

### 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): 2016-09-05

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 3

1. Project Title/Name: **Cool Spring Mini Storage**

2. Location ( please be specific): **Broadkill hundred, South of Route 9, 800' west of Fisher Road and east of Breakwater Acres**

3. Parcel Identification #: **235-30.00-53.00**

4. County or Local Jurisdiction Name: where project is located: **Sussex County**

5. If contiguous to a municipality, are you seeking annexation: **NO**

6. Owner's Name: **Ernest & Donna Deangelis**

Address: **19791 Coastal Highway**

City: **Rehoboth Beach**

State: **Delaware**

Zip: **19971**

Phone: **302-226-9533**

Fax:

Email: **tomatosunshine1@gmail.com**

7.. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Ernest DeAngelis**

Address: **19791 Coastal Highway**

City: **Rehoboth Beach**

State: **Delaware**

Zip: **19971**

Phone: **302-297-9215**

Fax:

Email: **tomatosunshine1@gmail.com**

8. Project Designer/Engineer: **Solutions IPEM**

Address: **303 North Bedford Street**

City: **Georgetown**

State: **Delaware**

Zip: **19947**

Phone: **302-297-9215**

Fax:

Email: **fkea@solutionsipem.com**

9. Please Designate a Contact Person, including phone number, for this Project: **Frank Kea**

<b>Information Regarding Site:</b>	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" 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 +/-): 9.54      Number of Residential Units: _      Commercial square footage: 6,000 sqft commercial, 20,000 sqft private warehouse, 106,050 sqft mini-storage	
13. Present Zoning: C-1	14. Proposed Zoning: C-1
15. Present Use: Vacant	16. Proposed Use: Commercial, mini storage
17. Water: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Artesian Water  Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Artesian  Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted):	
20. Environmental impacts:  How many forested acres are presently on-site?      How many forested acres will be removed? 9 +/- 9 +/- 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? _____	
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:      Infiltration facilities	
23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: **517**

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

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.

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

Date

**8-25-16**

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

Date

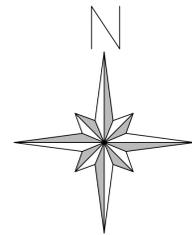
**8-25-16**

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

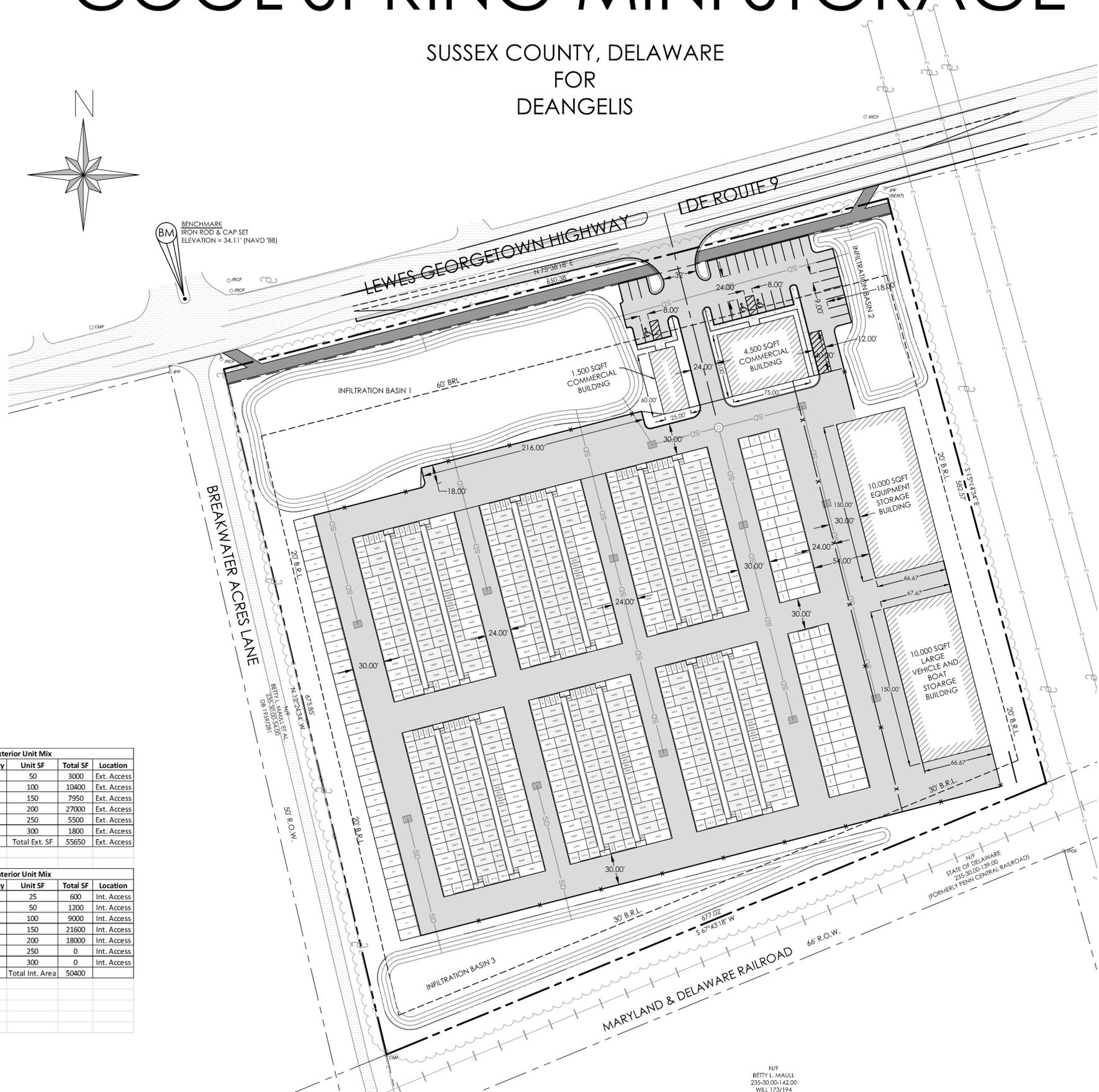
This form should be returned to the Office of State Planning electronically at PLUS@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data 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.

# SITE CONCEPT PLAN FOR COOL SPRING MINI STORAGE

SUSSEX COUNTY, DELAWARE  
FOR  
DEANGELIS



BENCHMARK  
IRON ROD & CAP SET  
ELEVATION = 34.11' (NAVD '88)



VICINITY MAP

SCALE: 1" = 2,000'±

### SITE DATA:

**OWNER/ DEVELOPER:** ERNEST & DONNA DEANGELIS  
19791 COASTAL HIGHWAY  
REHOBOTH BEACH, DE 19971  
PHONE: 302.226.9533

**ENGINEER:** SOLUTIONS IPEM  
303 NORTH BEDFORD STREET  
GEORGETOWN, DE 19947  
PHONE: 302.297.9215  
CONTACT: FRANK KEA, RLA

- TAX MAP:** 2-35-30.00, PARCEL 53.00
- EXISTING ZONING:** C-1 (COMMERCIAL)
- HEIGHT, AREA AND BULK REQUIREMENTS:**
  - MIN. AREA = 3 ACRES
  - MIN. WIDTH = 150 FEET
  - MIN. DEPTH = 100 FEET
  - MAX. BUILDING HEIGHT = 42 FEET
- BUILDING SETBACKS:**
  - FRONT = 60 FEET
  - SIDE = 20 FEET (TWO REQUIRED)
  - REAR = 30 FEET
- FLOOD ZONE:** THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). MAP NUMBER 10005C0335J REVISION DATE OF JANUARY 6, 2005.
- WATER SUPPLY:** ARTESIAN RESOURCES
- SANITARY SEWER:** ARTESIAN RESOURCES
- SITE DETAILS:** GROSS SITE AREA = 9.5379 AC +/- (415,471 S.F.)
- TOPOGRAPHY SHOWN HEREIN ARE AS PROVIDED BY SOLUTIONS, IPEM, LLC IN JUNE, 2016. DELAWARE STATE PLAN COORDINATE SYSTEM NAD 83/91.**

Exterior Unit Mix				
Type	Quantity	Unit SF	Total SF	Location
5 x 10	60	50	3000	Ext. Access
10 x 10	104	100	10400	Ext. Access
10 x 15	53	150	7950	Ext. Access
10 x 20	135	200	27000	Ext. Access
10 x 25	22	250	5500	Ext. Access
10 x 30	6	300	1800	Ext. Access
<b>Total Ext. Units</b>	<b>380</b>	<b>Total Ext. SF</b>	<b>55650</b>	<b>Ext. Access</b>

Interior Unit Mix				
Type	Quantity	Unit SF	Total SF	Location
5 x 5	24	25	600	Int. Access
5 x 10	24	50	1200	Int. Access
10 x 10	90	100	9000	Int. Access
10 x 15	144	150	21600	Int. Access
10 x 20	90	200	18000	Int. Access
10 x 25	0	250	0	Int. Access
10 x 30	0	300	0	Int. Access
<b>Total Int. Units</b>	<b>372</b>	<b>Total Int. Area</b>	<b>50400</b>	

Total Units = 752  
Total SF = 106050

N/E  
BETTY L. MAULL  
235-30.00-142.00  
WILL 173/194

solutions  
INCORPORATED  
ENGINEERS & ARCHITECTS

Fuller Hall  
SUSSEX COUNTY, DE  
A Member of the  
303 North Bedford Street  
Georgetown, DE 19947  
T. 302.297.9215  
3003 Merritt Mill Road  
Salisbury, MD 21804  
T. 410.572.8833  
www.solutionsipem.com Copyright © 2016

Seal  
Date

REVISIONS	
NO.	DESCRIPTION

CONCEPT PLAN 1  
for  
**COOL SPRING MINI-STORAGE**  
SUSSEX COUNTY, DELAWARE  
Prepared for: Ernest and Donna DeAngelis

Date: 06-09-2016  
Job Number: G15040  
Scale: 1" = 50'  
Drawn By: JRE  
Designed By: JRE  
Approved By: JRE

Sheet No.: 1

File Name: G15040 CONCEPT.dwg







# Preliminary Land Use Service (PLUS)

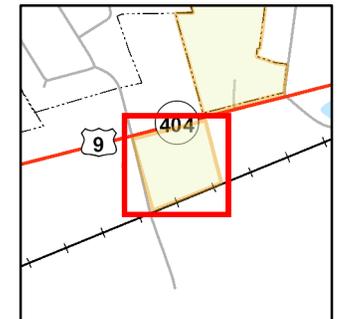


Cool Springs Mini Storage  
2016-09-05

### Legend

PLUS Project Areas

### Location Map



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