

PLUS 2008-02-03
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: Kings Highway Land Partners, LLC

2. Location (please be specific): SW Intersection of US Route 13 & Kings Highway

3. Parcel Identification #: ED-05-06818-01-24.00
ED05068.18-01-22.00 ED05-068.18-21.00 & ED-05-068.18-23.00

4. County or Local Jurisdiction Name: City of Dover

5. Owner's Name: Kings Highway Land Partners

Address: 555 East Lockerman Street

City: Dover

State: DE

Zip: 19901

Phone: 736-1538

Fax: 736-2715

Email: jmelvin902@hotmail.com

6. Applicant's Name: James D McGinnis

Address: 555 East Lockerman Street

City: Dover

State: DE

Zip: 19901

Phone: 736-1538

Fax: 736-2715

Email: jdm@mcginnisrealty.com

7. Project Designer/Engineer: LRHA (Todd Bichsel, PE)

Address: 154 S. Governors Ave.

City: Dover

State: DE

Zip: 19904

Phone: 744-9881

Fax: 744-9889

Email: lswiski@lrha.com

8. Please Designate a Contact Person, including phone number, for this Project: Todd Bichsel, PE (610) 932-3220 (514)

Information Regarding Site:	
9. Type of Review: <input 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: Retail Center with 3 proposed Restaurants and a Hotel with associated parking.	
11. Area of Project(Acres +/-): 6.265 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. N/A	
14. Present Zoning: IO/C-4	15. Proposed Zoning: IO/C-4
16. Present Use: Retail/Parking	17. Proposed Use: Retail/Parking/Hotel
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Parking, Retail, Restaurant	
19. Comprehensive Plan recommendation: Dover 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 type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: 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? City of Dover	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Dover	
22. If a site plan please indicate gross floor area 100,000 SF	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use N/A	
24. If residential, indicated the number of number of Lots/units: N/A Gross Density of Project: N/A Net Density N/A 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: 70%
Square Feet: 202,000 SF

Proposed Use: % of Impervious Surfaces: 82%
Square Feet: 237,000 +/-

27. What are the environmental impacts this project will have? Existing uses are similar and should not have any additional environmental impacts

How much forest land is presently on-site? 0.0 AC How much forest land will be removed? N/A

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 N/A

Non-tidal Acres N/A

If "Yes", have the wetlands been delineated? Yes No N/A

Has the Army Corp of Engineers signed off on the delineation? Yes No N/A

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts: N/A

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

<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) N/A</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 : N/A</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: Infiltration, Bio-Retention, Vegetated Filter Strips, Landscape Buffers</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.): Storm Drain System in Kings Highway</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? 1.19 Acres 51,629 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 0.75 acres.</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, Landscape Buffer</p> <p>Where is the open space located? Perimeter of site</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?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected N/A</p> <p>Acres on-site that will be restored N/A</p> <p>Acres of required wetland mitigation N/A</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Silt-fence, stabilized construction entrances, sediment traps, inlet protection, erosion control matting</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies N/A</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> 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 3,390

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 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. 1 connection to North Dupont Highway (SHR7), 6 (16') lanes, approximately 600 feet south of the intersection w/Kings Hwy. Entrance on east side of Kings Hwy (SHR66), 2 (16') lanes, approximately 680 feet north of the intersection with Maple Parkway (local road). Entrance on north side of Maple Parkway (local road), 2 (12') lanes approximately 150' west of the intersection with North Dupont Highway (SHR7)

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. All connected lands have been developed

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 June 2008, Complete June 2009

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

Signature of property owner

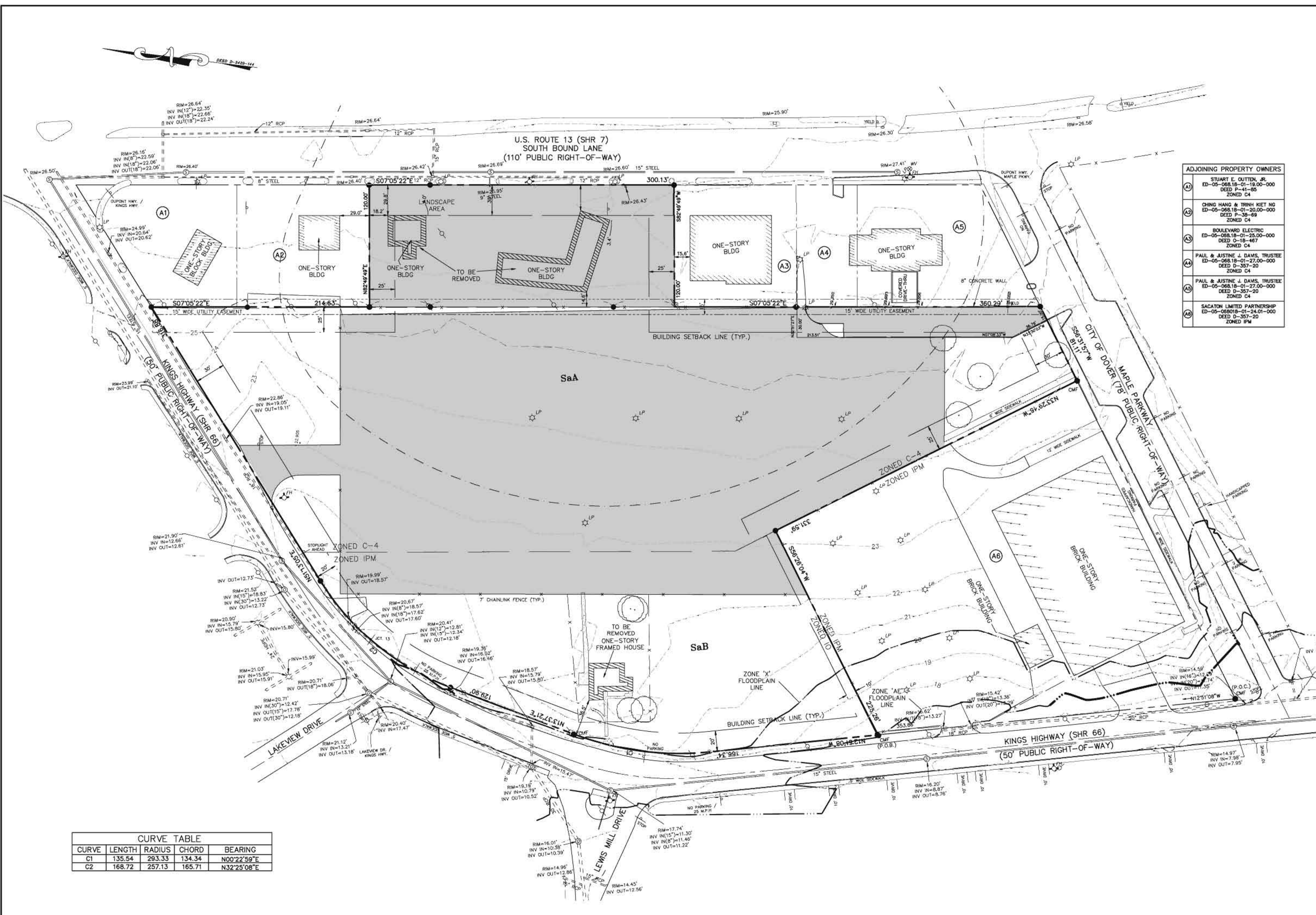
Date

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.



ADJOINING PROPERTY OWNERS

A1	STUART E. CUITEN, JR. ED-05-08818-01-19.00-000 DEED P-41-85 ZONED C4
A2	CHING HANG & TRINH KIET NG ED-05-08818-01-20.00-000 DEED P-38-69 ZONED C4
A3	BOULEVARD ELECTRIC ED-05-08818-01-25.00-000 DEED O-18-467 ZONED C4
A4	PAUL & JUSTINE J. DAVIS, TRUSTEE ED-05-08818-01-27.00-000 DEED D-357-20 ZONED C4
A5	PAUL & JUSTINE J. DAVIS, TRUSTEE ED-05-08818-01-27.00-000 DEED D-357-20 ZONED C4
A6	SACATON LIMITED PARTNERSHIP ED-05-06808-01-24.01-000 DEED D-357-20 ZONED IPM

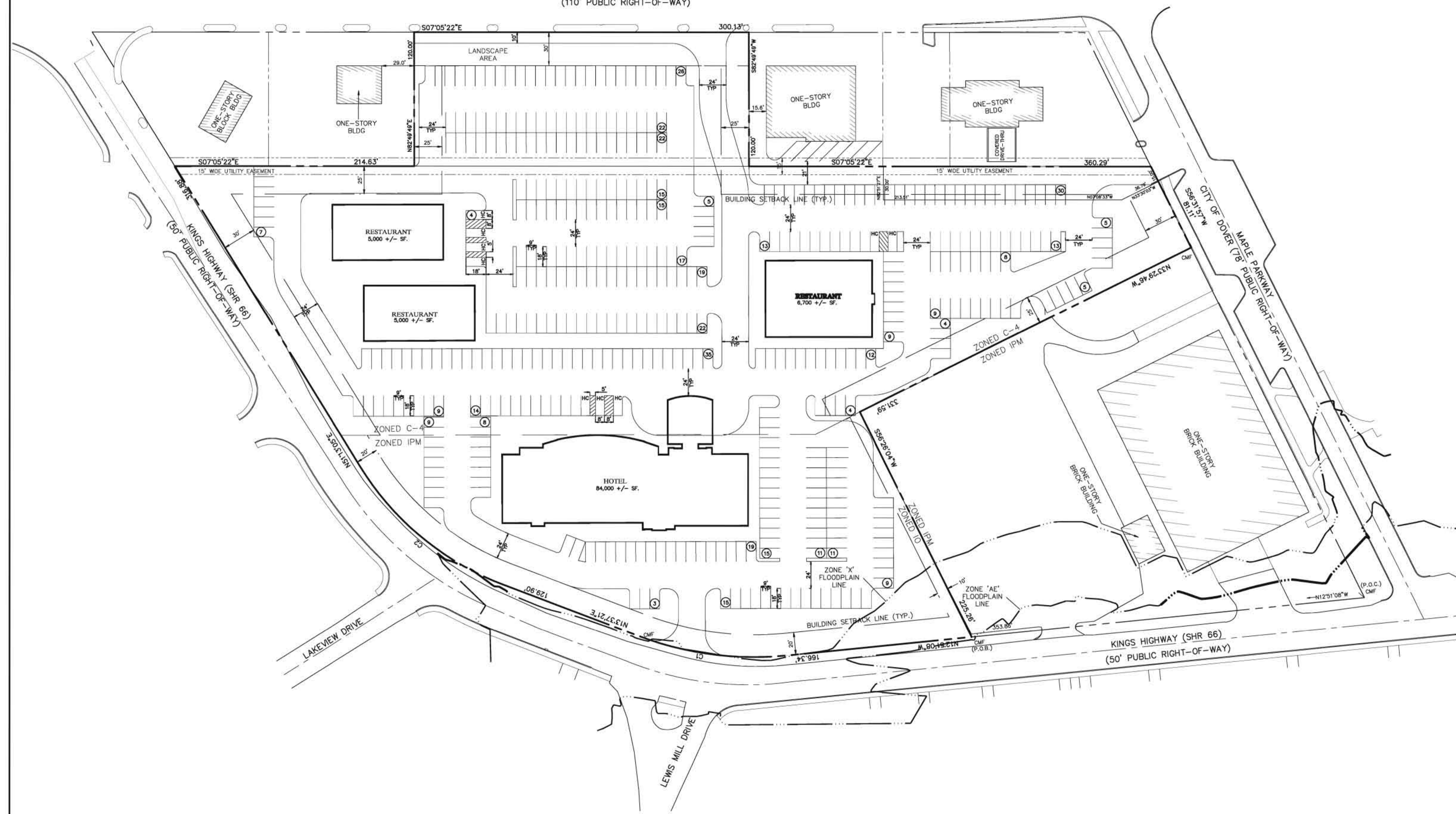
EXISTING CONDITIONS PLAN		Project Manager: Laura R. Swiski, PE		Project Surveyor: Todd W. Bichsel, PE	
KINGS HIGHWAY LAND PARTNERS, LLC		Drawn By: SLL		Checked By:	
CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, DE		Scale: 1"=40'		Date:	
Office Locations: Lancaster Oxford Thomdale Campbelltown New Holland Coatesville		Graphic Scale 0 20 40 80 120		Revision:	
Lake Roder Hillard & Associates 208 Limestone Road, P.O. Box 130 Oxford, PA 19355-0130 Tel (610) 832-3220 Fax (610) 832-4883 www.LRHA.com		Civil and Site Engineering • Land Surveying • Landscape Architecture		Date: JANUARY 28, 2008	
LRHA		Project No.:		Sheet No.:	
Section:		06D001		Section:	
2		2		2	

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	135.54	293.33	134.34	N00°22'59"E
C2	168.72	257.13	165.71	N32°25'08"E



U.S. ROUTE 13 (SHR 7)
SOUTH BOUND LANE
(110' PUBLIC RIGHT-OF-WAY)



Date: JANUARY 28, 2008 Project No.: 06D001 Sheet No.: 3 Section:	
LRHA	
Civil and Site Engineering • Land Surveying • Landscape Architecture Lake Roader Hillard & Associates 208 Limestone Road, P.O. Box 130 Oxford, PA 19353-0130 Tel: (610) 832-3220 Fax: (610) 832-4883 www.LRHA.com	
Office Locations: Lancaster Oxford Thomndale Campbelltown New Holland Coatesville	
PRELIMINARY PLAN KINGS HIGHWAY LAND PARTNERS, LLC CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, DE	
Project Manager: Laura R. Swiski, PE	Project Engineer: Todd W. Bichsel, PE
Drawn By: SLL	Checked By: Scale: 1"=40' Graphic Scale: 0 20 40 80 120
Seal:	Date:

Preliminary Land Use Service (PLUS)

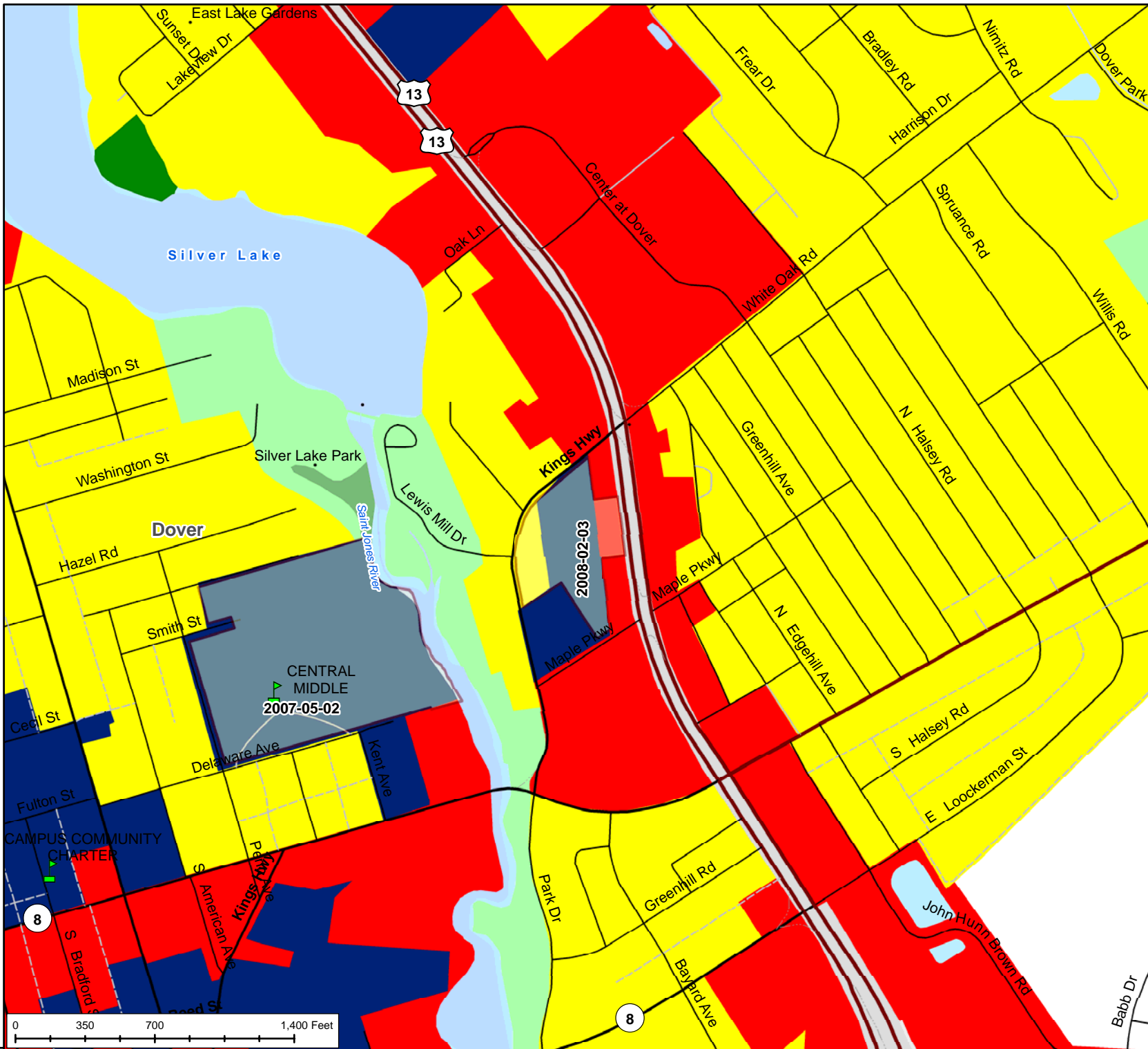
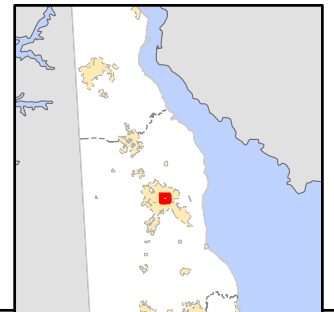
**Kings Highway
2008-02-03**

-  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

1:8,000






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0 350 700 1,400 Feet

Preliminary Land Use Service (PLUS)

**Kings Highway
2008-02-03**

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

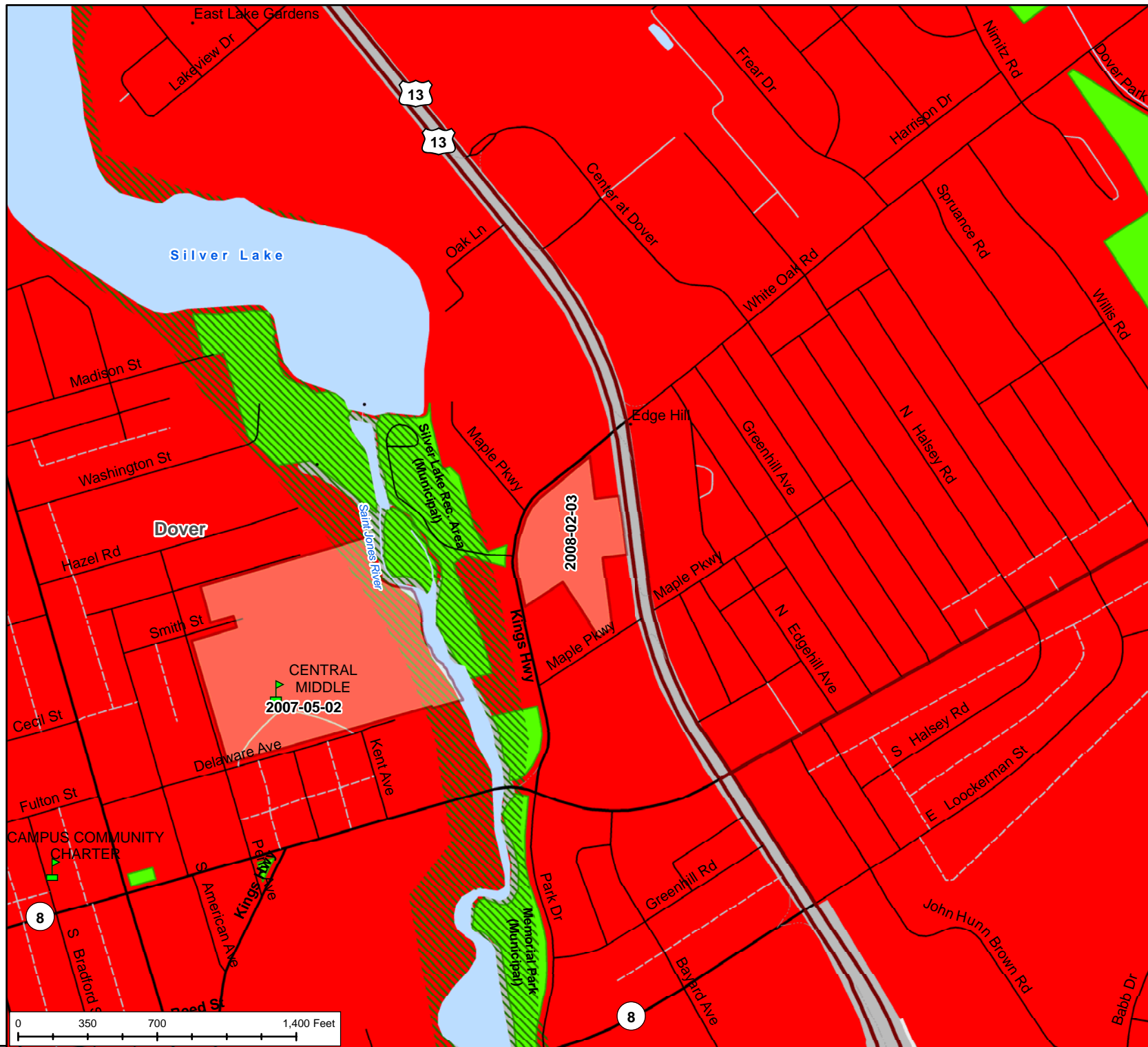
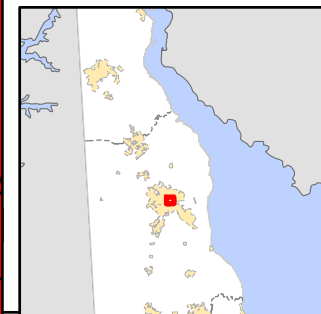
State Strategies

-  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)

1:8,000





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Preliminary Land Use Service (PLUS)

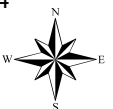
Kings Highway
2008-02-03

-  Project Areas
-  Municipalities

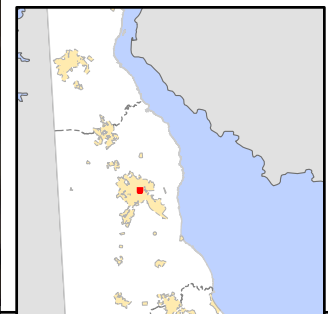
2006 Orthophotography
courtesy of USDA NAIP.



1:1,524



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0 70 140 280 Feet