

## Preliminary Land Use Service (PLUS)

### Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

**Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.**

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.

PLUS Number (to be completed by OSPC): 2015-05-03

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2

1. Project Title/Name: **Delaware National Guard Armory**
2. Location ( please be specific): **29772 Armory Rd (SR20) Dagsboro, DE**
3. Parcel Identification #: **2-33 11.00 212.0**
4. County or Local Jurisdiction Name: where project is located: **Town of Dagsboro**
5. If contiguous to a municipality, are you seeking annexation: **No**
6. Owner's Name: **State of Delaware - National Guard**  
 Address: **Joint Forces Armed Reserve Ctr 250 Airport Road**  
 City: **New Castle**                      State: **DE**                      Zip: **19720**  
 Phone: **(302) 326-7073**                      Fax:                      Email: **eric.t.reigner.mil@mail**
7. Equitable Owner/Developer (**This Person is required to attend the PLUS meeting**): **Maj. Eric T Reigner**  
 Address: **Joint Forces Armed Reserve Ctr 250 Airport Road**  
 City: **New Castle**                      State: **DE**                      Zip: **19720**  
 Phone: **(302) 326-7073**                      Fax:                      Email: **eric.t.reigner.mil@mail.mil**
8. Project Designer/Engineer: **Landmark Science and Engineering**  
 Address: **100 W Commons Blvd Suite 301**  
 City: **New Castle**                      State: **Delaware**                      Zip: **19720**  
 Phone: **(302) 323-9377**                      Fax: **(302) 323-9461**                      Email: **keithr@landmark-se.com**
9. **Please Designate a Contact Person, including phone number, for this Project:** **Keith Rudy (302) 323-9377**

**Information Regarding Site:** Please refer to attached plans and narrative

10. Type of Review:  Rezoning, if not in compliance with certified comprehensive plan  Site Plan Review  
 Subdivision

11. Brief Explanation of Project being reviewed: **See attached document**

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 +/-): **9.42** Number of Residential Units: **0** Commercial square footage: **48,000+/- (Gov't)**

13. Present Zoning:  
**Medium Density Residential**

14. Proposed Zoning:  
**Light Industrial**

15. Present Use:  
**State Government - DEARNG**

16. Proposed Use:  
**State Government - DEARNG**

17. Water:  Central (Community system)  Individual On-Site  Public (Utility)

Service Provider Name: **Town of Dagsboro**

Will a new public well be located on the site?  Yes  No

18. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)

Service Provider Name: **Town of Dagsboro**

Will a new community wastewater system be located on this site?  Yes  No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):

20. Environmental impacts: **The existing SWM pond on site will be removed from service and runoff will be infiltrated and managed according to State of DE SWM regulations**

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?  Yes  No

Are the wetlands:  Tidal Acres:  
 Non-tidal Acres:

If "Yes", have the wetlands been delineated?  Yes  No

Has the Army Corps 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:

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? Existing pond will be removed from service

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

22. List the proposed method(s) of stormwater management for the site: **Underground Stormwater infiltration will be used**

23. Is open space proposed?  Yes  No If "Yes," how much? Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

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: **See attached doc**

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

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. **The site does not allow for connections to existing or future development due to federal regulations**

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

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: Eric T Reigner phone number: 302 326-7073

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

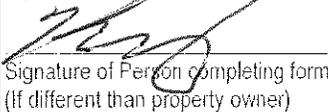
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.



04/30/2015

Signature of property owner

Date

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

04/30/2015

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 PLUS@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 the Office of State Planning 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.

## 11. Explanation of Project Being Reviewed

The property is currently used as a readiness center and as a vehicle maintenance center for the Delaware Army National Guard. At present, the property is zoned as Medium Density Residential. In 2009, the property was annexed from Sussex County, DE into the town of Dagsboro, accordingly. During the process, the property was zoned as "Medium Density Residential" upon annexation. This zoning classification is likely inconsistent with the previous and current uses for the property. Therefore, it may be appropriate to rezone the parcel to "Light Industrial" or other applicable zoning, to reflect the actual use at the site. The site is currently developed and has existing facilities totaling  $\pm 47,000$  SF to support the DEARNG mission. Accordingly, an existing  $\pm 14,600$  SF vehicle maintenance building is to be demolished and replaced with a more modern facility to better meet the needs of the DEARNG. The proposed facility is to consist of a new vehicle maintenance center of under  $\pm 18,000$  SF. The new facility will have more modern equipment and satisfy the federal government energy efficiency and many other DEARNG requirements including those for Force Protection.

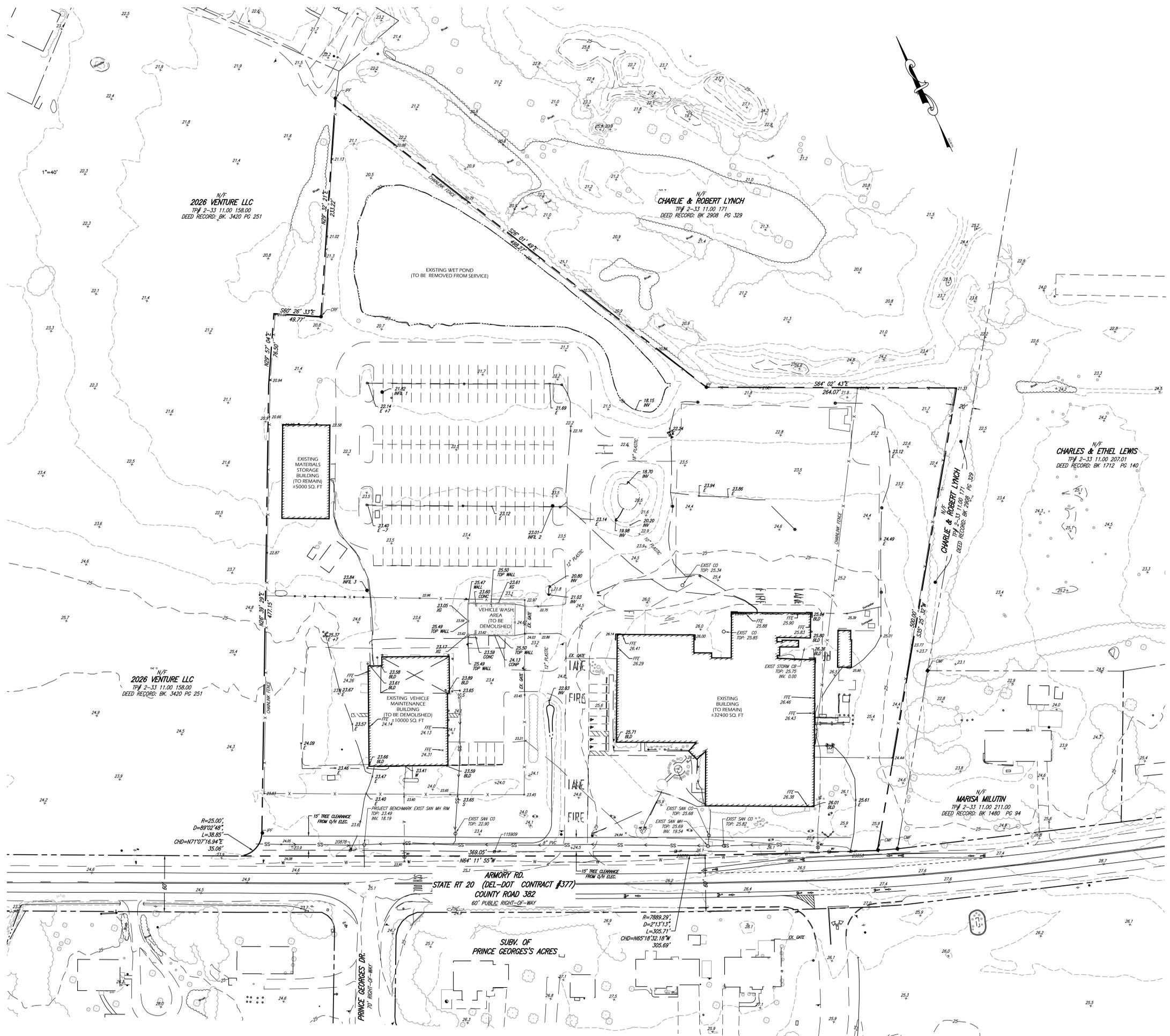
## 25. Traffic Summary

Despite the net increase in square footage of the vehicle maintenance center, the site traffic is expected to remain the same as current conditions as the number of personnel assigned is anticipated to remain unchanged. According to the 9<sup>th</sup> edition of the Trip Generation Manual by the Institute of Transportation Engineers (ITE), the traffic generations for Land Use 501: Military Base (the most accurate description of this site) generates site traffic according to number of employees on the site. DEARNG plans to maintain the current staff on the site, so the traffic to and from the site is expected to remain the same.

COUNTY	SHEET No.	TOTAL SHEETS
NEW CASTLE	----	#

LOCATION MAP N.T.S

Know what's below.  
Call before you dig.  
MISS UTILITY PHONE 1-800-282-8855  
PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE.



- GENERAL NOTES:**
- DISTRICT-MAP-PARCEL: 2-33 11.00 212.0
  - OWNER(S) NAMES: STATE OF DELAWARE NATIONAL GUARD.
  - SOURCE OF TITLE: SITE DEED; BOOK 3929 PGS. 131,132.
  - LAND USE: STATE GOVERNMENT.
  - ZONING: MEDIUM DENSITY RESIDENTIAL.
  - TOWN/MUNICIPALITY: DAGSBORO.
  - FIRE DISTRICT(S): DAGSBORO FIRE DISTRICT.
  - TAX DITCH(ES): NO DITCH RECORDS.
  - SEWER/WATER DISTRICT: DAGSBORO - DEL. NATIONAL GUARD ARMORY
  - WATERSHED: CHINCOTEAGUE.
  - BASIS OF SURVEY BEARINGS/HORIZONTAL DATUM REFERENCED TO DE STATE PLANE COORDINATES NAD 83/2011. DISTANCES ANNOTATED IN U.S. SURVEY FEET.
  - VERTICAL DATUM: NAVD 88.
  - PROJECT BENCHMARK: RIM SANITARY MANHOLE ELEV. 23.49' SHOWN ON PLAN.
  - SITE ADDRESS: 29772 ARMORY RD., DAGSBORO DE 19939
  - THE SITE IS BOUNDED: ON THE NORTHEAST BY LANDS OF CHARLIE AND ROBERT LYNCH. ON THE SOUTHEAST BY THE SAME LANDS OF CHARLIE AND ROBERT LYNCH. ON THE SOUTHWEST BY ARMORY ROAD. ON THE NORTHWEST BY LANDS OF 2026 VENTURE LLC.
  - THE SITE DEED'S CLOSURE IS ONE FOOT IN 312,000 FEET.
  - FIELD SURVEY: 3/12/2015, 3/18/2015.
  - DOCUMENT: BOOK 1390 PAGE 258 GRANTS THE DELAWARE ELECTRIC COOPERATIVE A RIGHT OF WAY TO HAVE FOUR (4) UTILITY POLES ON THE PROPERTY AND A 15' CLEARANCE EITHER SIDE OF THE POLE LINE. THE SITE SIDE CLEARANCE LINE IS SHOWN ON THE PLAN.

**LEGEND**

	SUBJECT PROPERTY LINE
	EXISTING STRIPING
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	EXISTING FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING STORM DRAINAGE PIPE WITH MANHOLE AND CB
	EXISTING SANITARY SEWER PIPE WITH MANHOLE
	EXISTING UNDERGROUND GAS
	RIGHT OF WAY LINE
	CAPPED REBAR FOUND
	DRILL HOLE FOUND
	EXISTING BOLLARD
	EXISTING GAS METER
	EXISTING GAS VALVE
	EXISTING TREE
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	HANDICAP PARKING
	SIDEWALK
	ELECTRIC METER
	OVERHEAD WIRES

EXISTING CONDITIONS SURVEY OF THE DELAWARE NATIONAL GUARD ARMORY, DAGSBORO, DE FOR STATE OF DELAWARE-NATIONAL GUARD DAGSBORO HUNDRED - SUSSEX COUNTY, DELAWARE

**Landmark**  
Sciences & Engineering

100 WEST CANTONVILLE, 2ND FLOOR, SUITE 101  
NEW CASTLE, DELAWARE 19720  
PHONE: (302) 323-9377 • FAX: (302) 323-9461  
WWW.LANDMARK-SE.COM • WWW.LANDMARK-SE.COM

DRAWN BY: RJS	SCALE: 1"=40'	SHEET NO. 1 of 1
DESIGNED BY: ###	DATE: ###/###/##	
CHECKED BY: HJR	LAST MODIFIED: 4/20/15	
CONTR. NO. C-2650	FILE ###	
DRAWING NAME: BASE EXISTING COND	ISSUE: ###	

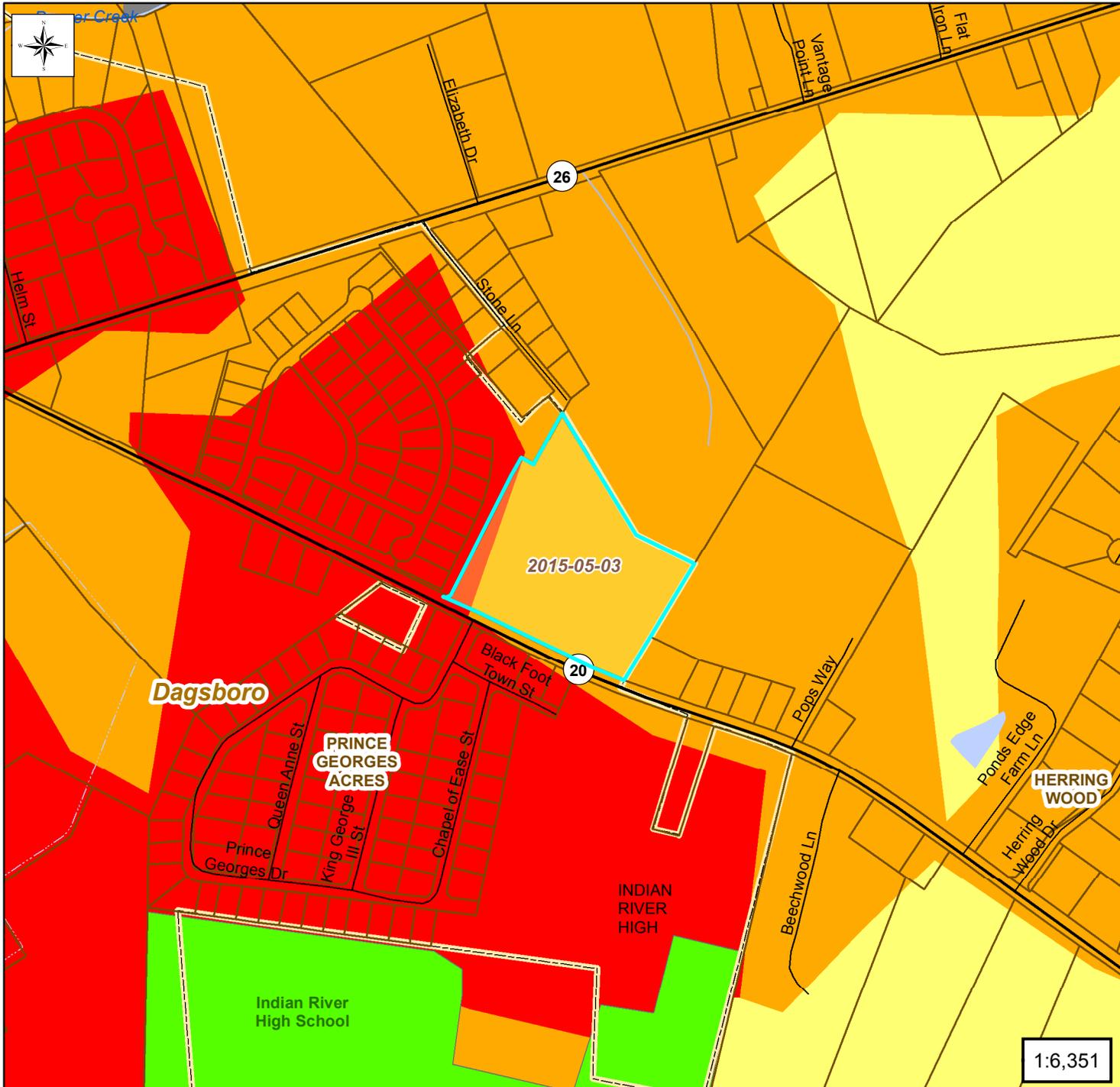
ALL CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE DELAWARE NATIONAL GUARD CONSTRUCTION SPECIFICATIONS AND THE DELAWARE NATIONAL GUARD CONSTRUCTION MANUAL.

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Delaware National Guard  
2015-05-03

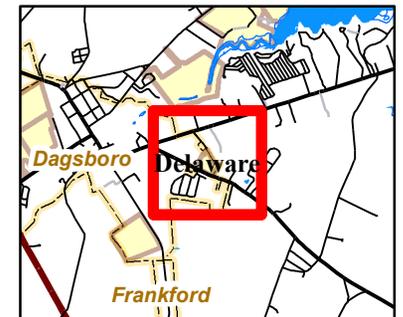


**Legend**

**2010 State Strategies**

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

## Location Map



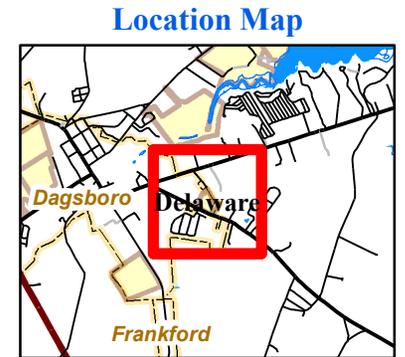
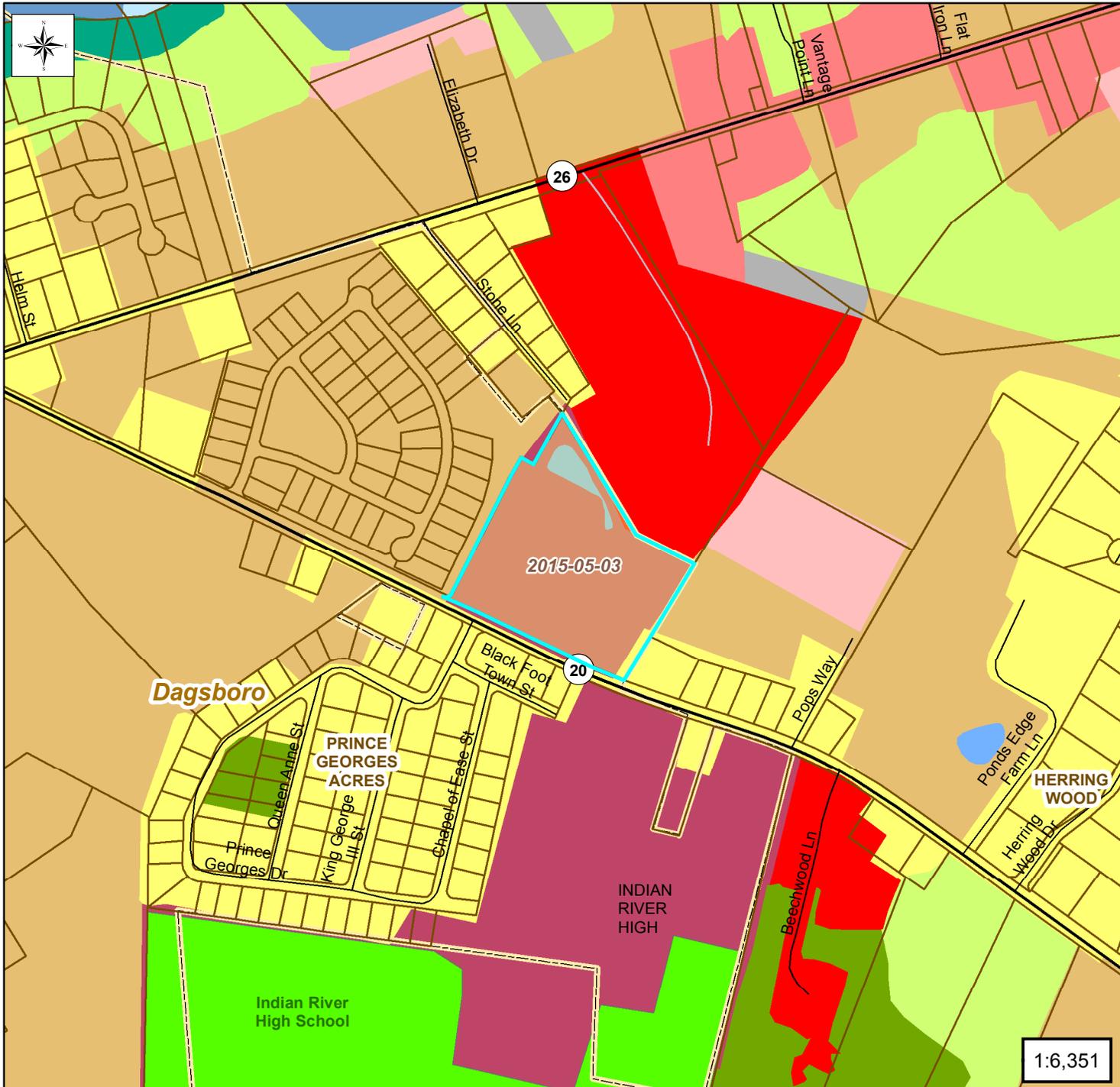
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Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

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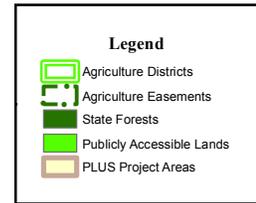
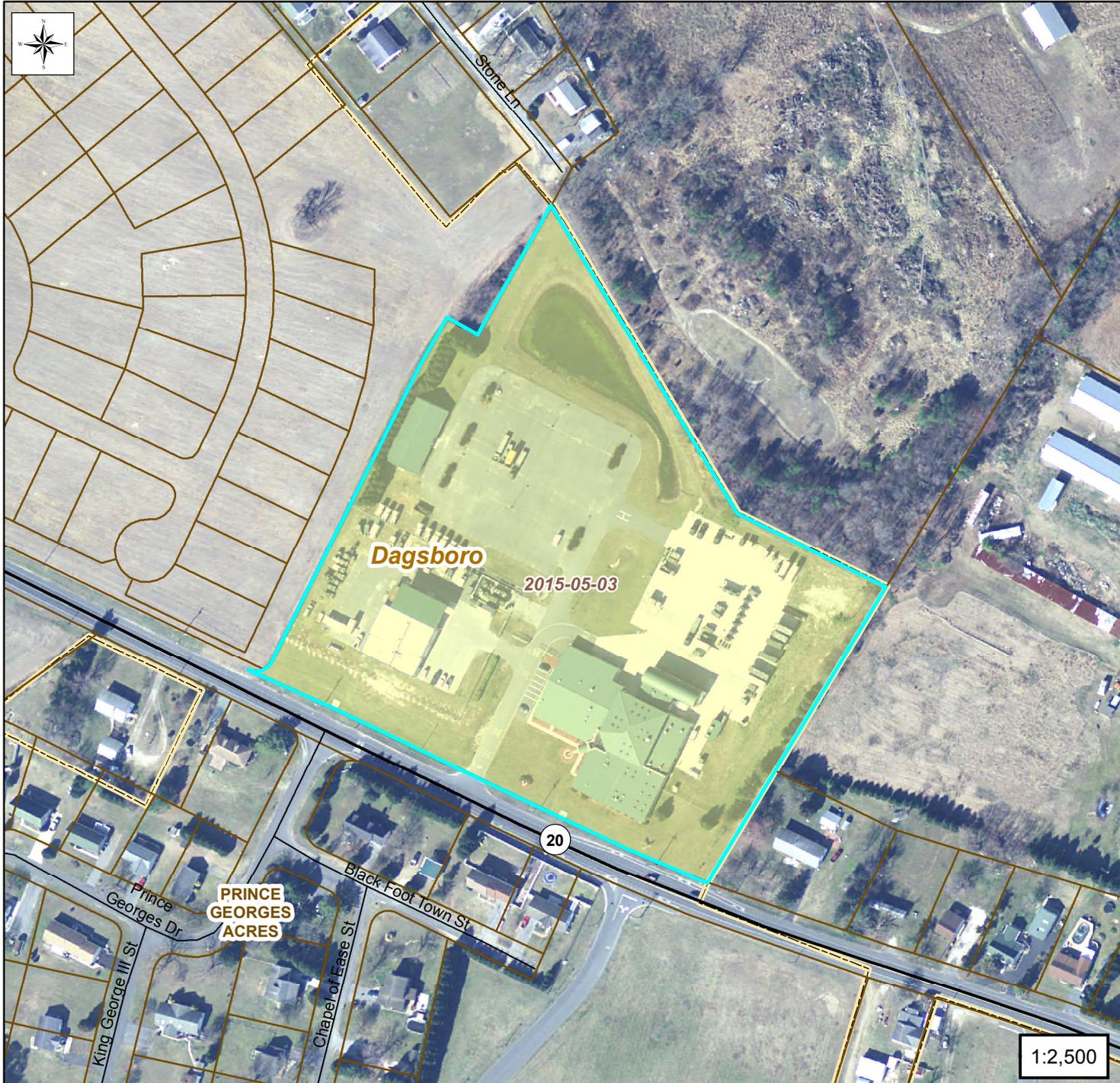
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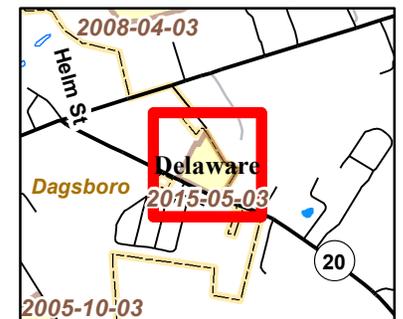
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## Location Map



1:2,500



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