

## 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 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: Hampden Park – Parcel A

2. Location ( please be specific): South side of the intersection of SCR 382 & SCR 388

3. Parcel Identification #: 5-33-11, 244

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Landh Investments, LLC c/o Joel Farr

Address: 417 Logwood Lane

City: Chantilly

State: VA

Zip: 20151

Phone: 703-968-0245

Fax: 302-968-0369

Email: joel.farr@cox.net

6. Applicant's Name: same

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Project Designer/Engineer: Axiom Engineering, LLC - c/o Kenneth R. Christenbury, P.E.

Address: 18 Chestnut Street

City: Georgetown

State: DE

Zip: 19947

Phone: (302) 855-0810

Fax: (302) 855-0812

Email: ken@axeng.com

8. Please Designate a Contact Person, including phone number, for this Project: Kenneth R. Christenbury, P.E.

<b>Information Regarding Site:</b>	
9. Type of Review: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Rezoning from GR-1 to B-1	
11. Area of Project(Acres +/-): 1.85ac	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input checked="" 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: GR	15. Proposed Zoning: B-1
16. Present Use: Wooded/Vacant	17. Proposed Use: Neighborhood Business/retail/convenience
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 <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/>  Suburban <input type="checkbox"/> Inside growth zone <input 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 checked="" type="checkbox"/> General Residential Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian  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? 10,000 gpd  How will this demand be met? Artesian Water Company or another PSC Utility shall provide central water	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County – Johnson’s Corner Sanitary Sewer District	
22. If a site plan please indicate gross floor area: 15,424 +/-	
23. If a subdivision: <input checked="" type="checkbox"/> Commercial Residential <input type="checkbox"/> 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:  
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: 0%  
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 70%  
Square Feet: 55,000

27. What are the environmental impacts this project will have? Clearing existing woods for proposed development, affecting stormwater runoff and potential habitat. Central utilities minimize most other environmental impacts

How much forest land is presently on-site? 1.8 ac. How much forest land will be removed? 1.8 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 To the best of our knowledge, there are no wetlands on the property, professional certifications will be provided upon site plan submittal to Sussex County Planning and Zoning

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: Filling in portions of existing ditches and a road crossing through wooded wetlands.

Will there be ground disturbance within 100 feet of wetlands  Yes  No

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</p>
<p>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</p> <p>If yes, please list name: Route 20 Road-side swale</p>
<p>32. List the proposed method(s) of stormwater management for the site: Wet Extended Detention Ponds &amp; Infiltration if suitable soils are found</p> <p>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.): Unknown at this time</p> <p>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</p>
<p>33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 0.62 Acres Acres          Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 0.10 acres/Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? stormwater management</p> <p>Where is the open space located? See site plan</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>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? No known protected lands</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Sanitary Sewer, Central Water</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Stormwater Management Ponds</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes <input checked="" type="checkbox"/> No</p>

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 Approximately **1000**

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.

There will be one entrance on Route 20 which is a 2 lane highway with 11' lanes and 10' shoulders. There is a 70' right-of-way for the road. This proposed entrance is to be constructed in the paper ROW of the Hampden Park Subdivision entrance road, requiring new improvements to the existing, approved but unimproved subdivision road.

One additional entrance is proposed on County Road 388

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. The property is part of an approved subdivision that never completed the improvements proposed. The project would improve the Route 20 entrance for the entire subdivision.

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 - Existing Route 20 Shoulder/Bike Path

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 - Unknown at this time

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: Preliminary Hearing Spring 2009/ Final Approval/Commence Construction Spring 2010

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)

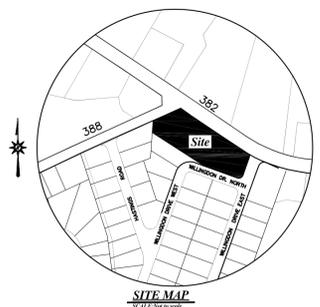
\_\_\_\_\_  
Date

**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, 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.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO AND APPURTENANT.

Lands of WAYNE W. MAGEE



COUNTY ROAD NO. 388 (50' R/W)

COUNTY ROAD NO. 382 (70' R/W)  
A.K.A. STATE ROUTE 20

LOT# 55

LOT# 56

LOT# 62

LOT# 61

LOT# 63

LOT# 64

PARCEL B

LEGEND

EX. PROPERTY LINE	CONCRETE MONUMENT FOUND
PROPOSED SUBDIVISION LINE	IRON PIPE FOUND
EX. ADJACENT PROPERTY LINES	IRON PIPE SET
EX. 404 WETLANDS	BENCHMARK
EX. MINOR CONTOUR	FEMA FLOODPLAIN BOUNDARY
EX. MAJOR CONTOUR	STATE (TIDAL) WETLANDS
EX. BUILDING RESTRICTION LINES	PR. CONTOUR
EX. ROAD CENTERLINE	PR. BUILDING RESTRICTION LINES
EX. EASEMENT	PR. ROAD CENTERLINE
EX. BUILDING	PR. EASEMENT
EX. SWALE	PR. BUILDING
EX. SIDEWALK	PR. SWALE
EX. CURB	PR. SIDEWALK
EX. STORM SEWER	PR. CURB
EX. SANITARY SEWER	PR. STORM SEWER CL.
EX. WOODS LINE	PR. SANITARY SEWER
EX. WATER LINE	PR. WOODS LINE
EX. WELL	PR. WATER LINE
EX. ZONING BOUNDARY	PR. WELL
EX. FENCE	EX. ELECTRIC LINES UTILITIES
EX. SPOT ELEVATION	EX. UTILITY POLES/LIGHT POLES
PR. DELDOT ENTRANCE PAVING	PARKING SPACE COUNTS
PR. ROTOMILL 1 1/4" & OVERLAY	PR. SPOT ELEVATION
SOIL BORING	PROPOSED DRAINAGE FLOW
TEST PIT	ROCK OUTLET PROTECTION
DRAINAGE DIVIDES	CONSTRUCTION ENTRANCE
TIME OF CONCENTRATION	LIMIT OF DISTURBANCE
	SILT FENCE

SITE DATA:

TOTAL SITE AREA	1.85 ACRES
BUILDING AREA	0.35 ACRES
PAVEMENT	0.86 ACRES
SIDEWALKS	0.02 ACRES
OPEN SPACE	0.62 ACRES

DEED REFERENCE:	PLOT BOOK 9, PAGE 55
CURRENT ZONING:	GR
PROPOSED ZONING:	B-1
PROPOSED USE:	RETAIL
PROPOSED CONSTRUCTION TYPE:	CONCRETE BLOCK
PROPOSED BUILDING HEIGHT:	42' MAX
PARKING SPACES REQUIRED:	78
PARKING SPACES PROVIDED:	78

NOTES:

- 1) THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM A PERIMETER SURVEY PREPARED BY SIMPLER SURVEYING AND ASSOCIATE, DATED JANUARY 15, 2003 AND IS NOT THE RESULT OF A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, L.L.C.
- 2) IT IS BELIEVED THAT THE SITE IS FREE OF REGULATORY WETLANDS. SUBSEQUENT TO A REZONING APPROVAL, A QUALIFIED PROFESSIONAL SHALL BE RETAINED TO CONDUCT A FIELD INVESTIGATION TO VERIFY THE ABSENCE OR PRESENCE OF WETLANDS PRIOR TO SUBMITTAL OF A PRELIMINARY SITE PLAN.
- 3) THIS SITE IS LOCATED IN A ZONE X BASED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 100050635 J, MAP REVISED JANUARY 6, 2005, AND IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 4) MAINTENANCE OF THE PAVED AREAS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE PROPERTY OWNERS WITHIN THIS SITE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE PAVED AREAS WITHIN THE SITE.
- 5) STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF INFILTRATION AND WET PONDS THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF THE STORMWATER MANGEMENT FACILITY CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- 6) SANITARY SEWER FOR THIS SITE WILL BE PROVIDED BY THE JOHNSON'S CORNER SANITARY SEWER DISTRICT.
- 7) WATER FOR THIS SITE WILL BE PROVIDED BY ARTESIAN WATER OR OTHER APPROVED UTILITY.
- 8) ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

OWNER'S CERTIFICATION:

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

LAND INVESTMENTS, LLC - C/O JOEL FARR DATE  
4717 LOGWOOD LANE  
CHANTILLY, VA 20151  
(703) 968-0245  
FAX: 968-0369

REZONING AND CONCEPTUAL SITE PLAN  
LANDS OF  
**LAND INVESTMENTS, LLC**  
HAMPDEN PARK - PARCEL "A"  
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

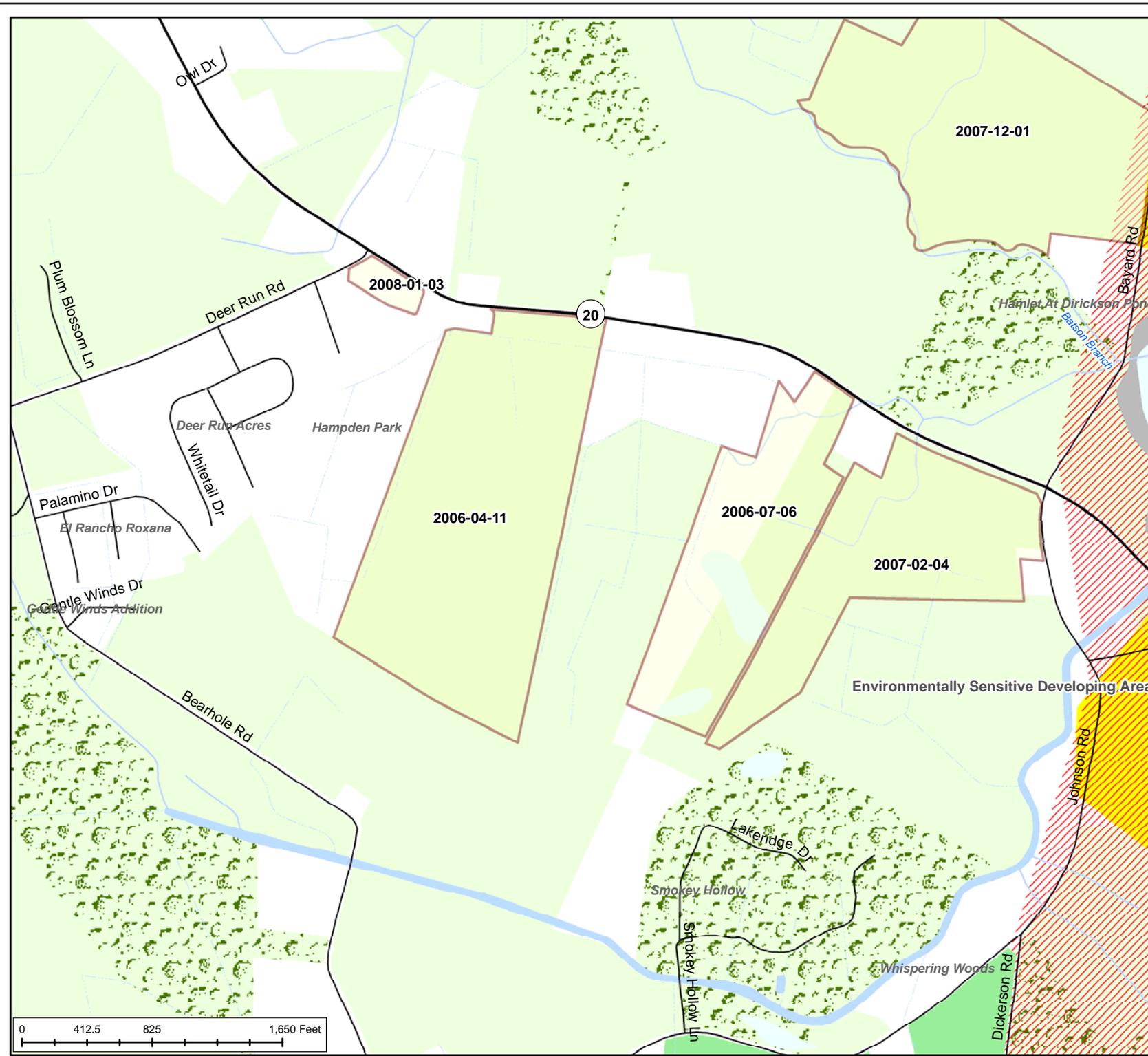
**AXIOM ENGINEERING L.L.C.**  
18 CHESTNUT STREET  
GEORGETOWN, DE 19947  
TEL: 855-0810  
FAX: 855-0811  
EMAIL: AXIOM@AXIOM.COM  
WEB: WWW.AXIOM.COM

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	KRC
CHECKED BY:	KRC
DATE:	12/12/2007
TAX MAP:	5-33-11 PARCEL 244
SCALE:	1" = 30'
WARNING: IF THIS BAR DOES NOT MEASURE 1" NOT TO SCALE	

PROJECT NO:	0004-0701
DRAWING:	RZ-1
SHEET:	1 OF 1

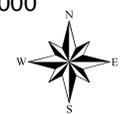
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Hampden Park  
2008-01-03

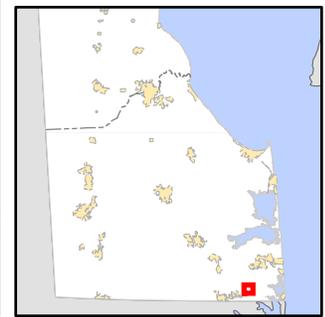


- Project Areas
  - Municipalities
  - Purchased Dev. Rights
  - Ag District
  - Public Owned/Protected
  - Forestry Easements
  - Delaware State Forests
  - Working Forests
  - Highest Value Agriculture
- State Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Nat. Res. & Rec. Priorities
  - Out of Play
  - Area of Dispute
  - Area of Study
  - Env. Sens. Dev. (Sussex)

1:10,000

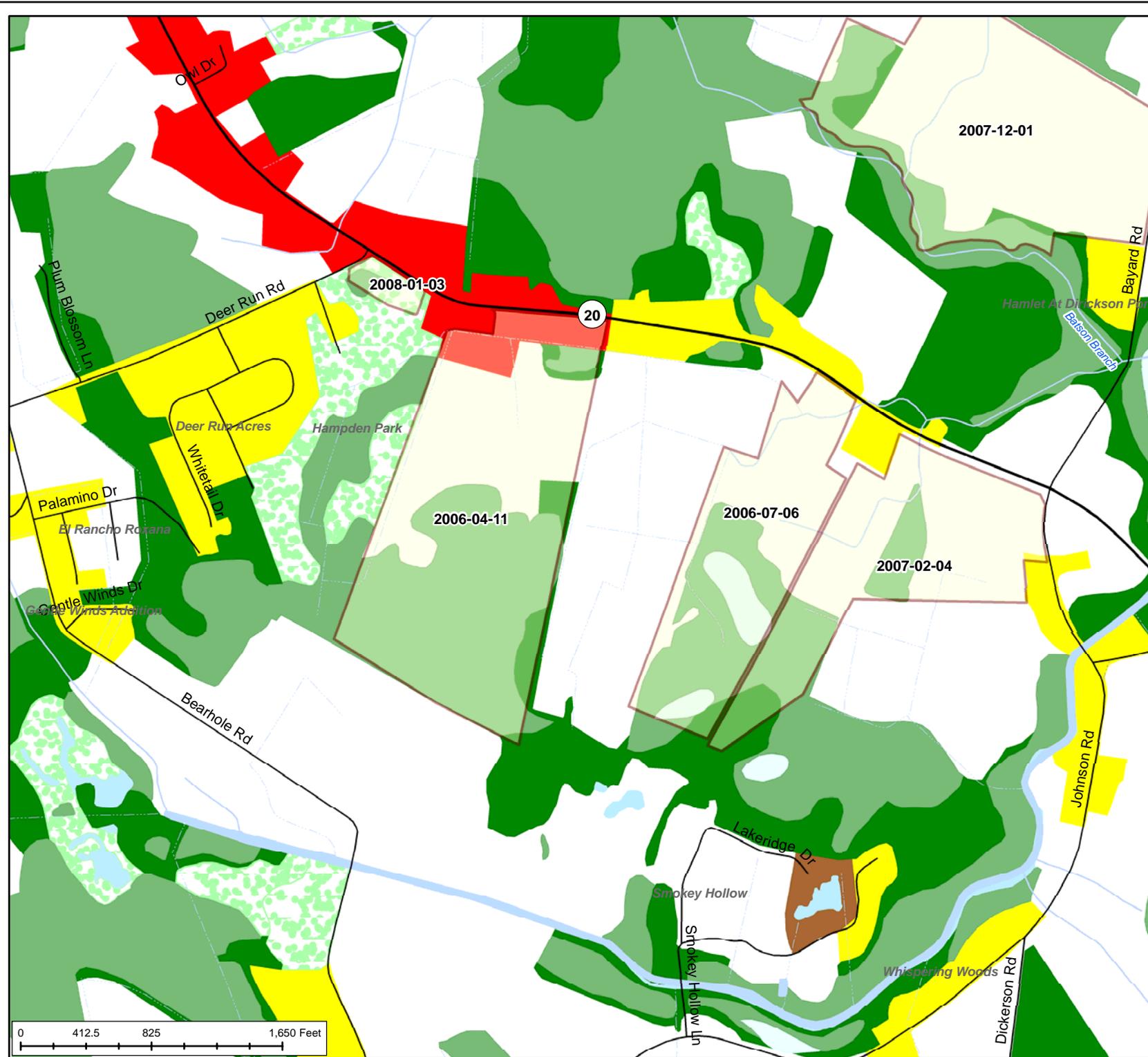


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stateplanning.delaware.gov



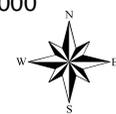
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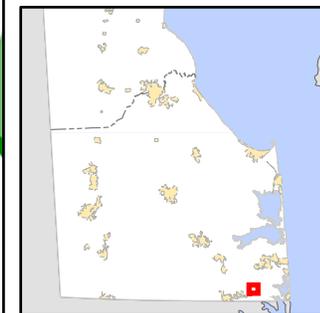
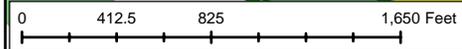


- Project Areas
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition

1:10,000



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# Preliminary Land Use Service (PLUS)

Hampden Park  
2008-01-03

-  Project Areas
-  Municipalities



2006 Orthophotography  
courtesy of USDA NAIP.

1:2,283



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