

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: South Bedford Business Park

2. Location (please be specific): South Bedford Street Extension, across from Marvel Museum, adjacent to future Truck Route 9 relocation.

3. Parcel Identification #: 135-20.00-37.00

4. County or Local Jurisdiction Name: Town of Georgetown

5. Owner's Name: Duck Creek Property Management LLC

Address: 862 Union Church Road

City: Townsend

State: Delaware

Zip: 19734

Phone: 302-653-4460

Fax: 302-653-6678

Email: N/A

6. Applicant's Name: Lex Heinold

Address: 862 Union Church Road

City: Townsend

State: Delaware

Zip: 19734

Phone: 302-653-4460

Fax: 302-653-6678

Email: N/A

7. Project Designer/Engineer: Van Cleef Engineering Associates

Address: 116-118 West Main Street

City: Salisbury

State: Maryland

Zip: 21801

Phone: 410-548-9990

Fax: 410-548-9999

Email: wkernodle@vcea.org

8. Please Designate a Contact Person, including phone number, for this Project: Will Kernodle/Craig Shannon
410-548-9990

Information Regarding Site:

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 checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: 15.40± acres being subdivided into 7 parcels for light industrial/commercial use.	
11. Area of Project(Acres +/-): 15.40± 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: UR1	15. Proposed Zoning: LI-2
16. Present Use: Wooded/Airport Approach	17. Proposed Use: Light Industrial/Commercial
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Wooded	
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 type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input checked="" 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: Town of Georgetown 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? TBD How will this demand be met? Existing water system, Town of Georgetown	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Georgetown	
22. If a site plan please indicate gross floor area: 7 lots for buildable area of 392,000 ± Total	
23. If a subdivision: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: N/A 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: N/A
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: Proposed Use: % of Impervious Surfaces:
Square Feet: 0 Square Feet: ± 289,789 sq. ft. (TBD during individual site design)

27. What are the environmental impacts this project will have? Tree clearing, wetland disturbance, wetland mitigation, tax ditch row Improvements.
How much forest land is presently on-site? 14.22± Acres How much forest land will be removed? 6.65± 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 (Jurisdictional Determination Pending)

Are the wetlands: Tidal Acres
 Non-tidal Acres 0.33±

If "Yes", have the wetlands been delineated? Yes No In process

Has the Army Corp of Engineers signed off on the delineation? Yes No (In Process)

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts: Road crossing at a ditch considered to be a wetland, mitigate to connect isolated wetland to ditch.

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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input checked="" type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Corp permit's applied for 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: Site grading and improvements.
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 If yes, please list name: Mcgee tax ditch
32. List the proposed method(s) of stormwater management for the site: storm ponds, bio-swales 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 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
33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 4.58 Acres 199,605 Square Feet Open space proposed (not including stormwater management ponds and waste water disposal areas) 3.45 acres/Sq ft. 150,210 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, Stormwater Management Where is the open space located? Along ditch banks, around stormwater ponds, perimeter buffers. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Right-of-way dedication for Truck Route 9 Relocation.
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?
35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Upgrades to Town utilities, Del. DOT improvements
36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Acres on-site that will be permanently protected 0.33 Acres (Currently, may not be taken) Acres on-site that will be restored N/A Acres of required wetland mitigation 0.05 Acres Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Undisturbed buffers, SWM ponds, bio-swales (potentially), Erosion Control Practices Buffers from wetlands, streams, lakes, and other natural water bodies 80' from center line of streams, 25' non-tidal wetlands.
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 To be determined

What percentage of those trips will be trucks, excluding vans and pick-up trucks? If use is accepted 10-20%

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. Immediate connection to South Bedford Street extension. 15' wide lanes - 30' total, no shoulder. Future entrance off of new truck Route 9 by-pass, when opened, Bedford Street entrance to close. There is no detailed plan for road width on new Truck Route 9 at this time.

40. Will the street rights of way be public, private, or town? Town of Georgetown

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. Two locations: future truck Route 9 by-pass, future connection to Sapp Property, SW of site as shown.

43. Are there existing or proposed sidewalks? Yes No; bike paths Yes No Final plan will include sidewalks

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 Marvel Museum

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: Sketch Plan & Preliminary Plan to Town January 2009.

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

Lex Heindel

Signature of property owner

11/7/08

Date

[Signature]

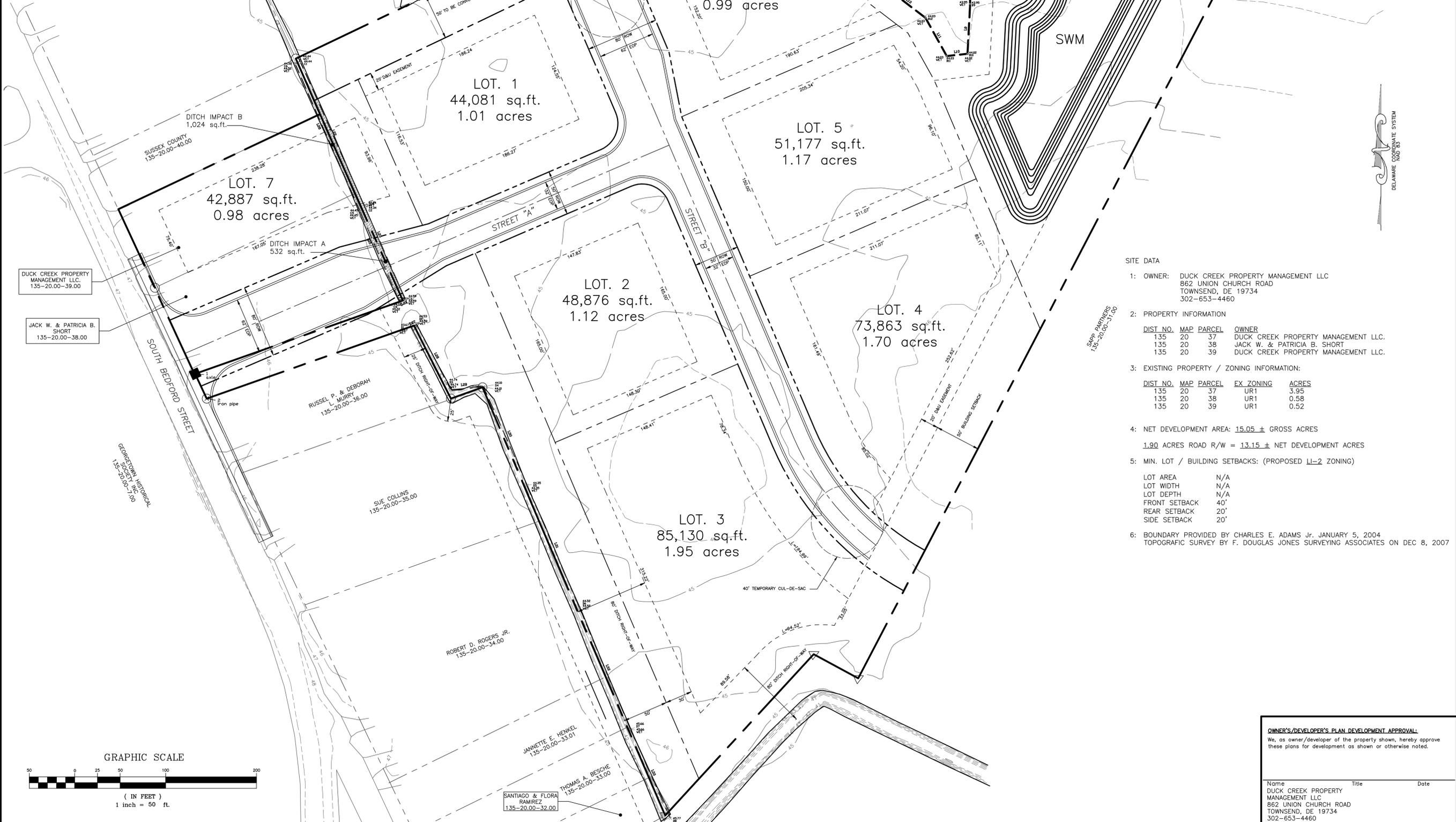
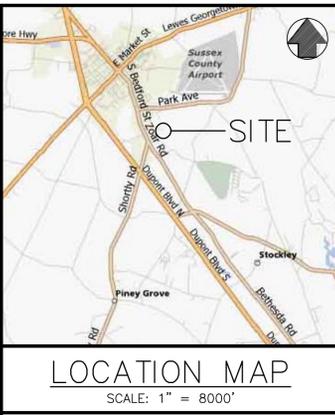
Signature of Person completing form
(If different than property owner)

11/11/08

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.



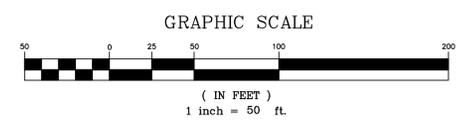
SITE DATA

- OWNER: DUCK CREEK PROPERTY MANAGEMENT LLC
862 UNION CHURCH ROAD
TOWNSEND, DE 19734
302-653-4460
- PROPERTY INFORMATION

DIST. NO.	MAP	PARCEL	OWNER
135	20	37	DUCK CREEK PROPERTY MANAGEMENT LLC.
135	20	38	JACK W. & PATRICIA B. SHORT
135	20	39	DUCK CREEK PROPERTY MANAGEMENT LLC.
- EXISTING PROPERTY / ZONING INFORMATION:

DIST. NO.	MAP	PARCEL	EX. ZONING	ACRES
135	20	37	UR1	3.95
135	20	38	UR1	0.58
135	20	39	UR1	0.52
- NET DEVELOPMENT AREA: 15.05 ± GROSS ACRES
1.90 ACRES ROAD R/W = 13.15 ± NET DEVELOPMENT ACRES
- MIN. LOT / BUILDING SETBACKS: (PROPOSED L1-2 ZONING)

LOT AREA	N/A
LOT WIDTH	N/A
LOT DEPTH	N/A
FRONT SETBACK	40'
REAR SETBACK	20'
SIDE SETBACK	20'
- BOUNDARY PROVIDED BY CHARLES E. ADAMS JR. JANUARY 5, 2004
TOPOGRAPHIC SURVEY BY F. DOUGLAS JONES SURVEYING ASSOCIATES ON DEC 8, 2007



OWNER'S/DEVELOPER'S PLAN DEVELOPMENT APPROVAL:
We, as owner/developer of the property shown, hereby approve these plans for development as shown or otherwise noted.

Name	Title	Date
DUCK CREEK PROPERTY MANAGEMENT LLC		
862 UNION CHURCH ROAD		
TOWNSEND, DE 19734		
302-653-4460		



SOUTH BEDFORD BUSINESS PARK
SKETCH PLAN
GEORGETOWN, DELAWARE

OWNER/DEVELOPER
LEX HEINOLD
862 UNION CHURCH ROAD
TOWNSEND, DE 19734
302-653-4460

NO.	REVISION	DATE

PRELIMINARY SKETCH

PR-1

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 VAN CLEEF ENGINEERING ASSOCIATES
 TOWNSEND, DE 19734
 302-653-4460



SHEET NUMBER

A-1

TITLE

AERIAL

DATE	BY	CHK	APP
07-01-03			
10/2/03			

OWNER/DEVELOPER
LEX HEINOLD
882 UNION CHURCH ROAD
TOWNESEND, DE 19734
302-653-4460

GEORGETOWN COMMERCIAL ZONING
ALL USES PERMITTED UNLESS OTHERWISE SPECIFIED

GEORGETOWN COMMERCIAL

SKETCH PLAN

GEORGETOWN, DELAWARE

OFFICE THROUGHOUT
DELAWARE



Van Cleef
ENGINEERING ASSOCIATES

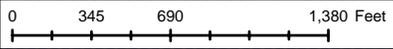
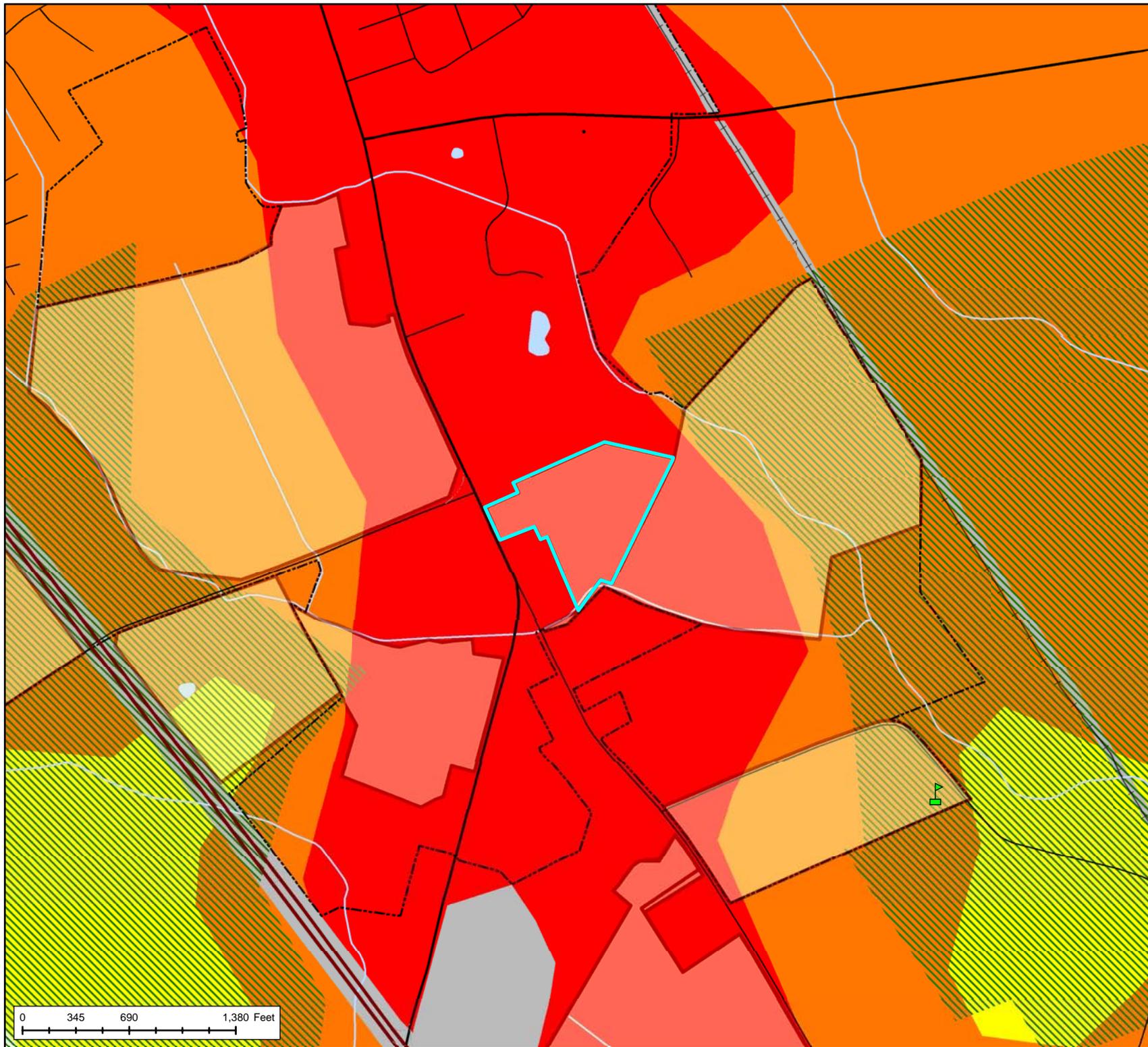
Consulting Civil Engineering
 Environmental Engineering
 Mechanical Engineering
 116-118 WEST MAIN STREET, SUITE 201 SALEM, NJ 08181
 PHONE (609) 548-0000 FAX (609) 544-8888

Land Scaping
 Professional Planning
 Landscape Architecture
 116-118 WEST MAIN STREET, SUITE 201 SALEM, NJ 08181

Preliminary Land Use Service (PLUS)

South Bedford
Business Park
2008-12-05

- 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)



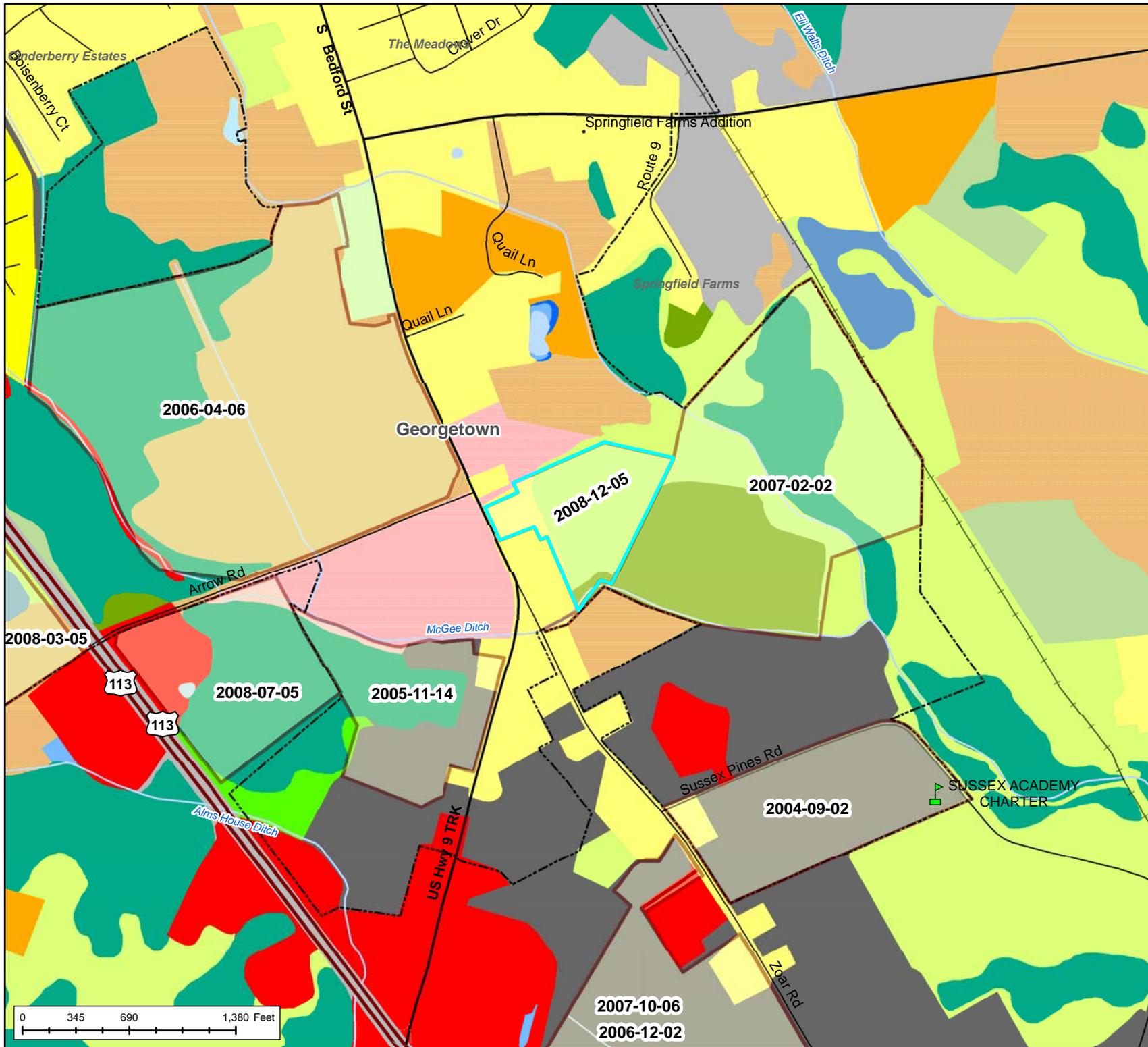
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Preliminary Land Use Service (PLUS)

**South Bedford
Business Park
2008-12-05**

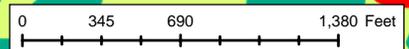


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

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Preliminary Land Use Service (PLUS)

South Bedford
Business Park
2008-12-05

-  Project Areas
-  Municipalities

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



2008-12-05

2007-02-02

2006-04-06

2005-11-14

ZONE 5

Georgetown

US Hwy 9 TRK

Arrow Rd

Zoar Rd



1:3,514



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