

**PLUS 2007-11-08**  
**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: Saulsbury Exxon Site Rezoning

2. Location ( please be specific): Southeast corner of Route 8/Saulsbury Road

3. Parcel Identification #: ED-05-076.11-01-02/04/23/24.00-000 4. County or Local Jurisdiction Name: City of Dover

5. Owner's Name: Route 8 and Salisbury Road, LLC

Address: 144 Kings Highway, SW

City: Dover

State: DE

Zip: 19901

Phone: 302-672-7934

Fax: 302-672-7184

Email: bbcprop@aol.com

6. Applicant's Name: BBC Properties, Inc.

Address: 144 Kings Highway, SW

City: Dover

State: DE

Zip: 19901

Phone: 302-672-7934

Fax: 302-672-7184

Email: bbcprop@aol.com

7. Project Designer/Engineer: Larson Engineering, Inc.

Address: 2717 Pulaski Highway

City: Newark

State: DE

Zip: 19702

Phone: 302-731-7434

Fax: 302-731-8211

Email:  
dliberman@larsonengineering.net

8. Please Designate a Contact Person, including phone number, for this Project: Doug Liberman 302-731-7434

<b>Information Regarding Site:</b>	
9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Downzone parcels 2/4 from C-3 to C-2A and rezone a portion of parcels 23/24 from C-PO to C-2A.	
11. Area of Project(Acres +/-): Rezoning = 1.37 Acres/Total Site Area = 2.15 Acres	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Investment Level 1 <input 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-3/C-PO	15. Proposed Zoning: C-2A/C-PO
16. Present Use: Gas Station/Vacant	17. Proposed Use: Retail Pharmacy/Bank
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 checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" 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 type="checkbox"/> 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: city of Dover  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?  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: City of Dover	
22. If a site plan please indicate gross floor area: N/A – Rezoning Only	
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: 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: 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: 35.6%  
Square Feet: 33,389 Sq. Ft.

Proposed Use: % of Impervious Surfaces: Not known at this time  
Square Feet:

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

How much forest land is presently on-site? 0 Acres    How much forest land will be removed? 0 Acres

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

30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)  If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No  Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If yes, please list name:
32. List the proposed method(s) of stormwater management for the site: Bio-retention facility  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 System  Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input type="checkbox"/> No
33. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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?
35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 1,125 ADT

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. 24' Wide Entrances

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. Bedford Street/Lincoln Street

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: Begin Construction Spring 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

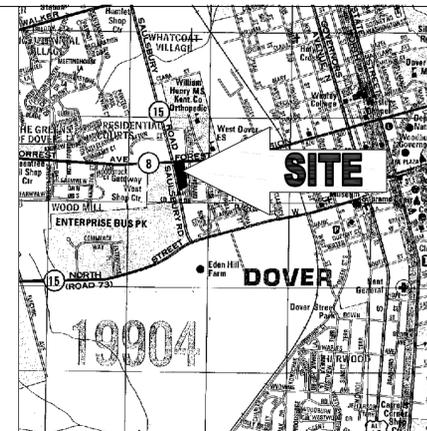
\_\_\_\_\_  
Date

\_\_\_\_\_  
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](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.

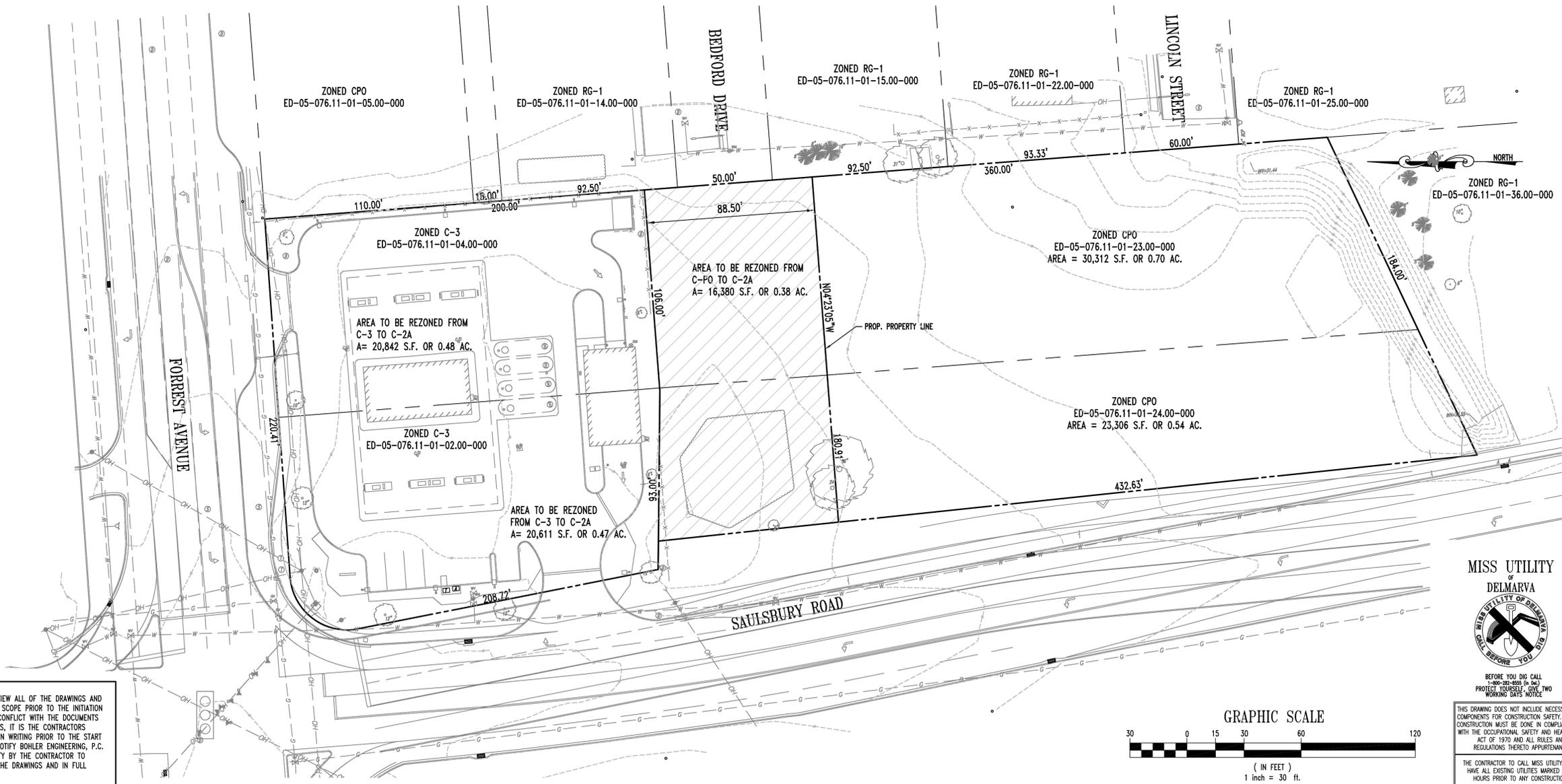


**LOCATION MAP**  
 COPYRIGHT ADC THE MAP PEOPLE  
 PERMIT USE NO. 20602153-5  
 SCALE: 1"=2000'

**DATA COLUMN**

PLAN PURPOSE: REZONE THE EXISTING PARCELS ED-05-076.11-01-04.00-000 AND ED-05-076.11-01-02.00-000 FROM C-3 TO C-2A AND A PORTION OF PARCELS ED-05-076.11-01-23.00-000 AND ED-05-076.11-01-24.00-000 FROM CPO TO C-2A.

LOT AREA: ED-05-076.11-01-02.00-000 = 20,611 S.F. OR 0.47 AC.  
 ED-05-076.11-01-04.00-000 = 20,842 S.F. OR 0.48 AC.  
 ED-05-076.11-01-23.00-000 = 30,312 S.F. OR 0.70 AC.  
 ED-05-076.11-01-24.00-000 = 23,306 S.F. OR 0.54 AC.  
 TOTAL SITE AREA = 95,071 S.F. OR 2.18 AC.

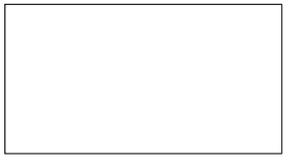


**GENERAL NOTE:**  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY BOHLER ENGINEERING, P.C. IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY BOHLER ENGINEERING, P.C. SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

**REZONING PLAN**

**BOHLER ENGINEERING, P.C.**

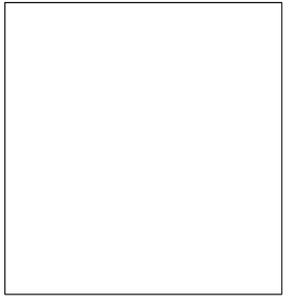
PROFESSIONAL ENGINEERING SERVICES  
 810 GLENVALES COURT, SUITE 800  
 TOWSON, MARYLAND, 21286  
 (410) 821-7900 FAX: (410) 821-79871 | MD@bohlereng.com



SEAL:

**M.T. ALLEN**

PROFESSIONAL ENGINEER  
 MARYLAND LICENSE No. 28567  
 PENNSYLVANIA LICENSE No. 081757  
 DISTRICT OF COLUMBIA LICENSE No. 909965  
 VIRGINIA LICENSE No. 0462 039079  
 DELAWARE LICENSE No. 13499



**DEVELOPER:**

BBC PROPERTIES, INC.  
 144 KINGS HIGHWAY S-W  
 DOVER, DE. 19901  
 TEL: (302) 672-7934  
 FAX: (302) 672-7184

REVISIONS:

LAYOUT COORD: BRR  
 PLANNING MGR: MJG  
 DRAWING BY: JDR  
 DATE: 10/30/07  
 JOB NUMBER: MD062060  
 TITLE:

SK-1

SHEET NUMBER:  
**1 of 1**

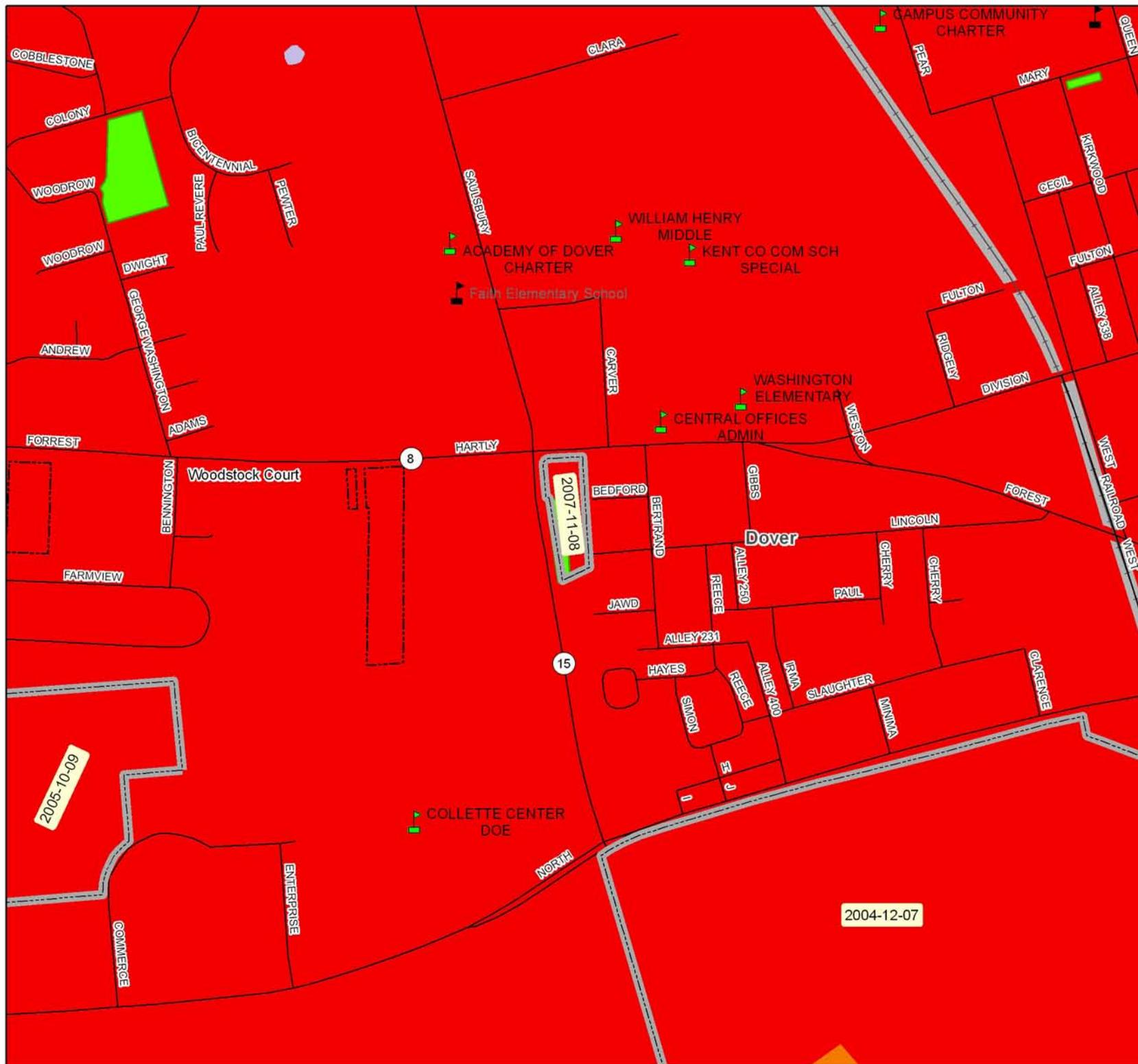
COMMENTS:  
 NOT FOR CONSTRUCTION

M:\05\REV. K. LLC - CIVIL\0506.0506 - Forest St. & Saulsbury Rd. Dover, DE\05\CONCEPT\MD062060.dwg, 10/30/2007 11:44:34 AM, ajg@bohlereng.com

# Preliminary Land Use Service (PLUS)

## Saulsbury Road Exxon

2007-11-08



- 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

2005-10-09

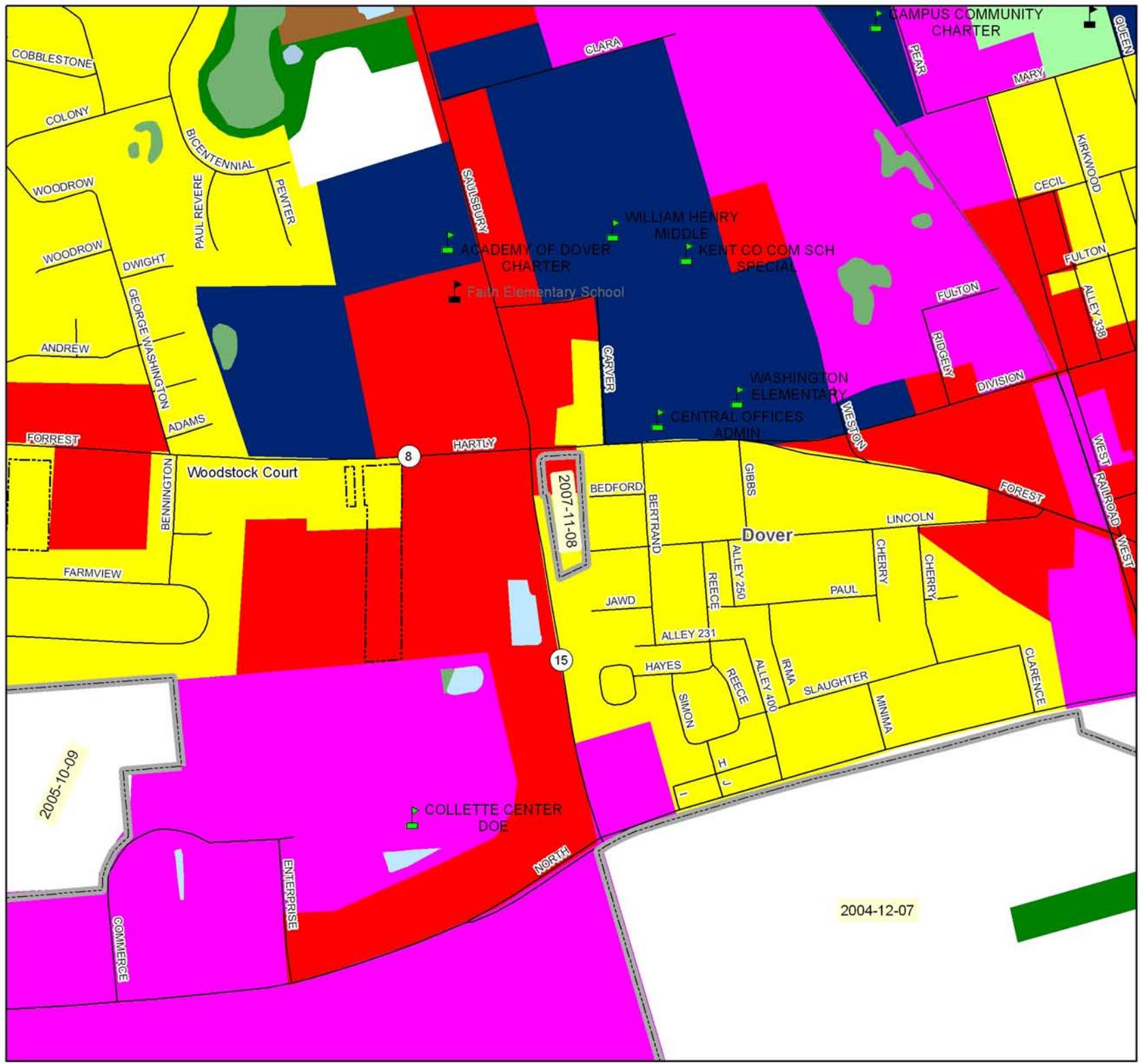
2004-12-07



# Preliminary Land Use Service (PLUS)

## Saulsbury Road Exxon

2007-11-08



- 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



1:8,000

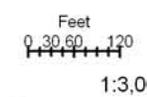


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[www.state.de.us/planning](http://www.state.de.us/planning)



**Preliminary Land Use Service (PLUS)**  
**Saulsbury Road Exxon**  
 2007-11-08

-  Project Area
-  Municipalities



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