

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • 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: Bayside Mini-Storage and Quality Restaurant

2. Location (please be specific): North side of Route 20, 1/4 mile east of Rt. 388

3. Parcel Identification #: 5-33-11, Parcel 78.01

4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Edward Townsend

Address: 309 Wiltshire Court

City: Evans

State: GA

Zip: 30809

Phone: 706-267-5582

Fax:

Email:

6. Applicant's Name: Seashore Asset Management, - C/O Joel Farr

Address: 5901 Atlantic Avenue - UNit 206

City: Ocean City

State: MD

Zip: 21842

Phone: 443-250-0092

Fax:

Email: joelfarr82@gmail.com

7. Project Designer/Engineer: Axiom Engineering, LLC - c/o Kenneth R. Christenbury, P.E.

Address: 18 Chestnut Street

City: Georgetown

State: DE

Zip: 19947

Phone: (302) 855-0810

Fax: (302) 855-0812

Email: ken@axeng.com

8. Please Designate a Contact Person, including phone number, for this Project: Kenneth R. Christenbury, P.E.

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 type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Re-Zoning to CR-1 to allow development of a 45 seat Quality Restaurant and 29,400 sq. ft. Mini-Storage Units	
11. Area of Project(Acres +/-): 3	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input checked="" 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.	
14. Present Zoning: AR-1	15. Proposed Zoning: CR-1 w/ traffic limited to 200 trips per day
16. Present Use: Single Family Residential	17. Proposed Use: Proposed 45 seat Quality Restaurant and 29,400 sq. ft. Mini-Storage
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Single Family home - currently vacant	
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 checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input 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 checked="" 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: Artesian Water Co. 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? 1000 gpd How will this demand be met? Artesian Water Co.	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County - Johnson's Corner Sanitary Sewer District	
22. If a site plan please indicate gross floor area: 2,000 sq. ft. restaurant / 29,400 sq. ft. mini-storage	
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: 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:
Square Feet: 411

Proposed Use: % of Impervious Surfaces: 58%
Square Feet: 76000 – partially gravel (mini-storage)

27. What are the environmental impacts this project will have? New impervious cover

How much forest land is presently on-site? 2 ac. How much forest land will be removed? 2 ac.

Are there known rare, threatened, or endangered species on-site? Yes No - Unknown, none expected

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 - Based on recon only, rear of site may have limited wetlands

Are the wetlands: Tidal Acres

Non-tidal Acres pending delineation and survey

If "Yes", have the wetlands been delineated? Yes No pending delineation and survey

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 type="checkbox"/> No If "Yes", please describe :</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: Grass filter strips, swales and detention basin</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.): Sheet flow to woods at rear</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? 1.25 Acres Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas) 0.75 acres</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)? Exterior renovation of existing structure for monumentation</p> <p>Where is the open space located? Existing house at front 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 type="checkbox"/> No If "Yes," what are they? Unknown</p>
<p>35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</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</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 grassed swales, extended detention basin</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 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 198

What percentage of those trips will be trucks, excluding vans and pick-up trucks? < 5%

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.

1 proposed entrance onto Route 20. Route 20 is 1 lane per direction, each with 8' shoulders

40. Will the street rights of way be public, private, or town? N/A

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. project scope too limited for interconnection

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 - Bike path along the Route 20 frontage, no nearby existing bike paths to interconnect with, sidewalks between parking lot and restaurant only

44. Is this site in the vicinity of any known historic/cultural resources or sites Yes No

Existing barn/residential structure on-site to be removed, no historic significance known

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: Restaurant waste only

45. Please make note of the time-line for this project: Construction to be completed in 2012

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

Signature of property owner



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



Date

3-29-11

Date



AXIOM
ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: 855-0812
E-MAIL: AXIOM@AXENG.COM
WEB: WWW.AXENG.COM

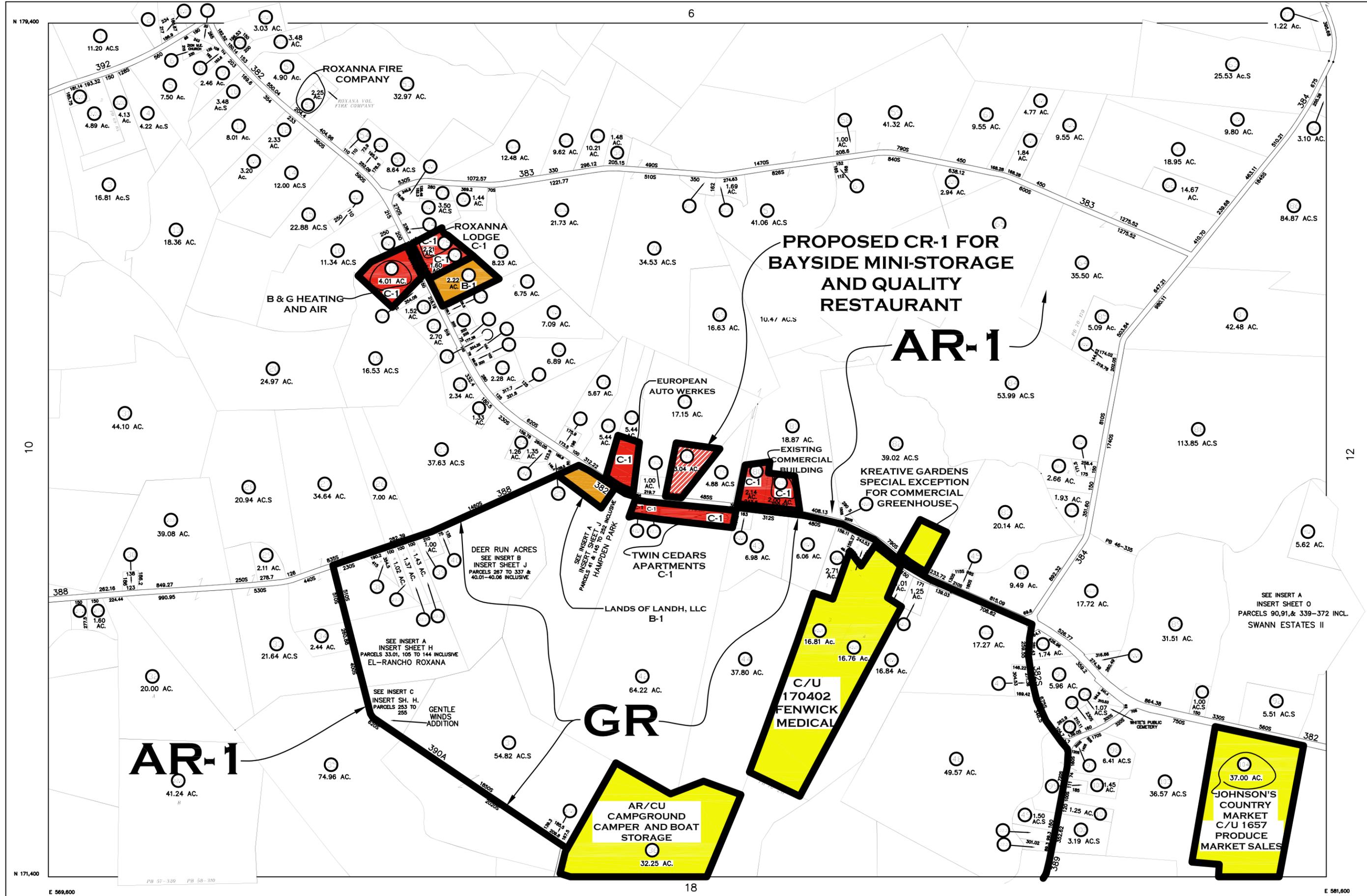
**BAYSIDE MINI-STORAGE
& QUALITY RESTAURANT**
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

SCALE	1"=120'
DESIGNED	KRC
DRAWN	KRC
CHECKED	KRC
DATE	3-29-2011
T.M.	5-33-11, 78.01

0004-1101

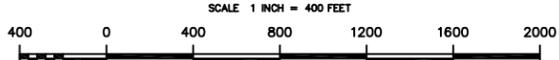
FIG. No.

3



DATE OF REVISION: 5-24-01
 DATE OF COMPILATION: 4-1-1974
 SHEET LAYOUT BASED ON THE DELAWARE
 STATE PLANE COORDINATE SYSTEM.

THE INFORMATION SHOWN HEREON
 HAS BEEN COMPILED FROM DEED
 DESCRIPTIONS, IF AVAILABLE,
 TAX MAPS AND AERIAL PHOTOGRAPHS.
 THE ACTUAL BOUNDARIES CAN ONLY
 BE DETERMINED BY AN APPROPRIATE
 SURVEY.



SUSSEX COUNTY
 DELAWARE
 SCALE 1 INCH = 400 FEET

LEGEND	
--- County Line	○ Map Parcel Number
--- Hundred Line	○ Original Lot Number
--- District Line	100 S Map Scaled Dimension
--- City or Borough Line	7 Denotes Same Owner
--- All Purpose Line	All Dimensions Shown In Feet
--- Original Lot Line	
--- Property Line	

MAP: 5-33-11

Preliminary Land Use Service (PLUS)

Bayside Mini Storage & Quality Restaurant

2011-04-04

-  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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Delaware Office of State Planning Coordination
stateplanning.delaware.gov



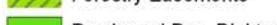
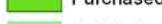
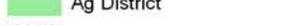
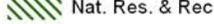
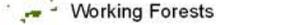
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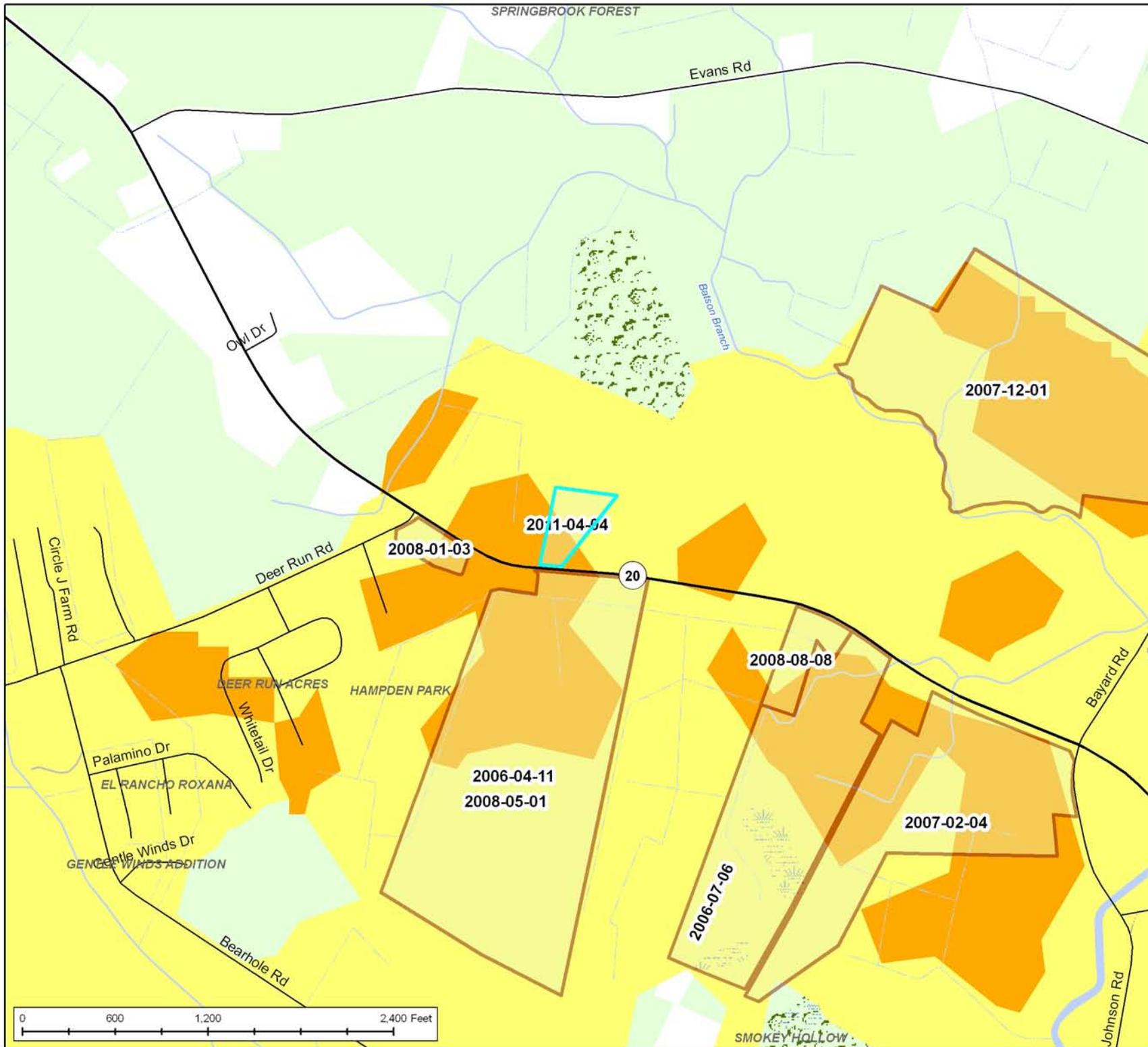


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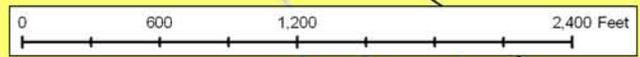
-  PLUS Project Areas
 -  Municipalities
 -  State Parks
 -  Forestry Easements
 -  Purchased Dev. Rights
 -  Ag District
 -  Nat. Res. & Rec. Priorities
 -  Working Forests
 -  Highest Value Agriculture
- 2010 State Strategies**
-  Level 1
 -  Level 2
 -  Level 3
 -  Level 4
 -  Out of Play



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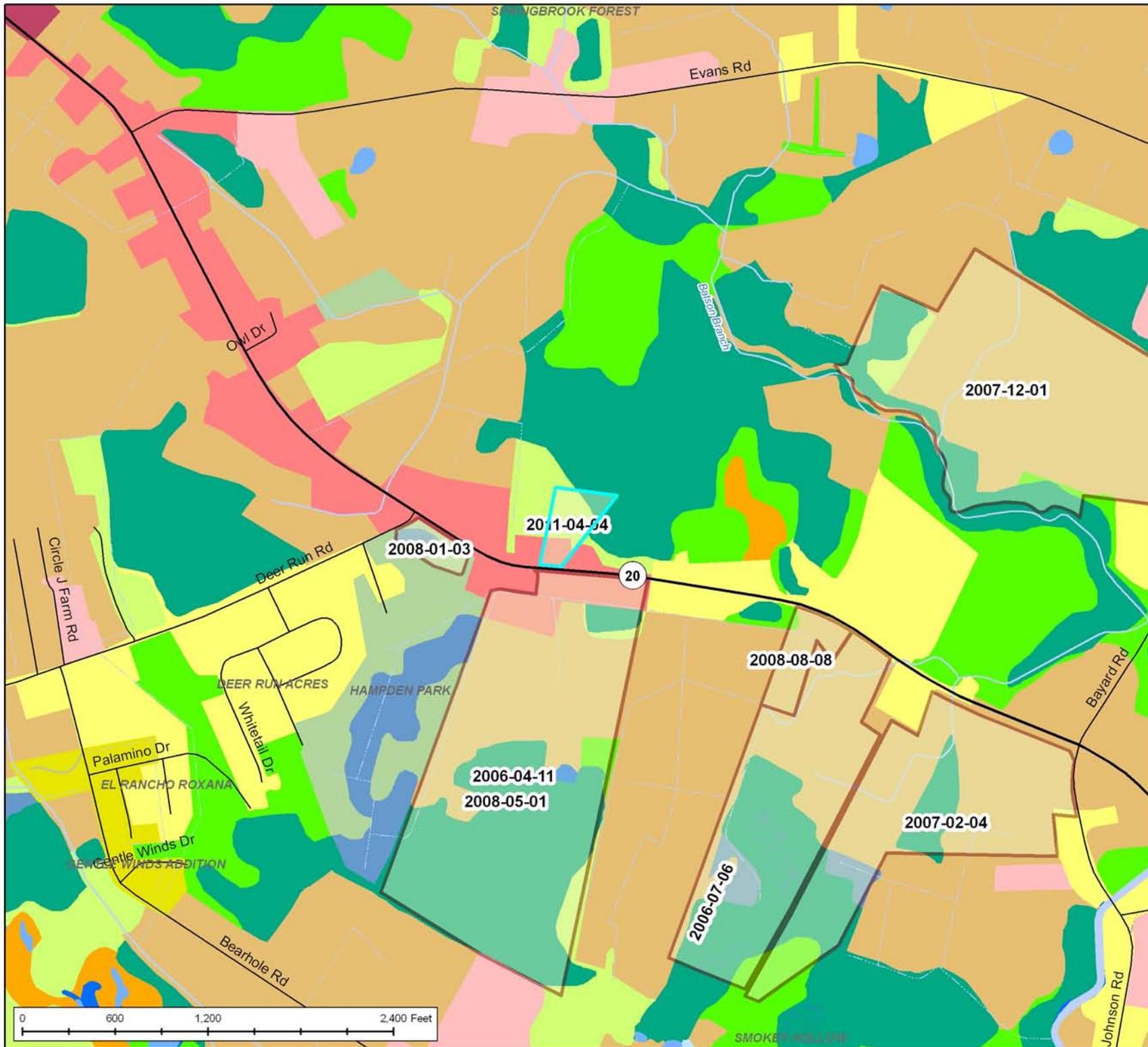
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Preliminary Land Use Service (PLUS)

Bayside Mini Storage & Quality Restaurant

2011-04-04



- 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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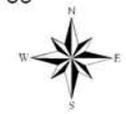
Preliminary Land Use Service (PLUS)
Bayside Mini Storage & Quality Restaurant
2011-04-04

-  Project Areas
-  Municipalities

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



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