



**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:  
 Site Plan with 2 Commercial buildings. Parcel is currently being annexed into Town of Bridgeville Corporate limits.

11. Area of Project(Acres +/-): 2.92 acres.

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: C-1 Commercial

15. Proposed Zoning: Same

16. Present Use: Vacant

17. Proposed Use: 2 professional buildings 18,800± sf total

If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Part of a 400 acre parcel purchased in 1840 by James West.

18. 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

19. Water:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: To be determined.

Will a new public well be located on the site?  Yes  No What is the estimated water demand for this project? 1,800 gpd

How will this demand be met? Contract with Town of Bridgeville.

20. Wastewater:   Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: Town of Bridgeville

21. If a site plan please indicate gross floor area: 18,000± sf

22. If a subdivision:  Commercial  Residential  Mixed Use

23. If residential, indicated the number of number of Lots/units: NA Gross Density of Project: NA Net Density: NA  
 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc.

24. 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 NA

Move-up buyer – if checked, how many units NA

Second home buyer – if checked, how many units

Active Adult (Check only if entire project is restricted to persons over 55)

25. Present Use: % of Impervious Surfaces: 0.0 %  
Square Feet:

Proposed Use: % of Impervious Surfaces: 53.7±%  
Square Feet: 68,351±

27. What are the environmental impacts this project will have? Tree removal, lot grading.

How much forest land is presently on-site? 0.0 acres How much forest land will be removed? 0.0 acres

Are there known rare, threatened, or endangered species on-site?  Yes  No

Is the site in a source water (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

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 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)</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 checked="" type="checkbox"/> No If "Yes", please describe : Lot clearing and grading.</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: On-Site Detention</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.): Surface Discharge to on site low area, same as in pre development.</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? 1.02 Acres 44,339± Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 1.02 Acres (44,339± sf)</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? East, South and West sides 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? NA</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Water, Sewer.</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: NA</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, Sediment Pond, Inlet Protection, Quality treatment and Quantity control according to State requirements.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies: NA.</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: 680

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0.0%

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 connection to Antique Alley Rd. (SCR 642), which has 2-10 foot lanes and minimal shoulder.

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. NA. A easement has been dedicated to Del-DOT for a future access road. As well a additional 5 ft across the front of the site was dedicated to Del-DOT.

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: Estimated Construction Start: July '09. Estimated Issuance of First C.O.: Jan '10.

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

Brad Gillis  
Signature of property owner

2/12/2009  
Date

Mike Cotten P.E.  
Signature of Person completing form  
(If different than property owner)

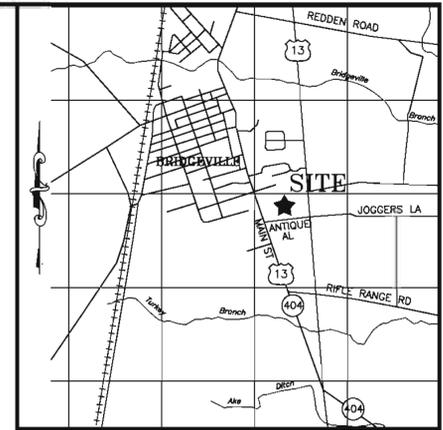
2/12/2009  
Date

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

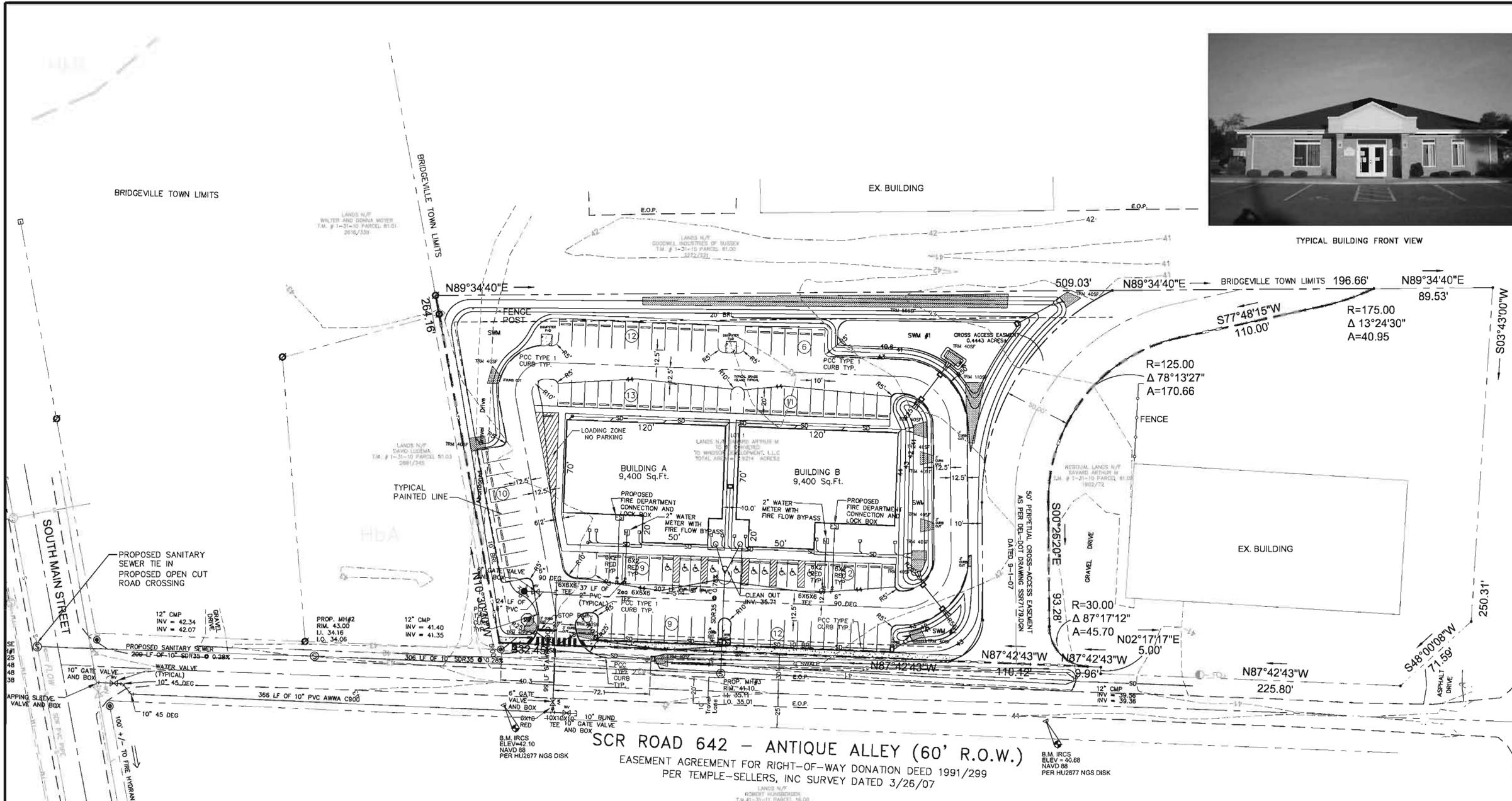
This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (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.



TYPICAL BUILDING FRONT VIEW



LOCATION MAP  
SCALE 1" = 1 MILE



**OWNER/DEVELOPER'S CERTIFICATION**  
I HEREBY CERTIFY THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THIS 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.

MR. BRADLY GILLIS  
WINDSOR DEVELOPMENT, LLC  
205 EAST MAIN STREET  
SALISBURY, MD 21803  
410-543-2491

**ENGINEER'S CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE LAWS OF SUSSEX COUNTY AND THE STATE OF DELAWARE.

MICHAEL S. COTTEN P.E.  
ENGINEERING CONSULTANTS INTERNATIONAL, LLC  
PO BOX 820 \* 220 REHOBOTH AVENUE  
REHOBOTH BEACH, DE 19971  
(302) 226-2844

**WETLANDS CERTIFICATION**  
I HEREBY CERTIFY THE SITE DEPICTED ON THIS PLAN DOES NOT CONTAIN ANY FEDERAL OR STATE JURISDICTIONAL WETLANDS.

MICHAEL S. COTTEN P.E.

SCR ROAD 642 - ANTIQUE ALLEY (60' R.O.W.)  
EASEMENT AGREEMENT FOR RIGHT-OF-WAY DONATION DEED 1991/299  
PER TEMPLE-SELLERS, INC SURVEY DATED 3/26/07

- GENERAL PROJECT**
- Owner/Developer: Mr. Bradley Gillis, Windsor Development, LLC, 205 East Main Street, Salisbury, MD 21803, Phone: (410) 543-2491
  - City/Site Engineer: Engineering Consultants International, LLC (ECI), P.O. Box 820 \* 220 Rehoboth Ave, Rehoboth Beach, DE 19971, Phone: (302) 226-2844, Fax: (302) 226-2839, c/o: Michael S. Cotten P.E.
  - Survey based on survey performed by Temple Seller, Inc. dated September 13, 2007 Based upon Flood Insurance Rate Map (FIRM) Number 100050252 J Dated January 6, 2005 and 100050252 J Dated January 6, 2005 the site is located in Zone "X" (unshaded) an area determined to be outside the 0.2% annual chance flood plain.
  - The project is located on the Western Side of SR 13 North of Antique Alley, Nanticoke Hundred, Sussex County, Delaware.
  - Prior to any construction activities, permits and/or approvals are required from:
    - a) Sussex Conservation District (302) 856-7219
    - b) Fire Marshal (302) 856-5298
    - c) Sussex County Utility Construction Division (302) 855-7717
    - d) Delaware Health & Social Services-Division of Health (302) 738-7431
    - e) Sussex County Assessment Office (302) 855-7824
    - f) Sussex County Planning and Zoning (302) 855-7878
    - g) DeDOT (302) 853-1340
    - h) Town of Bridgeville (302) 337-7135
  - The topography shown on these documents is at one foot contour intervals. Topographic data was taken in the field by ECI Corp. during 2006. Topographic information is subject to change due to ongoing construction activities.
  - CLASS "C" SURVEY
  - This survey does not certify to the location and/or existence of easements and right-of-ways crossing subject property as no title search was provided.

**SITE DATA**

1. CURRENT ZONING:	C-1 Commercial	2.92±Acres
2. TOTAL AREA:	127,252±s.f.	2.92±Acres
TOTAL BUILDINGS:	18,800±s.f.	0.43±Acres
PAVED AREA:	49,551±s.f.	1.14±Acres
IMPERVIOUS AREA:	88,351±s.f.	1.97±Acres
STORMWATER AREA:	14,562±s.f.	0.33±Acres
OPEN SPACE:	44,339±s.f.	1.02±Acres
3. TOTAL UNITS:	2 COMMERCIAL BUILDINGS	
4. PARKING REQUIRED:	94 SPACES	
PARKING PROVIDED:	84 SPACES (10 HANDICAPPED)	
5. ACCESS:	PRIVATE	
6. MAINTENANCE:	STREETS TO BE MAINTAINED BY OWNER(S)	
7. SETBACKS:	FRONT: 10', SIDE: 10', REAR: 20'	
8. FLOOD PLANE:	REF: FIRM MAP 100050252 J	
	REF: FIRM MAP 100050252 J	
9. WATER:	TOWN OF BRIDGEVILLE	
10. SANITARY SEWER:	TOWN OF BRIDGEVILLE	
11. STORMWATER MANAGEMENT:	N.A.D. 83	
12. HORIZONTAL CONTROL:	N.A.V.D. 88	
13. VERTICAL CONTROL:	45 FEET MAX.	
14. BUILDING HEIGHT:	85% OF TOTAL LOT	
14. MAX. BUILDING COVERAGE:		

**PARKING CALCULATIONS**

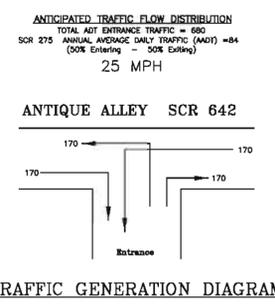
OFFICE REQUIRES 1 PER 200 Sq.Ft. OF FLOOR AREA

9,400 Sq.Ft. = 47 SPACES  
9,400 Sq.Ft. = 47 SPACES

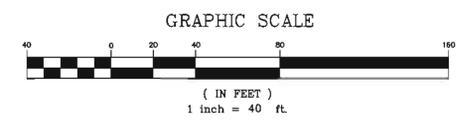
MEDICAL OFFICES REQUIRES 1 FOR EACH 2 EMPLOYEES, PLUS 4 PER DENTIST OR DOCTOR

10 SPACES PER BUILDING

TOTAL SPACES REQUIRED = 94 SPACES  
TOTAL SPACES DESIGNED = 84 SPACES PLUS 10 HANDICAP SPACES = 94 SPACES



- LEGEND**
- PROPERTY LINE
  - CENTER LINE
  - PAINTED LINE
  - EXISTING EDGE OF PAVING
  - EXISTING CONTOUR
  - BUILDING RESTRICTION LINE
  - SOILS LINE
  - PROPOSED EDGE OF PAVEMENT
  - ANNEXATION REQUEST
  - SOIL LINE
  - WATER METER
  - FIRE SERVICE
- SOIL LEGEND**
- H6A HAMBROOK SANDY LOAM, 0 TO 2 PERCENT SLOPES
  - H6B HAMBROOK-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES



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**NOTES**

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This drawing does not include necessary components for construction safety. All construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations thereto applicable.

#	REVISION	DATE	CHKD.
1.			
2.			
3.			
4.			
5.			
6.			

PROJECT  
**BRIDGEVILLE PROFESSIONAL CENTER**  
NANTICOKE HUNDRED  
SUSSEX COUNTY, DELAWARE  
TAX MAP 1-31-10 PARCEL 81.05

TITLE  
**ANNEXATION AND PROPOSED  
SITE DEVELOPMENT PLAN**

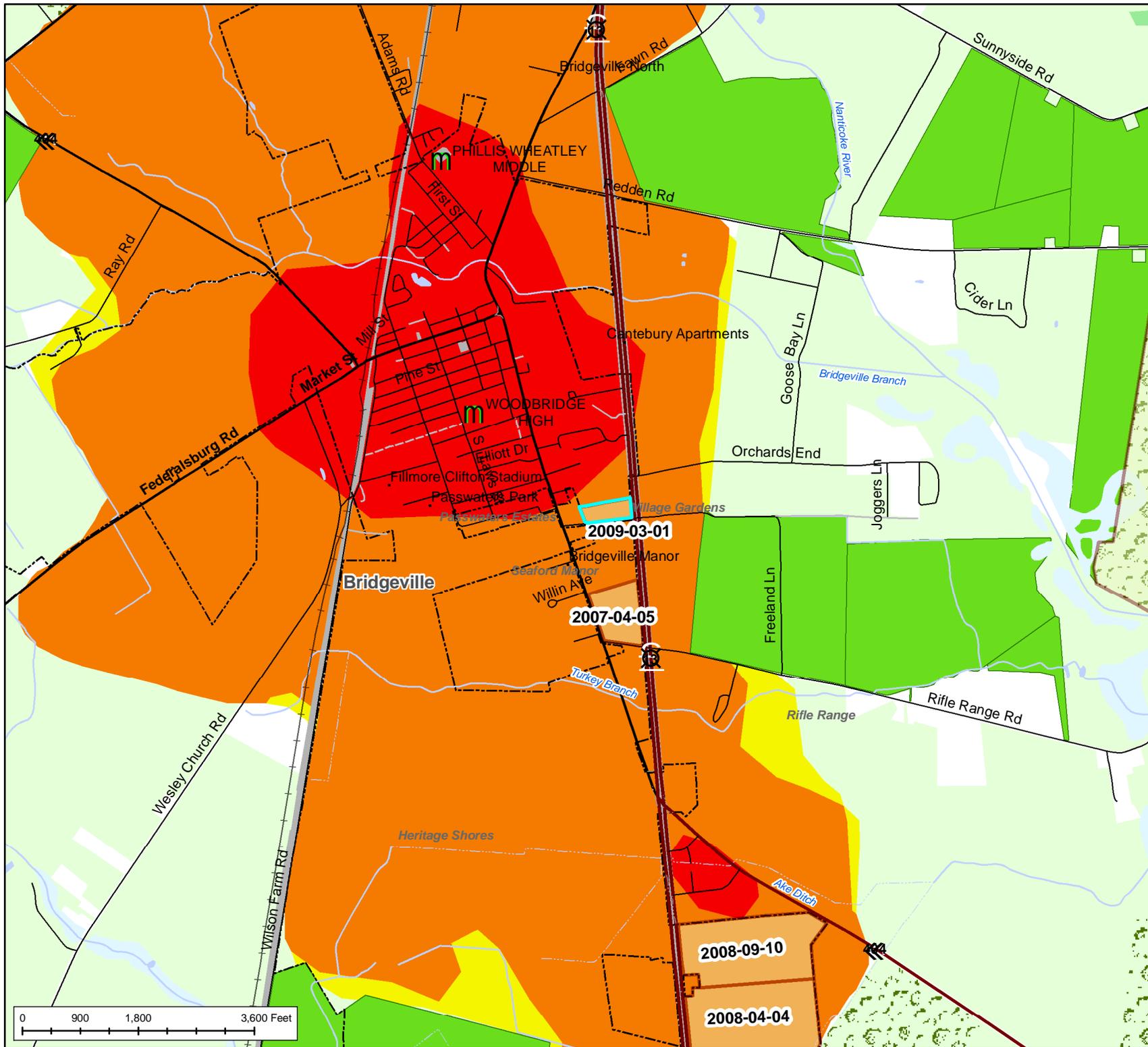
PROFESSIONAL SEAL

**ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC**  
ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS  
220 REHOBOTH AVENUE \* P.O. BOX 820  
REHOBOTH BEACH, DELAWARE 19971  
(302) 226-2844 \* FAX (302) 226-2939

DESIGNED BY: ECI	PREPARED BY: ECI	JOB # 07-055
DRAWN BY: STP	DATE: 8/05/2008	SHEET 1 of 1
CHECKED BY: MSC	SCALE: AS SHOWN	

# Preliminary Land Use Service (PLUS)

Bridgeville Prof. Center  
2009-03-01



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

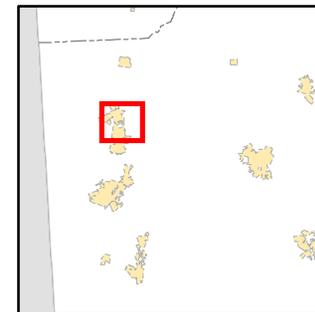
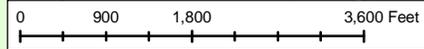
### State Strategies

- 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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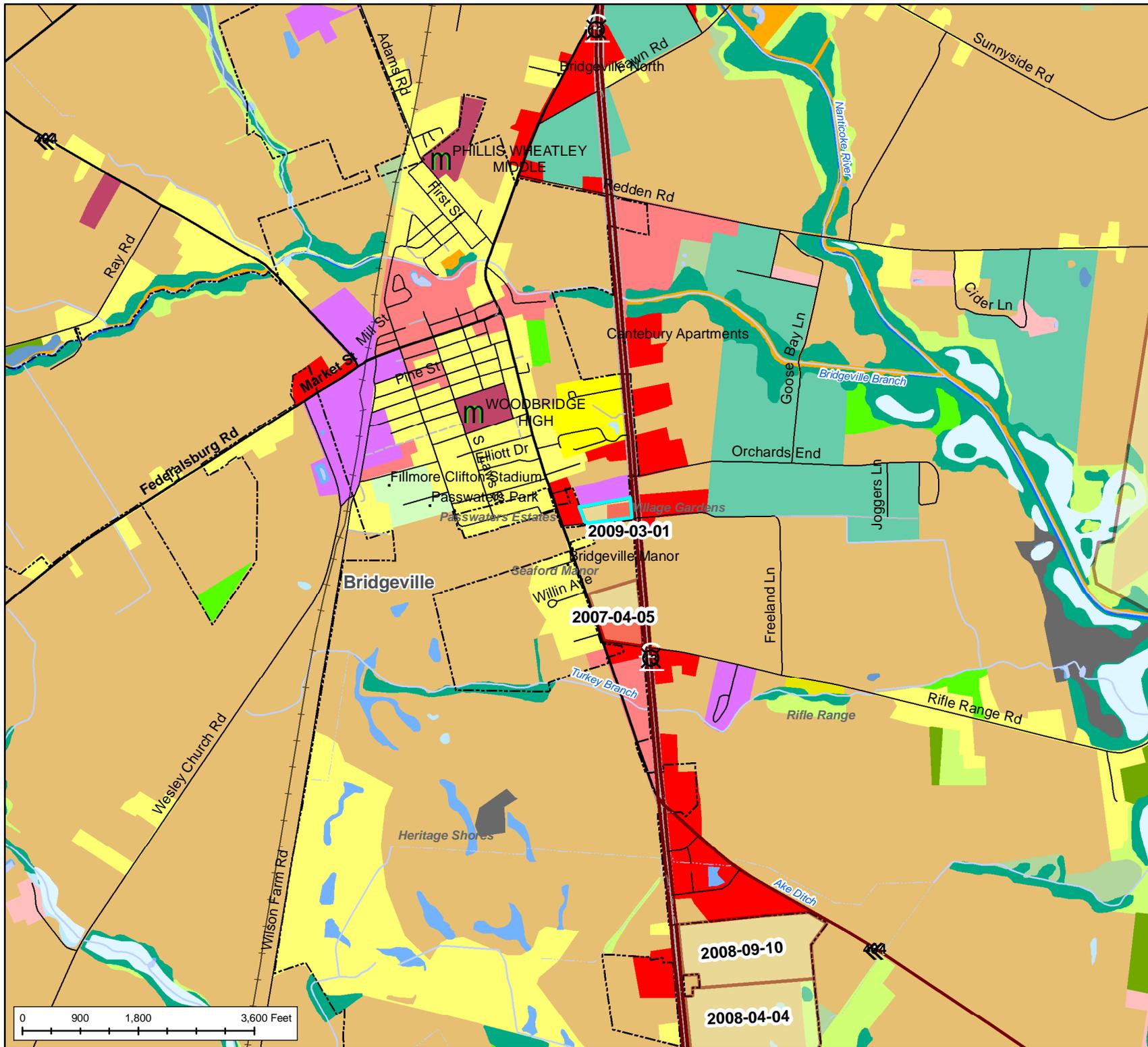


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# Preliminary Land Use Service (PLUS)

Bridgeville Prof. Center  
2009-03-01

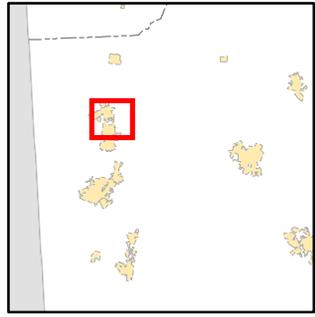


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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)

Bridgeville Prof. Center  
2009-03-01

-  Project Areas
-  Municipalities

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



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