

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): 2016-01-02
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 4

1. Project Title/Name: Sealadel Business Park		
2. Location (please be specific): Intersection of Rt 30 and Rt. 13 North of Delmar		
3. Parcel Identification #: 53200600008700	4. County or Local Jurisdiction Name: where project is located: Sussex County	
5. If contiguous to a municipality, are you seeking annexation: N/A		
6. Owner's Name: Bierman Family LLC		
Address: 119 Anchorage Drive		
City: Bethany Beach	State: DE	Zip: 19930
Phone: (302) 539-7429	Fax: (302) 539-7429	Email: ajb.king@gmail.com
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Albert J. Bierman		
Address: Same as Owner		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Project Designer/Engineer: Karins and Associates		
Address: 128 West Market St.		
City: Georgetown	State: DE	Zip: 19947
Phone: (302) 858-4331	Fax: (302) 629-2175	Email: jbarwick@karinsengineerin
9. Please Designate a Contact Person, including phone number, for this Project: John Barwick 302-858-3290		

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: **Proposed Business Park**
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. PLUS 2008-09-03 Same name but consisted of the southern parcel which is now omitted due to presence of wetlands.

12. Area of Project (Acres +/-): 62.35 Number of Residential Units: 0 Commercial square footage: 25.44 ACRES

13. Present Zoning: Ar-1 14. Proposed Zoning: C
CR-1

15. Present Use: Agriculture, unoccupied. 16. Proposed Use: Commercial Business Park and Mini-Storage

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):
N/A

20. Environmental impacts: Will be designed under the latest DNREC Stormwater Regulations.

How many forested acres are presently on-site? 23.63 How many forested acres will be removed? 12.39

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: 0.50

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: Efforts will be made to leave wetland areas alone.

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: **Bio-Retention (Quality) and Wet Pond for Quantity**

23. Is open space proposed? Yes No If "Yes," how much? **13** Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **Leaving South area wooded for wildlife and water quality.**

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: 350

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 30

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. A connection is proposed onto 532-6.00-85.00

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

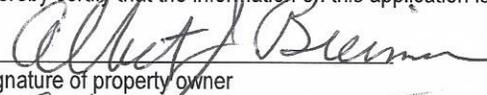
Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

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: ~~John Barwick~~ phone number: ~~302-858-3290~~

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.

 11/13/15
 Signature of property owner Date

 11/13/15
 Signature of Person completing form Date
 (If different than property owner)

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.

NOTE:
THE PROPOSED IMPROVEMENTS, AS SHOWN, DEPICT A POSSIBLE DEVELOPMENT PURSUANT TO A REDEVELOPMENT PLAN APPROVAL AND HAVE NOT BEEN DESIGNED TO COMPLY WITH THE CURRENT NEW CASTLE COUNTY UDC REGULATIONS.

THIS PLAN DOES NOT REPRESENT A FIELD SURVEY BY KARINS AND ASSOCIATES. ITS SOLE PURPOSE IS TO GRAPHICALLY DEPICT THE POSSIBLE USE OF THIS SITE FOR FUTURE DEVELOPMENT AND IT IS TO BE USED SOLELY BY OUR CLIENT. THE PROPERTY AS SHOWN IS DERIVED FROM EXISTING SOURCES (TAX MAPS, HIGHWAY PLANS, AERIAL PHOTOS AND OTHER PLANS). THE PROPERTY LINES, AREAS AND EXISTING FEATURES, AS SHOWN, MAY VARY FROM THEIR ACTUAL LOCATIONS WHICH WILL BE DETERMINED WHEN A BOUNDARY AND TOPOGRAPHIC FIELD SURVEY IS PERFORMED. THE LOCATION OF BUILDING, PARKING AND OTHER PROPOSED INFORMATION DEPICTED ON THIS PLAN MAY VARY WITH THE SURVEY. THEREFORE, IN ACCEPTING THIS PLAN, THE CLIENT, HIS SUCCESSORS AND ASSIGNS ACCEPTS ANY AND ALL RESPONSIBILITIES FOR ITS USE AND ACKNOWLEDGES THAT THE DATA DEPICTED HEREIN IS NOT TO BE RELIED UPON FOR ANY PROPERTY ACQUISITION, BANK LOAN OR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF KARINS AND FURTHER, THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS KARINS AND ITS EMPLOYEES FROM ANY AND ALL CLAIMS WHICH MAY ARISE FROM THE USE OF THIS PLAN.

PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN ARE SUBJECT TO REGULATORY AGENCY APPROVAL. NO GUARANTEE OF REGULATORY APPROVAL OF THE PROPOSED IMPROVEMENTS IS EXPRESSED OR IMPLIED BY THIS PLAN.

PLAN DATA:

TAX PARCEL NO.: T.M. 5-32-6.00, PAR. 87

OWNER(S): SEALDEL BUSINESS PARK

PROPERTY ADDRESS:

EXISTING ZONING: AR-1

REQUESTED ZONING: CR-1

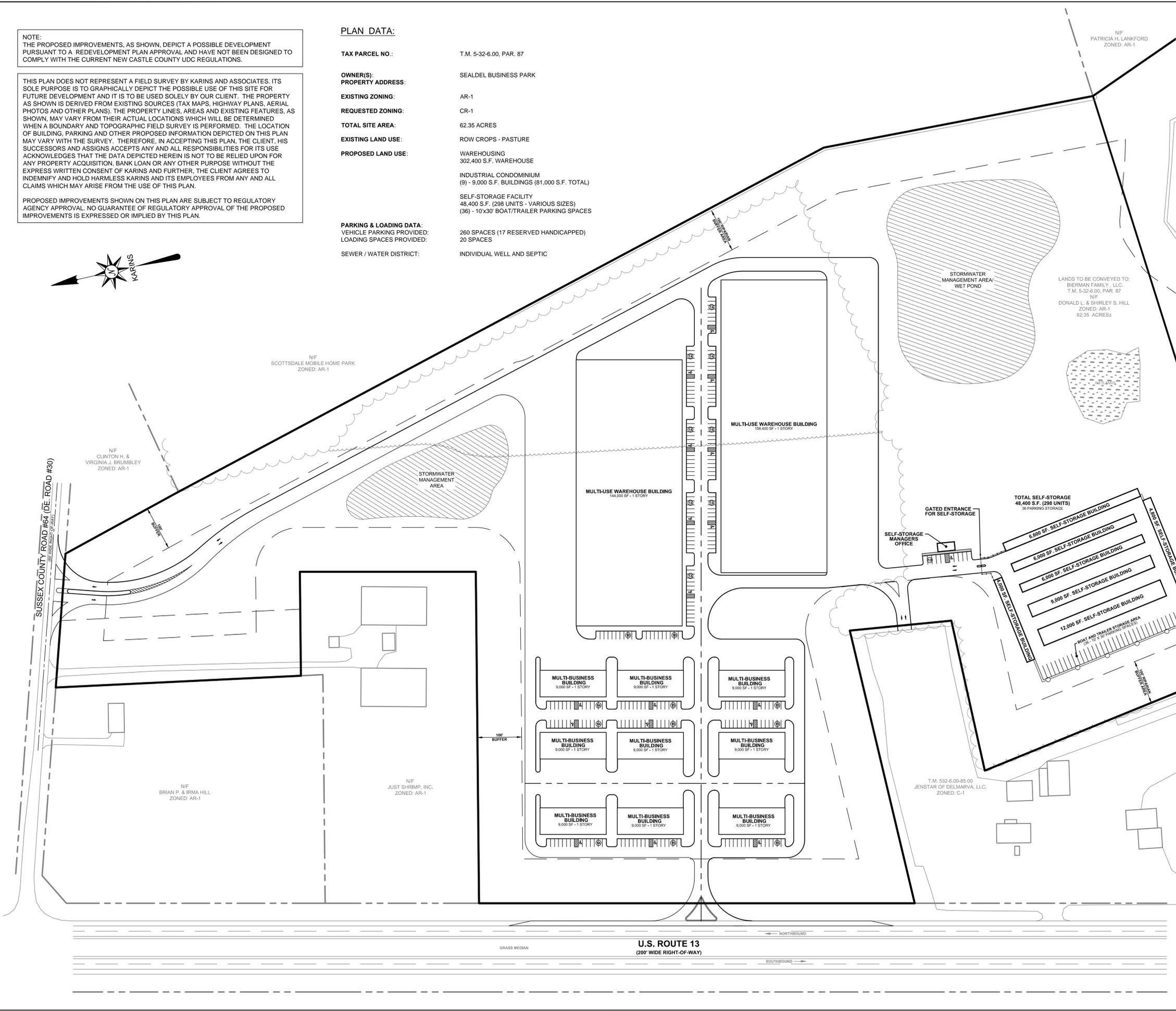
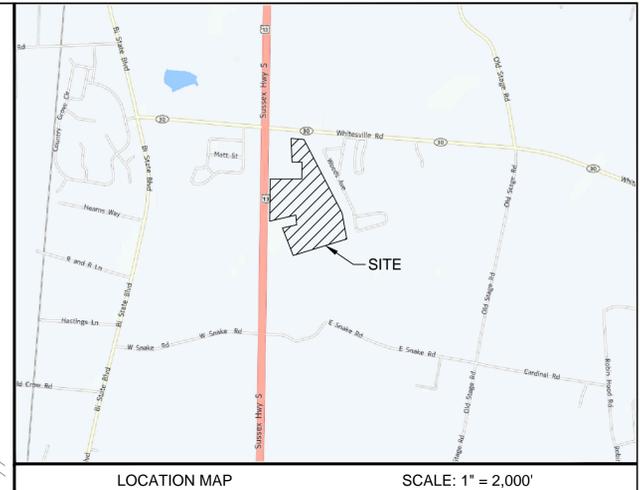
TOTAL SITE AREA: 62.35 ACRES

EXISTING LAND USE: ROW CROPS - PASTURE

PROPOSED LAND USE: WAREHOUSING
302,400 S.F. WAREHOUSE
INDUSTRIAL CONDOMINIUM
(9) - 9,000 S.F. BUILDINGS (81,000 S.F. TOTAL)
SELF-STORAGE FACILITY
48,400 S.F. (298 UNITS - VARIOUS SIZES)
(36) - 10'x30' BOAT/TRAILER PARKING SPACES

PARKING & LOADING DATA:
VEHICLE PARKING PROVIDED: 260 SPACES (17 RESERVED HANDICAPPED)
LOADING SPACES PROVIDED: 20 SPACES

SEWER / WATER DISTRICT: INDIVIDUAL WELL AND SEPTIC



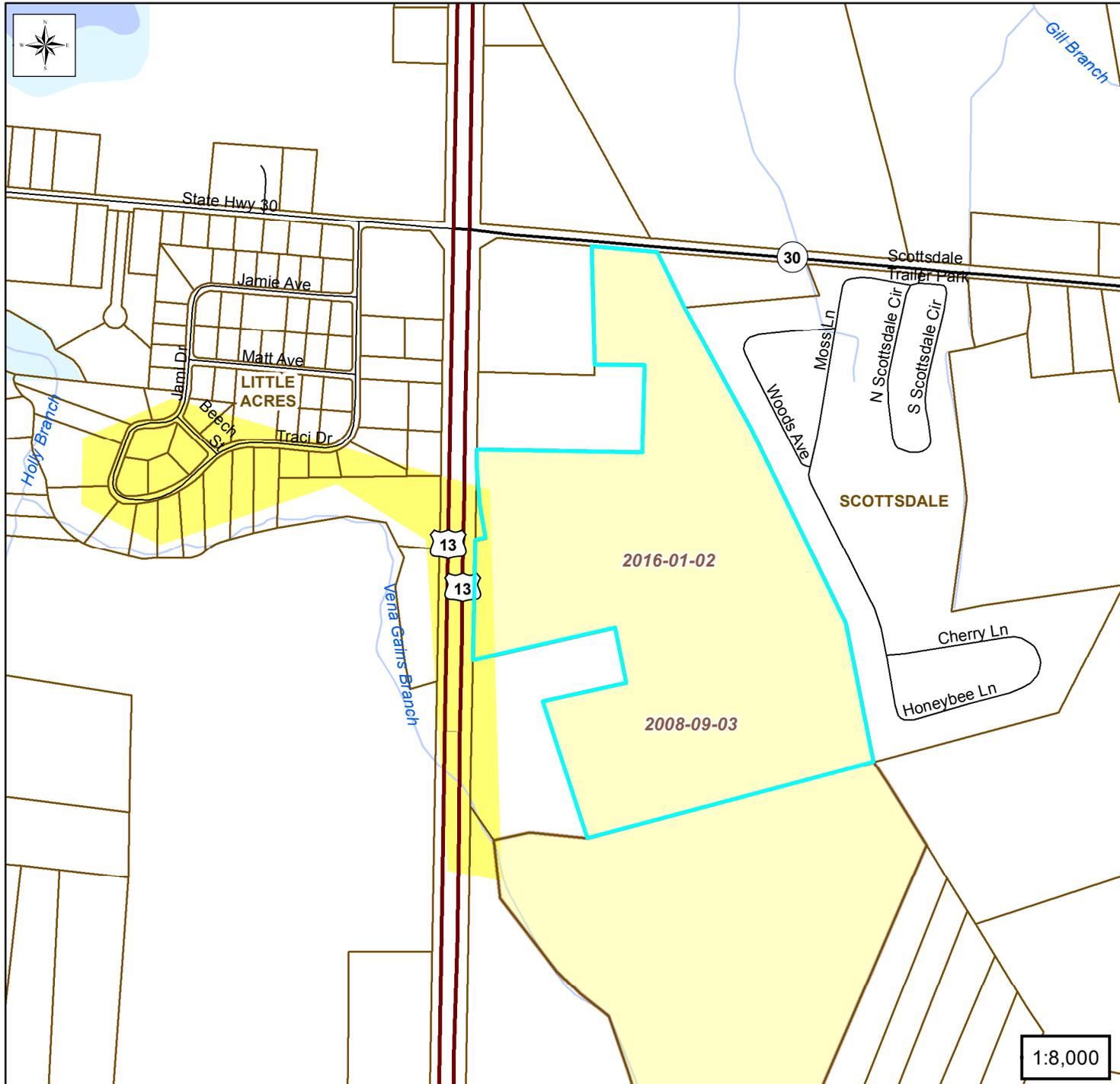
REQUEST FOR CHANGE OF ZONE EXHIBIT FOR SEALADEL BUSINESS PARK

SITUATED IN: LITTLE CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

date	checked	Karins and Associates ENGINEERS • PLANNERS • SURVEYORS GEORGETOWN, DE & NEWARK, DE www.karinsengineering.com 128 WEST MARKET STREET GEORGETOWN, DELAWARE 19947 PHONE: (302) 858-4331 FAX: (302) 629-2175	PREPARED FOR: BIERMAN FAMILY, LLC. 119 ANCHORAGE DRIVE BETHANY BEACH, DE 19930

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**Sealadel Business Park
2016-01-02**

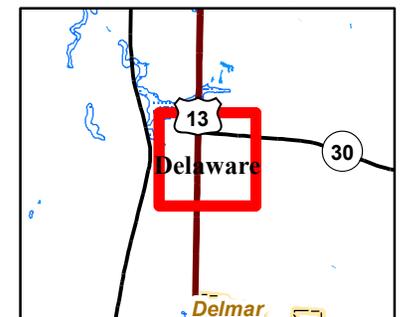


Legend

2010 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

Location Map



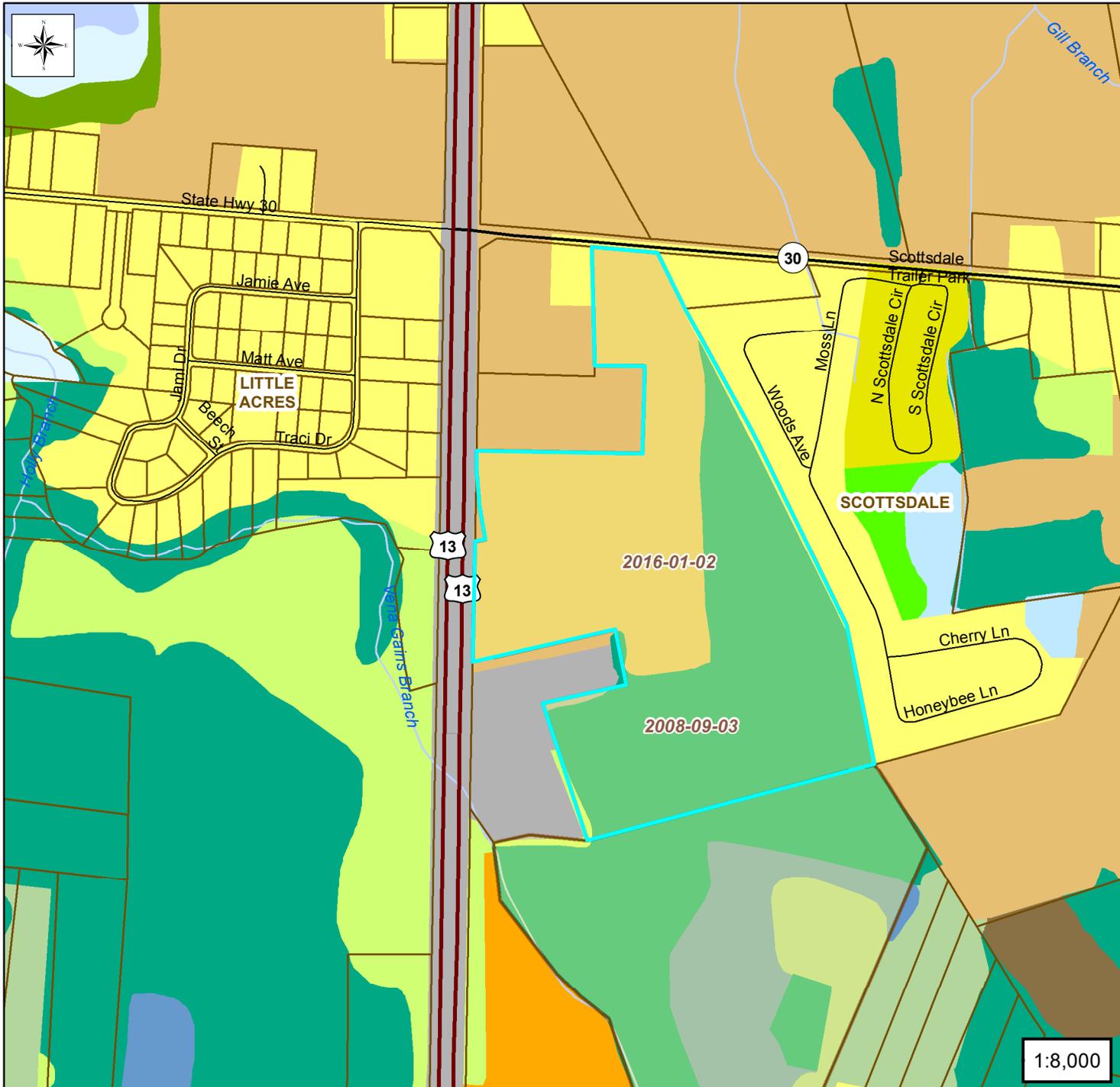
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Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

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**Sealadel Business Park
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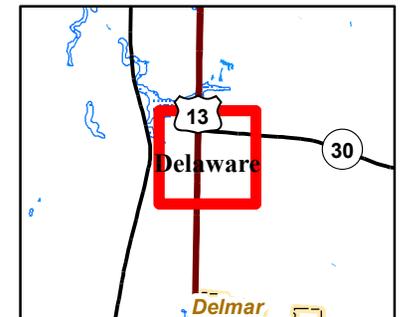


Legend

2007 Land Use

- Single Family Dwellings
- Mobile Home Parks/Courts
- Transportation/Communication/Utilities
- Farms, Pasture, Cropland
- Rangeland
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

Location Map



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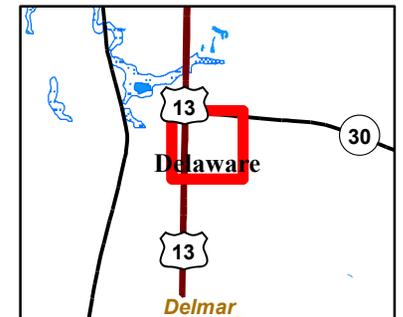
Sealadel Business Park
2016-01-02



Legend

-  Agriculture Districts
-  Agriculture Easements
-  State Forests
-  Publicly Accessible Lands
-  PLUS Project Areas

Location Map



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