

PLUS 2008-10-12
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: Mitten Industrial Park

2. Location (please be specific): Lafferty Lane, east of Bay Road

3. Parcel Identification #: ED-05-077.00-01-26.00-000 and
ED-05-077.00-01-27.00-000

4. County or Local Jurisdiction Name: Dover

5. Owner's Name: Mathew E. Mitten

Address: 109 Tuckahoe Lane

City: Bear

State: DE

Zip: 19701

Phone: 302-698-5402

Fax: 302-698-5404

Email:

6. Applicant's Name: Mathew E. Mitten

Address: 109 Tuckahoe Lane

City: Bear

State: DE

Zip: 19701

Phone: 302-698-5402

Fax: 302-698-5404

Email:

7. Project Designer/Engineer: Braun Engineering & Surveying

Address: 429 South Governors Avenue

City: Dover

State: DE

Zip: 19904

Phone: 302-674-2903

Fax: 302-674-3826

Email: dcbraun@braunengineering.net

8. Please Designate a Contact Person, including phone number, for this Project: David C. Braun 302-674-2903

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: Proposed Industrial Park to consist of up to 9 buildings of 9,600 sf each – total 86,400 sf		
11. Area of Project(Acres +/-): 40.0897		
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. N/A		
14. Present Zoning: IPM	15. Proposed Zoning: IPM	
16. Present Use: Vacant –material processing	17. Proposed Use: Industrial Park with material processing	
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 ☐ Suburban reserve ☐ Outside growth zone ☐ Developing ☐ Other ☐ Environ. Sensitive Dev. District ☐		
20. Water: ☒ Central (Community system) ☐ Individual On-Site ☐ Public (Utility) Service Provider Name: City of Dover Will a new public well be located on the site? ☐ Yes ☒ No What is the estimated water demand for this project? 5,400 gpd How will this demand be met? Connection to City of Dover water system		
21. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility) Service Provider Name: City of Dover		
22. If a site plan please indicate gross floor area: 86,400 sf		
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:

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: 14.8
Square Feet: 257,762

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

How much forest land is presently on-site? 19.5820 acres How much forest land will be removed? 5.0280 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 7.35

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: Dry pond			
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.): Ditch			
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? Developer will fund entrance improvements, and sanitary sewer and water extensions to the site.			
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 1176

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 entrance is proposed on Lafferty Lane, approximately 1,450 feet east of Bay Road. Lafferty Lane currently consists of two 12' lanes with shoulders on both sides.

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. A proposed development east of this site is being used for utility interconnection. Due to the location of wetlands, it is not feasible to provide a vehicular connection.

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: Phase 1 is to be constructed as soon as approvals are received, beginning Summer 2008. Remainder of project is based on market demands.

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

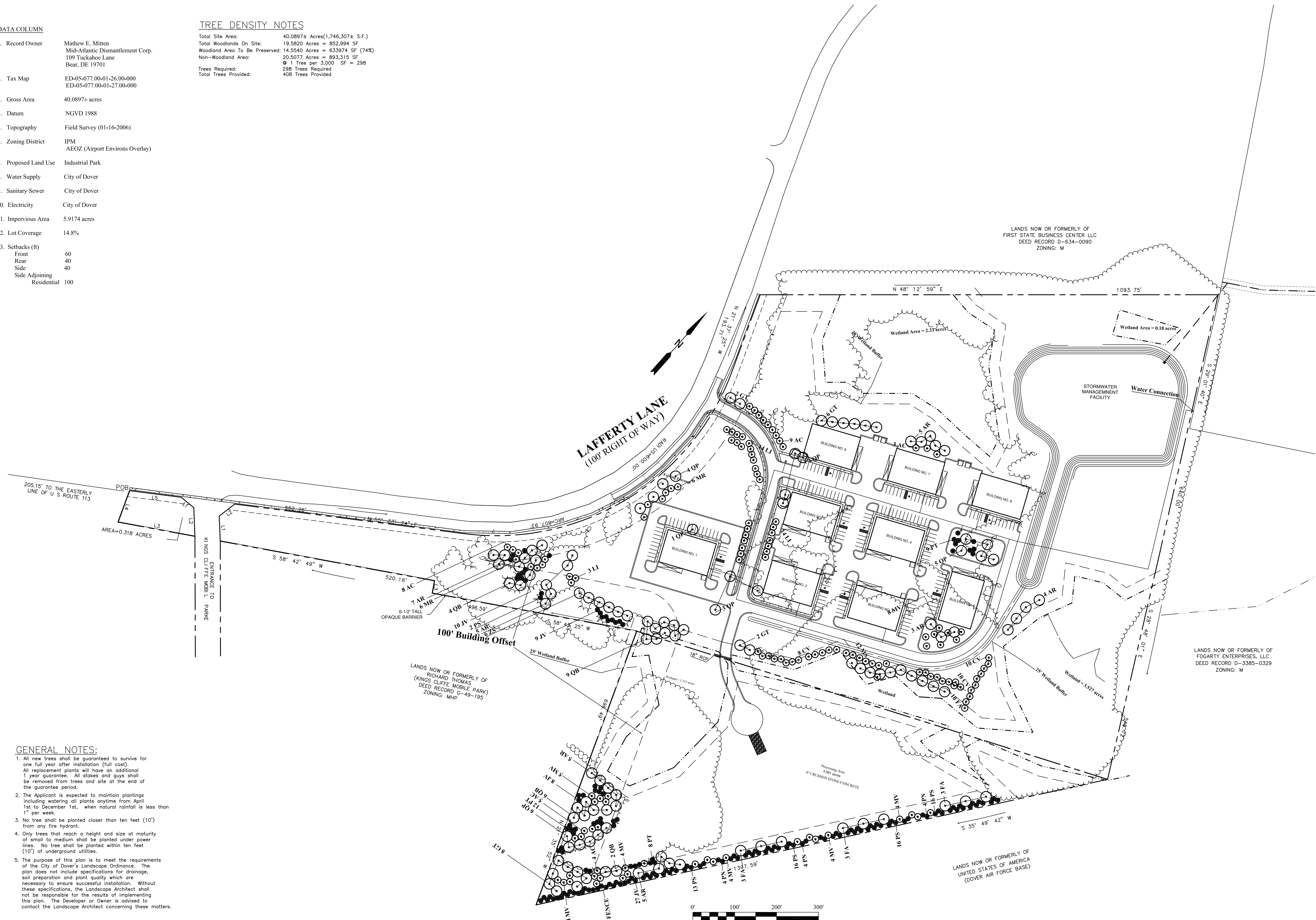
Signed application must be received before application is scheduled for PLUS review.

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.

1. Record Owner	Mathew E. Mitten Mid-Atlantic Dismantlement Corp. 109 Tuckahoe Lane Bear, DE 19701
2. Tax Map	ED-05-077.00-01-26.00-000 ED-05-077.00-01-27.00-000
3. Gross Area	40.0897± acres
4. Datum	NGVD 1988
5. Topography	Field Survey (01-16-2006)
6. Zoning District	IPM AE0Z (Airport Environs Overlay)
7. Proposed Land Use	Industrial Park
8. Water Supply	City of Dover
9. Sanitary Sewer	City of Dover
10. Electricity	City of Dover
11. Impervious Area	5.9174 acres
12. Lot Coverage	14.8%
13. Setbacks (ft)	
Front	60
Rear	40
Side	40
Side Adjoining Residential	100

Total Site Area:	40.0897± Acres(1,746,307± S.F.)
Total Woodlands On Site:	19.5820 Acres = 852,994 SF
Woodland Area To Be Preserved:	14.5540 Acres = 633,974 SF (74%)
Non-Woodland Area:	20.5077 Acres = 893,315 SF
	⊕ 1 Tree per 3,000 SF = 298
Trees Required:	298 Trees Required
Total Trees Provided:	408 Trees Provided

1. All new trees shall be guaranteed to survive for one full year after installation (full cost).
All replacement plants will have an additional year guarantee. All plants must be removed from trees and site at the end of the guarantee period.
2. The Applicant is expected to maintain plantings in good watering condition from any time after April 1st to December 1st, when natural rainfall is less than 1" per week.
3. No tree shall be planted closer than ten feet (10') from any fire hydrant.
4. Only trees that reach a height and size at maturity (10' to medium size) shall be planted under power lines. No tree shall be planted within ten feet (10') of underground utilities.
5. The purpose of this plan is to meet the requirements of the City of Dover's Landscape Ordinance. The plan does not include specifications for drainage, site preparation and site work. The Developer is necessary to ensure successful installation. Without these specifications, the Landscape Architect shall not be responsible for the results of implementing the plan. The Developer or Owner is advised to contact the Landscape Architect concerning these matters.

[illegible]

BRAUN
ENGINEERING & SURVEYING

429 SOUTH GOVERNORS AVENUE, DOVER DELAWARE 19901
 TELEPHONE: 302-674-2903 FAX: 302-674-3600

STORMWATER MANAGEMENT PLAN

MITTEN INDUSTRIAL PARK

IN THE CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY AND STATE OF DELAWARE
TAX PARCEL NOS. ED-05-077,000-01-26,000-000 AND ED-05-077,000-01-27,000-000

DATE:	12/7/07
DRAWN BY:	DCB
CHECKED BY:	
DRAWING NO.	0726S8
CLIENT NO.	07-26
SCALE:	1"=100'
SHEET NO.	

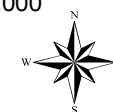
Preliminary Land Use Service (PLUS) Mitten Industrial Park 2008-01-12

- Project Areas
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

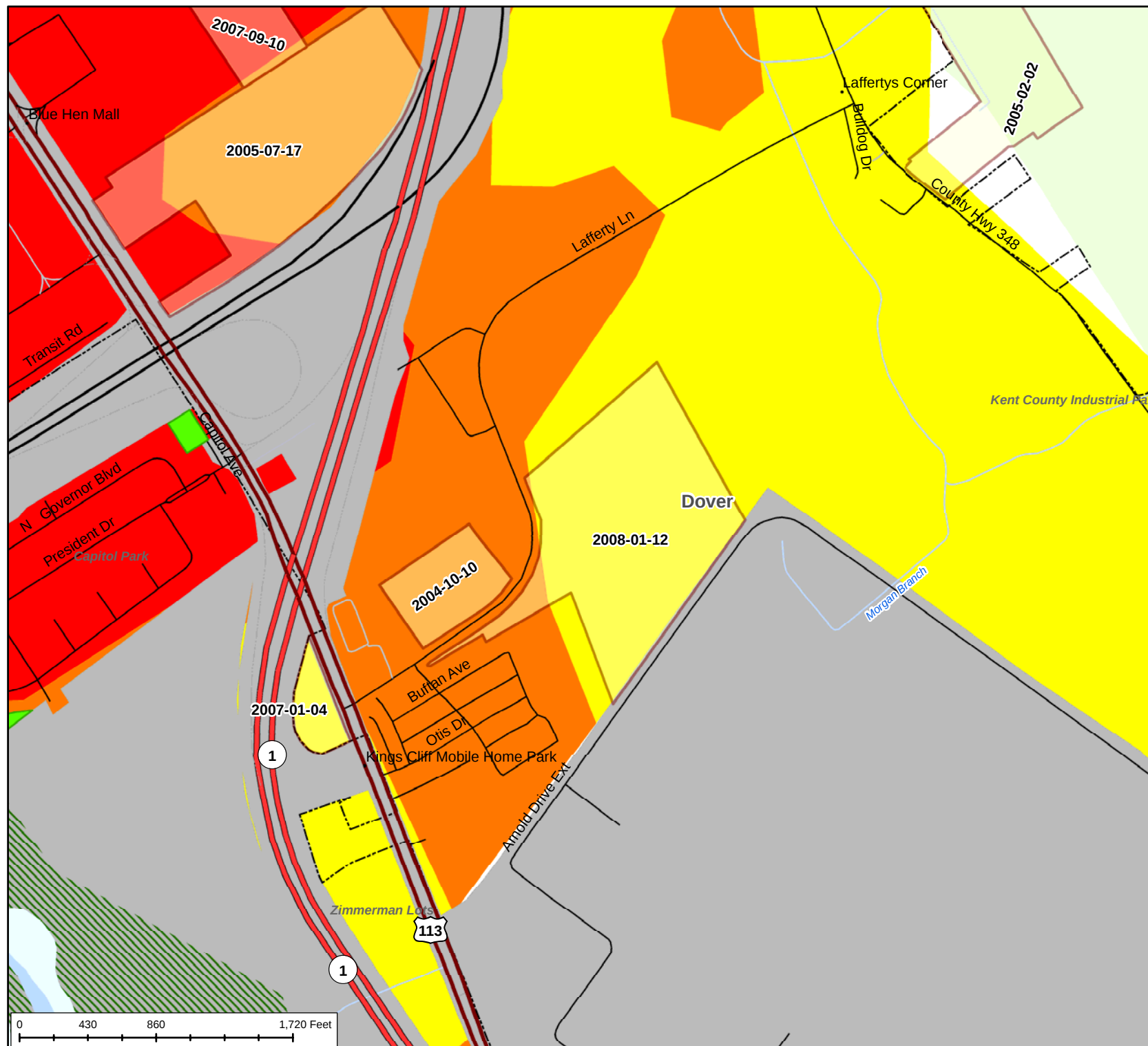
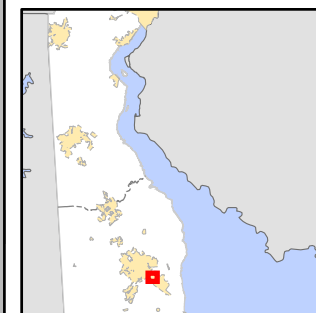
State Strategies

- 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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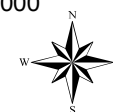


0 430 860 1,720 Feet

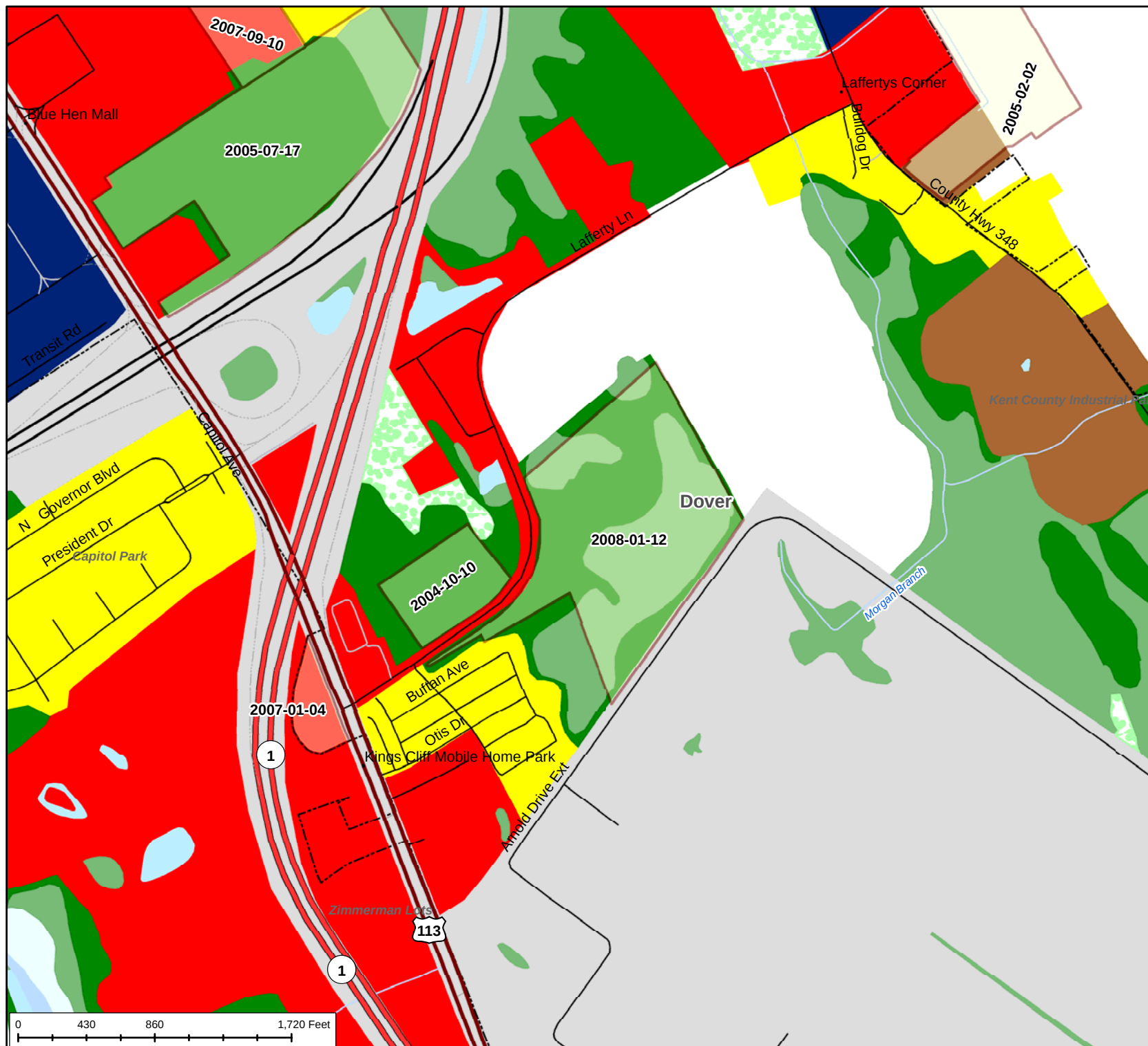
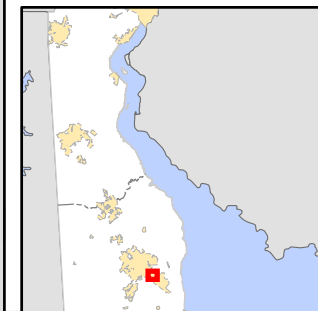
Preliminary Land Use Service (PLUS) Mitten Industrial Park 2008-01-12

-  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)**
Mitten Industrial Park
2008-01-12

-  Project Areas
-  Municipalities

2006 Orthophotography
courtesy of USDA NAIP.

1:3,667



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