

# 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): 2011-08-08

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): Level 1 & 2

1. Project Title/Name: DEDO Site Investigation - Middletown (2)

2. Location ( please be specific): End of Industrial Drive, Middletown

3. Parcel Identification #: 2301800002, 2304200011, 2301200011

4. County or Local Jurisdiction Name: where project is located: Middletown

5. If contiguous to a municipality, are you seeking annexation?

6. Owner's Name: Westtown Ventures

Address:

City:

State: Delaware

Zip:

Phone :

Fax

Email:

7. Equitable Owner/Developer

**(This Person is required to attend the PLUS meeting):**

Address:

City:

State: Delaware

Zip:

Phone :

Fax

Email:

8. Project Designer/Engineer:

Address:

City:

State: Delaware

Zip:

Phone :

Fax

Email:

9. Please Designate a Contact Person, including phone number, for this Project: Jeff Stone 302-672-6849

**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:

Review of a 158 acre site for the feasibility of placing a 1 million sq. ft. employment center. Looking for restrictions to building.

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.

N/A

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

158

Number of Residential Units:

Commercial square footage:

0

13. Present Zoning: Unknown

14. Proposed Zoning: unknown

15. Present Use: vacat

16. Proposed Use: 1 million sq. ft. employment center

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:

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:

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

20. Environmental impacts:

How many forested acres presently on-site?

How many forested acres will be removed?

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?

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:

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:

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

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.

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:

Phone number:

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/Time Field

Signature of Person Completing form (if different than property owner)

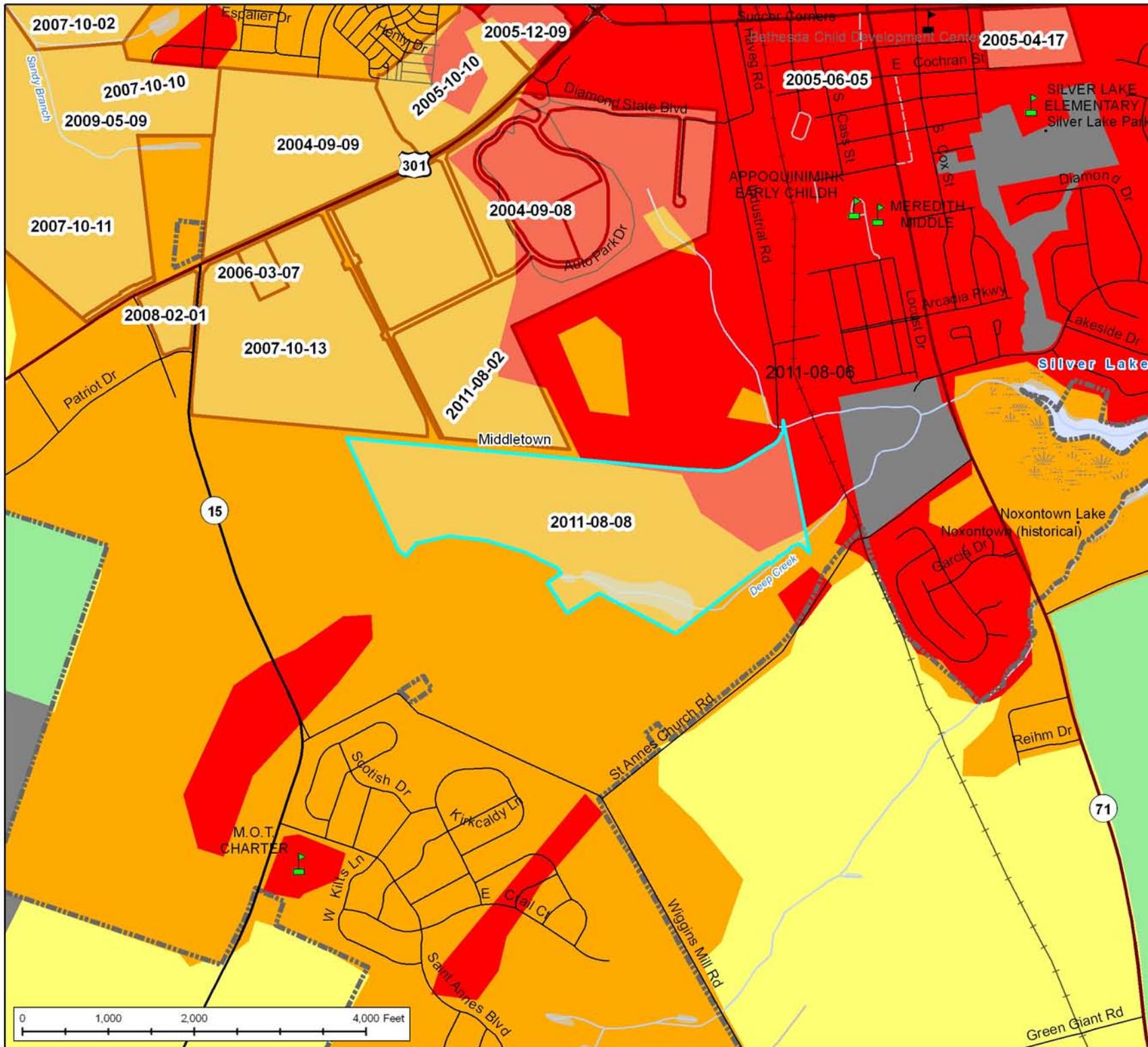
Date/Time Field

**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](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. 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.**

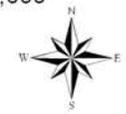
# Preliminary Land Use Service (PLUS)

DEDO Site Investigation  
2011-08-08

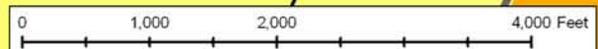


- PLUS Project Areas
  - Municipalities
  - State Parks
  - Forestry Easements
  - Purchased Dev. Rights
  - Ag District
  - Nat. Res. & Rec. Priorities
  - Working Forests
  - Highest Value Agriculture
- 2010 State Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Out of Play

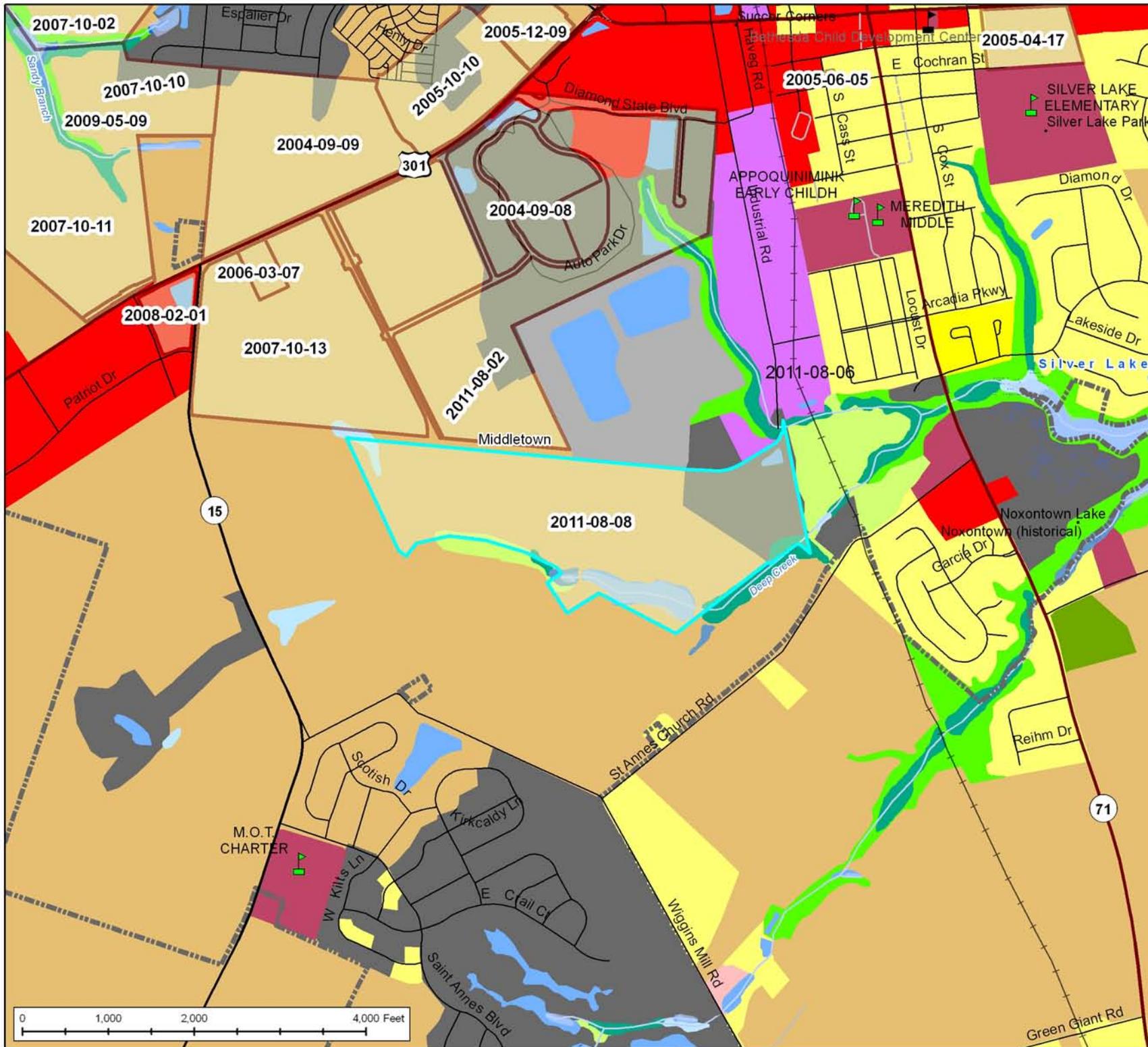
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**DEDO Site Investigation**  
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- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- 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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**Preliminary Land Use Service (PLUS)**  
 DEDO Site Investigation  
 2011-08-08

- Project Areas
- Municipalities

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

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