

PLUS 2007-01-08
Preliminary Land Use Service (PLUS)
Delaware State Planning Coordination

122 William Penn Street • 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/planningwww.dnrec.state.de.us/dnrec2000www.dnrec.state.de.us/DNRECeis
datamil.delaware.govwww.state.de.us/deptagri

1. Project Title/Name: Stopyra Lands

2. Location (please be specific): Northwest corner Kirkwood Highway (State Route 2) and Possum Park Road

3. Parcel Identification #: 0805920001, 1801000001, and 0805920002

4. County or Local Jurisdiction Name: New Castle County and City of Newark

5. Owner's Name: Frank E. Acierno

Address: 4737 Concord Pike

City: Wilmington

State: DE

Zip: 19803

Phone: 302-479-8314

Fax: 478-0647

Email:

6. Applicant's Name: Same as No. 5 above.

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Project Designer/Engineer: Gejza S. Csoltko, P.E.

Address: 57 Hilary Circle

City: New Castle

State: DE

Zip: 19720

Phone: 302-836-9098

Fax: 302-834-9909

Email: gscso@verizon.net

8. **Please Designate a Contact Person, including phone number, for this Project:** Gejza J. Csoltko, 302-836-9098

Information Regarding Site:

9. Type of Review: ☐ Rezoning ☐ Comp. Plan Amendment (Kent County Only) ☐ Site Plan Review
☒ Subdivision

10. Brief Explanation of Project being reviewed:

The project includes a subdivision and land development plan for a proposed 249 unit residential development on approximately 117 acres, and approximately 400,000 square feet of commercial development on about 54 acres. Also included is an annexation and associated zoning category designations of the parcels in accordance with the proposed uses presented in the plan.

11. Area of Project(Acres +/-): 171

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Investment Level 1
☒ Investment Level 2 ☐ Investment Level 3 ☐ Investment Level 4 ☐ Environmentally Sensitive Developing (Sussex Only)

13. 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.
Not applicable.

14. Present Zoning: Residential

15. Proposed Zoning: Residential and Commercial

16. Present Use: Residential and Agricultural

17. Proposed Use: Residential and Commercial

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:
Single family residential residences along Kirkwood Highway, with the rear portion of the parcel tilled for agricultural crop production.

19. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☒

Kent ☐

Sussex ☐

Suburban ☒

Inside growth zone ☐

Town Center ☐

Low Density ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☐

20. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: City of Newark

Will a new public well be located on the site? ☐ Yes ☒ No What is the estimated water demand for this project? ___ GPD

How will this demand be met? Agreement with City of Newark water.

21. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: City of Newark

22. If a site plan please indicate gross floor area: 401,487 square feet

23. If a subdivision: ☒ Commercial ☒ Residential ☐ Mixed Use

24. If residential, indicated the number of number of Lots/units:249 Gross Density of Project: 2.13 du/acre Net Density ___ du/acre
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

25. If residential, please indicate the following:

Number of renter-occupied units: None

Number of owner-occupied units: 249

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: not known

☐ Move-up buyer – if checked, how many units

☒ Second home buyer – if checked, how many units: not known

☐ Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0.2% (?)
Square Feet:

Proposed Use: % of Impervious Surfaces: 43% (?)
Square Feet:

27. What are the environmental impacts this project will have? The site will include approximately 40% open space, including protected areas along the White Clay Creek and the associated floodplain. The good developable uplands will be the focus of the development project, and a greenway trail will be preserved through the site in order to permit public access to the White Clay Creek corridor abutting a portion of the site. Thus, the environmental impact will be the most positive possible under a development scenario.

How much forest land is presently on-site? 70 acres How much forest land will be removed? 41 acres

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

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

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

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

28. 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 ☒ No

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

29. 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

If "Yes", have the wetlands been delineated? ☐ Yes ☒ No

Has the Army Corp 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:

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No No disturbance within 50 feet of wetlands

30. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No
If the water body is a stream, is it: ☒ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)
If "Yes", have the water bodies been identified? ☒ Yes ☐ No
Will there be ground disturbance within 100 feet of the water bodies ☒ Yes ☐ No If "Yes", please describe : No disturbance within 50 feet from center line of stream (see plan)
31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? ☐ Yes ☒ No
If yes, please list name:
32. List the proposed method(s) of stormwater management for the site: stormwater ponds
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.): Perennial stream
Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No
33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 44 Acres _____ Square Feet
Open space proposed (not including stormwater management ponds and waste water disposal areas) <u>44</u> acres/Sq ft.
What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Public open space for establishment of a greenway trail corridor in conjunction with plans by government and non-profit organizations in the Middle Run area, as well as small amounts of private open space for active recreation areas.
Where is the open space located? <u>See Plan</u>
Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No
34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?
35. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? Roads, per City of Newark Code.
36. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No
Acres on-site that will be permanently protected
Acres on-site that will be restored
Acres of required wetland mitigation
Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed
Buffers from wetlands, streams, lakes, and other natural water bodies
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No

38. Will this project generate additional traffic? ☒ Yes ☐ No

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: ___ ADT 2,400 ADT Residential
16,662 ADT Commercial

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5 %

39. 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.

The residential component will have one point of access onto Possum Park Road, and a full movement entrance. The commercial component will have a full movement entrance point onto Possum Park Road, and rights-in/rights-out access along the Kirkwood Highway frontage. Possum Park Road is a 2-lane road with no shoulders, paved with a width of approximately ___ feet, with 11' travel lanes going both north and south. Kirkwood Highway is a 4-lane road with paved shoulders, including travel lanes of 11' in width and shoulders of approximately 10'. Kirkwood Highway is also a divided highway with a concrete median between the east and west bound travel lanes.

40. Will the street rights of way be public, private, or town? City of Newark

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

42. 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.

The property abuts the residential developments of Ridgewood Glen and Creek Bend in the City of Newark, both of which have cul-de-sacs away from the boundary line. The property also abuts the residential subdivision of Chapel Hill, located in unincorporated New Castle County, but no internal subdivision streets/roads located in that community run to the property line. Therefore, it is not feasible to provide for any interconnections.

43. 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

44. 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:

45. Please make note of the time-line for this project: Newark Planning Commission and City Council consideration in Spring of 2007.

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

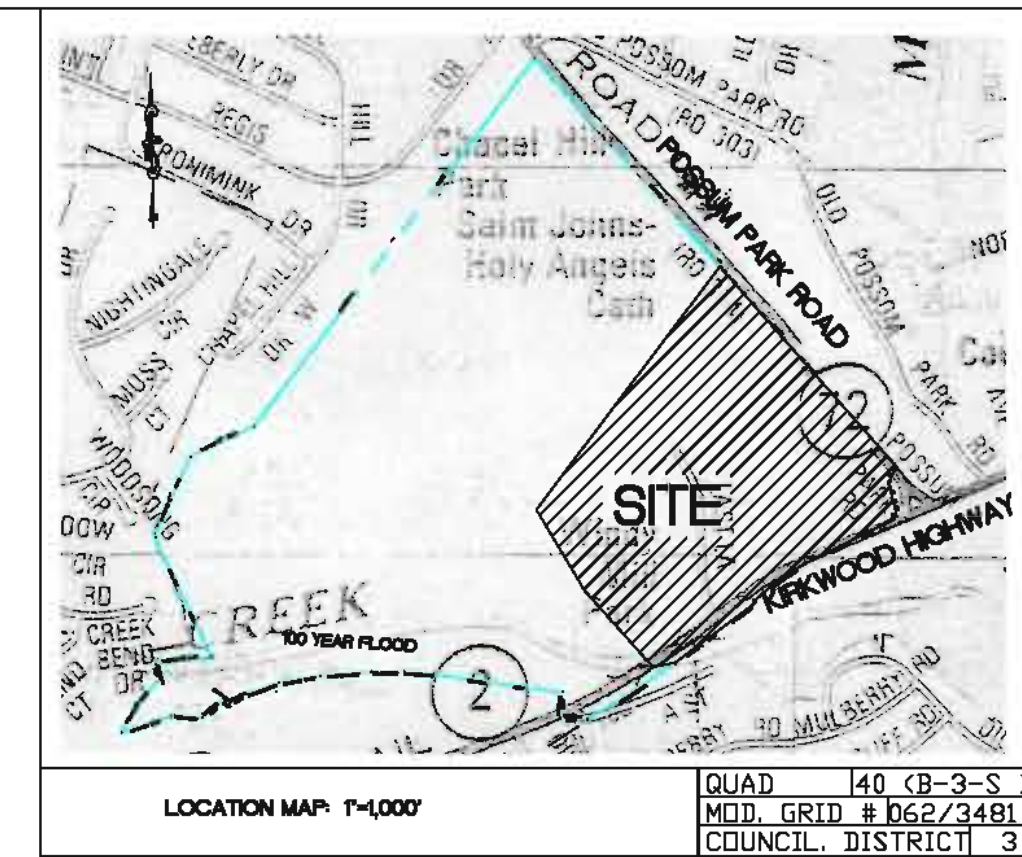
_____, 2006
Frank E. Acierno, Property Owner: _____ Date

_____, 2006
Gejza S. Csoltko, P.E. _____ Date

Signature of Person completing form
(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 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, Suite 302, Haslet Building, Third Floor, 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.



SITE DATA

GROSS ACREAGE: 171.3002±AC.
TAX PARCEL NUMBERS: 08-059.20-001-006

COMMERCIAL: PROPOSED ZONING BC

DATUM: N.G.V.D.
GROSS ACREAGE: 54.2586±AC.
PROPOSED GROSS LEASABLE FLOOR AREA: 401,487 S.F.
PROPOSED GROSS LEASABLE RETAIL: 381,487 S.F.
PROPOSED GROSS LEASABLE RESTAURANT: 20,000 S.F.

PARKING, RETAIL:
REQUIRED: 4.5 SPCS/1,000 S.F. = 1,717 SPCS
PROVIDED: 2,438 SPC.

PARKING, RESTAURANT:
REQUIRED: 9.0 SPCS/1,000 S.F. = 180 SPCS
PROVIDED: 278 SPC.

RESIDENTIAL: PROPOSED ZONING RS
GROSS ACREAGE: 117.0416±AC.
PROPOSED SINGLE FAMILY DETACHED DWELLINGS 249
PROPOSED PRIVATE OPEN SPACE 7,548±AC.
PROPOSED PUBLIC OPEN SPACE 36,723±AC.
TOTAL OPEN SPACE 44,272±AC. 38%
PROPOSED RIGHT-OF-WAY 18,559±AC.
PROPOSED LOTS 56,209±AC.
MINIMUM LOT DIMENSION 75' x 120'
MINIMUM LOT AREA 9,000 S.F.
AVERAGE LOT AREA 9,833 S.F.
FRONT SETBACK 25'
REAR SETBACK 30'
SIDE YARD MINIMUM/ AGGREGATE OF TWO SIDE YARDS 10/25

UTILITIES

WATER - ARTESIAN WATER CO.
SEWER - NCC-DSS

SOURCE OF 100 YEAR FLOOD LINE:
FEMA MAP 10003C0130G, REVISED 10/06/2000.
ELEVATION VARIES FROM 51.00 TO 61.00 FEET

SOURCE OF PLANIMETRIC AND TOPOGRAPHY FEATURES:
AERIAL FLOWN 1972 AND SURVEYED BY V&L IN 1972.

EXISTING WOODS 70.1357 ACRES
WOODS TO BE HARVESTED/REMOVED 41.4640 ACRES

IMPERVIOUS AREA:
COMMERCIAL: 42.8067 ACRES 78%
RESIDENTIAL: 30.8503 ACRES 26%
TOTAL: 73.6570 ACRES 43%

LEGEND

- EXISTING CONTOURS
- EXISTING CL CREEK
- EXISTING WOODS
- EXISTING 100 YEAR FLOOD LINE
- EXISTING SANITARY SEWER LINE
- EXISTING DRAINAGE EASEMENTS
- EXISTING DRIVEWAYS TO BE REMOVED
- EXISTING ROW LINES
- EXISTING LOT LINES
- EXISTING BUILDINGS TO BE REMOVED
- PROPOSED ROW LINES
- PROPOSED LOT LINES
- PROPOSED ROAD CL
- PROPOSED BACK OF CURB
- PROPOSED EDGE OF PAVING
- PROPOSED 6' WIDE CONCRETE SIDEWALK
- LOT NUMBERS
- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS
- PROPOSED LIGHT FIXTURES

DATE	REVISIONS	OWNER	ALLIED PROPERTIES	NAME	STOPINA PROPERTY
10/08/05	REVISED FOR TARGET	ADDRESS	10.000 700	LOCATION	MILL CREEK HANOVER, NEW CARLE COUNTY, DE
10/22/05	REVISED FOR AREA	ADDRESS	WILMINGTON, DE 19803-1431	GRAPHIC	100
10/26/05	REVISED PER REQUEST	TEL #	(302) 470-6334	SCALE	1"=100'
01/05/06	REVISED FOR WEGMANS	PREPARED BY	BY WILLIAM CIRCLE	DATE	08/21/01
02/08/06	REVISED FOR PARKING	APPROVED BY	GJC	DATE	08/21/01
02/13/06	REVISED FOR PARKING	ADDRESS	1000 700	SCALE	HOR. 1"=100'
12/07/06	RESIDENTIAL LAYOUT	TEL #	PH: 800.888.0008 FAX: 302.684.0009	TITLE	CONCEPTUAL PLAN

Preliminary Land Use Service (PLUS)

Stopyra Lands
2007-01-08

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

Strategies

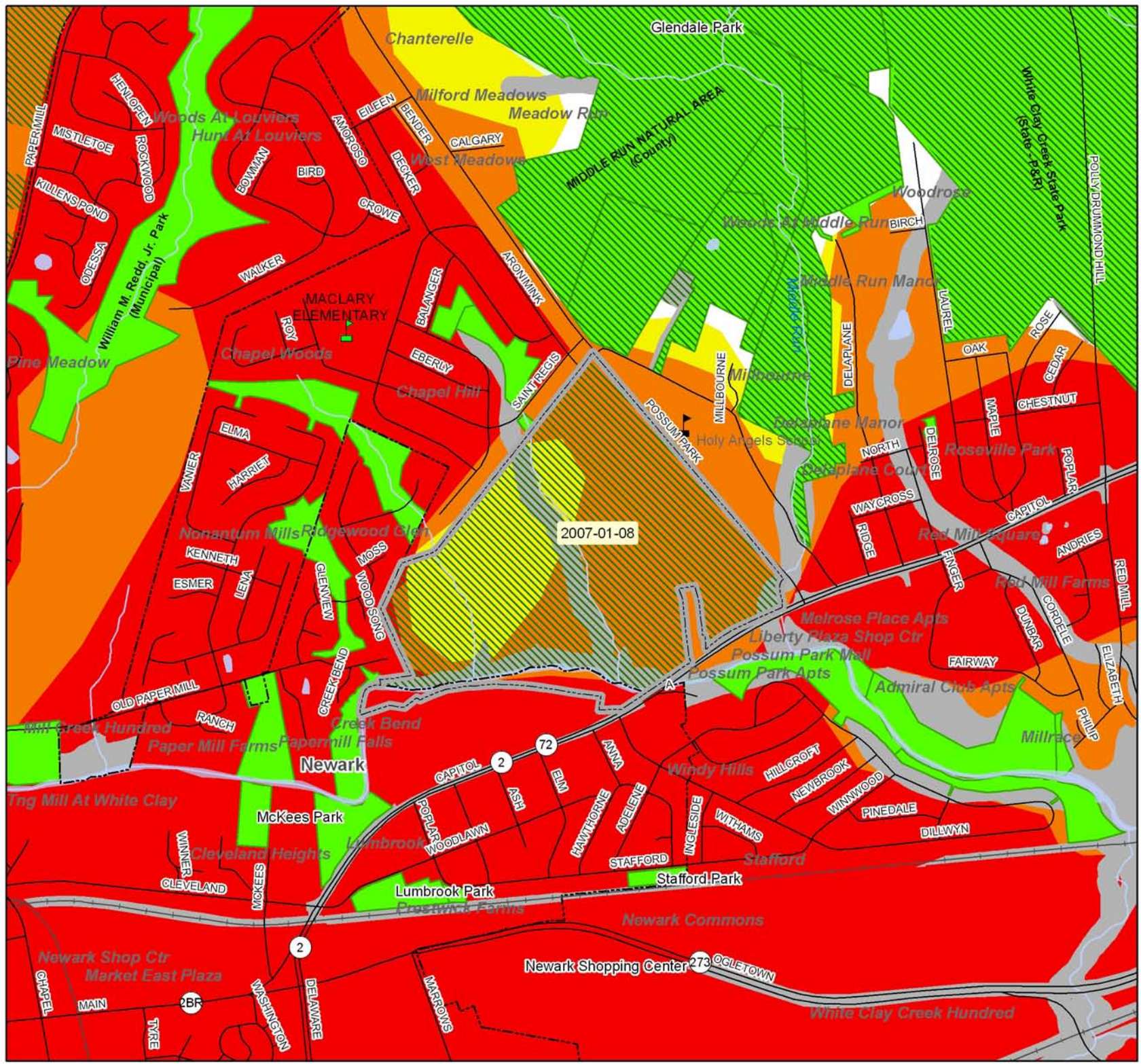
- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)

0 395 790 1,580
Feet

1:15,000



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Preliminary Land Use Service (PLUS)

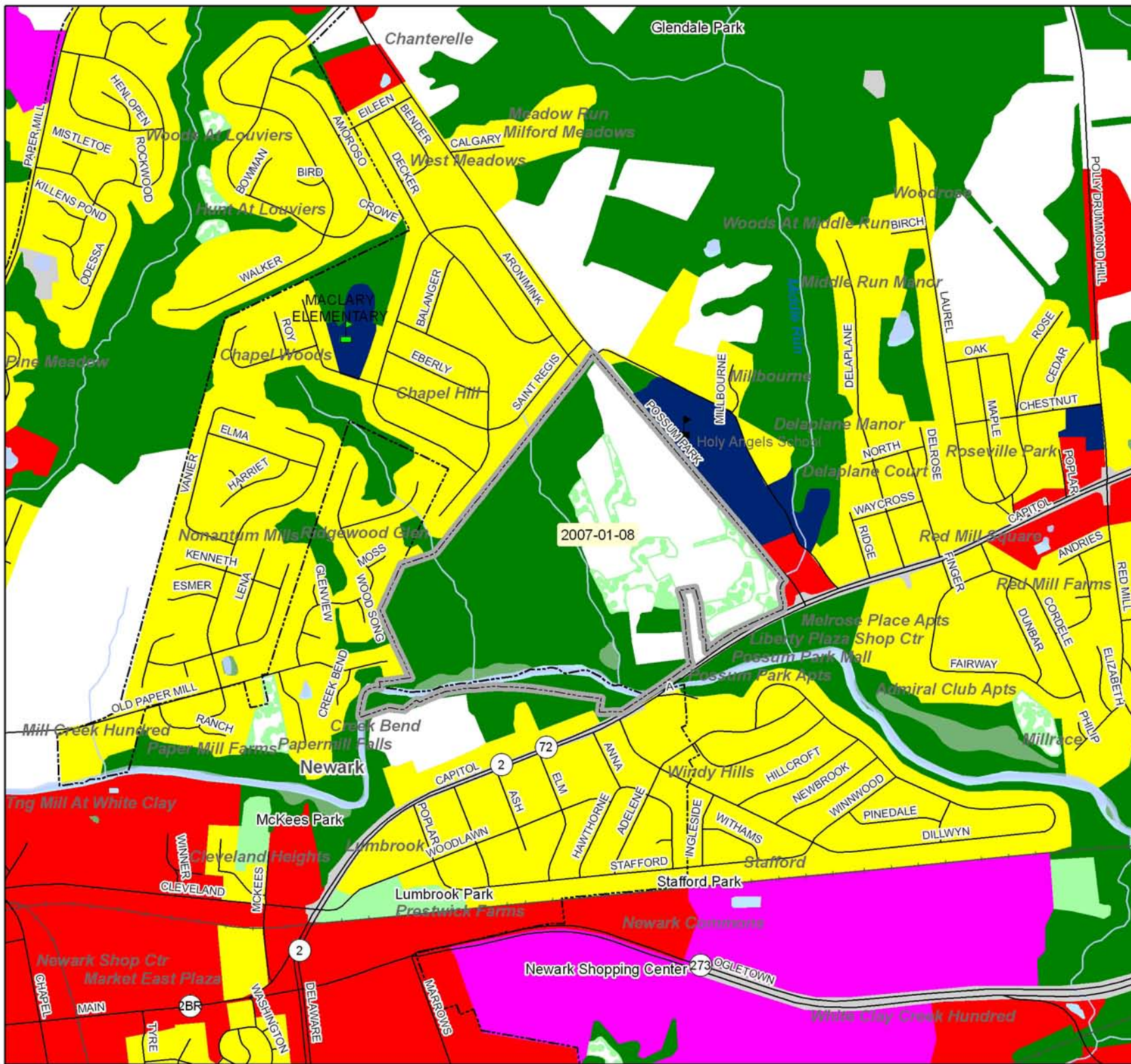
Stopyra Lands
2007-01-08

-  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

0 395 790 1,580 Feet
1:15,000

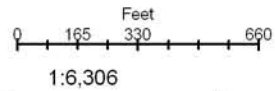


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**Preliminary Land
Use Service (PLUS)**
Stopyra Lands
2007-01-08

-  Project Area
-  Municipalities



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