

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • 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): _____
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____

1. Project Title/Name: Twin Spans Business Park – Parcel 7D

2. Location (please be specific): Twin Spans Business Park, Route 9, New Castle, Delaware

3. Parcel Identification #: 21-005.00-051

4. County or Local Jurisdiction Name: where project is located: City of New Castle

5. If contiguous to a municipality, are you seeking annexation: N/A

6. Owner's Name: Twin Spans Business Park, LLC (Thomas Hanna)

Address: 2060 Limestone Road, Suite 203

City: Wilmington

State: DE

Zip: 19808

Phone: 302-323-9300

Fax: 302-323-4951

Email: tharvey@harveyhanna.com

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Same

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

8. Project Designer/Engineer: Greg Swift

Address: 2607 Eastburn Center

City: Newark

State: DE

Zip: 19711

Phone: 302-737-9138

Fax: 302-737-2610

Email: gswift@mcbrideziegler.com

9. Please Designate a Contact Person, including phone number, for this Project: Same

| | |
|--|-----------------------------|
| Information Regarding Site: | |
| 10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision | |
| 11. Brief Explanation of Project being reviewed: 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. | |
| 12. Area of Project (Acres +/-): 47.6 Number of Residential Units: N/A Commercial square footage: 138,466 sf. | |
| | 13. Proposed Zoning: N/A |
| 14. Present Use: Warehouse | 15. Proposed Use: Warehouse |
| 16. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 17. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 19. If residential, describe style and market segment you plan to target (Example- Age restricted): N/A | |
| 20. Environmental impacts: How many forested acres are 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: 25 ac. +/- If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>Disturbance proposed within 5 feet outside of wetlands.</u> | |
| 21. 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 | |
| 22. List the proposed method(s) of stormwater management for the site: Underground StormTech system | |

23. Is open space proposed? Yes No If "Yes," how much? _____ Acres:
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

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: 0
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0

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. N/A

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: Greg Swift phone number: 302-737-9138

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

 Date

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

 Date

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, 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.

PARCEL 7D
47.5765± AC.
EXISTING WAREHOUSE
421,290 S.F.
FF=18.50

PROPOSED WAREHOUSE ADDITION
138,466 S.F.
F.F. 18.50

PARCEL 5
(TO BE ELIMINATED)
EX. SWM BASIN TO BE ELIMINATED

UNDERGROUND SWM AREA
(STORM TECH UNITS)

- LEGEND**
- PROPOSED BUILDING
 - PROPOSED BUILDING
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER
 - EXISTING PARKING COUNT
 - EXISTING PAVEMENT
 - PROPOSED PAVEMENT
 - FLOOD PLAIN
 - WETLANDS

N/F
4048 Associates LLC Co.
T.P.# 21-022.00-002
D.R. 1942-179

EXPLORATORY SKETCH PLAN
RECORD RESUBDIVISION PLAN
OF
PARCEL 7D, TWIN SPANS BUSINESS PARK
PREPARED FOR
TWIN SPANS BUSINESS PARK, LLC
CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE

M & Z

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

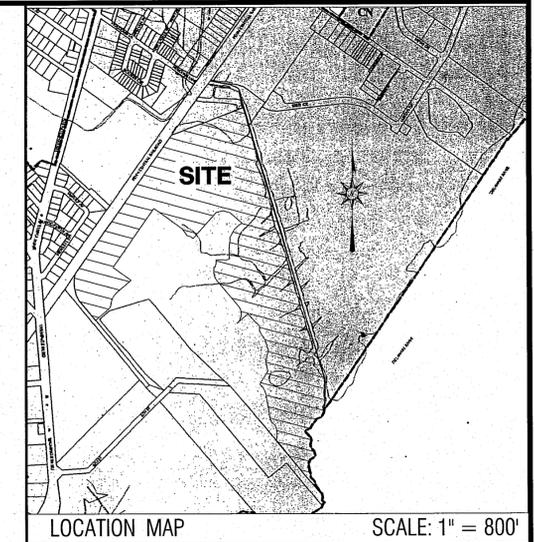
APPROVED BY: _____
PROFESSIONAL ENGINEER

| | |
|-----------------------------|----------------------------|
| SURVEY BY: M&Z | CHECKED BY: M.Z. |
| DESIGN BY: G.S. | SCALE: 1" = 40' |
| DRAWN BY: G.S. | DATE: JULY 29, 2011 |
| DWG. NO.: 20064246 - | SHEET: 2 of 2 |

| REV. NO. | DATE | REVISION |
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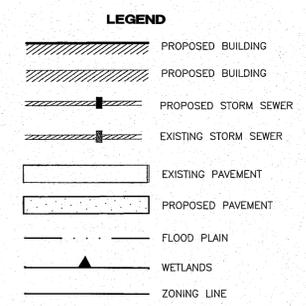
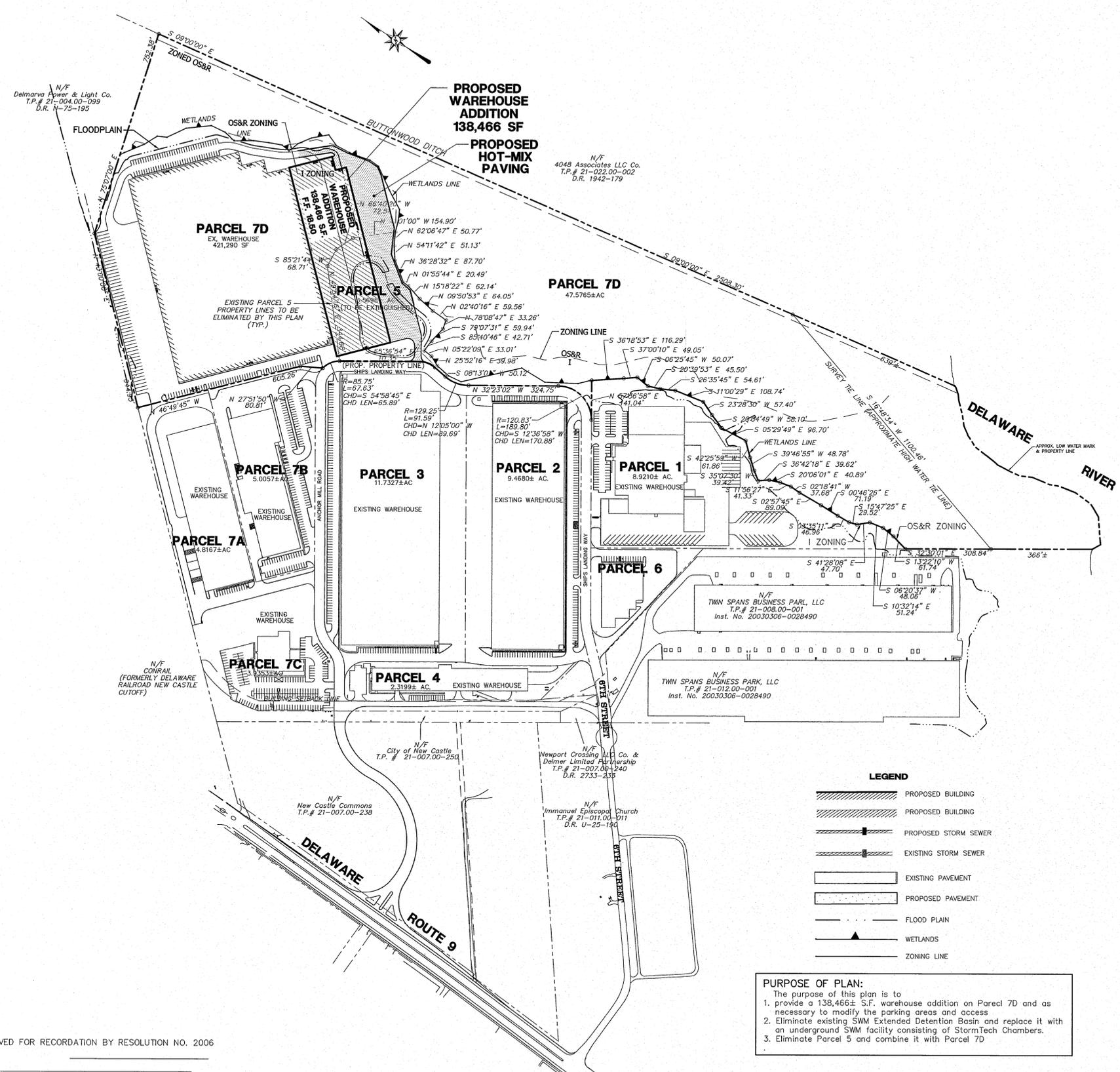
GENERAL NOTES

1. NEW CASTLE CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER PLAN.
2. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF NEW CASTLE STANDARD SPECIFICATIONS AND DETAILS, AND/OR THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) STANDARD SPECIFICATIONS, DATED JULY 1985, AND THE DELDOT STANDARD DETAILS, LATEST REVISION.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK (2003).
4. A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO COMMENCING WITH CONSTRUCTION UNLESS WAIVED BY THE SCS AND CITY OF NEW CASTLE. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLANS.
5. REVIEW AND APPROVAL OF SEDIMENT AND STORMWATER MANAGEMENT PLANS SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE SEDIMENT AND STORMWATER REGULATIONS. NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS AND OMISSIONS ON THE APPROVED PLANS.
6. ACREAGE OF DISTURBED AREA: 5.7± ACRES
LIMITS OF DISTURBANCE MUST BE DELINEATED IN THE FIELD.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE SITE SUPERINTENDENT/GENERAL CONTRACTOR AFTER EACH RAIN AND REPLACED OR REPAIRED AS NECESSARY TO OBTAIN THE CONSTRUCTION STANDARD REQUIRED. ANY ERODED AREAS SHALL BE STABILIZED AND ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF ACCORDING TO PLAN.
8. THE CITY OF NEW CASTLE PUBLIC WORKS DEPARTMENT RESERVES THE RIGHT TO REQUIRE ANY ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES.
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES FOUND NECESSARY TO CONTROL EROSION AND SEDIMENTATION ON THE SITE, DUE TO UNFORESEEN SITUATIONS IN THE DESIGN STAGE, SHALL BE INSTALLED IN ACCORDANCE WITH THE DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK, AS DIRECTED BY THE SCS INSPECTOR.
10. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY NEW CASTLE CONSERVATION DISTRICT.
11. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROLS AND IN THE EARLY STAGES OF SITE WORK ARE IN PLACE, INSPECTED AND APPROVED BY THE SCS PRIOR TO THE SATISFACTORY INSPECTION OF THE PERIMETER EROSION AND SEDIMENT CONTROLS BY THE SCS INSPECTOR. SITE DISTURBANCE SHALL PERMIT EROSION AND SEDIMENT BE LIMITED TO THOSE AREAS NECESSARY TO ESTABLISH CONTROLS.
12. SHOULD ADDITIONAL EROSION OR SEDIMENTATION OCCUR DURING CONSTRUCTION OR SHOULD QUESTIONS REGARDING THE MAINTENANCE OF CONTROL PRACTICES ARISE, CONTACT THE DESIGN ENGINEER OR SCS IMMEDIATELY FOR TECHNICAL ASSISTANCE.
13. PROPOSED PAVING ELEVATIONS SHALL MATCH EXISTING ELEVATIONS WHEREVER THEY ADJOIN.
14. PLAN LOCATIONS, ELEVATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
15. ALL DIMENSIONS RELATIVE TO CURBING ARE TO FACE OF CURB.
16. ALL DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE UNLESS OTHERWISE NOTED.
17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR EROSION AND SEDIMENT CONTROLS AND STORMWATER MANAGEMENT PRACTICES DURING UTILITY CONSTRUCTION.
18. ALL SIGNING, TRAFFIC CONTROL AND SAFETY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND SHALL BE SUBJECT TO THE APPROVAL OF THE DIVISION OF HIGHWAYS. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM DEVICES FOR STREETS AND HIGHWAYS."
19. ALL NECESSARY PERMITS, LICENSES, BONDS, INSURANCE POLICIES, ETC. REQUIRED BY LOCAL STATE AND/OR FEDERAL LAWS SHALL BE PROVIDED BY THE CONTRACTOR AT HIS OWN EXPENSE.
20. TOPSOIL STOCKPILED ON THE SITE SHALL BE STABILIZED WITH SEED AND MULCH WITHIN FIVE (5) CALENDAR DAYS OF PLACEMENT OF THE TOPSOIL.
21. ALL PERIMETER CONTROLS FOR EROSION AND SEDIMENT SHALL BE IN PLACE PRIOR TO ANY OTHER LAND DISTURBING ACTIVITIES.
22. ANY DISTURBED AREAS WITH SLOPES OF 3:1 OR GREATER SHALL HAVE MATTING INSTALLED ON THEM.
23. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THAT ALL WETLANDS DEPICTED ON THIS PLAN ARE NON-JURISDICTIONAL. MCBRIDE & ZIEGLER ASSUMES NO RESPONSIBILITY FOR THE FILLING OF WETLANDS WITHOUT THE OWNER/BUILDER OBTAINING PERMISSION FROM THE ARMY CORPS OF ENGINEERS.
24. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER SEDIMENT CONTROLS, TOPSOIL STOCKPILES AND ALL PERIMETER SEDIMENT CONTROLS, TOPSOIL STOCKPILES AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT.
25. IF DUST BECOMES A PROBLEM, SPRINKLE WITH WATER EVERY HOUR.
26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THERE IS SUFFICIENT COVER ON ALL PIPING DURING CONSTRUCTION TO PREVENT FAILURE OF PIPES.
27. IT IS THE RESPONSIBILITY OF THE OWNER TO INSPECT AND PERFORM MAINTENANCE AND/OR REPAIRS OF THE STORMWATER MANAGEMENT PRACTICES PERMANENTLY.
28. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL WALL MOUNTED FIRE HYDRANTS ON EXTERIOR OF BUILDING OR WITHIN THE BUILDING.



PLAN DATA

1. TAX PARCEL NUMBER: 21-005-00-051
2. EXISTING ZONING: I- Industrial and OS&R (City of New Castle)
3. DATUM: N.G.V.D. (1929)
4. GROSS AREA: Existing Parcel 7D 47.5765± Acres
Existing Parcel 5 6.5698± Acres
Proposed Parcel 7D 54.1463± Acres
5. DEBRIS DISPOSAL: No debris will be buried or disposed of on this site.
6. 100-YEAR FLOOD PLAIN: A 100-year flood plain exists on this site.
7. WETLANDS: Wetlands exists on this site.
8. TOPOGRAPHY is aerial and was flown in Spring 2000. The topography was supplemented by McBride & Ziegler, inc. in October 2006. The project benchmark is the center of the sanitary sewer manhole lid, elev. 16.95.
9. 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 Division of Public Health.
10. SEWERAGE: New Castle County
Sewerage is subject to the approval of the New Castle County Department of Public Health and the Delaware Department of Natural Resources and Environmental Control.
11. PARKING DATA: REQUIRED
One space per 2 employees 100 Spaces
TOTAL PROVIDED (Including 5 Handicap Spaces) = 127 Spaces
12. MINIMUM YARD SETBACKS:
FRONT YARD = 35'
SIDE YARD = 20' (adjoining residential district)
REAR YARD = 20'
12. BUILDING AREA:
EXISTING 421,290 SF.
PROPOSED 138,466 SF.
TOTAL 559,756 SF.
13. FEMA Floodplain is shown at 100 year flood contour elevation 10.0. The developer plans to apply for a permit to fill in the floodplain as necessary.



PURPOSE OF PLAN:
The purpose of this plan is to
1. provide a 138,466± S.F. warehouse addition on Parcel 7D and as necessary to modify the parking areas and access.
2. Eliminate existing SWM Extended Detention Basin and replace it with an underground SWM facility consisting of StormTech Chambers.
3. Eliminate Parcel 5 and combine it with Parcel 7D

OWNER/DEVELOPER:
TWIN SPANS BUSINESS PARK, LLC.
2060 LIMESTONE ROAD
SUITE 203
WILMINGTON, DE 19808

**EXPLORATORY SKETCH PLAN
RECORD RESUBDIVISION PLAN
OF
TWIN SPANS BUSINESS PARK
PARCEL 7D
PREPARED FOR
TWIN SPANS BUSINESS PARK, LLC.
CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE**

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PHONE (302) 737-9138 • FAX (302) 737-2810

APPROVED BY: _____
PROFESSIONAL ENGINEER / LAND SURVEYOR

SURVEY BY: M&Z **CHECKED BY:** M.Z.
DESIGN BY: G.S. **SCALE:** 1" = 200'
DRAWN BY: G.S. **DATE:** JULY 29, 2011
DWG. NO.: 20064246- SHEET 1 of 2

APPROVED FOR RECORDATION BY RESOLUTION NO. 2006

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: _____

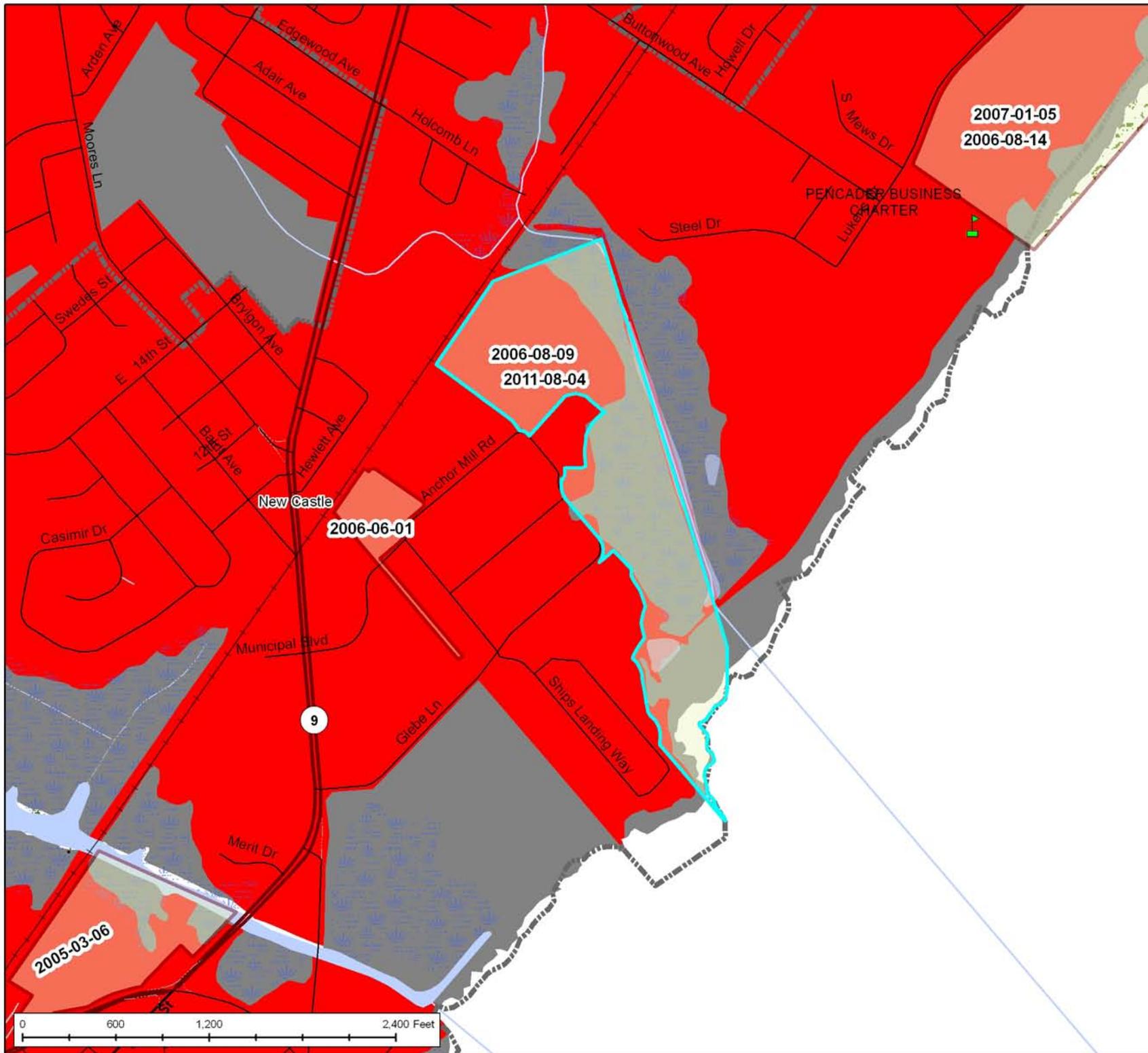
**CERTIFICATE OF OWNER
PARCEL 7D**
I, Thomas Hanna, Member, hereby certify that Twin Spans Business Park, LLC is the owner of the property shown on this plan, and the subdivision thereof was made at its direction, that it acknowledges same to be its act and plan and desires the same to be recorded as such according to law, and in accordance with the Subdivision and Land Development Regulations of the City of New Castle, and that all proposed street monuments are in place at the locations shown.
Date _____ Thomas Hanna

CERTIFICATE OF ACCURACY
I, Mark Ziegler, hereby certify that I am a Professional Engineer in the State of Delaware and that the plan shown and described hereon consisting of two sheets represents a survey made by McBride & Ziegler, Inc. and is true and correct to the accuracy required by accepted surveying standards and practices and by the Subdivision and Land Development Regulations of the City of New Castle to the extent that it describes the bearings and distances of subdivided lands and that the existing monuments shown hereon actually exist and their positions are accurately shown.
Date _____ Mark Ziegler, P.E., DE Reg #: 7502

| REV. NO. | DATE | REVISION |
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Preliminary Land Use Service (PLUS)

Twin Spans
Business Park
2011-08-04

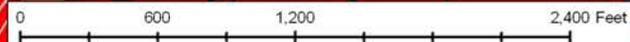


- PLUS Project Areas
- Municipalities
- State Parks
- Forestry Easements
- Purchased Dev. Rights
- Ag District
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture
- 2010 State Strategies**
 - Level 1
 - Level 2
 - Level 3
 - Level 4
 - Out of Play

1:10,000



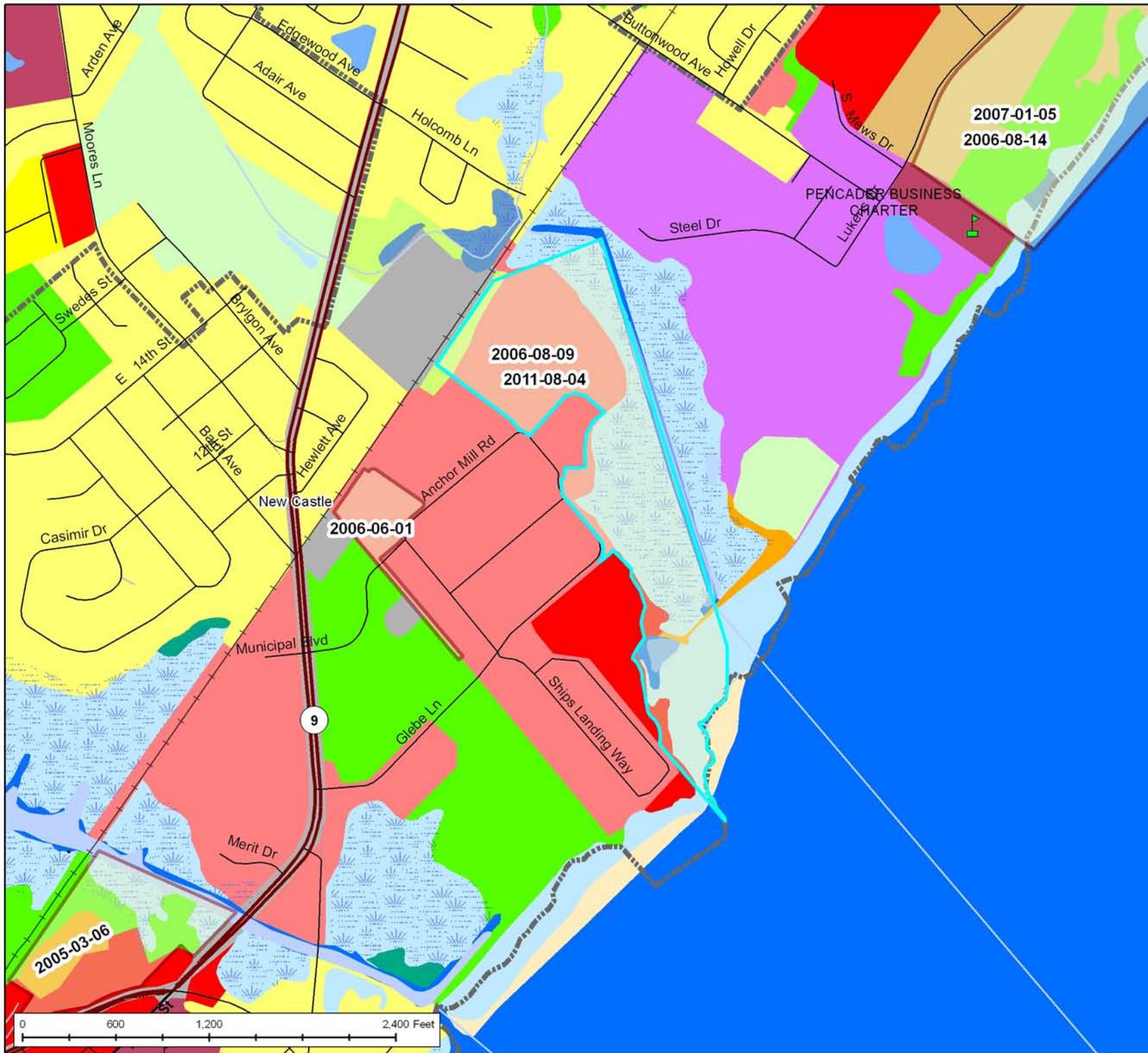
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Preliminary Land Use Service (PLUS)

Twin Spans Business Park

2011-08-04

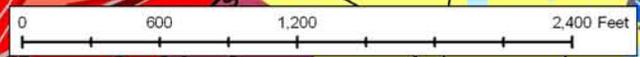


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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

1:10,000



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stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

Twin Spans
Business Park
2011-08-04

-  Project Areas
-  Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



1:5,898



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State Planning Coordination.
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