

Information Regarding Site:	
10. Type of Review:	<input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision
11. Brief Explanation of Project being reviewed:	<p style="text-align: center;">Proposed Retail and Restaurant with necessary site improvements.</p> <p>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.</p>
12. Area of Project (Acres +/-):	25.12 Number of Residential Units: n/a Commercial square footage: 81,118 s.f.
13. Present Zoning: SC-2	14. Proposed Zoning: SC-2
15. Present Use: Previously developed, vacant with razed buildings	16. Proposed Use: 72,118 sf Commercial Retail with 9,000 sf Restaurant
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Dover Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Dover 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): n/a	
20. Environmental impacts: Proposed development lies with a Recharge SWPOZ00 How many forested acres are presently on-site? How many forested acres will be removed? 0.00 0.00 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: Bio-Retention and Infiltration Pond 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: **8223**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **Less than 1%**

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. **Interconnections proposed to neighboring properties.**

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

Dev Sitaram
Digitally signed by Dev Sitaram
 DN: cn=Dev Sitaram, o=Kearns and Associates
 ou=www.kearnsandassociates.com
 c=US
 Date: 2014.04.01 14:54:21 -0400

Date

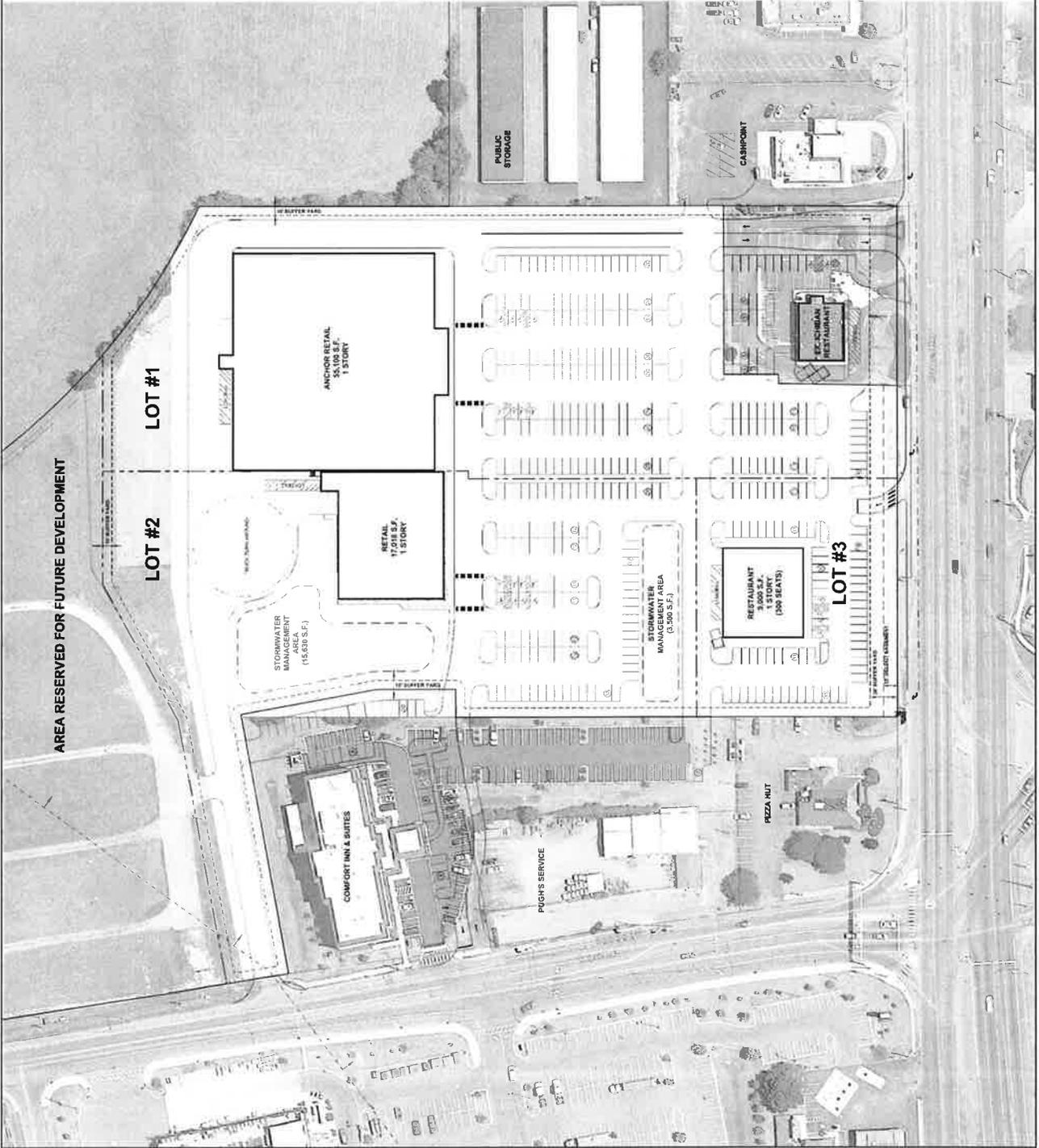
4-1-2014

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

Date

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 Dorothy.morris@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 Dorothy 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.



AREA RESERVED FOR FUTURE DEVELOPMENT

LOT #1

LOT #2

LOT #3

- SITE DATA**
- 1. TOTAL SITE AREA: 26.11 ACRES
 - 2. EXISTING ZONING: C-2
 - 3. PROPOSED USE: ANCHOR RETAIL, COMMERCIAL RETAIL, RESTAURANT (2,000 SEATS), EXISTING 2,000 S.F. RESTAURANT (2,000 SEATS)

- 4. TAX MAP NUMBER: 20000000000000000000
- 5. ZONING REQUIREMENTS: FRONT YARD SETBACK, RESIDENTIAL ZONE, UNIMPAVED AREA
- 6. OTHER AREAS: SEPARATION, EXISTING LAND, TRANSFER TO COMFORT INN, LOT #1, LOT #2, LOT #3

- 7. PROPOSED AREAS: TOTAL RECHARGE AREA WITH DEVELOPMENT AREA, AREA AFTER REDUCTION OF STORAGE, OPTIC MITIGATION REQUIRED
- 8. TOTAL RECHARGE AREA: 14,232.6 ACRES
- 9. WITHIN DEVELOPMENT AREA: 10,000 ACRES (75,794)
- 10. AREA AFTER REDUCTION: 6,194 ACRES (44,194)
- 11. STORAGE: 1,037 ACRES (7,467)
- 12. OPTIC MITIGATION REQUIRED: 0.788 ACRES (1.9%)

- PARKING REQUIREMENTS**
- CITY OF DOWEN PARKING REQUIREMENTS: 1.5 SPACES PER 1,000 S.F. (14 SPACES)
 - RETAIL: 1 TO 1.5 SPACES PER 1,000 S.F. (50 SPACES)
 - RESTAURANT: 2 SEATS = 1 SPACE (4 SEATS = 8 SPACES)
 - MAXIMUM PARKING ALLOWABLE: 3,000 + 1,000 = 4,000 SPACES

- DEVELOPER PARKING REQUIREMENTS**
- ANCHOR RETAIL: 600 S.F. @ 4 SPACES / 1,000 S.F. = 240 SPACES
 - RESTAURANT: 200 SEATS @ 1 SPACE / 2 SEATS = 100 SPACES
 - PARKING REQUIRED (DEVELOPER): 477 SPACES
 - PARKING PROVIDED TOTAL: 4,000 SPACES (20 SPACES EXCESS FOR UNDEVELOPED)
 - EXCESS SPACES PROVIDED: 4 SPACES

NOTE: THE EXISTING COMFORT INN (TR 205-685-65-41-14.00-000), CHIBA (TR 205-685-65-11-031-000) AND CASHPOINT (TR 205-685-65-11-031-000) ARE TO BE DEMOLISHED AND REPLACED WITH A RESTAURANT TO PROVIDE FOR CONNECTIVITY AND CROSS ACCESS WITHIN THE INCLUDED PARCELS TO REDUCE TRAFFIC ON U.S. ROUTE 13 AND IMPROVE CIRCULATION.

SUBDIVISION AND SITE DEVELOPMENT PLAN (PRELIMINARY) FOR CAPITAL MARKETPLACE

SITUATED IN CITY OF DOWEN, DEWITT COUNTY, DELAWARE

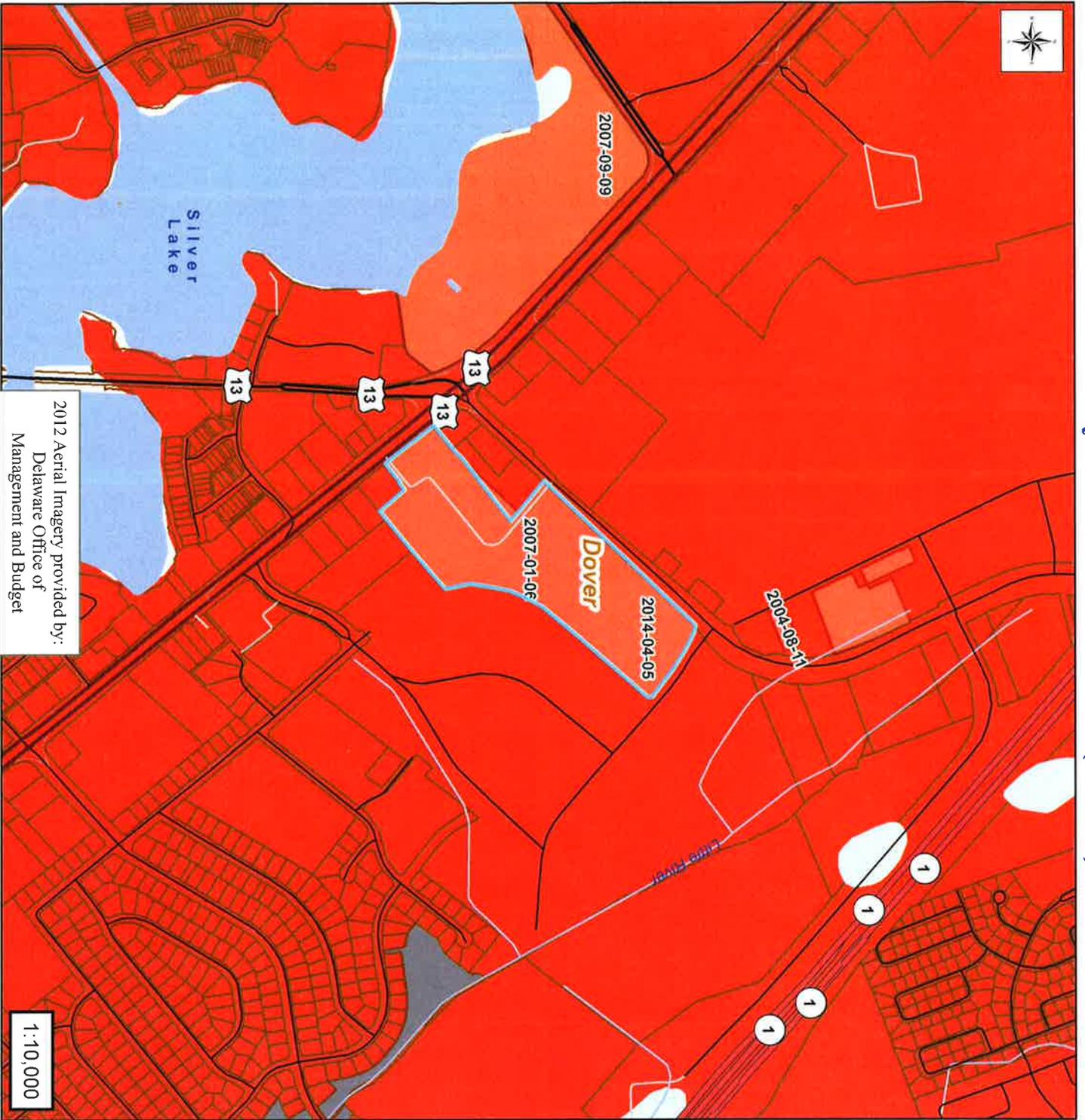
Kerins and Associates
 17 FLYING DUTCHMAN CENTER, SUITE 200
 DOWEN, DE 19922
 Phone: 302.338.4242 Fax: 302.338.4243
 www.kerinsgroup.com

DATE: 03/14/2014	SHEET: 1 OF 1
DRAWN BY: JEL	CHECKED BY: JEL
DESIGNED BY: JEL	CHECKED BY: JEL
SCALE: 1" = 40'	DRAWING NO: 2014-1-001

DEVELOPER: CAPITAL MARKETPLACE, LLC
 C/O. DAN JOHNSON, VICE PRESIDENT OF TRAFFIC
 100 W. MARKET STREET

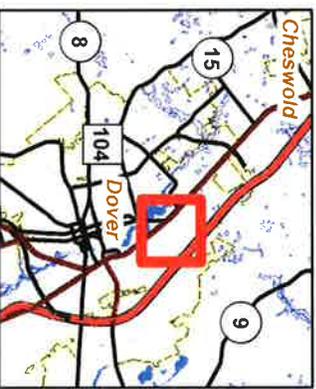
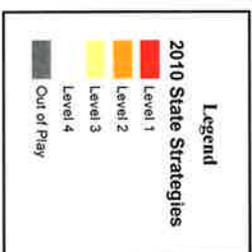
Preliminary Land Use Service (PLUS)

Capital Marketplace
2014-04-05



2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

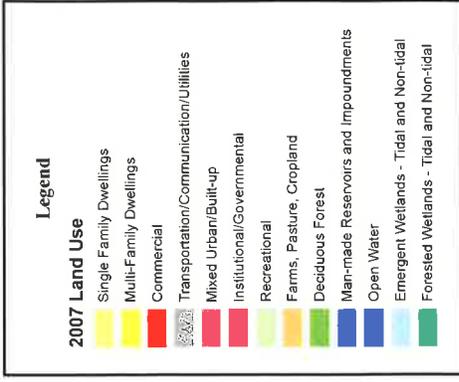
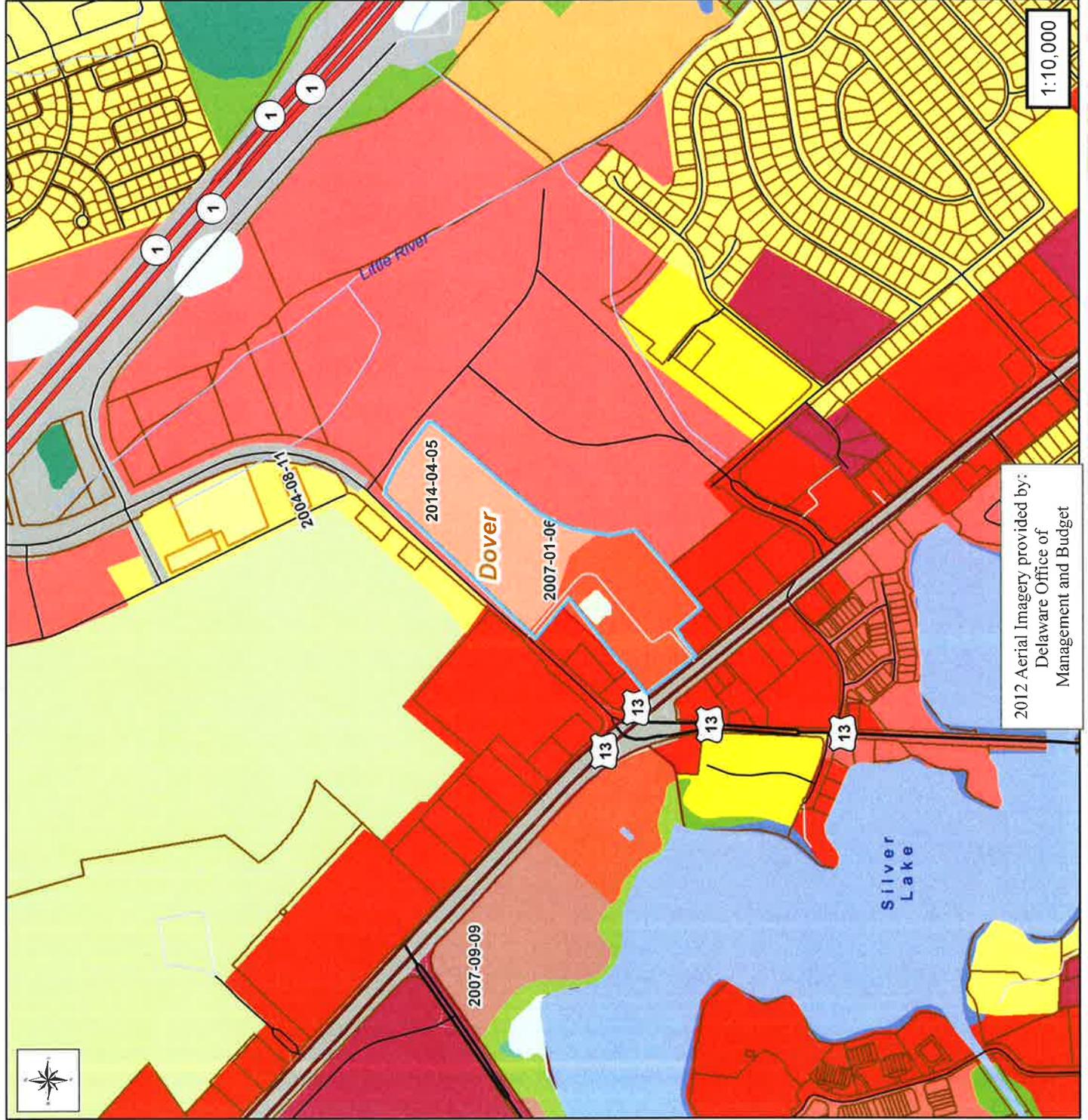
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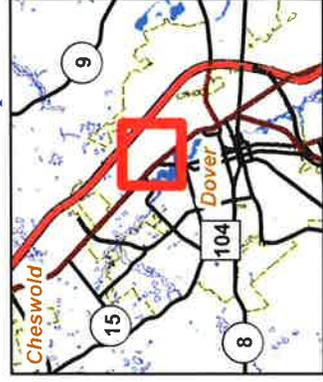
Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)

Capital Marketplace
2014-04-05



Location Map



2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget



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