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): 2017-08-05

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 4

1. Project Title/Name: Lessard Mini Storage
2. Location (please be specific): 22754 Argo's Corner Rd. Lincoln, DE 19960 and 22692 Argo's Corner Rd. Lincoln, DE 19960
3. Parcel Identification #: 230-07.00-95.00 and 230-07.00-96.00
4. County or Local Jurisdiction Name: where project is located: Sussex County
5. If contiguous to a municipality, are you seeking annexation:
6. Owner's Name: John P. Laursen and Jane T. Laursen

   Address: 715 Halstead Road

   City: Wilmington State: DE Zip: 19803

   Phone: 3026561177 Fax: Email: laursen7@comcast.net

7. Equitable Owner/Developer **(This Person is required to attend the PLUS meeting)**: Brian P. Lassard

   Address: 257 E. Camden-Wyoming Avenue

   City: Camden State: DE Zip: 19932

   Phone: 3022703095 Fax: Email: bpl@lessardbuilders.com

8. Project Designer/Engineer: Patrick W. Ryan, AIA Ryan Architecture, LLC.

   Address: 140 Layton Avenue

   City: Georgetown State: DE Zip: 19947

   Phone: 3022281111 Fax: Email: pryan@ryanarchitect.com

9. **Please Designate a Contact Person, including phone number, for this Project:** Patrick Ryan, AIA (302) 228-1111

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:

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 +/-): 11.77 Number of Residential Units: 0 Commercial square footage: 201,200

13. Present Zoning: C1 (10.75 Acre), AR.1 (1.02 Acre)

14. Proposed Zoning: No Change

15. Present Use: Vacant

16. Proposed Use: Mini Storage Facility

17. Water: ☐ Central (Community system) ■ Individual On-Site ☐ Public (Utility)
Service Provider Name:

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:

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? 3.5 Ac. +/- How many forested acres will be removed? 2.0 Ac. +/-

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: < 1.0 Ac.

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? No

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: surface drainage & piping to storm water pond

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: 30

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 60

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. Not Applicable

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: ~~Brian Lessard~~ phone number: ~~30222703095~~

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 * SEE ATTACHED Agreement — Date 8-1-17

Signature of Person completing form (If different than property owner) — Date 8-1-17

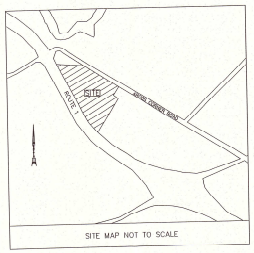
Signed application must be received before application is scheduled for PLUS review.

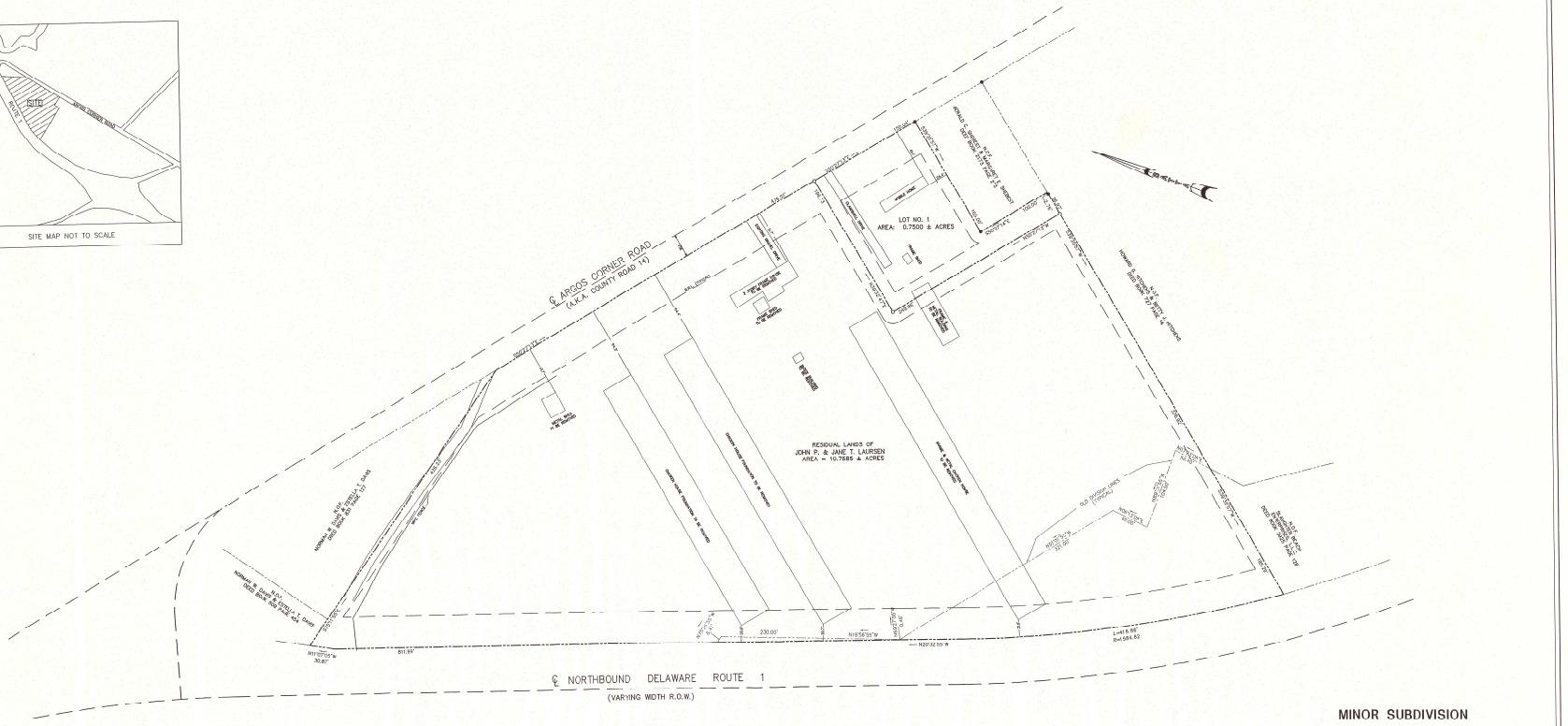
This form should be returned to the Office of State Planning electronically at PLUS@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data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

Lessard Proposed Buildings				8.01.2017
	Length	Width	# of Stories	Total Square Footage
Building 1	360	160	2	115,200
Building 2	190	140	2	53,200
Building 3	320	40	1	12,800
Building 4	280	40	1	11,200
Building 5	220	40	1	8,800
				201,200

Proposed Lessard Mini Storage Facility
Argo's Corner, Milford, DE
1.02 Ac.
10.75 Ac.
8.01.17
© 2017 Google
Google Earth

Batta Survey – 10.75 Ac. Site





MINOR SUBDIVISION
OF THE LANDS OF
JOHN P. LAURSEN & JANE T. LAURSEN
SITUATE IN
CEDAR CREEK HUNDRED - SUSSEX COUNTY
STATE OF DELAWARE

SCALE: 1" = 60' DATE: JUNE 30, 2006

OWNERS' STATEMENT

THE SUBDIVISION OF THESE LANDS AS SHOWN ON THIS PLAT IS WITH OUR CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

JOHN P. LAURSEN — DATE

JANE T. LAURSEN — DATE

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THIS PLAN AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE LAWS OF SUSSEX COUNTY AND THE STATE OF DELAWARE.

RAMESH C. BATTA, P.E., P.L.S. — DATE 7/6/06

LEGEND:
● IRON PIN FOUND
○ CAPPED REBAR SET

PLAN DATA:
PARCEL IDENTIFICATION NO.: 2-30-7.00-95.00
AREA RESIDUAL LANDS: 10.7685 ± ACRES
AREA LOT NO. 1: 0.7500 ± ACRES
SOURCE OF TITLE: DEED BOOK 3118, PAGE 101
CLASSIFICATION OF SURVEY: SUBURBAN
ZONING DISTRICT: AR-1 (AGRICULTURAL\RESIDENTIAL)
BUILDING SETBACK RESTRICTIONS:
FRONT- 40'; SIDE-15'; REAR-20'

NOTES:
1.) THIS PLAN REPRESENTS A PHYSICAL SURVEY OF THE LANDS SHOWN HEREON BASED ON DEED RECORDS, DELAWARE STATE DEPARTMENT OF TRANSPORTATION CONTRACTS AND PHYSICAL EVIDENCE FOUND.
2.) RAMESH C. BATTA ASSOCIATES, P.A. WAS NOT PROVIDED ANY DOCUMENTS BY THE CLIENT SHOWING EASEMENTS OR ENCUMBRENCES ON THE SUBJECT PROPERTY.
3.) NO TITLE COMMITMENT HAS BEEN PROVIDED OR OBTAINED.
4.) BEARING SYSTEM BASED ON DELAWARE STATE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, CONTRACT NO. 68-03-001.
5.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT NO. 1 FROM TAX MAP PARCEL NO. 2-30-7.00-95.00
6.) ACCESS FROM SCR 14 TO LOT NO. 1 SHALL BE OVER THE EXISTING CLAMSHELL DRIVE AS SHOWN ON THIS MINOR SUBDIVISION PLAN.
7.) ACCESS FROM SCR 14 TO THE RESIDUAL LANDS OF JOHN P. AND JANE T. LAURSEN SHALL BE OVER THE EXISTING GRAVEL DRIVE AS SHOWN ON THIS MINOR SUBDIVISION PLAN.

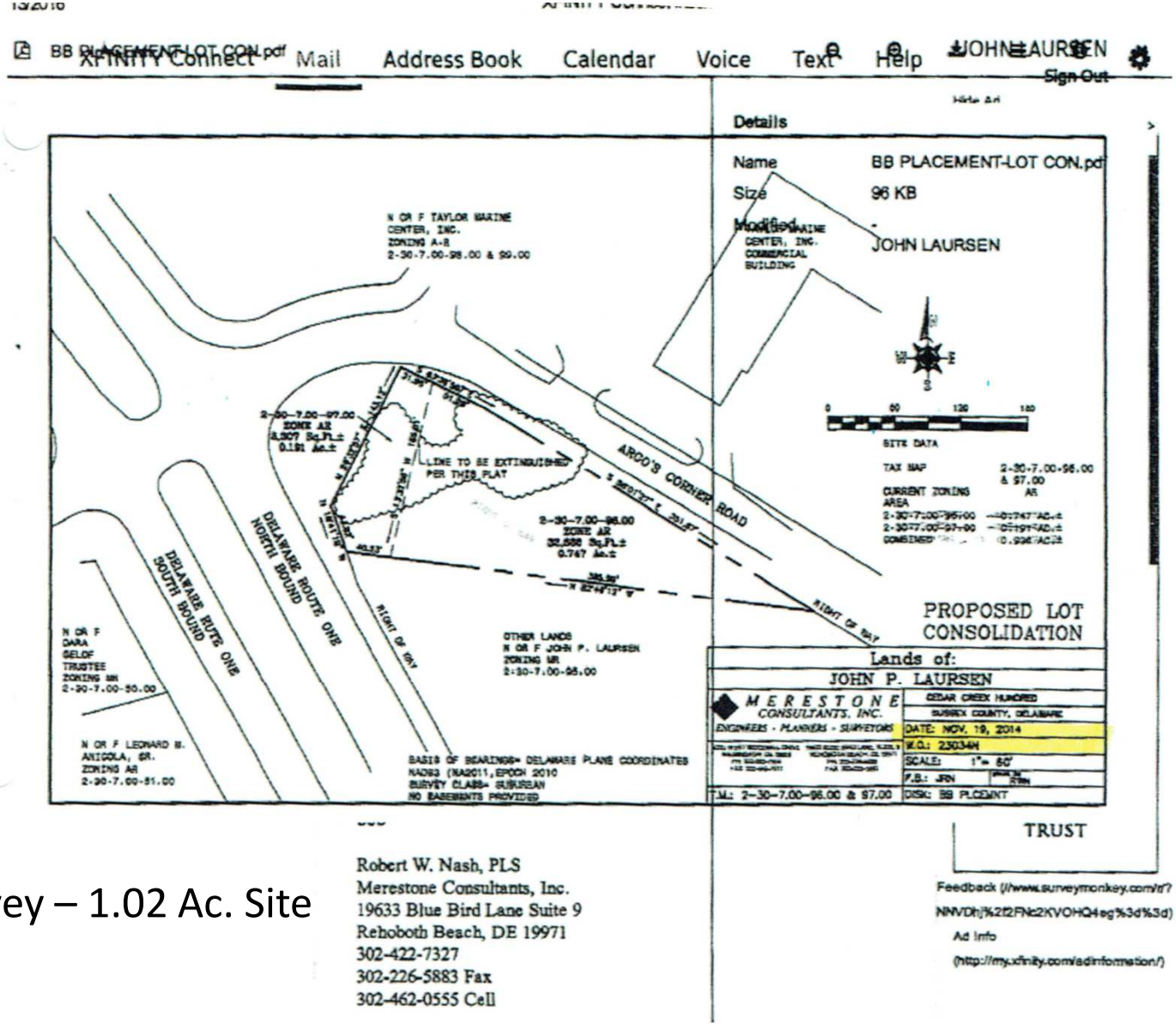
NO.	DATE	REVISION (COMMENT)	BY

RAMESH C. BATTA ASSOCIATES, P.A. IS NOT RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN AND/OR CAD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

BATTA

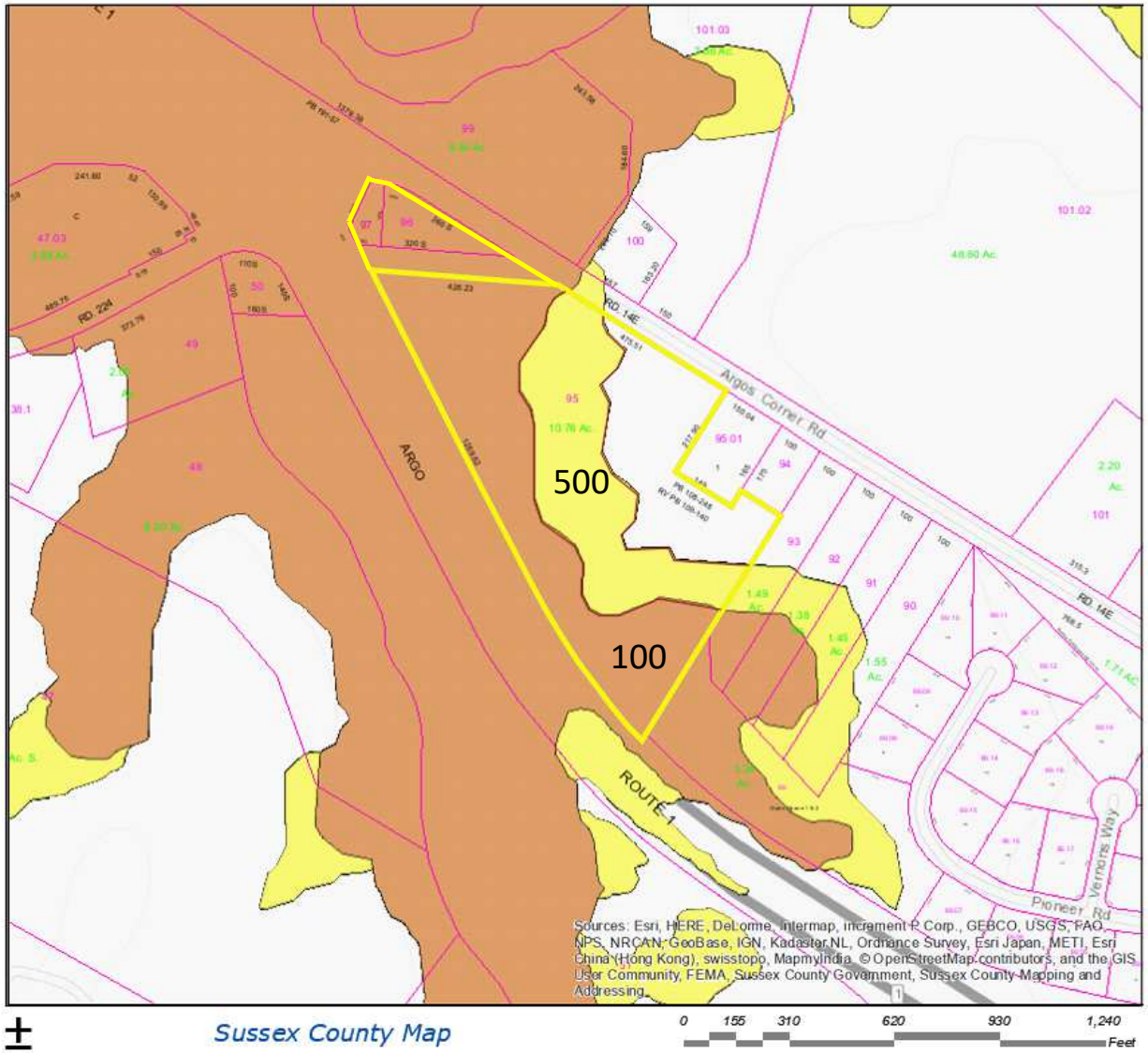
RAMESH C. BATTA ASSOCIATES, P.A.
CONSULTING ENGINEERS PLANNERS LAND SURVEYORS
4600 NEW LINDEN HILL ROAD
SUITE 103
BROWNSTONE PLAZA
WILMINGTON, DELAWARE 19808
(302) 998 - 9463
600 NORTH DUPONT HIGHWAY
SUITE 112
GEORGETOWN PROFESSIONAL PARK
GEORGETOWN, DELAWARE 19947
(302) 856 - 2581

APPROVED BY	PROJECT NUMBER	PLAN NUMBER	SHEET
	89427-G	C-17338	1 OF 1



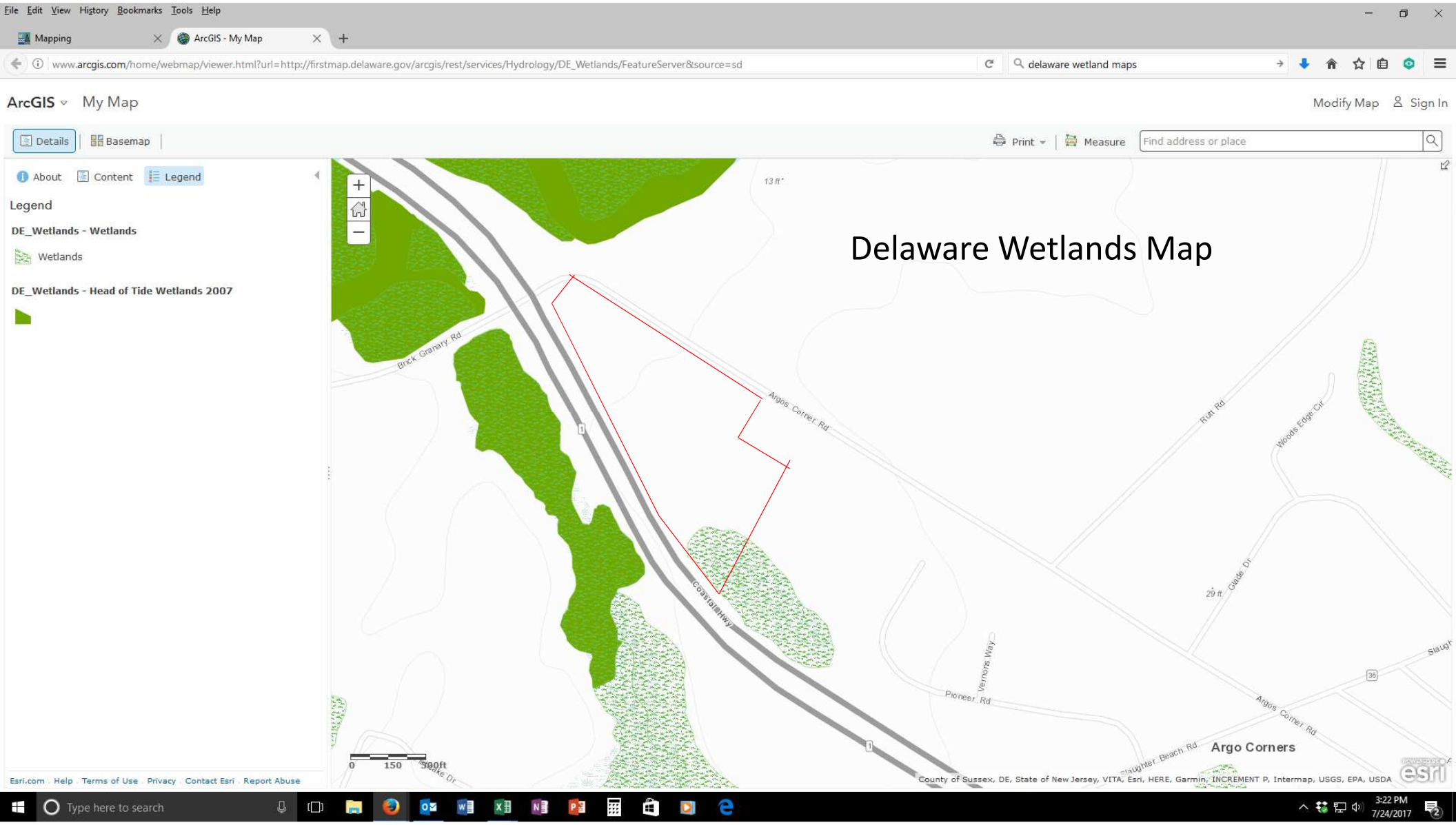
Merestone Survey – 1.02 Ac. Site

Robert W. Nash, PLS
Merestone Consultants, Inc.
19633 Blue Bird Lane Suite 9
Rehoboth Beach, DE 19971
302-422-7327
302-226-5883 Fax
302-462-0555 Cell



Flood Plane Map

100 Flood – Orange
500 Flood – Yellow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DE_Wetlands - Head of Tide Wetlands 2007
Delaware Wetlands Map
Brick Granary Rd
Argos Corner Rd
Coastal Hwy
Ruth Rd
Woods Edge Cir
Glade Dr
Vernons Way
Pioneer Rd
Argos Corner Rd
Argo Corners
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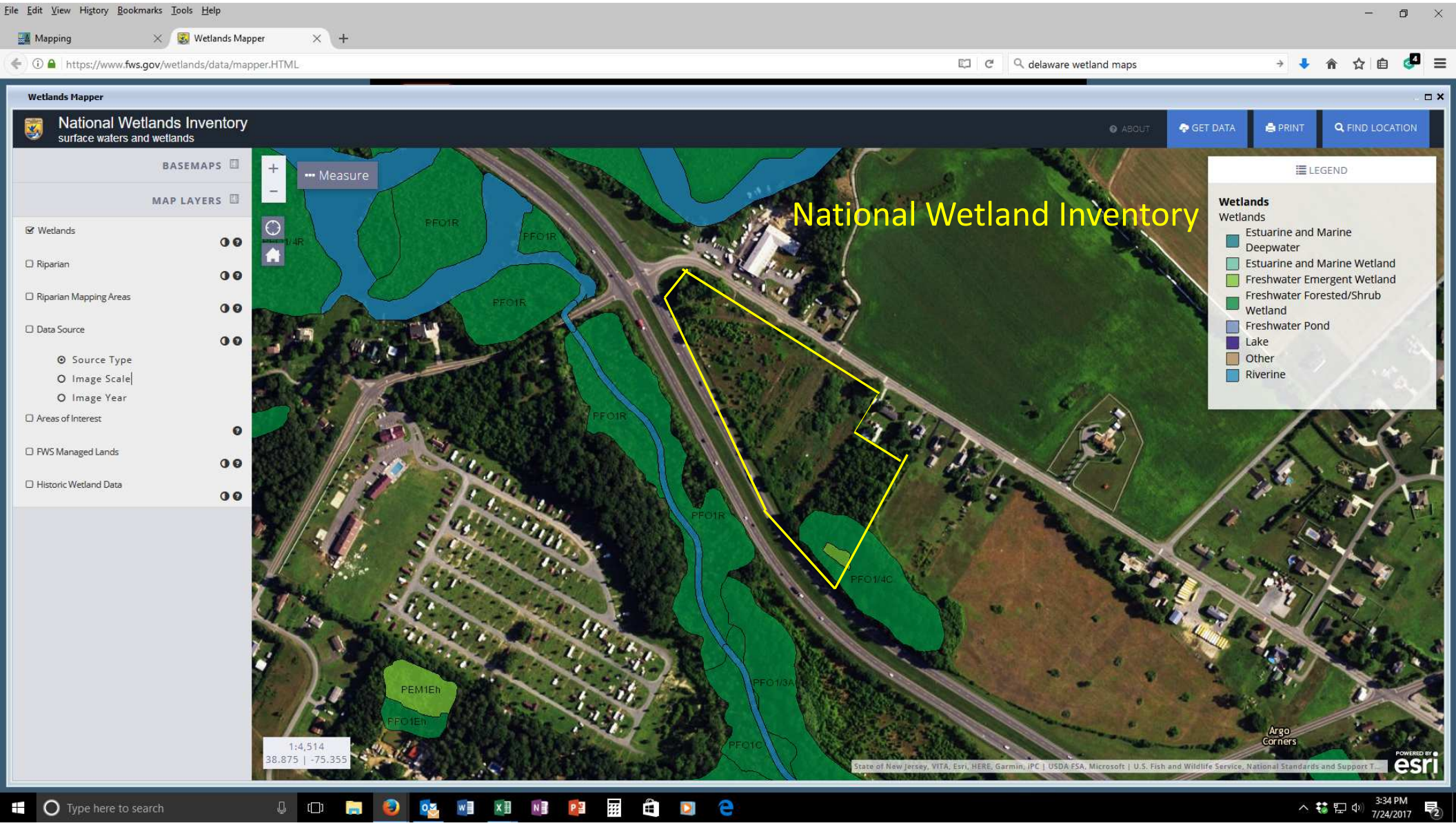
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Mapping
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delaware wetland maps
Wetlands Mapper
National Wetlands Inventory
surface waters and wetlands
ABOUT
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Wetlands
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Riparian Mapping Areas
Data Source
Source Type
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Areas of Interest
FWS Managed Lands
Historic Wetland Data
Measure
National Wetland Inventory
LEGEND
Wetlands
Wetlands
Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
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Other
Riverine
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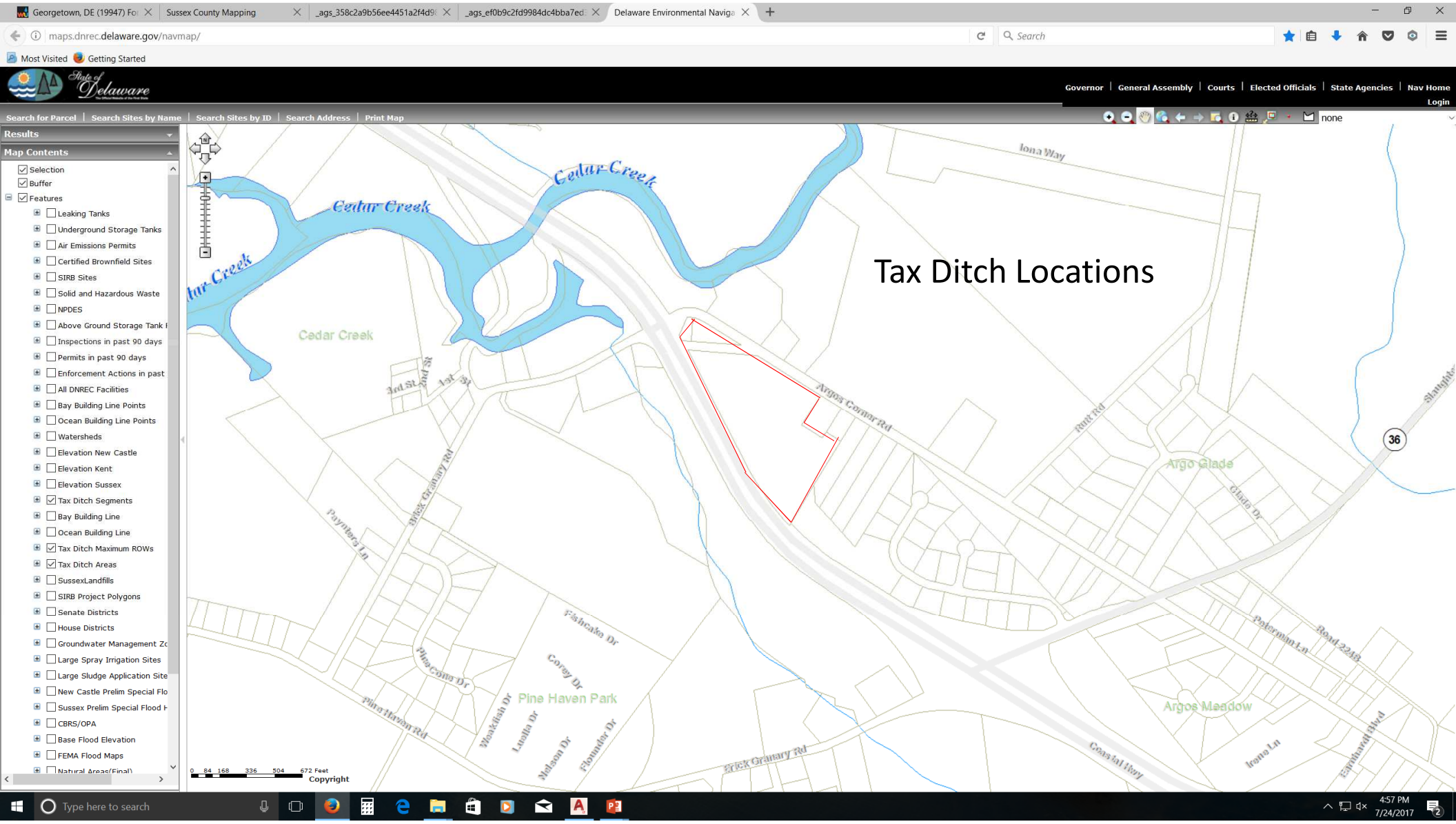
Georgetown, DE (19947) For
Sussex County Mapping
Delaware Environmental Naviga
maps.dnrec.delaware.gov/navmap/
Most Visited
Getting Started
State of Delaware
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Results
Map Contents
Selection
Buffer
Features
Leaking Tanks
Underground Storage Tanks
Air Emissions Permits
Certified Brownfield Sites
SIRB Sites
Solid and Hazardous Waste
NPDES
Above Ground Storage Tank
Inspections in past 90 days
Permits in past 90 days
Enforcement Actions in past
All DNREC Facilities
Bay Building Line Points
Ocean Building Line Points
Watersheds
Elevation New Castle
Elevation Kent
Elevation Sussex
Tax Ditch Segments
Bay Building Line
Ocean Building Line
Tax Ditch Maximum ROWs
Tax Ditch Areas
SussexLandfills
SIRB Project Polygons
Senate Districts
House Districts
Groundwater Management Zo
Large Spray Irrigation Sites
Large Sludge Application Site
New Castle Prelim Special Flo
Sussex Prelim Special Flood H
CBRS/OPA
Base Flood Elevation
FEMA Flood Maps
Natural Areas(Final)
Cedar Creek
Cedar Creek
Cedar Creek
Tax Ditch Locations
Iona Way
Argos Corner Rd
Rust Rd
Argo Glade
Glade Dr
36
Slaughter
Brick Granary Rd
Paynters Ln
Fishcake Dr
Corey Dr
Pine Cone Dr
Pine Haven Rd
Pine Haven Park
Mackerel Dr
Luella Dr
Nelson Dr
Flounder Dr
Brick Granary Rd
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Argos Meadow
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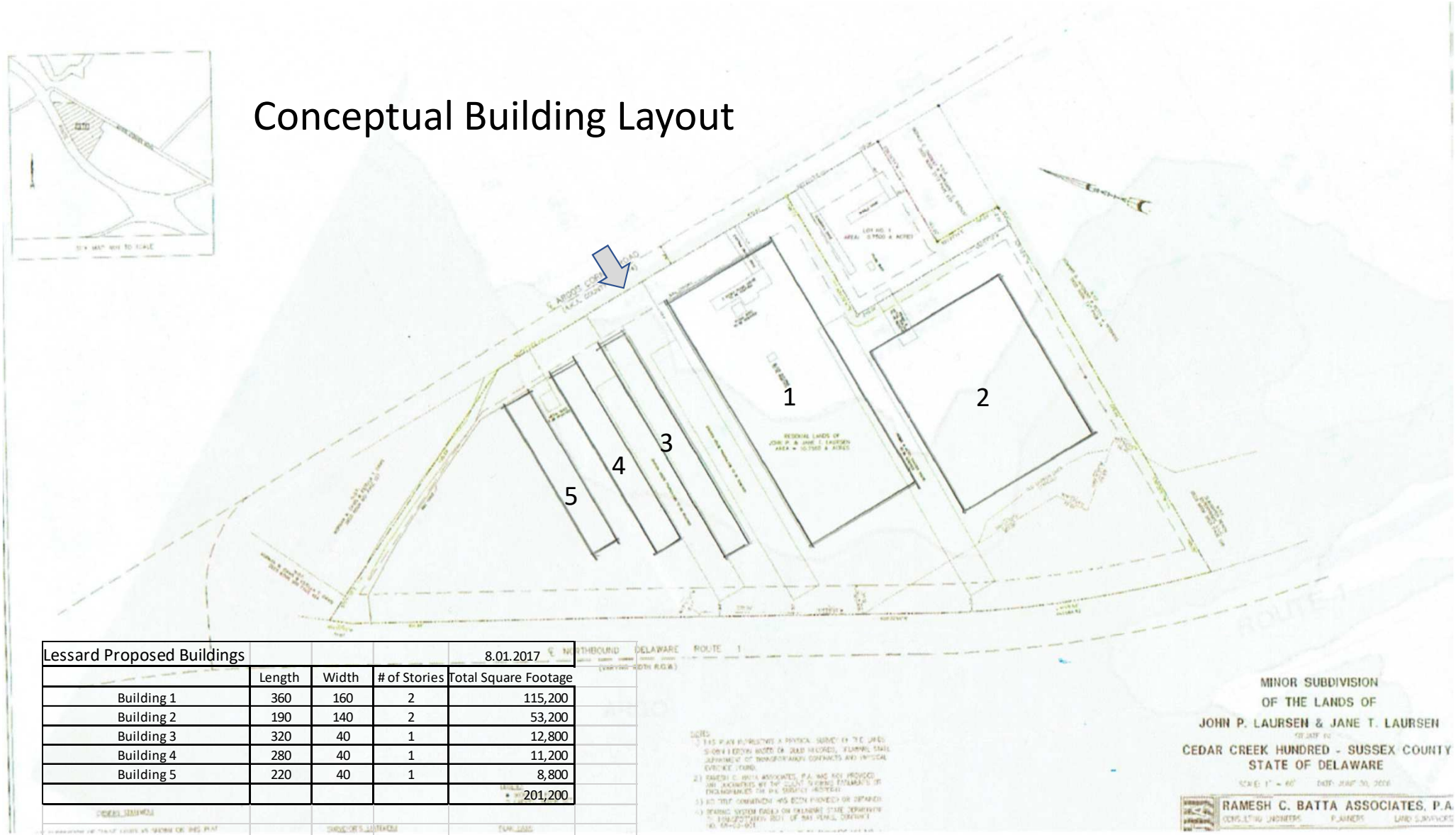
Conceptual Building Layout



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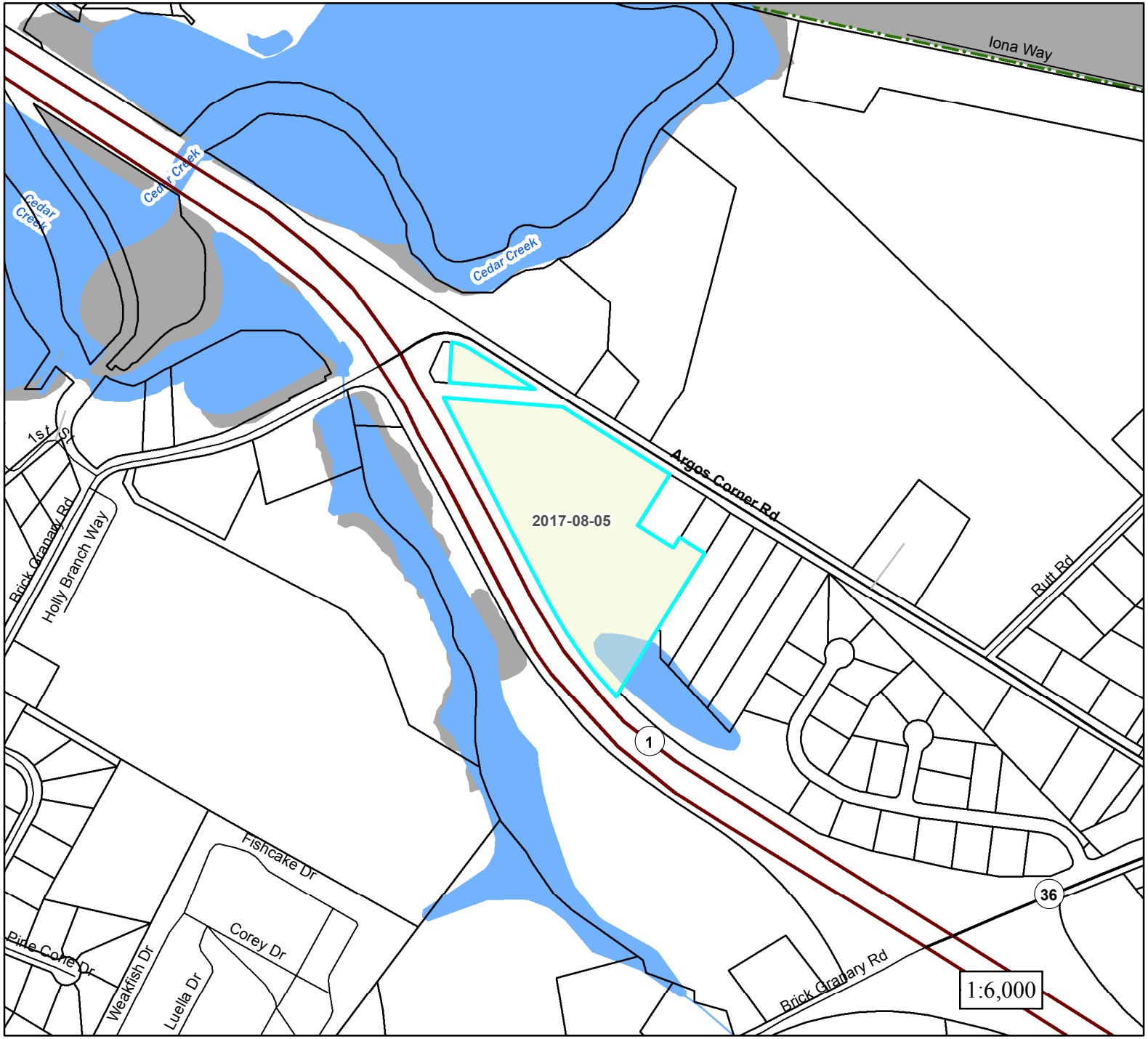
Preliminary Land Use Service (PLUS)



Lessard Mini Storage
2017-08-05

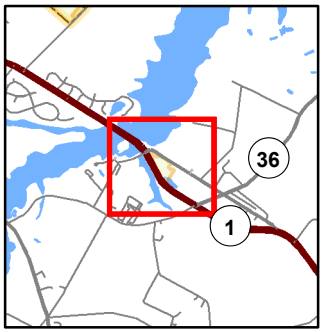
Legend

- PLUS Project Areas

2015 State Strategies

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

Location Map



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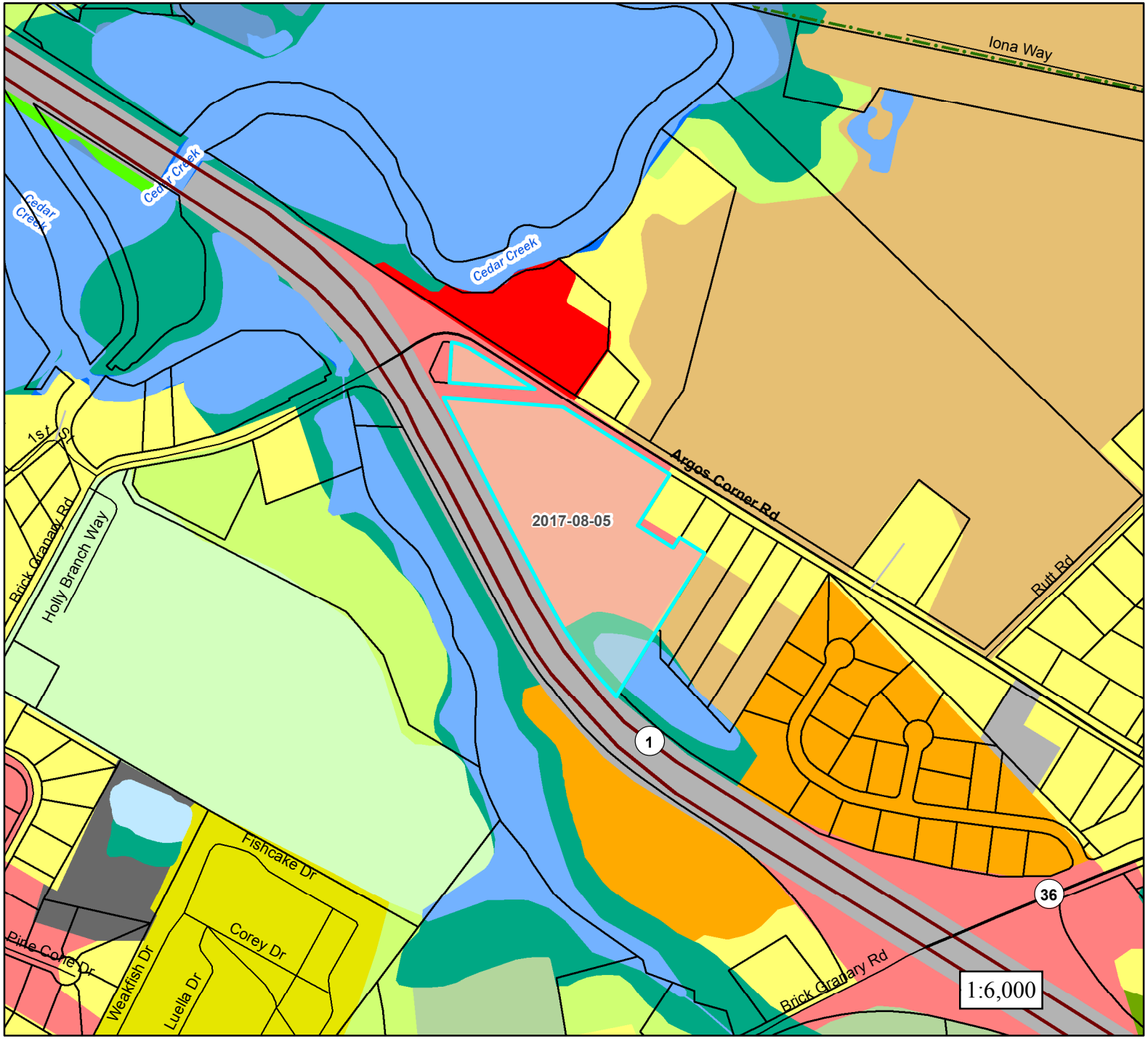


Lessard Mini Storage
2017-08-05

Legend

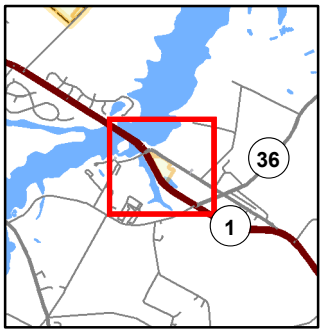
- PLUS Project Areas

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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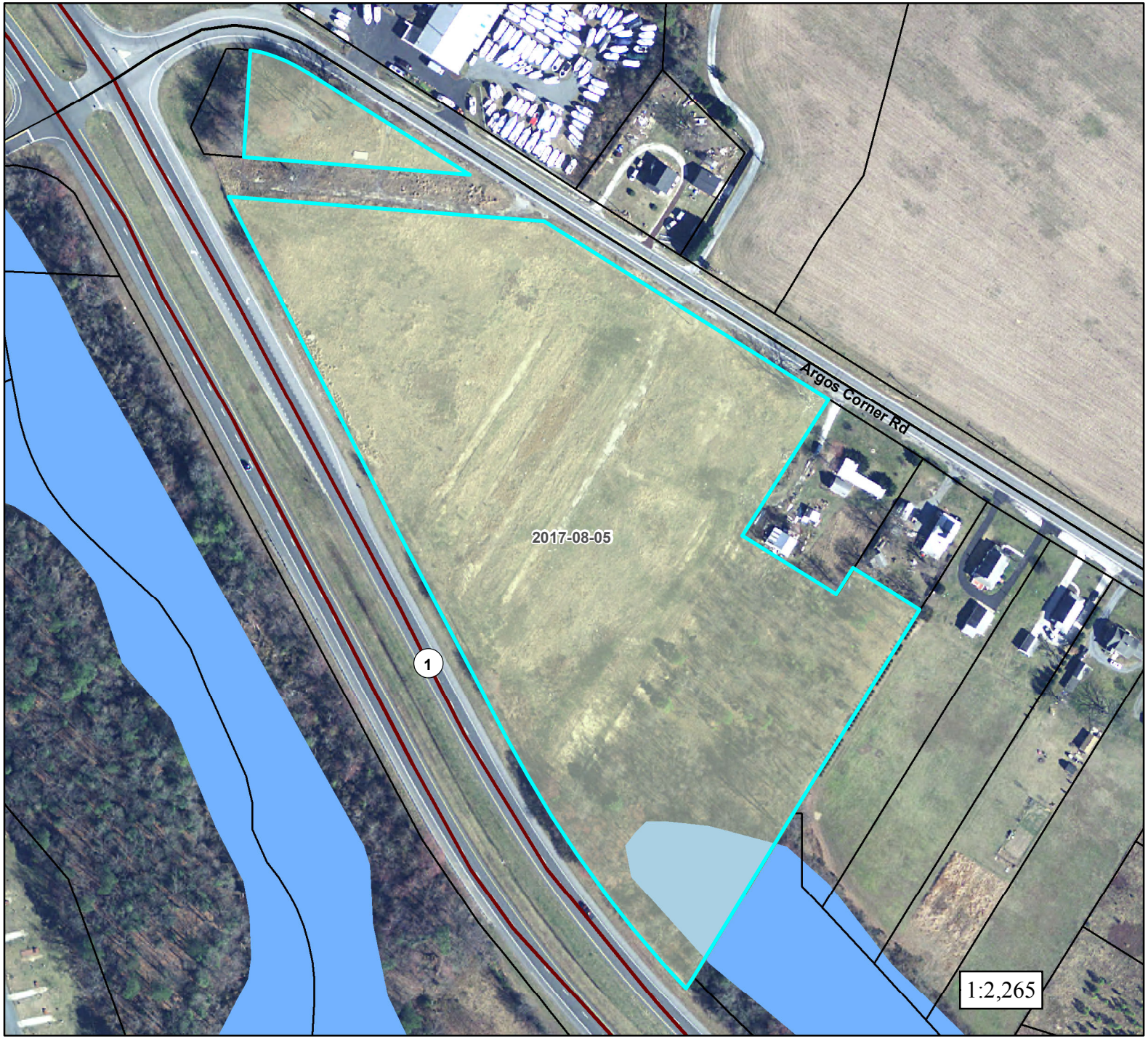
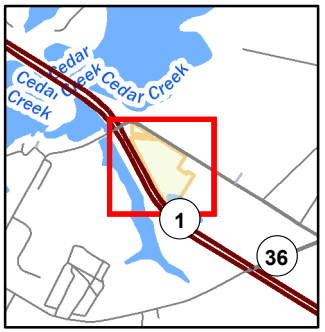


Lessard Mini Storage
2017-08-05

Legend
PLUS Project Areas

Location Map