

## 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: Gateway

2. Location ( please be specific): NE quadrant of intersection of Route 299 and Brick Mill Road

3. Parcel Identification #: 13-023.00-009, 13-023.00-010,  
13-023.00-078, 13-023.00-079, 13-023.00-011,  
13-023.00-012, 13-023.00-013, 13-023.00-082,  
13-023.00-131, 13-023.00-014

4. County or Local Jurisdiction Name: Town of Middletown

5. Owner's Name: Gateway, L.L.C.

Address: 111 Patriot Drive Suite D

City: Middletown

State: DE

Zip: 19709

Phone: 302-378-7300

Fax: 302-378-1134

Email:

6. Applicant's Name: Woodin + Associates, L.L.C.

Address: 111 Patriot Drive Suite D

City: Middletown

State: DE

Zip: 19709

Phone: 302-378-7300

Fax: 302-378-1134

Email: [dhulme@woodinassociates.com](mailto:dhulme@woodinassociates.com)

7. Project Designer/Engineer: Woodin + Associates, L.L.C.

Address: 111 Patriot Drive Suite D

City: Middletown

State: DE

Zip: 19709

Phone: 302-378-7300

Fax: 302-378-1134

Email: [dhulme@woodinassociates.com](mailto:dhulme@woodinassociates.com)

8. Please Designate a Contact Person, including phone number, for this Project: Denis Hulme 203-379-7300

**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:  
Mixed Use Commercial and Residential Development

11. Area of Project(Acres +/-): 108

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.  
No

14. Present Zoning: S, NC15, NC40

15. Proposed Zoning: C-3

16. Present Use: Residential / Agricultural

17. Proposed Use: Residential / Commercial

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:  
Unknown

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: Town of Middletown / Artesian Water Company

Will a new public well be located on the site?  Yes  No What is the estimated water demand for this project? 127800

How will this demand be met? Watermain system expansion

21. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)

Service Provider Name: Town of Middletown

22. If a site plan please indicate gross floor area: 270,000 SF

23. If a subdivision:  Commercial  Residential  Mixed Use

24. If residential, indicated the number of number of Lots/units: 504 Gross Density of Project: 8 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: 504  
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: 1%  
Square Feet:

Proposed Use: % of Impervious Surfaces: 75%  
Square Feet:

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

How much forest land is presently on-site? 40 ac. How much forest land will be removed? 10 ac.

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 10

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: Infiltration, Bio-filtration

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.): Drawyer's Creek, Infiltration

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? Transportation infrastructure improvement funding

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 17,000

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 12%

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.

Route 299 (44' wide, two lane w/ shoulders)

Brick Mill Road (44' wide, two lane w/ shoulders)

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. Connection to Brick Mill elementary is possible. Other three sides border public roads.

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:

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

Signature of property owner

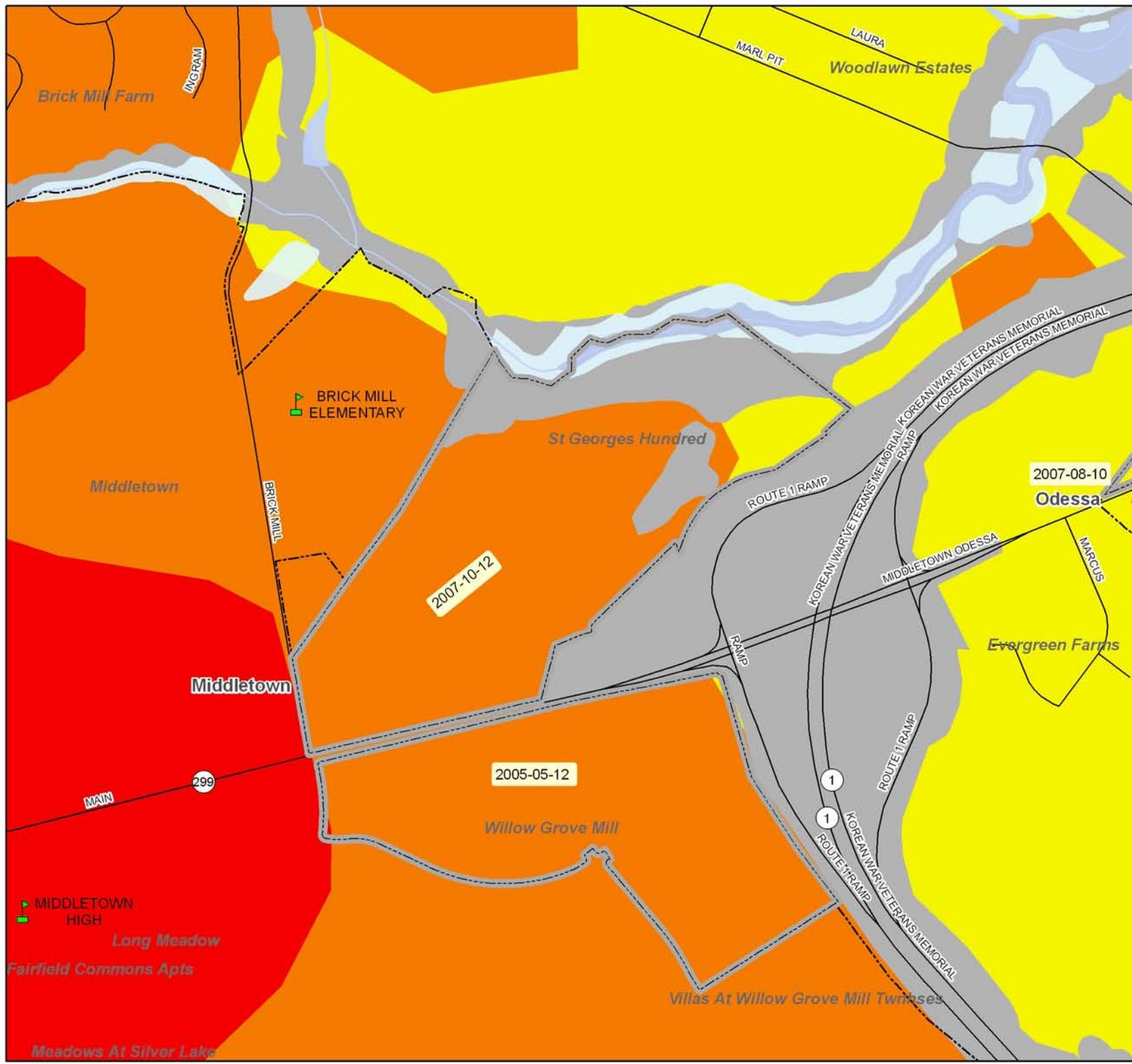
10-1-07  
Date

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

10-1-07  
Date



# Preliminary Land Use Service (PLUS) Gateway 2007-10-12



- 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)

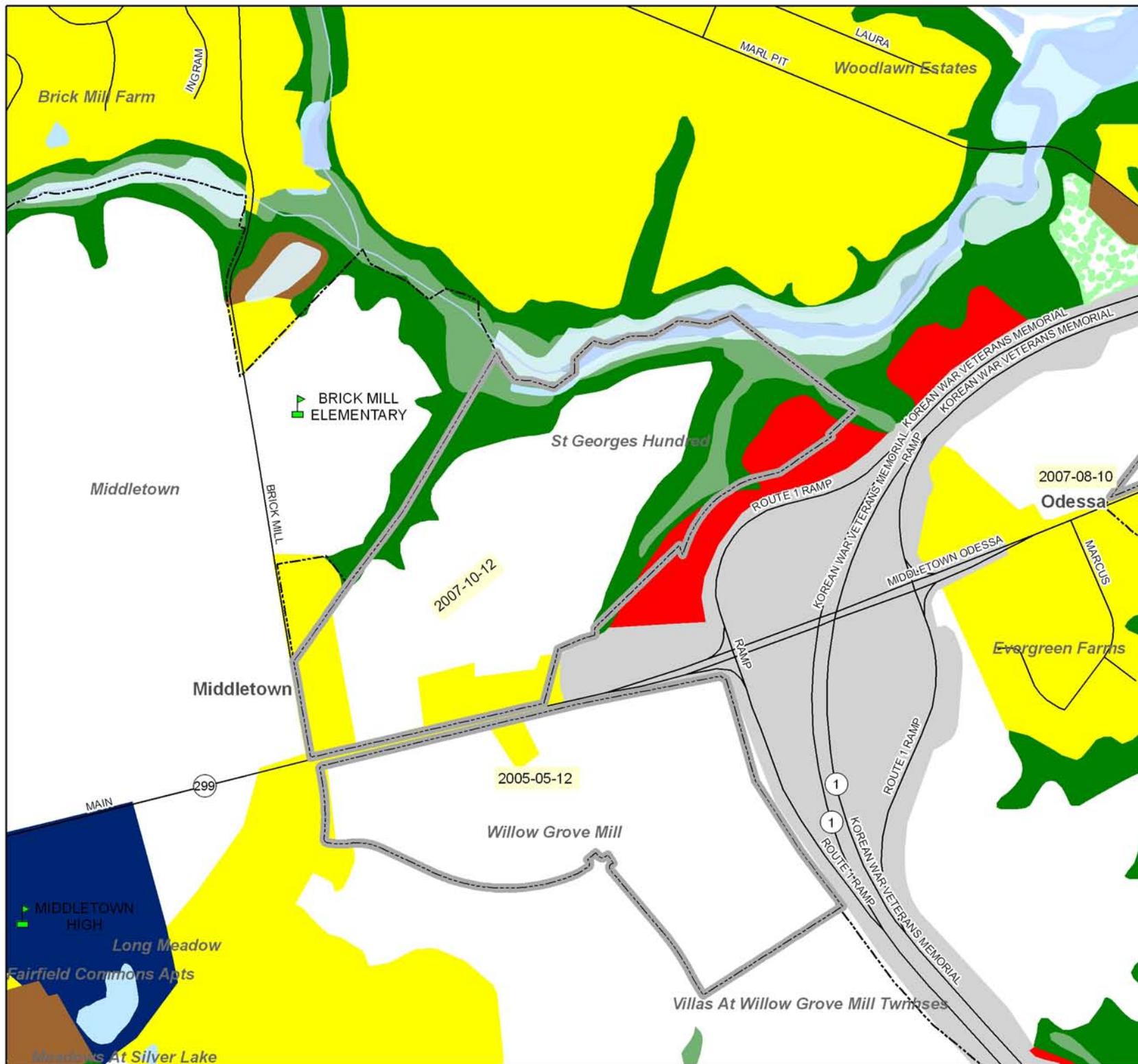
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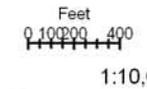
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# Preliminary Land Use Service (PLUS) Gateway 2007-10-12



- 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)  
Gateway  
2007-10-12**

-  Project Area
-  Municipalities



Feet  
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1:6,000



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