



<b>Information Regarding Site:</b>	
9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: <b>rezoning and combine properties</b>	
11. Area of Project(Acres +/-): <b>3.74 +/- Acres (to be rezoned)</b>	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. 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.	
14. Present Zoning: <b>AC</b>	15. Proposed Zoning: <b>BC</b>
16. Present Use: <b>Agricultural</b>	17. Proposed Use: <b>Auto Sales</b>
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>City of Milford</b>  Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project?  How will this demand be met?	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>City of Milford</b>	
22. If a site plan please indicate gross floor area: <b>n/a</b>	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:  
Number of renter-occupied units:  
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)

26. Present Use: % of Impervious Surfaces: 0  
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 5.97  
Square Feet: 9,732.32+/-

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

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

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

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

28. 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.

29. 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: [A permit for the wetland mitigation plan and the wetland area to be filled has been secured.](#)

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

30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)
If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No
Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :
31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please list name: <a href="#">Natural Wetlands path has been directed using a closed piping system</a>
32. List the proposed method(s) of stormwater management for the site: <a href="#">stormwater pond</a>
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.): <a href="#">outlet to existing drainage path into Tub Mill Pond</a>
Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
33. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much?          Acres          Square Feet
Open space proposed (not including stormwater management ponds and waste water disposal areas)          acres/Sq ft.
What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?
Where is the open space located?
Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Acres on-site that will be permanently protected <a href="#">1.03 Acres</a>
Acres on-site that will be restored <a href="#">n/a</a>
Acres of required wetland mitigation <a href="#">1.03 Acres</a>
Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed <a href="#">Sediment basins, silt fence, sediment control entrance, stormwater management ponds and planted trees</a>
Buffers from wetlands, streams, lakes, and other natural water bodies <a href="#">n/a</a>
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

38. 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

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

39. 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. [n/a](#)

40. Will the street rights of way be public, private, or town? [n/a](#)

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

42. 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. [combine with MD-00-163.00-01-73.00](#)

43. 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

44. 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 [A permit for the proposed work has already received](#)

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:

45. Please make note of the time-line for this project: [11/15/06 – 7/15/07](#)

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

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

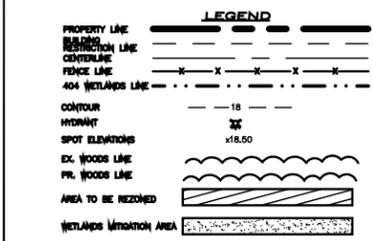
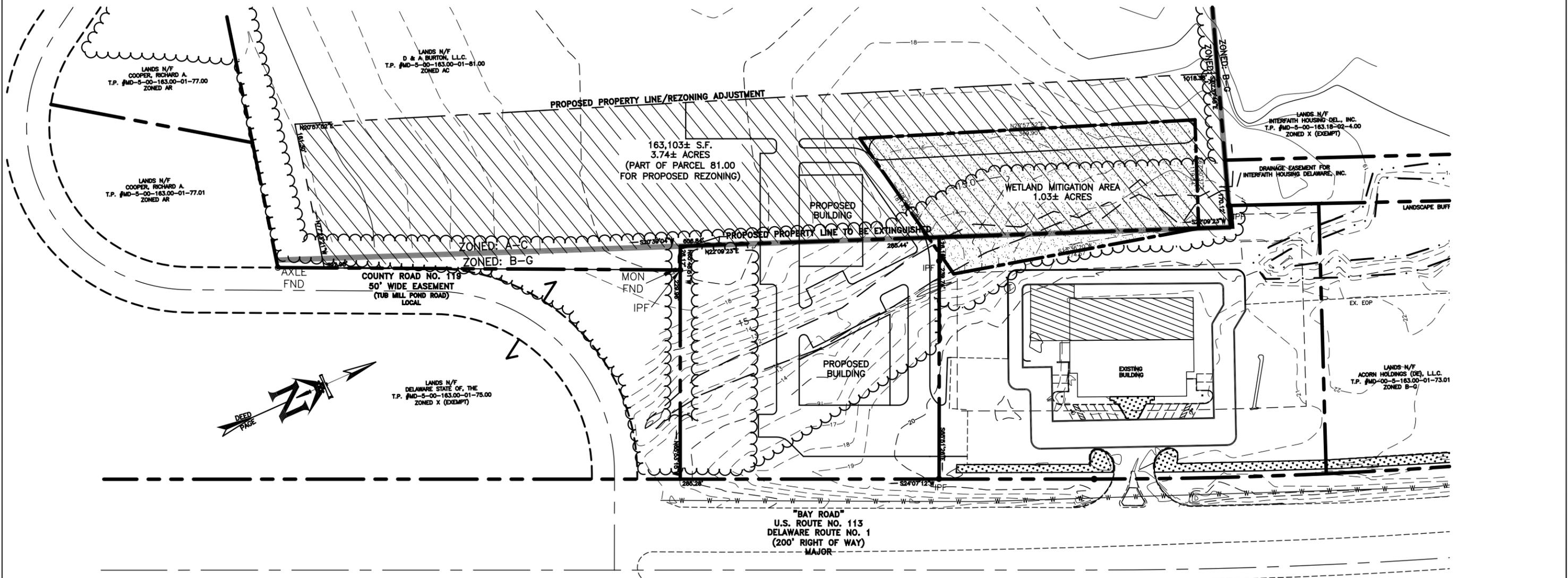
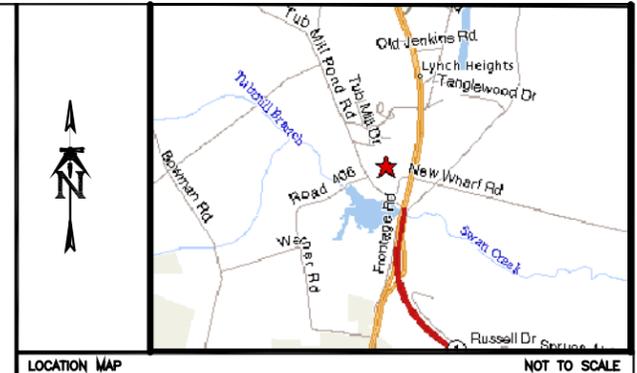
\_\_\_\_\_  
Date

**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 [Dorothy.morris@state.de.us](mailto: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, Suite 302, Haslet Building, Third Floor, 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.

NOTE: THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

PLAN DATA  
 TAX MAP NO. MD-00-163.00-01-73.00 AND MD-00-163.00-01-81.00 (PART OF)  
 PR. SEWAGE DISPOSAL  
 PR. WATER SUPPLY  
 SITE AREAS  
 PARCEL 73.00 2.89± ACRES  
 PARCEL 74.00 1.71± ACRES  
 PARCEL 81.00(PART OF) 3.74± ACRES  
 PARCEL 81.00(RESIDUAL)) 19.86± ACRES



**WETLANDS CERTIFICATION**  
 THE WETLANDS DELINEATION WHICH I CONDUCTED AT THIS SITE IS ACCURATELY SHOWN ON THIS PLAN. ALL DELINEATIONS BY EVELYN MAURMEYER ARE CONDUCTED USING THE GUIDELINES & CRITERIA SET FORTH IN THE 1987 MANUAL (ENVIRONMENTAL LABORATORY, 1987, "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL," TECHNICAL REPORT Y-87-1, US ARMY ENGINEER WATERWAYS EXPERIMENT STATION, WICKSBURG, MISS.), AS WELL AS OTHER GUIDELINES AS SET FORTH BY THE ARMY CORPS OF ENGINEERS DISTRICT SUPERVISOR. THIS WETLAND LINE IS ONLY VALID IF IT HAS BEEN VERIFIED BY...

**OWNER/DEVELOPER'S CERTIFICATION**  
 I, I.G. BURTON, DO HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE OF THE PROPERTIES SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT, AND DESIRE THE PLAN TO BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

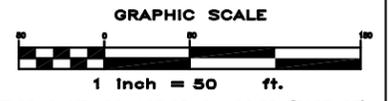
**ENGINEER'S CERTIFICATION**  
 I, THOMAS R. BARTOSEWICZ, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, AND THAT THE PLAN SHOWN AND DESCRIBED HEREON HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED STANDARDS AND PRACTICES AND BY THE KENT COUNTY SUBDIVISION AND ZONING REGULATIONS.

EVELYN MAURMEYER, P.H.D. DATE:

I.G. BURTON DATE:  
 D&A BURTON, L.L.C.  
 ACORN HOLDINGS, L.L.C.  
 VIRGINIA PROPERTY, L.L.C.  
 805 BAY ROAD  
 MILFORD, DE 19963

THOMAS R. BARTOSEWICZ, P.E. DATE:  
 MERIDIAN CONSULTING ENGINEERS, L.L.C.  
 26412 BROADKILL ROAD  
 MILTON, DELAWARE 19968  
 (302) 684-4766

**TITLE:**  
 MINOR SUBDIVISION  
 FOR REZONING REQUEST  
**PROJECT:**  
 I.G. BURTON EXPANSION  
**PREPARED FOR:**  
 I.G. BURTON  
**TAX MAP No.:** MD-00-163.00-01-73.00 & MD-00-163.00-01-81.00 (PART OF)  
 HUNDRED: MILFORD  
 COUNTY: KENT



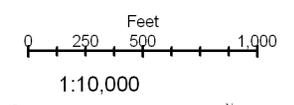
DATE	REVISION	CHKD.

**Meridian**  
 ARCHITECTS & ENGINEERS  
 26412 BROADKILL ROAD, MILTON, DELAWARE 19968  
 (302) 684-4766 \* FAX (302) 684-8228  
 "HONESTY, INTEGRITY, RESPECT"

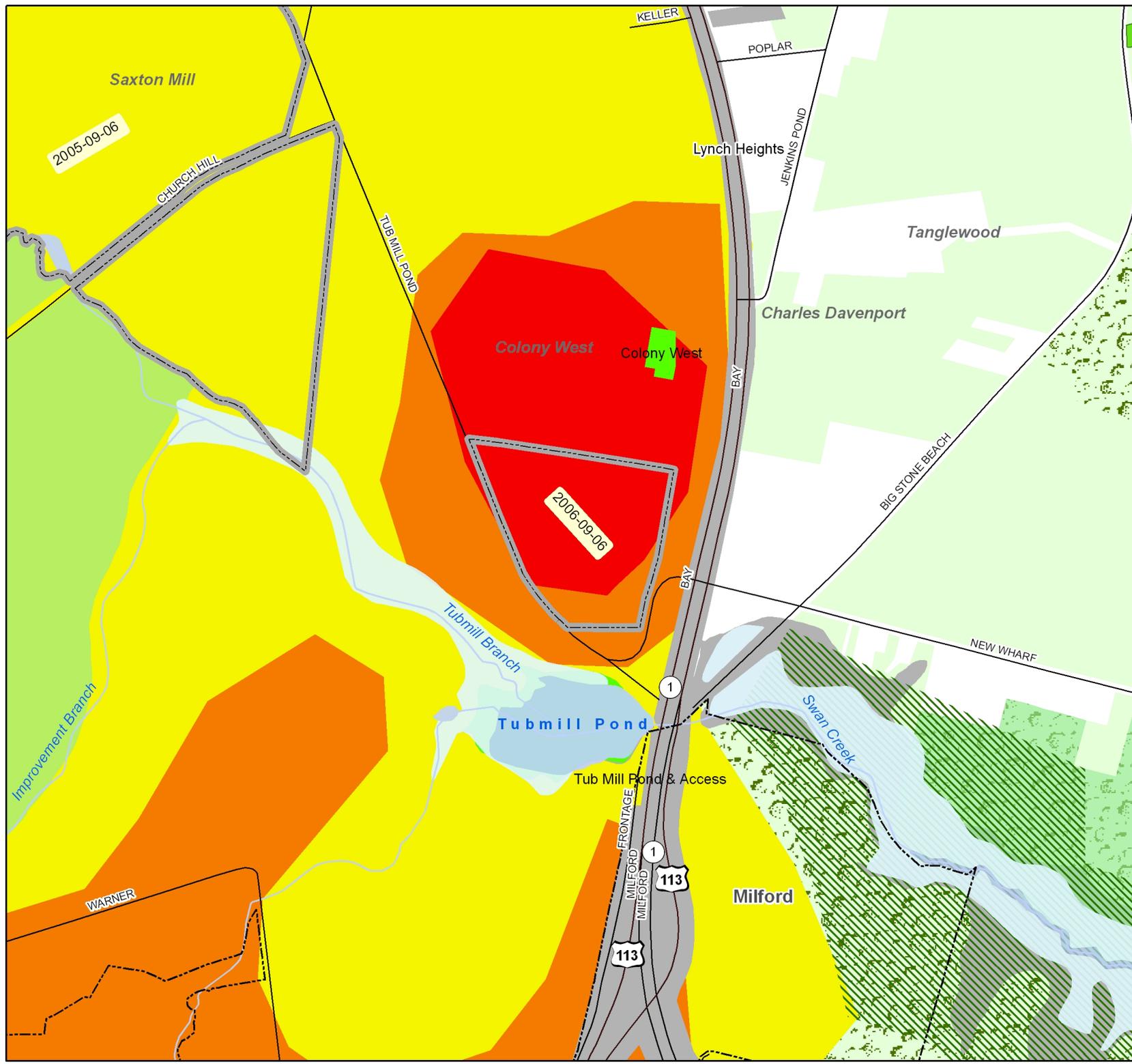
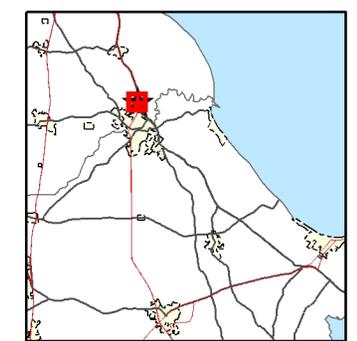
# Preliminary Land Use Service (PLUS)

IG Burton  
2006-09-06

-  Project Area
  -  Public-Owned
  -  Ag District
  -  Purchased Dev. Rights
  -  Municipalities
- Strategies**
-  Level 1
  -  Level 2
  -  Level 3
  -  Level 4
  -  Nat. Res. & Rec. Priorities
  -  Working Forests
  -  Highest Value Agriculture
  -  Out of Play
  -  Area of Dispute
  -  Area of Study
  -  Env. Sens. Dev. (Sussex)



Produced by the Delaware Office of State Planning Coordination.  
www.state.de.us/planning

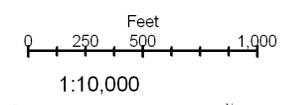


# Preliminary Land Use Service (PLUS)

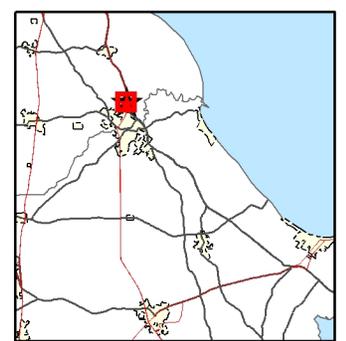
IG Burton  
2006-09-06



- 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



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[www.state.de.us/planning](http://www.state.de.us/planning)

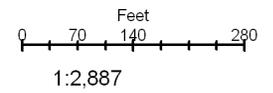


# Preliminary Land Use Service (PLUS)

IG Burton  
2006-09-06

2002 False-Color  
InfraRed Orthophotography

-  Project Area
-  Municipalities



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State Planning Coordination.  
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