

PLUS 2009-04-05
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: **Heritage Village Retail**

2. Location (please be specific): **Postal Lane immediately west of Super Fresh Shopping Center, site of existing nine hole golf course.**

3. Parcel Identification #: **3-34-6.00-355**

4. County or Local Jurisdiction Name: **Sussex County**

5. Owner's Name: **LPD 03, LLC**

Address: **P. O. Box 860**

City: **Rehoboth Beach**

State: **Delaware**

Zip: **19971**

Phone: **302-381-5878**

Fax: **302-539-2499**

Email: **vinewinebar@gmail.com**

6. Applicant's Name: **Spencer Derrickson**

Address: **P. O. Box 860**

City: **Rehoboth Beach**

State: **Delaware**

Zip: **19971**

Phone: : **302-381-5878**

Fax: **302-539-2499**

Email: **vinewinebar@gmail.com**

7. Project Designer/Engineer: **Land Tech Land Planning, LLC**

Address: **118 Atlantic Avenue; Suite 202**

City: **Ocean View**

State: **Delaware**

Zip: **19970**

Phone: **302-539-2366**

Fax: **302-539-2488**

Email: **jeffc@landtechllc.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Jeff Clark; 302-539-2366**

24. If residential, indicated the number of number of Lots/units: 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:
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: **0%** Proposed Use: % of Impervious Surfaces: **68%**
Square Feet: **756,200 +/-** Square Feet: **514,000 +/-**

27. What are the environmental impacts this project will have? **Increase storm water runoff**

How much forest land is presently on-site? **None** How much forest land will be removed? **None**

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

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes **X 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 **X 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 **X No Zone X**

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes **X 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

30. Are there streams, lakes, or other natural water bodies on the site? Yes No

If the water body is a stream, is it: Perennial (permanent) Intermittent Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? Yes No

Will there be ground disturbance within 100 feet of the water bodies Yes No If "Yes", please describe :

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
 Yes No

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: **Infiltration**

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.):

Will development of the proposed site create or worsen flooding upstream or downstream of the site? Yes No

33. Is open space proposed? Yes No If "Yes," how much? **4.7 Acres 205,600 Square Feet**

Open space proposed (not including stormwater management ponds and waste water disposal areas) **4.7 Acres** acres/Sq ft.

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**

Where is the open space located? **Centrally located as core of developed site**

Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? Yes No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they? **Offsite DeIDOT improvements as required.**

<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 Geese, professional management of pond edges to preclude geese from traversing onto upgradient areas of the site.</p>
<p>38. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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 Weekday = 5,825 adt/vpd Saturday 8,028 total daily volume</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 4%</p>
<p>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 The project will connect to Postal Lane which is a two lane road with shouldes westbound from the entry/exit and four to six lanes with turning lanes etc. as you approach Route One signalized intersection. .</p>
<p>40. Will the street rights of way be public, private, or town? Private</p>
<p>41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>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. Project could be physically connected to Bethpage Drive, Postal Lane and adjoining retail.</p>
<p>43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

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: **During construction, solid waste will be generated and disposed of at designated State facilities. After construction, retail establishments will generate packaging waste which will also be collected by a licensed hauler.**

45. Please make note of the time-line for this project: **Construction start fall of 2011.**

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

Signature of property owner

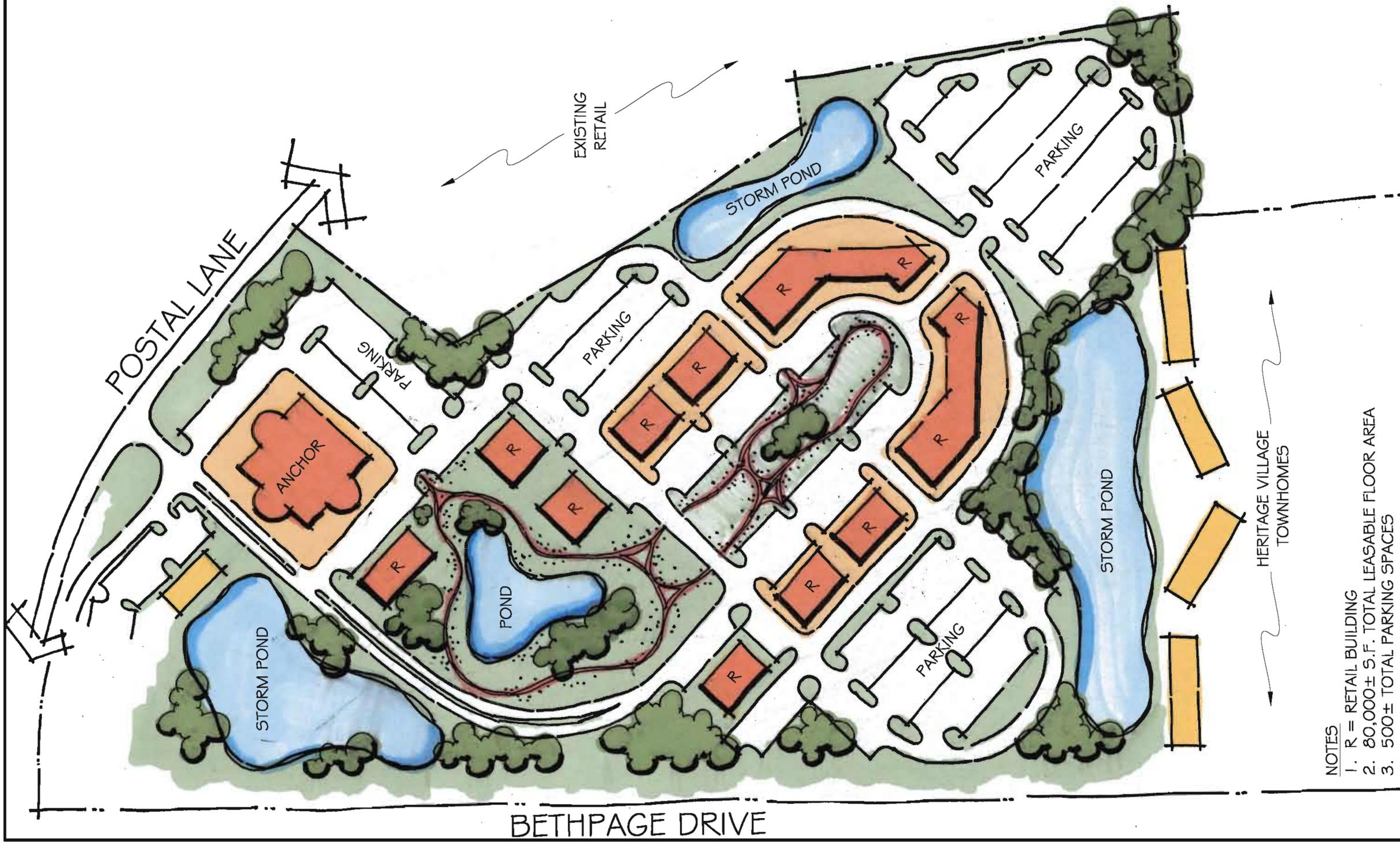
Date

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.



NOTES

- 1. R = RETAIL BUILDING
- 2. 80,000± S.F. TOTAL LEASABLE FLOOR AREA
- 3. 500± TOTAL PARKING SPACES

CONCEPT PLAN

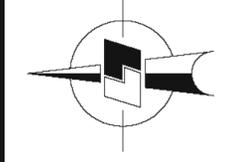
LEWES & REBOBOTH HUNDRED
 SUSSEX COUNTY, DELAWARE
HERITAGE VILLAGE
RETAIL CENTER

PREPARED BY:

LAND PLANNING, LLC
 118 ATLANTIC AVENUE, OCEAN VIEW, DELAWARE 19970
 PHONE: (302) 539-2366 FAX: (302) 539-2499

09002
 PROJECT No.
1 of 1
 SHEET No.

DRAWN BY: JAC
 CHECK BY: JAC
 FILE NAME: HCR CONCEPT
 F.B. No.
 T.M. No.
 3-34-6.00-P/O 355.00
 DATE: 03/03/2009
 SCALE: 1" = 60'



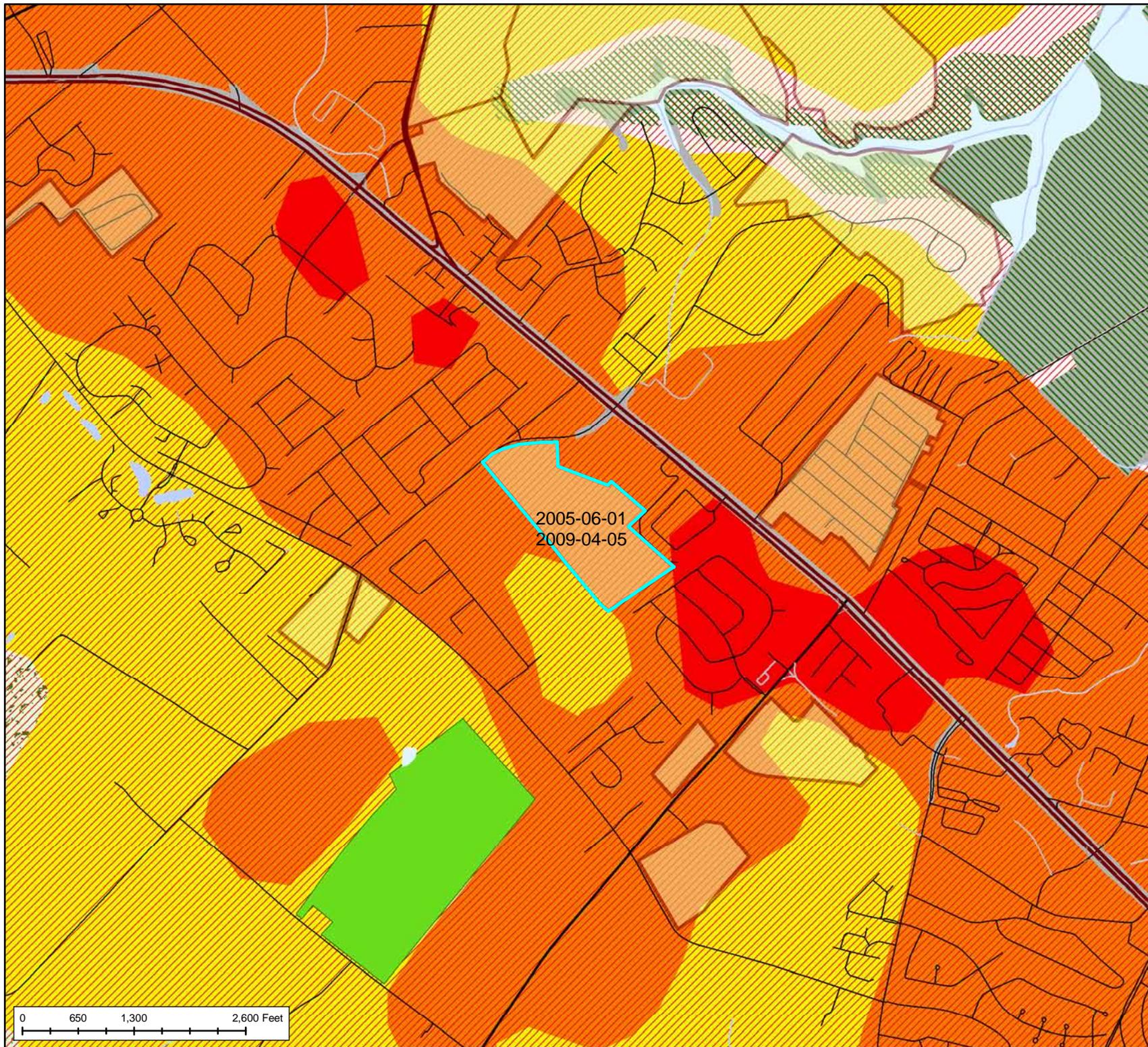
REVISIONS

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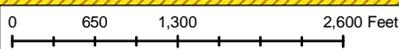
Heritage Village Retail
2009-04-05

-  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)



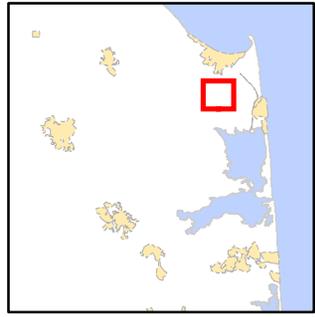
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2009-04-05



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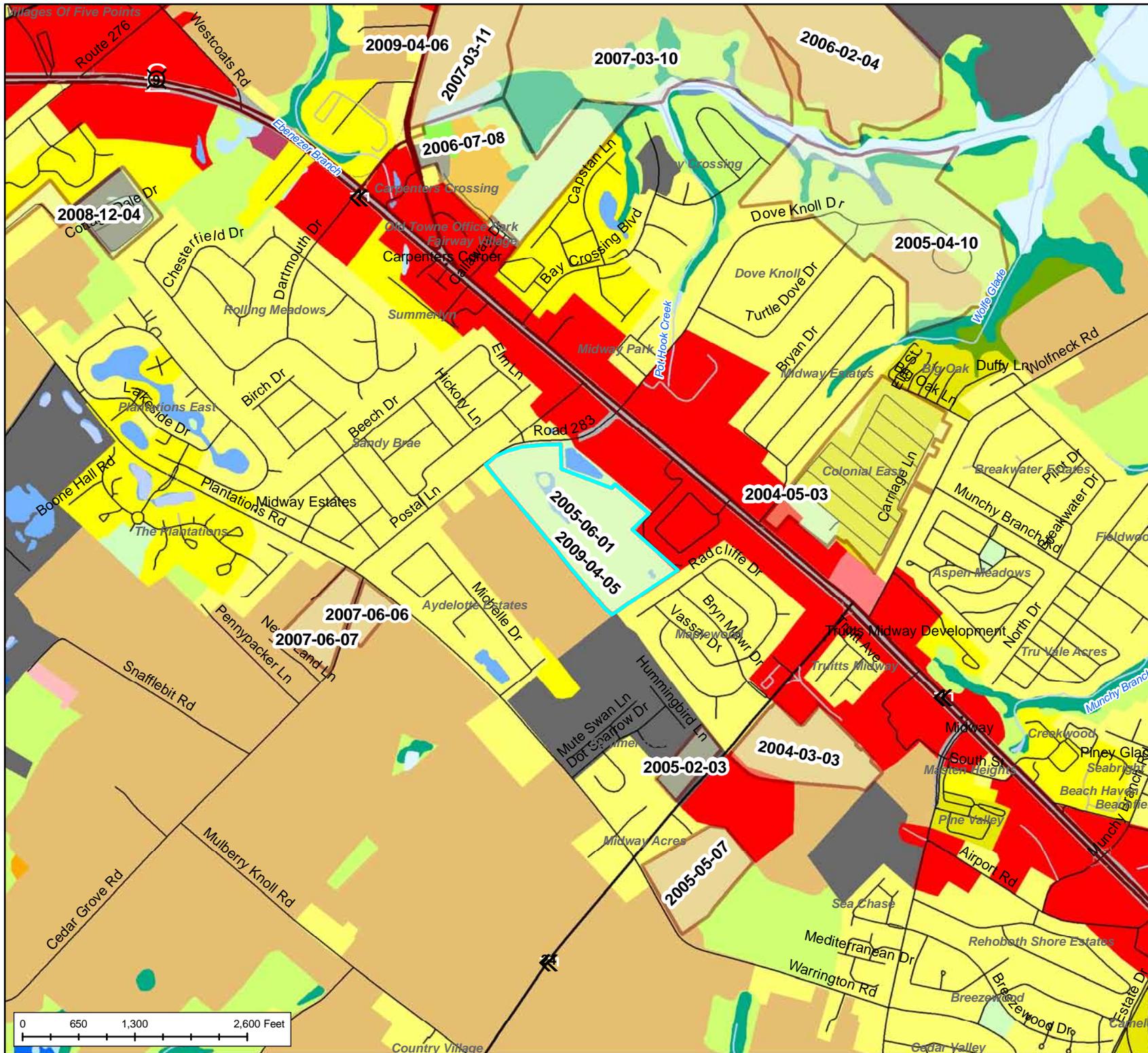


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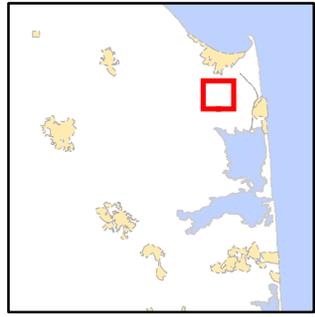
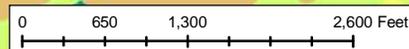


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

1:18,000



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 Project Areas

 Municipalities

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

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