

Information Regarding Site:	
10. Type of Review: <input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed:  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.	
12. Area of Project (Acres +/-): 0.57 Number of Residential Units: 0 Commercial square footage: 1,924 S.F.	
13. Present Zoning: AR-1	14. Proposed Zoning: B-1
15. Present Use: Vacant Store & Storage Building	16. Proposed Use: Reopen Workman's Store/Convenient Store
17. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Will a new public well be located on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A new commercial well will be installed.	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Will a new community wastewater system be located on this site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (A commercial LPP will be designed for the use)	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): N/A	
20. Environmental impacts: How many forested acres are presently on-site? 0 How many forested acres will be removed? 0 To your knowledge, 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres: If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u> NONE </u>	
21. 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	
22. List the proposed method(s) of stormwater management for the site: (The Existing site will have very little ground disturbance in order to reopen the store.) SEE ATTACHED SITE PLAN	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres: TO BE DETERMINED What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? LANDSCAPE	

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

25. Please estimate 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 peak season: BEING DISCUSSED WITH DELDOT AT THIS TIME.

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

26. Will the project connect to state maintained roads? Yes No

27. 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. THERE IS AN EXISTING ACCESS ROAD BEING USED AT PRESENT BY THE NEIGHBOR

28. Are there existing sidewalks? Yes No; bike paths Yes No
Are there proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? Yes No

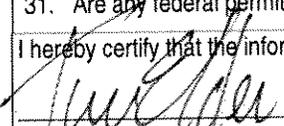
Has this site been evaluated for historic and/or cultural resources? Yes No

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

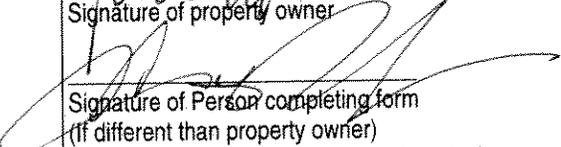
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
Person to contact to arrange visit: _____ phone number: _____

31. Are any federal permits, licensing, or funding anticipated? Yes No

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


Signature of property owner

5-02-10
Date


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

6/2/10
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, 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 13.02

N65°43'19"E 113.11'



EXISTING ACCESS TO PARCEL 15.00



PARCEL 15

N23°43'34"W

EXISTING ACCESS AISLE

S65°43'19"W 119.84'

S25°32'31"E SHORTLY ROAD
(S.C.R. 431 60-FOOT RIGHT-OF-WAY)

EXISTING EDGE of PAVING

PROPOSED PERMITTED SIGN with a VARIANCE FROM SIDE YARD SETBACK SECTION 115-73 B.

PROPOSED TRAFFIC ISLAND AS DISCUSSED WITH DELDOT (EXISTING PAVING TO BE REMOVED AND AREA TO BE LANDSCAPED)

EXISTING SHOULDER

EXISTING TRAVEL LANE

EXISTING TRAVEL LANE **HARDSCRABBLE ROAD**

EXISTING SHOULDER

(S.C.R. 20 60-FOOT RIGHT-OF-WAY)

EXISTING SHOULDER

EXISTING TRAVEL LANE

EXISTING TRAVEL LANE

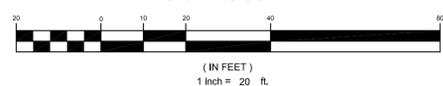
EXISTING SHOULDER

PARCEL 39.00

PARCEL 39.01

CONAWAY ROAD

GRAPHIC SCALE

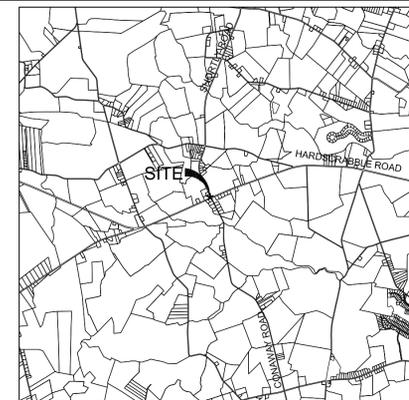


SITE DATA:

TAX MAP NUMBER	133-14.00, PARCEL 16.00	
GROSS SITE AREA AND ACREAGE	24,743.7± SQ.FT. = 0.57± AC.	
CURRENT ZONING	AR-1	
PROPOSED ZONING	B-1	
EXISTING USE	WORKMAN'S STORE (CLOSED) & STORAGE	
PROPOSED USE	WORKMAN'S STORE & STORAGE	
EXISTING SETBACKS (B.R.L.):	STORAGE	
FRONT	20.7± FT.	21.1± FT.
SIDE	42.1± FT.	61.7± FT.
REAR	119.7± FT.	74.1± FT.
BUILDING ENVELOPE AREA	1,924± S.F.	1,146± S.F.
EXISTING BUILDING FLOOR AREA	3,070± SQ.FT.	
EXISTING PAVED AREA	9,842± SQ.FT.	
EXISTING SHED TO BE RAZED	206± SQ.FT.	
PROPOSED OPEN SPACE	11,639.7± AC.	
EXISTING PARKING	8±	
WATER SUPPLY	EXISTING PRIVATE WELL	
SANITARY SEWER	EXISTING ONSITE WASTEWATER DISPOSAL SYSTEM	

NOTES:

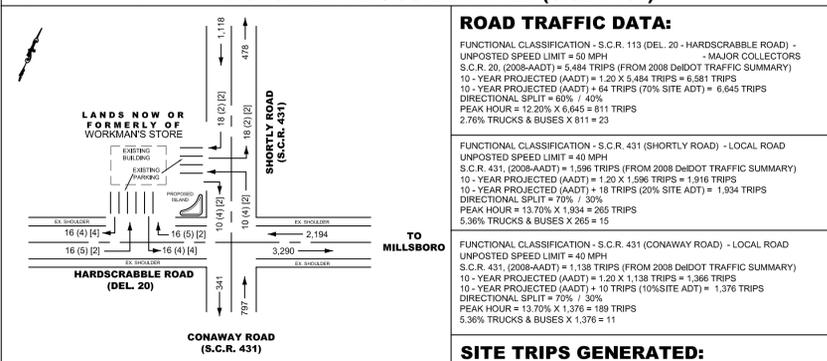
- THE PROPERTY LINES SHOWN ON THIS PLAT WAS TAKEN FROM A PERIMETER SURVEY PREPARED BY STEVEN M ADKINS LAND SURVEYING, LLC, DATED DECEMBER 19, 2007 AND IS NOT THE RESULT OF A PERIMETER SURVEY PREPARED BY DESIGN CONSULTANTS GROUP, L.L.C.
- EXISTING DATA SHOWN ON THIS PLAN WAS TAKEN FROM ABOVE MENTIONED SURVEY AND A 2007 AERIAL PHOTOGRAPH REFERENCED ON THE DELAWARE DATAMIL.
- THIS SITE IS LOCATED IN A ZONE X BASED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0450 F. MAP REVISED JUNE 16, 1995, AND IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS LOCATED ON SITE.
- ALL FIRELANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. EXISTING BUILDING CONSTRUCTION IS MASONRY AND WOOD, 1 STORY IN HEIGHT AND IS NOT SPRINKLERED.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN "DELAWARE 2000 TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS."
- DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES".



LEGEND

	= PROPERTY LINE
	= ADJACENT PROPERTY LINE
	= PROPERTY LINE TO BE ABANDONED
	= BUILDING RESTRICTION LINE
	= EXISTING EDGE OF PAVEMENT
	= PROPOSED EDGE OF PAVEMENT
	= PROPOSED BUILDING
	= EXISTING BUILDING TO REMAIN
	= EX. SAN. SEWER MAIN
	= PR. SAN. SEWER MAIN
	= EX. STORM SEWER
	= PROPOSED STORM SEWER
	= EXISTING WATER MAIN
	= PROPOSED WATER MAIN
	= EXISTING BUILDING TO BE REMOVED
	= EXISTING CONTOUR
	= SITE BENCHMARK
	= IRON ROD FOUND
	= IRON ROD SET
	= EXISTING MONUMENT FOUND
	= MAGNETIC NAIL SET
	= RELOCATED UTILITY POLE
	= EX. LIGHT POLE
	= PARKING SPACE COUNT
	= EX. STREET SIGN

TRIP GENERATION - INTERSECTION OF HARDSCRABBLE ROAD (DEL. 20) & SHORTLY RD. / CONAWAY RD. (S.C.R. 431)



TRAFFIC GENERATION DIAGRAM
TRIPS PER DAY (VEHICLES IN A.M.) [P.M. PEAK HOUR]

SITE TRIPS GENERATED:

SOURCE: ITE TRIP GENERATION MANUAL 7th EDITION

3,070 S.F. - TOTAL AREA

1,146 S.F. - WAREHOUSING / STORAGE (150)

1,924 S.F. - SPECIALTY RETAIL CENTER (814)

ONE ENTRANCE - FULL MOVEMENT

1,146 S.F. OF WAREHOUSING X 4.96 = 6 TRIPS (WEEKDAY)

1,146 S.F. OF WAREHOUSING X 1.22 = 2 TRIP (SATURDAY)

1,924 S.F. OF SPECIALTY RETAIL CENTER X 4.52 = 86 TRIPS (WEEKDAY)

1,924 S.F. OF SPECIALTY RETAIL CENTER X 42.04 = 81 TRIPS (SATURDAY)

TOTAL ADT FOR SUBDIVISION = 92 TRIPS (WEEKDAY)

DIRECTIONAL DISTRIBUTION:

35% TO AND FROM THE EAST OF DEL. 20 (32 TRIPS) (2 AM PK) (3 PM PK)

35% TO AND FROM THE WEST OF DEL. 20 (32 TRIPS) (2 AM PK) (3 PM PK)

20% TO AND FROM SHORTLY ROAD (18 TRIPS) (2 AM PK) (2 PM PK)

10% TO AND FROM CONAWAY ROAD (10 TRIPS) (1 AM PK) (1 PM PK)

OWNER CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE 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.

WORKMANS STORE, LLC
C/O TIM ELDER
33319 ELDER LANE
OCEAN VIEW, DELAWARE 19970
(302) 249-9446

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF SUSSEX COUNTY AND LAWS OF THE STATE OF DELAWARE.

DESIGN CONSULTANTS GROUP, L.L.C.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

PROFESSIONAL SEAL

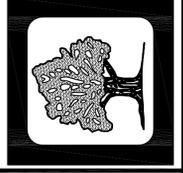
REVISIONS

NO.	DATE	DESCRIPTION

REZONING SITE PLAN

WORKMANS STORE, L.L.C.
TAX MAP 133-14.00 PARCEL 16.00
DAGSBORO HUNDRED, SUSSEX COUNTY, DELAWARE

DC GROUP
DESIGN CONSULTANTS GROUP, L.L.C.
18072 DAVIDSON DRIVE
MILTON, DE 19968
www.dcgengineering.com
(302) 684-8030
FAX: 684-8054



DESIGNED BY: M.H. DAVIDSON
SURVEYED BY: BY OTHERS
DRAWN BY: M.H. DAVIDSON
CHECKED BY: M.H.D./S.C.
JOB #: 081211
SCALE: 1" = 20'
TAX MAP: 133-14.00 PARCEL 16.00
DATE: APRIL 08, 2010
SHEET NO: S1

Preliminary Land Use Service (PLUS)

**Workmans Store
PLUS 2010-06-01**

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

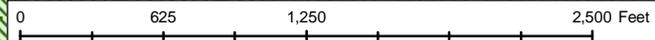
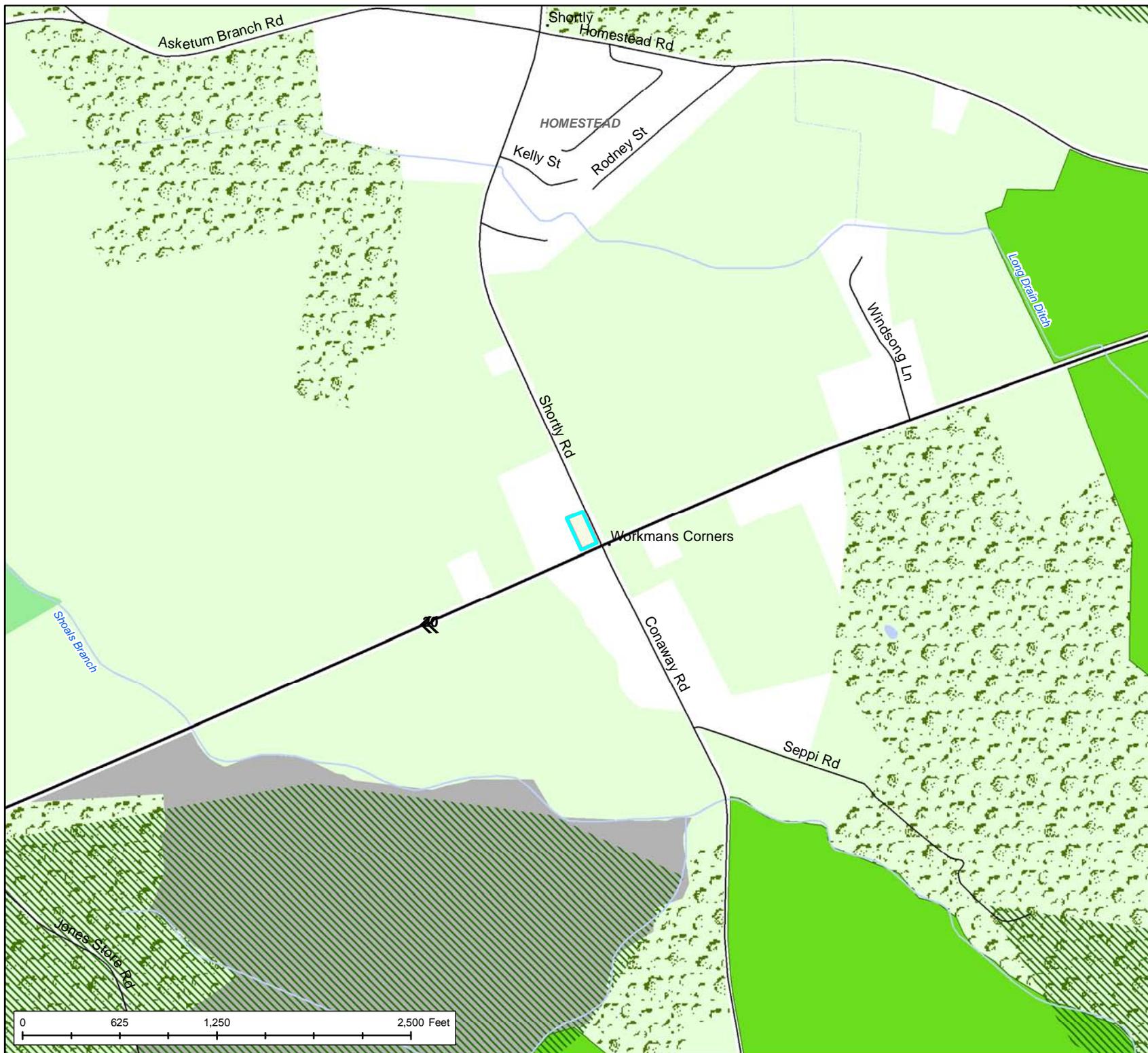
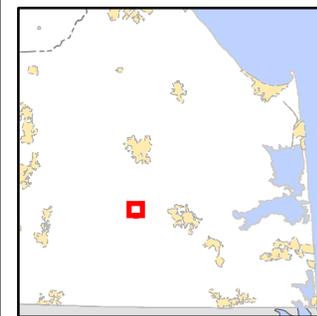
State Strategies

-  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)

1:10,000



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Preliminary Land Use Service (PLUS)

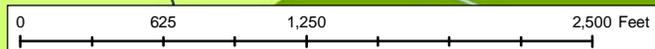
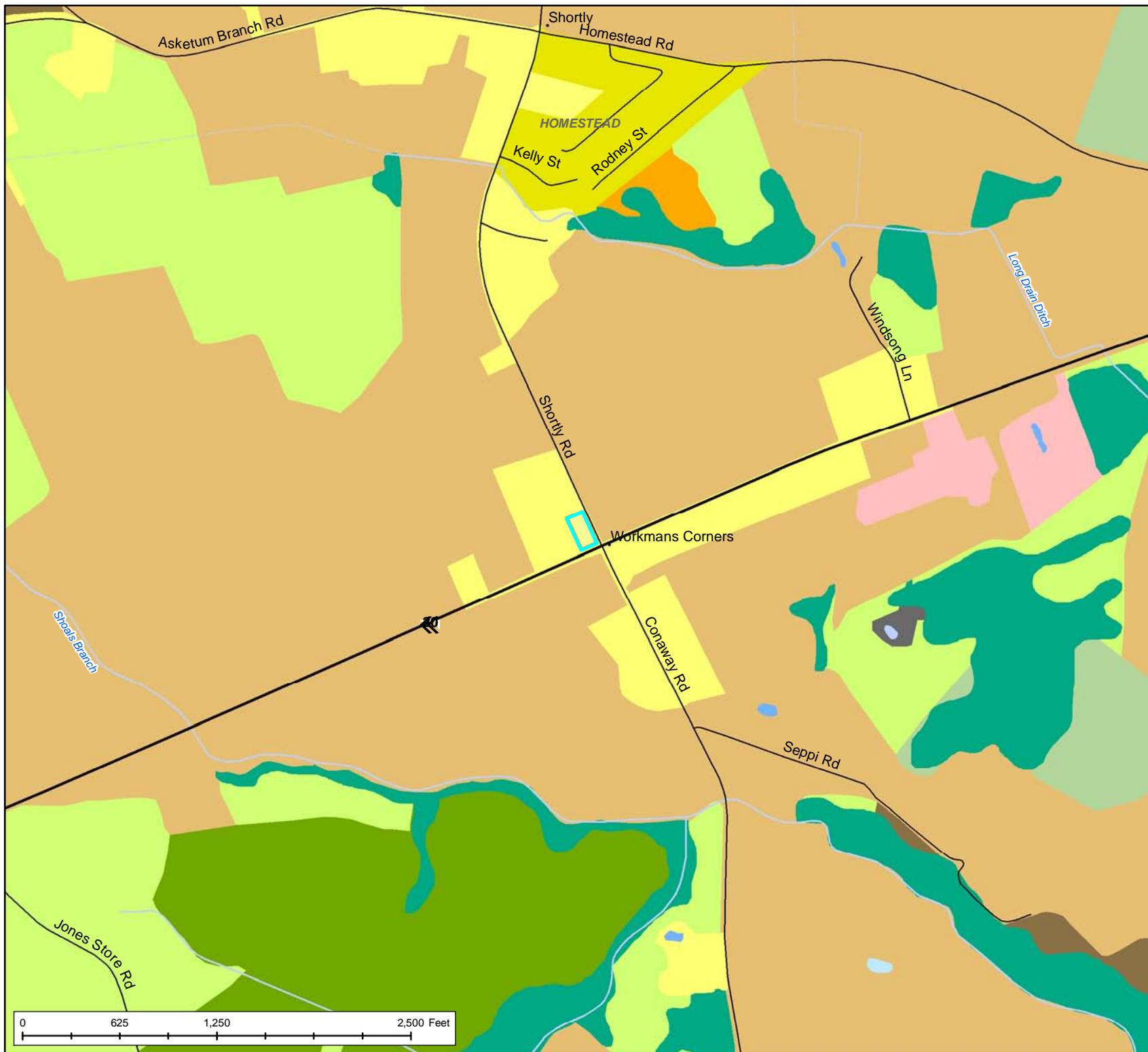
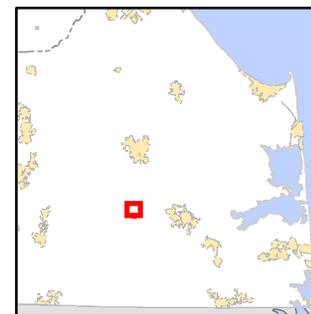
**Workmans Store
PLUS 2010-06-01**

-  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

1:10,000



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Preliminary Land Use Service (PLUS)

Workmans Store
PLUS 2010-06-01

-  Project Areas
-  Municipalities

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



1:3,000



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