

# Kent County

## Department of Planning Services Division of Planning

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### DATA SHEET FOR SITE PLAN

Regional Planning Commission Business Meeting of: **September 12, 2019**

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<b>Application / Title</b>	:	S-19-01 Little Heaven Commercial Development
<b>Applicant / Owner</b>	:	Ridge Realty Properties, LLC. 6 Robert Ct. Chadds Ford, PA 19317
<b>Engineer</b>	:	Brendan Diener, PE Pennoni Associates Inc 121 Continental Dr. Suite 207 Newark, DE 19713
<b>Property Address:</b>	:	East Front St., Frederica, DE 19946
<b>Present Comprehensive Plan Map Designation</b>	:	Highway Commercial
<b>Present Zoning District</b>	:	BG (General Business)
<b>Relation to Growth Zone</b>	:	Outside
<b>Present Use</b>	:	Vacant Lot
<b>Proposed Use</b>	:	Retail & Gas Pumps without Repair Facility
<b>Proposed Building Size</b>	:	6,771 sq. ft. & 2,810 sq. ft.
<b>Number of parking spaces</b>	:	Required: 98 Proposed: 91
<b>Number of loading spaces</b>	:	Required: 1 Proposed: 2

<b>Water</b>	:	Artesian
<b>Sewer</b>	:	Kent County
<b>Levy Court District</b>	:	4 <sup>th</sup> Buckson
<b>School District</b>	:	Lake Forest
<b>Fire District</b>	:	North Bowers
<b>Area and Location</b>	:	2.9 ± acres: at the south eastern intersection of Little Heaven Rd. and E. Front St., approximately 0.15 miles north of Bowers Beach Rd., northeast of Frederica.
<b>Property Identification Number</b>	:	SM-00-122.11-01-0700-00001