

PLUS 2007-01-05
Preliminary land Use Service (PLUS)

Delaware State Planning Coordination
 540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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. Possible resources for completing the required information are as follows:

- www.state.de.us/planning
- www.dnrec.state.de.us/dnrec2000/
- www.dnrec.state.de.us/DNRECeis/
- datamil.udel.edu/
- www.state.de.us/deptagri/

- | | |
|---|--|
| 1. Project Title/Name: Riveredge Industrial Park – Cherry Lane | |
| 2. Location: Riveredge Industrial Park – Cherry Lane | |
| 3. Parcel Identification #21-022.00-002 | 4. County or Local Jurisdiction Name: City of New Castle |
| 5. Owner's Name: 4048 Associates, LLC | |
| Address: 4048 New Castle Avenue | |
| City: New Castle | State: DE |
| Phone: 302-658-5241 | Fax: |
| | Zip: 19720 |
| | Email: |
| 6. Applicant's Name: DayStar Sills, Inc. | |
| Address: 300 Water Street | |
| City: Wilmington | State: DE |
| Phone: 302-633-1421 | Fax: (302) 633-1407 |
| | Zip: 19804 |
| | Email: |
| 7. Engineer/Surveyor Name: Mark Ziegler, McBride & Ziegler, Inc. | |
| Address: 2607 Eastburn Center | |
| City: Newark | State: DE |
| Phone: (320) 737-9138 | Fax: (302) 737-2610 |
| | Zip: 19711 |
| | Email: mziegler@mcbrideziegler.com |
| 8. Please Designate a Contact Person, including phone number, for this Project: Mark Ziegler, PE (302) 737-9138 | |

23. If residential, please indicate the following:
 Number of renter-occupied units:
 Number of owner-occupied units:

Target Population (check all that apply):
 Renter-occupied units
 Family
 Active Adult (check only if entire project is restricted to persons over 55)
 Owner-occupied units
 First-time homebuyer – if checked, how many units
 Move-up buyer – if checked, how many units
 Second home buyer – if checked, how many units
 Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: 0.00% Proposed Use: % of Impervious Surfaces: 1.23%
 Square Feet: 0 SF Square Feet: 107,048

25. What are the environmental impacts this project will have? NONE

How much forest land is presently on-site? 20% of total site How much forest land will be removed? 0%

Are there known rare, threatened, or endangered species on-site? Yes X No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? XYes No

Does it have the potential to impact a sourcewater protection area? Yes X No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes X No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? X Yes No If
 "Yes," please include this information on the site map.

27. 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? X Yes No

Are the wetlands: X Tidal Acres 111.1+/- AC
 Non-tidal Acres

If "Yes", have the wetlands been delineated? X Yes No

Has the Army Corp of Engineers signed off on the delineation? X Yes No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes X No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands X Yes No

28. Are there streams, lakes, or other natural water bodies on the site? X Yes No

If the water body is a stream, is it: X Perennial (permanent) Intermittent Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? XYes No

Will there be ground disturbance within 100 feet of the water bodies Yes X No If "Yes", please describe :

<p>29. 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</p> <p>If yes, please list name:</p>
<p>30. List the proposed method(s) of stormwater management for the site: Filter strips Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Roadside swale and tidal marshland</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 195+/- Acres Square Feet</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Tidal marshland</p> <p>Where is the open space located? On the existing property</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed BMP's will include grass filterstrips, sediment traps, recharge beds</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies N/A</p>
<p>35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes <input checked="" type="checkbox"/> No</p>
<p>36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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 the peak season 550vpd</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1%</p>
<p>37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. N/A</p>
<p>38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

39. 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. N/A

40. Are there existing or proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

41. 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

Will this project affect, physically or visually, any historic or cultural resources? Yes No

If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

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

42. Are any federal permits, licensing, or funding anticipated? Yes No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

Yes No

If yes, please List them:

44. Please make note of the time-line for this project: 6 months

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

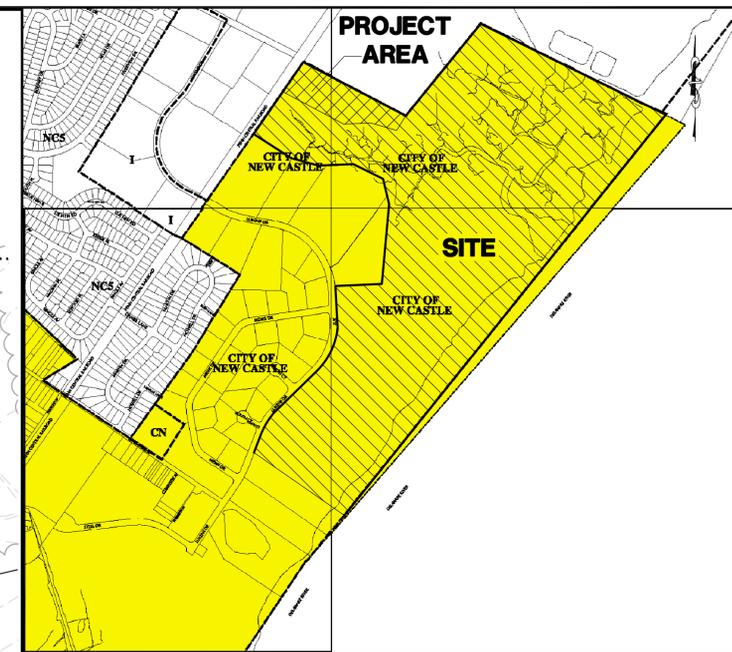
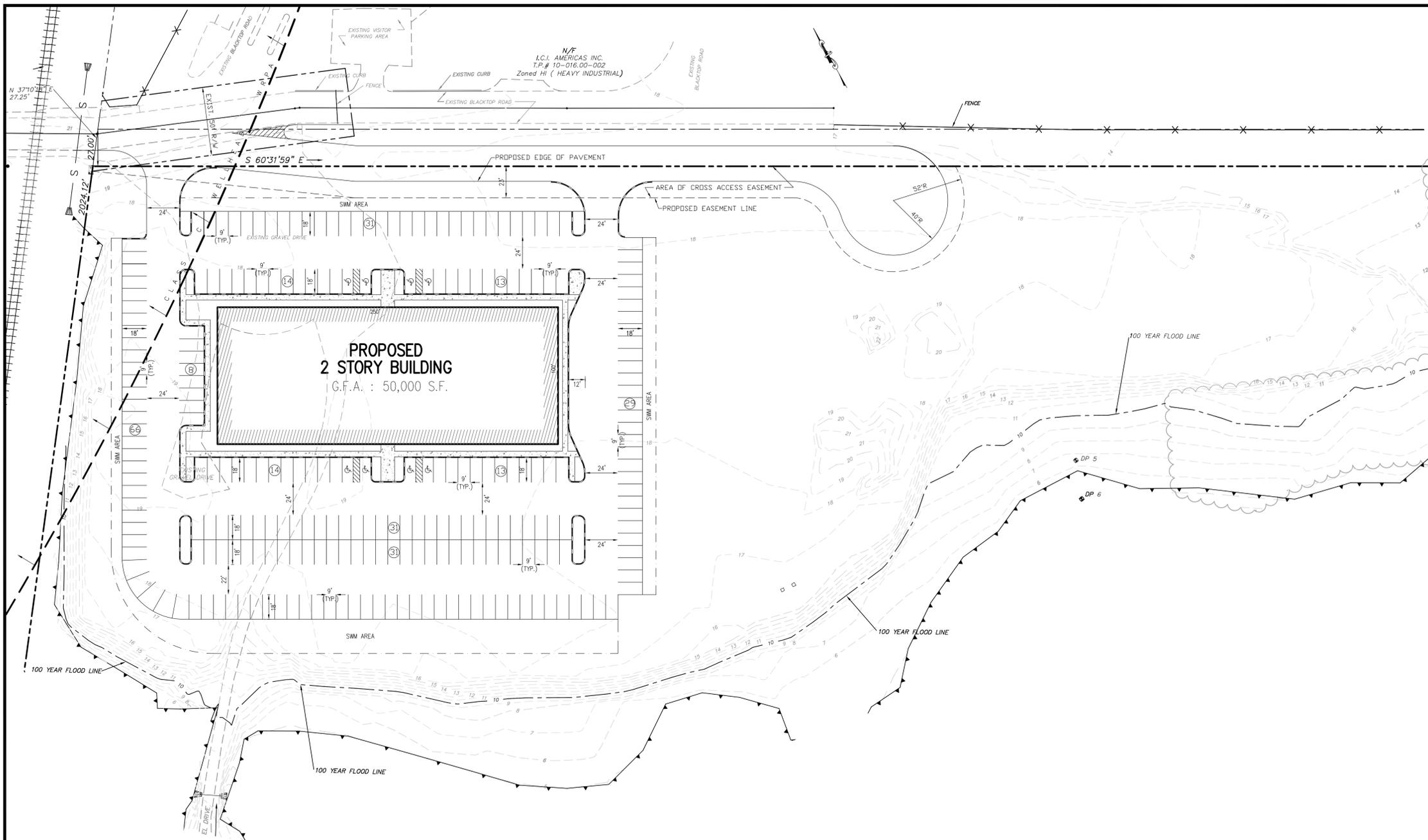
Signature of property owner or contract buyer

Date

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

Date

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. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, 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.



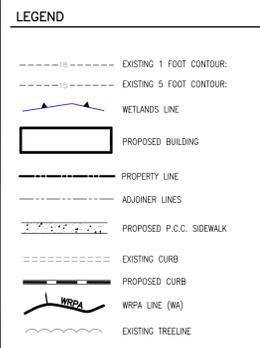
LOCATION MAP **1"=800'**

PLAN DATA

1. TAX PARCEL NUMBER: 21-022.00-002
2. SOURCE OF TITLE: D.R. 1448-33
3. EXISTING ZONING: IDP (INDUSTRIAL OFFICE PARK)
 MINIMUM YARD SETBACKS:
 FRONT YARD: 35'
 SIDE YARD: 20' (ADJACENT RESIDENTIAL DISTRICT)
 REAR YARD: 20'
4. GROSS AREA: 198.3940± ACRES
5. WATER SUPPLY: CITY OF NEW CASTLE
 WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
6. SANITARY SEWER: NEW CASTLE COUNTY
 WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
7. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
8. WATER RESOURCE PROTECTION: A PORTION OF THIS PROPERTY IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 1 OF 3, DATED 1993, REVISED MAY 2001.
9. A 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0170G PANEL 170 OF 450, DATED OCTOBER 6, 2000.
10. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
11. TOPOGRAPHY NOTE: TOPOGRAPHIC AND EXISTING CONDITIONS SHOWN ON THIS PLAN WERE DERIVED FROM THE LINES AND GRADES PLAN FOR AMERISTAR, INC. AT RIVEREDGE PARK PREPARED BY LANDMARK ENGINEERING, INC., DATED JUNE 16, 1998.
12. WETLANDS: THE WETLANDS SHOWN ON THIS PLAN WERE DERIVED FROM THE WETLAND DELINEATION PLAN FOR LUKENS DEVELOPMENT CORPORATION PREPARED BY LANDMARK ENGINEERING, INC., DATED MAY 14, 1993.
13. LAND DEVELOPMENT DATA:

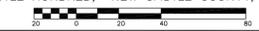
	EXISTING	PROPOSED
BUILDING AREA (50,000 SF)	0.0000± AC.	0.0000± AC.
PAVED AREA	0.0000± AC.	1.8936± AC.
LANDSCAPE SURFACE AREA	198.3940± AC.	195.9365± AC.
	198.3940± AC.	198.3940± AC.

14. PARKING DATA:
 TYPICAL PARKING SPACES SHALL MEASURE 9' X 18'.
 PROPOSED USE: OFFICE
 PARKING SPACES REQUIRED: 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA
 50,000 S.F./300 S.F. = 167 SPACES
 PARKING SPACES PROVIDED:
 (INCLUDING 8 HANDICAPPED PARKING SPACES) 250 SPACES



THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 50,000± SF. TWO STORY OFFICE BUILDING WITH RELATED PARKING, UTILITIES & STORMWATER MANAGEMENT.

SITE IMPROVEMENT CONSTRUCTION PLAN
 OF
RIVEREDGE PARK - CHERRY LANE
 PREPARED FOR
DAYSTAR SILLS, INC.
 NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DELAWARE



APPROVED FOR RECORDATION BY RESOLUTION NO. _____

City Clerk _____

Date _____

RETURN TO: CITY OF NEW CASTLE
 CITY ADMINISTRATION BUILDING
 220 DELAWARE STREET
 NEW CASTLE, DE 19720

RECORDED _____ IN THE OFFICE OF THE RECORDER
 OF DEEDS IN AND FOR NEW CASTLE COUNTY.
 INSTRUMENT NUMBER: _____

APPROVED BY: _____

City of New Castle Building Official _____

City of New Castle Solicitor _____

Date _____

CERTIFICATION OF PLAN ACCURACY

I, MARK ZIEGLER HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES.

SIGNATURE _____ DATE _____



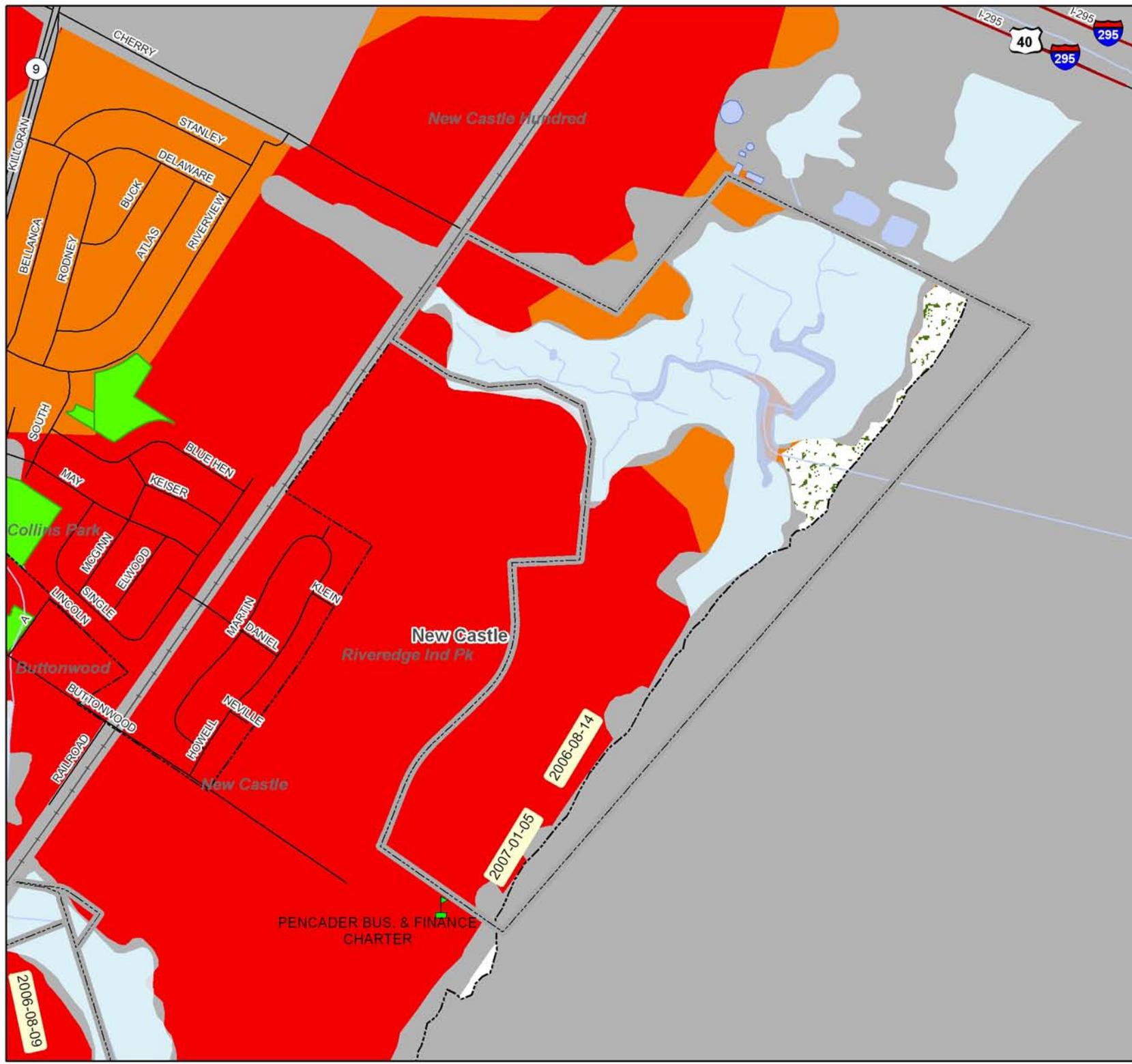
McBRIDE & ZIEGLER, INC.
 LAND SURVEYORS • PLANNERS • ENGINEERS
 2807 EASTBURN CENTER, NEWARK, DELAWARE 19711
 PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY: _____
 PROFESSIONAL ENGINEER / LAND SURVEYOR

SURVEY BY: K.Z.	CHECKED BY: M.Z.
DESIGN BY: .	SCALE: 1" = 40'
DRAWN BY: .	DATE: .
DWG. NO.: 20044279 -	SHEET 1 of 1

Preliminary Land Use Service (PLUS)

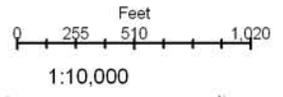
Riveredge Park
2007-01-05



- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)

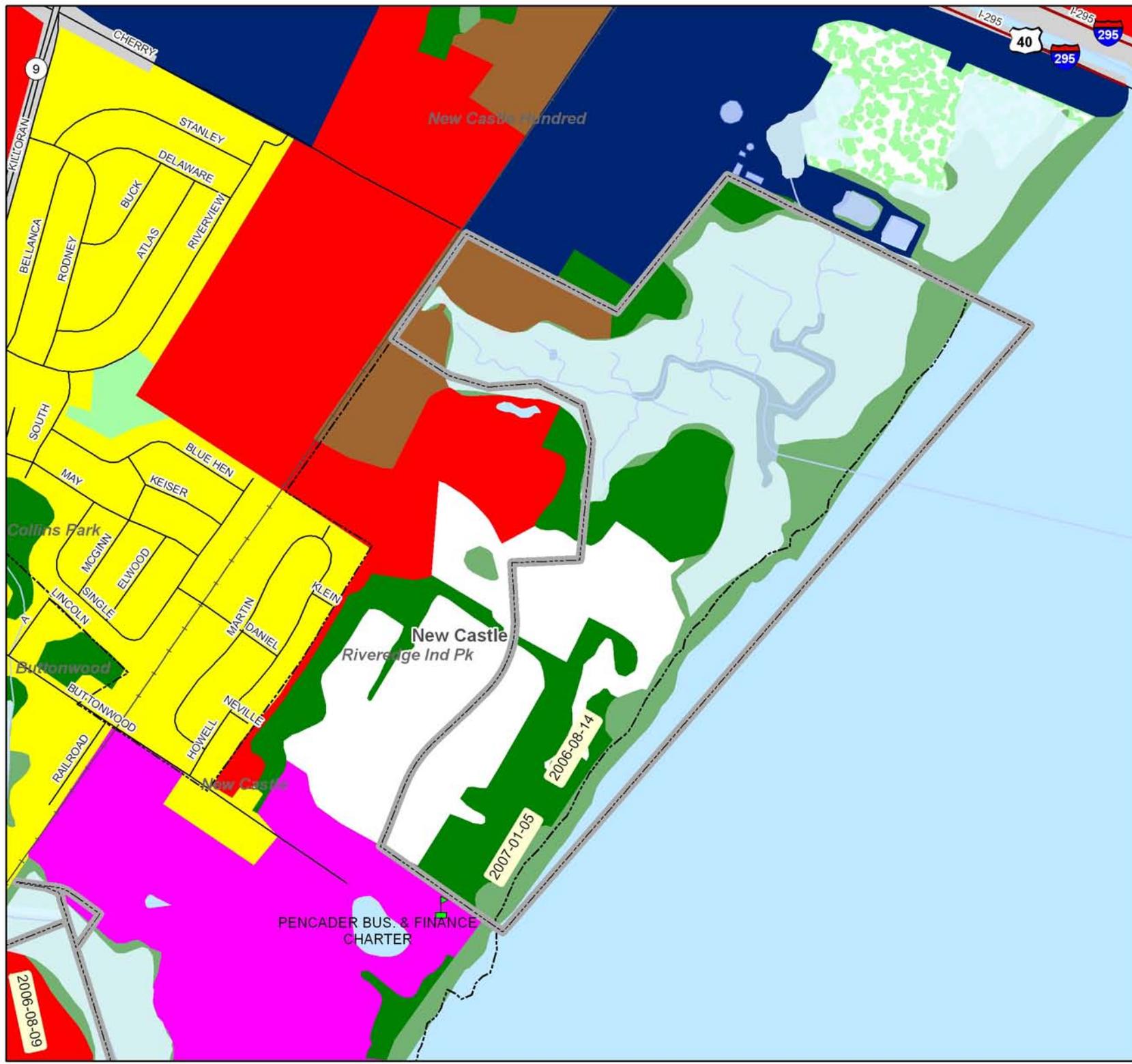


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www.state.de.us/planning

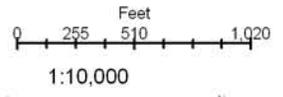


Preliminary Land Use Service (PLUS)

Riveredge Park
2007-01-05



- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



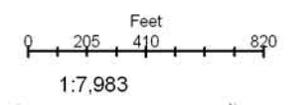
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Preliminary Land Use Service (PLUS)

Riveredge Park
2007-01-05

-  Project Area
-  Municipalities



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