

PLUS 2007-01-06
Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • 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.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Berry Van Lines Property

2. Location (please be specific): Southeast intersection of DuPont Hwy and Leipsic Road in Dover.

3. Parcel Identification #: ED-05-68.05-01-12.00-000, ED-05-68.05-01-13.00-000, ED-05-68.05-01-15.00-000

4. County or Local Jurisdiction Name: City of Dover

5. Owner's Name: 747 Associates, LLC

Address: 747 North Dupont Highway

City: Dover

State: DE

Zip: 19901

Phone:

Fax:

Email:

6. Applicant's Name: Vanguard Commercial Development, Inc.

Address: 1500 Serpentine Road, Suite 100

City: Baltimore

State: MD

Zip: 21209

Phone: 410-296-1770

Fax:

Email:
lweinberg@vanguardequities.com

7. Project Designer/Engineer: Amanda Jones

Address: 18 Boulden Circle, Suite 36

City: New Castle

State: DE

Zip: 19720

Phone: 302-326-2200

Fax: 302-326-2399

Email: ajones@mrakta.com

8. Please Designate a Contact Person, including phone number, for this Project: Amanda Jones

Information Regarding Site:

9. Type of Review: ☒ Rezoning ☐ Comp. Plan Amendment (Kent County Only) ☐ Site Plan Review
☐ Subdivision

10. Brief Explanation of Project being reviewed:
The properties are currently zoned C-4. The applicant would like to rezone the parcels as SC-2. This zoning change is consistent with Dover's Comprehensive Plan. Site plan review for shopping center consisting of several retail establishments totaling approximately 230,000 sq. ft.

11. Area of Project(Acres +/-): 25± acres

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☒ Investment Level 1
☐ Investment Level 2 ☐ Investment Level 3 ☐ Investment Level 4 ☐ 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: C-4

15. Proposed Zoning: SC-2

16. Present Use: Commercial

17. Proposed Use: Commercial

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: Commercial/Dover

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 ☐

Low Density ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☐

20. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: City of Dover?

Will a new public well be located on the site? ☐ Yes ☒ No What is the estimated water demand for this project?

How will this demand be met?

21. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: City of Dover?

22. If a site plan please indicate gross floor area:

23. If a subdivision: ☒ Commercial ☐ Residential ☐ 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: 36%

Square Feet: 390,891

Proposed Use: % of Impervious Surfaces: 74%

Square Feet: 801,419

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

How much forest land is presently on-site? none How much forest land will be removed?

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:

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? ☐ 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 :			
31. 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:			
32. List the proposed method(s) of stormwater management for the site: Stormwater Pond			
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.): Ditch			
Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No			
33. Is open space proposed? ☐ Yes ☒ 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)? ☐ Yes ☒ No			
34. 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?			
35. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? Road improvements			
36. 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			
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ 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 953

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.

There will be one connection to Dupont Highway and two connections to Leipsic Road. All connections will be two lane connections.

40. Will the street rights of way be public, private, or town? Private

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. There are currently no connections to adjacent lands.

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

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: ASAP

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

Signature of property owner

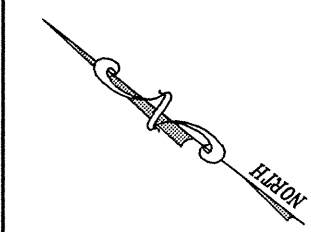
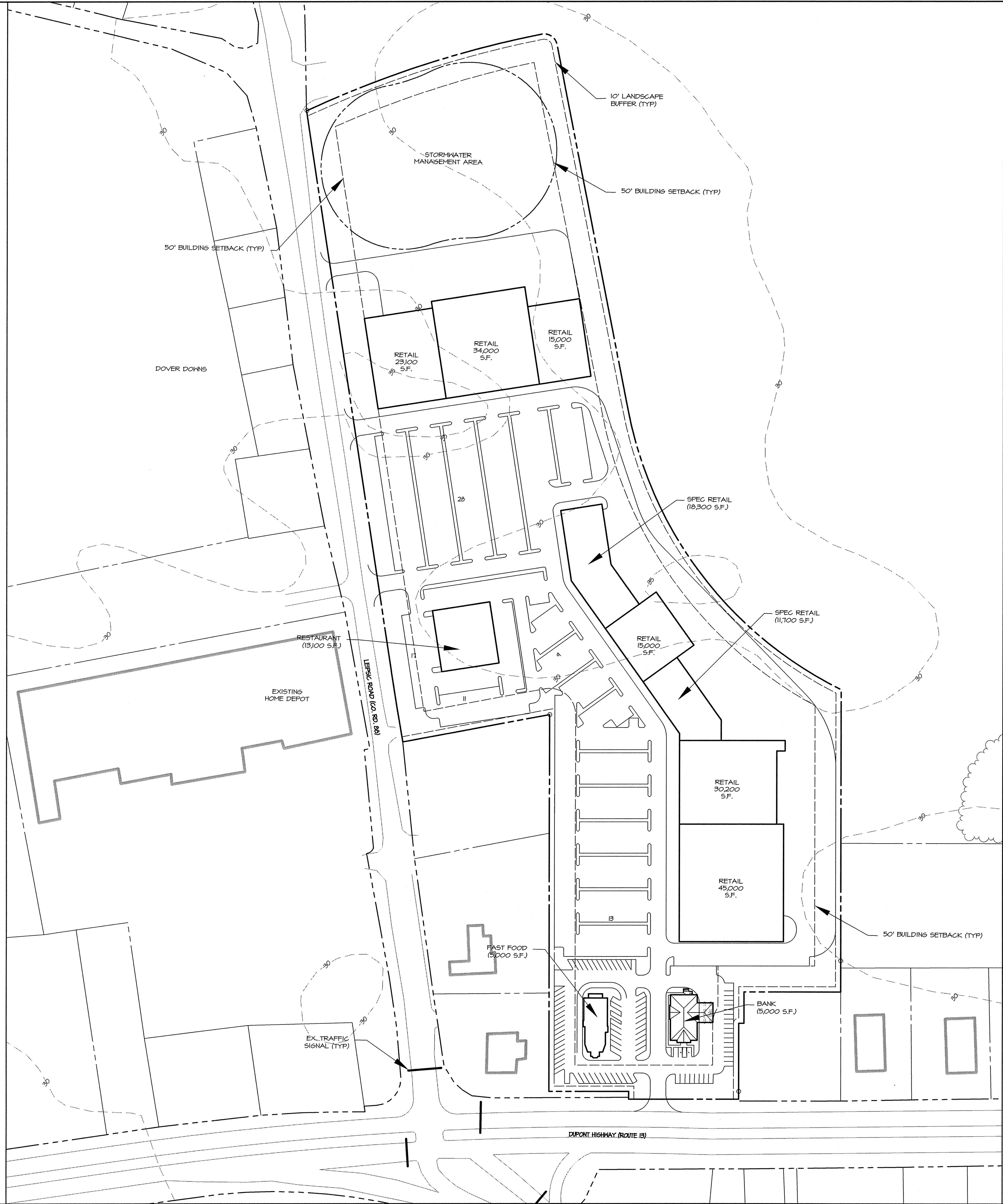
Date

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

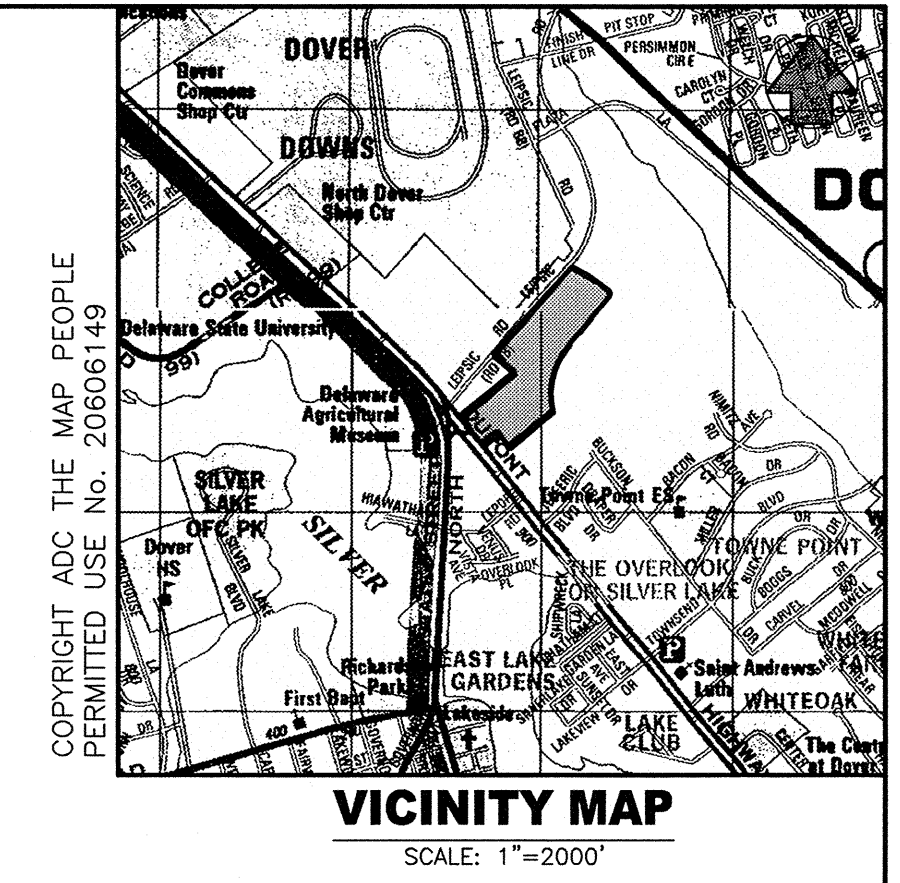
Date

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 **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.

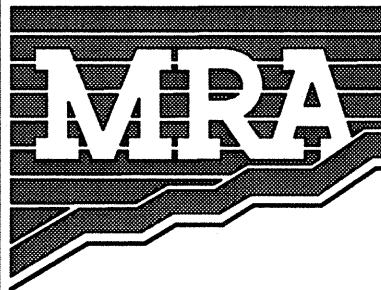


- LEGEND**
- EXISTING R/W LINE
 - EXISTING PROPERTY LINE
 - - - EXISTING 5' CONTOUR
 - EXISTING WOODLANDS LINE



SITE DATA

OWNER:	T4T ASSOCIATES, INC. 141 NORTH DUPONT HIGHWAY DOVER, DE 19901
DEVELOPER/APPLICANT:	VANGUARD COMMERCIAL DEVELOPMENT, INC. 1500 SERPENTINE ROAD, SUITE 100 BALTIMORE, MD 21204
TAX MAPS:	ED-05-68.05-01-12.00-000 ED-05-68.05-01-13.00-000 ED-05-68.05-01-15.00-000
EXISTING ZONING:	C-4
PROPOSED ZONING:	SC-2
PROPOSED USE:	COMMERCIAL
TOTAL SITE AREA:	25.00± AC
TOTAL FLOOR AREA:	210,400 S.F.
REQUIRED PARKING:	100 (1/300 S.F. FLOOR AREA)
PROPOSED PARKING:	150
WATER:	PUBLIC
SEWER:	PUBLIC
TOPOGRAPHIC REF:	U.S.G.S. DATUM



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
18 BOULDEN CIRCLE, SUITE 36
NEW CASTLE, DELAWARE 19720
(302) 326-2200
FAX: (302) 326-2399
WWW.MRAGTA.COM

SKETCH PLAN
FOR
BERRY VAN LINES PROPERTY

ENGINEER'S SEAL	CITY OF DOVER	KENT COUNTY, DELAWARE
DATE	REVISIONS	JOB NO.: 15017
		SCALE: 1"=100'
		DATE: 01/02/07
		DRAWN BY: AHJ
		DESIGN BY: AHJ
		REVIEW BY: PLT
		SHEET: 1 OF 1

Preliminary Land Use Service (PLUS)

Berry Van Lines
2007-01-06

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

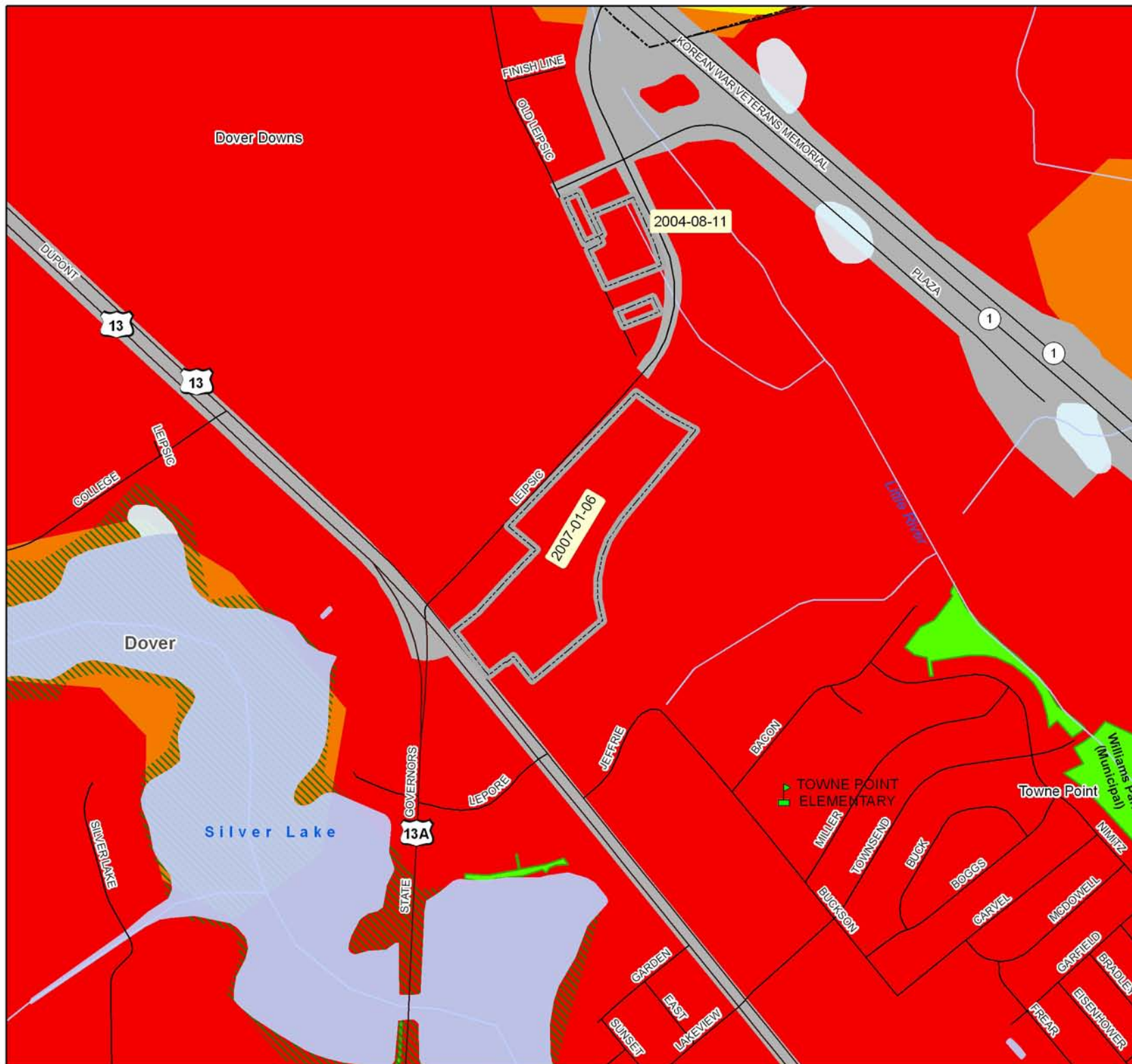
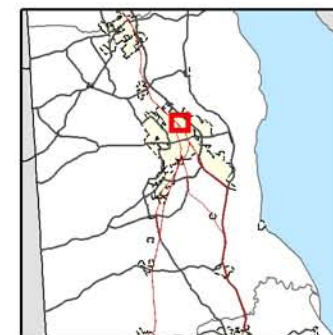
Strategies

-  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)

0 250 500 1,000
Feet
1:10,000



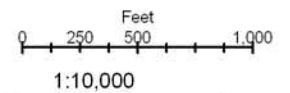
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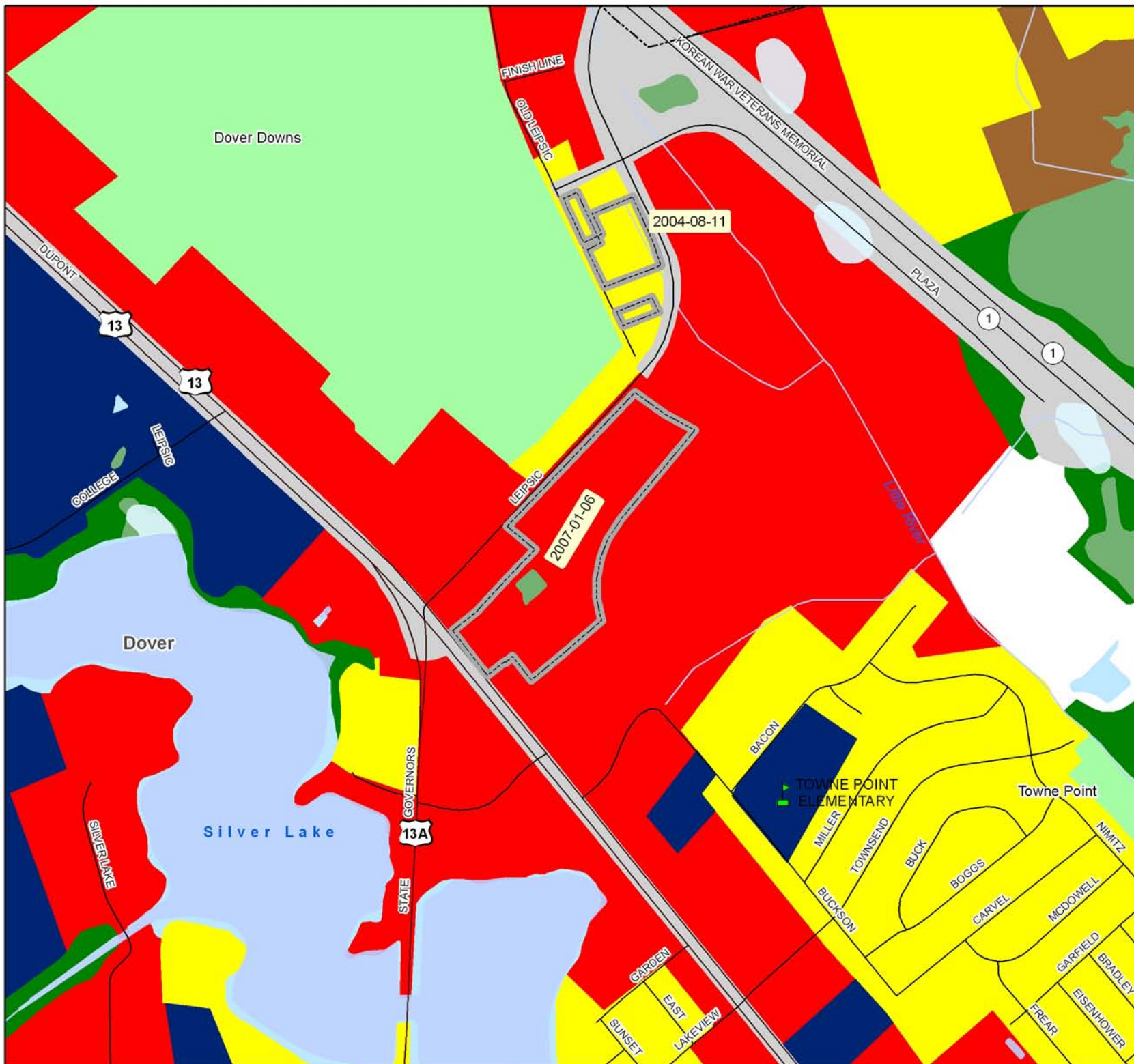
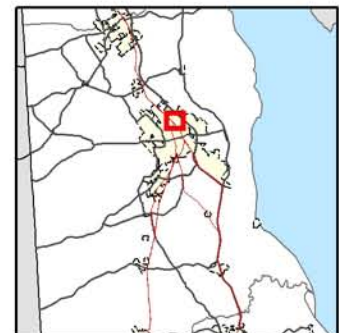
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-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



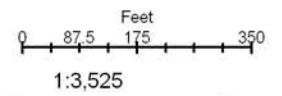
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Preliminary Land Use Service (PLUS)

Berry Van Lines
2007-01-06

-  Project Area
-  Municipalities



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