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): 2017-06-02

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

1. Project Title/Name: Coastal Station Phase 2 - Residential & Retail
2. Location (please be specific): 19791 Coastal Highway, Rehoboth Beach, Delaware 19971
3. Parcel Identification #: 334-13.00-325.08
4. County or Local Jurisdiction Name: where project is located: Sussex County
5. If contiguous to a municipality, are you seeking annexation: NA
6. Owner's Name: Coastal Station Development Co., L.L.C. c/o Todd Bariglio

Address: 1201 N. Orange St, Suite 300

City: Wilmington State: De Zip: 19801

Phone: 302-226-8080 Fax: Email: toddbariglio@mac.com

7. Equitable Owner/Developer **(This Person is required to attend the PLUS meeting)**: Coastal Station Development Co., L.L.C. c/o Todd Bariglio

Address: 1201 N. Orange St, Suite 300

City: Wilmington State: De Zip: 19801

Phone: 302-226-8080 Fax: Email: toddbariglio@mac.com

8. Project Designer/Engineer: Becker Morgan Group, Inc. c/o Michael Riemann, P.E.

Address: 309 S. Governors Ave.

City: Dover State: DE. Zip: 19901

Phone: (302)734-7950 Fax: 302-734-7965 Email: mriemann@beckermorgan.com

9. **Please Designate a Contact Person, including phone number, for this Project:** Mike Riemann, 302-734-7950

Information Regarding Site:

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

11. Brief Explanation of Project being reviewed: The project is a mixed use project consisting of 36,000 s.f.+/- of ground floor retail space with 96 apartments above the retail.
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 +/-): 5.1402 Number of Residential Units: 96 Commercial square footage: 36,000 +/-

13. Present Zoning: C-1 & CR-1

14. Proposed Zoning: C-1 & CR-1

15. Present Use: Garden Center

16. Proposed Use: Retail & Residential

17. Water: ☒ Central (Community system) ☐ Individual On-Site ☐ Public (Utility)
Service Provider Name: City of Rehoboth

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: Sussex County

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:

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? _____

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 infiltration

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)? NA

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: 4,355 trips

    What percentage of those trips will be trucks, excluding vans and pick-up trucks? 6.28% (42 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. NA

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 Upon Request

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: Michael Riemann phone number: 302-734-7950 Upon Request

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

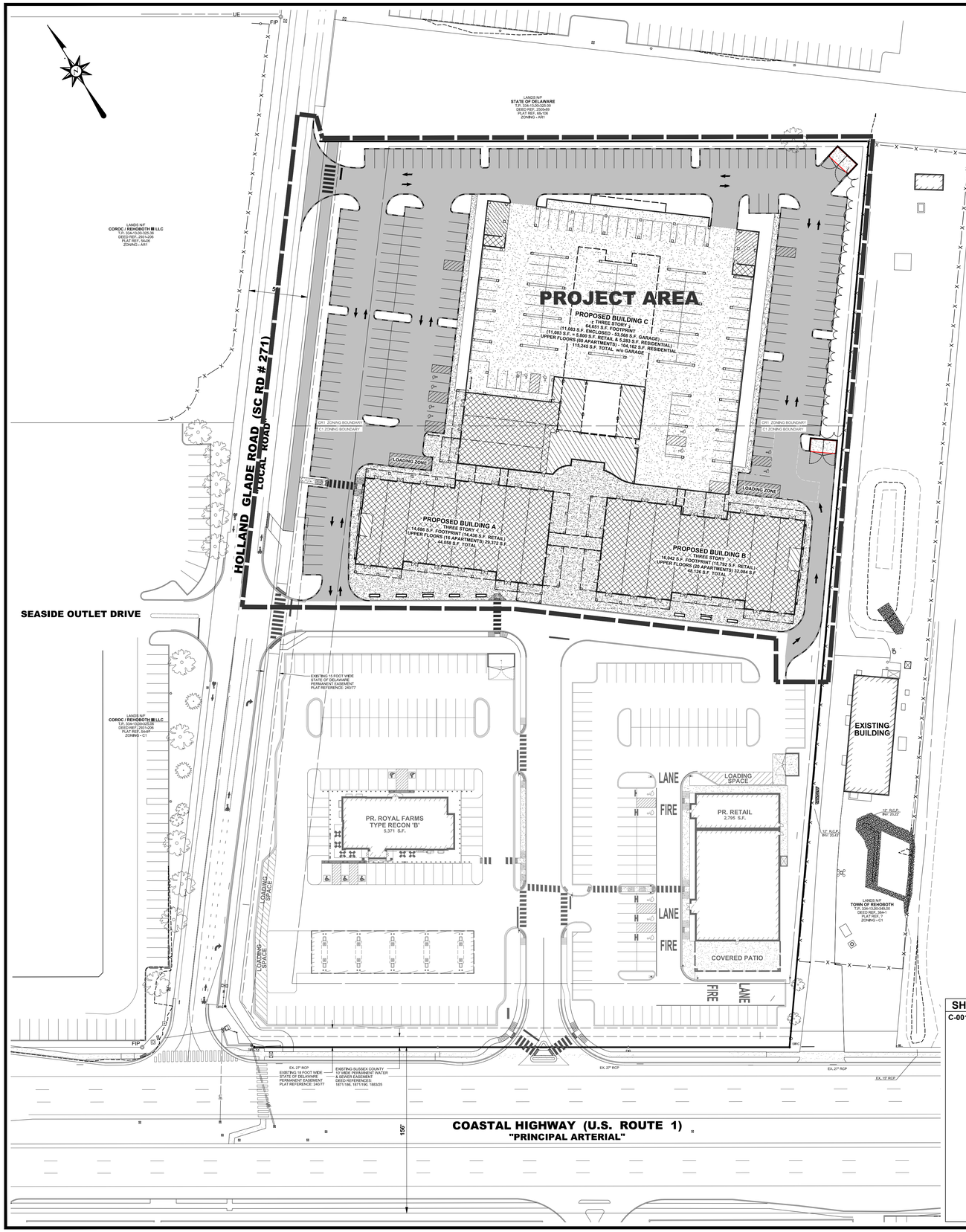
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

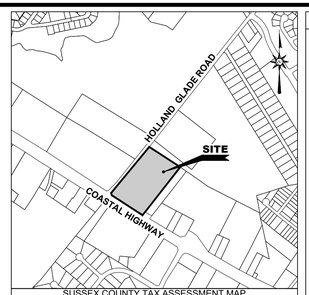
Signature of property owner — Date: 5/24/17

Signature of Person completing form (If different than property owner) — Date: 5-30-17

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.





SUSSEX COUNTY TAX ASSESSMENT MAP

LOCATION MAP SCALE : 1" = 1000'

SITE DATA

1.	OWNER OF RECORD:	COASTAL STATION DEVELOPMENT CO., LLC 1201 N. ORANGE STREET, SUITE 300 WILM INGTON, DE. 19801
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 S. GOVERNORS AVENUE DOVER, DE 19904 (302)734-7950
3.	PROPERTY MAP NUMBER:	334-13.00-325.08
4.	ZONING CLASSIFICATION:	EXISTING: C1 - GENERAL COMMERCIAL CR1 - COMMERCIAL RESIDENTIAL PROPOSED: C1 - GENERAL COMMERCIAL CR1 - COMMERCIAL RESIDENTIAL
5.	DEED SUMMARY:	
6.	PLAT REFERENCE:	
7.	PRESENT USE:	LANDSCAPE & NURSERY OUTLET
8.	PROPOSED USE:	MIXED USE - RETAIL / APARTMENTS
9.	SITE AREA:	10.2125 ACRES ± 5.0723 ACRES ± (PHASE 1 PROJECT AREA)
10.	PROJECT AREA (PHASE 2):	5.1402 ACRES ±
11.	PROPOSED BUILDINGS:	BUILDING A = RETAIL 14,436 S.F. + RESIDENTIAL 29,622 S.F. = 44,058 S.F. BUILDING B = RETAIL 15,792 S.F. + RESIDENTIAL 32,334 S.F. = 48,126 S.F. BUILDING C = RETAIL 5,800 S.F. + RESIDENTIAL 109,445 S.F. = 115,245 S.F. TOTAL = RETAIL 36,028 S.F. + RESIDENTIAL 171,401 S.F. = 207,429 S.F.
12.	PARKING CALCULATIONS:	RETAIL STORE RETAIL STORE - 1 SPACE PER 200 S.F. FLOOR AREA PLUS 1 SPACE PER EACH 2 EMPLOYEES ON LARGEST SHIFT 36,028 S.F. x 80% (SALES AREA) / 200 S.F. =144 SPACES 19 RETAIL UNITS X 3 (EMP./MAX SHIFT) =57 EMP. / 2 = 29 SPACES) REQUIRED: 173 (144 SPACES+29 SPACES) APARTMENTS APARTMENTS - 2 SPACES PER DWELLING UNIT FOR MORE THAN 50 UNITS PARKING SHALL BE REDUCED BY 15% REQUIRED: 96 UNITS x 2/UNIT = 192 SPACES 15 % REDUCTION: 192 x 15% = 28.8 SPACE REDUCTION = 192 - 28.8 = 163.2 OR 164 TOTAL PARKING REQUIRED PHASE 2 = 337 TOTAL PARKING PROVIDED PHASE 2 = 302 TOTAL PARKING REQUIRED PHASE 1 = 116 TOTAL PARKING PROVIDED PHASE 1 = 242 TOTAL PARKING REQUIRED ENTIRE SITE = 453 TOTAL PARKING PROVIDED ENTIRE SITE = 544 TOTAL SURPLUS ENTIRE SITE = 91
13.	LOADING CALCULATIONS:	RETAIL STORE 20,000 - 40,000 S.F. = 3 SPACES REQUIRED 36,028 S.F. = 3 REQUIRED APARTMENTS 100,000 - 200,000 S.F. = 3 SPACES REQUIRED 171,401 S.F. = 3 REQUIRED TOTAL LOADING REQUIRED = 6 TOTAL LOADING PROVIDED = 2
13.	SETBACKS:	C1/ CR1 (PER PLAT BOOK 162 PAGE 80) FRONT: 60 FEET SIDE: 5 FEET REAR: 5 FEET
14.	BUILDING HEIGHT:	PERMITTED: 42' MAX. PROPOSED: 42'
15.	BUILDING CONSTRUCTION TYPE:	TYPE II (000) (NFPA CONST. TYPE)
16.	UTILITIES:	WATER: REHOBOTH WATER DEPARTMENT SEWER: SUSSEX COUNTY ENGINEERING ELECTRIC: DELMARVA POWER
17.	SURVEY BENCHMARK:	NGS MONUMENTS VERTICAL: NAVD 88 - HOLT HORIZONTAL: NAD 83 (2011) - CORS
18.	MONUMENTATION:	EXISTING: 8 FOUND PROPOSED: 1 SET

GENERAL NOTES :

1. BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN DECEMBER OF 2015.
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION. NO TITLE EXAMINATION PREFORMED.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
4. ALL MEASUREMENTS MADE ARE BASED ON A GNSS RTK SITE CALIBRATION SET BY BECKER MORGAN GROUP, DOVER DE., IN DECEMBER OF 2015. BOTH VERTICAL AND HORIZONTAL COORDINATES FOR SITE CALIBRATION WERE DERIVED THROUGH A LIMITED CONSTRAINT POST PROCESS OF STATIC GNSS OBSERVATIONS. VERTICAL DATUM IS BASED ON NGS MONUMENT HOLT (NAVD 88) WITH TIES TO OTHER NEAR BY PASSIVE NGS MONUMENTS. HORIZONTAL DATUM IS BASED ON ACTIVE NGS MONUMENTS - DELAWARE STATE PLANE NAD 83 (2011).
5. THE PARCEL IS NOT LOCATED WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN ZONE, BASED ON FIRM MAP 10005C0353K, PANEL 353 OF 660, DATED MARCH 16, 2015.
6. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
7. BECKER MORGAN GROUP, INC. CERTIFIES THAT THERE ARE NO FRESH WATER WETLANDS LOCATED ON THE PROJECT SITE.
8. ALL ROADS, PARKING AND OTHER PAVED AREAS LOCATED WITHIN THE PROJECT EXTENTS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
9. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
10. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT" AND ANSI A117.1-1998 " ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES"
11. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
12. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM SUSSEX COUNTY, THE CITY OF REHOBOTH, DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), SUSSEX CONSERVATION DISTRICT (SCD) AND ALL APPROPRIATE STATE AND COUNTY AGENCIES.
13. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE SUSSEX COUNTY, CITY OF REHOBOTH AND THE STATE OF DELAWARE (DELDOT) STANDARDS AND CONSTRUCTION SPECIFICATIONS.
14. ALL FIRE LANE DEMARCATION AND FIRE LANE SIGNS SHALL BE IN ACCORDANCE WITH ALL STATE FIRE PREVENTION REGULATIONS.
15. ALL WORK WITHIN CITY MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, BY THE DELAWARE DEPARTMENT OF TRANSPORTATION AND ALL CITY OF DOVER REQUIREMENTS.
16. TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.
17. STORMWATER MANAGEMENT AND SEDIMENT / EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
18. CONTRACTOR SHALL REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS OF PROPOSED STRUCTURES FOR ALL DIMENSIONS OF BUILDINGS AND FOUNDATIONS. PROPOSED BUILDING FOOTPRINTS, AS SHOWN ON SITE PLAN, SHOULD ONLY BE USED AS A REFERENCE TO THE ABOVE MENTIONED PLANS.
19. HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.
20. IF THE APPROVED PLAN NEEDS TO MODIFIED DUE TO ERRORS OR OMISSIONS OR FIELD CONDITIONS, ADDITIONAL SEDIMENT AND STORM WATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE SUSSEX CONSERVATION DISTRICT (SCD).
21. THE SUSSEX CONSERVATION DISTRICT (SCD) RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
22. THE PARCEL IS SUBJECT TO AN EXISTING SUSSEX COUNTY 10' WIDE PERMANENT WATER & SEWER EASEMENT. DEED REFERENCES: 1871/186, 1871/190, 1883/25.
23. LOCK BOX REQUIRED, CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON BUILDING.

ENGINEER'S CERTIFICATION AGREEMENT No. 985

SUSSEX COUNTY ENGINEERING DEPARTMENT

SUSSEX COUNTY ENGINEER DATE

SHEET INDEX

C-001 COVER SHEET & OVERALL LAYOUT

OWNERS CERTIFICATION

WE, COASTAL STATION DEVELOPMENT CO., L.L.C., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

TODD BARIGLIO DATE

ENGINEERS CERTIFICATION

I, J. MICHAEL RIEMANN, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

J. MICHAEL RIEMANN P.E. NO. 13772 DATE

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Dover, DE
309 S. Governors Ave.
Dover, DE 19904
Ph. 302.734.7950
Fax 302.734.7965

Salisbury, MD
312 West Main St. Suite 300
Salisbury, MD 21801
Ph. 410.546.9100
Fax 410.546.5824

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

www.beckermorgan.com

PROJECT TITLE

COASTAL STATION PHASE 2 RESIDENTIAL & RETAIL

19791 COASTAL HIGHWAY (SCR-014) & HOLLAND GLADE ROAD (SCR-271) REHOBOTH BEACH SUSSEX COUNTY, DE

SHEET TITLE

COVER SHEET SITE PLAN

0 25 50 100

SCALE : 1" = 50'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER:STATE: C201

PROJECT NO.:	**2015046.04**
DATE:	**5-31-17**
SCALE:	**1" = 50'**
DRAWN BY: **M.J.H.**	PROJ. MGR.: **J.M.R.**

SHEET

C-001

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Preliminary Land Use Service (PLUS)

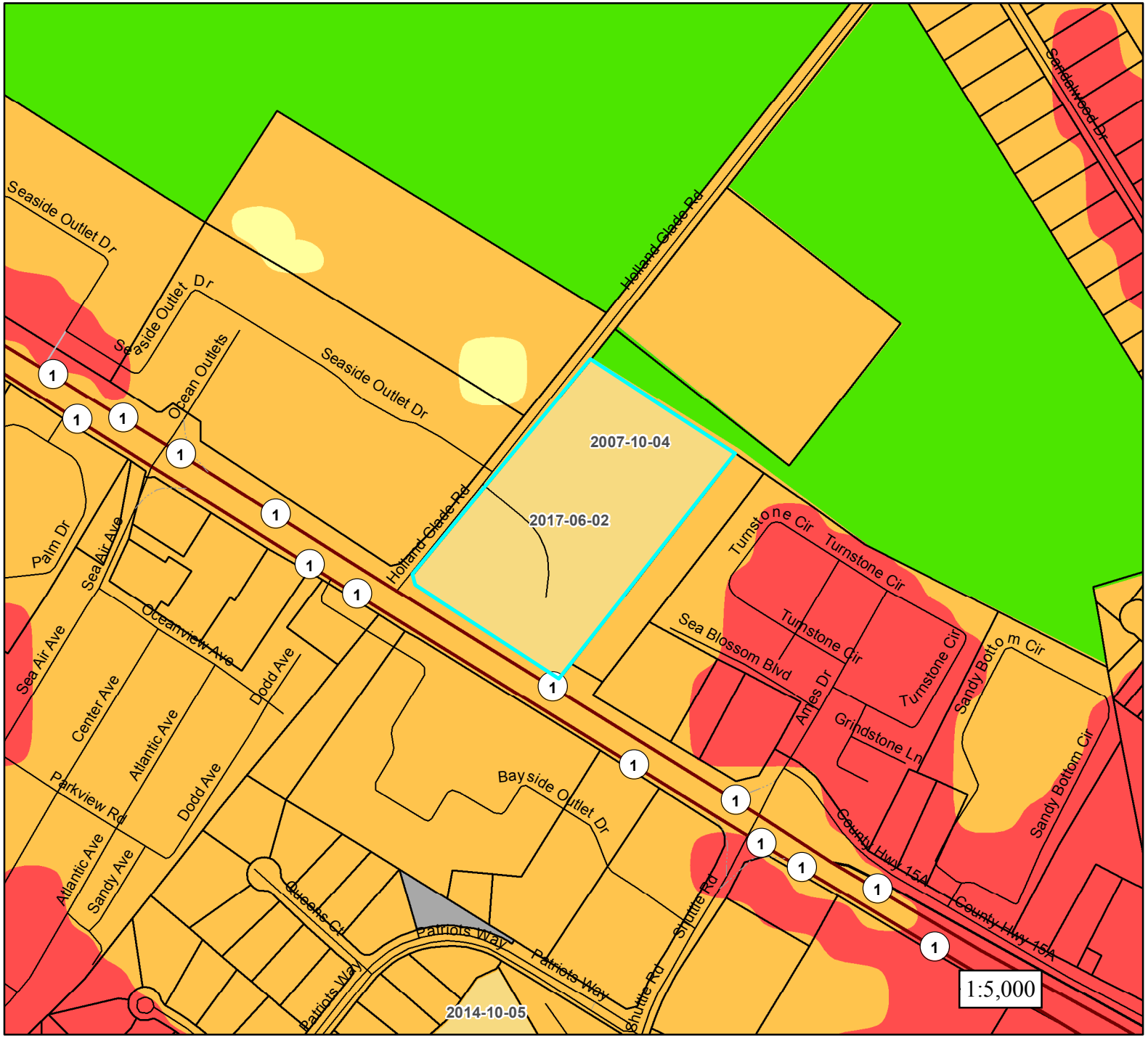
Coastal Station Phase 2
2017-06-02

Legend

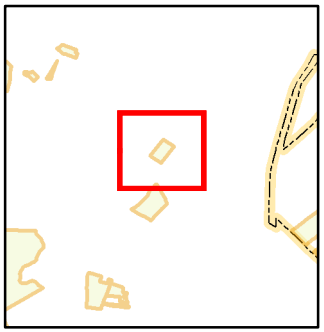
- PLUS Project Areas

2015 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play



Location Map



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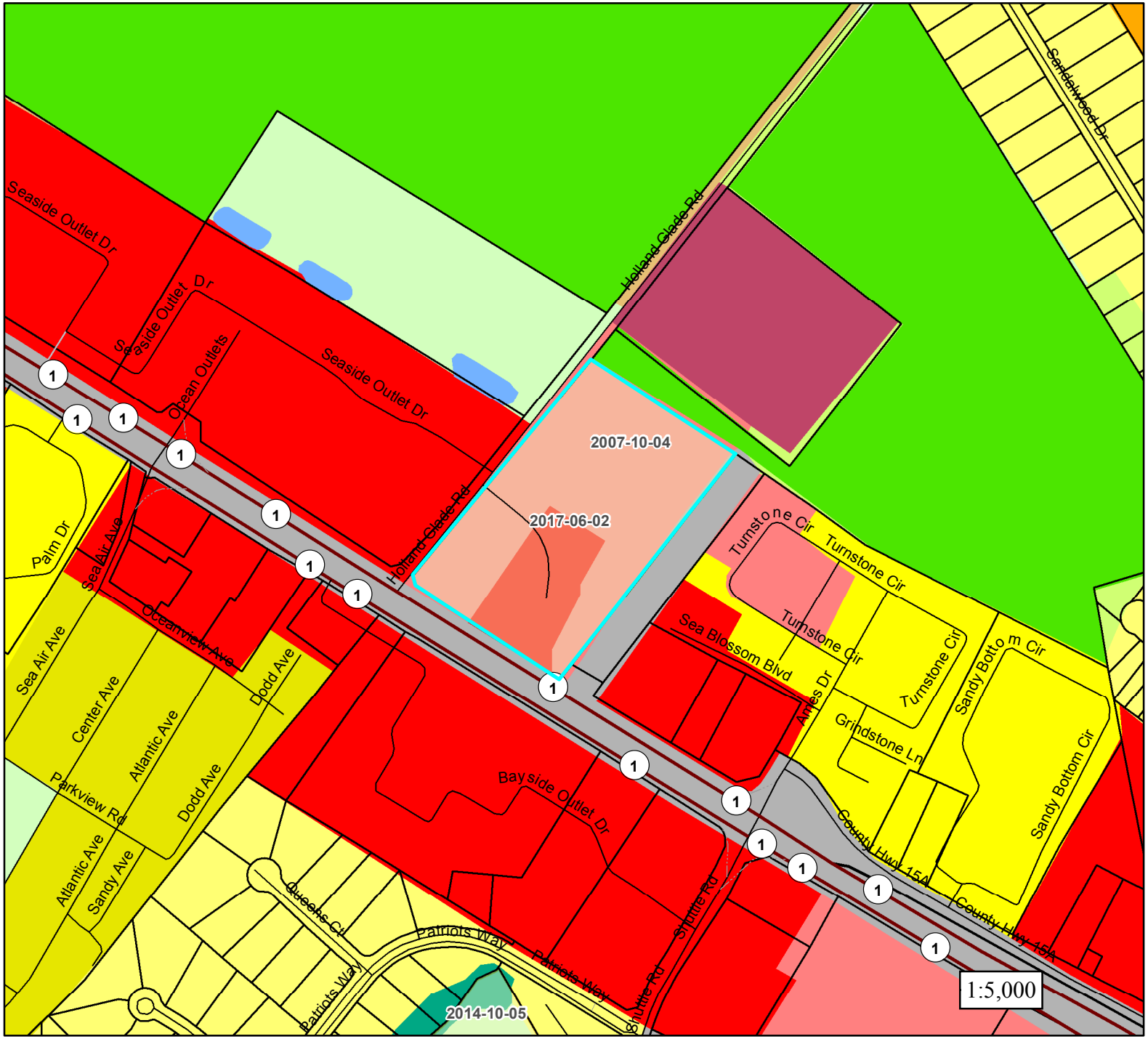


Coastal Station Phase 2
2017-06-02

Legend

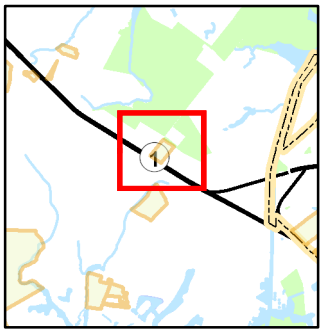
- PLUS Project Areas

2012 Land Use

LULC Category

- 110
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Orchards/Nurseries/Horticulture
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Man-made Reservoirs and Impoundments
- Marinas/Port Facilities/Docks
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Sandy Areas and Shoreline
- Extraction and Transitional

Location Map



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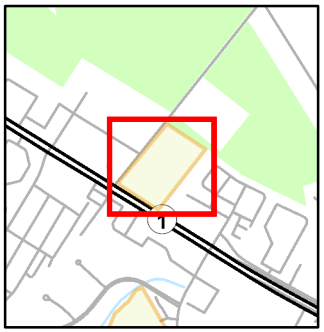
2017-06-02

Legend

PLUS Project Areas

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