

PLUS 2007-10-05

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 clarifications, 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/DNRECCeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: **Tractor Supply/Mini-Storage**

2. Location (please be specific): **U.S. Route 13 North of intersection with Camp Road, Seaford, DE**

3. Parcel Identification #: **TM 3-31-4.00-119.00** 4. County or Local Jurisdiction Name: **Sussex County**

5. Owner's Name: **The Keith Corporation**

Address: **5935 Carnegie Boulevard**

City: **Charlotte**

State: **NC**

Zip: **28209**

Phone: **704-365-6000**

Fax: **704-365-0733**

E-mail: **wfulton@thekeithcorp.com**

6. Applicant's Name: **The Keith Corporation (Wendy Fulton)**

Address: **5935 Carnegie Boulevard**

City: **Charlotte**

State: **NC**

Zip: **28209**

Phone: **704-365-6000**

Fax: **704-365-0733**

E-mail: **wfulton@thekeithcorp.com**

7. Project Designer/Engineer: **Engineering Consultants International, LLC (ECI)**

Address: **P.O. Box 820 (220 Rehoboth Avenue - No USPS Delivery)**

City: **Rehoboth Beach**

State: **DE**

Zip: **19971**

Phone: **302-226-2844**

Fax: **302-226-2939**

E-mail: **gtcuppels@ecieng.com**

8. Please Designate a Contact Person, including phone number, for this project: **Gary Cuppels 302-226-2844**

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: **Tractor supply retail store & a mini-storage facility located along Rt. 13, north of Seaford, DE**

11. Area of Project (Acres±): **9.47± 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. **N/A**

14. Present Zoning: **AR-1** 15. Proposed Zoning: **AR-1 Conditional Use**

16. Present Use: **Vacant** 17. Proposed Use **Retail, Mini-Storage**

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 Kent Sussex
 Suburban Inside Growth Zone Town Center Low Density
 Suburban Reserve Outside Growth Zone Developing
 Other Environ. Sensitive Development District

20. Water: Central (Community System) Individual On-Site Public (Utility)

Service Provider Name:

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. Water: Central (Community System) Individual On-Site Public (Utility)

Service Provider Name:

22. If a Site Plan, please indicate gross floor area: **75,347± SF**

23. If a Subdivision: Commercial Residential Mixed Use

24. If Residential, indicate the 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-Occupies 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-time homebuyer – 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: **±60%** Square Feet: **±248,135.5**

27. What are the environmental impacts this project will have? **None**
How much forest land is presently on site? **0** How much forest land will be removed? **0**
Are there known rare, threatened, or endangered species on site: Yes No
Is the site in a source water (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/hydrormap11.pdf>
Sussex County:
<http://www.udel.edu/dgs/Publications/pubsonline/hydrormap12.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 source water 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: **Quality/Quantity in a Joint Stormwater Pond**
Define the anticipated outlet location(s) for stormwater generated by the site (for examples, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): **Storm Drain System**
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? **3.8±** Acres **164,443.5±** Square Feet
Open space proposed (not including stormwater management ponds and waste water disposal areas):
3.3± Acres **143,558.5±** Square Feet
What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **Stormwater/Passive Grass Area**
Where is the open space located? **Throughout the Site**
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?

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 (BMP's) 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 Canadian 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: **782 TPD**
What percentage of those trips will be trucks, excluding vans and pick-up trucks? **2%**

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: **The joint entrance will be on US Rt. 13 SB w/right turns in and right turns out. The road is a 2-lane divided highway with improved shoulders.**

40. Will the street rights of way be public, private, or town? **N/A**

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: **A future service road has been sited and the location agreed upon with DeIDOT CCPP. A Letter of No Objection from DeIDOT has been submitted.**

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

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

46. 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:

47. Please make note of the time-line for this project: **Construction to begin during the spring of 2008**

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

Signature of Property Owner

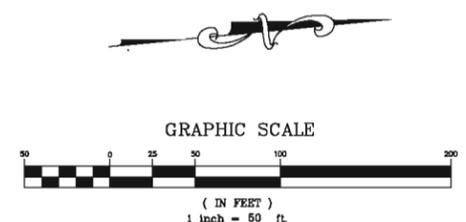
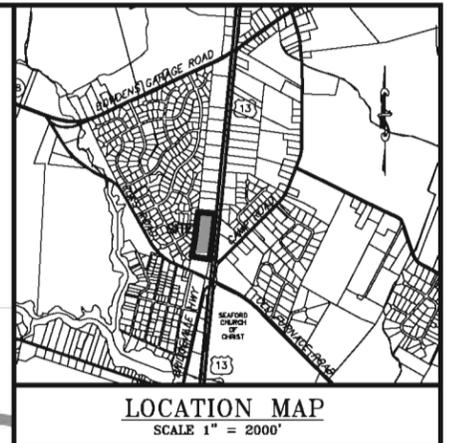
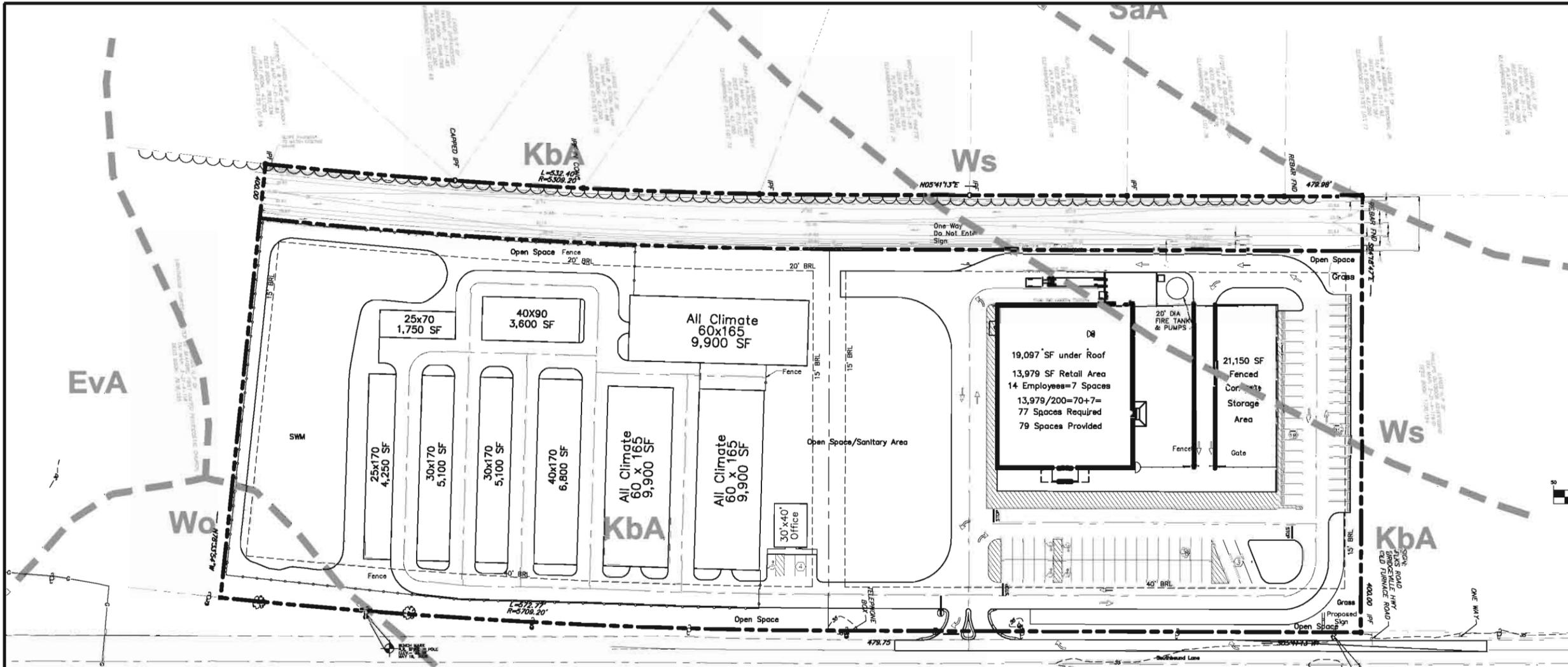
Date

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, 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.



OWNER/DEVELOPER'S CERTIFICATION
 I HEREBY CERTIFY THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THIS PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

THE KEITH CORPORATION
 5935 CARNEGIE BLVD., SUITE 200
 CHARLOTTE, NORTH CAROLINA 28209
 704-363-8000

ENGINEER'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE LAWS OF SUSSEX COUNTY AND THE STATE OF DELAWARE.

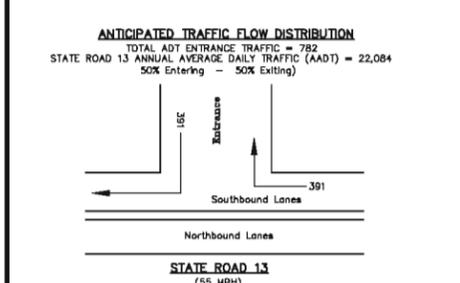
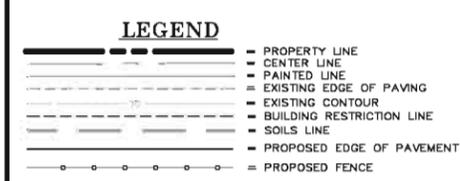
BRUCE HORNE, PE
 ENGINEERING CONSULTANTS INTERNATIONAL, LLC
 P.O. BOX 820 • 220 REHOBOTH AVENUE
 REHOBOTH BEACH, DE 19971
 (302) 226-2844

WETLANDS CERTIFICATION
 I HEREBY CERTIFY THE SITE DEPICTED ON THIS PLAN DOES NOT CONTAIN ANY FEDERAL OR STATE JURISDICTIONAL WETLANDS.

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING
 CHAIRMAN, PLANNING AND ZONING COMMISSION

PRESIDENT, SUSSEX COUNTY COUNCIL

American Consulting Engineers Council
 Supporting Excellence in Engineering



#	REVISION	DATE	CHKD.
1.	Revised Pond/Septic Area Locations and Interior Property Division	10/23/06	GTC
2.			
3.			
4.			
5.			
6.			

U.S. Route 13
 (200' Wide R/W)

U.S. Route 13
 (200' Wide R/W)

SITE DATA - TRACTOR SUPPLY

1. CURRENT ZONING:	AR-1
2. TOTAL AREA*	213,499.32±s.f. 4.90±Acres
3. TOTAL BUILDINGS	19,097±s.f. 0.43±Acres
4. PAVED AREA	105,424±s.f. 2.42±Acres
5. IMPERVIOUS AREA	124,521±s.f. 2.86±Acres (±50%)
6. OPEN SPACE	88,978.3±s.f. 2.04±Acres
7. TOTAL UNITS	1 COMMERCIAL BUILDING
8. PARKING REQUIRED	77 SPACES
9. PARKING PROVIDED	70 SPACES (4 HANDICAPPED)
10. ACCESS	TO REMAIN PRIVATE
11. MAINTENANCE	STREETS TO BE MAINTAINED BY OWNER(S)
12. SETBACKS	FRONT: 40', SIDE: 15', REAR: 20'
13. FLOOD PLANE	REF: FIRM MAP 1000SC0282 J
14. WATER	PRIVATE WELL
15. SANITARY SEWER	ON-LOT SEPTIC
16. STORMWATER MANAGEMENT	QUALITY TREATMENT/INFILTRATION, JOINT STORMWATER POND

SITE DATA - MINI-STORAGE

1. CURRENT ZONING:	AR-1
2. TOTAL AREA*	189,078.2±s.f. 4.37±Acres
3. TOTAL BUILDINGS	57,250±s.f. 1.31±Acres
4. PAVED AREA	86,383.5±s.f. 1.92±Acres
5. IMPERVIOUS AREA	123,613.5±s.f. 2.84±Acres (±52%)
6. OPEN SPACE**	21,855±s.f. 0.50±Acres
7. TOTAL UNITS	75,464.5±s.f. 1.73±Acres
8. PARKING REQUIRED	9 COMMERCIAL BUILDINGS
9. PARKING PROVIDED	3 SPACES
10. ACCESS	4 SPACES (1 HANDICAPPED)
11. MAINTENANCE	TO REMAIN PRIVATE
12. SETBACKS	STREETS TO BE MAINTAINED BY OWNER(S)
13. FLOOD PLANE	FRONT: 40', SIDE: 15', REAR: 20'
14. WATER	PRIVATE WELL
15. SANITARY SEWER	ON-LOT SEPTIC
16. STORMWATER MANAGEMENT	QUALITY TREATMENT/INFILTRATION, JOINT STORMWATER POND

SITE DATA - ENTIRE PARCEL

1. CURRENT ZONING:	AR-1
2. TOTAL AREA*	412,578.0±s.f. 9.47±Acres
3. TOTAL BUILDINGS	75,347±s.f. 1.73±Acres
4. PAVED AREA	171,787±s.f. 3.94±Acres
5. IMPERVIOUS AREA	248,154±s.f. 5.72±Acres (±50%)
6. OPEN SPACE*	21,855±s.f. 0.50±Acres
7. TOTAL UNITS	164,443.50±s.f. 3.78±Acres
8. PARKING REQUIRED	80 SPACES
9. PARKING PROVIDED	83 SPACES (5 HANDICAPPED)
10. ACCESS	TO REMAIN PRIVATE
11. MAINTENANCE	STREETS TO BE MAINTAINED BY OWNER(S)
12. SETBACKS	FRONT: 40', SIDE: 15', REAR: 20'
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14. WATER	PRIVATE WELLS
15. SANITARY SEWER	ON-LOT SEPTIC
16. STORMWATER MANAGEMENT	QUALITY TREATMENT/INFILTRATION, JOINT STORMWATER POND
17. HORIZONTAL CONTROL:	N.A.D. 83
18. VERTICAL CONTROL:	N.A.V.D. 88
19. BUILDING HEIGHT	42 FEET MAX.

GENERAL PROJECT

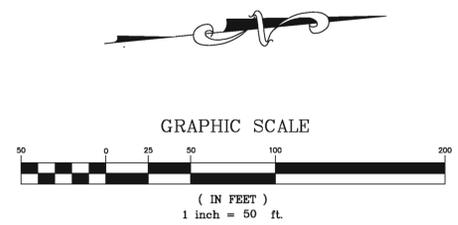
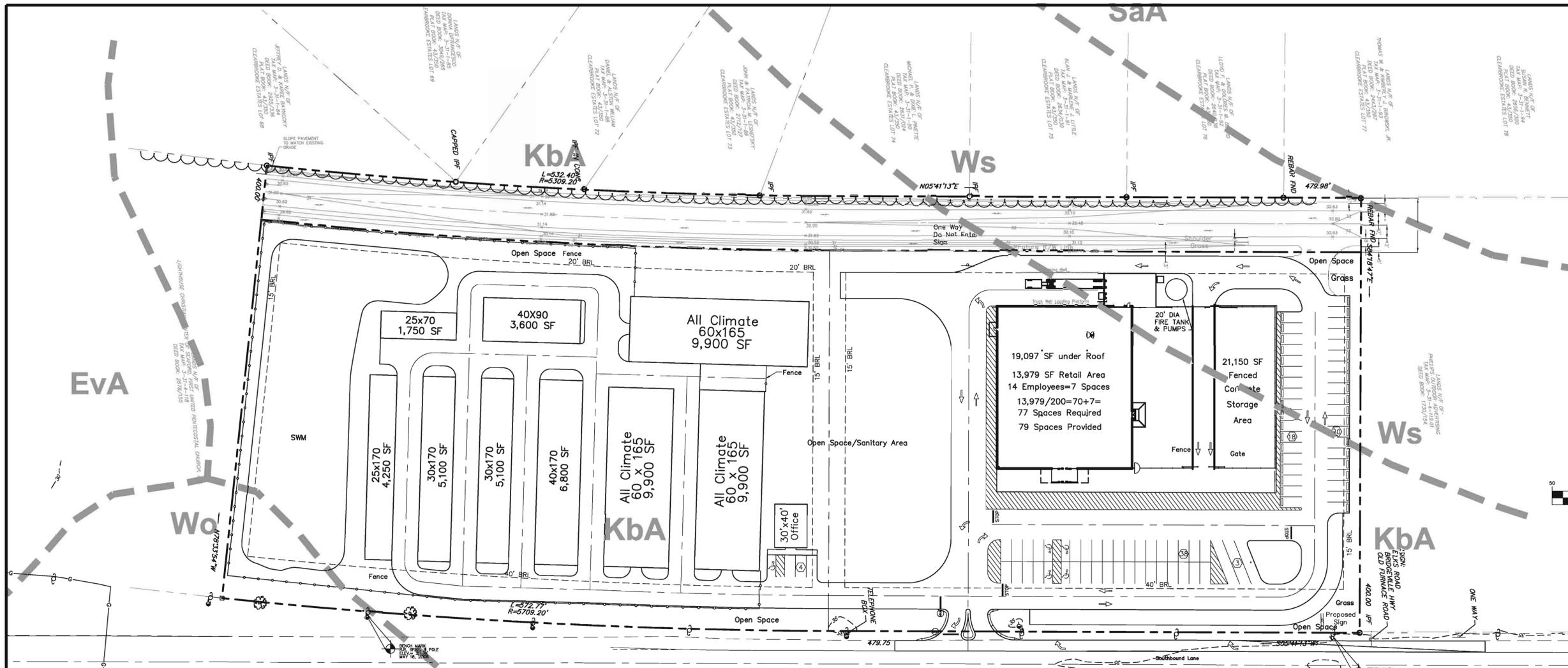
1. Owner/Developer	The Keith Corporation 5935 Carnegie Blvd., Suite 200 Charlotte, North Carolina 28209 704-363-8000
2. Civil/Site Engineer	Engineering Consultants International, LLC (ECI) P.O. Box 820 • 220 Rehoboth Ave. Rehoboth Beach, DE 19971 Phone: (302) 226-2844 Fax: (302) 226-2939 c/o Gary T. Cuppeta, PE, PLS
3. Surveyor	Engineering Consultants International, LLC (ECI) P.O. Box 820 • 220 Rehoboth Ave. Rehoboth Beach, DE 19971 Phone: (302) 226-2844 Fax: (302) 226-2939
4. The project is located on the Western Side of SR 13 North of Camp Road, Seaford Hundred, Sussex County, Delaware.	
5. Based upon Flood Insurance Rate Map (FIRM) Number 1000SC0282 J and 1000SC0275 J dated January 6, 2005, the site is located in an area designated as Zone "X" (unshaded) which is in an area determined to be outside the 500-year flood plain.	
6. Prior to any construction activities, permits and/or approvals are required from:	
a) Sussex Conservation District.....	(302) 856-7219
b) Fire Marshal.....	(302) 856-5298
c) Sussex County Utility Construction Division.....	(302) 855-7717
d) Delaware Health & Social Services Division of Health.....	(302) 739-7431
e) Sussex County Assessment Office.....	(302) 855-7824
f) Sussex County Planning and Zoning.....	(302) 855-7878
g) DelDOT.....	(302) 853-1340
h) Telecenter.....	(302) 227-3184
i) DUREC Sewer Division.....	(302) 739-5931
7. The topography shown on these documents is at one foot contour intervals. Topographic data was taken in the field by ECI Corp. during 2006. Topographic information is subject to change due to ongoing construction activities.	
8. CLASS "C" SURVEY	
9. This survey does not certify the location and/or existence of easements and right-of-ways crossing subject property as no title search was provided.	

THE KEITH CORPORATION
 SEAFORD HUNDRED
 SUSSEX COUNTY, DELAWARE
 TAX MAP 3-31-4.00 PARCEL 119.00

PRELIMINARY SITE PLAN

ECI ENVIRONMENTAL CONSULTANTS INTERNATIONAL CORPORATION
 ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS
 220 REHOBOTH AVENUE • P.O. BOX 820 ONE E. UNCHLAN AVENUE • SUITE 116
 REHOBOTH BEACH, DELAWARE 19971 EXTON, PENNSYLVANIA 19341
 (302) 226-2844 • FAX (302) 226-2939 (610) 524-2440 • FAX (610) 524-2452

DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 06-022
DRAWN BY: Kbk	DATE: 5-18-06	SHEET 1 OF 1
CHECKED BY: GTC	SCALE: 1" = 50'	



OWNER/DEVELOPER'S CERTIFICATION
 I HEREBY CERTIFY THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THIS PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

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BRUCE HORNE, PE DATE

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

PRESIDENT, SUSSEX COUNTY COUNCIL DATE

American Consulting Engineers Council Member
 Supporting Excellence in Engineering

Note: This drawing, specifications, and work produced by Environmental Consultants International, Corp. (ECI) for this project are instruments of service for this project only, and remain the copyrighted property of ECI. Reuse or reproduction of any of the instruments of service of ECI by the Client or assignees without the written permission of ECI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.
 Note: This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational and Safety and Health Act of 1970 and all rules and regulations thereto applicable.

U.S. Route 13 (200' Wide R/W)
 U.S. Route 13 (200' Wide R/W)

SITE DATA - TRACTOR SUPPLY

- | | |
|------------------------------------|---|
| 1. CURRENT ZONING: PROPOSED ZONING | AR-1 - CONDITIONAL USE |
| 2. TOTAL AREA* | 213,499.3±s.f. 4.90±Acres |
| TOTAL BUILDINGS | 19,097±s.f. 0.43±Acres |
| PAVED AREA | 105,424±s.f. 2.42±Acres |
| IMPERVIOUS AREA | 124,521±s.f. 2.86±Acres (±58%) |
| 3. TOTAL UNITS | 88,978.3±s.f. 2.04±Acres |
| 4. PARKING REQUIRED | 1 COMMERCIAL BUILDING |
| PARKING PROVIDED | 77 SPACES (4 HANDICAPPED) |
| 5. STREETS | TO REMAIN PRIVATE |
| 6. ACCESS | PRIVATE |
| 7. MAINTENANCE | STREETS TO BE MAINTAINED BY OWNER(S) |
| 8. SETBACKS | FRONT: 40', SIDE: 15', REAR: 20' |
| 9. FLOOD PLANE | REF: FIRM MAP 10005C0262 J |
| 10. WATER | PRIVATE WELL |
| 11. SANITARY SEWER | ON-LOT SEPTIC |
| 12. STORMWATER MANAGEMENT | QUALITY TREATMENT/INFILTRATION, JOINT STORMWATER POND |

SITE DATA - MINI-STORAGE

- | | |
|------------------------------------|---|
| 1. CURRENT ZONING: PROPOSED ZONING | AR-1 - CONDITIONAL USE |
| 2. TOTAL AREA* | 199,078.7±s.f. 4.57±Acres |
| TOTAL BUILDINGS | 57,250±s.f. 1.31±Acres |
| PAVED AREA | 66,363.5±s.f. 1.52±Acres |
| IMPERVIOUS AREA | 123,613.5±s.f. 2.84±Acres (±62%) |
| STORMWATER AREA | 21,855±s.f. 0.50±Acres |
| OPEN SPACE** | 75,464.5±s.f. 1.73±Acres |
| 3. TOTAL UNITS | 9 COMMERCIAL BUILDINGS |
| 4. PARKING REQUIRED | 3 SPACES |
| PARKING PROVIDED | 4 SPACES (1 HANDICAPPED) |
| 5. STREETS | TO REMAIN PRIVATE |
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| 8. SETBACKS | FRONT: 40', SIDE: 15', REAR: 20' |
| 9. FLOOD PLANE | PRIVATE WELL |
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| 11. SANITARY SEWER | QUALITY TREATMENT/INFILTRATION, JOINT STORMWATER POND |
| 12. STORMWATER MANAGEMENT | |

SITE DATA - ENTIRE PARCEL

- | | |
|------------------------------------|---|
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| IMPERVIOUS AREA | 248,134.5±s.f. 5.78±Acres (±60%) |
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| OPEN SPACE* | 164,443.50±s.f. 3.78±Acres |
| 3. TOTAL UNITS | 10 COMMERCIAL BUILDINGS |
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| 12. STORMWATER MANAGEMENT | QUALITY TREATMENT/INFILTRATION, JOINT STORMWATER POND |
| 13. HORIZONTAL CONTROL: | N.A.D. 83 |
| 14. VERTICAL CONTROL: | N.A.V.D. 88 |
| 15. BUILDING HEIGHT: | 42 FEET MAX. |

GENERAL PROJECT

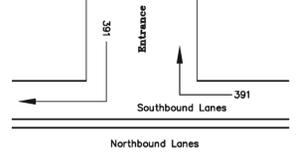
- Owner/Developer: The Keith Corporation, 5935 Carnegie Blvd., Suite 200, Charlotte, North Carolina 28209, Phone: (302) 226-2844, Fax: (302) 226-2939
- Civil/Site Engineer: Engineering Consultants International, LLC (ECI), P.O. Box 820 * 220 Rehoboth Ave., Rehoboth Beach, DE 19971, Phone: (302) 226-2844, Fax: (302) 226-2939, c/o: Gary T. Cuppels, PP, PLS
- Surveyor: Engineering Consultants International, LLC (ECI), P.O. Box 820 * 220 Rehoboth Ave., Rehoboth Beach, DE 19971, Phone: (302) 226-2844, Fax: (302) 226-2939
- The project is located on the Westerly Side of SR 13 North of Camp Road, Seaford Hundred, Sussex County, Delaware.
- Based upon Flood Insurance Rate Map (FIRM) Number 10005C0262 J and 10005C0275 J dated January 6, 2005, the site is located in an area designated as Zone "X" (unshaded) which is in an area determined to be outside the 500-year flood plain.
- Prior to any construction activities, permits and/or approvals are required from:
 - a) Sussex Conservation District.....(302) 856-7219
 - b) Fire Marshal.....(302) 856-5298
 - c) Sussex County Utility Construction Division.....(302) 855-7717
 - d) Delaware Health & Social Services-Division of Health.....(302) 739-7431
 - e) Sussex County Assessment Office.....(302) 855-7824
 - f) Sussex County Planning and Zoning.....(302) 855-7878
 - g) DelDOT.....(302) 853-1340
 - h) Tidewater.....(302) 227-3194
 - i) DNETC Sewer Division.....(302) 739-5931
- The topography shown on these documents is at one foot contour intervals. Topographic data was taken in the field by ECI Corp. during 2006. Topographic information is subject to change due to ongoing construction activities.
- CLASS "C" SURVEY
- This survey does not certify to the location and/or existence of easements and right-of-ways crossing subject property as no title search was provided.

LEGEND

- PROPERTY LINE
- CENTER LINE
- PAINTED LINE
- EXISTING EDGE OF PAVING
- EXISTING CONTOUR
- BUILDING RESTRICTION LINE
- SOILS LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FENCE

ANTICIPATED TRAFFIC FLOW DISTRIBUTION

TOTAL ADT ENTRANCE TRAFFIC = 782
 STATE ROAD 13 ANNUAL AVERAGE DAILY TRAFFIC (AADT) = 22,084
 50% Entering - 50% Exiting



SOIL LEGEND
 KbA Kenansville Loamy Sand, 0 to 2 Percent Slopes
 Wo Woodstown Sandy Loam
 Ws Woodstown Loam

* Includes Future R/W Area
 ** Includes Stormwater Area

#	REVISION	DATE	CHKD.
1.	Revised Pond/Septic Area Locations and Interior Property Division	10/23/06	GTC
2.			
3.			
4.			
5.			
6.			

PROJECT
THE KEITH CORPORATION
SEAFORD HUNDRED
SUSSEX COUNTY, DELAWARE
 TAX MAP 3-31-4.00 PARCEL 119.00

TITLE
PRELIMINARY SITE PLAN

PROFESSIONAL SEAL

ECI ENVIRONMENTAL CONSULTANTS INTERNATIONAL CORPORATION
 ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS
 220 REHOBOTH AVENUE * P.O. BOX 820 ONE E. UMWANG AVENUE * SUITE 116
 REHOBOTH BEACH, DELAWARE 19971 EXTON, PENNSYLVANIA 19341
 (302) 226-2844 * FAX (302) 226-2939 (610) 524-2440 * FAX (610) 524-2452

DESIGNED BY: ECI PREPARED BY: ECI JOB # 06-022
 DRAWN BY: KbK DATE: 5-18-06
 CHECKED BY: GTC SCALE: 1" = 50' SHEET 1 OF 1

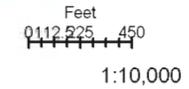
Preliminary Land Use Service (PLUS)

Tractor Supply/Mini Storage
2007-10-05

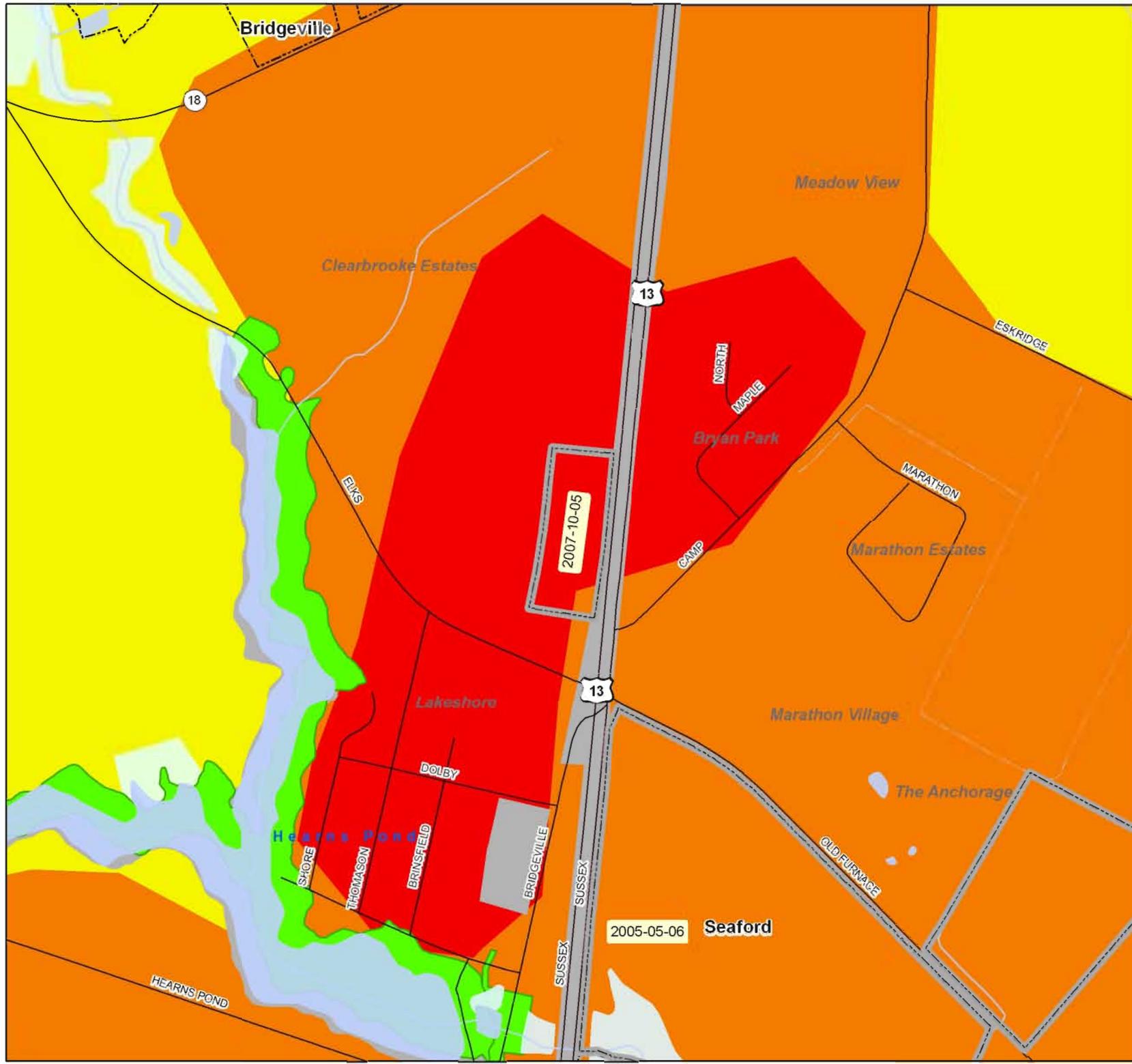
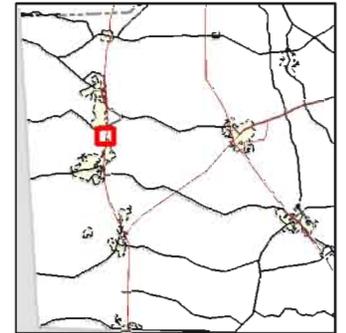
-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

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)

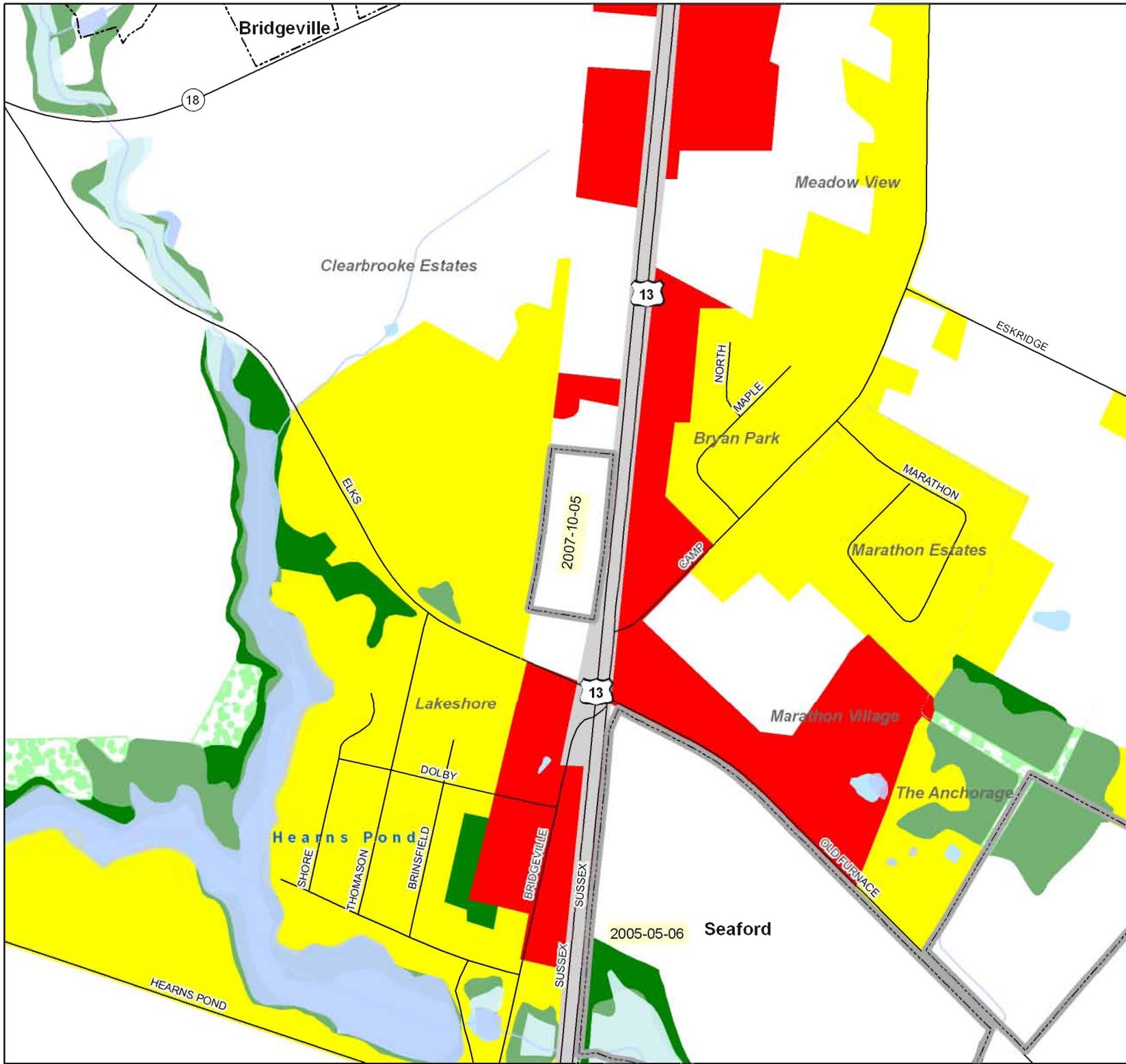


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www.state.de.us/planning

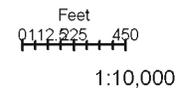


Preliminary Land Use Service (PLUS)

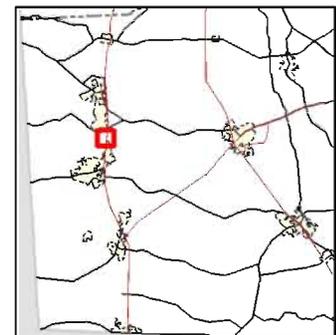
Tractor Supply/Mini Storage
2007-10-05



- 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



Produced by the Delaware Office of State Planning Coordination.
www.state.de.us/planning

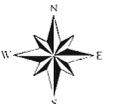


**Preliminary Land
Use Service (PLUS)**
Tractor Supply/Mini Storage
2007-10-05

-  Project Area
-  Municipalities



1:2,000



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