

Preliminary Land Use Service (PLUS)			
Delaware State Planning Coordination			
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958			
<p>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.</p> <p>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 <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.</p>			
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: Tri-County Hot Mix Facility			
2. Location (please be specific): 1180 Little Creek Road, Dover, DE			
3. Parcel Identification #: ED-00-096.00-01-15.02-000		4. County or Local Jurisdiction Name: where project is located: Kent County	
5. If contiguous to a municipality, are you seeking annexation: No			
6. Owner's Name: Tri-County Materials, LLC.			
Address: 150 Lafferty Lane			
City:	Dover	State:	DE
Zip:	19901		
Phone:	(302)-736-3031	Fax:	(302)-734-9743
Email:	kjones@geolyn.com		
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Kevin Jones			
Address: 150 Lafferty Lane			
City:	Dover	State:	Delaware
Zip:	19901		
Phone:	(302)-736-3031	Fax:	(302)-734-9743
Email:	kjones@geolyn.com		
8. Project Designer/Engineer: Becker Morgan Group, Inc.			
Address: 309 South Governors Avenue			
City:	Dover	State:	DE
Zip:	19904		
Phone:	(302)-734-7950	Fax:	(302)-734-7965
Email:	mriemann@beckermorgan.com		
9. Please Designate a Contact Person, including phone number, for this Project: Mike Riemann, (302)734-7950			

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: Proposed hot mix production facility to replace an existing material storage site. 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 +/-): 12.0797 Number of Residential Units: N/A Commercial square footage: N/A	
13. Present Zoning: IG / AC	14. Proposed Zoning: IG / AC
15. Present Use: Material Storage	16. Proposed Use: Hot Mix Facility
17. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Will a new public well be located on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input 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? 0.52 Acres How many forested acres will be removed? 0 Acres 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: N/A <input checked="" type="checkbox"/> Non-tidal Acres: 0.016 Acres If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corp 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>60' to water</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: Bio-retention	
23. Is open space proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres: N/A What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? N/A	
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: 308 trips
What percentage of those trips will be trucks, excluding vans and pick-up trucks? 95

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 – No opportunity to connect

28. Are there existing sidewalks? Yes No; bike paths Yes No
Are there proposed sidewalks? Yes No; bike paths Yes
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: Kevin Jones phone number: (302)736-3031

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)

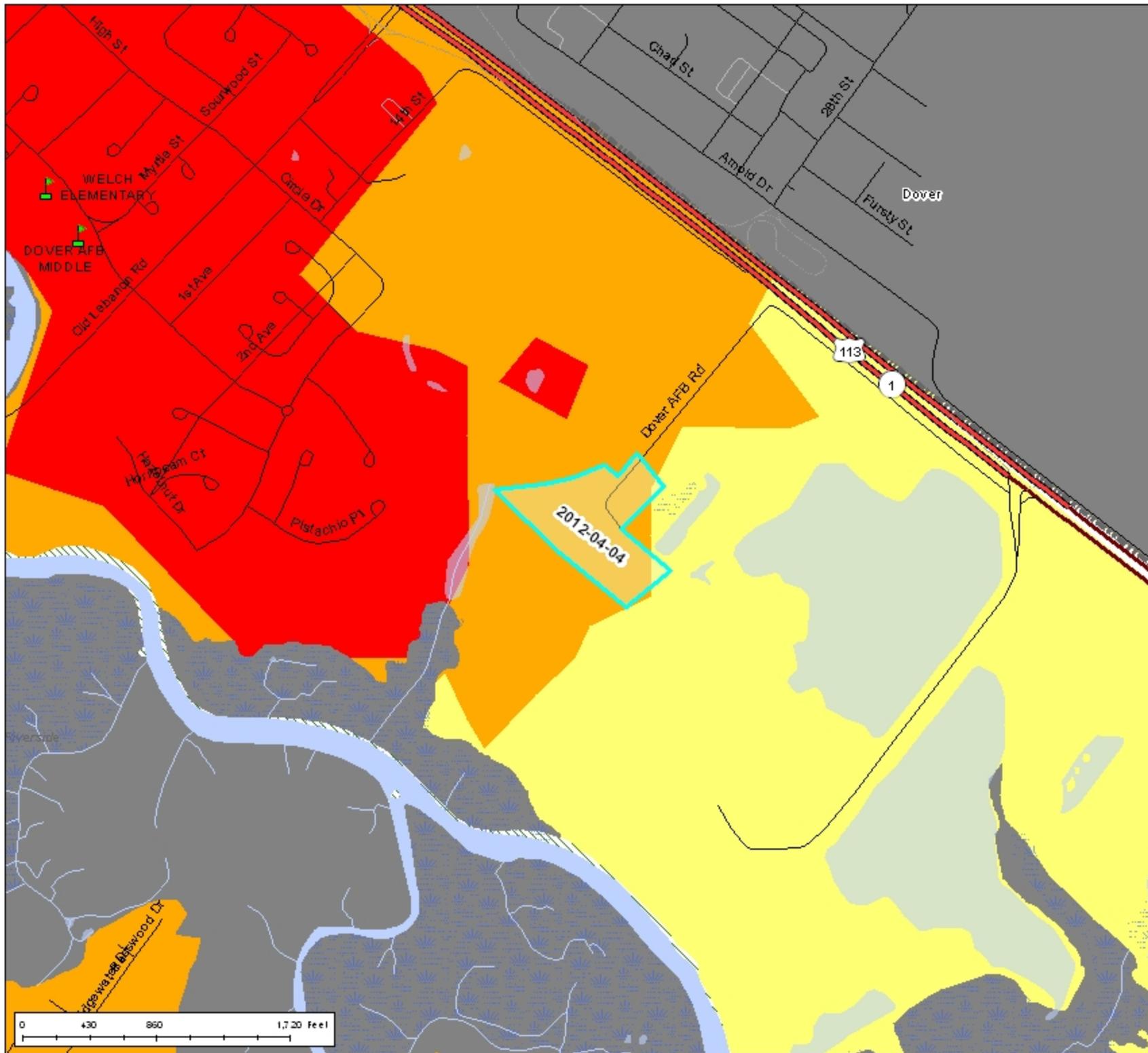
Date

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.

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Tri-County Hot Mix Facility
2012-04-04



- 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

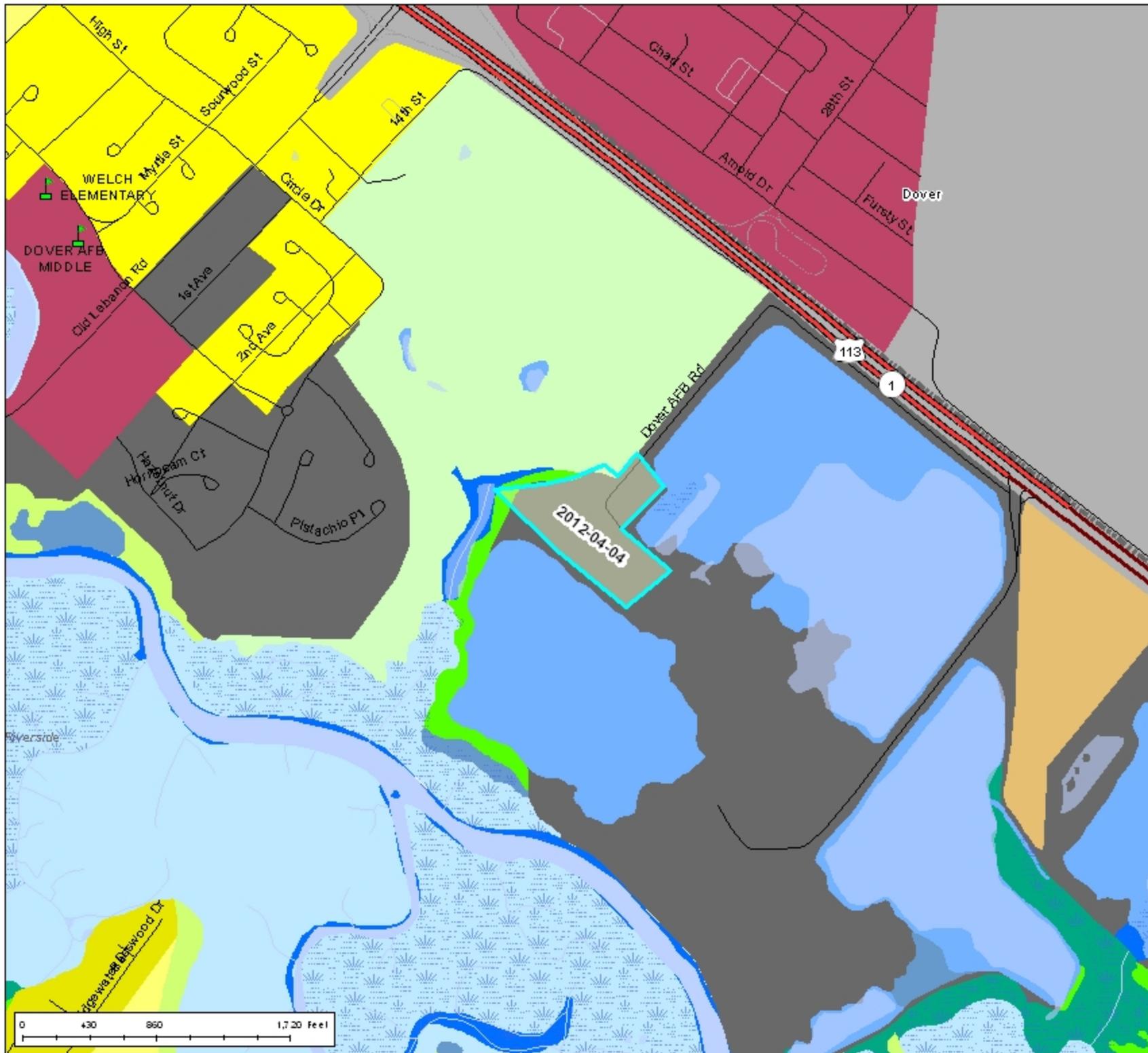


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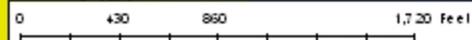


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

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



2012-04-04

Dover Air Rd

1:3,273



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