

PLUS 2007-11-09
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: Hertrich Properties V, LLC

2. Location (please be specific): 27695 O'Neals Road, Seaford, DE 19973

3. Parcel Identification #: 1-32-7.00-34.00 & 66.02

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Hertrich Properties V, LLC

Address: c/o J. Everett Moore, Jr., Moore & Rutt, P.A., 122 West Market Street

City: Georgetown

State: Delaware

Zip: 19947

Phone: 302-856-9568

Fax: 302-855-9803

Email: jemoore@mooreandrutt.com

6. Applicant's Name: Same as Owner

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Project Designer/Engineer: AES ArchiTech, LLC

Address: 110 W. Church St.

City: Salisbury

State: MD

Zip: 21801

Phone: 410-543-4595

Fax: 410-543-4898

Email: www.aesarchitech.com

8. **Please Designate a Contact Person, including phone number, for this Project: Tom Plotts, 410-543-4595**

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:
Applicant owns two adjacent parcels; one of which is zoned AR-1 and the other is zoned C-1. Applicant seeks to have the parcels rezoned as C-1 so that he can use both parcels for a truck sales lot.

11. Area of Project(Acres +/-): 2.708 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.
None known at this time

14. Present Zoning: AR-1

15. Proposed Zoning: C-1

16. Present Use: Fallow/ SF Residential

17. Proposed Use: Truck sales lot

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 X ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. 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. Wastewater: ☐ Central (Community system) ☒ Individual On-Site ☐ Public (Utility)
Service Provider Name:

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

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: N/A

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: 3.7%
Square Feet: 4,323 SF

Proposed Use: % of Impervious Surfaces: 61.7%
Square Feet: 72,832 SF

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

How much forest land is presently on-site? None How much forest land will be removed? None

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? ☐ 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: Extended detention			
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 ditch / 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? 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?			
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 125 VPD

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5%

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. A driveway entrance onto County Rd. # 485 is anticipated. County Rd # 485 has a 50 foot ROW, and exists as a two lane road without shoulders.

40. Will the street rights of way be public, private, or town? No new streets are anticipated.

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. None known at this time. Owner is open to discussion if such become available during the planning phase of the project.

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: Project improvements are anticipated to be complete within the next 6 months.

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

Signature of property owner

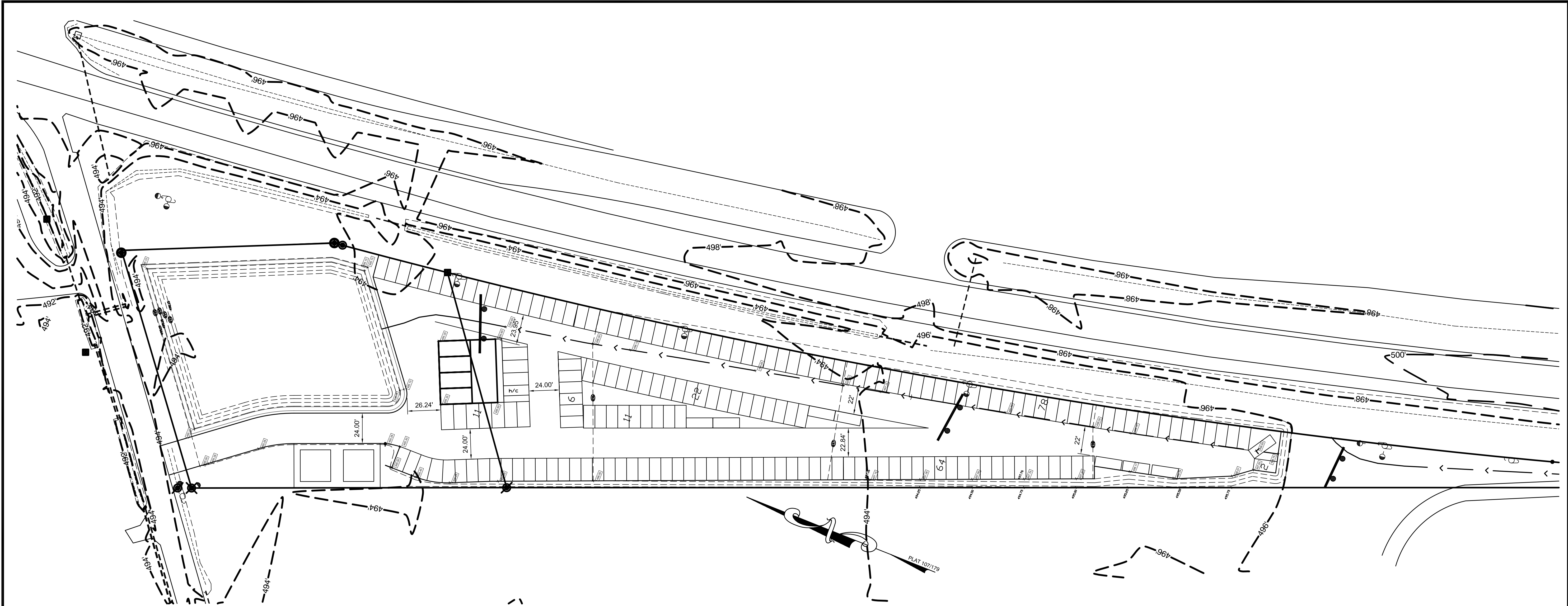
Date

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

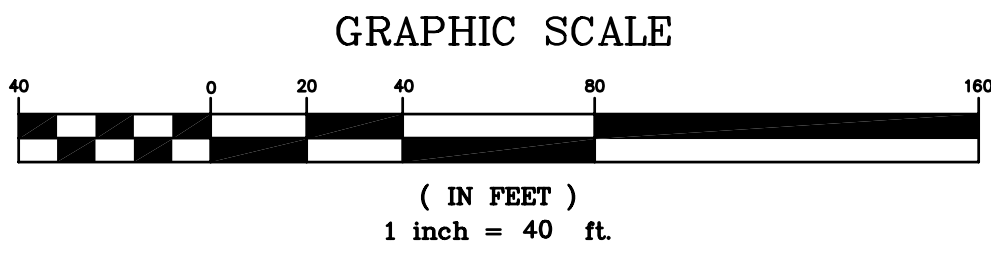
Date

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.



SITE INFORMATION
PROPOSED BUILDING: 4 BAY GARAGE AND OFFICE AREA
AREA = 2,250 SF (50' x 45')
SEPTAGE AREA DESIGN CRITERIA:
6 EMP. x 20GPD/EMP = 120 GPD
APPLICATION RATE @ 0.8 GPD/SF
PROVIDE 3 DISPOSAL TRENCHED 3'x25', 12 OC
AND TWO DISPOSAL AREAS (25'x24')
PARKING PROVIDED:
11 VISITOR AND EMPLOYEE PARKING (10x20) INCL. 1 H/C SPACE
183 DISPLAY VEHICLE SPACES (9x18)



REVIEW APPROVAL
THE UNDERSIGNED CERTIFY THAT THIS DRAWING HAS BEEN
APPROVED AS SUBMITTED OR WITH CHANGES SHOWN AND
AUTHORIZE CONTINUATION OF THE DESIGN DEVELOPMENT AND
CONSTRUCTION DOCUMENTS BASED ON THIS APPROVAL.

DATE: 2007
HERTRICH FAMILY OF AUTOMOBILE DEALERSHIPS

DATE: 2007
REGIONAL BUILDERS

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE
PROPRIETARY TO AES ARCHITECT AND SHALL NOT BE ALTERED OR
REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2007

The professional services of the architect are undertaken
for and are performed in the interest of:

No contractual obligation is assumed by the architect for
the benefit of any other person involved in the project.



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AES ArchiTech, LLC
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Salisbury, MD 21801
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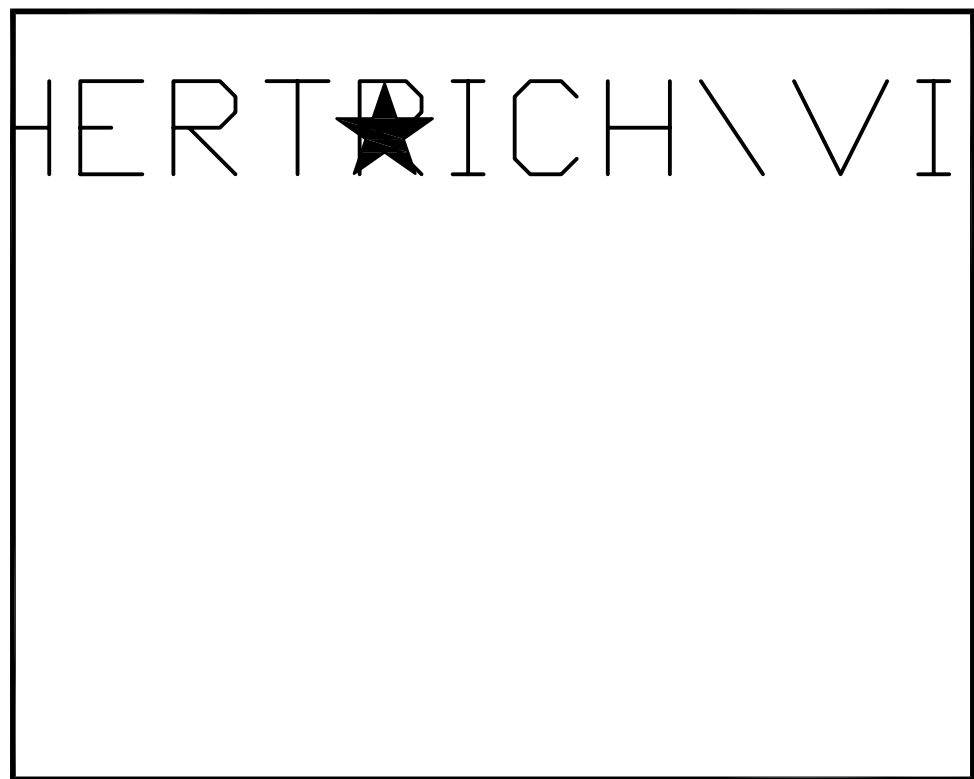
"Where the art of architecture and the science of technology and engineering meet"

HERTRICH TRUCK LOT
Seaford, DE

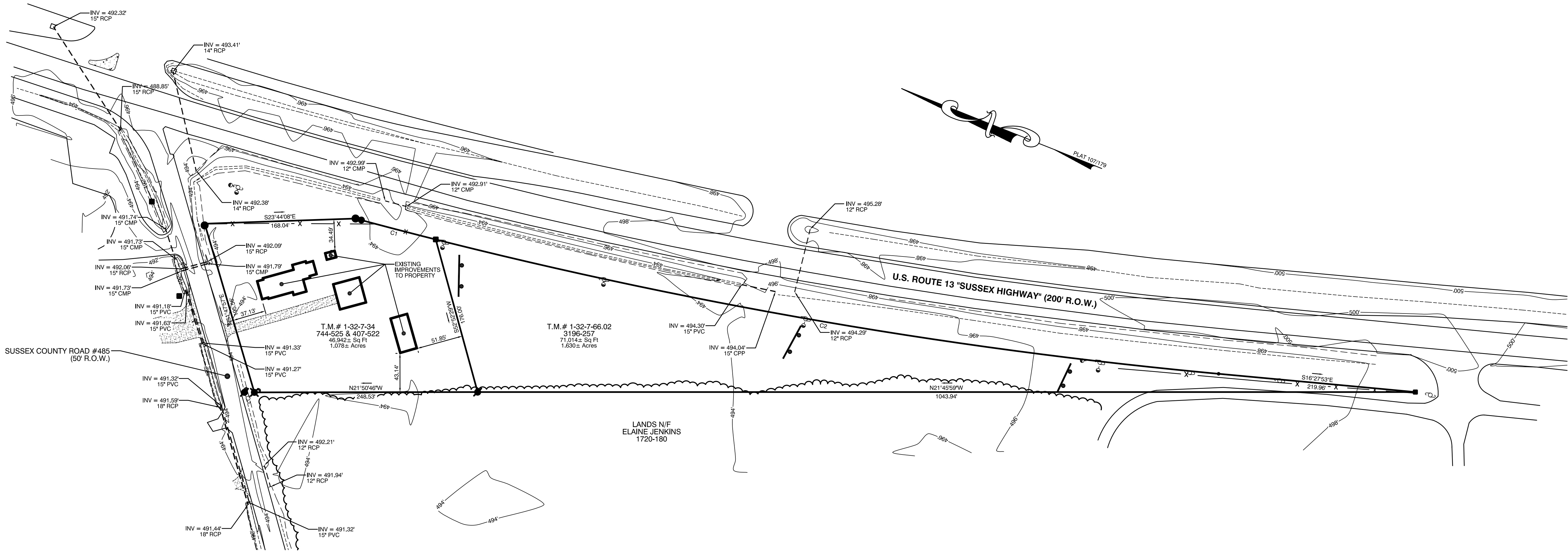
General Site Plan

PROJECT STATUS: DD	
SCALE: As Noted	PROJECT NUMBER: 07076
DRAWN BY: TDP	DRAWING NUMBER: C1.1
ISSUE DATE: 00.00.00	
LAST REVISION DATE:	

- LEGEND
- ✱ = IRON ROD WITH CAP FOUND
 - ⦿ = IRON ROD FOUND
 - = IRON PIPE WITH CAP FOUND
 - = IRON PIPE FOUND
 - = CONCRETE MONUMENT FOUND
 - = POINT
 - ⊙ = WELL POINT FOUND
 - ▲ = STONE FOUND

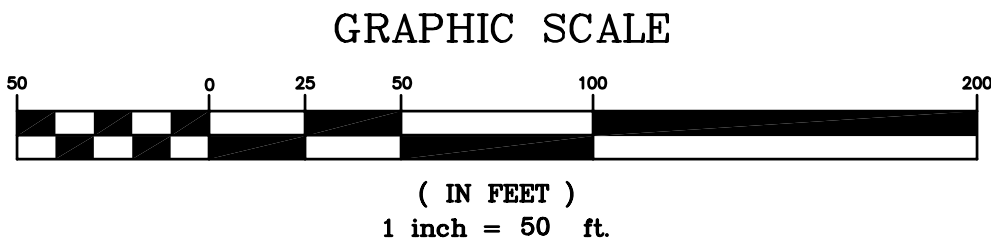


VICINITY MAP
SCALE: 1" = 1400'



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	92.28'	5729.59'	0°55'22"	S07°09'08"E 92.28'
C2	885.11'	5729.59'	8°51'04"	S12°02'21"E 884.23'

OTHER THAN SHOWN, THIS SURVEY
PLAT DOES NOT VERIFY THE EXISTENCE OR
NON-EXISTENCE OF RIGHTS OF WAY OR
EASEMENTS ON THIS PROPERTY.
NO TITLE SEARCH WAS REQUESTED OR
PERFORMED.



SURVEY CLASS: URBAN

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TOPO & BOUNDARY SURVEY

LANDS OF:

HERTRICH PROPERTIES V, LLC

BROAD CREEK HUNDRED

SUSSEX COUNTY, DELAWARE

T.M. #1-32-7-66.02 & 1-32-7-34

TOPOGRAPHIC
&
BOUNDARY
SURVEY

PROJECT STATUS:

SCALE:
1" = 50'

PROJECT NUMBER:

DRAWN BY:
SRO

DRAWING NUMBER:

ISSUE DATE:
04.19.07

LAST REVISION DATE:

SV-1

2007-11-09

Municipalities

Ag District

 Forestry Easements Working Forests

 Highest Value Agriculture

 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)

1:10,000



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www.state.de.us/planning



**Preliminary Land
Use Service (PLUS)**
Hertrich Properties
2007-11-09

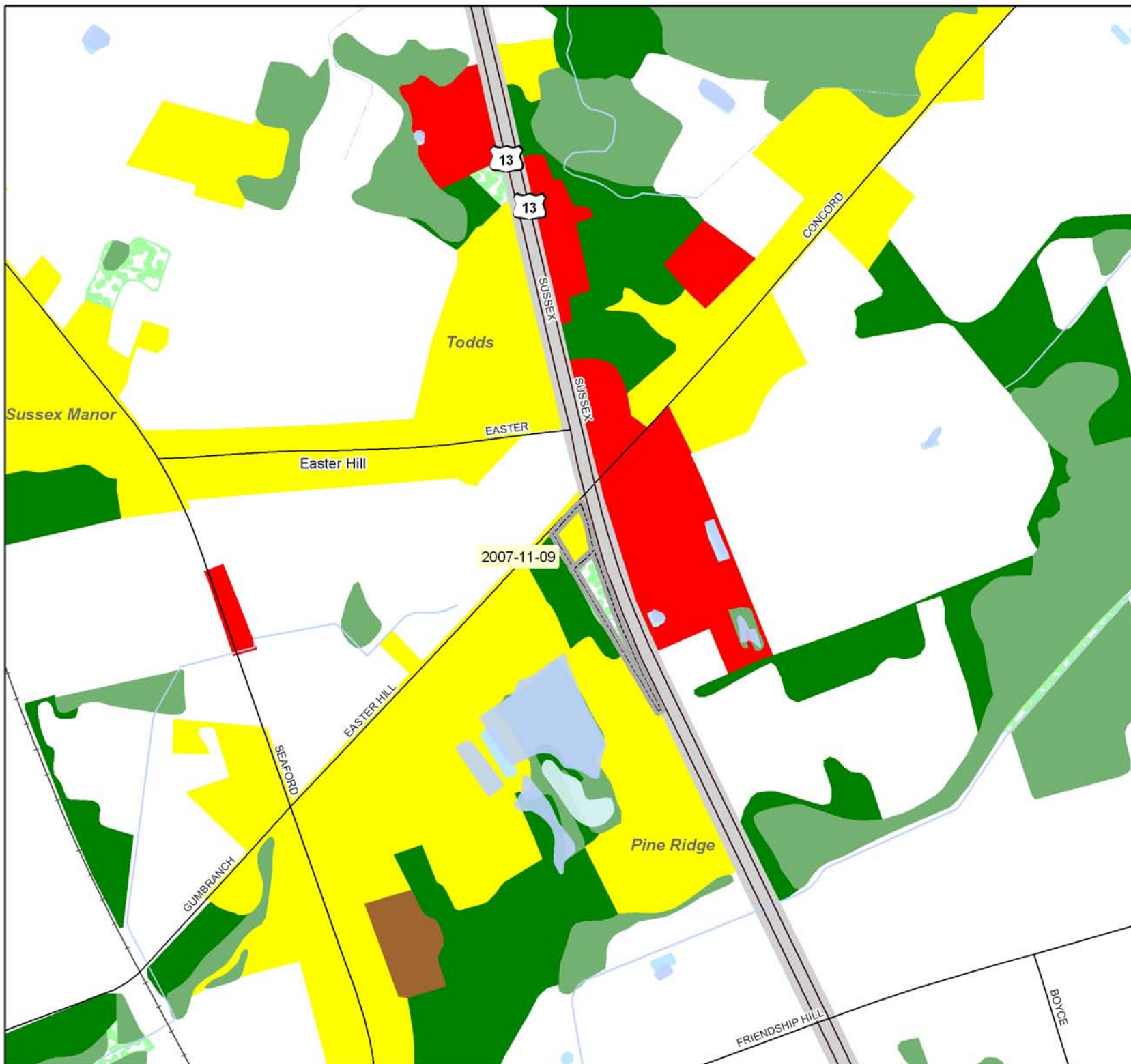
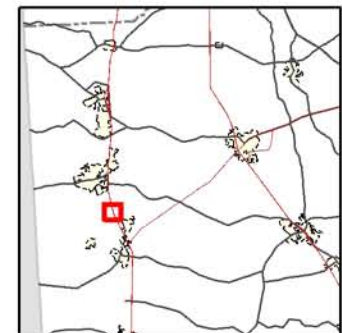
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition

Feet
0 75 150 300

1:10,000



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Preliminary Land Use Service (PLUS)

Hertrich Properties
2007-11-09



Feet
0 1530 60

1:2,054



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