

## 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: Limestone Crossing

2. Location ( please be specific): 6280 Limestone Road, Hockessin, DE 19707; approximately 0.1 mile south of Valley Road

3. Parcel Identification #: 08-018.00-003

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

5. If contiguous to a municipality, are you seeking annexation: no

6. Owner's Name: Randy R Tolton

Address: P. O. Box 811

City: Hockessin

State: DE

Zip: 19707

Phone: 302-283-1800

Fax: 302-283-1365

Email: fwittig@dsm1800.com

7. Equitable Owner/Developer (**This Person is required to attend the PLUS meeting**): F&B Properties, LLC – Robert Wittig

Address: 910 South Chapel Street, Suite 100

City: Newark

State: DE

Zip: 19707

Phone: 302-283-1800

Fax: 302-283-1365

Email: RWittig@dsm1800

8. Project Designer/Engineer: Duffield Associates, Inc.

Address: 5400 Limestone Road

City: Wilmington

State: DE

Zip: 19808

Phone: 302-239-6634

Fax: 302-239-8485

Email: mkaszyski@duffnet.com

9. Please Designate a Contact Person, including phone number, for this Project: Michael J. Kaszyski, Jr., P.E. 302-239-6634

Information Regarding Site:	
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 property from NC-21 to CR for a 6,960 sf small retail center infill between existing commercial sites (WSFS to be constructed)  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 +/-): 1.0      Number of Residential Units: 0      Commercial square footage: 6,960 sf	
13. Present Zoning: NC-21	14. Proposed Zoning: CR – Commercial Regional
15. Present Use: residential (existing/previous commercial uses)	16. Proposed Use: commercial - retail
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian Water Company  Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" 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: New Castle County  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):	
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 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 checked="" 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? _____	
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: Green Technology Best Management Practices for quality; rooftop infiltration as to be determined feasible (Duffield Associates designed rooftop infiltration for adjoining WSFS Bank site 2008-0423)	
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)?	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: 335 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 1 percent

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. WSFS Bank (NCC 2008-0423(S)) and Baldini/Community News (NCC 2000-0506(S)). Will remove existing driveway to Limestone Road to minimize access points along the road.

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: Fred Wittig phone number: 302-283-1800

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.**

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

Randy A. Tolton  
Signature of property owner

Dec, 1 2011  
Date

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

12-1-11  
Date

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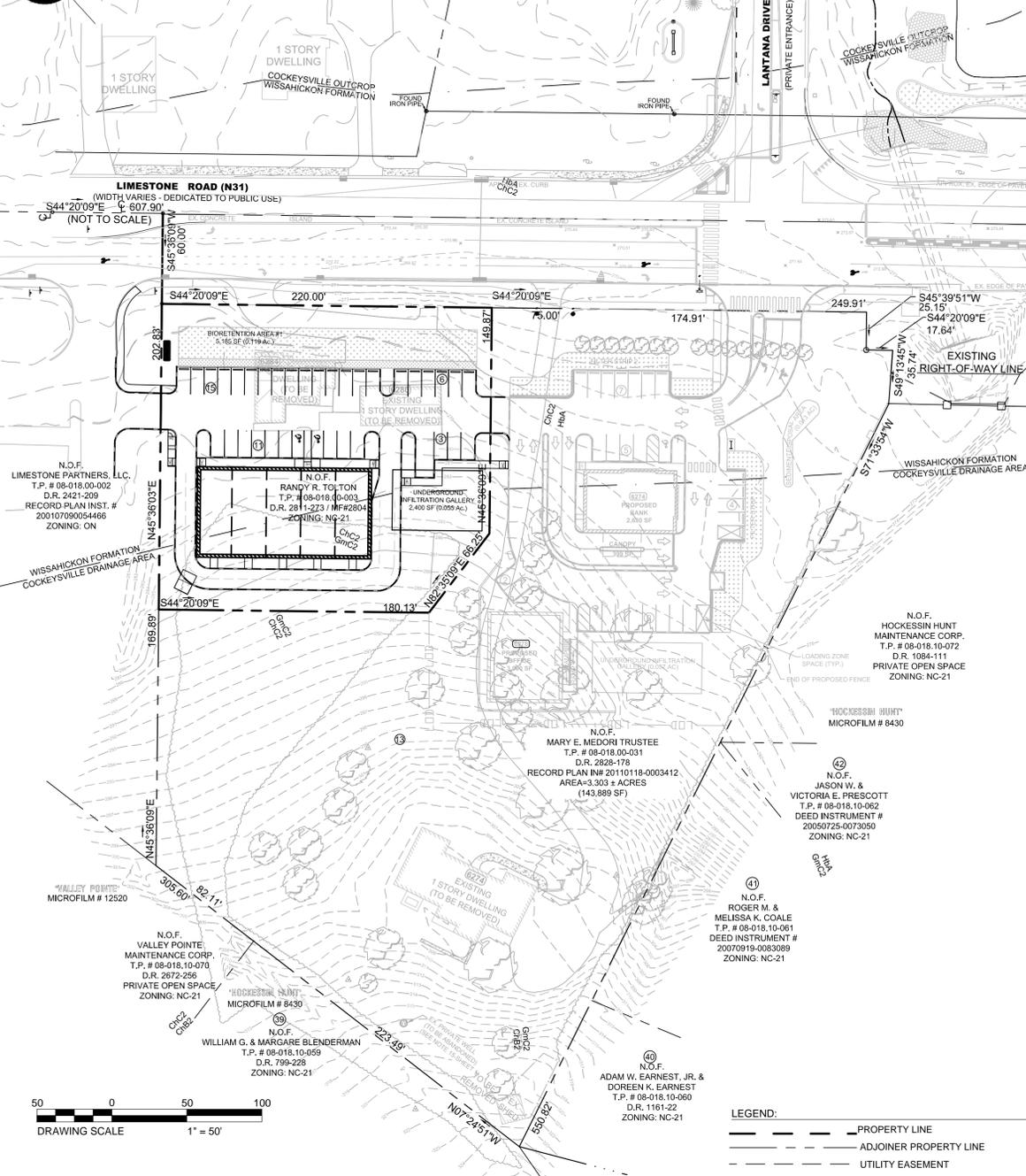
# EXPLORATORY MINOR LAND DEVELOPMENT PLAN

## LIMESTONE CROSSING

### 6280 LIMESTONE ROAD

**NOTES:**

1. H9 D1 FDC09 C; H4G 08B 89J9 0DA9BHD 8 G4HC 89AC 06G H4C 9L G4H; 61 48 4; 61HC15 08; \* 26; - G1 \* CB HL 05 F7 08 154 \* 08 15 08 H4C 7 CDBGF1 7H5 \* 2 \* 5 - G; F916 081 08 4; K4K 5B 9B8 8 F491H4FC1 ; < LANES AND ASSOCIATED PARKING.
2. THIS PLAN SUPERSEDES THE RECORD MINOR SUBDIVISION PLAN FOR THE PROPERTY OF MARIO F. AND MARY ELIZABETH MEDORI, HW. AND FRANCES ANTONINI, WIDOW, RECORDED ON NOVEMBER 22, 1974, IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, DELAWARE, IN MICROFILM NUMBER 2804. THIS PLAN ALSO SUPERSEDES IN PART, THE RECORD MINOR LAND DEVELOPMENT PLAN FOR WFSB BANK - 6274 LIMESTONE ROAD, RECORDED ON JANUARY 12, 2011, IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, DELAWARE, IN INSTRUMENT NUMBER 20110118-0003412. THIS PLAN ALSO SUPERSEDES IN PART, THE RECORD MINOR LAND DEVELOPMENT PLAN FOR LIMESTONE/BALDINI, RECORDED ON JULY 9, 2001, IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, DELAWARE, IN INSTRUMENT NUMBER 20010709-0054466.
3. PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED IN THIS DRAWING ARE TAKEN FROM A PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR PROPERTIES KNOWN AS LOT NOS. 18 & 2A - MARIO F. & MARY ELIZABETH MEDORI, HW AND FRANCES ANTONINI, WIDOW" PLAN NO. 21882-325817, DATED 5 MARCH 2008, AS PREPARED BY MERESTONE CONSULTANTS, INC. OF WILMINGTON, DELAWARE.
4. THE LIMIT OF DISTURBANCE SHALL RUN COINCIDENT WITH THE PROPERTY LINE.
5. THIS SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR NEW CASTLE COUNTY, DELAWARE MAP NUMBER 10003C0040J REVISED JANUARY 17, 2007.
6. THIS SITE LIES WITHIN A COCKEYSVILLE FORMATION DRAINAGE AREA WATER RESOURCE PROTECTION AREA (WRPA), PER THE WRPA MAP FOR THE CITY OF NEWARK/CITY OF WILMINGTON/NEW CASTLE COUNTY, DELAWARE, MAP # OF 3, REVISED FEBRUARY 2006. THE SITE IS PARTIALLY UNDERLAIN BY THE WISSAHICKON GEOLOGIC FORMATION AND IS FULLY WITHIN THE COCKEYSVILLE DRAINAGE AREA, EACH OF WHICH ARE PART OF THE COCKEYSVILLE FORMATION DRAINAGE AREA. THIS PLAN PROPOSES 57.6% IMPERVIOUS COVER AND 0% UNDISTURBED LAND TO REMAIN.
7. THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE 1987 CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS, AND NO WETLANDS WERE FOUND TO EXIST ON THE SITE. A LETTER OF NO FINDINGS WAS PREVIOUSLY PREPARED BY DUFFIELD ASSOCIATES, DATED OCTOBER 13, 2011. A LETTER OF NO FINDINGS WAS PREVIOUSLY PREPARED FOR TAX PARCEL 08-018-00-031 BY DUFFIELD ASSOCIATES, DATED MARCH 20, 2008.
8. NO DEBRIS IS TO BE BURIED ON THIS SITE.
9. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DETECTION CONNECTIONS SHALL BE MARKED AND MAINTAINED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE PROTECTION REGULATIONS.
10. STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) DELAWARE SEDIMENT AND STORMWATER REGULATIONS EFFECTIVE DATE JANUARY 23, 1991, AND AMENDED OCTOBER 11, 2006 (OR AS LATER AMENDED), THE DELAWARE URBAN RUNOFF MANAGEMENT MODEL (DURRM) DATED JANUARY 2004 (OR AS LATER AMENDED), AND NEW CASTLE COUNTY DRAINAGE CODE.
11. THE LOCATION OF PAVING IDENTIFIED ON THIS PLAN DOES NOT COMPLY WITH DIMENSIONAL REGULATIONS IN EFFECT AT THE TIME OF APPROVAL. PAVING MAY OR MAY NOT HAVE NON-CONFORMING STATUS UNDER THE PROVISIONS OF CHAPTER 40 OF THE NEW CASTLE COUNTY CODE. RECORDEATION OF THIS PLAN DOES NOT CONSTITUTE VERIFICATION OF NON-CONFORMING STATUS.
12. UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
13. A LANDSCAPE PLAN, PREPARED BY DUFFIELD ASSOCIATES, INC. LAST DATED \_\_\_\_\_, 2011 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED PART OF THE RECORD PLAN.
14. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON \_\_\_\_\_, AS INSTRUMENT NO. \_\_\_\_\_.
15. A CURBING WAIVER HAS BEEN GRANTED FOR DEPRESSED CURBING ALONG THE PROPOSED BIORETENTION AREA #1. BUMPER BLOCKS SHALL BE PROVIDED FOR ALL PARKING SPACES WHERE UPRIGHT CURBING IS WAIVED, PURSUANT TO SECTION 40.22.610.B. OF THE NEW CASTLE COUNTY CODE, BY THE RECORD PLAN REPORT ISSUED \_\_\_\_\_, 2011.
16. A SIX (6) FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE. PROVIDED THAT LOT LINE UTILITIES HAS BEEN ELIMINATED ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
17. ALL COMMON FACILITIES, INCLUDING, BUT NOT LIMITED TO PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, STORMWATER MANAGEMENT AREAS AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
18. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR NON-RESIDENTIAL STORM WATER FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH FACILITY MAINTENANCE AND INSPECTIONS. AN AMOUNT OF \$ \_\_\_\_\_ SHALL BE FUNDED PRIOR TO RECEIVING THE CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY BUILDING PERMIT UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.
19. 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 MANAGES. 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 EASEMENT HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED 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 PERFORMANCE 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 JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
20. PROPOSED LANDSCAPING SHALL NOT INTERFERE WITH SIGHT DISTANCE LINES.
21. THE PROPOSED BUILDING IS SERVICED BY PUBLIC SEWER. A NEW SERVICE LATERAL WILL BE CONSTRUCTED TO CONNECT TO THE EXISTING SEWER MAIN LOCATED ON TAX PARCEL 08-018-00-031. AN EASEMENT IS REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF THE NEW SERVICE LATERAL.
22. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC RIGHT OF WAY. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS, OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.
23. A CROSS ACCESS EASEMENT IS PROPOSED ACROSS TAX PARCEL 08-018-00-002, 08-018-00-003, AND 08-018-00-031 FOR THE BENEFIT OF TAX PARCELS 08-018-00-003, 08-018-00-031, AND 08-018-00-002. A CROSS ACCESS AGREEMENT BETWEEN THE OWNERS OF EACH PARCEL WAS RECORDED WITH THE NEW CASTLE COUNTY RECORDER OF DEEDS AS INSTRUMENT NO. \_\_\_\_\_.
24. A SANITARY SEWER EASEMENT AND AGREEMENT MADE BY AND BETWEEN THE OWNERS OF TAX PARCELS 08-018-00-003 AND 08-018-00-031 WAS RECORDED WITH THE NEW CASTLE COUNTY RECORDER OF DEEDS AS INSTRUMENT NO. \_\_\_\_\_. THIS AGREEMENT PRESCRIBES THE OPERATION AND MAINTENANCE RIGHTS AND RESPONSIBILITIES FOR EACH PROPERTY OWNER.
25. A VARIANCE IS REQUIRED FROM SECTION 40-05.420 OF THE UNIFIED DEVELOPMENT CODE TO PERMIT A SITE DISTURBANCE OF 100% (MAXIMUM 50% PERMITTED) OF THE SITE WITHIN THE COCKEYSVILLE FORMATION DRAINAGE AREA WATER RESOURCE PROTECTION AREA.
26. A VARIANCE IS REQUESTED FROM SECTION 40-05.420 OF THE UNIFIED DEVELOPMENT CODE TO PERMIT A TOTAL SITE IMPERVIOUS COVER OF 60% (MAXIMUM 50%) OF THE SITE WITHIN THE COCKEYSVILLE FORMATION DRAINAGE AREA WATER RESOURCE PROTECTION AREA.



**DATA COLUMN**

1. TAX PARCEL NUMBER: LOT 1A: 08-018-00-003  
6280 - 6274 LIMESTONE ROAD  
HOCKESSIN, DE 19707  
LOT 1B: 08-018-00-031  
6274 - 6278 LIMESTONE ROAD  
HOCKESSIN, DE 19707
2. OWNER: 08-018-00-031: MARY E. MEDORI, TRUSTEE  
104 BENTLEY LANE  
WILMINGTON, DE 19807  
08-018-00-003: RANDY R. TOLTON  
P.O. BOX 811  
HOCKESSIN, DE 19707
3. SOURCE OF TITLE: 08-018-00-031: D.B. 2828 PG. 178  
08-018-00-003: D.B. 2811 PG. 273
4. ZONING: EXISTING: NC-21 (NEIGHBORHOOD CONSERVATION) (T.P. # 008-018-00-003)  
ON (OFFICE NEIGHBORHOOD) (T.P. # 008-018-00-031)  
PROPOSED: CN (COMMERCIAL NEIGHBORHOOD) (T.P. # 008-018-00-003)
5. BENCHMARK: MAG NAIL ON ROADWAY CATCH BASIN  
ELEV = 269.94
6. DATUM: HORIZONTAL: NAD 83/91 DE STATE PLANE GRID  
VERTICAL: N.A.V.D. 1988
7. WATER SUPPLY: ARTESIAN WATER COMPANY  
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
8. SEWAGE DISPOSAL: NEW CASTLE COUNTY  
SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. 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 ON OR CREATED BY THIS PLAN.

ANTICIPATED SEWAGE:	EXISTING:	ON SITE SEPTIC
	PROPOSED:	5,520 S.F. @ 0.1 GPD PER S.F. = 552 GPD RETAIL
		14 SEATS @ 25 GALLONS PER SEAT = 350 GPD END UNIT STORE
		TOTAL = 902 GPD
		PEAK 902 GPD x 4 = 3,608 GPD

9. AREA OF PROPERTY:	EXISTING:	PROPOSED:
	08-018-00-031: 3,303 ± AC.	08-018-00-003: 1,000 ± AC.

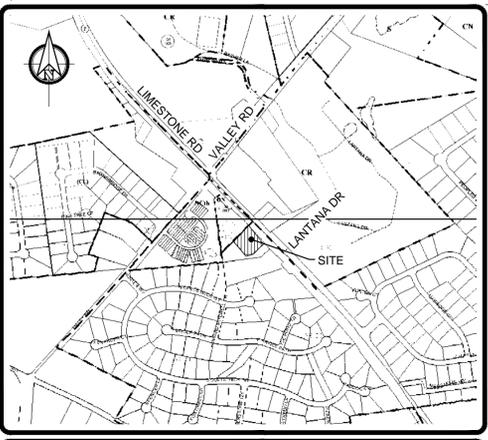
10. MONUMENTS:	FOUND:	SET:
	4	1

11. GROSS FLOOR AREA (GFA):	EXISTING:	PROPOSED:
	3,208± SF (08-018-00-003)	6,980 ± SF (08-018-00-003)

12. PARKING DATA:	EXISTING BUILDINGS:	EXISTING OTHER IMPERVIOUS:	EXISTING OPEN SPACE:	TOTAL:
TOTAL PARKING REQUIRED:	5,520 SF RETAIL @ 4.0 SPACES PER 1,000 SF (5,520 SF / 1,000 SF) = 22 PS (retail only)	1,440 SF RESTAURANT @ 9.0 PS PER 1,000 SF (1,440 SF / 1,000 SF) = 13 PS (restaurant)	TOTAL = 35 PS	
TOTAL PARKING PROVIDED:	35 PS			
HANDICAPPED SPACES REQUIRED:	2 PS			
HANDICAPPED SPACES PROVIDED:	2 PS			

13. AREA CALCULATIONS:	TP# 08-018-00-003	TP# 08-018-00-031	TOTAL
EXISTING BUILDINGS:	3,208 ± 0.0736 (7.4%)	3,500 ± 0.0803 (2.4%)	6,708 ± 0.1540 (3.6%)
EXISTING OTHER IMPERVIOUS:	6,526 ± 0.1498 (15.0%)	10,894 ± 0.2493 (7.6%)	17,420 ± 0.3997 (9.3%)
EXISTING OPEN SPACE:	33,833 ± 0.7767 (77.6%)	129,505 ± 2.9730 (90.0%)	163,338 ± 3.7497 (87.1%)
TOTAL:	43,567 ± 1.0001 (100%)	143,889 ± 3.3032 (100%)	187,456 ± 4.3034 (100%)
PROPOSED BUILDING (W/ CANOPY):	6,980 ± 0.1598 (16.0%)	6,030 ± 0.1384 (4.2%)	12,990 ± 0.2982 (6.9%)
PROPOSED OTHER IMPERVIOUS:	18,125 ± 0.4161 (41.6%)	22,620 ± 0.5193 (15.7%)	40,652 ± 0.9332 (21.7%)
PROPOSED OPEN SPACE:	18,482 ± 0.4243 (42.4%)	115,239 ± 2.6455 (90.0%)	133,814 ± 3.0719 (71.4%)
TOTAL:	43,567 ± 1.0001 (100%)	143,889 ± 3.3032 (80.1%)	187,456 ± 4.3034 (100%)
PROPOSED STORMWATER MGMT:	7,585 ±	10,017 ±	17,602 ±

14. DISTRICT BULK STANDARDS:	CN DISTRICT	ON DISTRICT
MIN. LOT AREA:	1 AC. (3AC. - MIXED USE)	1 AC. (3AC. - MIXED USE)
MIN. LOT WIDTH:	50 FT.	100 FT.
MIN. STREET YARD SETBACK:	15 FT.	15 FT.
MIN. SIDE YARD SETBACK:	NONE	15 FT.
MIN. REAR YARD SETBACK:	20 FT.	35 FT.
MIN. PAVING STREET SETBACK:	40 FT.	40 FT.
MIN. PAVING OTHER SETBACK:	10 FT.	10 FT.
MAX. BUILDING HEIGHT:	35 FT.	35 FT.



NCC ZONING MAP NO. 20 & 13 LOCATION MAP SCALE: 1" = 800'

**CERTIFICATION OF OWNERSHIP**

I, LIMESTONE PARTNERS, LLC., HEREBY CERTIFY THAT I AM THE OWNER OF TAX PARCEL NUMBER 08-018-00-002 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.

DATE: \_\_\_\_\_, 2011 NAME: \_\_\_\_\_

**CERTIFICATION OF OWNERSHIP**

I, RANDY R. TOLTON, HEREBY CERTIFY THAT I AM THE OWNER OF TAX PARCEL NUMBER 08-018-00-003 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.

DATE: \_\_\_\_\_, 2011 NAME: \_\_\_\_\_

**CERTIFICATION OF OWNERSHIP**

I, MARY MEDORI, TRUSTEE, HEREBY CERTIFY THAT I AM THE OWNER OF TAX PARCEL NUMBER 08-018-00-031 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.

DATE: \_\_\_\_\_, 2011 NAME: \_\_\_\_\_

**CERTIFICATION OF ACCURACY**

I, MICHAEL J. KASZYSKI, JR., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT THE INFORMATION ON THIS PLAN, OTHER THAN THE BOUNDARY AND TOPOGRAPHIC INFORMATION, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE: \_\_\_\_\_, 2011 MICHAEL J. KASZYSKI, JR., P.E. REGISTRATION # 15284

**CERTIFICATION OF ACCURACY**

I, WILLIAM T. DERRY, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE BOUNDARY AND TOPOGRAPHIC 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.

DATE: \_\_\_\_\_, 2011 WILLIAM T. DERRY, P.L.S. MERESTONE CONSULTANTS REGISTRATION #652

**CERTIFICATION OF PLAN APPROVAL**

APPROVED \_\_\_\_\_ BY \_\_\_\_\_ GENERAL MANAGER  
DATE \_\_\_\_\_  
FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED \_\_\_\_\_ BY \_\_\_\_\_ GENERAL MANAGER  
DATE \_\_\_\_\_  
FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

**EXPLORATORY MINOR LAND DEVELOPMENT PLAN**

**INDEX PLAN**

**LIMESTONE CROSSING**  
**6280 LIMESTONE ROAD**

**MILL CREEK HUNDRED~NEW CASTLE COUNTY~DELAWARE**

DATE: 11 NOVEMBER 2011  
SCALE: 1" = 50'  
PROJECT NO. 8815.CA  
SHEET: 1 OF 2

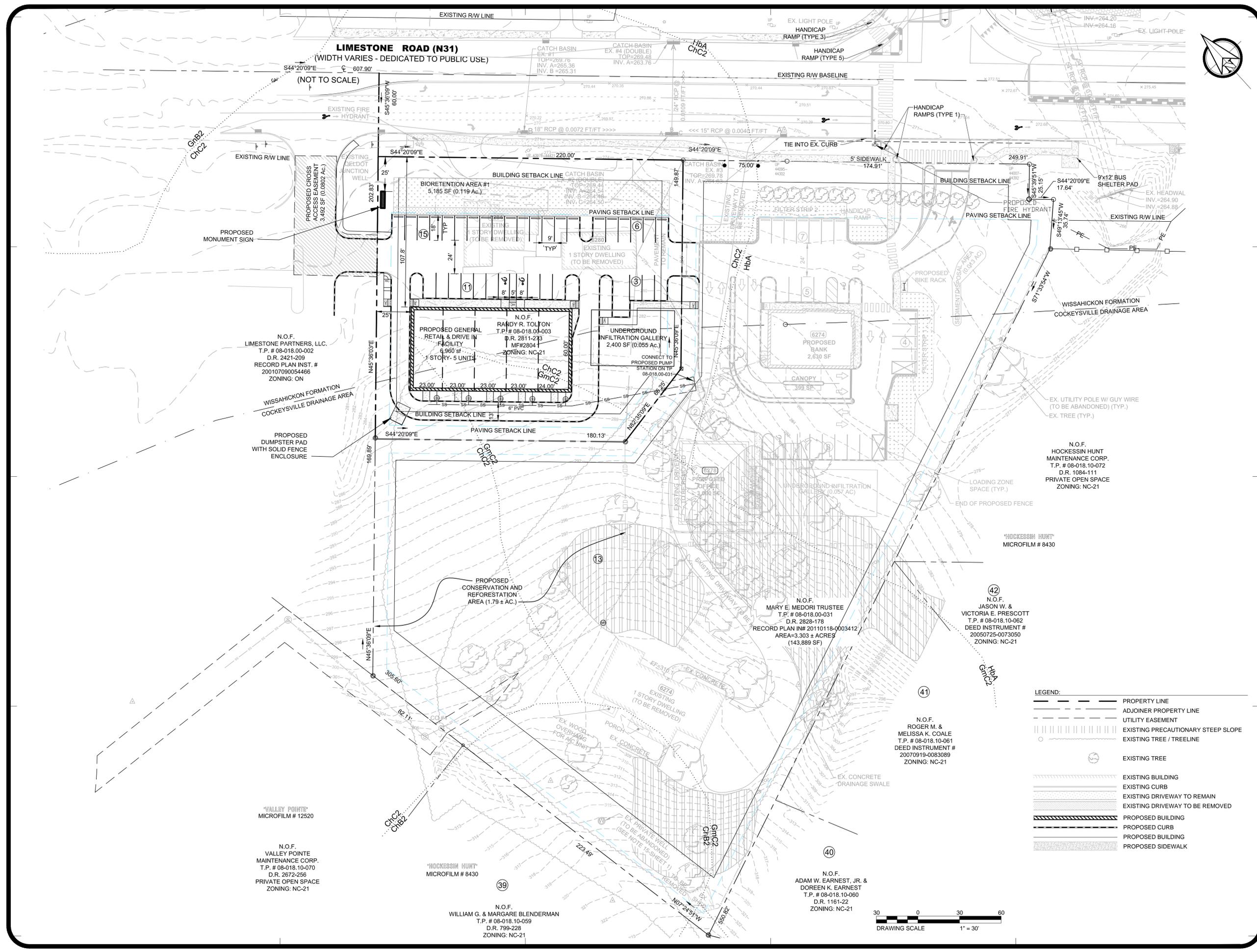
**DUFFIELD ASSOCIATES**  
Consultants in the Geosciences

5400 LIMESTONE ROAD  
WILMINGTON, DE 19808-1232  
TEL: (302) 239-8485  
FAX: (302) 239-8485  
OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY  
E-MAIL: DUFFIELD@DUFFINET.COM

CHECKED BY: MJK  
DESIGNED BY: MJK  
DRAWN BY: GAZ  
FILE NAME: D:\8815.CA\FD-R01  
MICHAEL J. KASZYSKI, P.E.

OWNER: RANDY R. TOLTON  
P.O. BOX 811  
HOCKESSIN, DE 19707  
DEVELOPER: F & P PROPERTIES, LLC  
910 S. CHAPEL STREET  
SUITE 100  
NEWARK, DE 19713  
(302) 283-1800

STATE: DELAWARE P.E.# 15284



**LIMESTONE ROAD (N31)**  
(WIDTH VARIES - DEDICATED TO PUBLIC USE)

(NOT TO SCALE)

PROPOSED CROSS ACCESS EASEMENT  
3,492 SF (0.0802 AC)

N.O.F. LIMESTONE PARTNERS, LLC.  
T.P. # 08-018.00-002  
D.R. 2421-209  
RECORD PLAN INST. # 200107090054466  
ZONING: ON

PROPOSED DUMPSTER PAD WITH SOLID FENCE ENCLOSURE

N.O.F. VALLEY POINTE MAINTENANCE CORP.  
T.P. # 08-018.10-070  
D.R. 2672-256  
PRIVATE OPEN SPACE  
ZONING: NC-21

N.O.F. WILLIAM G. & MARGARE BLENDERMAN  
T.P. # 08-018.10-059  
D.R. 799-228  
ZONING: NC-21

BIORETENTION AREA #1  
5,185 SF (0.119 AC.)

PROPOSED GENERAL RETAIL & DRIVE IN FACILITY  
6,960 SF  
1 STORY - 5 UNITS

N.O.F. RANDY R. TOLTON  
T.P. # 08-018.00-003  
D.R. 2811-273  
MF#2804  
ZONING: NC-21

UNDERGROUND INFILTRATION GALLERY  
2,400 SF (0.055 AC.)

PROPOSED CONSERVATION AND REFORESTATION AREA (1.79 ± AC.)

N.O.F. "HOCKESSIN HUNT" MICROFILM # 8430

N.O.F. MARY E. MEDORI TRUSTEE  
T.P. # 08-018.00-031  
D.R. 2828-178  
RECORD PLAN IN# 20110118-0003412  
AREA=3.303 ± ACRES (143,889 SF)

N.O.F. JASON W. & VICTORIA E. PRESCOTT  
T.P. # 08-018.10-062  
DEED INSTRUMENT # 20050725-0073050  
ZONING: NC-21

N.O.F. ROGER M. & MELISSA K. COALE  
T.P. # 08-018.10-061  
DEED INSTRUMENT # 20070919-0083089  
ZONING: NC-21

N.O.F. ADAM W. EARNEST, JR. & DOREEN K. EARNEST  
T.P. # 08-018.10-060  
D.R. 1161-22  
ZONING: NC-21

**LEGEND:**

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	UTILITY EASEMENT
	EXISTING PRECAUTIONARY STEEP SLOPE
	EXISTING TREE / TREELINE
	EXISTING TREE
	EXISTING BUILDING
	EXISTING CURB
	EXISTING DRIVEWAY TO REMAIN
	EXISTING DRIVEWAY TO BE REMOVED
	PROPOSED BUILDING
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED SIDEWALK



**DUFFIELD ASSOCIATES**  
Consultants in the Geosciences

5400 LIMESTONE ROAD  
MILLSBORO, DE 19808-1232  
TEL: 302.329.8448  
FAX: 302.329.8485  
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E-MAIL: DUFFIELD@DUFFINET.COM

CHECKED BY:	MJK
DESIGNED BY:	GAZ
FILE NAME:	D:\8815CA-PD-80
DRAWN BY:	MICHAEL J. KASZYNSKI, R.E.

NO.	REVISION

OWNER:  
RANDY R. TOLTON  
P.O. BOX 811  
HOCKESSIN, DE 19707

DEVELOPER:  
F & B PROPERTIES, LLC  
910 S. CHAPEL STREET  
SUITE 100  
NEWARK, DE 19713  
(302) 283-1800

**EXPLORATORY RECORD  
MINOR LAND DEVELOPMENT PLAN  
LIMESTONE CROSSING  
6280 LIMESTONE ROAD  
MILL CREEK HUNDRED-NEW CASTLE COUNTY-DELAWARE**

DATE: 11 NOVEMBER 2011  
SCALE: 1" = 30'  
PROJECT NO. 8815.CA  
SHEET: 2 OF 2

# Preliminary Land Use Service (PLUS)

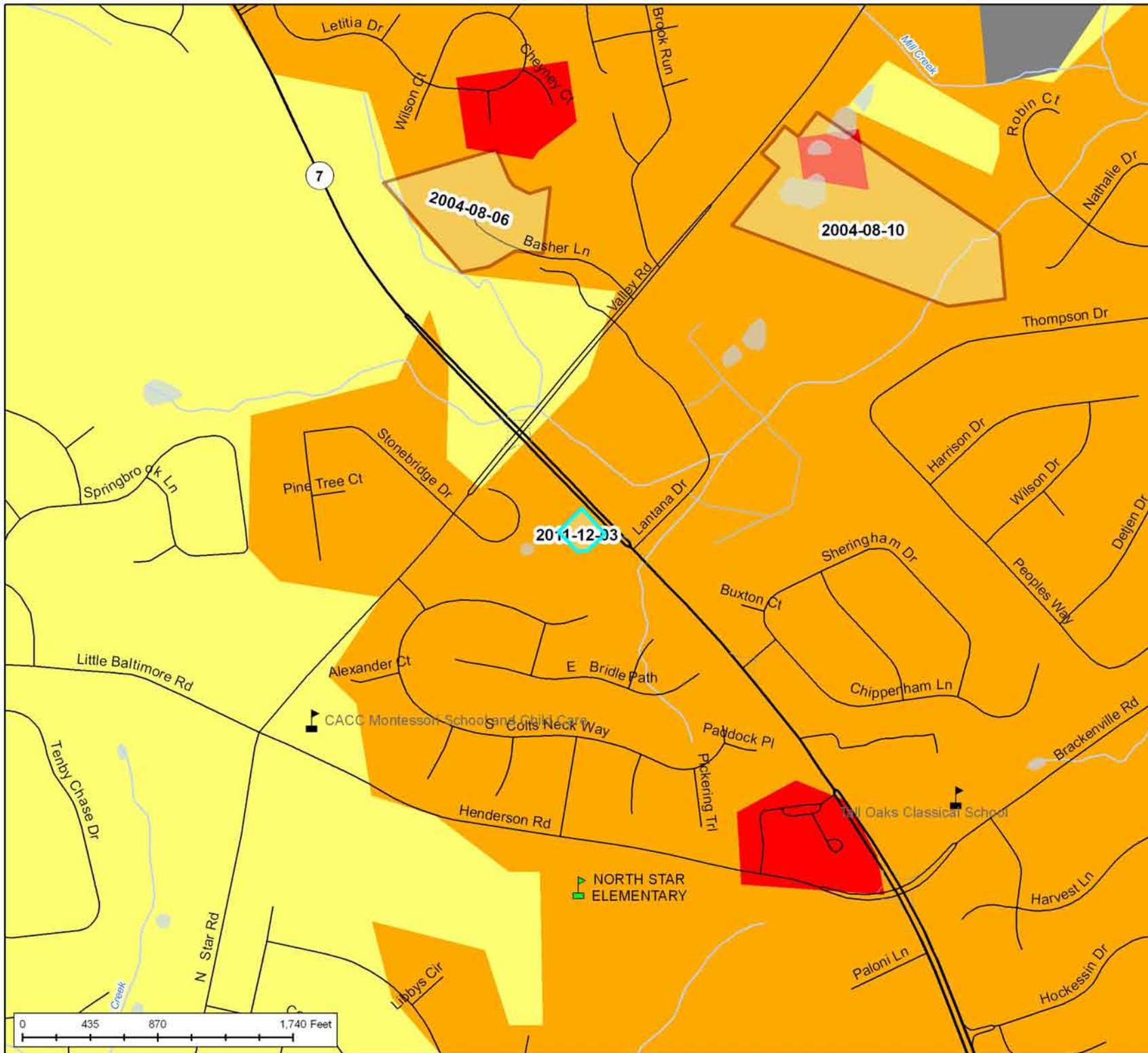
Limestone Crossing  
2011-12-03

-  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

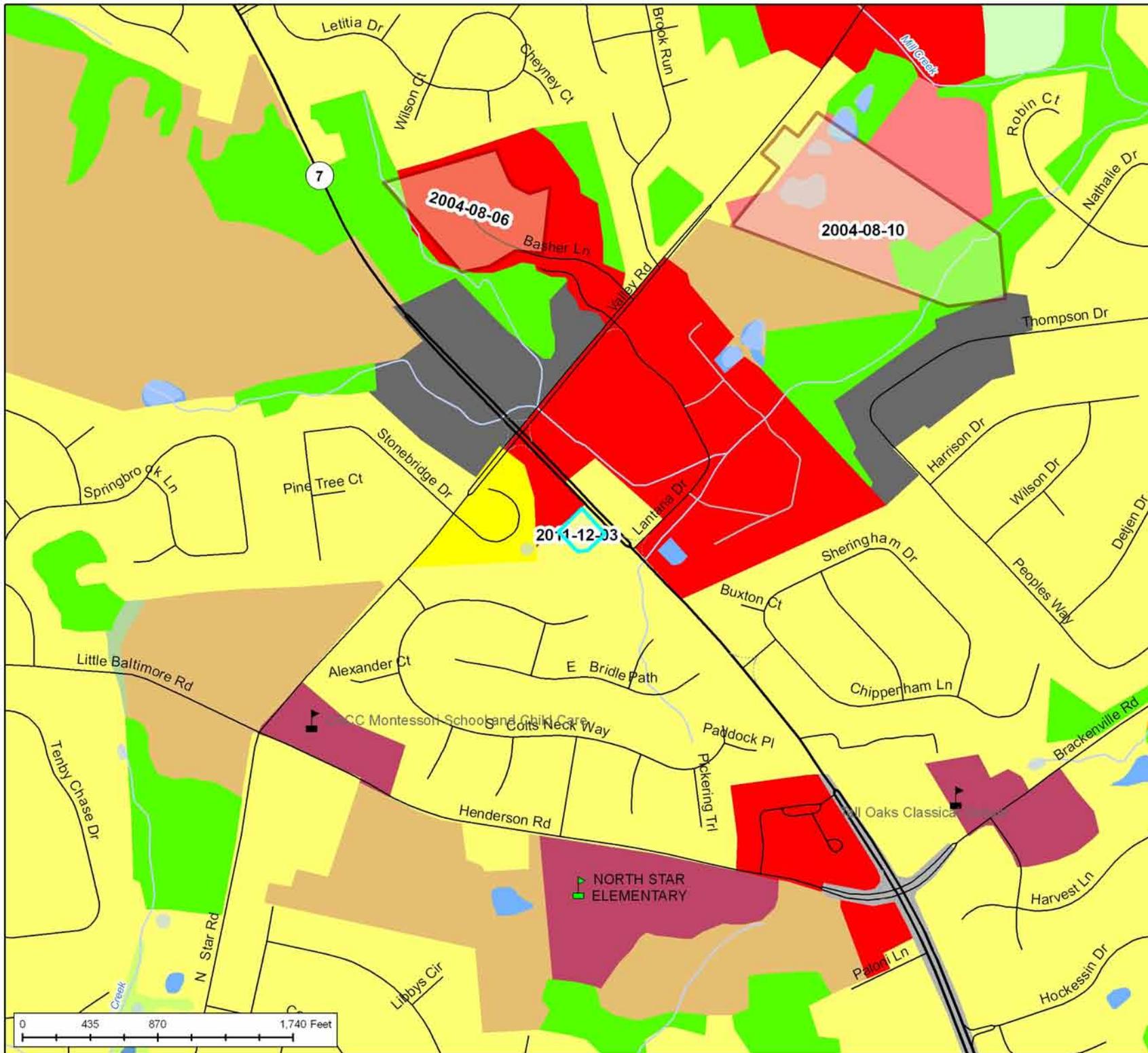


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stateplanning.delaware.gov



# Preliminary Land Use Service (PLUS)

Limestone Crossing  
2011-03-02

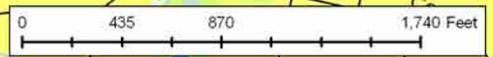


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

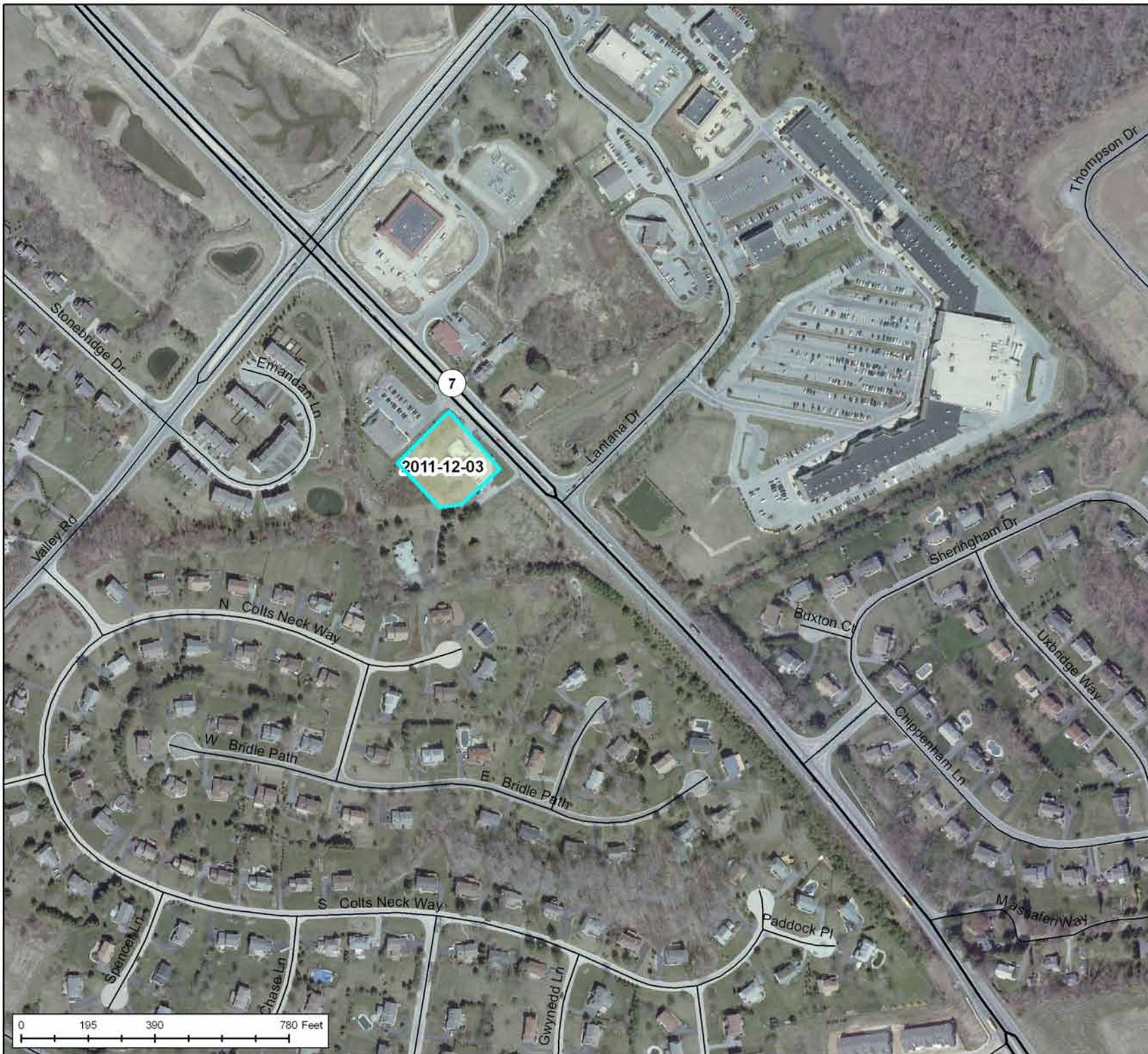


# Preliminary Land Use Service (PLUS)

Limestone Crossing  
2011-12-03

-  Project Areas
-  Municipalities

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



1:4,535



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