

### 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): 2012-0053-S   
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): \_\_\_\_\_

1. Project Title/Name: INDEPENDENCE TOWNS  
 2. Location (please be specific): FROM PA ROUTE 202, GO EAST ON STATE LINE RD. APPROXIMATELY 1900' FT. TO OWENSBY DRIVE, THEN APPROXIMATELY 525 FT. TO EAST FULTON ROAD, THEN LEFT ON EAST FULTON ROAD FOR APPROXIMATELY 365 FT. TO SITE ON LEFT

3. Parcel Identification #: 06-005.00-026 4. County or Local Jurisdiction Name: where project is located: NEW CASTLE

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

6. Owner's Name: BAKER RESIDENTIAL OF PA, LLC / IACOBUCCI HOMES  
 Address: 3 CREEK PKWY. SUITE 220, NARMANS CREEK BUSINESS CENTER  
 City: BOOTHWYN State: PA Zip: 19061  
 Phone: 914-461-9114 Fax: \_\_\_\_\_ Email: TSMITH@THEBAKERCOMPANIES.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: MICHAEL SODL, PE WILKINSON + ASSOC., INC.  
 Address: 1220 VALLEY FORGE RD., UNIT 25, P.O. BOX 987  
 City: VALLEY FORGE State: PA Zip: 19482  
 Phone: 610-415-1220 Fax: 610-415-1224 Email: MSODL@WILKINSONASSOC.COM

9. Please Designate a Contact Person, including phone number, for this Project: TSMITH 914-461-9114

**Information Regarding Site:**

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

11. Brief Explanation of Project being reviewed: **ENTRANCE ROAD FOR PA RESIDENTIAL DEVELOPMENT**

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 (DE) 12 (PA)** Number of Residential Units: **0 (DE) 47 (PA)** Commercial square footage: **N/A**

13. Present Zoning: **NC-40** 14. Proposed Zoning: **NC-40**

15. Present Use: **UNDEVELOPED, WOODED** 16. Proposed Use: **ENTRANCE ROAD TO PA RESIDENTIAL DEVELOPMENT**

17. Water:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: **UNITED WATER BETHEL (PA DEVELOPMENT)**

Will a new public well be located on the site?  Yes  No

18. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: **BETHEL TOWNSHIP SEWER AUTHORITY (PA DEVELOPMENT)**

Will a new community wastewater system be located on this site?  Yes  No

19. If residential, describe style and market segment you plan to target (Example- Age restricted): **47 TOWNHOUSES (PA) ENTRANCE ROAD ONLY IN DE**

20. Environmental impacts:

How many forested acres are presently on-site? **1** How many forested acres will be removed? **0.17**

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: **+/- 0.0041**  
 Non-tidal Acres: **+/- 0.0041**

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

Has the Army Corps of Engineers 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, streams, wells, or waterbodies? **+/- 50'**

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: **2 DETENTION BASINS (IN PA)**

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: **333**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **< 1%**

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

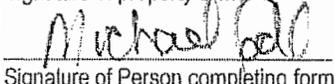
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No  
Person to contact to arrange visit: **TIM SMITH** phone number: \_\_\_\_\_

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.



**2/13/12**  
Date



**2/13/12**  
Date

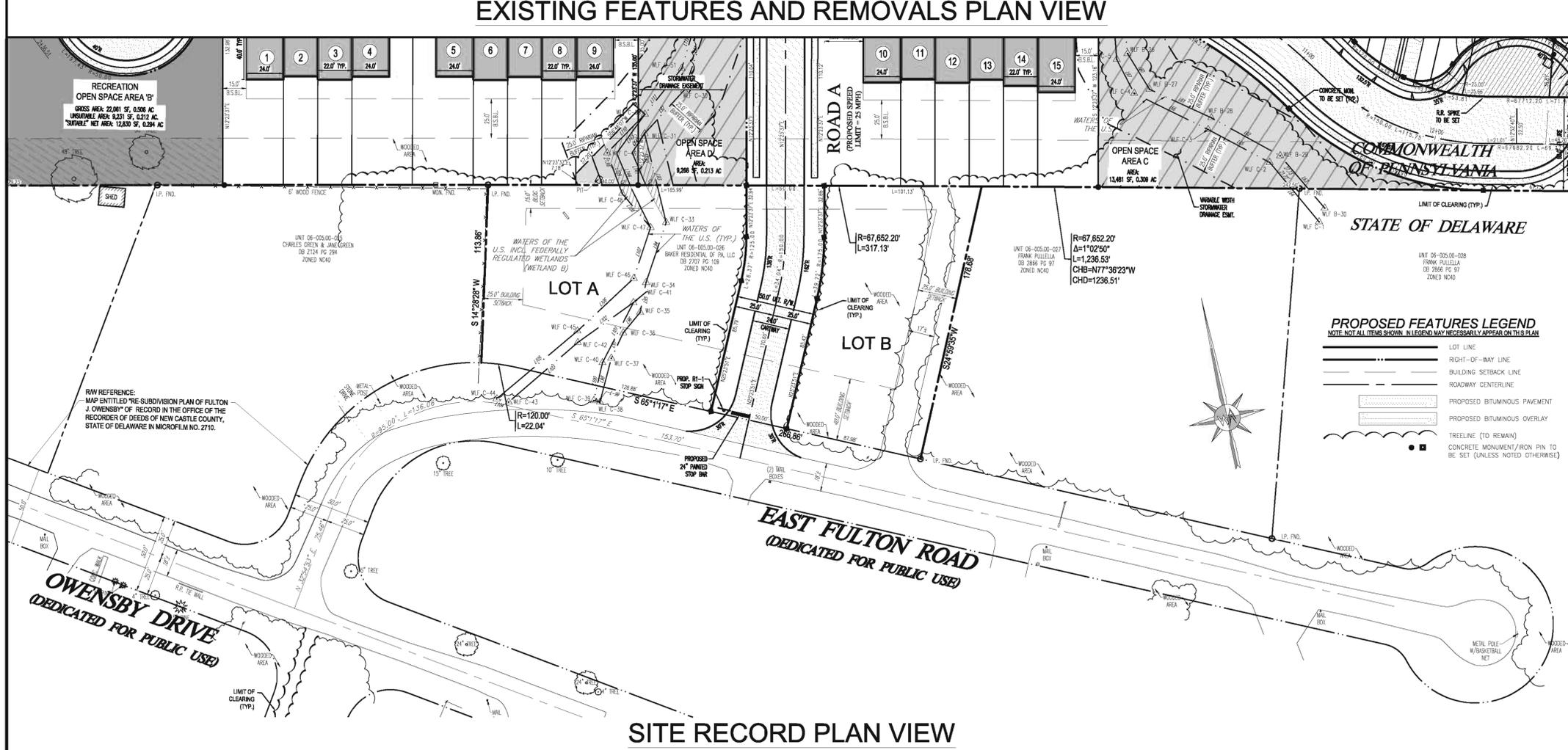
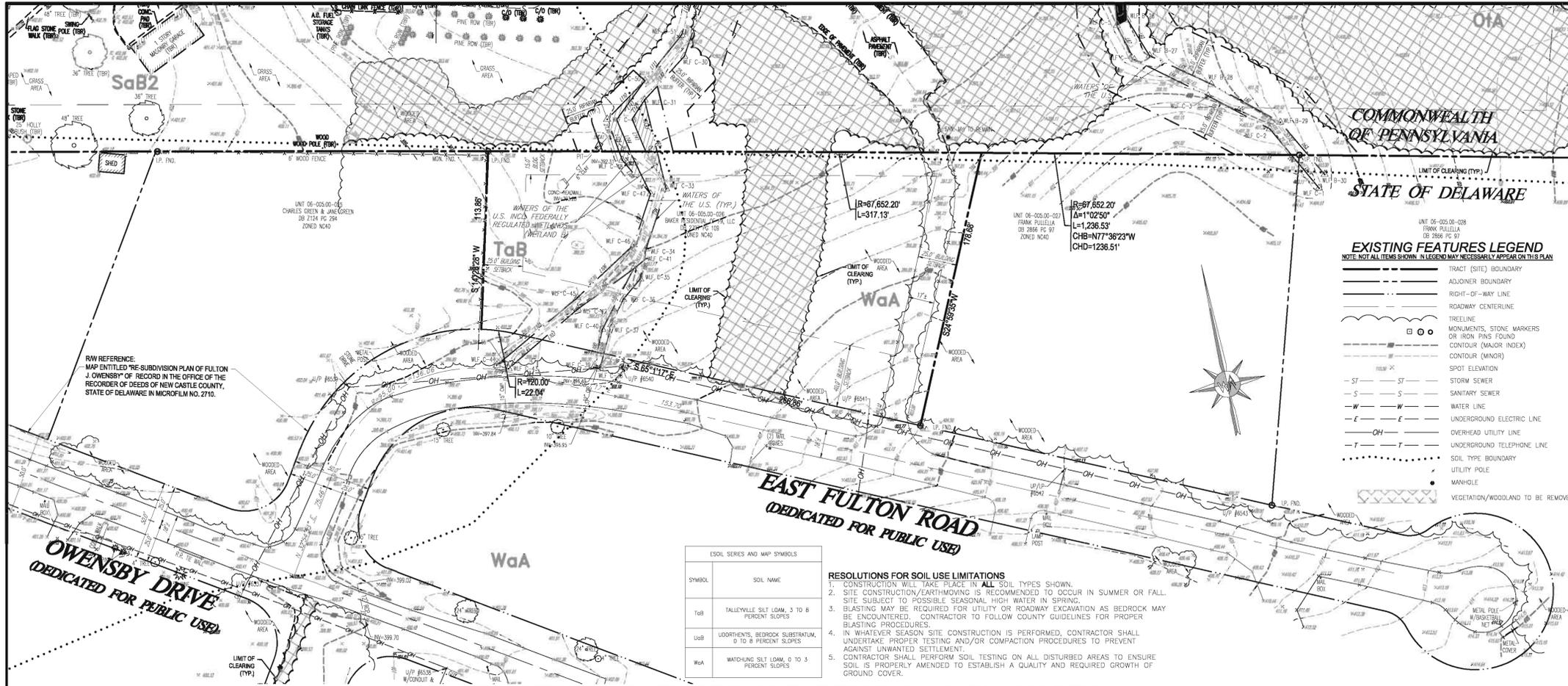
Signature of Person completing form  
(If different than property owner)

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.**







**NOTES:**

- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASSET PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MARKING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY WILKINSON & ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- ELEVATIONS SHOWN ARE EXPRESSED IN US SURVEY FEET AND ARE BASED UPON NAVD 88.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PROPERTY LIES IN FLOOD HAZARD ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD ZONE, PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 10505B-0300A, EFFECTIVE DATE 01/17/2007.
- COPYRIGHT © 2011, WILKINSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR.

**REFERENCES:**

- THE OFFICIAL TAX MAPS OF DELAWARE COUNTY, BETHEL TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA, MAP NOS. 03-12 & 03-20.
- MAP ENTITLED "TOWNSHIP SITE, EXTENSION OF WINTERSETT ROAD, BETHEL TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA," PREPARED BY WINTERMARK & LYNN, INC., PROJECT NO. 200201, FILE NO. 30688-0, SHEET NO. 1 OF 1, DATED JULY 29, 2003.
- THE OFFICIAL TAX MAPS OF NEW CASTLE COUNTY, VILLAGE OF BRANDYWINE, STATE OF DELAWARE, MAP NO. 4.
- MAP ENTITLED "LOT LINE CHANGE PLAN, SITUATE IN 'CHARTWELL', BETHEL TOWNSHIP, DELAWARE COUNTY, PA," PREPARED BY HOPKINS & SCOTT, INC., PLAN NO. 12-102000, DATED 10-21-91, LAST REVISED 5/10/93, RECORDED IN THE DELAWARE COUNTY OFFICE FOR RECORDING OF DEEDS IN PLAN VOLUME 16, PAGE 24, ON JULY 13, 1993.
- MAP ENTITLED "BLOCK MAP D-1-5, RECORD REDEVELOPMENT PLAN, BRANDYWINE HD., NEW CASTLE CO., DELAWARE, BELONGING TO FULTON J. OWENSBY," PREPARED BY BURNE R. WASK, INC., SLD 874-172, DATED JULY 1, 1974, LAST REVISED JULY 25, 1974, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF NEW CASTLE COUNTY IN DEED RECORD 3, VOLUME 44, PAGE 187, ON 8-9-74.
- MAP ENTITLED "RECORDS MAJOR LAND DEVELOPMENT PLAN, WILKES OF BRANDYWINE, BRANDYWINE HUNDREDS, NEW CASTLE COUNTY, DELAWARE," PREPARED BY APEX ENGINEERING INCORPORATED, PROJECT NO. 01155001502P3, APPLICATION NO. 2003033233, SHEET NOS. 1-4 OF 4, DATED 6/11/04, LAST REVISED 2/15/05.

**WETLANDS / WATERS OF THE U.S. LINE TABLE**

LINE	LENGTH	BEARING
L83	66.49'	S30°25'10"W
L84	40.49'	S30°25'10"W
L85	18.84'	S23°39'27"W
L86	18.84'	S23°39'27"W
L87	18.00'	S23°27'21"W
L88	28.97'	S26°51'07"W
L89	4.06'	N87°43'17"W
L100	24.82'	N82°10'48"W
L101	43.26'	N82°10'48"W
L102	43.80'	S68°44'23"W
L103	58.59'	S81°40'21"W
L104	7.90'	N82°10'48"W
L105	62.80'	N82°10'48"W
L106	48.40'	N58°18'49"W
L107	34.33'	N32°36'45"W
L108	28.29'	N27°45'14"W
L109	21.91'	N08°04'02"W

**WETLANDS / WATERS OF THE U.S. CURVE TABLE**

CURVE	ARC LENGTH	RADIUS
C1	7.34'	67.65220'
C2	7.06'	67.65220'

**GENERAL NOTES:**

- THIS PLAN REFERENCES: A DRAWING ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY WILKINSON & ASSOCIATES, INC. PROJECT NO. 2006-008 DATED 02-01-2006.
- EQUITABLE OWNER/APPLICANT: BAKER RESIDENTIAL OF PA, LLC, 3 CREEK PARKWAY, SUITE 220, NAAMANS CREEK BUSINESS CENTER, BOOTHWYN, PA 19061 (814) 481-8000.

**LOT AREA SUMMARY:**

GROSS LOT AREA = 43599.53 SF, 1.001 AC.  
 LOT A AREA = 20856.91 SF, 0.479 AC.  
 LOT B AREA = 15114.94 SF, 0.347 AC.  
 ROAD A RW AREA = 7627.68 SF, 0.175 AC.

NEW CASTLE COUNTY, STATE OF DELAWARE  
 SITE DATA - ZONING DISTRICT: NC-40

	REQUIRED
MIN. LOT AREA	40,000 SF
MAX. LOT WIDTH	125 FT
MIN. STREET YARD	40 FT
MIN. SIDE YARD	25'
MIN. REAR YARD	15'
MAX. BUILDING HEIGHT	35'

**NOTES:**

- THE PURPOSE OF THIS PLAN IS FOR THE CONSTRUCTION OF A NEW RESIDENTIAL ACCESS STREET FROM EAST FULTON ROAD AND CONNECTING TO THE INDEPENDENCE TOWNS RESIDENTIAL TOWNSHIP DEVELOPMENT LOCATED IN BETHEL TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA. REFERENCING THE STATE INVENTORY OF NATURAL AREAS, THE PROPOSED DEVELOPMENT SITE DOES NOT INCLUDE A CRITICAL NATURAL AREA (CNA) AS APPROVED BY DNREC.
- THIS PLAN SUPERSEDES, IN PART, THE PLAN OF RECORDED ON [DATE] DATED AND RECORDED ON [DATE] IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE. INSTRUMENT NO. [NUMBER].
- NO DEBRIS SHALL BE BURIED ON THE SITE AS A RESULT OF THIS DEVELOPMENT.
- THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
- A 6' WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THIS PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THE PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
- ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING COMPLETION OF THE STATE OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
- ALL IMPROVEMENTS REQUIRED 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 IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON [DATE] AT INSTRUMENT NO. [NUMBER].
- ALL WATERS OF THE U.S. AND WATERS OF THE U.S. INCLUDING FEDERALLY REGULATED WETLANDS AS SHOWN WERE DELINEATED IN THE FIELD BY ENTRIX, INC. ON 11/23/05. A JURISDICTIONAL DETERMINATION WAS PERFORMED ON-SITE BY THE ARMY CORP OF ENGINEERS ON 03/30/07 AND THE MINOR MODIFICATIONS THAT RESULTED FROM THE FIELD VIEW ARE DEPICTED HEREON.

**CERTIFICATION OF PLAN APPROVAL**

APPROVED [DATE] BY [NAME] FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED [DATE] BY [NAME] FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

RECORDED [DATE] IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE; MICROFILM NUMBER [NUMBER].

**CERTIFICATION OF OWNERSHIP**

I, TIMOTHY SMITH OF BAKER RESIDENTIAL OF PA, LLC (ACQUACUCCI HOMES), HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

**CERTIFICATION OF PLAN ACCURACY**

I, MICHAEL A. SODL, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF 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.

DE P.E. # 13465 SCALE: 1" = 40'

**CALL BEFORE YOU DIG!**

UNIVERSITY MICROFILMS INTERNATIONAL  
 300 N ZEEB RD  
 ANN ARBOR MI 48106  
 1-800-242-1776

**WILKINSON & ASSOCIATES, INC.**

1150 GLENVIEW DR.  
 SUITE 33 18106  
 ALLENTOWN, PA 18106  
 PHONE (610) 395-7940  
 FAX (610) 395-7959

**BAKER RESIDENTIAL OF PA, LLC**

1220 VALLEY FORGE ROAD  
 THE COMMONS AT VALLEY FORGE  
 UNIT 25, P.O. BOX 987  
 VALLEY FORGE, PA 19482  
 PHONE (610) 415-1220  
 FAX (610) 415-1224

**MAJOR LAND DEVELOPMENT EXPLORATORY PLAN**

EXISTING FEATURES, REMOVALS & SITE RECORD PLAN

PROJECT MANAGER: MAS  
 DATE: 01/06/12  
 PROJECT NO.: 2011139  
 DRAWING NO.: 2011SPRCP-PLAN00

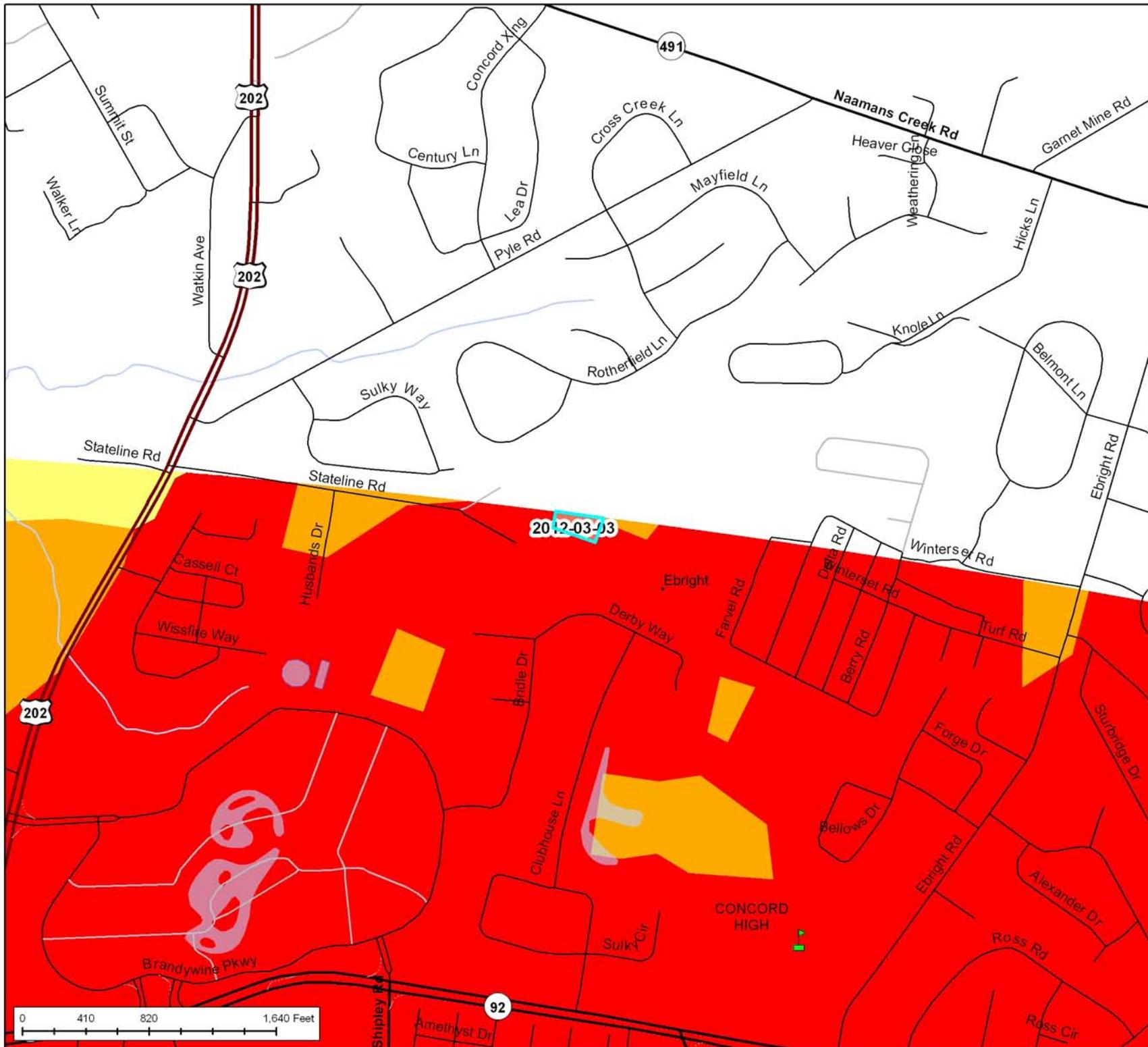
DATE: 01/06/12  
 PROJECT NO.: 2011139  
 DRAWING NO.: 2011SPRCP-PLAN00

SHEET NO.: 2 OF 3



# Preliminary Land Use Service (PLUS)

Independence Town  
2012-03-03

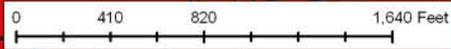


- PLUS Project Areas
- Municipalities
- State Parks
- Forestry Easements
- Purchased Dev. Rights
- Ag District
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture

1:10,000

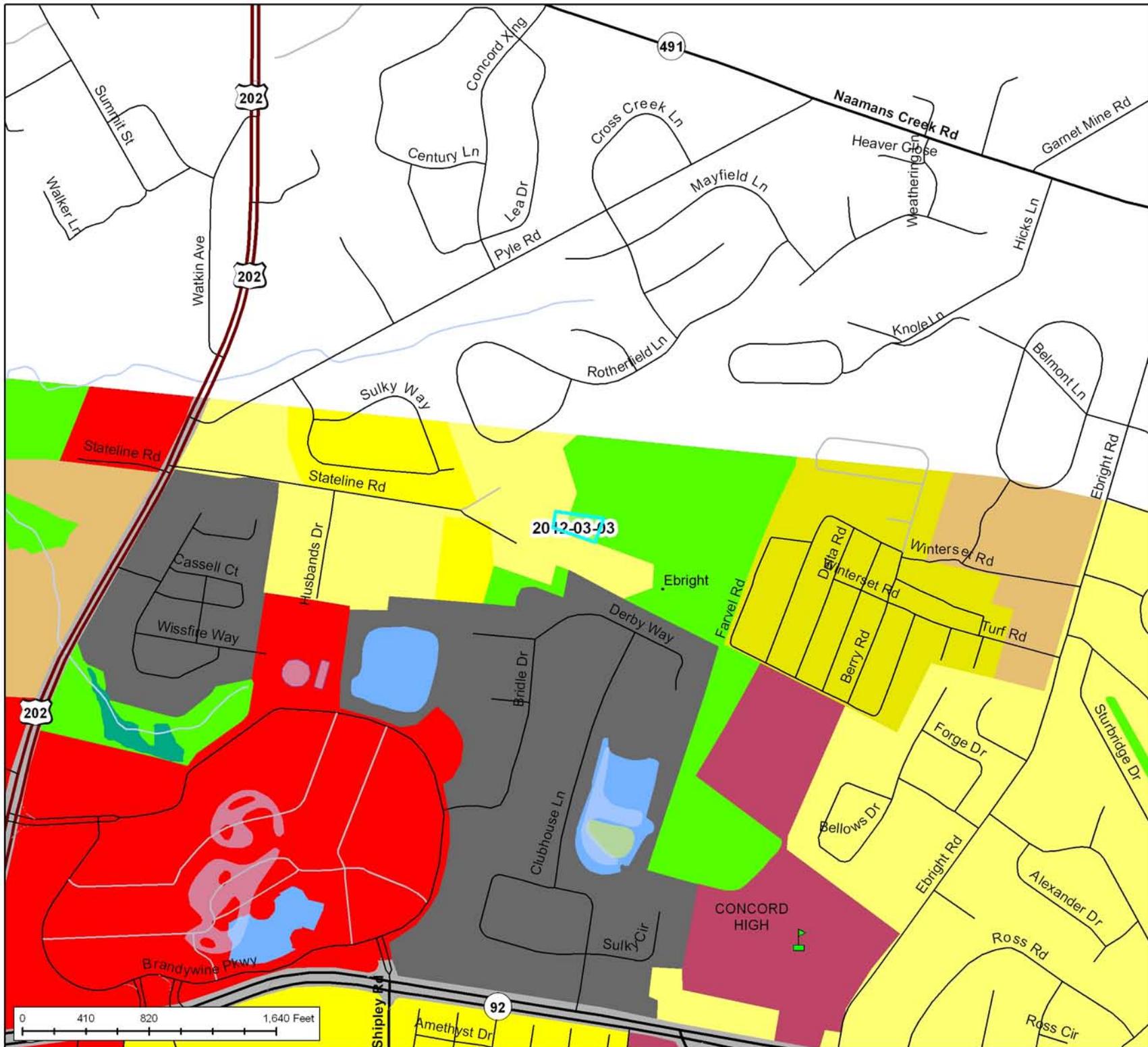


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# Preliminary Land Use Service (PLUS)

Independence Town  
2012-03-03

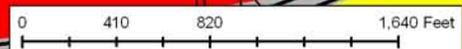


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

Independence Town  
2012-03-03

-  Project Areas
-  Municipalities

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



1:2,096



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