

PLUS 2007-04-05
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: Bridgeville Commercial Gateway Center | | |
| 2. Location (please be specific): Town of Bridgeville, U.S. Route 13 & Sussex Co. Rd. 545 (Rifle Range Road) | | |
| 3. Parcel Identification #: 1-31-15-1 | 4. County or Local Jurisdiction Name: Town of Bridgeville | |
| 5. Owner's Name: F.E.D. Investments, L.L.C., Joel Farr | | |
| Address: 4717 Logwood Lane | | |
| City: Chantilly | State: VA | Zip: 20151 |
| Phone: 443-250-0092 | Fax: 703-968-0369 | Email: joel.farr@cox.net |
| 6. Applicant's Name: F.E.D. Investments, L.L.C., Joel Farr | | |
| Address: 4717 Logwood Lane | | |
| City: Chantilly | State: VA | Zip: 20151 |
| Phone: 443-250-0092 | Fax: 703-968-0369 | Email: joel.farr@cox.net |
| 7. Project Designer/Engineer: Ramesh C. Batta Associates, P.A. | | |
| Address: 4600 New Linden Hill Road | | |
| City: Wilmington | State: DE | Zip: 19808 |
| Phone: 302-998-9463 | Fax: 302-998-2926 | Email: rbatta@rcbatta.com |
| 8. Please Designate a Contact Person, including phone number, for this Project: Ramesh C. Batta, P.E., P.L.S., 302-998-9463 | | |

Information Regarding Site:	
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 checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Commercial Center consisting of Lodging, Retail, Bank, Restaurant, Fast Food, and Service Station (also, subdivision into several lots as a result of street right-of-way dedication)	
11. Area of Project(Acres +/-): 13.72 Acres	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input 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: C-1 Commercial District	15. Proposed Zoning: N/A
16. Present Use: Vacant	17. Proposed Use: Commercial Center
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 <input 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 checked="" 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: Town of Bridgeville 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? 25,000 gpd How will this demand be met? Town of Bridgeville system	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Bridgeville	
22. If a site plan please indicate gross floor area: 76,200 sf – 88,200 sf	
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: N/A Gross Density of Project: N/A Net Density N/A 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: N/A

Number of owner-occupied units: N/A

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 sf

Proposed Use: % of Impervious Surfaces: Approx. 60%
Square Feet: Approx. 8.25 acres

27. What are the environmental impacts this project will have? None anticipated

How much forest land is presently on-site? 0 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:

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

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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 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: Best Management Practices</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.): roadside swale/storm drain system, infiltration</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 1.14 Acres 49,650 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 0 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)? Stormwater Management</p> <p>Where is the open space located? Northeast corner on-site</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>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? Utilities (central water, sanitary sewer), streets</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected N/A</p> <p>Acres on-site that will be restored N/A</p> <p>Acres of required wetland mitigation N/A</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed: bio-retention/detention facilities</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies N/A</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

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:

Entrance/exit at Sussex Co. Rd. 545, 60' wide public R.O.W., 32' wide cartway, 2-way, 1 lane each direction

Entrance/exit at Route 404 (U.S. Route 13A), 60' wide private cross access easement, 32' wide cartway, 2-way, 1 lane each direction

Reservation of 30' wide R.O.W. for future service road (shared with adjacent property to the north).

40. Will the street rights of way be public, private, or town? 1 public street R.O.W., plus additional 30' wide reservation for future service road (public R.O.W.), 1 private cross access easement

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. Direct connection proposed, per this plan, to adjacent property to the north, with proposed future shared access to U.S. Route 13 (future service road R.O.W.)

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: Approx. 2 years through plan approvals to completion of construction

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

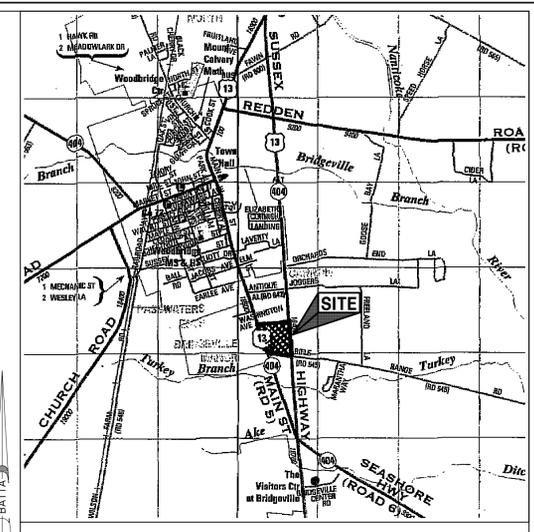
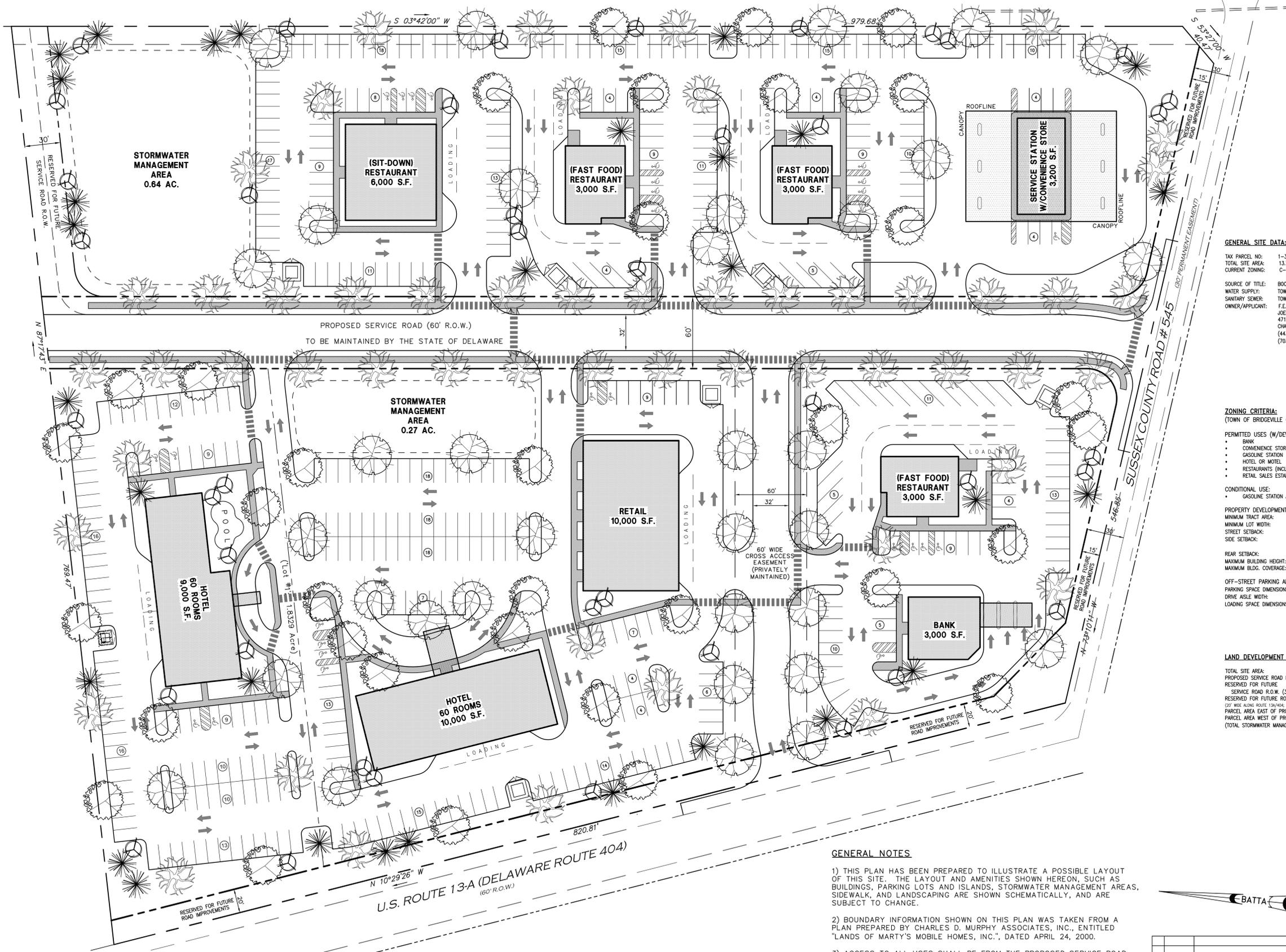
Signature of Person completing form
(If different than property owner)

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.

U.S. ROUTE 13 (SOUTH BOUND)
(200' R.O.W.)



LOCATION MAP ADC MAPS 12 & 13 SCALE: 1" = 2500'

GENERAL SITE DATA:

TAX PARCEL NO: 1-31-15-1
 TOTAL SITE AREA: 13.7227± ACRES
 CURRENT ZONING: C-1 COMMERCIAL DISTRICT (TOWN OF BRIDGEVILLE)
 SOURCE OF TITLE: BOOK 1962, PAGE 294
 WATER SUPPLY: TOWN OF BRIDGEVILLE (PROPOSED)
 SANITARY SEWER: TOWN OF BRIDGEVILLE (PROPOSED)
 OWNER/APPLICANT: JOEL FAIR
 4717 LOGWOOD LANE
 CHANTILLY, VA 20151
 (443) 250-0092
 (703) 988-0369 FAX

PROPOSED USES:

HOTEL (60 ROOMS): 27,000 S.F.
 (3 STORES @ 9,000 SF)
 HOTEL* (60 ROOMS): 30,000 S.F.
 (3 STORES @ 10,000 SF)
 RETAIL*: 10,000 S.F.
 BANK: 3,000 S.F.
 RESTAURANT (SIT-DOWN): 6,000 S.F.
 RESTAURANT (FAST-FOOD): 9,000 S.F.
 (3 @ 3,000 S.F. EACH)
 SERVICE STATION WITH CONVENIENCE STORE: 3,200 S.F. (RETAIL)
 (UNDER 11,600 SF CANOPY)

TOTAL GROSS FLOOR AREA: 88,200 S.F.
 TOTAL BUILDING COVERAGE: 56,600 S.F.**
 **USING SERVICE STATION CANOPY AREA

* RETAIL SALES ESTABLISHMENT OF APPROXIMATELY 28,000 S.F., AND ASSOCIATED PARKING AND LOADING, MAY BE LOCATED IN THE AREA OF THE HOTEL AND RETAIL SHOWN.

ZONING CRITERIA:

(TOWN OF BRIDGEVILLE C-1 COMMERCIAL DISTRICT)

PERMITTED USES (W/DEVELOPMENT PLAN REVIEW):
 • BANK
 • CONVENIENCE STORE
 • GASOLINE STATION
 • HOTEL OR MOTEL
 • RESTAURANTS (INCLUDING TAKE-OUT AND FAST FOOD)
 • RETAIL SALES ESTABLISHMENTS

CONDITIONAL USE:
 • GASOLINE STATION AND CONVENIENCE CENTER

PROPERTY DEVELOPMENT STANDARDS:
 MINIMUM TRACT AREA: 2,500 SF
 MINIMUM LOT WIDTH: 25'
 STREET SETBACK: 10'
 SIDE SETBACK: 10' (ADJOINING RESIDENTIAL ZONE)
 0' OR 10' (ADJOINING NON-RESIDENTIAL ZONE)
 REAR SETBACK: 20'
 MAXIMUM BUILDING HEIGHT: 45'
 MAXIMUM BLDG. COVERAGE: 70%

OFF-STREET PARKING AND LOADING DESIGN STANDARDS:
 PARKING SPACE DIMENSIONS: 10' x 20'
 DRIVE AISLE WIDTH: 25'
 LOADING SPACE DIMENSIONS: 12' x 40'

LAND DEVELOPMENT SUMMARY

TOTAL SITE AREA: 13.7227± ACRES
 PROPOSED SERVICE ROAD R.O.W.: 1.2597± ACRE
 RESERVED FOR FUTURE SERVICE ROAD R.O.W. (30' WIDE): 0.1583± ACRE
 RESERVED FOR FUTURE ROAD IMPROVEMENTS: 0.5878± ACRE
 (20' WIDE ALONG ROUTE 13A/404; 15' WIDE ALONG SCR 545)
 PARCEL AREA EAST OF PROP. SERVICE ROAD: 4.7888± ACRES
 PARCEL AREA WEST OF PROP. SERVICE ROAD: 6.9339± ACRES
 (TOTAL STORMWATER MANAGEMENT AREA SHOWN: 0.91± ACRE)

WITH THIS ALTERNATE:
 TOTAL GROSS FLOOR AREA: 76,200 S.F.
 TOTAL BUILDING COVERAGE: 66,600 S.F.**
 **USING SERVICE STATION CANOPY AREA

OFF-STREET PARKING:

USE	REQUIRED	PROVIDED
HOTEL:		
60 ROOMS @ 1.5 SPACES/ROOM:	94 SPACES	95 SPACES
+ (EST.) 10 EMPLOYEES @ 1 SPACE/3 EMPLOYEES:	4 SPACES	
HOTEL:		
60 ROOMS @ 1.5 SPACES/ROOM:	94 SPACES	90 SPACES
+ (EST.) 10 EMPLOYEES @ 1 SPACE/3 EMPLOYEES:	4 SPACES	
RETAIL:		
(EST.) 6,800 SF (EST. 1/3 OF 10,000 SF GFA)	39 SPACES	
@ 1 SPACE/200 SF OF SALES FLOOR AREA:	34 SPACES	
+ (EST.) 10 EMPLOYEES @ 1 SPACE/2 EMPLOYEES:	5 SPACES	
TOTAL HOTEL AND RETAIL:	133 SPACES	133 SPACES
BANK (OFFICES & PERSONAL SERVICE ESTABLISHMENT):		
3,000 SF @ 1 SPACE/200 SF:	15 SPACES	15 SPACES
RESTAURANT (SIT-DOWN):		
(EST.) 3,000 SF (EST. 1/3 OF 6,000 SF GFA)	70 SPACES	76 SPACES
@ 1 SPACE/50 SF PATRON AREA:	60 SPACES	
+ (EST.) 20 EMPLOYEES @ 1 SPACE/2 EMPLOYEES:	10 SPACES	
RESTAURANT (FAST FOOD):		
(EST.) 1,500 SF (EST. 1/3 OF 3,000 SF GFA)	40 SPACES EA.	43, 43, & 42
@ 1 SPACE/50 SF PATRON AREA:	30 SPACES	
+ (EST.) 20 EMPLOYEES @ 1 SPACE/2 EMPLOYEES:	10 SPACES	
SERVICE STATION W/CONVENIENCE STORE:		
3,200 SF @ 1 SPACE/200 SF SALES FLOOR AREA:	18 SPACES	18 SPACES
+ (EST.) 4 EMPLOYEES @ 1 SPACE/2 EMPLOYEES:	2 SPACES	
SITE TOTAL:	450 SPACES	465 SPACES
(HANDICAPPED PARKING:		28 SPACES)

GENERAL NOTES

- 1) THIS PLAN HAS BEEN PREPARED TO ILLUSTRATE A POSSIBLE LAYOUT OF THIS SITE. THE LAYOUT AND AMENITIES SHOWN HEREON, SUCH AS BUILDINGS, PARKING LOTS AND ISLANDS, STORMWATER MANAGEMENT AREAS, SIDEWALK, AND LANDSCAPING ARE SHOWN SCHEMATICALLY, AND ARE SUBJECT TO CHANGE.
- 2) BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A PLAN PREPARED BY CHARLES D. MURPHY ASSOCIATES, INC., ENTITLED "LANDS OF MARTY'S MOBILE HOMES, INC.", DATED APRIL 24, 2000.
- 3) ACCESS TO ALL USES SHALL BE FROM THE PROPOSED SERVICE ROAD AND/OR THE DRIVEWAY PROPOSED WITHIN THE CROSS ACCESS EASEMENT, BOTH OF WHICH ARE INTERNAL TO THE SITE. NO DIRECT ACCESS TO ROUTE 13, ROUTE 13A/404, OR SUSSEX COUNTY ROAD 545 WILL BE PERMITTED FROM ANY INDIVIDUAL USE.

**CONCEPT LAND USE PLAN
BRIDGEVILLE COMMERCIAL
GATEWAY CENTER**

TOWN OF BRIDGEVILLE SUSSEX COUNTY DELAWARE
 SCALE: 1" = 40' FEBRUARY 16, 2007
 GRAPHIC SCALE IN FEET

BATTA RAMESH C. BATTA ASSOCIATES, P.A.
 CONSULTING ENGINEERS PLANNERS LAND SURVEYORS

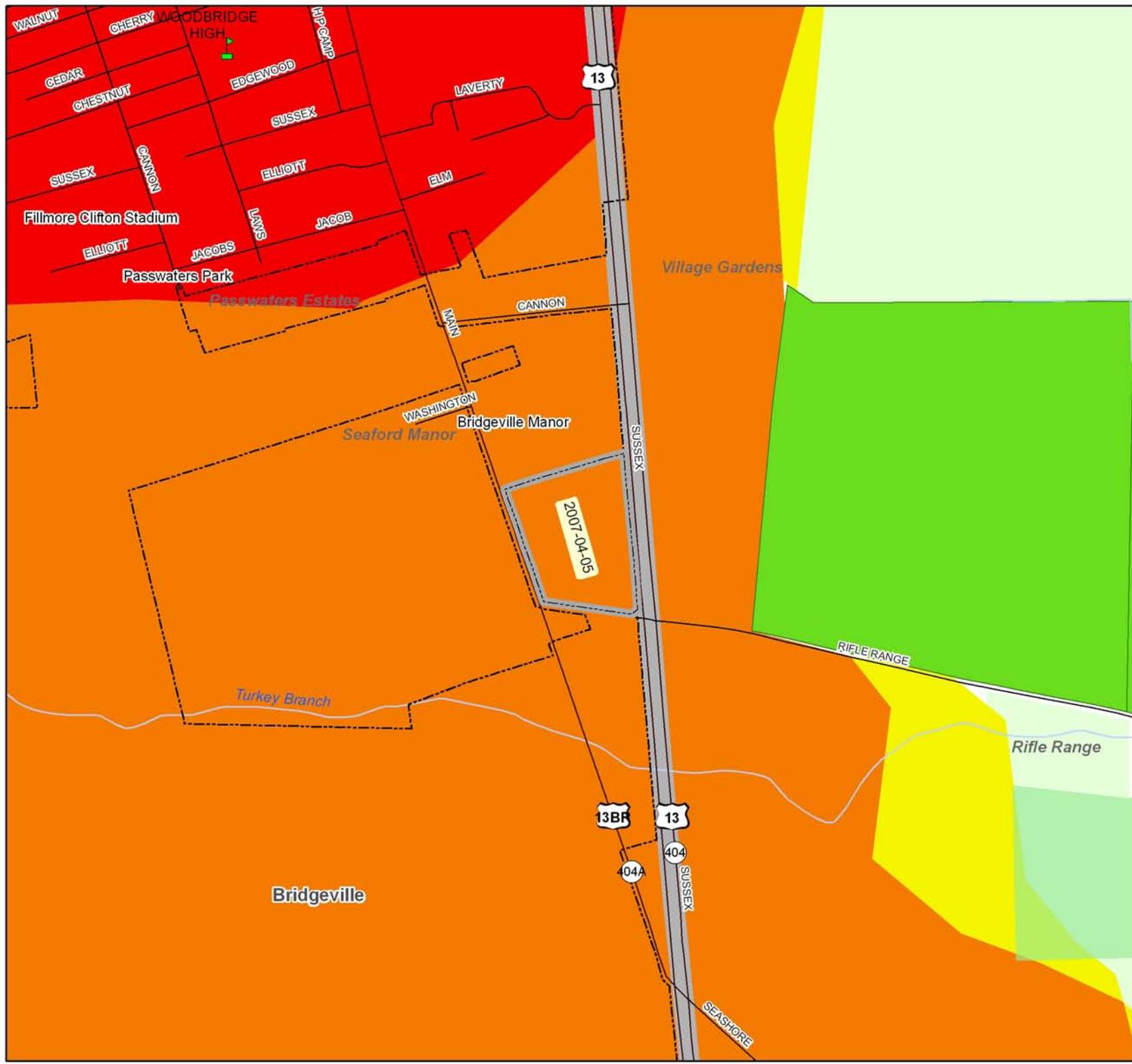
4600 NEW LINDEN HILL ROAD SUITE 102 BROWNSTONE PLAZA WILMINGTON, DELAWARE 19808 PHONE: (302) 988-9463 FAX: (302) 988-2928

600 NORTH DUPONT HIGHWAY SUITE 112 GEORGETOWN PROFESSIONAL PARK GEORGETOWN, DELAWARE 19947 PHONE: (302) 856-2581 FAX: (302) 856-0974

APPROVED BY: PROJECT NUMBER: 89795 PLAN NUMBER: C-17787 SHEET: 1 OF 1

Preliminary Land Use Service (PLUS)

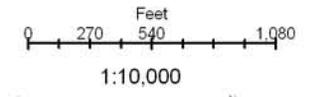
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2007-04-05



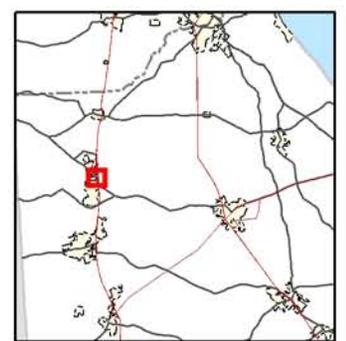
- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

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)

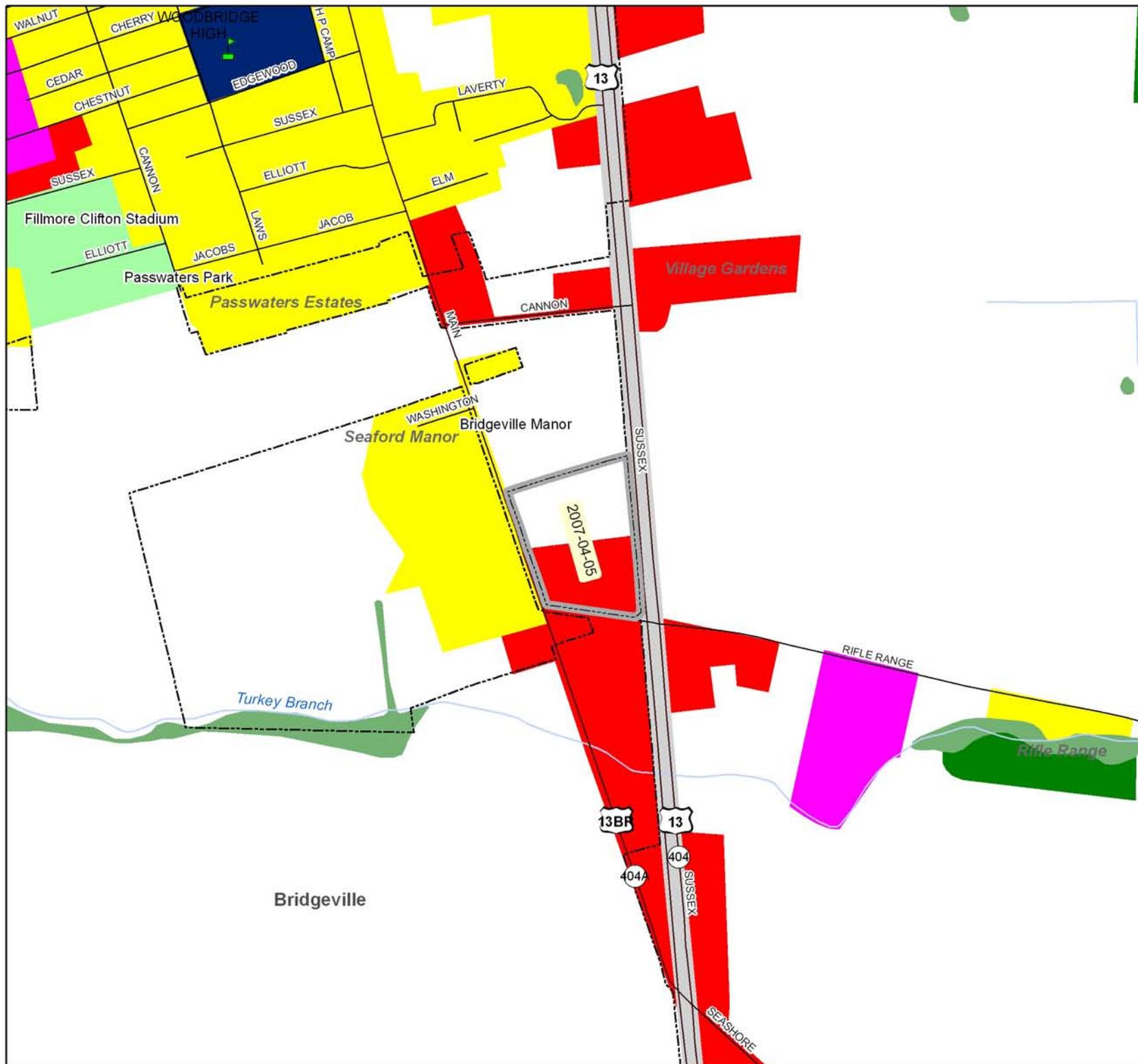


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www.state.de.us/planning

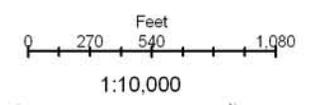


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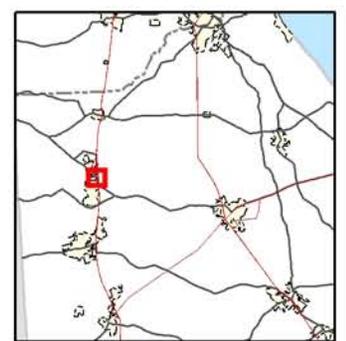
Bridgeville Commercial Center
2007-04-05



- 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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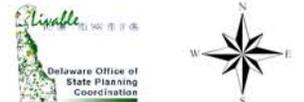
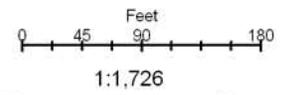


Bridgeville

Preliminary Land Use Service (PLUS)

Bridgeville Commercial Center
2007-04-05

-  Project Area
-  Municipalities



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