

PLUS 2008-05-04

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: WILSON BAKER, INC

2. Location (please be specific): WEST SIDE OF RT 30; 1200 +/- FT NORTH OF RT 30 & SCR 319 INT

3. Parcel Identification #: 235-19-23

4. County or Local Jurisdiction Name: SUSSEX

5. Owner's Name: WILSON BAKER, INC

Address: 17921 COASTAL HWY

City: LEWES

State: DE

Zip: 19958

Phone: 302-645-7000

Fax:

Email:

6. Applicant's Name: WILSON BAKER, INC

Address: 17921 COASTAL HWY

City: LEWES

State: DE

Zip: 19958

Phone: 302-645-7000

Fax:

Email:

7. Project Designer/Engineer: DESIGN CONSULTANTS GROUP, LLC

Address: 18072 DAVIDSON DR

City: MILTON

State: DE

Zip: 19968

Phone: 302-684-8030

Fax: 302-684-8054

Email: mdavidson@dgcengineering.com

8. Please Designate a Contact Person, including phone number, for this Project: Mark H. Davidson (302) 684-8030

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: ZERO
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 30%
Square Feet: 248,221 SQ FT (50% OF EACH LOT INCLUDED)

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

How much forest land is presently on-site? 3.20 AC. +/- 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 0.73+/-

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

<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input 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 checked="" 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 checked="" 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 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: WATER QUALITY & QUANTITY MANAGEMENT THROUGH THE USE OF A POND</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.): BRITTINGHAM'S BRANCH</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? 5.63+/- Acres 245,097 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 5.63+/- 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)? PASSIVE RECREATION</p> <p>Where is the open space located? REFER TO 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?</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</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</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)? <input checked="" type="checkbox"/> Yes <input 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

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

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 LOCATION (REFER TO SITE PLAN) TO ROUTE 30, TWO LANES WITH SHOULDERS

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. N/A

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: REZONING OF EXISTING USE

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

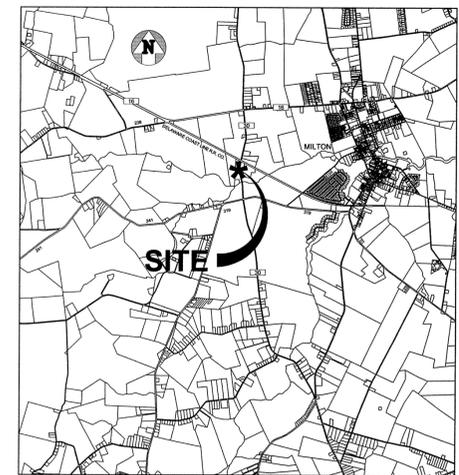
Signature of Person completing form
(If different than property owner)

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.

REVISIONS



VICINITY MAP
1" = 1 MILE

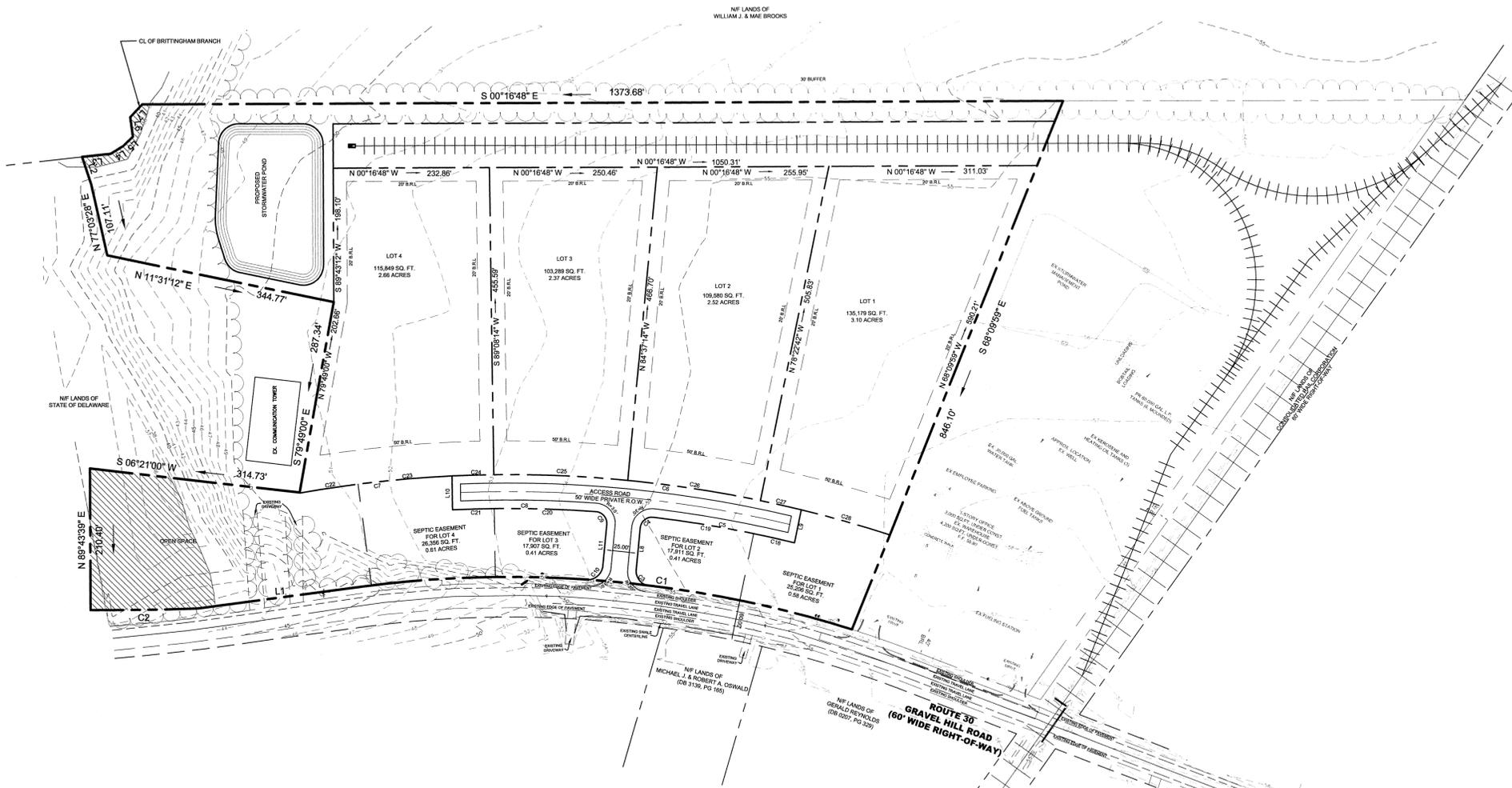
LEGEND:

- PROPERTY LINE
- - - PROPOSED LOT LINE
- BUILDING RESTRICTION LINE
- · · · · EXISTING SOILS TYPE BOUNDARY LINE
- EXISTING RAILROAD TRACKS
- PROPOSED RAILROAD TRACKS
- EXISTING TREE LINE
- EXISTING FENCE
- EXISTING WETLANDS

SITE DATA:

TAX MAP NUMBER: 2-35-19 PARCEL 23
 TAX MAP INFORMATION: WILSON BAKER, INC. (DB 3045, PG 104)
 GROSS SITE AREA AND ACREAGE: 843,085 SQ. FT. = 19.35 AC.±
 CURRENT ZONING: AR-1
 PROPOSED ZONING: HI-1 (HEAVY INDUSTRIAL)
 PROPOSED USE: INDUSTRIAL PARK, WAREHOUSING & MANUFACTURING

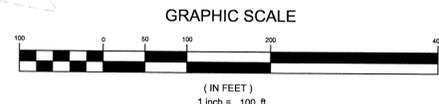
REQUIRED SETBACKS (B.R.L.):
 FRONT: 50 FT.
 SIDE: 20 FT. Each
 REAR: 20 FT.
 TOTAL BUILDABLE LOTS: 4
 REQUIRED LOT SIZE (MIN.): 4
 WIDTH: 200 FT.
 DEPTH: 200 FT.
 AREA: 115,974.25 SQ. FT. = 2.66 ACRES±
 AVERAGE LOT AREA: 463,897 SQ. FT. = 10.65 ACRES±
 TOTAL LOT AREA: 125' MAXIMUM (60' ADJACENT TO RESIDENTIAL)
 PROPOSED BUILDING HEIGHT: 12'
 PROPOSED COMMON AREA: 35,190 SQ. FT. = 0.81 AC.±
 STORMWATER MANAGEMENT: 246,097 SQ. FT. = 5.63 AC.±
 OPEN SPACE: 31,446 SQ. FT. = 0.72 AC.±
 ON-SITE ROAD R.O.W.: 34,062 SQ. FT. = 0.78 AC.±
 WETLANDS: 139,177 SQ. FT. = 3.20 AC.±
 EXISTING WOODS: PRIVATE ON SITE WELLS
 WATER SUPPLY: PRIVATE - SEPTIC
 SANITARY SEWER: PRIVATE - SEPTIC



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1684.79'	25°08'18"	739.20'	S 04°56'10" W	733.28'
C2	3628.33'	2°31'30"	159.89'	N 00°56'22" W	159.88'
C3	23.13'	69°26'04"	28.02'	N 55°05'03" E	26.34'
C4	17.50'	91°22'36"	27.91'	S 38°55'57" E	25.04'
C5	1786.66'	6°52'13"	214.24'	S 10°11'28" W	214.11'
C6	1836.66'	20°40'36"	662.81'	S 07°31'31" W	659.22'
C7	1836.66'	7°08'16"	228.81'	S 06°22'55" E	228.66'
C8	1786.66'	6°52'13"	214.24'	S 00°34'03" W	214.11'
C9	17.50'	91°22'36"	27.91'	S 49°41'28" W	25.04'
C10	24.20'	68°04'21"	28.75'	N 44°08'32" W	27.09'
C18	1786.66'	2°00'17"	62.51'	S 12°37'26" W	62.51'
C19	1786.66'	4°51'56"	151.73'	S 09°11'19" W	151.68'
C20	1786.66'	4°51'56"	151.73'	S 01°34'12" W	151.68'
C21	1786.66'	2°00'17"	62.51'	S 01°51'55" E	62.51'
C22	1836.66'	2°45'08"	88.22'	S 08°34'29" E	88.21'
C23	1836.66'	4°23'09"	140.59'	S 05°00'21" E	140.55'
C24	1836.66'	1°57'00"	62.51'	S 01°50'17" E	62.51'
C25	1836.66'	6°14'32"	200.10'	S 02°15'30" W	200.00'
C26	1836.66'	6°14'32"	200.10'	S 08°30'02" W	200.00'
C27	1836.66'	1°57'00"	62.51'	S 12°35'48" W	62.51'
C28	1836.66'	4°17'32"	137.59'	S 15°43'04" W	137.55'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 07°37'59" E	247.56'
L2	N 71°31'06" E	43.18'
L3	S 06°23'04" E	43.05'
L4	S 31°54'13" E	22.03'
L5	S 44°25'51" E	20.07'
L6	N 82°03'59" E	29.06'
L7	S 47°04'43" E	26.28'
L8	N 84°37'14" W	64.29'
L9	S 78°22'42" E	50.03'
L10	S 89°08'14" W	50.03'
L11	N 84°37'14" W	63.79'

SOILS:
SoA - SASSAFRAS SANDY LOAM, 0-2% SLOPES



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF SUSSEX COUNTY AND LAWS OF THE STATE OF DELAWARE.

DESIGN CONSULTANTS GROUP, L.L.C. DATE
 18072 DAVIDSON DRIVE
 MILTON, DE 19968
 (302) 684-8030

LEGAL OWNER 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 ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

WILSON BAKER, INC. DATE
 1301 HIGHWAY ONE
 LEWES, DELAWARE 19958

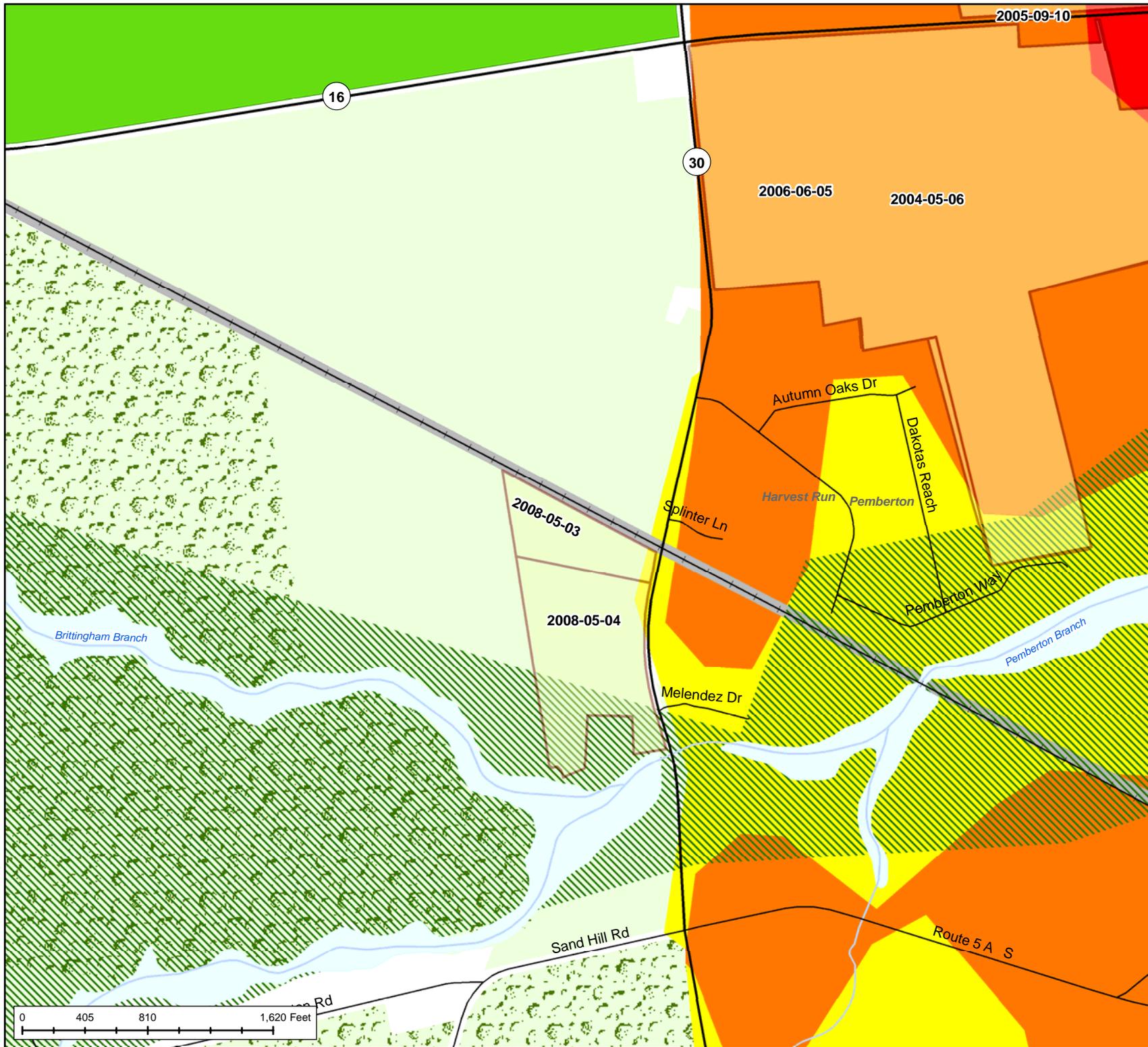
DC GROUP
 DESIGN CONSULTANTS GROUP, L.L.C.
 18072 Davidson Drive
 Milton, DE 19968
 (302) 684-8030
 www.dcgengineering.com
 (302) 684-8030
 SURVEYING • ENGINEERING • LAND PLANNING



DESIGNED BY: D.C. GROUP
 SURVEYED BY: D.C. GROUP
 DRAWN BY: C.S.J.
 CHECKED BY: J.C.O.
 JOB #: 060301
 SCALE: AS SHOWN
 TAX MAP: 2-35-19 PARCEL 22-23
 DATE: APRIL 23, 2007

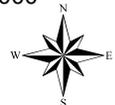
Preliminary Land Use Service (PLUS)

Wilson Baker Parcels
2008-05-03
2008-05-04

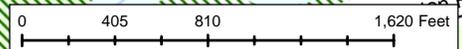


- Project Areas
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture
- State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of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

1:10,000



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Preliminary Land Use Service (PLUS)

Wilson Baker Parcels
2008-05-03
2008-05-04

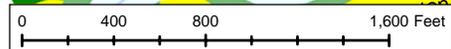
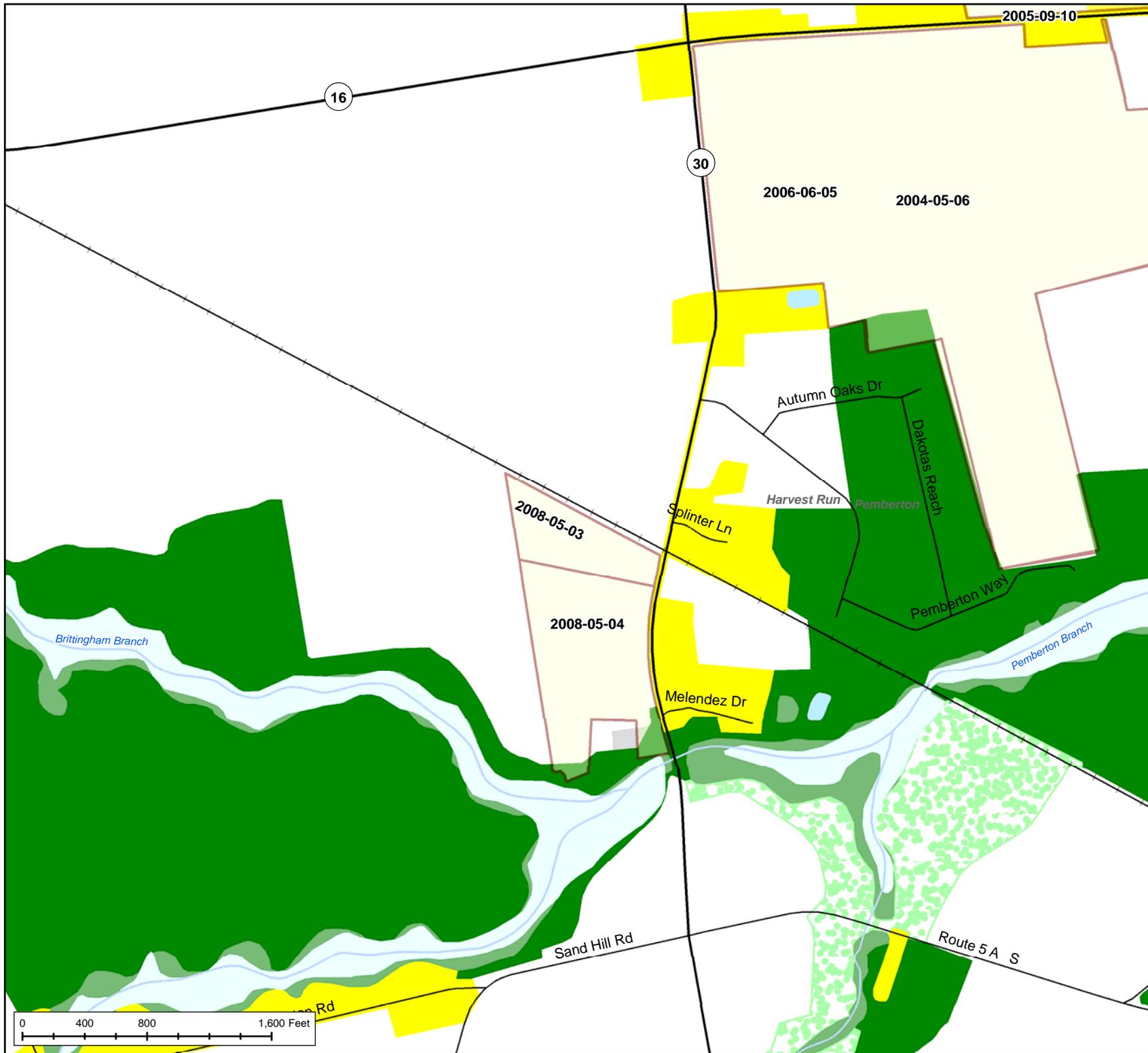
-  Project Areas
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition

2007 Aerial Photography:
 Provided by State of Delaware

1:10,000



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 State Planning Coordination.
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Preliminary Land Use Service (PLUS)

Wilson Baker Parcels
2008-05-03
2008-05-04

-  Project Areas
-  Municipalities



1:3,557



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