

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: Overbrook Park Center

2. Location (please be specific): Intersection of Coastal Highway (State Route One) and Cave Neck Road (S.R. #88)

3. Parcel Identification #: 2-35-23.00-01.00 (portion)

4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Overbrook Park Center L.L.C.

Address: 114 Kings Highway SW

City: Dover

State: DE

Zip: 19901

Phone: 302-672-7934

Fax: 302-672-7935

Email:

6. Applicant's Name: Overbrook Park Center L.L.C.

Address: 114 Kings Highway SW

City: Dover

State: DE

Zip: 19901

Phone: 302-672-7934

Fax: 302-672-7935

Email:

7. Project Designer/Engineer: River Basin Engineering (Contact: Gary A. Moore, Sr.)

Address: 724 Yorklyn Road, Suite 300

City: Hockessin

State: DE

Zip: 19707

Phone: 302-234-1850

Fax: 302-234-1853

Email:

8. Please Designate a Contact Person, including phone number, for this Project: Gary A. Moore, Sr. (302) 234-1850

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 Overbrook Park Center project is a small business park located on 4.71 acres and comprising of a 13,800 sq. ft. retail building, a 3,562 Sq. Ft. Bank and a 13,225 Sq. Ft. Drug Store.

11. Area of Project(Acres +/-): 4.71

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.
 N/A

14. Present Zoning: AR-1

15. Proposed Zoning: C-1

16. Present Use: Farmed

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: Typical Farming activity.

19. Comprehensive Plan recommendation:

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: Tidewater

Will a new public well be located on the site? Yes No What is the estimated water demand for this project? **4,000 gpd**
 How will this demand be met?

21. Wastewater: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Sussex County Sewer

22. If a site plan please indicate gross floor area: 30,587

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: 0
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 71.57
Square Feet: 146,840.76

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

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:

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 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: Storm drain system</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.): Storm drain collection system to underground storage and infiltration system.</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? 1.34 Acres 58,370 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 1.34/58,370 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)? Landscaped area.</p> <p>Where is the open space located? Along the parcel boundaries.</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</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</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input 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 2,700

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2-4%

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. 1 connection to Cave Neck Road, S.R. #88(60'ROW) and 1 connection to Coastal Highway, State Route One (160' ROW)

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

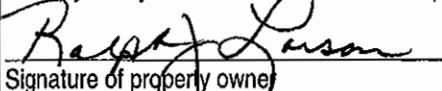
42. Are any federal permits, licensing, or funding anticipated? Yes No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

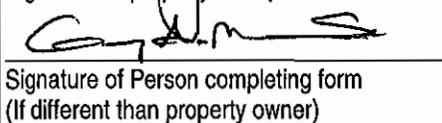
Yes No If yes, please List them:

45. Please make note of the time-line for this project: Initial construction summer '08.

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


Signature of property owner

7-25-07
Date

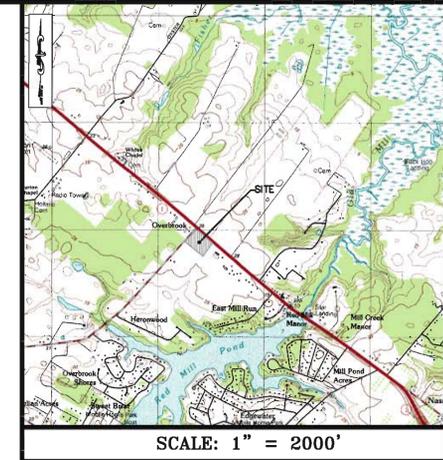

Signature of Person completing form
(If different than property owner)

7-23-07
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.

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 AND APPURTENANT.



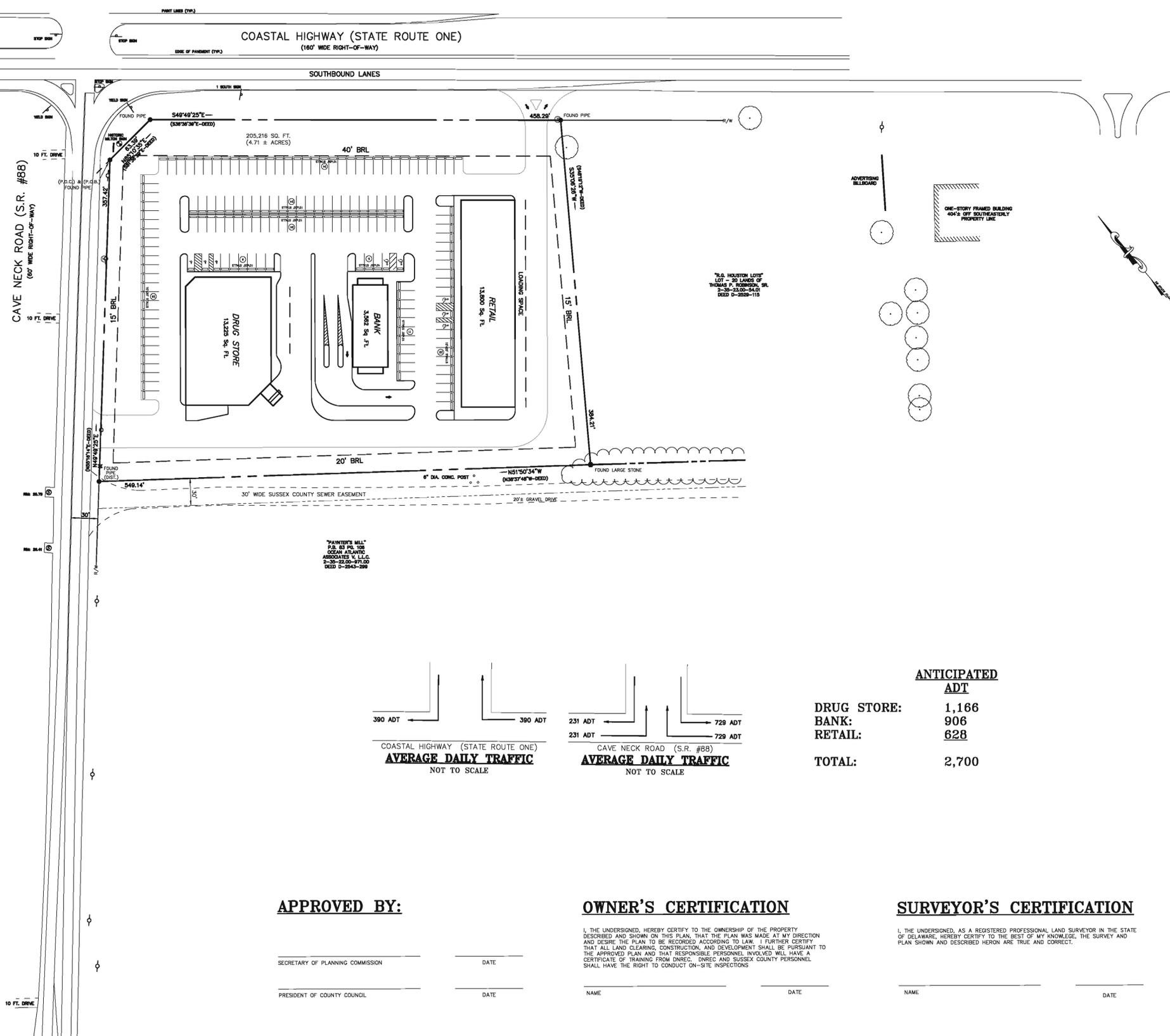
SCALE: 1" = 2000'

- NOTES:**
- 1.) (P.O.B.) = POINT OF BEGINNING
 - 2.) (P.O.C.) = POINT OF COMMENCEMENT
 - 3.) PHYSICAL FEATURES SHOWN HEREON OBTAINED FROM A FIELD SURVEY PERFORMED BY LRHA INSITE DESIGN, LLC, DATED JUNE 4, 2007.
 - 4.) ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.
 - 5.) ANY REVISIONS MADE TO THESE PLANS AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION DATE SHALL NOT BE RESPONSIBILITY OF LRHA INSITE DESIGN, LLC, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - 6.) NO ONE SHALL SCALE FROM THESE PLANS FOR CONSTRUCTION PURPOSES.
 - 7.) HORIZONTAL DATUM ESTABLISHED FROM DELAWARE STATE PLAN COORDINATE 1983, NAVD 83, PROVIDED BY LAURENCE R. MORRIS, INC. 5/30/2007.
 - 8.) TOPOGRAPHY SHOWN HEREON WAS OBTAINED FROM FIELD SURVEY PERFORMED BY LRHA INSITE DESIGN, LLC, COMPLETED ON JUNE 4, 2007.
 - 9.) BENCHMARK: GPS POINT #1
ELEVATION: 24.72
DATUM: NAVD83
CONTOUR INT.: 1 FOOT
 - 10.) UNDERGROUND UTILITIES HAVE BEEN SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION OR EXCAVATION. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND LOCATIONS ARE APPROXIMATE. LRHA INSITE DESIGN, LLC DOES NOT MAKE ANY RESPONSIBILITY FOR ANY DAMAGE INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCUATELY SHOWN.
 - 11.) SURVEY AND TOPO PROVIDED BY LRHA INSITE DESIGN

LEGEND

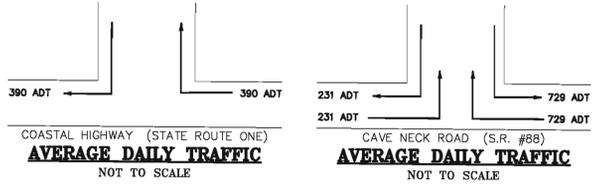
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- EDGE OF STONE
- MIN. BLDG SETBACK LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- TREELINE
- DECIDUOUS TREE
- PROPERTY CORNER MARKER FOUND
- UTILITY POLE
- WV WATER VALVE (MAIN)
- FH FIRE HYDRANT
- SANITARY MANHOLE
- SIGN
- TELEPHONE PEDESTAL

BENCHMARK
See Note 9



ANTICIPATED ADT

DRUG STORE:	1,166
BANK:	906
RETAIL:	628
TOTAL:	2,700



APPROVED BY:

SECRETARY OF PLANNING COMMISSION _____ DATE _____
PRESIDENT OF COUNTY COUNCIL _____ DATE _____

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW. I FURTHER CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION, AND DEVELOPMENT SHALL BE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED WILL HAVE A CERTIFICATE OF TRAINING FROM DNREC, DNREC AND SUSSEX COUNTY PERSONNEL SHALL HAVE THE RIGHT TO CONDUCT ON-SITE INSPECTIONS

NAME _____ DATE _____

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, AS A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT.

NAME _____ DATE _____

ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE PLAN SHOWN AND DESCRIBED HEREON OTHER THAN THE PROPERTY BOUNDARY AND TOPOGRAPHY IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE SUSSEX COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO THE EXTENT THAT IT DESCRIBES THE BEARINGS AND DISTANCES OF SUBDIVIDED LANDS.

GARY A. MOORE, SR.
DE. LICENSE No. 10497
NAME _____ DATE _____

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE

ALL SPECIFICATIONS, FIELD DATA, AND NOTES ON THIS PLAN HAVE BEEN PREPARED BY RIVER BASIN ENGINEERING, INC. AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF RIVER BASIN ENGINEERING, INC. RIVER BASIN ENGINEERING, INC. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERE TO. DISSEMINATION, DISTRIBUTING, OR COPYING OF THIS PLAN IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF RIVER BASIN ENGINEERING, INC.

ENGINEER: GAM
DESIGNER: SMP
DRAFTER: EVZ
CHECKED BY: SMP
DATE: 06/04/07
SCALE: 1"=50'

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

SEAL

RBE
RIVER BASIN ENGINEERING

RBE - RED CLAY DIVISION
724 YORKLYN ROAD - SUITE 300
HOCKESSIN, DE 19707
PHONE: (302) 234-1850
FAX: (302) 234-1853
www.riverbasineng.com

PLUS PLAN

OVERBROOK PARK CENTER
OVERBROOK PARK CENTER L.L.C.
BROADCREEK HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO: 0217-0701
DRAWING: P-1
SHEET: 1 of 1

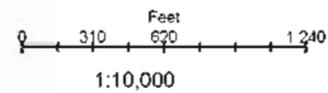
Preliminary Land Use Service (PLUS)

Overbrook Park Center
2007-08-06

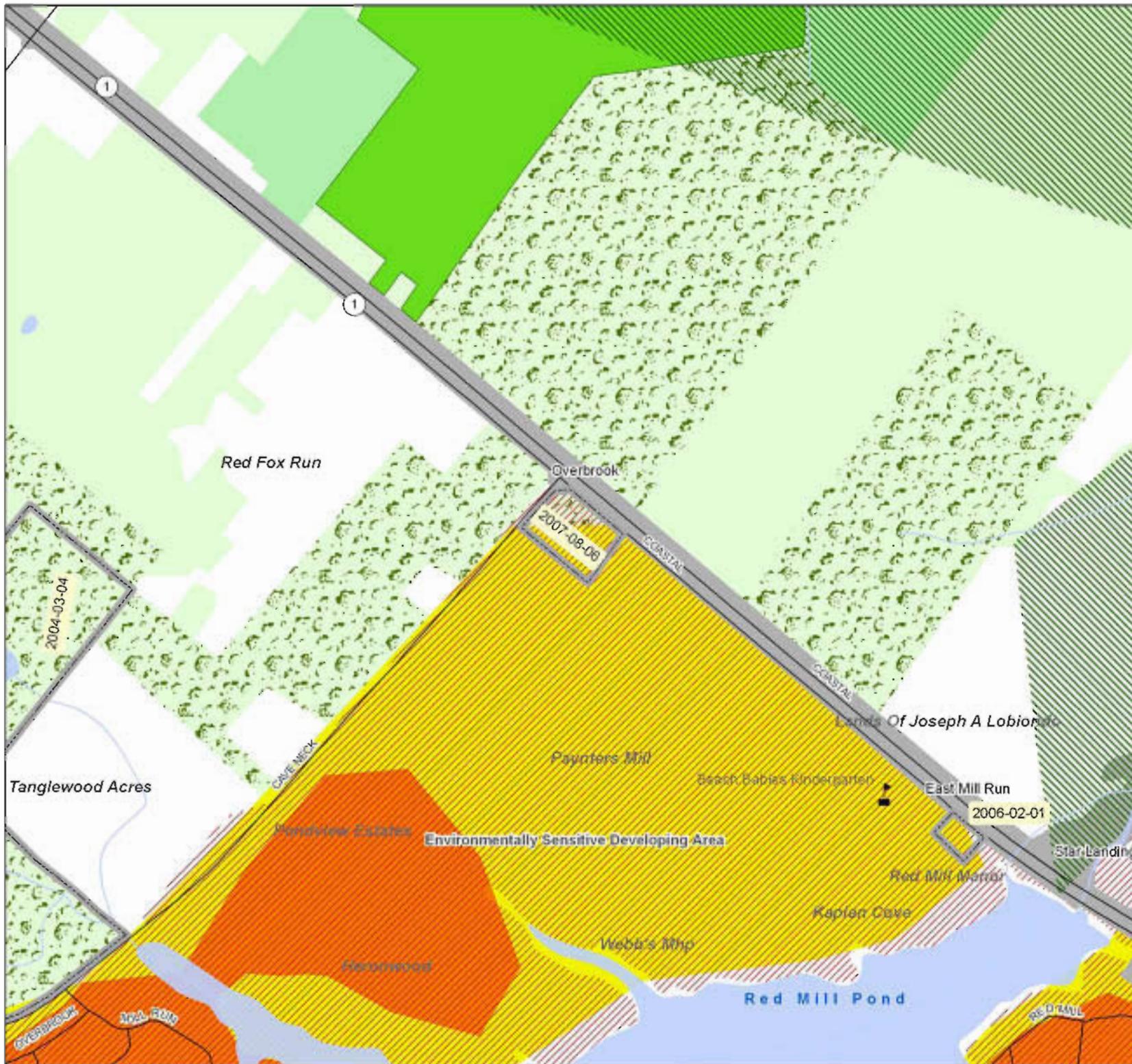
-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

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)

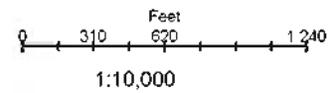


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State Planning Coordination.
www.state.de.us/planning



Preliminary Land Use Service (PLUS)
Overbrook Park Center
 2007-08-06

-  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



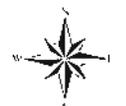
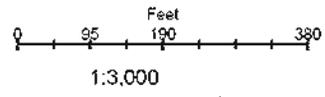
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Preliminary Land Use Service (PLUS)

Overbrook Park Center
2007-08-06

-  Project Area
-  Municipalities



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