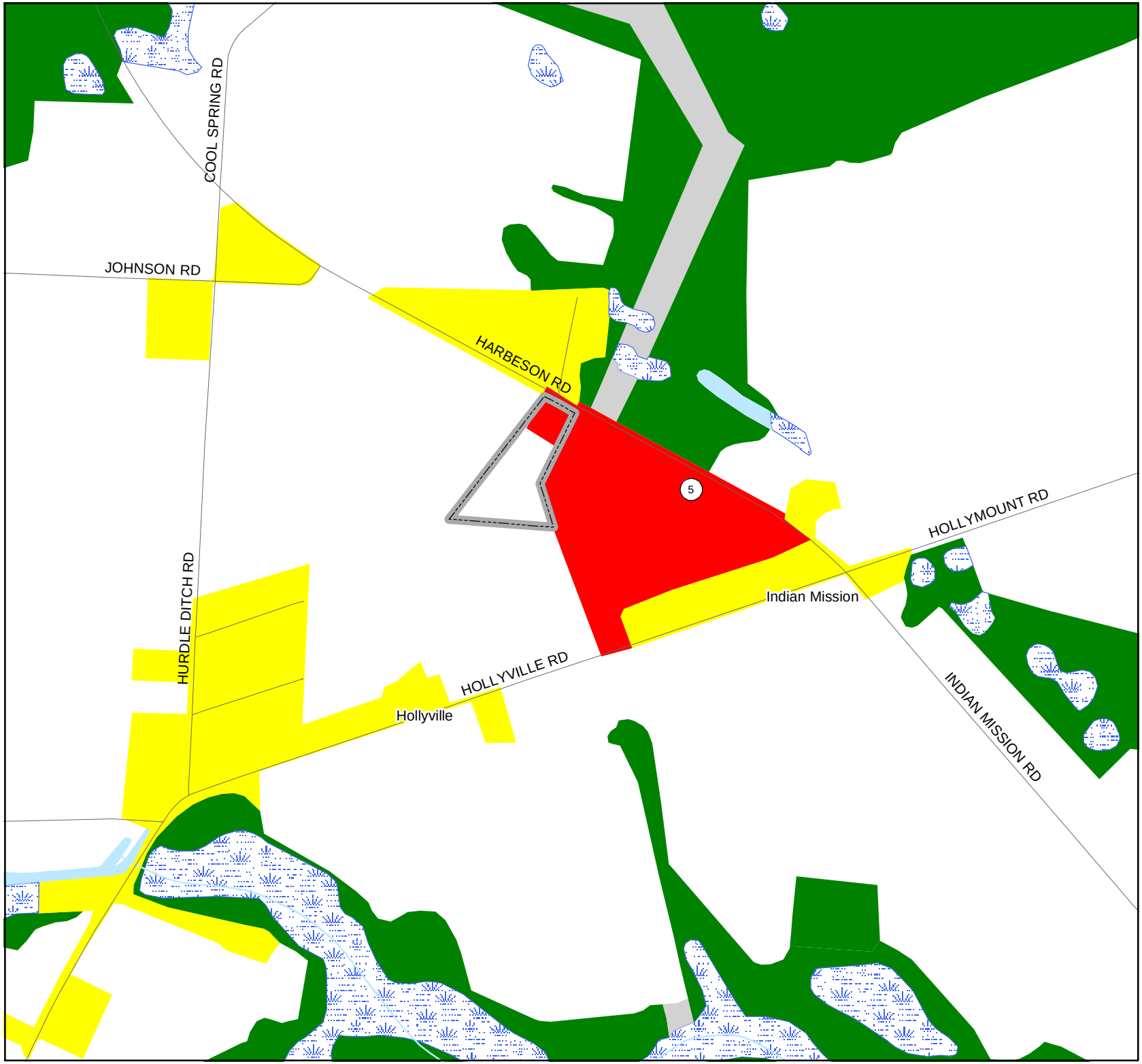
Preliminary Land Use Service (PLUS)

Dukes Property
2004-06-01

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



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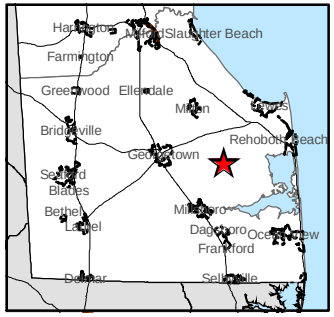

Preliminary Land Use Service (PLUS)

Dukes Property
2004-06-01

2002 False-Color
InfraRed Orthophotography

Project Area
Municipalities

Feet
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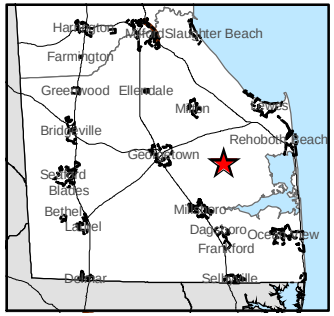
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