

## 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](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

1. Project Title/Name: Lakeside Business park

2. Location ( please be specific): North side State Route 18 West of Harbeson

3. Parcel Identification #: 1-35-11.00-33.00  
1-35-11.00-35.00

4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Besche Furniture Company

Address: Rd. #4 Box 188

City: Georgetown

State: DE

Zip: 19974

Phone:

Fax:

Email:

6. Applicant's Name: DeVincentis Properties, LLC

Address: Box 2663

City: Wilmington

State: DE

Zip: 19805

Phone: 995-6561

Fax: 995-7053

Email:

7. Project Designer/Engineer W.T. & Sons, Surveying, LLC

Address: 29 Flinthill Drive

City: Newark

State: DE

Zip: 19702

Phone: 302-894-9171

Fax:

Email: WTSsurvey@verizon.net

8. Please Designate a Contact Person, including phone number, for this Project: William T Wichess

<b>Information Regarding Site:</b>	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: 18 proposed Commercial lots (15 proposed storage/contractor offices) 3 pad site for restaurants/small commercial establishments	
11. Area of Project(Acres +/-): 35+/- acres (approximately 3 +/- acres to be retained by current owner)	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input checked="" 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: C-1	15. Proposed Zoning: C-1
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: 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 checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone                      Town Center <input type="checkbox"/> Low Density <input checked="" type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities  Will a new public well be located on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    What is the estimated water demand for this project? ?  How will this demand be met?	
21. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:	
22. If a site plan please indicate gross floor area:	
23. If a subdivision: <input checked="" 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..	



<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Existing pond</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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 :</p>
<p>31. 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>32. List the proposed method(s) of stormwater management for the site:</p> <p>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.): existing pond</p> <p>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>33. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much?          Acres          Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas)          acres/Sq ft.</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)?</p> <p>Where is the open space located?</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>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?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Roads,stormwater,utilities</p>
<p>36. 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 stormwater management pond (wet), bio-infiltration swales, vegetative buffers</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies vegetative buffers, 50' average</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

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 60

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1%

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. 2 proposed entrances 32' wide 2 lanes no shoulders, 1 existing entrance

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. N/A

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: Fall 2007

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

\_\_\_\_\_  
Signature of property owner

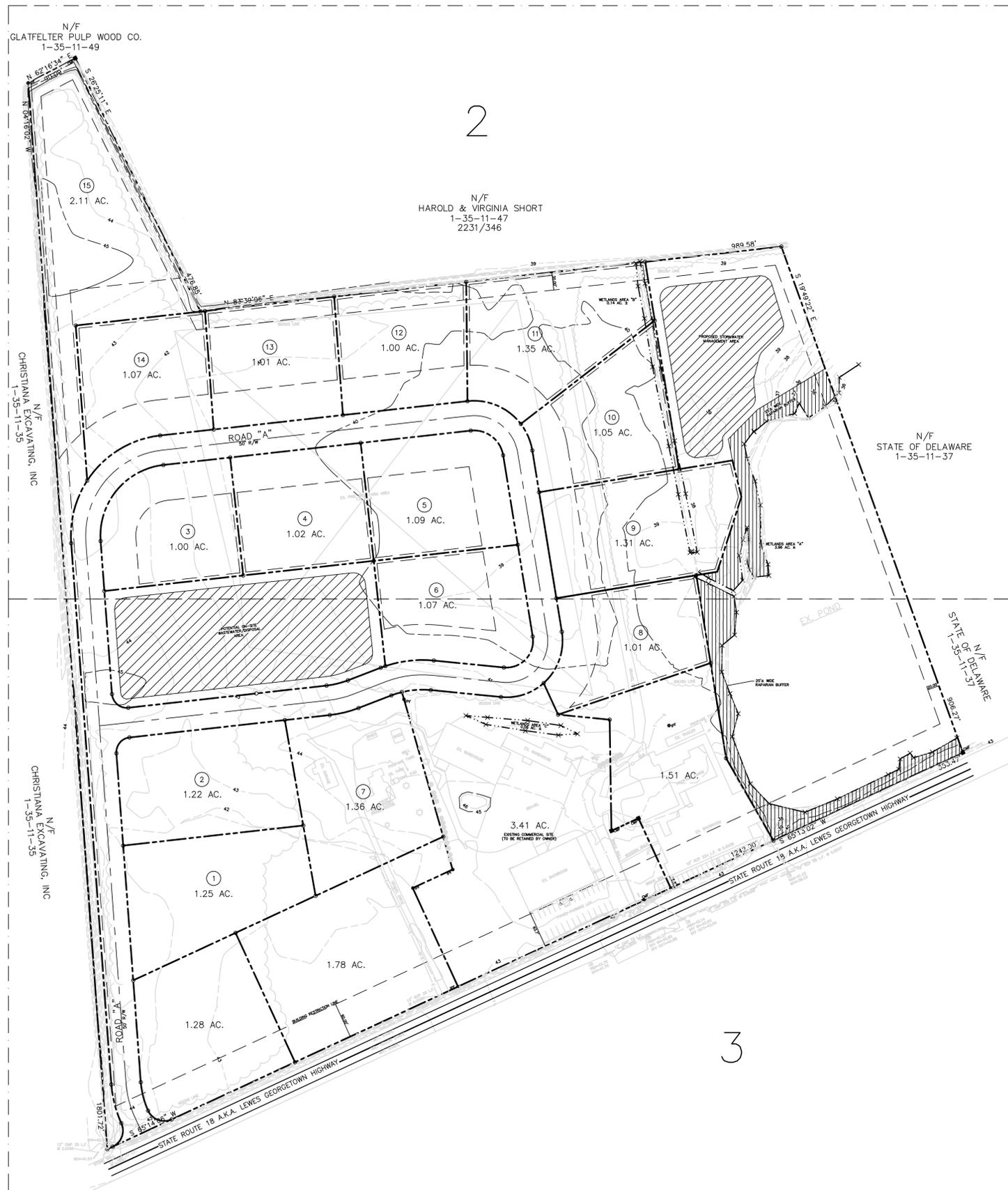
\_\_\_\_\_  
Date

\_\_\_\_\_  
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.



**GENERAL NOTES:**

1. DATUM:  
HORIZONTAL - NAD83  
VERTICAL - NAVD88  
BENCHMARK IS A FOUND CONCRETE MONUMENT ON THE EASTERLY PROPERTY CORNER ELEV=42.43.
2. T.P. # 1-35-11.00-33.00, DEED REF - 287/227, 276/89, 623/154, 715/941, 1788/330, 617/579, 2418/119. PLAN REF - P.B. 66, P. 347, AND COMPOSITE PLAN OF THE LANDS OF BESCHE FURNITURE, BY MCCANN INC, DATED 12-22-97.
3. AREAS  
TOTAL SITE - 38.2± AC.  
PARCEL TO BE RETAINED BY BESCHE FURNITURE - 3.41 AC.  
PROPOSED DEVELOPMENT AREA - 34.79 AC.  
WOODS/TREE FARM - 17.9± AC.  
WETLANDS - 4.2± AC.  
POND(AFFECTING SITE) - 4.0± AC.  
RIGHT-OF-WAY - 2904 L.F.  
LOTS - 22.49 AC.  
WASTEWATER DISPOSAL/ON-SITE SEPTIC - 2.10 AC.  
STORMWATER MANAGEMENT AREA - 1.0 AC.
4. ZONING C-1  
MIN. LOT AREA - .75 AC.  
MIN. LOT WIDTH - 150'  
FRONT YARD - 60'  
SIDE YARD - 5'  
REAR YARD - 5'  
MAX BLDG. HEIGHT - 42'  
\*SOME OF THE EXISTING STRUCTURES PREDATE CURRENT ZONING REGULATIONS.
5. UTILITIES  
GAS/ELEC - CONECTIV  
SEWER - ONSITE SEPTIC  
WATER - PUBLIC TIDEWATER UTILITIES
6. TOTAL NUMBER OF LOTS - 18  
15 PROPOSED 1.0+ AC. LOTS (WAREHOUSE/CONTRACTOR OFFICES)  
3 COMMERCIAL PAD SITES

APPLICANT: DEVINCENTIS PROPERTIES  
BOX 2663  
WILMINGTON, DE 19805  
PH # 302 995-6561

OWNER: BESCHE FURNITURE CO.  
RD. 4 BOX 188  
GEORGETOWN, DE 19947

MISS UTILITY  
CALL BEFORE YOU DIG  
1-800-441-8355  
PROTECT YOURSELF, GIVE THREE  
WORKING DAYS NOTICE

THIS DRAWING AND THE FEATURES REPRESENTED ARE PROPRIETARY TO WT & SONS SURVEYING, LLC AND SHALL NOT BE ALTERED OR REVISED WITHOUT WRITTEN PERMISSION.

**CERTIFICATION OF PLAN ACCURACY:**

I, WILLIAM T. WICHESS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES.

REGISTRATION NUMBER 667

DATE

SHEET 1 OF 3

**WT & SONS SURVEYING**  
29 FLINTHILL DRIVE NEWARK, DE 19702  
(302) 894-9171 PHONE & FAX

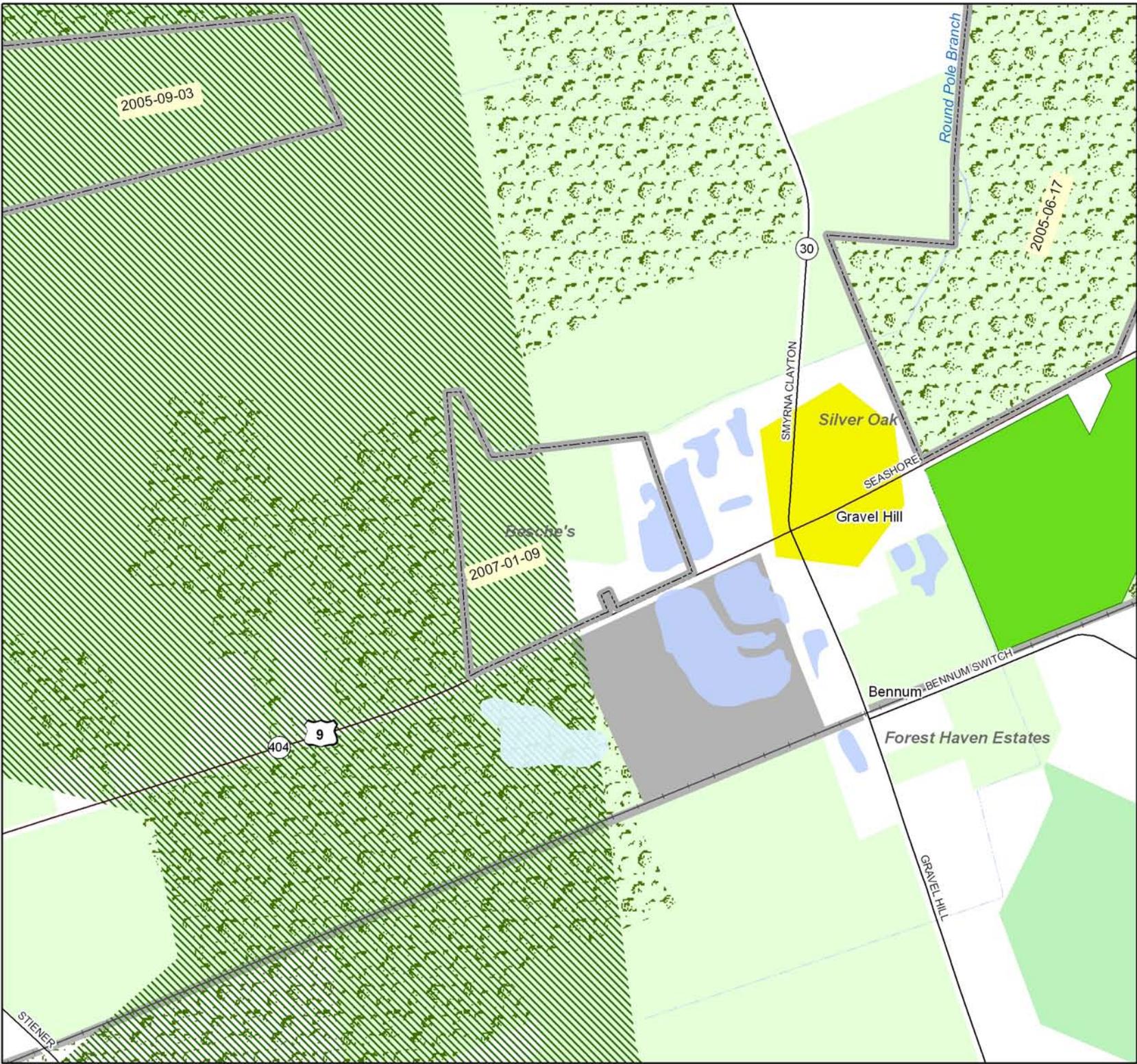
CONCEPTUAL SKETCH PLAN(KEY SHEET)  
FOR  
**LAKESIDE BUSINESS PARK**  
SITUATE IN: GEORGETOWN HD., SUSSEX CO. DE.

PROJECT #	DATE	#	REVISION	DATE	BY
104-06	12-21-06				
SCALE:	FLD BK:				
1" = 100'					
DRN BY:	CHKD BY:				
SCC	WTW				

# Preliminary Land Use Service (PLUS)

## Lakeside Business Park

2007-01-09

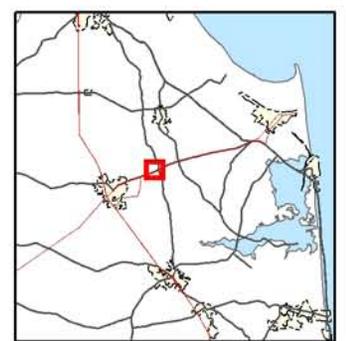


- Project Area
  - Municipalities
  - Purchased Dev. Rights
  - Ag District
  - Public Owned/Protected
  - Forestry Easements
  - Delaware State Forests
  - Working Forests
  - Highest Value Agriculture
- Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Nat. Res. & Rec. Priorities
  - Out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

0 260 520 1,040  
Feet

1:10,000

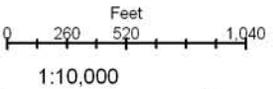
Produced by the Delaware Office of State Planning Coordination.  
[www.state.de.us/planning](http://www.state.de.us/planning)



**Preliminary Land Use Service (PLUS)**  
**Lakeside Business Park**  
 2007-01-09



- 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

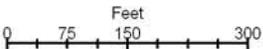


Produced by the Delaware Office of State Planning Coordination.  
[www.state.de.us/planning](http://www.state.de.us/planning)



**Preliminary Land  
Use Service (PLUS)**  
Lakeside Business Park  
2007-01-09

-  Project Area
-  Municipalities



1:2,858



Produced by the Delaware Office of  
State Planning Coordination.  
[www.state.de.us/planning](http://www.state.de.us/planning)

