

## 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](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: GEORGETOWN COMMONS

2. Location ( please be specific): 301 S. DUPONT BLVD. GEORGETOWN, DE 19947

3. Parcel Identification #: 135-19.00-67.00

4. County or Local Jurisdiction Name: SUSSEX

5. Owner's Name: ARROW SAFETY, LLC

Address: 5495 LEVERING AVE.

City: ELKRIDGE

State: MD

Zip: 21075

Phone: (410) 796-4439

Fax: (410) 796-2413

Email: rudy@leisurespecialties.com

6. Applicant's Name: BRET MARTINE

Address: 4134 N. DUPONT HWY

City: DOVER

State: DE

Zip: 19901

Phone: 302-734-9188

Fax: 302-734-4589

Email: bmartine@centuryeng.com

7. Project Designer/Engineer: BRET MARTINE

Address: 4134 N. DUPONT HWY

City: DOVER

State: DE

Zip: 19901

Phone: 302-734-9188

Fax: 302-734-4589

Email: bmartime@centuryeng.com

8. Please Designate a Contact Person, including phone number, for this Project: BRET MARTINE (302-734-9188)



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: 5-10%  
Square Feet: 60549.68

Proposed Use: % of Impervious Surfaces: 60-65%  
Square Feet: 654,882

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

How much forest land is presently on-site? 562489.81 SQ.FT. How much forest land will be removed? 50-55%

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 1.41

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: PERIMETER ACCES TO WAREHOUSES.

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 checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : ENTRANCE DRIVEWAY WILL TRAVERSE TAX DITCH.</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: MCGEE TAX DITCH</p>
<p>32. List the proposed method(s) of stormwater management for the site: STORMWATER MANAGEMENT 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.): TAX DITCH/ INFILTRATION.</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? 1.46 Acres 63515 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 8.13/ 353953 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? NORTHWEST PORTION 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 checked="" type="checkbox"/> Yes <input 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 1086

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. ROUTE 113, WHICH IS A 2 LANE HIGHWAY. ARROW SAFETY ROAD HAS A ONE LANE STREET.

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. NONE UNLESS REQUESTED BY DELDOT.

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: SPRING 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

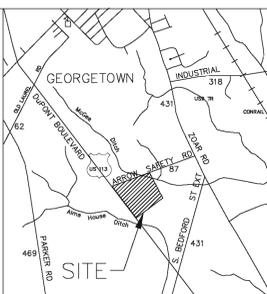
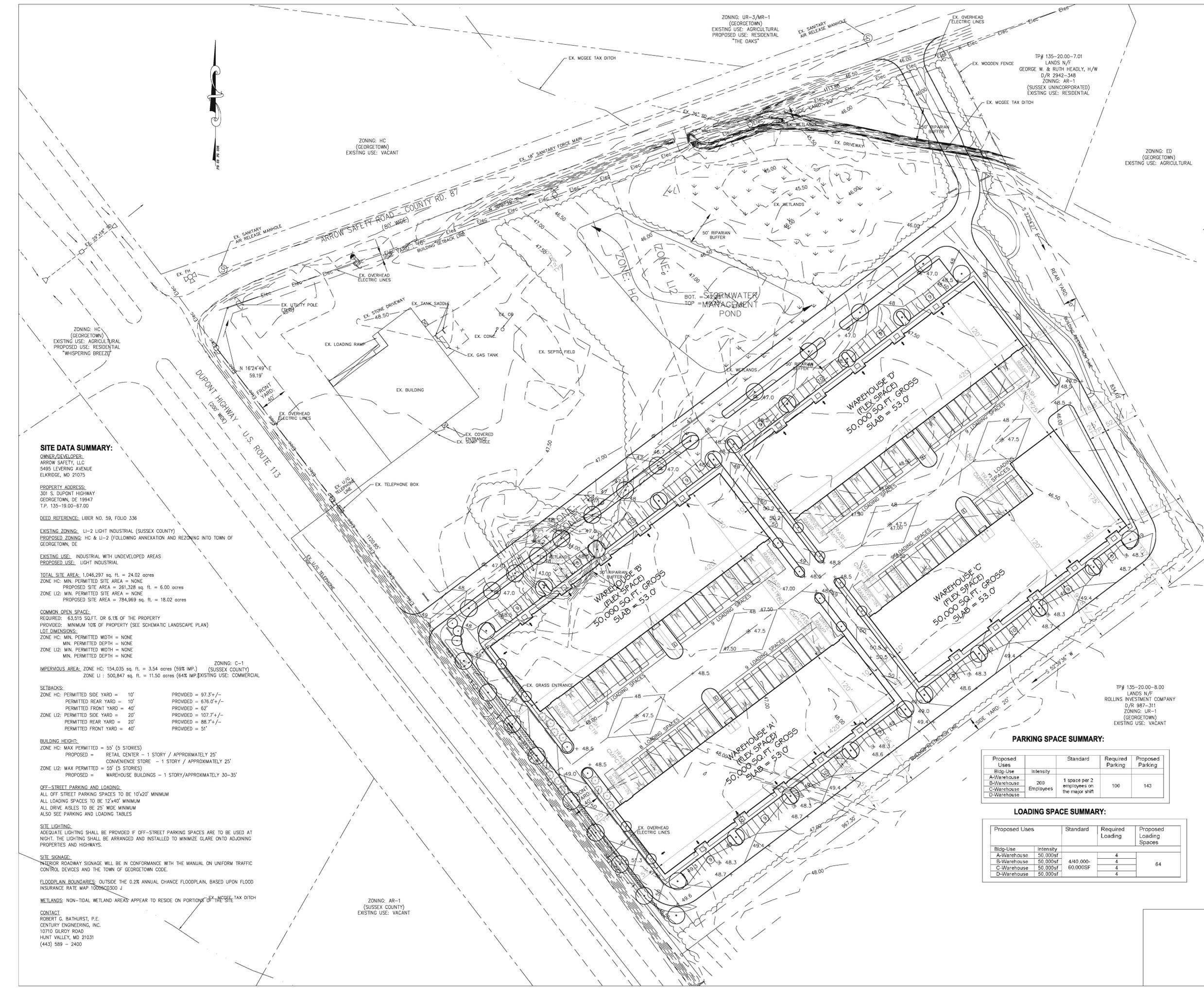
\_\_\_\_\_  
Date

\_\_\_\_\_  
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](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, 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.



VICINITY MAP  
SCALE: 1" = 200'

LEGEND

- = EDGE OF PAVEMENT
- = EX. BUILDING
- = EX. INDEX CONTOUR LINE
- = EX. INT. CONTOUR LINE
- x - x - = EX. FENCE
- = PROPERTY LINE
- = BUILDING SETBACK LINE
- = EXISTING WETLANDS
- = EXISTING WETLANDS BUFFER
- = PROPOSED CURB & GUTTER
- = PROPOSED BUILDING
- = PROPOSED DOOR LOCATIONS

SITE DATA SUMMARY:

**OWNER/DEVELOPER:**  
ARROW SAFETY, LLC  
5495 LEVERING AVENUE  
ELKRIDGE, MD 21075

**PROPERTY ADDRESS:**  
301 S. DUPONT HIGHWAY  
GEORGETOWN, DE 19947  
T.P. 135-19.00-67.00

**DEED REFERENCE:** LIBER NO. 59, FOLIO 336

**EXISTING ZONING:** LI-2 LIGHT INDUSTRIAL (SUSSEX COUNTY)  
**PROPOSED ZONING:** HC & LI-2 (FOLLOWING ANNEXATION AND REZONING INTO TOWN OF GEORGETOWN, DE)

**EXISTING USE:** INDUSTRIAL WITH UNDEVELOPED AREAS  
**PROPOSED USE:** LIGHT INDUSTRIAL

**TOTAL SITE AREA:** 1,046,297 sq. ft. = 24.02 acres  
**ZONE HC:** MIN. PERMITTED SITE AREA = NONE  
 PROPOSED SITE AREA = 261,329 sq. ft. = 6.00 acres  
**ZONE LI2:** MIN. PERMITTED SITE AREA = NONE  
 PROPOSED SITE AREA = 784,969 sq. ft. = 18.02 acres

**COMMON OPEN SPACE:**  
 REQUIRED: 63,515 SQ.FT. OR 6.1% OF THE PROPERTY  
 PROVIDED: MINIMUM 10% OF PROPERTY (SEE SCHEMATIC LANDSCAPE PLAN)

**LOT DIMENSIONS:**  
 ZONE HC: MIN. PERMITTED WIDTH = NONE  
 MIN. PERMITTED DEPTH = NONE  
 ZONE LI2: MIN. PERMITTED WIDTH = NONE  
 MIN. PERMITTED DEPTH = NONE

**IMPERVIOUS AREA:** ZONE HC: 154,035 sq. ft. = 3.54 acres (59% IMP.) ZONING: C-1 (SUSSEX COUNTY)  
 ZONE LI: 500,847 sq. ft. = 11.50 acres (64% IMP.) EXISTING USE: COMMERCIAL

**SETBACKS:**  
 ZONE HC: PERMITTED SIDE YARD = 10' PROVIDED = 97.3'+/-  
 PERMITTED REAR YARD = 10' PROVIDED = 676.0'+/-  
 PERMITTED FRONT YARD = 40' PROVIDED = 62'  
 ZONE LI2: PERMITTED SIDE YARD = 20' PROVIDED = 107.7'+/-  
 PERMITTED REAR YARD = 20' PROVIDED = 88.7'+/-  
 PERMITTED FRONT YARD = 40' PROVIDED = 51'

**BUILDING HEIGHT:**  
 ZONE HC: MAX PERMITTED = 55' (5 STORIES)  
 PROPOSED = RETAIL CENTER - 1 STORY / APPROXIMATELY 25'  
 CONVENIENCE STORE - 1 STORY / APPROXIMATELY 25'  
 ZONE LI2: MAX PERMITTED = 55' (5 STORIES)  
 PROPOSED = WAREHOUSE BUILDINGS - 1 STORY / APPROXIMATELY 30'-35'

**OFF-STREET PARKING AND LOADING:**  
 ALL OFF STREET PARKING SPACES TO BE 10'x20' MINIMUM  
 ALL LOADING SPACES TO BE 12'x40' MINIMUM  
 ALL DRIVE AISLES TO BE 25' WIDE MINIMUM  
 ALSO SEE PARKING AND LOADING TABLES

**SITE LIGHTING:**  
 ADEQUATE LIGHTING SHALL BE PROVIDED IF OFF-STREET PARKING SPACES ARE TO BE USED AT NIGHT. THE LIGHTING SHALL BE ARRANGED AND INSTALLED TO MINIMIZE GLARE ONTO ADJOINING PROPERTIES AND HIGHWAYS.

**SITE SIGNAGE:**  
 INTERIOR ROADWAY SIGNAGE WILL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE TOWN OF GEORGETOWN CODE.

**FLOODPLAIN BOUNDARIES:** OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED UPON FLOOD INSURANCE RATE MAP 10095C0300 J

**WETLANDS:** NON-TIDAL WETLAND AREAS APPEAR TO RESIDE ON PORTIONS OF THE SITE

**CONTACT:**  
 ROBERT G. BATHURST, P.E.  
 CENTURY ENGINEERING, INC.  
 10710 GILROY ROAD  
 HUNT VALLEY, MD 21031  
 (443) 589 - 2400

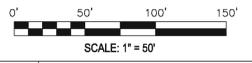
TP# 135-20.00-7.01  
 LANDS N/F  
 GEORGE W. & RUTH HEADLY, H/W  
 D/R 2942-348  
 ZONING: AR-1  
 (SUSSEX UNINCORPORATED)  
 EXISTING USE: RESIDENTIAL

TP# 135-20.00-11.01  
 LANDS N/F  
 NUTTER D. MARVEL ESTATE  
 W/R 178-220  
 ZONING UR-1/ RPC  
 (GEORGETOWN)  
 EXISTING USE: VACANT (ADJOINING LOT)  
 (ELSEWHERE) AGRICULTURAL  
 PROPOSED USE: PLANNED MIXED USE DEVELOPMENT  
 "BEDFORD VILLAGE RPC"

DATA SOURCES:

BOUNDARY & TOPOGRAPHY SHOWN HEREON FROM FIELD-RUN SURVEY PERFORMED BY CEI IN NOVEMBER 2007

WETLANDS SHOWN HEREON FROM FIELD INVESTIGATION PERFORMED BY JCM ENVIRONMENTAL IN MARCH 2007



PARKING SPACE SUMMARY:

Proposed Uses	Standard	Required Parking	Proposed Parking
A-Warehouse			
B-Warehouse	200 Employees	1 space per 2 employees on the major shift	100
C-Warehouse			
D-Warehouse			
<b>Total</b>			<b>143</b>

LOADING SPACE SUMMARY:

Proposed Uses	Standard	Required Loading	Proposed Loading Spaces
Bldg-Use	Intensity		
A-Warehouse	50,000sf	4	
B-Warehouse	50,000sf	4/40,000-	4
C-Warehouse	50,000sf	60,000SF	4
D-Warehouse	50,000sf		4
<b>Total</b>			<b>64</b>

**CONCEPT SITE PLAN**

**CENTURY ENGINEERING**  
 CONSULTING ENGINEERS - PLANNERS  
 10710 Gilroy Road, Hunt Valley, MD 21031  
 Phone: (443) 589-2400 Fax: (443) 589-2401  
 www.centuryeng.com

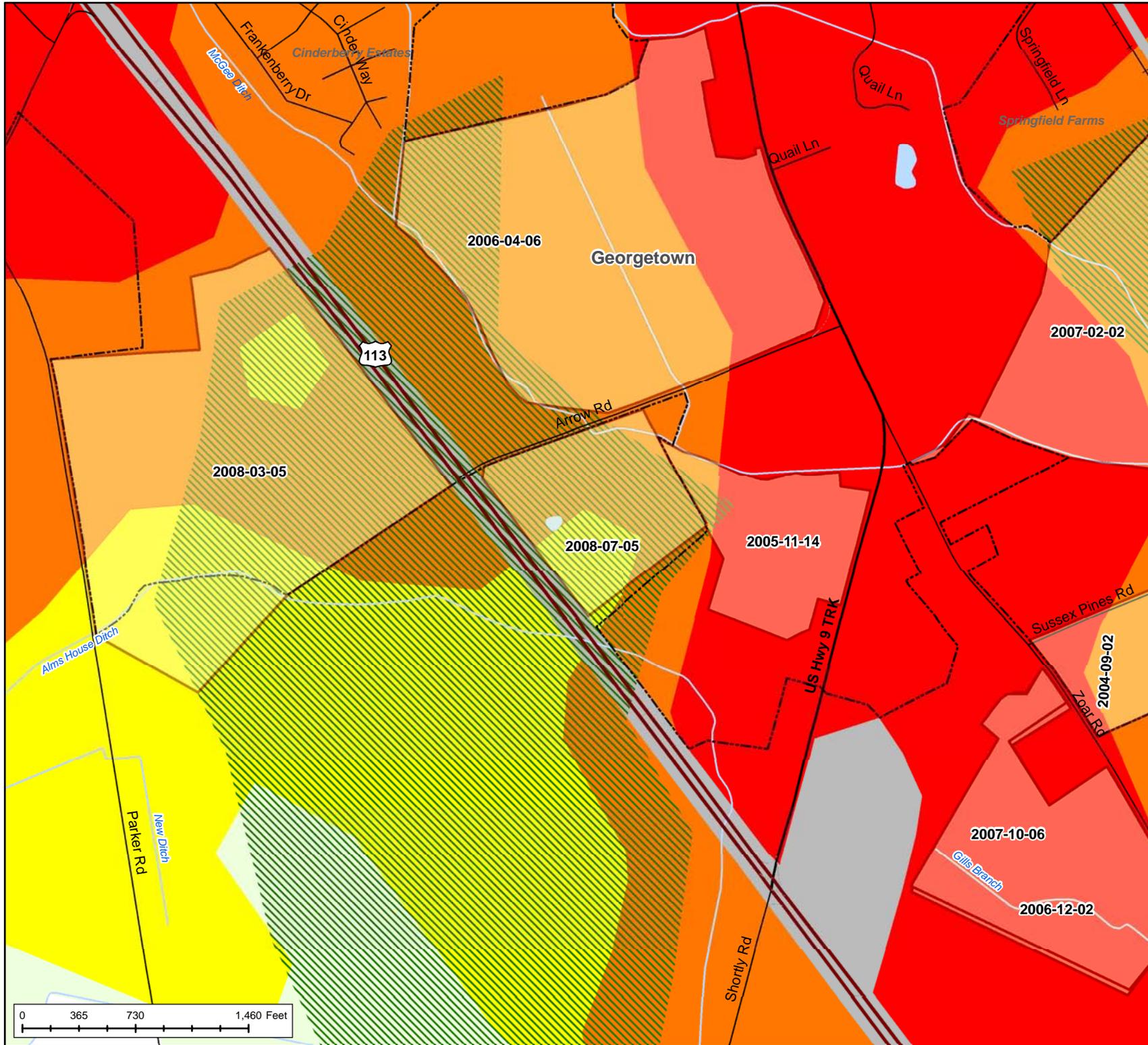
**301 SOUTH DUPONT BLVD.  
 GEORGETOWN, DE  
 TAX PARCEL No. 135-19.00-67.00**

Design: B/RGB/CJR	Scale: 1" = 50'	Project: N&7073.02
Drawn By: CJR	Date:	
Checked By:	Approved:	<b>2</b> OF <b>3</b>

# Preliminary Land Use Service (PLUS)

## Georgetown Commons

2008-07-05

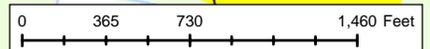


- Project Areas
  - Municipalities
  - Purchased Dev. Rights
  - Ag District
  - Public Owned/Protected
  - Forestry Easements
  - Delaware State Forests
  - Working Forests
  - Highest Value Agriculture
- State Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Nat. Res. & Rec. Priorities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

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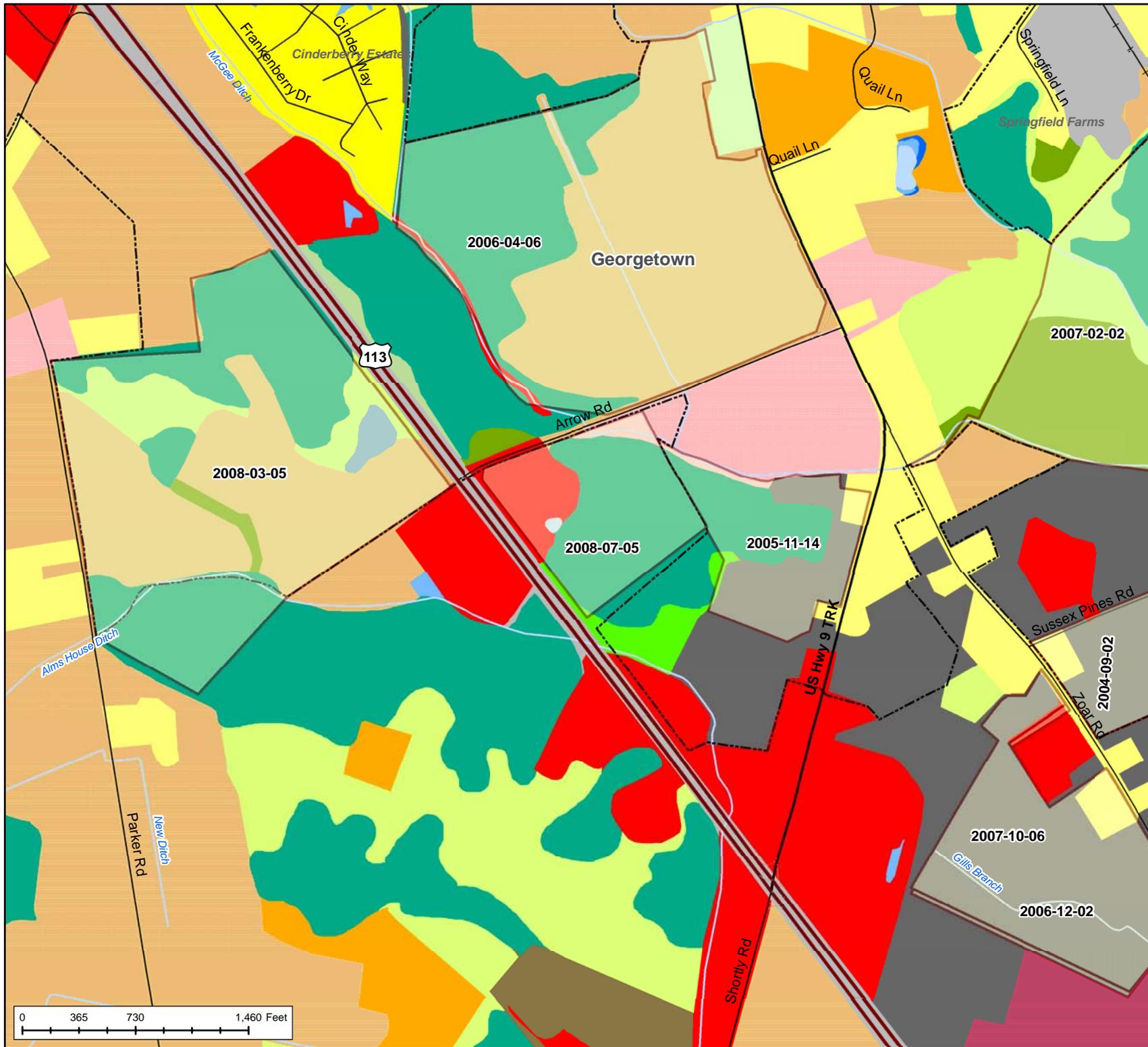
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# Preliminary Land Use Service (PLUS)

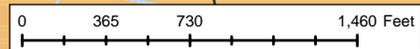
## Georgetown Commons

2008-07-05



- Project Areas
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- Forestry Easements
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- ### 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](http://stateplanning.delaware.gov)



# Preliminary Land Use Service (PLUS)

Georgetown Commons  
2008-07-05

-  Project Areas
-  Municipalities

2007 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget



1:2,896



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