PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
July 1, 2024 12:58 PM

PLUS ID: 2024-08-03

State Strategy Level: 1

PLUS Application Type - Site Plan Review

Title: Poole East
County: New Castle County **Municipality:** Middletown
Description of PLUS project/plan:
Commercial uses, restaurants, retail, and self-storage facility

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): 2306500011

Project Location: 827 Middletown Warwick Road, Middletown, DE 19709

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

Section II: Project Contact Information

Owner Contact Information

Poole Farm LLC (c/o Todd Kuhl)
PO BOX 3418
Greenville, SC 29603
Phone: (843) 266-1717
Email: bporter@sfg.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Long Real Estate Investments, LLC (c/o H Long)
127 High Street
Mount Holly, NJ 08060
Phone: (609) 261-5909

Email: hlongiarossi@gmail.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherWoodin + Associates, LLC
Jayme Baer
Phone: (302) 494-0082
Email: jbaer@woodinassociates.com
Fax: (302) 378-7300

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

Section III: Project Details

Project Area (Acres): **32.6**
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: **2009-05-09**

Zoning Information

Present Zoning for this project area: **C-3**
Proposed Zoning for this project: **C-3**

Land Use Information

Present Use for this project area: **Agricultural farmland**
Proposed Use for this project: **commercial - retail, restaurants, self-storage facility**

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 Restaurants, retail pads, self-storage**
Type of Industrial:
Institution Type:
Total Square footage: **237,785**

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:
Permit self-storage facility in C-3 zone

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? **Public Utility**
Who is the Water Service Provider: **Municipal**
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? **Public Utility**
Who is the Wastewater Service Provider: **Municipal**
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)
Yes	5.3	Yes	0.3

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? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **3.7**

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:
Infiltration, retention, filter strips, bioretention

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **8**
What kind of Open Space? **Passive Recreation, Stormwater Management**
Please list the "other" type of Open Space:
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.
2,800
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)?
<3

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

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.
Connection to adjacent property via Commerce Drive extension

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

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?
Yes

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops

Currently exist?	Yes	No	Yes
Type existing	Within Right-of-Way		Within Right-of-Way
Proposed to add?	Yes	No	
Type proposed	Internal, Within Right-of-Way		

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.

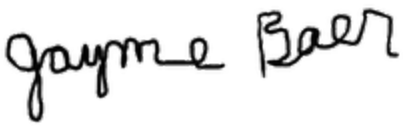
Section IX: Signatures

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: Poole East

Project ID (to be completed by OSPC): 2024-08-03

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

Signature of Property Owner

7/12/24
Date

Long Family Self Storage Middletown LLC
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

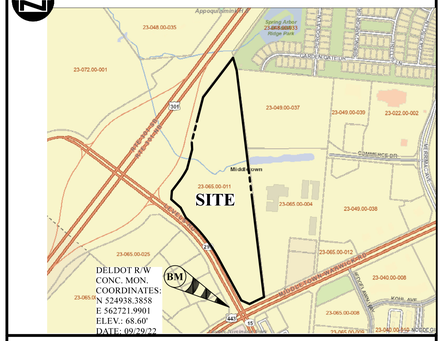
Published January 2022

LANDS OF
SPRING ARBOR AT SOUTH RIDGE
T.P. 23-048.00-033
M/F 20060726-0071031
ZONED: R-2

LANDS OF
BUNKER HILL PROPERTIES
T.P. 23-049.00-037
M/F 20080102-0000322
ZONED: C-3
SHOWN FOR REFERENCE ONLY

LANDS OF
RUTKOSKE BROS, INC
T.P. 23-065.00-004
M/F 20130819-0054289
ZONED: C-3

Lot Chart			
Lot Number	Lot Area (acres)	Proposed Use	Building Size (S.F.)
1	19.71	Self-Storage	179,875
2	4.40	Retail	27,625
3	2.29	Restaurant	6,500
4	1.99	Restaurant	6,500
5	1.78	Retail	12,285
6	2.42	Restaurant	5,000
Total	32.59		237,785



LOCATION MAP SCALE: 1" = 800'

MIDDLETOWN GENERAL NOTES:

1. Purpose of Plan: Provide Conceptual Plan for Commercial Pad sites and Self-Storage Facility
2. Gross Acreage: 32.6 acres
3. Tax Parcel No.: 23-065.00-011
4. Source of Title: Deed #20121203-0070490
5. Zoning: Existing: C-3; Proposed: C-3
6. Datum: NAVD88 (Vertical); DE State Plane NAD83 (Horizontal)
7. Project Benchmark: Concrete monument (See Location Map)
8. Equitable Owner/Developer: Long Real Estate Investments, LLC, H Long-Iarossi, Member, 127 High Street, Mount Holly, NJ 08060, (609) 261-5909, hlongiarossi@gmail.com

CONCEPT PLAN NOTE:
This plan is for conceptual planning purposes only and has not been based upon any actual field surveys, field testing, engineering design, deeds or title search or any submission to governing agencies.

JAYME BAER LICENSE No. 17753 DELAWARE PROFESSIONAL ENGINEER

WOODIN + ASSOCIATES
Civil + Geotechnical Engineers
Land Planners + Land Surveyors
Levels Business Park
1111 Paoli Drive
Suite 1D
Middletown, DE 19709
Tel: 302-378-7300
Fax: 302-378-1134

CONCEPT PLAN

FOR PROJECT KNOWN AS

POOLE EAST

827 MIDDLETOWN WARWICK ROAD

CHESAPEAKE BAY WATERSHED - TOWN OF MIDDLETOWN - NEW CASTLE COUNTY - STATE OF DELAWARE

BY	REVISION	DATE

THIS DRAWING, THE DESIGN AND DIGITAL FILES ARE PROPRIETARY TO WOODIN + ASSOCIATES, LLC, AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION

DESIGN	JLB
DRAFT	JLB
APPROVED	DDH
DATE	06/06/24
SCALE	1"=80'

SHEET 1 OF 1

80 0 80 160
SCALE GRAPHIC SCALE FEET

PUBLIC PRE CHECK Results for State Parcel(s): 2306500011

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

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

Wetlands: Issue Found

WRPA: Issues Found

DE FIRM: Issues Found

Soils - New Castle County: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: 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

Land and Water Conservation Fund: No Issues Found

Well Head Protection Areas: No Issues Found

Delaware Ecological Network: No Issues Found

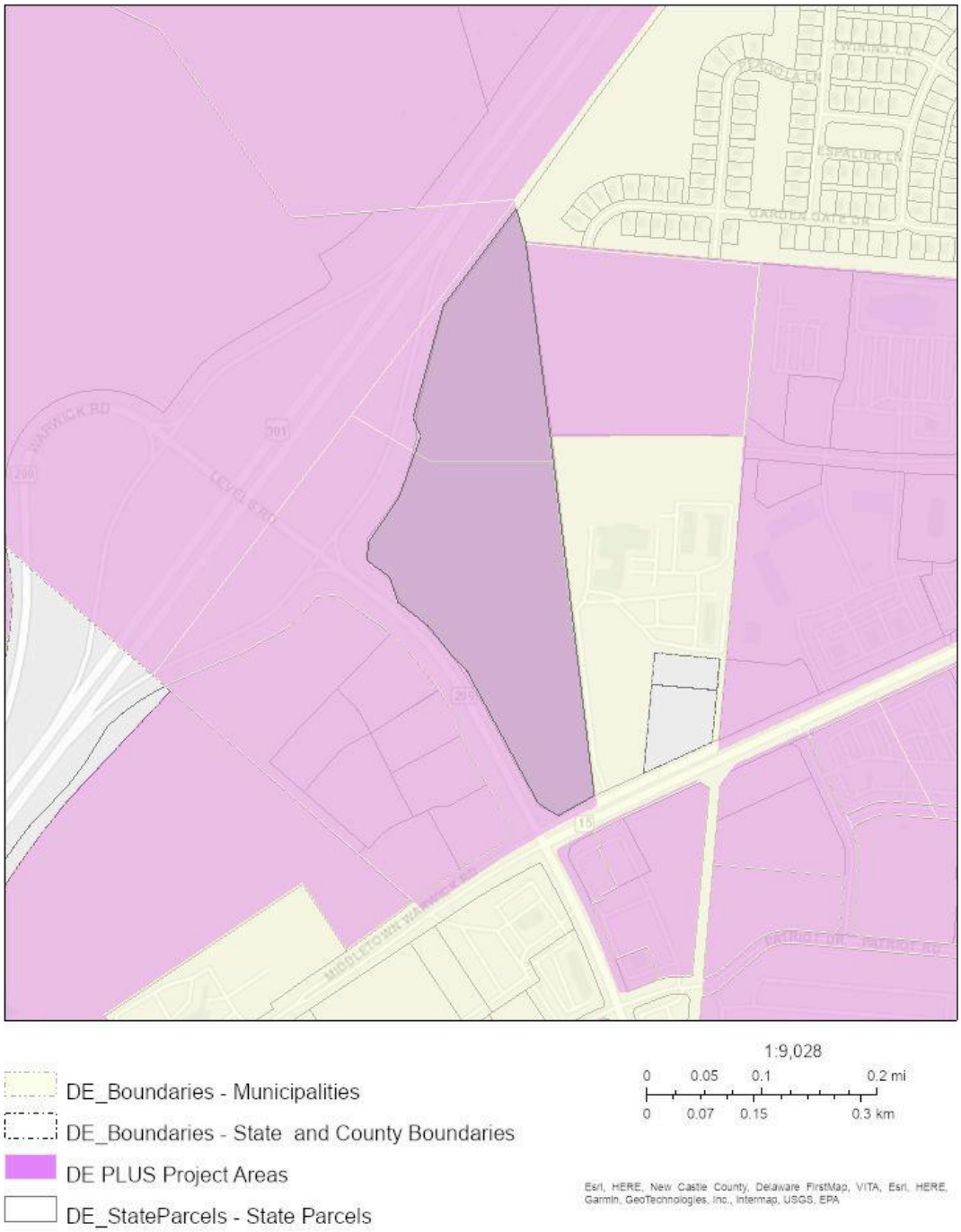
Ocean Area No Build Points: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 1,432,574.51 ft²

Jul 1 2024 11:52:55 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	3	2,859,958.87	N/A
DE_StateParcels - State Parcels	1	1,422,188.64	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	0	0	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	11	1,432,577.27	N/A
Soils Sussex County	0	0	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)	5	162,569.08	N/A
Recharge Areas	1	759,380.07	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	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	1,432,574.53	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2007-10-10	480,080.54
2	2007-10-11	949,092.05
3	2009-05-09	1,430,786.27

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	2306500011	33.21	1,422,188.64

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Zekiah sandy loam, frequently flooded	35,065.14
2	Sassafras sandy loam, 10 to 15 percent slopes	89,737.59
3	Reybold-Queponco complex, 0 to 2 percent slopes	261,083.65
4	Longmarsh and Indiantown soils, frequently flooded	285,422.74
5	Reybold silt loam, 5 to 10 percent slopes	364,053.70
6	Reybold silt loam, 2 to 5 percent slopes	397,214.45

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	1.09	736.28
2	0.09	1,143.81
3	0.13	4,292.30
4	0.25	10,765.49
5	3.34	145,631.21

Recharge Areas

#	ACREAGE	Area(ft²)
1	11404	759,380.07

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	1,432,574.53

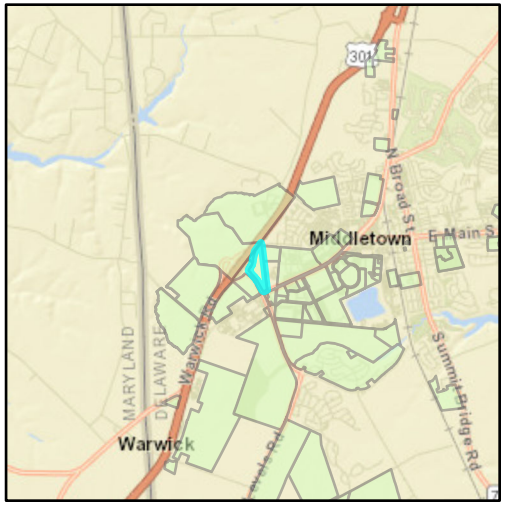
Preliminary Land Use Service (PLUS)

2024-08-03 Poole East



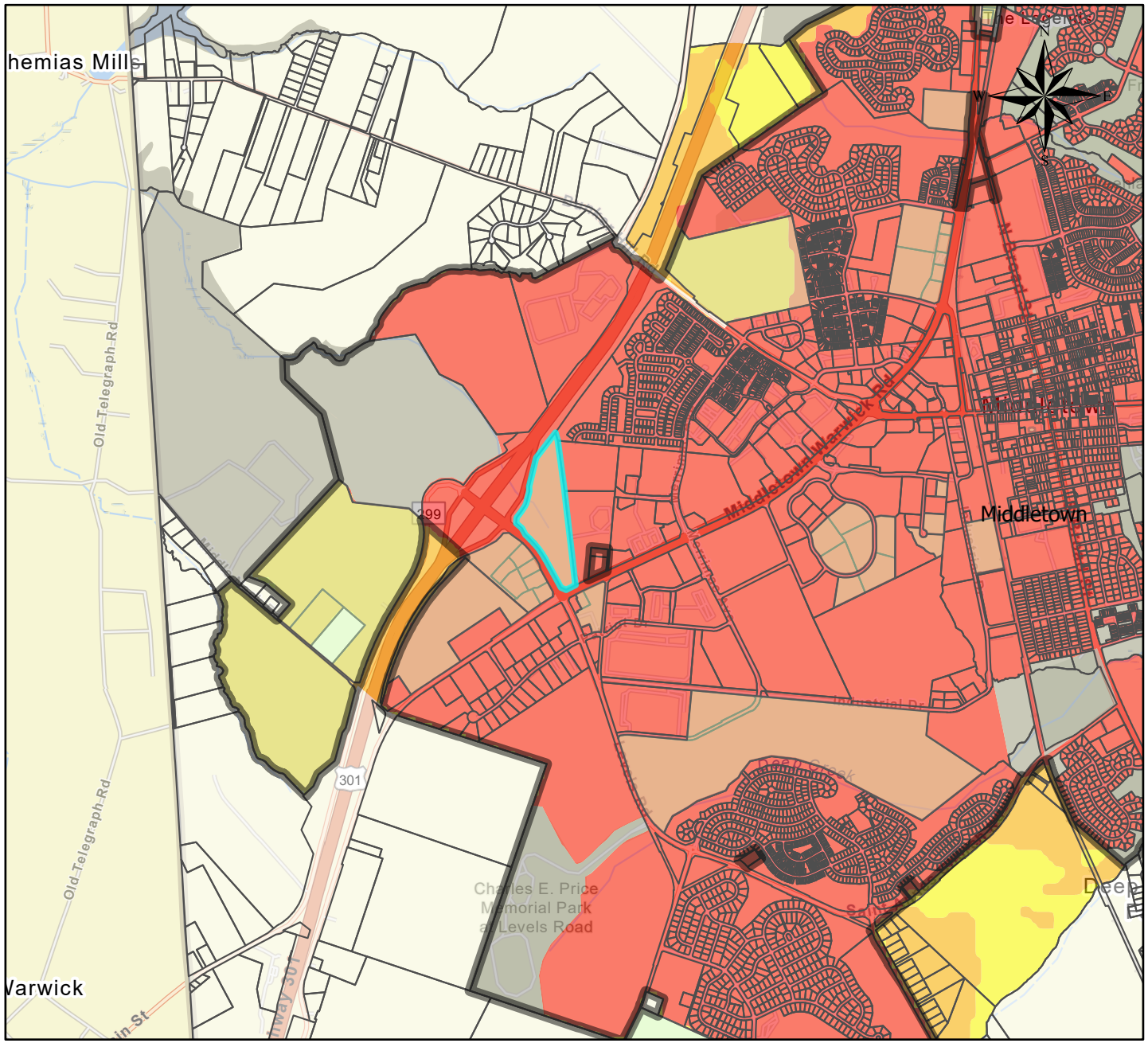
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-08-02 Glen Clove 2



Legend

- PLUS Project Areas
- 2020 State Strategies
  - 1
  - 2
  - 3
  - 4
- Out of Play
- Middletown Boundry

