

Preliminary Land Use Service PLUS

Delaware State Planning Coordination

Submit by Email

122 William Penn Steet • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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): 2010-05-02

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): Level 2

1. Project Title/Name: Piendak Red Lion
2. Location (please be specific): 2504 Red Lion Road
3. Parcel Identification #: 12-018.00-015
4. County or Local Jurisdiction Name: where project is located: New Castle County
5. If contiguous to a municipality, are you seeking annexation? N/A - No
6. Owner's Name: Red Lion Kirkwood Partners, LLC Attn: Richard Piendak

Address: 9 Bellecor Drive

City: New Castle State: Delaware Zip: 19720

Phone : (302) 328-5828 Fax (302) 328-9429 Email:
7. Equitable Owner/Developer
(This Person is required to attend the PLUS meeting): Red Lion Kirkwood Partners, LLC Attn: Richard Piendak

Address: 9 Bellecor Drive

City: New Castle State: Delaware Zip: 19720

Phone : (302) 328-5828 Fax (302) 328-9429 Email: richard@richardspaving.com
8. Project Designer/Engineer: Duffield Associates, Inc. Attn: Mario Gangemi

Address: 5400 Limestone Road

City: Wilmington State: Delaware Zip: 19808

Phone : (302) 239-6634 Fax (302) 239-8485 Email: mgangemi@duffnet.com
9. Please Designate a Contact Person, including phone number, for this Project: Mario Gangemi, P.E. (302) 239-6634

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:

Filter Strips, Bioretention Area

23. Is open space proposed? Yes No

If "Yes," how much? Acres: 0.131

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

Landscaped Area

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:

842

What percentage of those trips will be trucks, excluding vans and pick-up trucks? <2% typical

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.

Parking lot may provide future connection to adjacent gravel parking lot.

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: Mario Gangemi, P.E. Phone number: (302) 239-6634

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

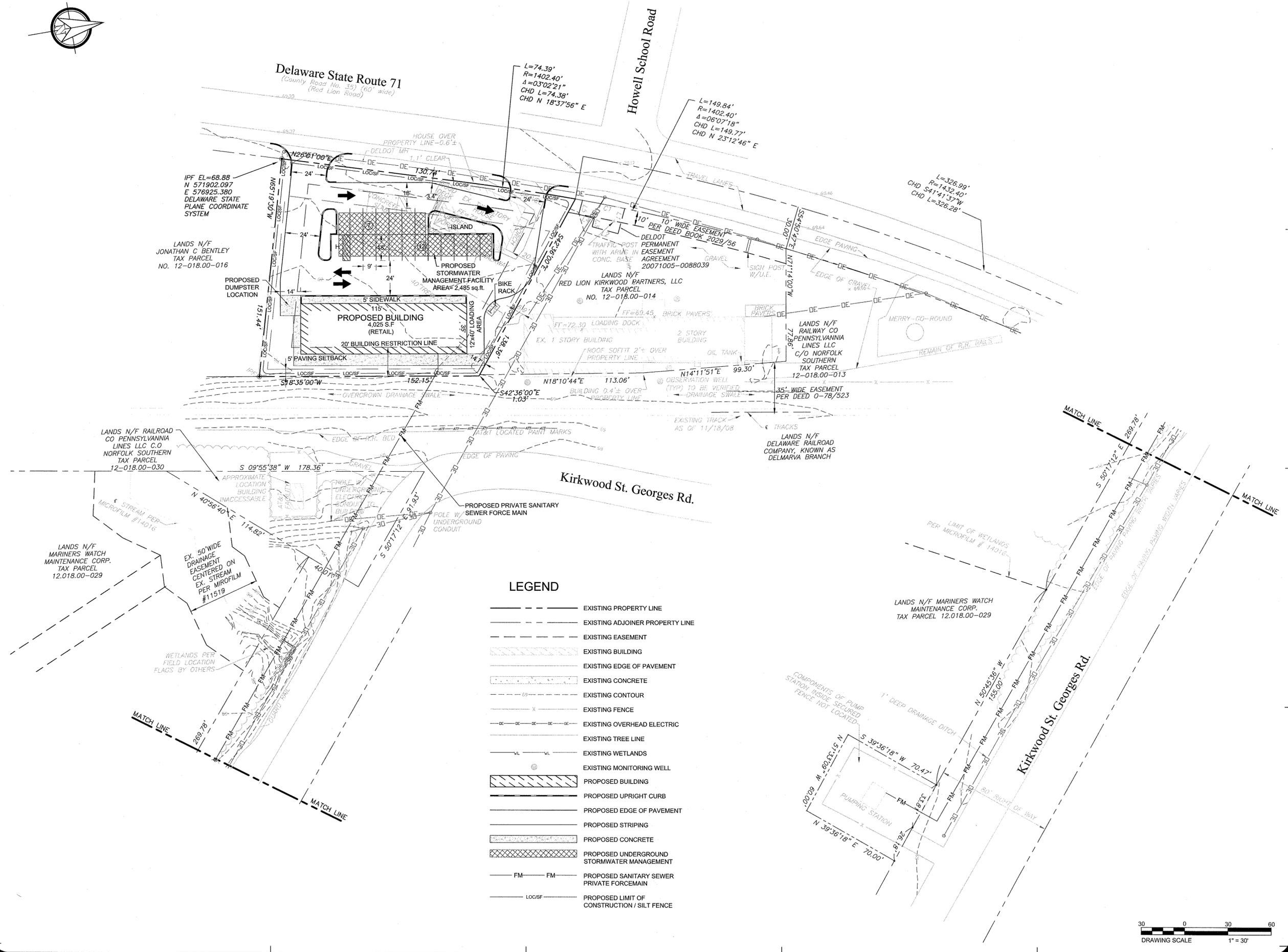
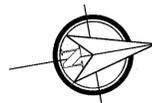
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of Property Owner [Signature Field] Date/Time Field [Date/Time Field]

Signature of Person Completing form (if different than property owner) [Signature Field] Date/Time Field [Date/Time Field]

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. If electronic signature is not attached, 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.**



LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJOINER PROPERTY LINE
- EXISTING EASEMENT
- ▨ EXISTING BUILDING
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREE LINE
- EXISTING WETLANDS
- EXISTING MONITORING WELL
- ▨ PROPOSED BUILDING
- PROPOSED UPRIGHT CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED STRIPING
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED UNDERGROUND STORMWATER MANAGEMENT
- FM — FM — PROPOSED SANITARY SEWER PRIVATE FORCEMAIN
- LOC/SF — PROPOSED LIMIT OF CONSTRUCTION / SILT FENCE



DUFFIELD ASSOCIATES
Consultants in the Geosciences

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 WILMINGTON, DE 19808-1232
 TEL: (302) 239-6654
 FAX: (302) 239-5485
 OFFICES IN DELAWARE, MARYLAND,
 PENNSYLVANIA AND NEW JERSEY
 E-MAIL: DUFFIELD@DUFFNET.COM

DESIGNED BY:	CM/KMR	CHECKED BY:	MFG
DRAWN BY:	JNS	FILE NAME:	D-7693CF-ED-R0
DATE:			
REVISION			
No.			

OWNER:
 RED LION KIRKWOOD PARTNERS, LLC
 9 BELLECOR DRIVE
 NEW CASTLE, DE 19720

EXPLORATORY MINOR LAND DEVELOPMENT PLAN WITH REZONING

PIENDAK RED LION

RED LION HUNDRED-NEW CASTLE COUNTY-DELAWARE

DATE: JANUARY 26, 2010
 SCALE: 1" = 30'
 PROJECT NO. 7693.CF
 SHEET: 2 OF 2

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Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with comprehensive plan
 Subdivision Site Plan Review

11. Brief Explanation of Project being reviewed:

Rezone parcel from NC 6.5 to CR. Construct 4,025 SF retail building with sewer forcemain. Remove failing septic system and existing hou

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.

No

12. Area of Project (Acres +/-):

0.573

Number of Residential Units:

0

Commercial square footage:

4,025

13. Present Zoning: NC 6.5

14. Proposed Zoning: CR

15. Present Use: Residential

16. Proposed Use: Commercial

17. Water: Central (Community system) Individual On-Site Public (Utility)

Will a new public well be located on this site?

- Yes No

Service Provider Name:

Artesian Water

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)

Will a new community wastewater system be located on this site?

- Yes No

Service Provider Name:

New Castle County (private forcemain to NCC

19. If residential, describe style and market segment you plan to target (Example -- Age restricted):

N/A - Commercial

20. Environmental impacts:

None anticipated

How many forested acres presently on-site? 0

How many forested acres will be removed? 0

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

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

Has the Army Corps of Engineer 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:

How close do you anticipate ground disturbance to wetlands, stream, wells, or waterbodies?

None on site. Private forcemain will require directional drilling under adjacent stream to New Castle County pump station.

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Peindak Red Lion
2010-05-02

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

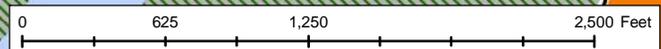
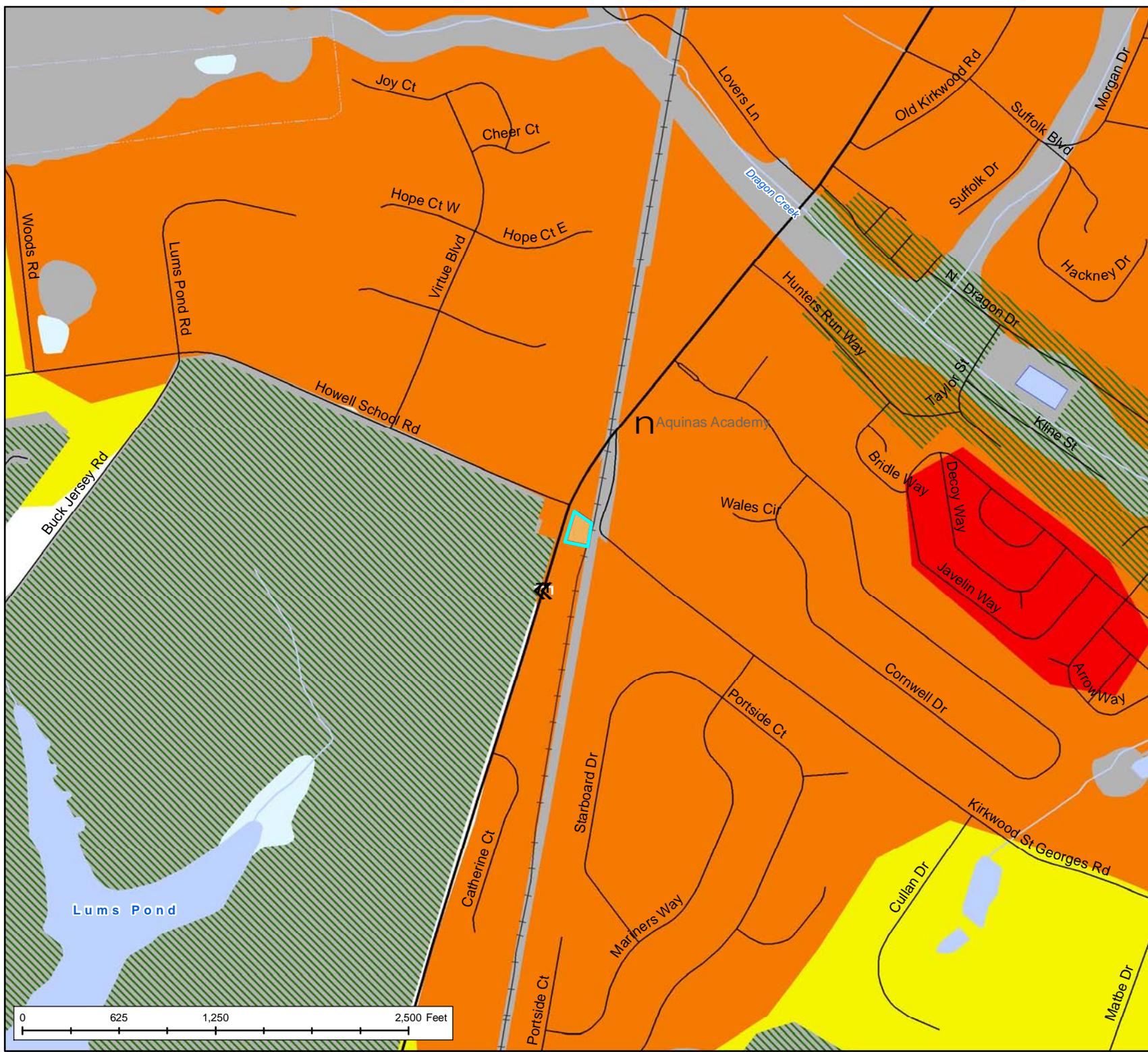
State Strategies

-  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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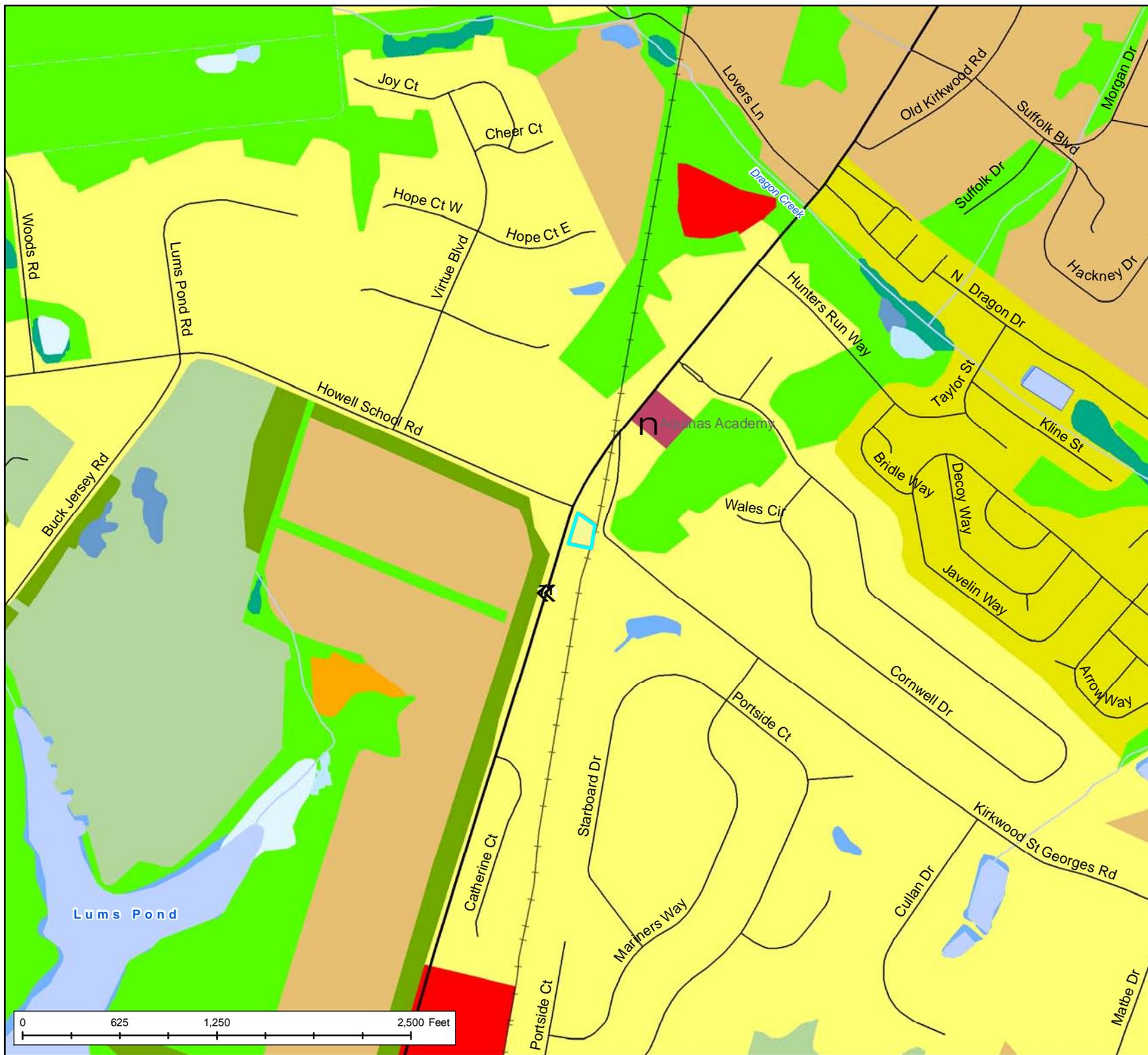


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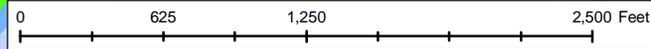
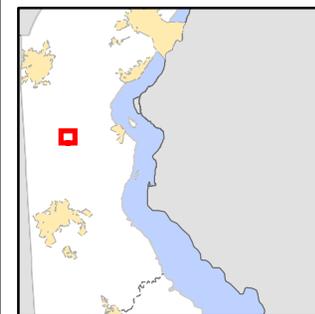


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

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-  Project Areas
-  Municipalities

2007 Aerial Photography:
Provided by Delaware
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