PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
April 26, 2024 10:42 AM

PLUS ID: 2024-05-08

State Strategy Level: 4

PLUS Application Type - Site Plan Review

Title: Self-Storage
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
A commercial self-storage facility located on 7 acres of land adjacent to US Route 113

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 133-11.00-1.02

Project Location: South of Georgetown, west of US Route 113 and north of Piney Grove Road

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

La Dolce Far Niente, LLC
614 6th Street
Bethany Beach, DE 19930
Phone: (301) 325-5520
Email: ladolcefarnientellc@gmail.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Pennoni Associates, Inc
Eric Wahl
Phone: (302) 684-6236
Email: ewahl@pennoni.com
Fax: (302) 684-8030

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **7**
Type of Development: **Commercial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2018-10-16**

Zoning Information

Present Zoning for this project area: **AR-1**
Proposed Zoning for this project: **AR-1**

Land Use Information

Present Use for this project area: **vacant /agricultural**
Proposed Use for this project: **self-storage commercial**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial: **Other self-storage**
Type of Industrial:
Institution Type:
Total Square footage: **133,425**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? Yes
If yes, please provide a brief description of the conditional use justification:
commercial use on AR-1 zoned land

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Individual On-Site**
Who is the Water Service Provider:
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Individual On-Site**
Who is the Wastewater Service Provider:
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **No**
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **No**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
surface swm pond, potential underground facility, other BMPs

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **2.16**
What kind of Open Space? **Stormwater Management, Other**

Please list the "other" type of Open Space: **general open space areas around perimeter of site**
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
193
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
5%

Road Connectivity Details

Will this project connect to State maintained roads? **No**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
parcel is accessed through existing cross access easement, no adjacent connections are viable.

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	Unknown
Type existing			
Proposed to add?	No	No	
Type proposed			

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Self Storage

Project ID (to be completed by OSPC): 2024-05-08

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.



04/29/2024

Signature of Property Owner Date

Matthew Kirks

Property Owner (Please Print)

Signature of Additional Owner (if applicable) Date

Additional Owner (Please Print)

Published January 2022

SELF STORAGE

CONDITIONAL USE SITE PLAN

DUPONT BOULEVARD, GEORGETOWN, DE
DAGSBORO HUNDRED, SUSSEX COUNTY

PREPARED FOR:
OWNER/DEVELOPER

LA DOLCE FAR NIENTE, LLC

614 6TH STREET
BETHANY BEACH, DE 19930

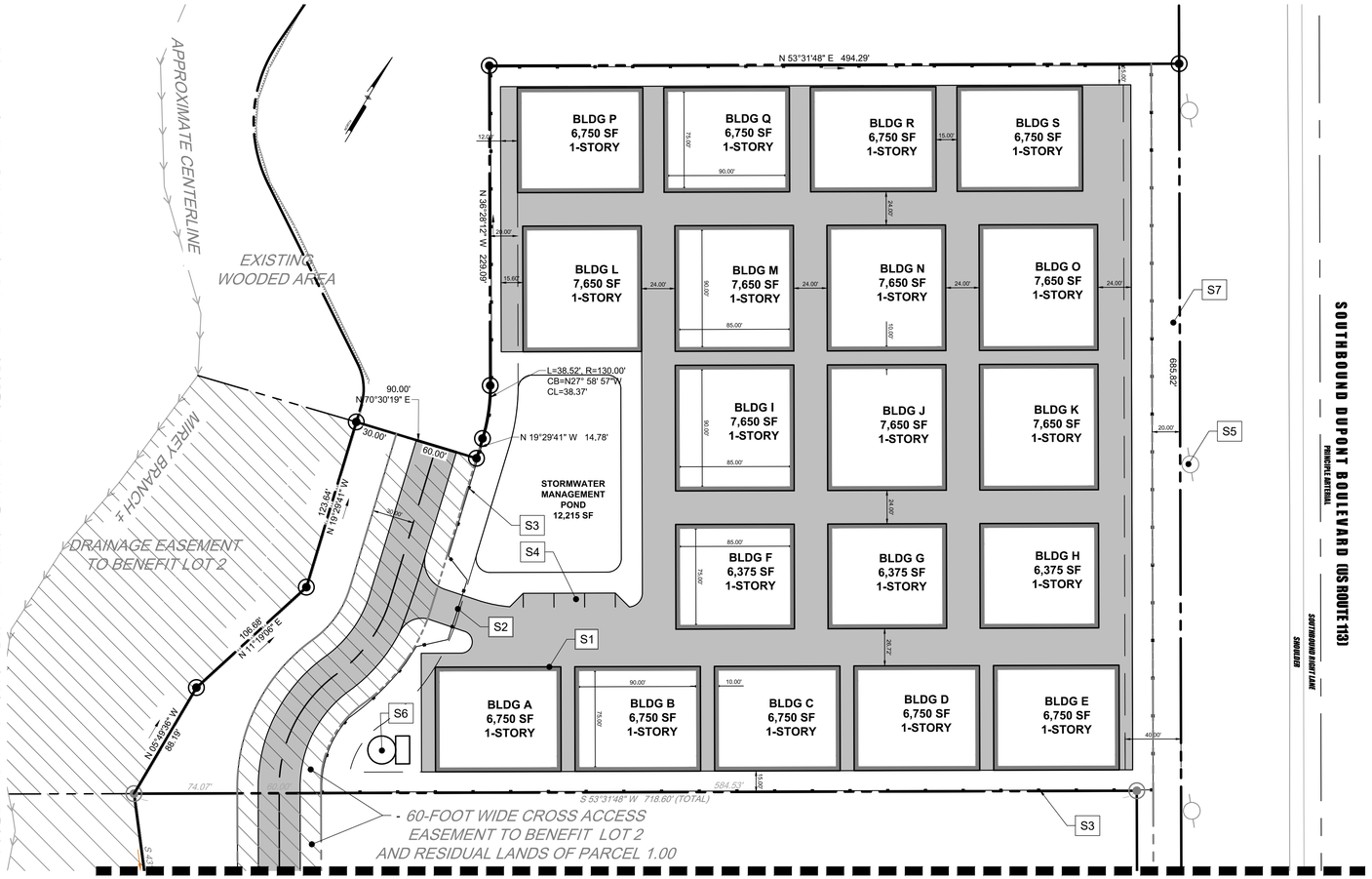
LEGEND

EXISTING	DESCRIPTION
	PROPERTY, LINE
	PROPERTY, ADJOINING LINE
	EDGE OF PAVEMENT
	CENTERLINE OF ROAD
	EXISTING FENCE
	EDGE OF DRIVEWAY
	EXISTING BUILDING
	PROPERTY, IRON PIPE FOUND (CIPF)
	SIGN (TYP.)
	POWER, UTILITY POLE
	ELECTRIC METER
	LIGHT POLE
	SEWER MAN HOLE
	MAILBOX (TYP.)

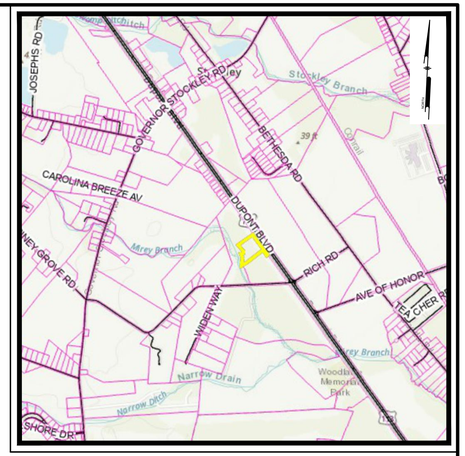
GENERAL NOTES:

1. THIS PLAN DOES NOT VERIFY THE EXISTENCE, OR NONEXISTENCE, OF EASEMENT OR RIGHT OF WAYS CROSSING THE SUBJECT PROPERTY. AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
2. CLASS OF SURVEY: SUBURBAN
3. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DEED BOOK 5023, PAGE 313 AND AND PER ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES, DATED MARCH 2024. SURVEY CLASSIFICATION - SUBURBAN
4. ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
5. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT
6. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
7. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
8. ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPE, FIRE DEPARTMENT CONNECTIONS AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
9. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
10. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.
11. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE OWNER.
12. FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
13. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
14. THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
15. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
16. ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
18. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
    - THE OWNER
    - SUSSEX CONSERVATION DISTRICT
    - DELDOT
19. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
20. EQUIPMENT AND/OR STOCKPILE MATERIAL SHALL NOT BE STORED IN THE DRIPLINE AREA OF ANY TREE.
21. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEED AND MULCH FOR ALL AREAS WHERE SOIL IS EXPOSED AND SILT FENCE IS NOT SPECIFIED, BY THE CLOSE OF EACH BUSINESS DAY.
22. THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEPT CONDITION AT ALL TIMES.
23. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.
24. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
25. ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY AND REQUIRE SEPARATE PERMIT FROM SUSSEX COUNTY.

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):



MATCH LINE SHEET CU-1002



LOCATION MAP
Scale: 1" = 2000'

SITE DATA:

1. TAX MAP NUMBERS : 133-11.00-1.02
2. OWNER INFO: LA DOLCE FAR NIENTE, LLC, 614 6TH STREET, BETHANY BEACH, DE 19930
3. SITE ADDRESS : LOT 2 SW DUPONT BOULEVARD. GEORGETOWN DE DAGSBORO HUNDRED
4. GROSS AREA: +/-7.0 AC. NUMBER OF LOTS EXISTING 1; NUMBER OF LOTS PROPOSED 1
5. EXISTING ZONING: AR-1, AGRICULTURAL RESIDENTIAL
6. PROPOSED ZONING: AR-1 WITH CONDITIONAL USE
7. PRESENT USE: VACANT/AGRICULTURAL
8. PROPOSED USE: SELF STORAGE UNITS (133,425 GROSS SF)
9. REQUIRED SETBACKS (B.R.L): FRONT - 40 FEET (DUPONT HWY); SIDE - 15 FEET; REAR - 20 FEET
10. WATER PROVIDER: ON-SITE WELL
    SECTION 89- SOURCE WATER PROTECTION: A. SUBJECT PROPERTY IS WITHIN A "GOOD" AREA OF GROUND WATER RECHARGE POTENTIAL. B. SUBJECT PROPERTY IS NOT LOCATED IN A WELL HEAD PROTECTION AREA.
11. SEWER PROVIDER: CPCN UNDER ARTESIAN (NOT APPLICABLE FOR THIS PROJECT)
12. DISTANCE TO NEAREST INTERSECTION: 437 LF S (E PINEY GROVE RD)
13. POSTED SPEED LIMIT: 50 MPH (E PINEY GROVE ROAD)
14. 2020 STATE INVESTMENT AREA: LEVEL 4
15. FUTURE LAND USE MAP (2019): LOW DENSITY
16. MAXIMUM BUILDING HEIGHT : 42 FEET
17. PROPOSED PARKING: MINI STORAGE 0 SPACES; OFFICE (200 SF) 3 SPACES
18. SITE AREA AND ACREAGE:

GROSS ACREAGE:	7.0 ± AC
PAVING	1.76 AC
BUILDINGS	3.06 AC
GRASS:	2.16 AC

19. FORESTED AREA:

TOTAL AREA:	0.00 ± AC
IMPACTED:	0.00 ± AC
REMAINING:	0.00 ± AC (0.00%)

20. WATERSHED: INDIAN RIVER WATERSHED
21. FLOOD ZONE: THIS PROPERTY IS LOCATED IN TWO FEMA INSURANCE RATE MAP NUMBER 10005C0452K, MAP REVISED MARCH 16, 2015. WITH IN ZONE X WHICH IS AN AREA LOCATED OUTSIDE THE 500 YEAR FLOOD PLAN.
22. FEDERALLY REGULATED NONTIDAL WETLAND AREA: 0.00 ± AC. FEDERALLY REGULATED NONTIDAL WETLAND AREA IMPACTED: 0.00 ± AC.
23. DATUM: THIS PROJECT IS ON DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83/2011) AND NAVD88 VERTICAL DATUM
24. HENLOPEN TID: NOT APPLICABLE
25. STATE TAX DITCH AREAS AND RIGHT OF WAY LIMITS: NOT APPLICABLE
26. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY

KEYED NOTES

- S1 PROPOSED OFFICE LOCATION WITHIN STORAGE BUILDING A
- S2 PROPOSED GATE ACCESS
- S3 PROPOSED SECURITY FENCE
- S4 PROPOSED (3) PARKING SPACES
- S5 EXISTING UTILITY POLE (TYPICAL)
- S6 PROPOSED WATER TANK AND PUMP HOUSE
- S7 20-FOOT COMBINED HIGHWAY CORRIDOR OVERLAY ZONE

0 50' 100'

BUILDING TABLE

BULDINGS	SIZE PER BLDG	TOTAL SF
A-E	6,750 SF	33,750 SF
F-H	6,375 SF	19,125 SF
I-O	7,650 SF	53,550 SF
P-S	6,750 SF	27,000 SF
	TOTAL	133,425 SF

OWNER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE DATE
DENNIS MCMAHON/MATT KIRKS
614 6TH STREET
BETHANY BEACH, DE 19930
LADOLCEFARNIENTELLC@GMAIL.COM
(301) 325-5520

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED 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

SIGNATURE DATE
ALAN M DECKTOR, PE, ENV SP
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE MILTON, DE 19968
ADECKTOR@PENNONI.COM
(302)-684-8030

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

SELF STORAGE
TAX ID 133-11.00-1.02
SUSSEX COUNTY, DELAWARE
CONDITIONAL USE SITE PLAN
LA DOLCE FAR NIENTE, LLC
614 6TH STREET
BETHANY BEACH, DE 19930

NO.	DATE	REVISIONS	BY

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PROJECT	LDFNL24001
DATE	2024-04-30
DRAWING SCALE	1" = 50'-0"
DRAWN BY	EWW
APPROVED BY	MHD

CU-1001

SHEET 1 OF 1

U:\Accounts\DFNL\LDFNL24001 - La Dolce Self Storage\DESIGN_SHEETS\CU-1001.dwg PLOTTED: 4/30/2024 8:44 AM BY: Eric W. Wahl PLOTSTYLE: Pennoni MCS.ctb

MATCH LINE SHEET CU-1001

RESIDUAL LANDS (NORTH)

16.61± ACRES
ZONE: AR-1
USE: AGRICULTURAL

AND RESIDUAL LANDS OF PARCEL 1.00

DRAINAGE EASEMENT TO BENEFIT LOT 1 PER PLOT BOOK 207 PAGE 40

60-FOOT WIDE CROSS ACCESS EASEMENT TO BENEFIT RESIDUAL LANDS OF PARCEL 1.00 PER PLOT BOOK 207 PAGE 40

S 49°51'02" E 95.40'
S 23°53'44" E 197.31'
S 14°34'28" E 125.63'
S 9°21'33" E 138.70'
N 36°27'27" W 100.00'
31.73'
S 53°31'48" W
10002
36.77
SV/TRAV NAIL

TM 133-11.00-1.01
LOT 1
LANDS N/F

CHESAPEAKE SERVICE COMPANY

15.00+/- ACRES
ZONE: AR-1/CU
USE: COMMERCIAL
DEED BOOK 4558 PAGE 269
PLOT BOOK 205 PAGE 65

EAST PINEY GROVE ROAD [SCR 329]

MINOR COLLECTOR

TM 133-11.00-1.00 (PORTION)
LANDS N/F

CITATION 49 FARMS, LLC
JOSEPH, ADAMS, KAYE CO-TRUSTEES

RESIDUAL LANDS (SOUTH)

72± ACRES
ZONE: AR-1
USE: AGRICULTURAL

0 50' 100'

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

SELF STORAGE
TAX ID 133-11.00-1.02
SUSSEX COUNTY, DELAWARE

CONDITIONAL USE SITE PLAN

LA DOLCE FAR NIENTE, LLC
614 6TH STREET
BETHANY BEACH, DE 19930

NO.	DATE	REVISIONS	BY

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PROJECT	LDFNL24001
DATE	2024-04-29
DRAWING SCALE	1" = 50'-0"
DRAWN BY	EWW
APPROVED BY	MHD

CU-1002

SHEET 2 OF 2

PLOTTED: 4/30/2024 8:45 AM BY: Eric W. Wahl PLOTSTYLE: Pennoni NCS.ctb
U:\Accounts\LDFNL\LDFNL24001 - La Dolce Self Storage\DESIGN_SHEETS\CU-1002.dwg

PUBLIC PRE CHECK Results for State Parcel(s): 133-11.00-1.02

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

Land and Water Conservation Fund: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Bay Area No Build Line: No Issues Found

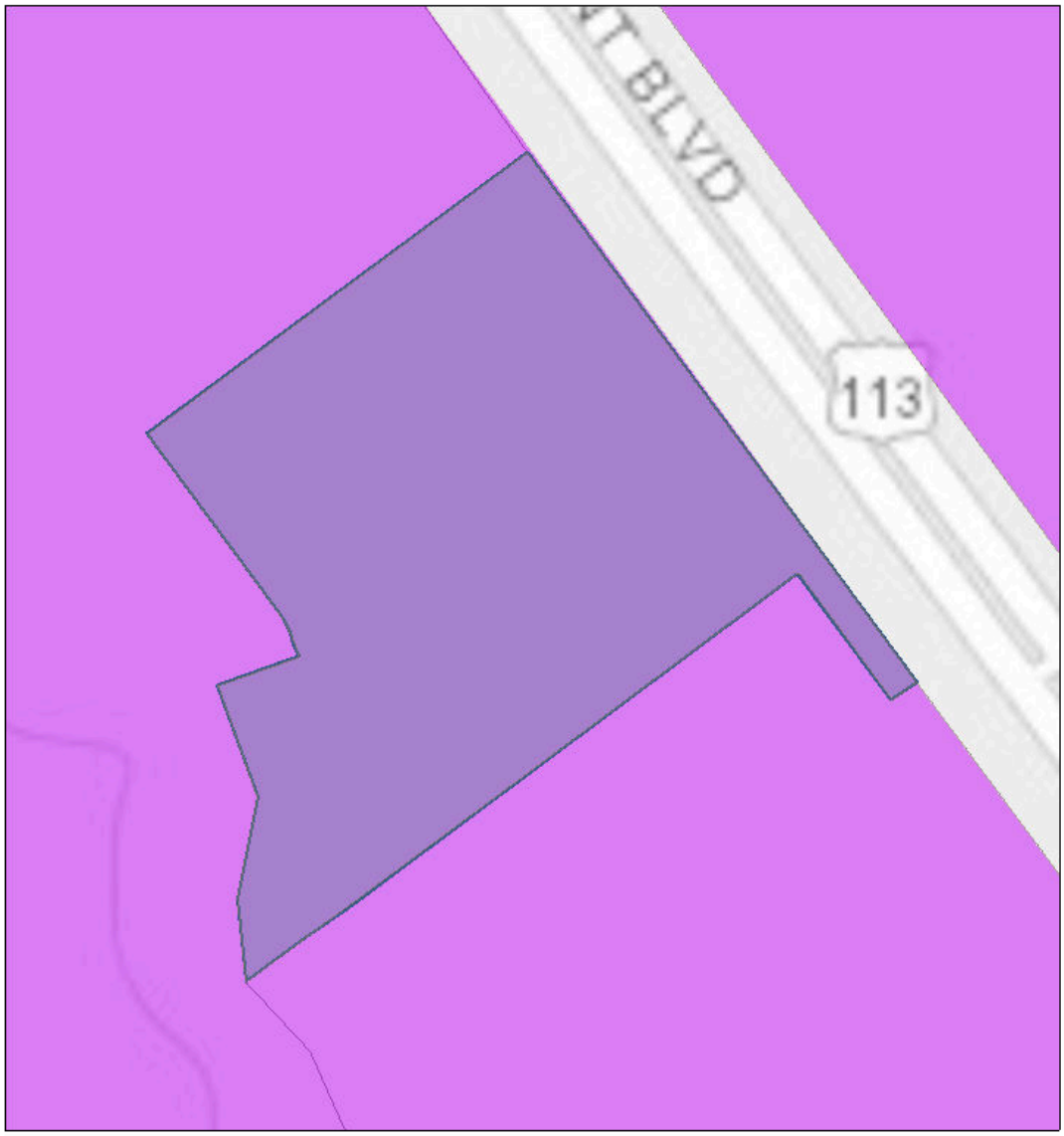
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 304,922.28 ft²

Apr 25 2024 8:25:31 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	304,922.11	N/A
DE_StateParcels - State Parcels	1	304,922.28	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	1	304,577.10	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	3	304,922.20	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	0	0	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	1	N/A	281.39
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	304,922.28	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2018-10-16	304,922.11

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	133-11.00-1.02	7.00	304,922.28

Delaware Ecological Network

#	ID	Area(ft²)
1	9,484.00	304,577.10

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Fort Mott-Henlopen complex, 2 to 5 percent slopes	24,048.28
2	Pepperbox-Rosedale complex, 0 to 2 percent slopes	134,438.40
3	Fort Mott-Henlopen complex, 0 to 2 percent slopes	146,435.52

Cross Sections

#	DFIRM_ID	Length(ft)
1	10005C	281.39

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	304,922.28

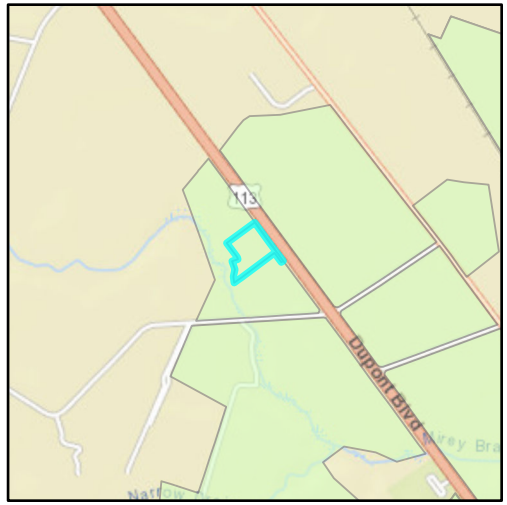
Preliminary Land Use Service (PLUS)

2024-05-08 Self-Storage



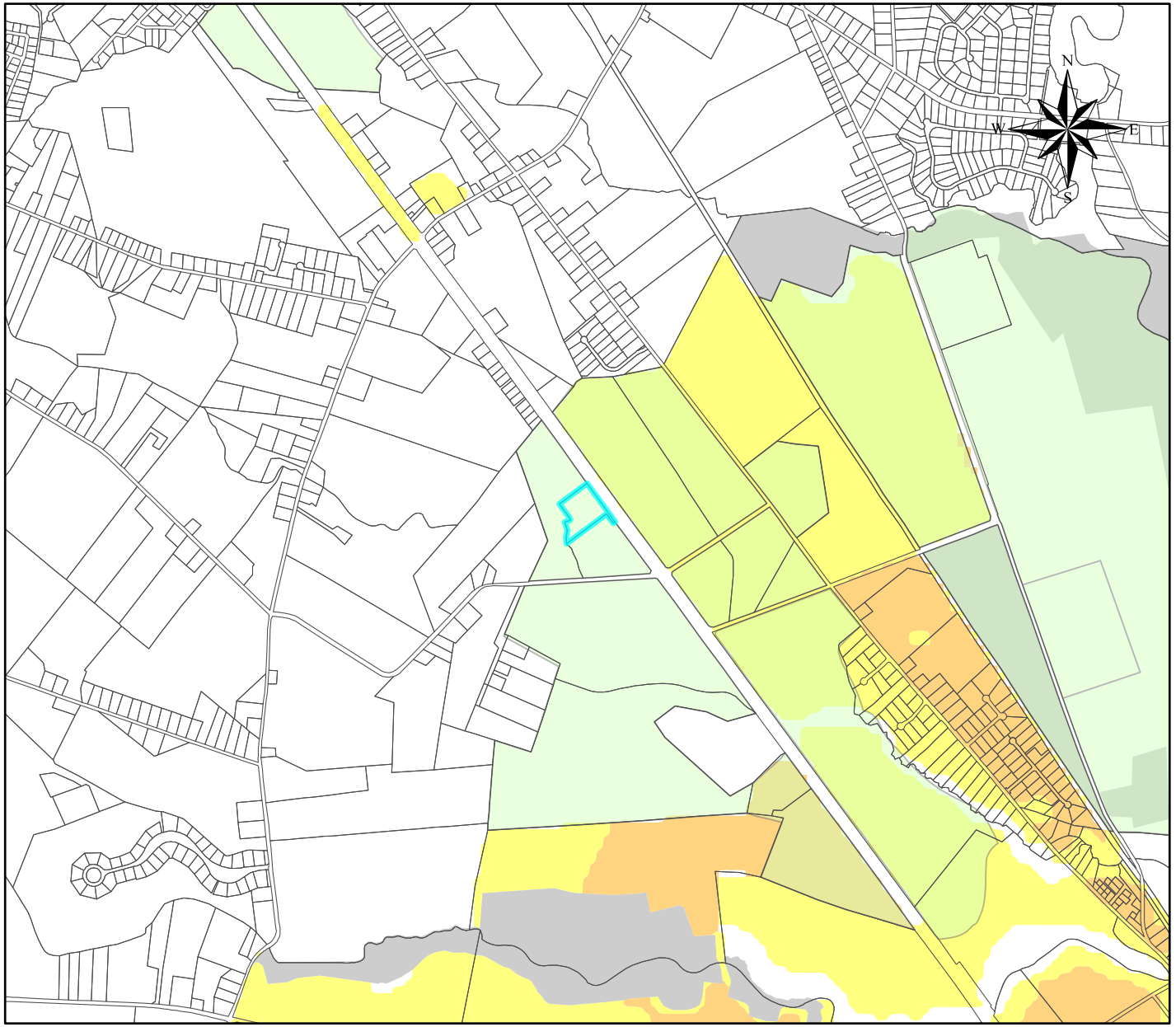
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-05-08 Self-Storage



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

