

PLUS 2009-04-07
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: Bridgeville Commons | | |
| 2. Location (please be specific): U.S. Rt. 13 & Rt. 404 Intersection | | |
| 3. Parcel Identification #: 1-31-15.00-38.00 | | 4. County or Local Jurisdiction Name: Town of Bridgeville |
| 5. Owner's Name: Morris L. & Addison L. & Stephen F. Tatman | | |
| Address: 10654 Sunnyside Road | | |
| City: Bridgeville | State: DE | Zip: 19933 |
| Phone: | Fax: | Email: |
| 6. Applicant's Name (Equitable Property Owner): Mr. Todd Bariglio (Bariglio Corporation) | | |
| Address: 116 South Broad Street, Suite B | | |
| City: Kennett Square | State: PA | Zip: 19348 |
| Phone: 888-299-5271 | Fax: 610-765-1452 | Email: todd@bariglio.com |
| 7. Project Designer/Engineer: Becker Morgan Group, Inc., c/o J. Michael Riemann, P.E. | | |
| Address: 309 South Governors Ave. | | |
| City: Dover | State: DE | Zip: 19904 |
| Phone: 302-734-7950 | Fax: 302-734-7965 | Email: mriemann@beckermorgan.com |
| 8. Please Designate a Contact Person, including phone number, for this Project: J. Michael Riemann 302-734-7950 | | |

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 for portion of above referenced parcel. Plan consists of 2 commercial / retail buildings totaling approx. 52,900 s.f. +/- with associated parking, drive aisles, accesses to public streets, stormwater management facilities, utility connections. Parcel is currently in the process of being annexed into Town of Bridgeville. Annexation election is scheduled for May 2, 2009.

11. Area of Project(Acres +/-): **9.36 +/-**

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: **AR-1 – Sussex County**

15. Proposed Zoning: **C-1 – Town of Bridgeville**

16. Present Use: **Farmland**

17. Proposed Use: **Commercial**

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:
Farmland

19. Comprehensive Plan recommendation: **Annexation and proposed land use is consistent with Town of Bridgeville Comprehensive Plan.**

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

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

Will a new public well be located on the site? Yes No What is the estimated water demand for this project? **6,360 gpd**
(31.8 EDU'S * 200 gpd)

How will this demand be met? **Connection to Town of Bridgeville Water Supply System**

21. Wastewater: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: **Private on-site**

22. If a site plan please indicate gross floor area: **52,900 s.f. +/-**

23. If a subdivision: Commercial Residential Mixed Use

24. If residential, indicated the number of number of Lots/units: **n/a** Gross Density of Project: **n/a** Net Density **n/a**

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: **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: **0**
Square Feet: **0**

Proposed Use: % of Impervious Surfaces: **75 +/-**
Square Feet: **306,084 +/-**

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

How much forest land is presently on-site? **0 acres** 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 **0.44**
 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: **Possible Bioretention Area, Bioswale, Wet / Dry Pond**

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.): **roadside swale, existing storm drain system**

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? **0.67 +/- Acres 29,333 +/- Square Feet**

Open space proposed (not including stormwater management ponds and waste water disposal areas) **0** 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)? **Stormwater management**

Where is the open space located? **Perimeter of parcel**

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? **Water, Wastewater, Storm drain infrastructure**

<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 n/a</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 Possible Bioretention Areas, Bioswale, Wet Pond, silt fence, inlet protection, construction entrance, sediment trap</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies n/a</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>
<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 2,272</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? 13.92</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. Two proposed access points onto the newly developed East Service Road and one proposed access to newly realigned Rt. 404. East Service road is a two-lane, two-way service road with shoulders which connects to Rt 404 and Rifle Range Road. Re-aligned Rt. 404 is a multi-lane divided roadway with shoulders.</p>
<p>40. Will the street rights of way be public, private, or town? Existing streets are dedicated to public use.</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. n/a</p>
<p>43. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input 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>
<p>44. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If "Yes," please indicate what will be affected (Check all that apply)</p> <p><input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)</p> <p><input type="checkbox"/> Sites (archaeological)</p> <p><input type="checkbox"/> Cemetery</p> <p>Would you be open to a site evaluation by the State Historic Preservation Office? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

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: **Fall 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 (equitable)

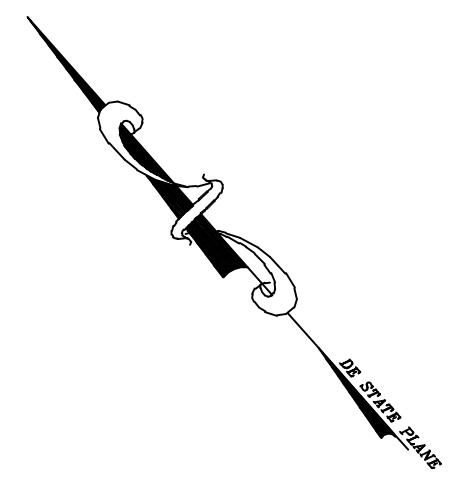
Date

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

Date

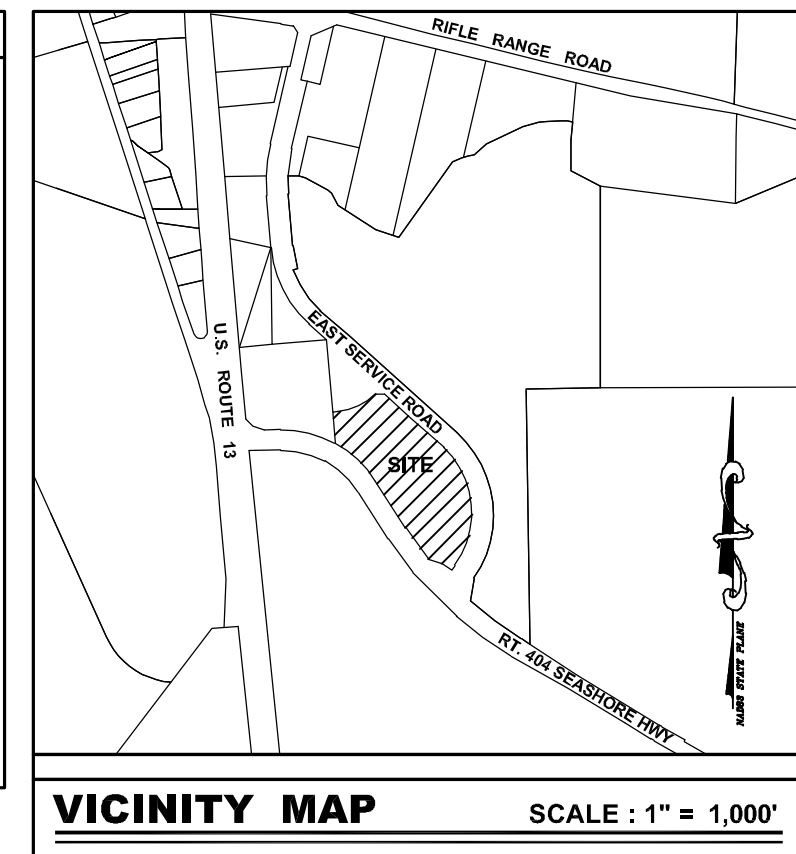
Signed application must be received before application is scheduled for PLUS review.

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.

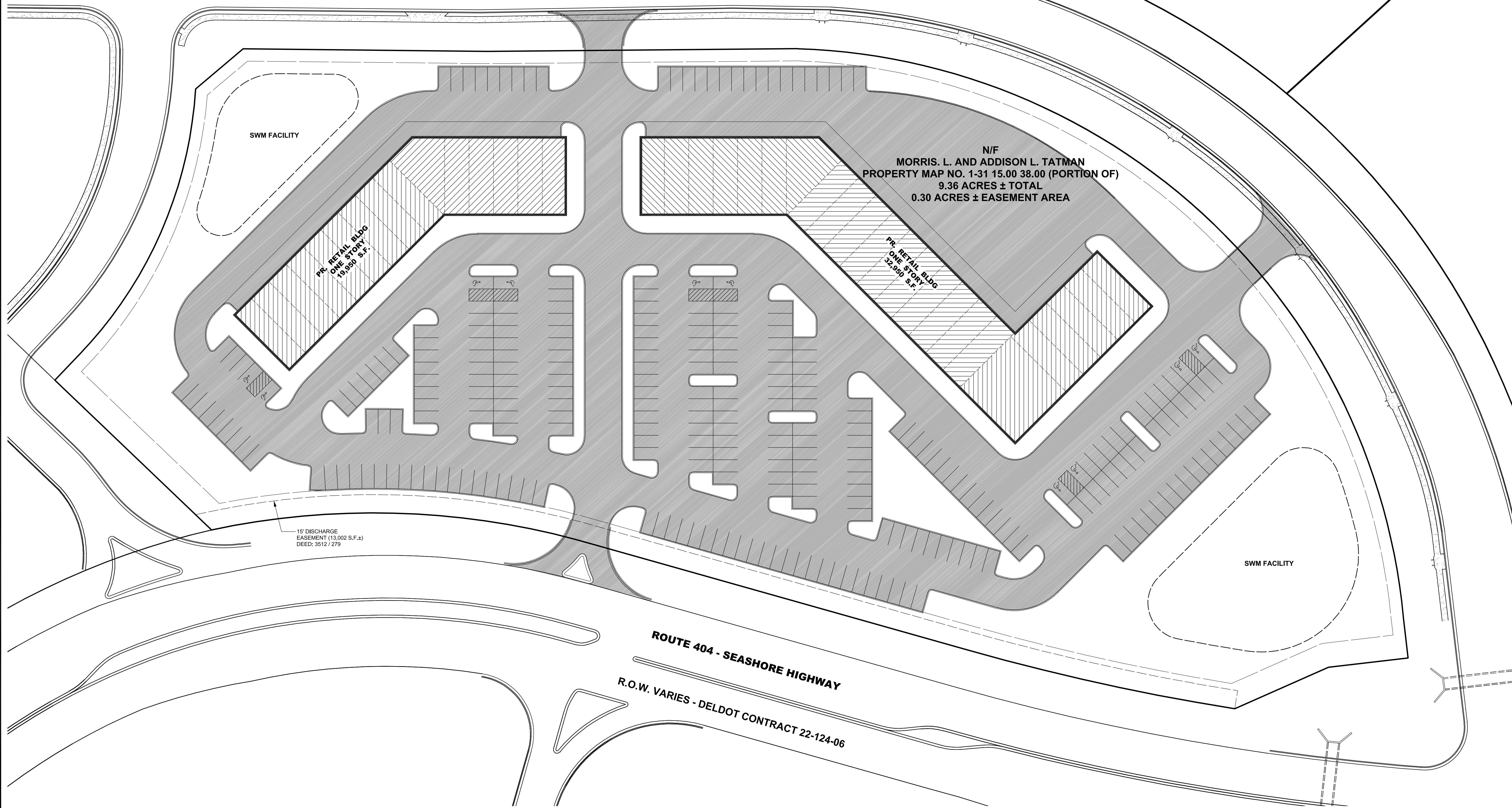


PARCEL #11 SITE DATA

1. OWNER OF RECORD:	MORRIS L. AND ADDISON L. TATMAN 10654 SUNNYSIDE ROAD BRIDGEVILLE, DELAWARE 19933						
2. EQUITABLE OWNER:	MR. TODD BARGLIO (BARGLIO CORPORATION) 116 SOUTH BROAD STREET, SUITE B KENNETT SQUARE, PA 19348 (888)299-5271						
3. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVENUE DOVER, DELAWARE 19904 (302) 734-7950						
4. PROPERTY MAP NUMBER:	1-31 15.00 38.00 (PORTION OF)						
4. ZONING CLASSIFICATION:	EXISTING: AR-1 / AGRICULTURAL RESIDENTIAL (SUSSEX COUNTY) PROPOSED: C-1 / COMMERCIAL (TOWN OF BRIDGEVILLE)						
5. PRESENT USE:	FARMLAND						
6. PROPOSED USE:	COMMERCIAL / RETAIL						
7. BUILDING DATA:	<table border="1"> <tr> <th>BUILDING #1</th> <th>BUILDING #2</th> <th>TOTAL</th> </tr> <tr> <td>19,950 S.F. ±</td> <td>32,950 S.F. ±</td> <td>52,900 S.F. ±</td> </tr> </table>	BUILDING #1	BUILDING #2	TOTAL	19,950 S.F. ±	32,950 S.F. ±	52,900 S.F. ±
BUILDING #1	BUILDING #2	TOTAL					
19,950 S.F. ±	32,950 S.F. ±	52,900 S.F. ±					
8. PARKING DATA:	REQUIRED: 285 PARKING SPACES PROVIDED: 292 PARKING SPACES (INCLUDING 10 ACCESSIBLE SPACES)						
9. SETBACKS:	C-1 COMMERCIAL FRONT: 10 FT. SIDE: 10 FT. REAR: 20 FT.						



EAST SERVICE ROAD
R.O.W. VARIES - DELDOT CONTRACT 22-124-06



BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

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Wilmington
3205 Randall Parkway, Suite 211
Wilmington, North Carolina 28403
Ph. 910.341.7600
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

BRIDGEVILLE COMMONS

US 13/DE 404 INTERSECTION
BRIDGEVILLE
SUSSEX COUNTY, DE

SHEET TITLE

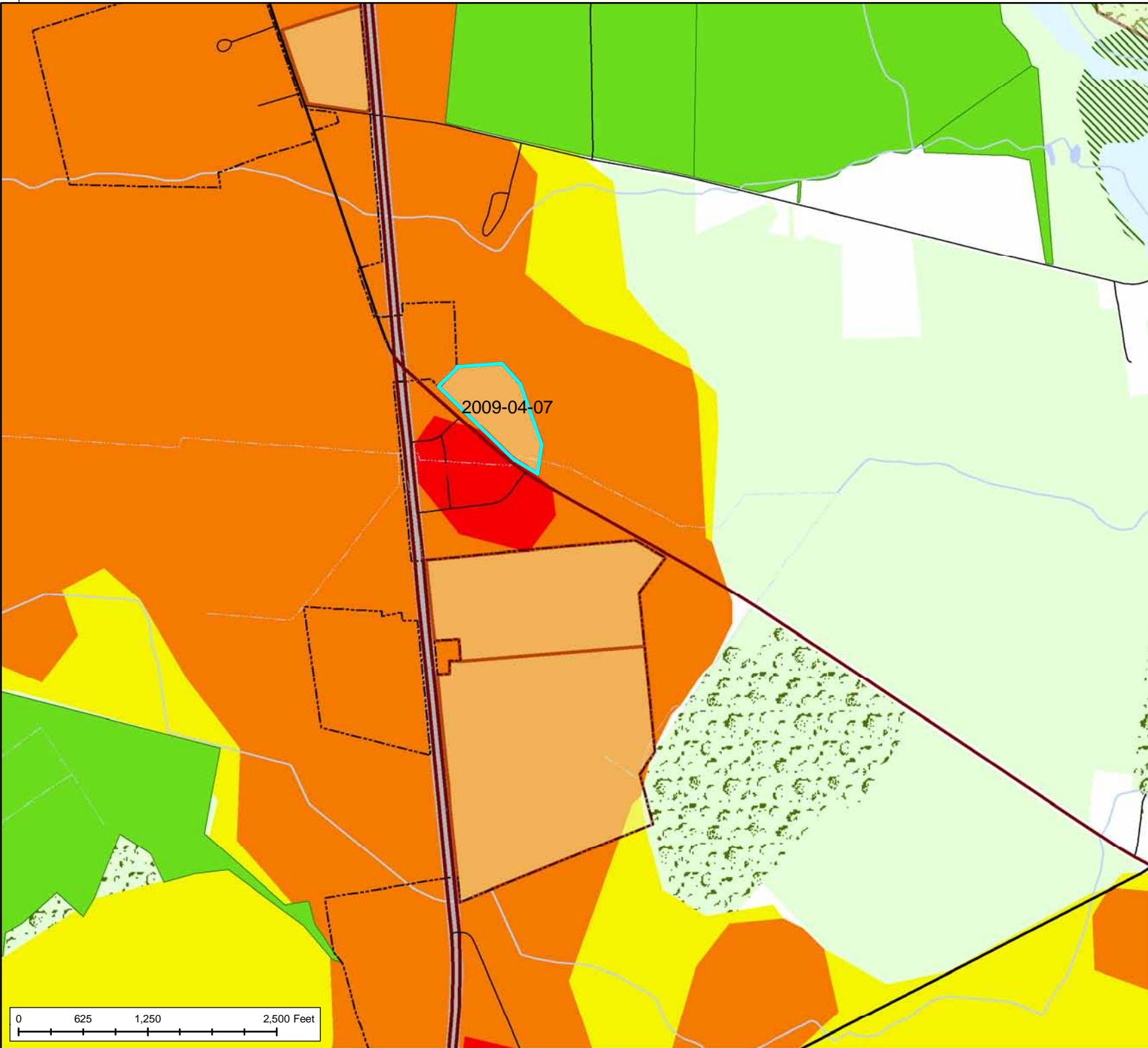
**CONCEPT PLAN #10
PARCEL #11
COMMERCIAL /
RETAIL**

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER/STATUS: CONCEPT		
PROJECT NO.:	2008129.00	
DATE:	02/25/2009	
SCALE:	1" = 40'	
DRAWN BY:	C.D.D.	PROJ. MGR.: J.M.R.
SHEET		
1		
<small>COPYRIGHT 2009</small>		

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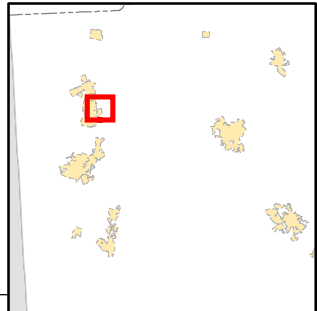
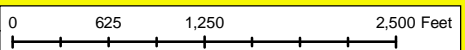
- Project Areas
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of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

2009-04-07

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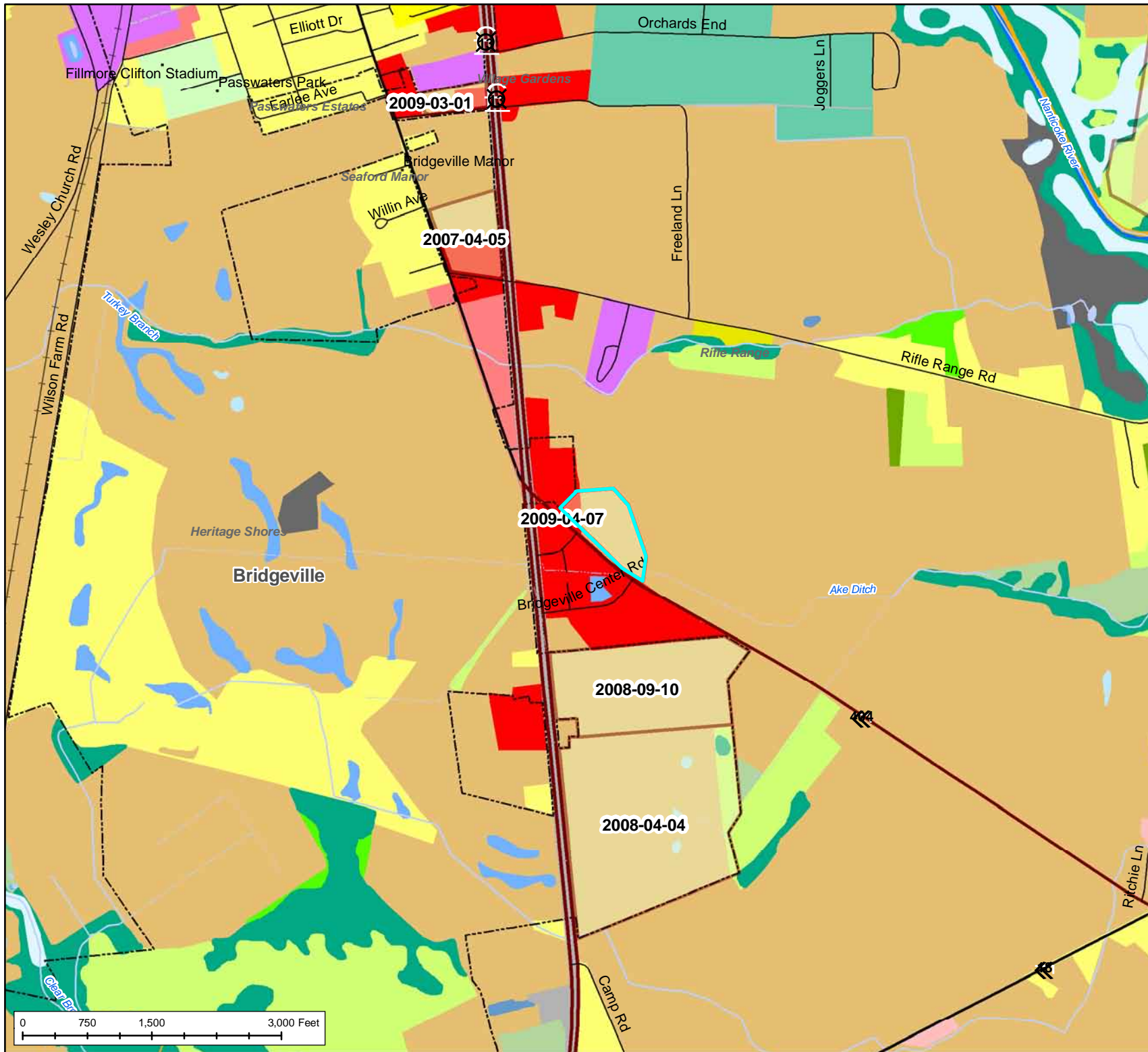


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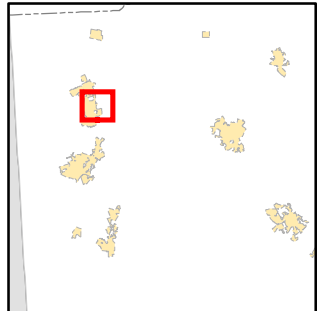
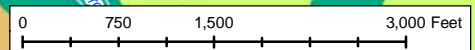


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

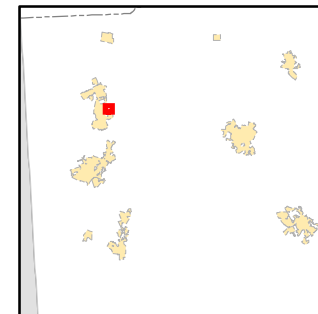
2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



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0 175 350 700 Feet

2008-09-10