

<b>Preliminary Land Use Service (PLUS)</b> Delaware State Planning Coordination 122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958		
<b>Purpose of PLUS</b> - -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. <b>All questions <u>must</u> be answered. If a question is unknown at this time or not applicable, please explain.</b> Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project <u>before</u> 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): _____ 2011-08-05 _____ Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): Level 2		
1. Project Title/Name: Hockessin Crossing II		
2. Location ( please be specific): 1127 Valley Road, Hockessin, DE 19707		
3. Parcel Identification #: 08-007.20-015	4. County or Local Jurisdiction Name: where project is located: New Castle County	
5. If contiguous to a municipality, are you seeking annexation:		
6. Owner's Name: Hockessin Partners LLC		
Address: 2060 Limestone Road, Suite 203		
City: Wilmington	State: DE	Zip: 19808
Phone: 302-323-9300	Fax: 302-323-4951	Email: thanna@harveyhanna.com
7. Equitable Owner/Developer ( <b>This Person is required to attend the PLUS meeting</b> ): Thomas J Hanna		
Address: 2060 Limestone Road, Suite 203		
City: Wilmington	State: DE	Zip: 19808
Phone: 302-323-9300	Fax: 302-323-4951	Email: thanna@harveyhanna.com
8. Project Designer/Engineer: Mark Ziegler, PE		
Address: 2607 Eastburn Center		
City: Newark	State: DE	Zip: 19711
Phone: 302-737-9138	Fax: 302-737-2610	Email: mziegler@mcbrideziegler.com
9. Please Designate a Contact Person, including phone number, for this Project: Mark Ziegler, PE; 302-737-9138		

<b>Information Regarding Site:</b>	
10. Type of Review: <input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Rezoning of parcel from NC21 TO CR for commercial retail and mini warehouse use  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 +/-): 1.6248      Number of Residential Units: N/A      Commercial square footage: 16,897 EXISTING	
13. Present Zoning: NC21	14. Proposed Zoning: CR
15. Present Use: School	16. Proposed Use: Commercial retail and mini warehouse
17. 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 type="checkbox"/> No	
18. 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 type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted):	
20. Environmental impacts:  How many forested acres are presently on-site? 0      How many forested acres will be removed? N/A  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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Are the wetlands: <input type="checkbox"/> Tidal      Acres: <input type="checkbox"/> Non-tidal      Acres:  If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No  Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No  Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes", describe the impacts:  How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? _____	
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: Existing – 2 Filter strips and 1 Bio-swale	
23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? Open space is existing on the the site and includes a playground and stormwater management areas	

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: Commercial retail = 687 trips; Mini warehouse = 4 trips; Total = 691 trips  
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5%

26. Will the project connect to state maintained roads?  Yes  No – entrance is existing to adjacent parcel

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 – entrances are existing

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: Thomas J Hanna phone number: 302-323-9300

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

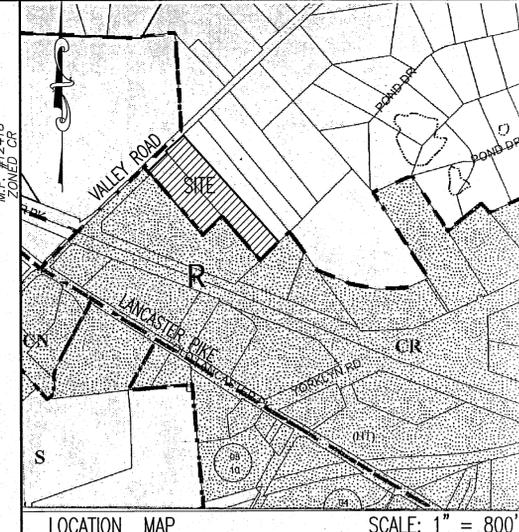
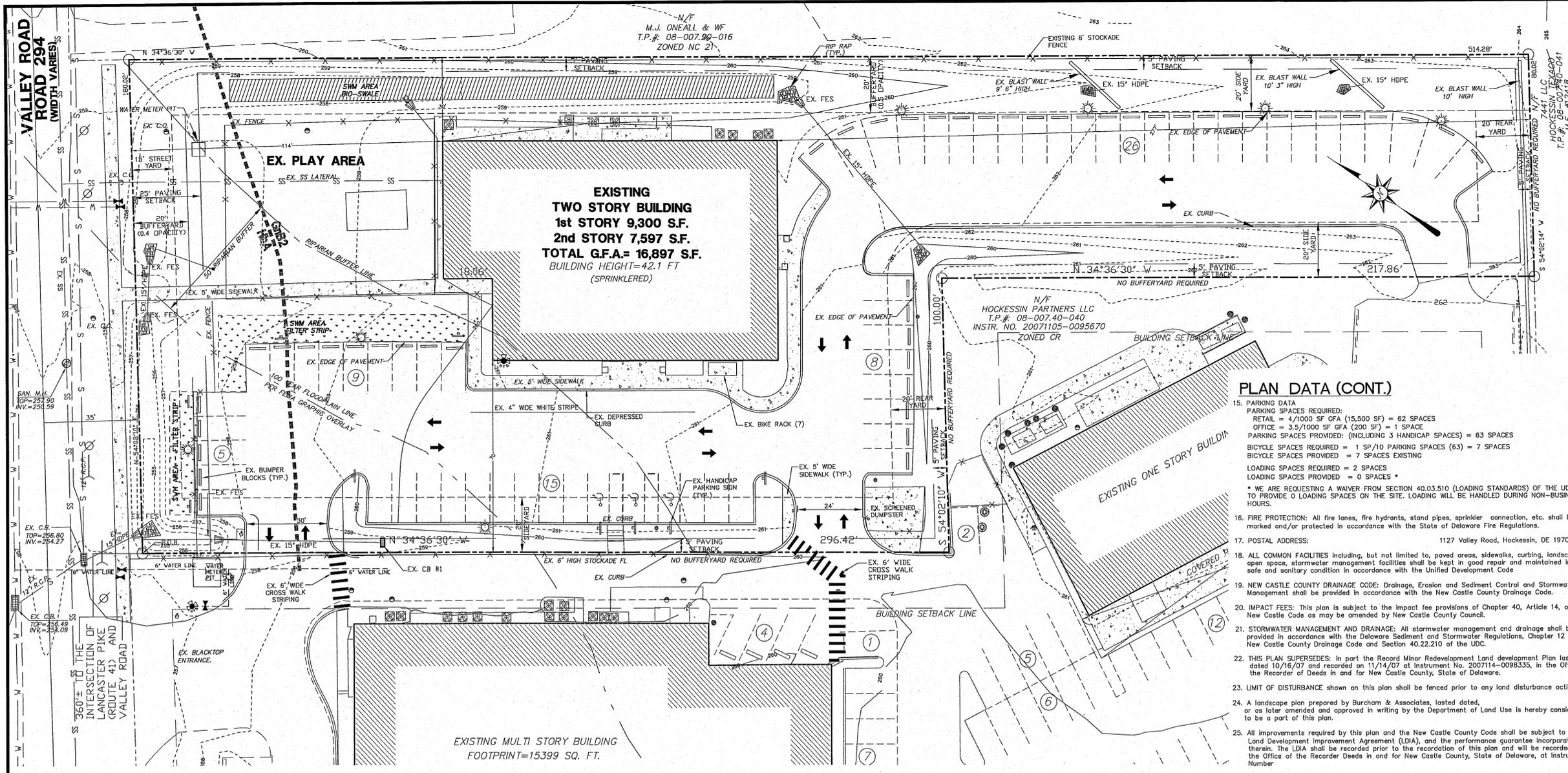
\_\_\_\_\_  
 Date

\_\_\_\_\_  
 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](mailto: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.**



**PLAN DATA**

- TAX PARCEL NUMBER / DEED REFERENCE: 08-007.20-015 / 20020612-0056394
- EXISTING ZONING: NC21 (NEIGHBORHOOD CONSERVATION)
- PROPOSED ZONING: CR (COMMERCIAL REGIONAL)
- BULK AREA RESTRICTIONS: COMMERCIAL RETAIL / OTHER COMMERCIAL USES
- MINIMUM LOT AREA: 1 AC
- MINIMUM LOT WIDTH: 100'
- MINIMUM STREET YARD: 15'
- MINIMUM SIDE YARD: 20'
- MINIMUM REAR YARD: 20'
- MINIMUM PAVING STREET YARD / OTHER YARD: 25'/5'
- MAXIMUM BUILDING HEIGHT: 50'
- DATUM: N.G.V.D. (1929)
- GROSS AREA: 1.6248± ACS.
- WATER SUPPLY: Existing Artesian Water Company 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.
- SANITARY SEWER: Existing New Castle County Sewerage is subject to the approval of the New Castle County Department of Special Services and the Delaware State Department of Natural Resources and Environmental Control. At the time of approval of this plan, sewer capacity existed to accommodate the anticipated flows generated by this additional development. New Castle County has committed to provide sewer service in accordance with the Land Development Improvement Agreement for this development. The owner of this property, his successors or assigns, shall be responsible for extending sewer service to each lot shown or created by this plan.

**PLAN DATA (CONT.)**

- PARKING DATA
  - PARKING SPACES REQUIRED:
    - RETAIL = 4/1000 SF GFA (15,500 SF) = 62 SPACES
    - OFFICE = 3.5/1000 SF GFA (200 SF) = 1 SPACE
  - PARKING SPACES PROVIDED: (INCLUDING 3 HANDICAP SPACES) = 63 SPACES
  - BICYCLE SPACES REQUIRED = 1 SP/10 PARKING SPACES (63) = 7 SPACES
  - BICYCLE SPACES PROVIDED = 7 SPACES EXISTING
  - LOADING SPACES REQUIRED = 2 SPACES
  - LOADING SPACES PROVIDED = 0 SPACES
- WE ARE REQUESTING A WAIVER FROM SECTION 40.03.510 (LOADING STANDARDS) OF THE UDC TO PROVIDE 0 LOADING SPACES ON THE SITE. LOADING WILL BE HANDLED DURING NON-BUSINESS HOURS.
- FIRE PROTECTION: All fire lanes, fire hydrants, stand pipes, sprinkler connection, etc. shall be marked and/or protected in accordance with the State of Delaware Fire Regulations.
- POSTAL ADDRESS: 1127 Valley Road, Hockessin, DE 19707.
- ALL COMMON FACILITIES including, but not limited to, paved areas, sidewalks, curbing, landscaping, open space, stormwater management facilities shall be kept in good repair and maintained in a safe and sanitary condition in accordance with the Unified Development Code.
- NEW CASTLE COUNTY DRAINAGE CODE: Drainage, Erosion and Sediment Control and Stormwater Management shall be provided in accordance with the New Castle County Drainage Code.
- IMPACT FEES: This plan is subject to the impact fee provisions of Chapter 40, Article 14, of the New Castle Code as may be amended by New Castle County Council.
- STORMWATER MANAGEMENT AND DRAINAGE: All stormwater management and drainage shall be provided in accordance with the Delaware Sediment and Stormwater Regulations, Chapter 12 of the New Castle County Drainage Code and Section 40.22.210 of the UDC.
- THIS PLAN SUPERSEDES: in part the Record Minor Redevelopment Land Development Plan last dated 10/16/07 and recorded on 11/14/07 at Instrument No. 2007114-0098335, in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware.
- LIMIT OF DISTURBANCE shown on this plan shall be fenced prior to any land disturbance activity.
- A landscape plan prepared by Burcham & Associates, lasted dated, or as later amended and approved in writing by the Department of Land Use is hereby considered to be a part of this plan.
- All improvements required by this plan and the New Castle County Code shall be subject to the Land Development Improvement Agreement (LDIA), and the performance guarantee incorporated therein. The LDIA shall be recorded prior to the recording of this plan and will be recorded in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, at Instrument Number
- For the blanket cross access easement on T.P. 08-007.40-040 for the benefit of the combined tax parcels 08-007.20-014 and 08-007.20-015, see agreement as recorded in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, at Instrument Number 20070914-0081637
- Exploratory plan was approved on
- This site lies within the Cocksylvia Formation Outcrop and Drainage Area.
- A stormwater management access easement in favor of New Castle County, its agents and assigns is hereby created on, over and across the entire area of all stormwater management facilities including, stormwater conveyance systems, basins, and all components thereof, identified on the plan and all watercourses for the purpose of inspecting, evaluating and maintaining the stormwater management facilities and watercourses. The easement shall extend 10' from the outer edges of each such stormwater management facility. A general access easement is hereby created over and across the property shown on this plan granting New Castle County, its agents and assigns the right, privilege and authority to enter upon and travel across the property to each stormwater management facility. The easements herein created shall be for pedestrian, vehicular and equipment use. If New Castle County, its agents or assigns determines the maintenance is requires to a stormwater management facility, New Castle County shall provide notice of the required maintenance and the time frame in which such maintenance shall be completed to the property owner or responsible party. No notice shall be required where New Castle County performs maintenance where there is imminent threat to life, health or property. In the event New Castle County elects to maintain the stormwater management facilities, all expenses shall be assessed jointly and severally against the owners of the property shown on this plan.

**EXISTING WAIVERS AND VARIANCES:**

- A curb waiver from Section 10.22.610B of the UDC was granted by the New Castle County Department of Land Use to eliminate the curbing along the west side and northwest side of the parking lot to allow for stormwater management practices (filter strips).
- A stormwater management variance from Section 12.04.001-B-2 and 12.04.001-C-1, New Castle County Drainage Code, was granted by the New Castle County Department of Land Use because when taking into consideration tailwater as established by F.E.M.A. for the 10-year storm, a portion of the on-site swales and two pipes will be inundated during the 10-year and 25-year storm events. Increasing the pipe size and/or swale size will not be beneficial.
- A stormwater management variance from Section 12.04.001-D, New Castle County Drainage Code, was granted by the New Castle County Department of Land Use because when taking into consideration tailwater as established by F.E.M.A. for the 10-year storm, the storm system that we connect into in Valley Road is submerged. Consequently, increasing the pipe size is not beneficial in any development or redevelopment scenario.

**LEGEND**

[Symbol]	ITEM
[Symbol]	CURB
[Symbol]	P.C. CONC.
[Symbol]	SANITARY MANHOLE
[Symbol]	NO. OF PARKING SPACES
[Symbol]	LIGHT POLE
[Symbol]	FENCE
[Symbol]	FIRE HYDRANT
[Symbol]	HANDICAPPED SPACE
[Symbol]	UTILITY BOX
[Symbol]	WATER VALVE
[Symbol]	DECIDUOUS TREE
[Symbol]	EVERGREEN TREE
[Symbol]	CATCHBASIN
[Symbol]	BOLLARD
[Symbol]	SAN. CLEAN-OUT
[Symbol]	SIGN
[Symbol]	UTILITY POLE
[Symbol]	UTILITY METER
[Symbol]	BUSH
[Symbol]	GAS VALVE
[Symbol]	HVAC UNIT
[Symbol]	GUY WIRE
[Symbol]	WALL
[Symbol]	W.R.P.A. LINE
[Symbol]	100 YR. FLOOD LINE

**CERTIFICATION OF OWNERSHIP**

I, Thomas J. Hanna, hereby certify that Hockessin Partners, LLC is the owner of the property which is subject of this plan and that the land use action proposed by this plan is made at its direction and that it authorizes this plan to be recorded in accordance with the regulations of the New Castle County Unified Development Code.

Thomas J. Hanna \_\_\_\_\_ Date \_\_\_\_\_  
 Hockessin Partners LLC

**CERTIFICATION OF 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 the information on this plan is true and correct to the accuracy required by accepted surveying standards and practices and by the New Castle County Unified Development Code.

Mark Ziegler, P.E., Reg. #7502 \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION OF PLAN APPROVAL**

Approved \_\_\_\_\_ By: \_\_\_\_\_  
 Date \_\_\_\_\_ General Manager for the Department of  
 Land Use of New Castle County

Approved \_\_\_\_\_ By: \_\_\_\_\_  
 Date \_\_\_\_\_ General Manager for County Council  
 of New Castle County.

OWNER/DEVELOPER  
 HOCKESSIN PARTNERS, LLC  
 2060 LIMESTONE ROAD  
 SUITE 203  
 WILMINGTON, DE 19808  
 (302) 323-9300  
 (302) 323-4951 (FAX)

**PURPOSE OF PLAN**  
 The purpose of this plan is to:  
 1. Rezone the entire parcel from NC21 (Neighborhood Conservation) to CR (Commercial Regional) to allow 15,500 SF Retail and 1,397 SF Mini Warehouse (including a 200 SF Office).

APPLICATION NO.  
**EXPLORATORY SKETCH PLAN**  
**RECORD RESUBDIVISION / REZONING PLAN**  
 FOR  
**HOCKESSIN CROSSING II**  
 PREPARED FOR  
**HOCKESSIN PARTNERS, LLC**  
 MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE

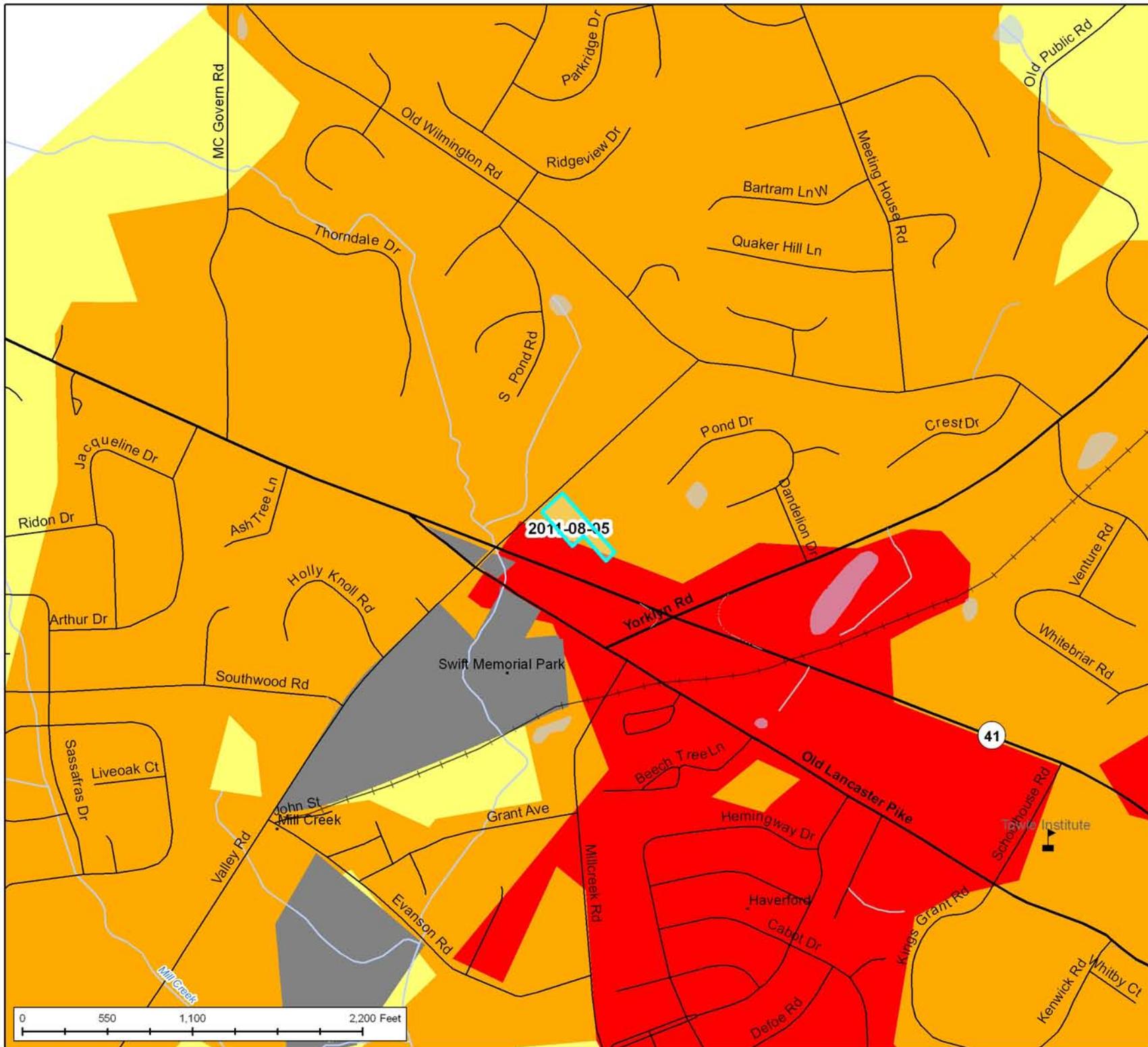


**McBRIDE & ZUEGLER, INC.**  
 LAND SURVEYORS • PLANNERS • ENGINEERS  
 2607 EASTBURN CENTER, NEWARK, DELAWARE 19711  
 PHONE (302) 737-9138 • FAX (302) 737-2810

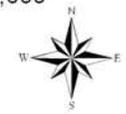
APPROVED BY: _____	
PROFESSIONAL ENGINEER	
SURVEY BY: M&Z	CHECKED BY: M.Z.
DESIGN BY: MBS	SCALE: 1" = 20'
DRAWN BY: T.J.W./MBS	DATE: 7/19/2011
DWG. NO.: 20023748 - 9066	SHEET 1 of 1

**Preliminary Land Use Service (PLUS)**  
**Hockessin Crossing II**  
 2011-08-05

-  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



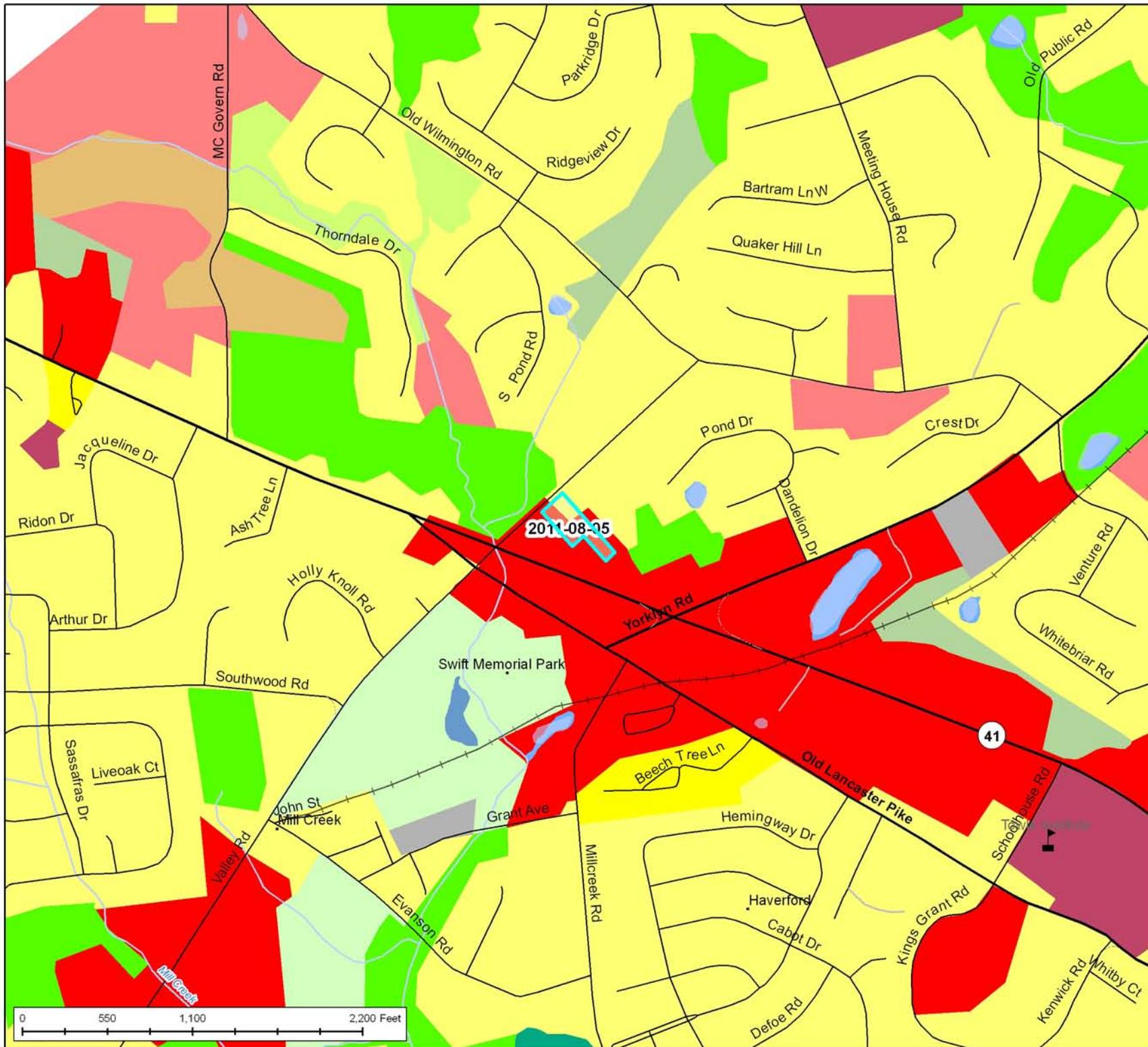
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**Preliminary Land Use Service (PLUS)**  
**Hockessin Crossing II**  
 2011-08-05



- 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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# Preliminary Land Use Service (PLUS)

Hockessin Crossing II  
2011-08-05

 Project Areas

 Municipalities

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



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