

PLUS 2006-12-03
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: North Bay Court Plaza		
2. Location: Route 113		
3. Parcel Identification #: ED-05-077.00-01-09.00-000, ED-05-077.00-01-10.00-000		4. County or Local Jurisdiction Name: Dover
5. Owner's Name: S. H. E. Holdings, LLC		
Address: 6 Pheasant Lane		
City: Chadds Ford	State: PA	Zip: 19317
Phone: 610-358-2625	Fax: 302-328-3282	Email: rugnroll@aol.com
6. Applicant's Name: Mike Longwill		
Address: 230 N. DuPont Highway		
City: New Castle	State: DE	Zip: 19720
Phone: 302-328-1597	Fax: (302) 328-3282	Email: rugnroll@aol.com
7. Engineer/Surveyor Name: McBride & Ziegler, Inc.		
Address: 2607 Eastburn Center		
City: Newark	State: DE	Zip: 19711
Phone: (320) 737-9138	Fax: (302) 737-2610	Email: phess@mcbrideziegler.com
8. Please Designate a Contact Person, including phone number, for this Project: Parley E. Hess, Jr., PE (302) 737-9138		

Information Regarding Site:	
9. Area of Project(Acres +/-): 12.6 Ac	
10. According to the State Strategies Map, in what Investment Level is the project located? X Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3 <input type="checkbox"/> Level 4 <input type="checkbox"/> Environmentally Sensitive Developing	
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. NO	
12. Present Zoning: C-4 – Highway Commercial	13. Proposed Zoning: C-4 – Highway Commercial
14. Present Use: Vacant	15. Proposed Use: Retail
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 <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <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"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site X Public (Utility) Service Provider Name: City of Dover What is the estimated water demand for this project? How will this demand be met? Existing system	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site X Public (Utility) Service Provider Name: City of Dover	
20. If a site plan please indicate gross floor area: 125,750 SF	
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. 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..	

23. 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)

24. Present Use: % of Impervious Surfaces: None
 Square Feet: Proposed Use: % of Impervious Surfaces: 88.5%
 Square Feet: 488,000

25. What are the environmental impacts this project will have? NONE

How much forest land is presently on-site? 9 AC How much forest land will be removed? 9 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

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 :

<p>29. 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</p> <p>If yes, please list name:</p>
<p>30. List the proposed method(s) of stormwater management for the site: Stormwater Management will include underground storage and recharge facilities. 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.): Portions of the runoff will be recharged or directed to existing storm drainage systems. 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</p>
<p>31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres Square Feet</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? passive recreation and stormwater management</p> <p>Where is the open space located? see site plan for location</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>32. 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?</p>
<p>33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed BMP's will include grass filterstrips, sediment traps, recharge beds</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies N/A</p>
<p>35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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 5400 Trips/Week Day</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks?</p>
<p>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. Driveway access will be provided onto Route 113 by way of the existing entrance serving Bay Court Plaza.</p>

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: Solid waste will be generated with the operation of the facility

44. Please make note of the time-line for this project: Planning approval is scheduled for May 2007 with construction completed by May 2009.

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

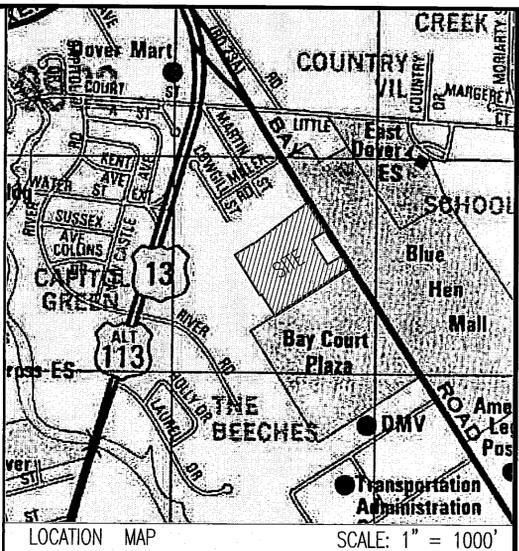
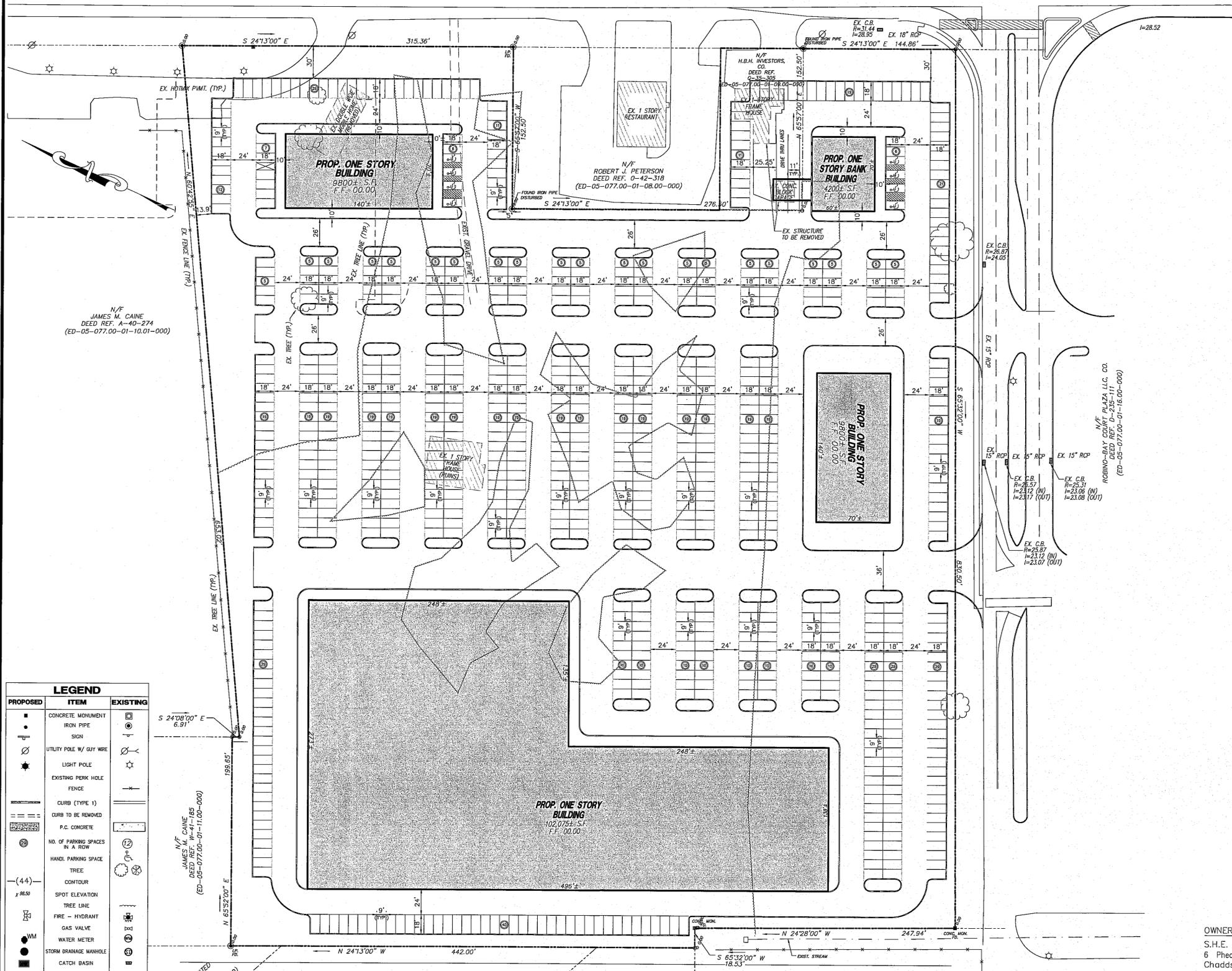
 Date

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

 Date

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.

U.S. ROUTE 113
(200' WIDE R.O.W. - DEDICATED TO PUBLIC USE)



PLAN DATA

- TAX PARCEL NUMBERS: 0507700011000000, 0507700010100000
- SOURCE OF TITLE: C-4 (Highway Commercial)
- EXISTING ZONING: C-4 (Highway Commercial)
- DATUM: BENCHMARK
- GROSS AREA: 552,101 ± SQ. FT. (12.6745 ± ACRES)
- WATER SUPPLY: City of Dover and Environmental Control and the Delaware Division of Public Health.
- SANITARY SEWER: City of Dover
- DEBRIS DISPOSAL: No debris will be buried or disposed of on this site.
- WATER RESOURCE PROTECTION:
- NO 100-YEAR FLOOD PLAN exists in accordance with Flood Insurance Rate Map No. 10001C0168H dated May 5, 2005.
- CRITICAL NATURAL AREAS: The State Inventory of Critical Natural Areas has been examined and none were found to exist on the site.
- WETLANDS: This site was evaluated in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual to identify the presence of jurisdictional wetlands, and no wetlands were found to exist on the site, by Environmental Consultants, Inc., on
- POSTAL ADDRESSES:
- BUILDING HEIGHT: 45 FEET
- LAND DEVELOPMENT DATA:
 - Proposed Building Area: 125,750 ± SQ. FT. (3.0521 ± ACRES)
 - Proposed Paving Area: 362,684 ± SQ. FT. (8.3261 ± ACRES)
 - Proposed Landscape Area: xxx ± SQ. FT. (xxx ± ACRES)
 - Proposed woods to remain:
 - Proposed woods to be planted:
 - Proposed Total Woods:
 - Existing wooded Area:
 - Parking Spaces Required: 629 spaces
 - Parking Spaces Provided: 631 spaces
 - C-4 (HIGHWAY COMMERCIAL)
 - MINIMUM LOT AREA: 5 ACRES
 - MINIMUM LOT WIDTH (PER BLDG.): 150 FEET
 - MINIMUM LOT DEPTH: 150 FEET
 - OFF-STREET PARKING PER 300 S.F. FLOOR AREA: 1 1/2
 - MINIMUM STREET YARD: 30 FEET
 - MINIMUM SIDE YARD: 20 FEET
 - MINIMUM REAR YARD: 10 FEET
 - MINIMUM PAVING STREET YARD/ OTHER YARD: 25 FEET / 5 FEET
 - MAXIMUM BUILDING HEIGHT: 45 FEET / 4 STORES
 - FLOOR AREA RATIO:
- This plan does not represent a boundary or topographic survey by McBride & Ziegler, Inc.

LEGEND	
PROPOSED	EXISTING
CONCRETE MONUMENT	IRON PIPE
SIGN	UTILITY POLE W/ GUY WIRE
LIGHT POLE	EXISTING PERK HOLE
FENCE	FENCE
CURB (TYPE 1)	CURB TO BE REMOVED
P.C. CONCRETE	NO. OF PARKING SPACES IN A ROW
HANDL. PARKING SPACE	TREE
CONTOUR	SPOT ELEVATION
TREE LINE	FIRE - HYDRANT
GAS VALVE	WATER METER
STORM DRAINAGE MANHOLE	CATCH BASIN
SANITARY SEWER MANHOLE	CLEAN-OUT
LIMITS OF DISTURBANCE	RIPARIAN BUFFER
SILT FENCE	STORM DRAIN PIPE
GAS LINE	P.K. NAIL FOUND
GUARD RAIL	MAILBOX
PIPE INVERT (F.E.S.)	POST
ELEC. LINE	WATER LINE

CERTIFICATION OF ACCURACY

I, Parley E. Hess Jr., hereby certify that I am a Professional Land Surveyor/Professional Engineer in the State of Delaware and that the survey shown and described hereon is true and correct to the accuracy required by accepted surveying standards, and that the monuments and/or markers, shown as existing, actually exist and that the positions are accurately shown.

Date: _____ Parley E. Hess Jr., P.E., Reg. #6448

CERTIFICATION OF OWNERSHIP

I, Michael Longwill, hereby certify that S.H.E. Holdings, LLC, is the owners of the property shown and described on this plan, that the plan was made at our direction, that we acknowledge the same to be our act and desire the plan to be recorded according to law and that all streets shown hereon and not heretofore dedicated, are hereby dedicated to the public use, and that all proposed monuments shown hereon will be set at the locations indicated.

Date: _____ OWNER

OWNER/DEVELOPER:
S.H.E. HOLDINGS, LLC
6 Pheasant Lane
Chadds Ford, PA 19317
610-358-2625

APPLICATION NO. _____
PRELIMINARY PLAT PLAN
OF
SOUTH DOVER PLAZA
PREPARED FOR
S.H.E. HOLDINGS, LLC
CITY OF DOVER, KENT COUNTY, DELAWARE



McBRIDE & ZIEGLER, INC.
LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY: _____ PROFESSIONAL ENGINEER / LAND SURVEYOR	
SURVEY BY: _____	CHECKED BY: _____
DESIGN BY: _____	SCALE: 1" = 50'
DRAWN BY: Y.M., B.L.M.	DATE: May, 2005
DWG. NO.: 20044055 - 7206	SHEET 1 of 1

REV. NO.	DATE	REVISION

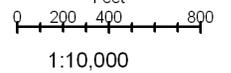
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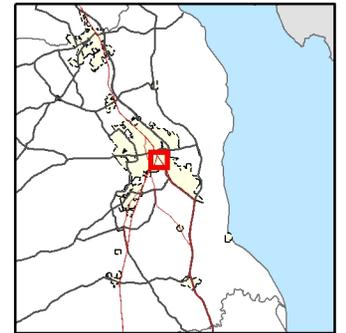
-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

Strategies

-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)



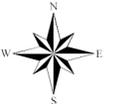
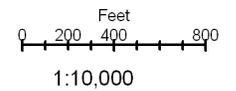
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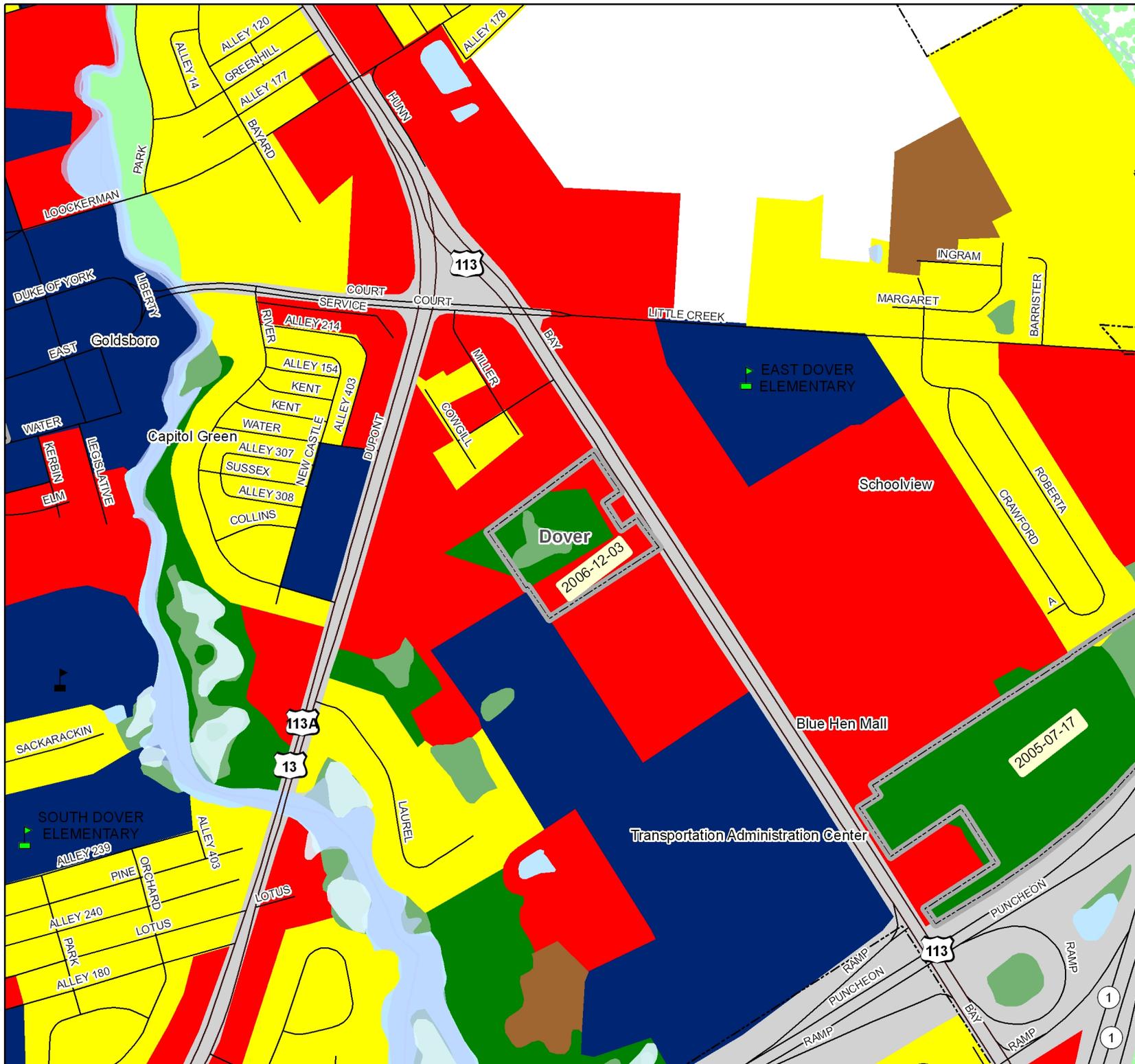
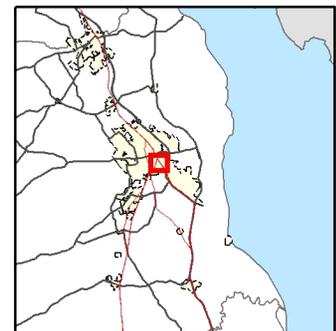
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North Bay Court Plaza
2006-12-03

-  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



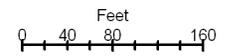
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Preliminary Land Use Service (PLUS)

North Bay Court Plaza
2006-12-03

-  Project Area
-  Municipalities



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