

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/planningwww.dnrec.state.de.us/dnrec2000www.dnrec.state.de.us/DNRECeis
datamil.delaware.govwww.state.de.us/deptagri

1. Project Title/Name: **Smyrna Gateway Shopping Center**

2. Location (please be specific): **South side of the intersection of Carter Road and US Rt. 13**

3. Parcel Identification #: **~~1-17-01900-01-0101-000~~**

4. County or Local Jurisdiction Name: **Town of Smyrna**

5. Owner's Name: **Liborio 3, L.L.C.**

Address: **903 N. French Street**

City: **Wilmington**

State: **DE**

Zip: **19801**

Phone: **302-56-9400**

Fax: **302-656-9344**

Email:

6. Applicant's Name: **Same as Owner**

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Project Designer/Engineer: **Van Cleef Engineering Associates, Scott Lobdell, P.E.**

Address: **630 Churchmans Road, Suite 105**

City: **Newark**

State: **DE**

Zip: **19702**

Phone: **302-368-3184**

Fax: **302-368-7195**

Email: **slobdell@vcea.org**

8. Please Designate a Contact Person, including phone number, for this Project: **Scott Lobdell, P.E., 302-368-3184**

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:
 70,897 square feet for retail facilities and associated parking

11. Area of Project(Acres +/-): 20.79

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

14. Present Zoning: HC - Highway Commercial

15. Proposed Zoning: HC - Highway Commercial

16. Present Use: Farmed

17. Proposed Use: Commercial facilities

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: No

19. Comprehensive Plan recommendation: In compliance with the Town of Smyrna Comp. Plan

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 Smyrna

Will a new public well be located on the site? Yes No What is the estimated water demand for this project? Not yet determined

How will this demand be met? Existing capacity within the Town of Smyrna system

21. Wastewater: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Town of Smyrna into County Pump Station

22. If a site plan please indicate gross floor area: 70,897

23. If a subdivision: Commercial Residential 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: **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: **1%**

Square Feet: **< 5,000 S.F.**

Proposed Use: % of Impervious Surfaces: **38%**

Square Feet: **344,663.19**

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

How much forest land is presently on-site? **5 Acres +-** How much forest land will be removed? **< 1 Acre**

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 **0.2 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: **The wetland areas will be incorporated into the stormwater management concept.**

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please list name: Not Known
32. List the proposed method(s) of stormwater management for the site: Stormwater management ponds 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.): Existing onsite ditch 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
33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Approx. 2-3 acres Acres Square Feet Open space proposed (not including stormwater management ponds and waste water disposal areas) Approx. 1-2 Acres 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)? Landscaping Where is the open space located? Throughout the site 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 type="checkbox"/> No If "Yes," what are they? Undetermined
36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>  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 Green technologies 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 **3,044**

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. **One existing entrance on Carter Road, One proposed right in only entrance from Carter Road, One right in / right out from US Rt. 13**

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. **West into "Other Lands"**

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 **Wetlands**

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: **Construction Summer/Fall 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, 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.

Notes:

- TAX MAP PARCEL NO.: 1-17-01900-01-0109-000
- EXISTING ZONING: HC - Highway Commercial District
- PROPOSED ZONING: HC - Highway Commercial District
- SOURCE OF TITLE: DEED BVP: D-3483-0145
- OWNER/DEVELOPER: LIBORIO 3, L.L.C.
ADDRESS: 903 N. FRENCH STREET, WILMINGTON, DE 19801
PHONE NUMBER: (302) 426-0200
FAX NUMBER: (302) 656-9344
- SITE ADDRESS: 0 S. CARTER ROAD
SMYRNA, DE 19977
- DATUM: HORIZ. - DELAWARE STATE PLANE COORDINATE GRID SYSTEM
VERT. - NAVD 88
- BENCHMARK: SANITARY SEWER MANHOLE LOCATED WITHIN THE GRASS STRIP NEAR THE SOUTH WESTERLY CORNER OF THE INTERSECTION BETWEEN S. CARTER ROAD AND U.S. ROUTE 13.
RIM ELEV. = 46.34
- GROSS ACREAGE: 20.79 ACRES (905,696.42 S.F.)
- SITE COVERAGE BREAKDOWN:

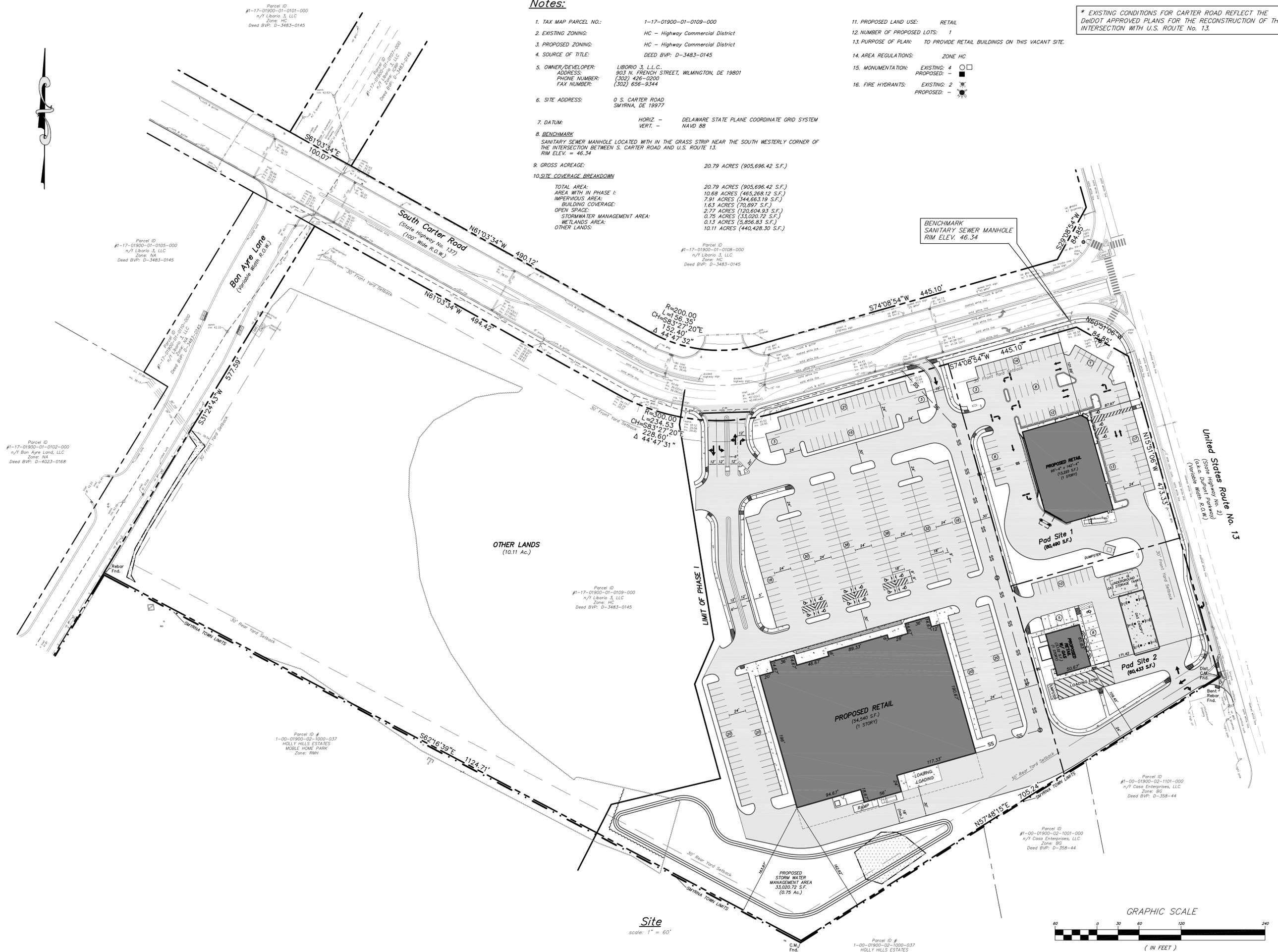
TOTAL AREA:	20.79 ACRES (905,696.42 S.F.)
AREA WITH IN PHASE I:	10.68 ACRES (465,268.12 S.F.)
IMPERVIOUS AREA:	7.91 ACRES (344,663.19 S.F.)
BUILDING COVERAGE:	1.63 ACRES (70,897 S.F.)
OPEN SPACE:	2.77 ACRES (120,004.93 S.F.)
STORMWATER MANAGEMENT AREA:	0.78 ACRES (33,020.72 S.F.)
WETLANDS AREA:	0.13 ACRES (5,856.83 S.F.)
OTHER LANDS:	10.11 ACRES (440,428.30 S.F.)

- PROPOSED LAND USE: RETAIL
- NUMBER OF PROPOSED LOTS: 1
- PURPOSE OF PLAN: TO PROVIDE RETAIL BUILDINGS ON THIS VACANT SITE.
- AREA REGULATIONS: ZONE HC
- MONUMENTATION: EXISTING: 4 PROPOSED: 1
- FIRE HYDRANTS: EXISTING: 2 PROPOSED: 1

* EXISTING CONDITIONS FOR CARTER ROAD REFLECT THE DELDOT APPROVED PLANS FOR THE RECONSTRUCTION OF THE INTERSECTION WITH U.S. ROUTE No. 13.

Legend:

- General Notes
- PROP. SETBACK LINE
 - EXISTING CONTOUR
 - EXISTING RIGHT-OF-WAY LINES
 - EXISTING CENTER LINE
 - PROP. CURB
 - 8" S SAN. SEWER MAIN
 - 8" S SAN. SEWER MANHOLE
 - 8" S SAN. SEWER MANHOLE
 - 8" S SAN. SEWER CLEANOUT
 - EXISTING STORM SEWER MAIN
 - 4" STORM SEWER MAIN
 - EXISTING STORM SEWER MANHOLE
 - EXISTING STORM SEWER INLET
 - PROP. STORM SEWER INLET
 - EXISTING STORM F.E.S.
 - PROP. STORM F.E.S.
 - EXISTING WATER MAIN
 - PROP. WATER MAIN
 - PROP. FIRE HYDRANT
 - PROP. WATER TEE
 - PROP. GATE VALVE
 - PROP. WATER VALVE BOX
 - EXISTING UTILITY POLE
 - EXISTING WOODS LINE
 - PROP. CLEARING LIMITS
 - MONUMENT TO BE SET
 - MONUMENT FOUND
 - PROP./EXISTING EASEMENT
 - PROPOSED ROADWAY
 - EXISTING C.L.F.



No.	Revision/Issue	Date

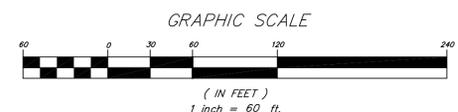
OFFICES THROUGHOUT NJ, EASTERN PA, AND DE
Van Cleaf
 ENGINEERING ASSOCIATES

Consulting Civil Engineering Land Surveying
 Environmental Engineering Professional Planning
 Municipal Engineering Landscape Architecture

630 CHURCHMANS ROAD, SUITE 100, NEWARK, DE 19702
 EMAIL: NORTHERN@VANCEA.ORG WEB: WWW.VANCEA.ORG
 PHONE (302) 368-3184 FAX (302) 368-7195

Site Plan
 FOR
Smyrna Gateway Shopping Center
 Town of Smyrna
 Kent County, Delaware

Project: 06-01-KENT	Sheet:
Date: 11/2/2007	3 of 3
Scale: 1" = 60'	



BY: **SCOTT E. LOBDELL** DATE
 DELAWARE PROFESSIONAL ENGINEER NO. 12260

Preliminary Land Use Service (PLUS)

Smyrna Gateway

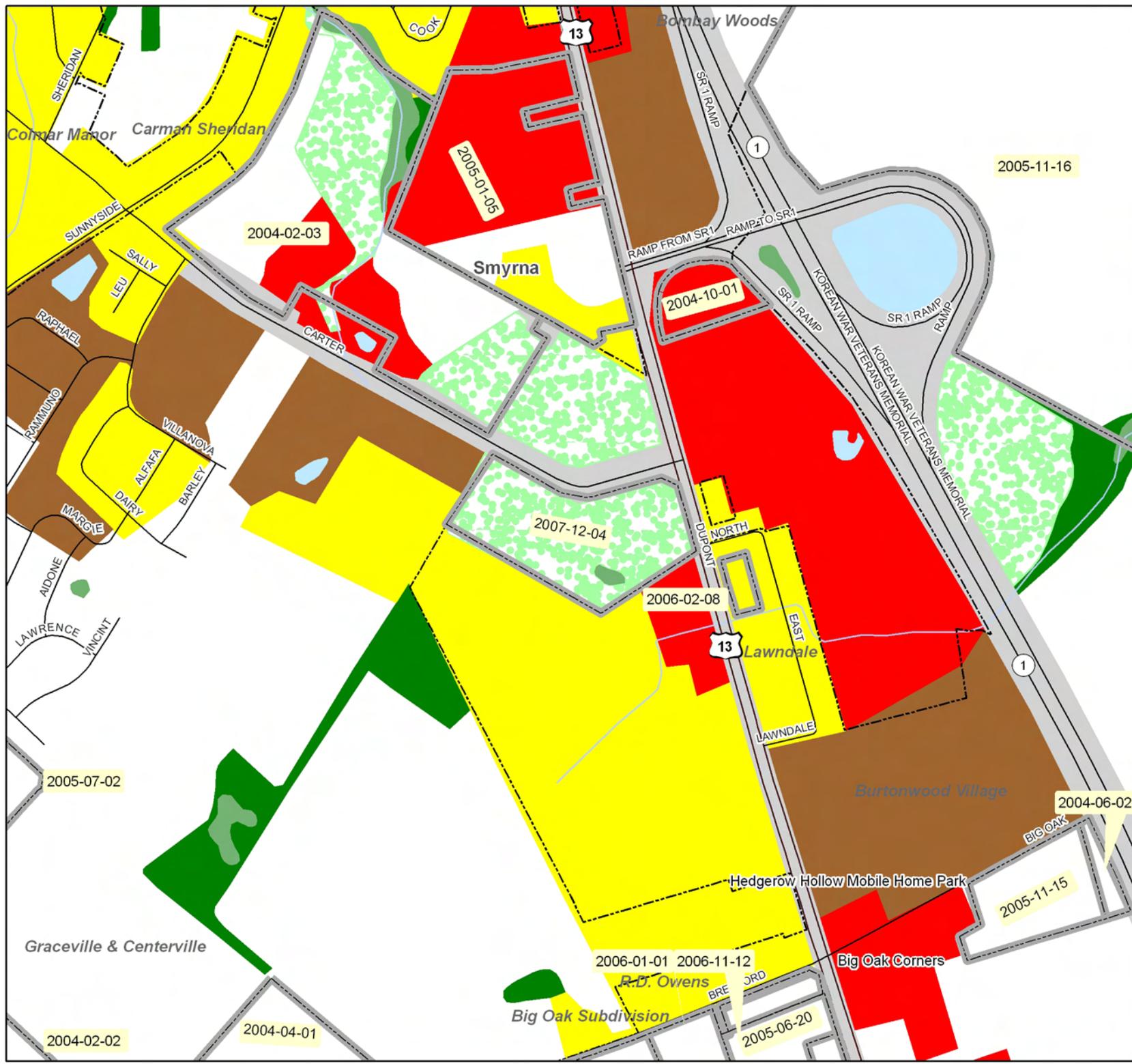
2007-12-04

-  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 80 160 320
1:10,000



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www.state.de.us/planning



Preliminary Land Use Service (PLUS)
Smyrna Gateway
2007-12-04

-  Project Area
-  Municipalities



Feet
0 2040 80
1:2,738



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