

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: Christiana Mall Development

2. Location (please be specific): 132 Christiana Mall, Newark, DE 19702

3. Parcel Identification #: 09-024.00-010, 019, 020, 021, 022, 023, 024, 025, 028, 034, 035

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

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

6. Owner's Name: Christiana Mall, LLC. c/o General Growth Properties, Inc. (GGP)

Address: 10440 Little Patuxent Parkway

City: Columbia

State: MD

Zip: 21044

Phone: 410-992-6217

Fax: 410-992-6363

Email: james.whitcome@ggp.com

7. Equitable Owner/Developer (This Person Is required to attend the PLUS meeting): James Whitcome c/o GGP

Address: 10440 Little Patuxent Parkway

City: Columbia

State: MD

Zip: 21044

Phone: 410-992-6217

Fax: 410-992-6363

Email: james.whitcome@ggp.com

8. Project Designer/Engineer: Brian M. Conlon, IP.E., LEED AP, CDP

Address: 30 South 17th Street, Suite 13000

City: Philadelphia

State: PA

Zip: 19103

Phone: 215-864-0640

Fax: 215-864-0671

Email: bconlon@langan.com

9. Please Designate a Contact Person, including phone number, for this Project: Brian M. Conlon

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 100,000 square foot building along with 850 square foot mall expansion. 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 +/-): 122.6 Number of Residential Units: Commercial square footage: 100,850	
13. Present Zoning: CR - Commercial Regional	14. Proposed Zoning: No change
15. Present Use: Shopping Center	16. Proposed Use: Shopping Center
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian 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? 8.99 How many forested acres will be removed? 4.28 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 - stormwater management ponds 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 checked="" type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>240 feet</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 islands and swales, subsurface detention, water quality devices	
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)? 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: 2,720

What percentage of those trips will be trucks, excluding vans and pick-up trucks? <2%

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

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

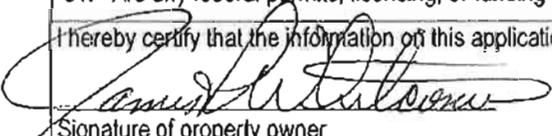
Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

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: James Whitcome phone number: 410-992-6217

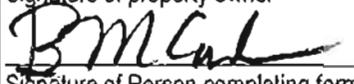
31. Are any federal permits, licensing, or funding anticipated? Yes No

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



6/28/12
Date

Signature of property owner



6/29/12
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 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.

Preliminary Land Use Service (PLUS)

Christiana Mall
Development
2012-07-03

-  PLUS Project Areas
-  Municipalities
-  State Parks
-  Forestry Easements
-  Purchased Dev. Rights
-  Ag District

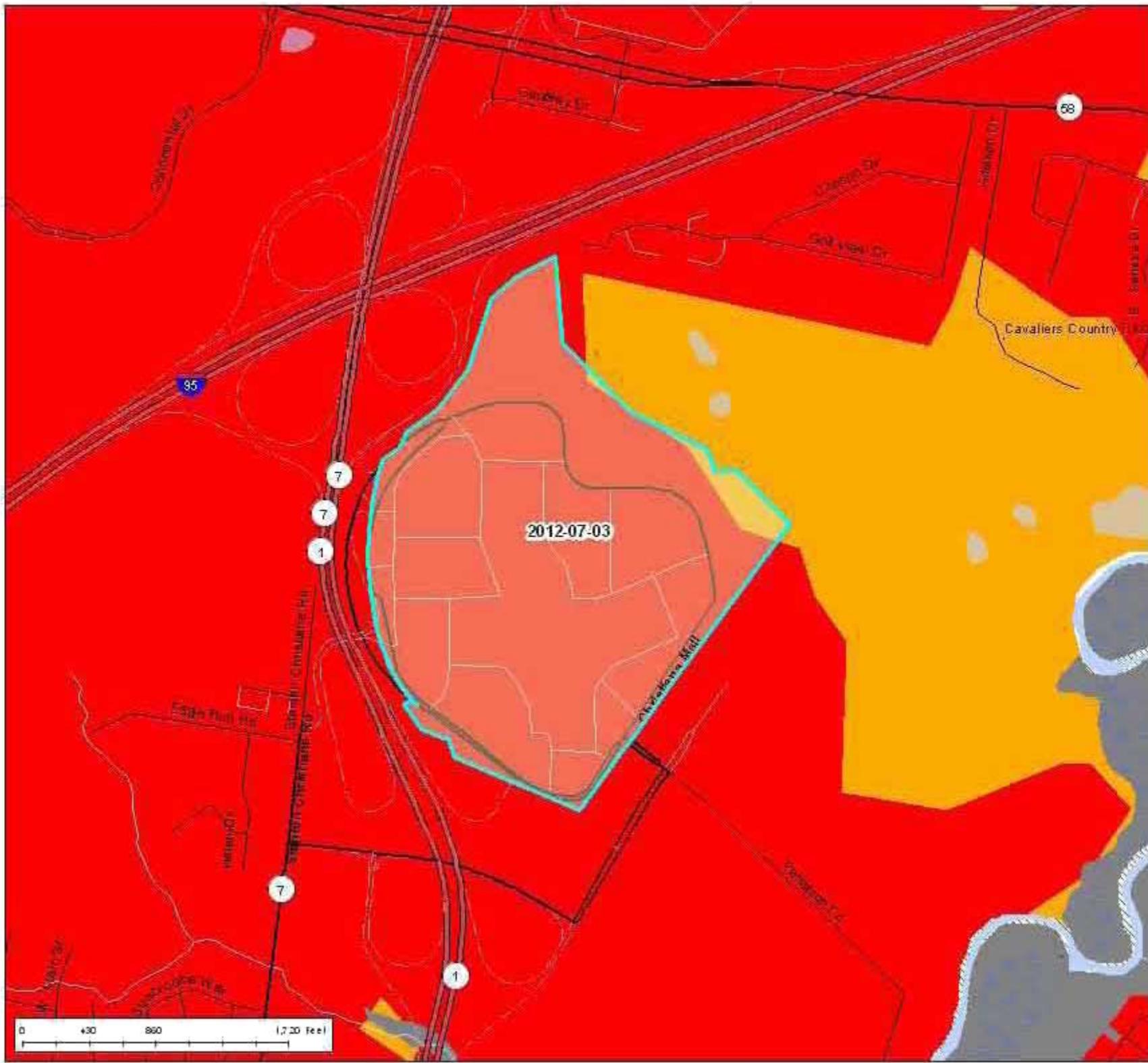
2010 State Strategies

-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Out of Play
-  Nat. Res. & Rec. Priorities
-  Working Forests
-  Highest Value Agriculture

1:10,000



Produced by the Delaware Office of
State Planning Coordination
stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

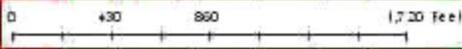
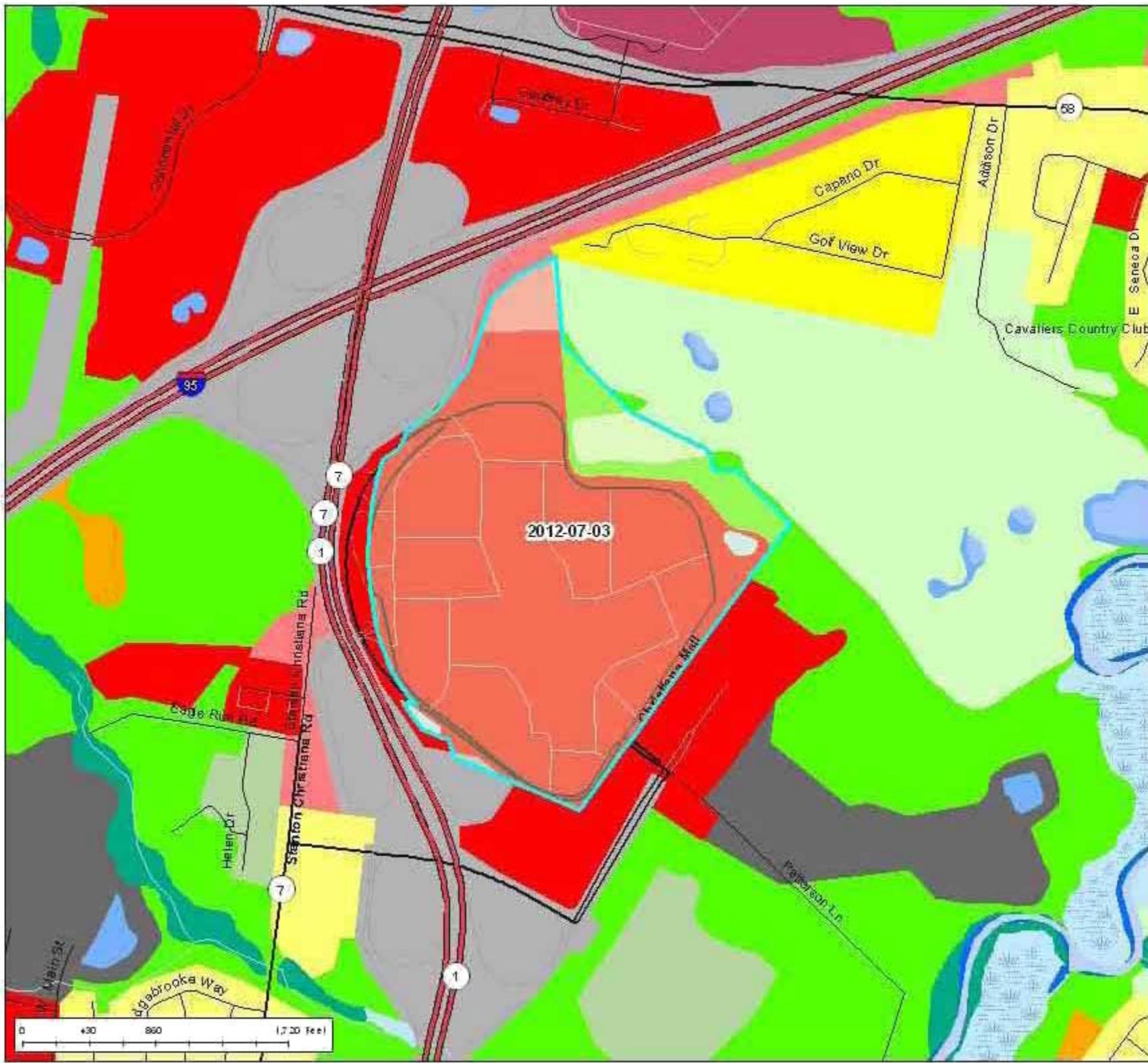
Christiana Mall Development 2012-07-03

-  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



Produced by the Delaware Office of
State Planning Coordination
stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

Christiana Mall
Development
2012-07-03

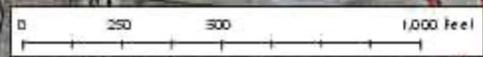
-  Project Areas
-  Municipalities

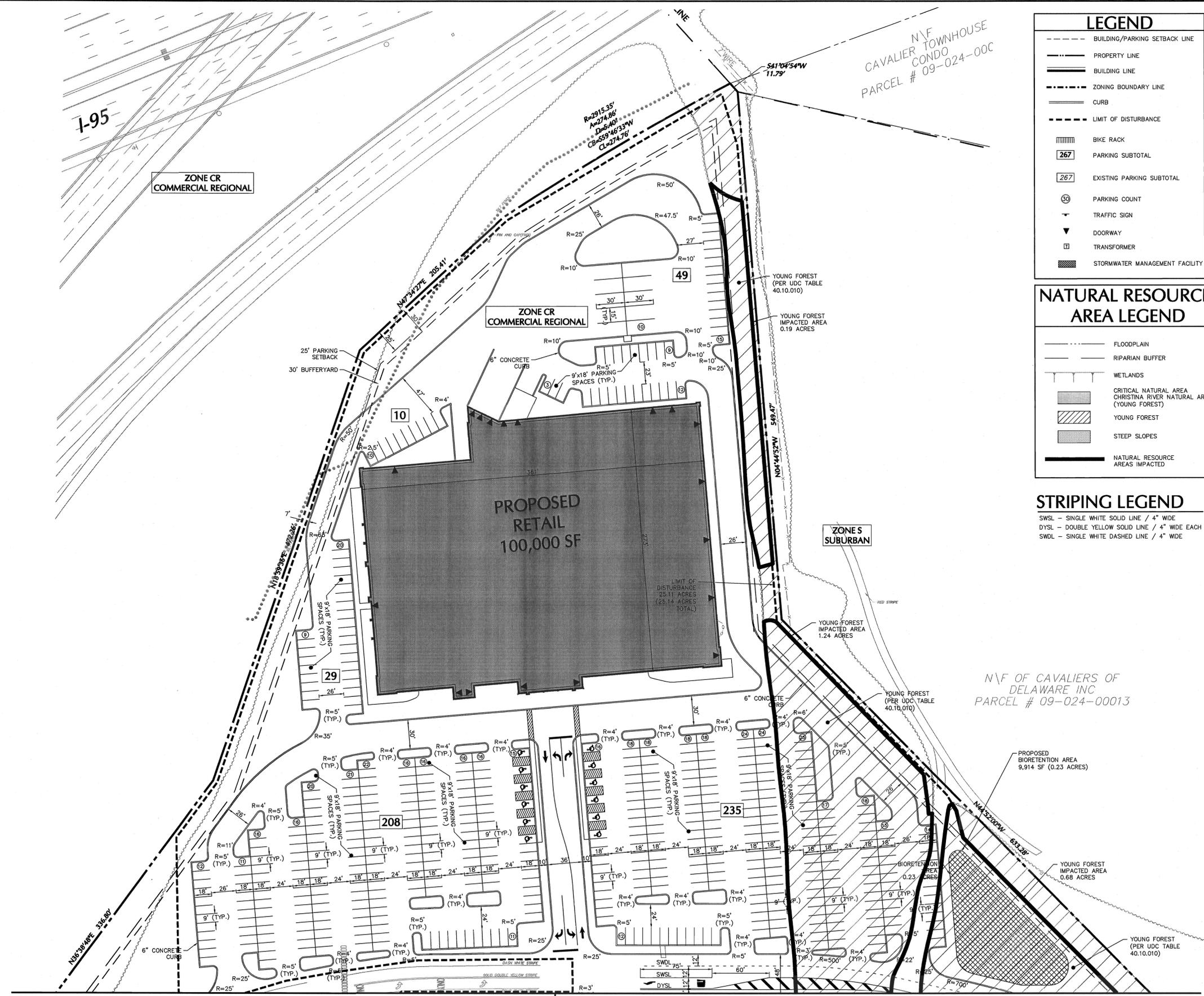
2007 Aerial Photography,
Provided by Delaware
Office of Management
and Budget

1:5,778



Produced by the Delaware Office of
State Planning Coordination
stateplanning.delaware.gov





MATCHLINE - REFER TO DRAWING CS-202

MATCHLINE - REFER TO DRAWING CS-203

LEGEND

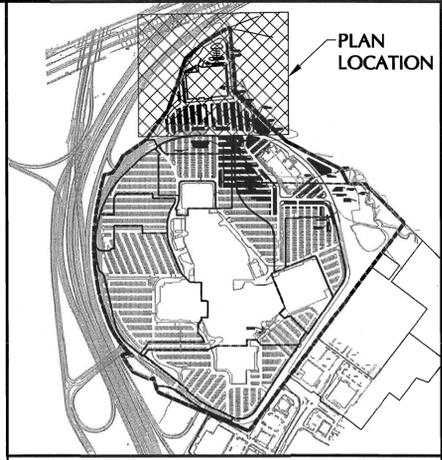
- BUILDING/PARKING SETBACK LINE
- PROPERTY LINE
- BUILDING LINE
- ZONING BOUNDARY LINE
- CURB
- LIMIT OF DISTURBANCE
- BIKE RACK
- 267 PARKING SUBTOTAL
- 267 EXISTING PARKING SUBTOTAL
- PARKING COUNT
- TRAFFIC SIGN
- DOORWAY
- TRANSFORMER
- STORMWATER MANAGEMENT FACILITY

NATURAL RESOURCE AREA LEGEND

- FLOODPLAIN
- RIPARIAN BUFFER
- WETLANDS
- CRITICAL NATURAL AREA (CHRISTINA RIVER NATURAL AREA (YOUNG FOREST))
- YOUNG FOREST
- STEEP SLOPES
- NATURAL RESOURCE AREAS IMPACTED

STRIPING LEGEND

- SWSL - SINGLE WHITE SOLID LINE / 4" WIDE
- DYSL - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SWDL - SINGLE WHITE DASHED LINE / 4" WIDE



KEY MAP
1"=750'



Miss Utility of Delmarva
Call 1.800.282.8555 in Delaware (DE)
and 1.800.441.8355 in Maryland (MD)

Date	Description	No.
Revisions		



BRIAN M. CONLON,
PROFESSIONAL ENGINEER DE Lic. No. 13413

ELANGAN

ENGINEERING & ENVIRONMENTAL SERVICES

30 South 17th Street, Suite 1300
Philadelphia, PA 19103
P: 215.864.0640 F: 215.864.0671
www.langan.com

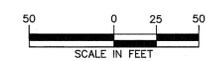
NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA
NEVADA VIRGINIA CALIFORNIA

Project
CHRISTIANA MALL DEVELOPMENT

APPLICATION # 2012-
MAJOR EXPLORATORY PLAN
WHITE CLAY CREEK HUNDRED
NEW CASTLE COUNTY DELAWARE

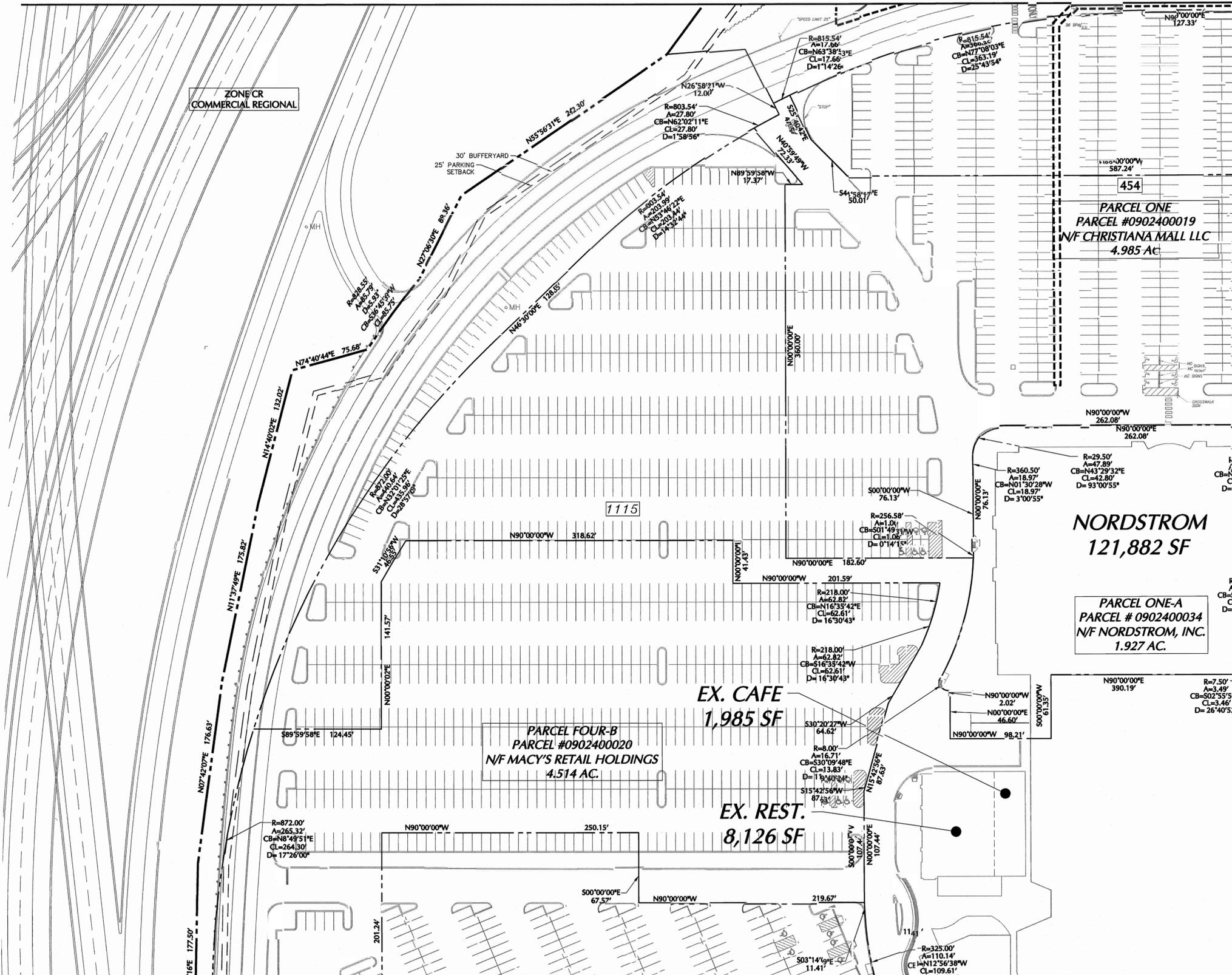
MAJOR EXPLORATORY PLAN

Project No.	002633308	Drawing No.	
Date	29 JUNE 2012	CS-201	SHEET 2 OF 7
Scale	1"=50'		
Drn. By	SAC		
Chk'd By	BMC		





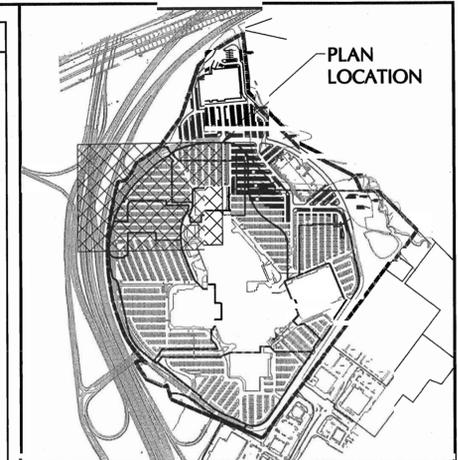
MATCHLINE - REFER TO DRAWING CS-201



MATCHLINE - REFER TO DRAWING CS-204

LEGEND

- BUILDING/PARKING SETBACK LINE
--- PROPERTY LINE
--- BUILDING LINE
--- ZONING BOUNDARY LINE
--- CURB
--- LIMIT OF DISTURBANCE
[Symbol] BIKE RACK
[Symbol] 267 PARKING SUBTOTAL
[Symbol] 267 EXISTING PARKING SUBTOTAL
[Symbol] 50 PARKING COUNT
[Symbol] TRAFFIC SIGN
[Symbol] DOORWAY
[Symbol] TRANSFORMER
[Symbol] STORMWATER MANAGEMENT FACILITY



KEY MAP 1"=750'

NATURAL RESOURCE AREA LEGEND

- FLOODPLAIN
--- RIPARIAN BUFFER
--- WETLANDS
[Symbol] CRITICAL NATURAL AREA CHRISTINA RIVER NATURAL AREA (YOUNG FOREST)
[Symbol] YOUNG FOREST
[Symbol] STEEP SLOPES
[Symbol] NATURAL RESOURCE AREAS IMPACTED



Miss Utility of Delmarva
Call 1.800.282.8555 in Delaware (DE) and 1.800.441.8355 in Maryland (MD)

MATCHLINE - REFER TO DRAWING CS-203

Table with 3 columns: Date, Description, No. for Revisions.

Brian M. Conlon

BRIAN M. CONLON, PROFESSIONAL ENGINEER DE Lic. No. 13413



30 South 17th Street, Suite 1300 Philadelphia, PA 19103 P: 215.864.0640 F: 215.864.0671 www.langan.com

CHRISTIANA MALL DEVELOPMENT

APPLICATION # 2012-MAJOR EXPLORATORY PLAN WHITE CLAY CREEK HUNDRED NEW CASTLE COUNTY DELAWARE

Drawing Title

MAJOR EXPLORATORY PLAN

Project No. 002633308 Drawing No.

Date 29 JUNE 2012 Scale 1"=50' CS-202 Drn. By SAC Chk'd By BMC SHEET 3 OF 7





MATCHLINE - REFER TO DRAWING CS-201

NATURAL RESOURCE AREA LEGEND

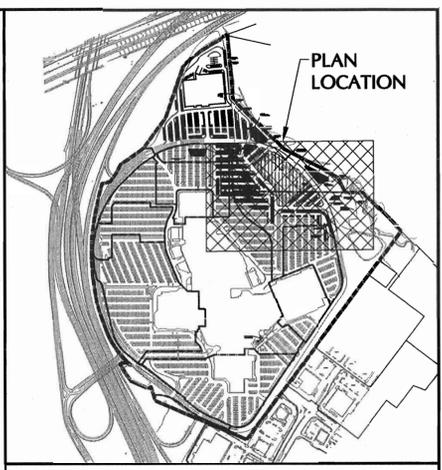
- FLOODPLAIN
- RIPARIAN BUFFER
- WETLANDS
- CRITICAL NATURAL AREA CHRISTIANA RIVER NATURAL AREA (YOUNG FOREST)
- YOUNG FOREST
- STEEP SLOPES
- NATURAL RESOURCE AREAS IMPACTED

STRIPING LEGEND

- SWSL - SINGLE WHITE SOLID LINE / 4" WIDE
- DYSL - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SWD - SINGLE WHITE DASHED LINE / 4" WIDE

LEGEND

- BUILDING/PARKING SETBACK LINE
- PROPERTY LINE
- BUILDING LINE
- ZONING BOUNDARY LINE
- CURB
- LIMIT OF DISTURBANCE
- BIKE RACK
- PARKING SUBTOTAL
- EXISTING PARKING SUBTOTAL
- PARKING COUNT
- TRAFFIC SIGN
- DOORWAY
- TRANSFORMER
- STORMWATER MANAGEMENT FACILITY

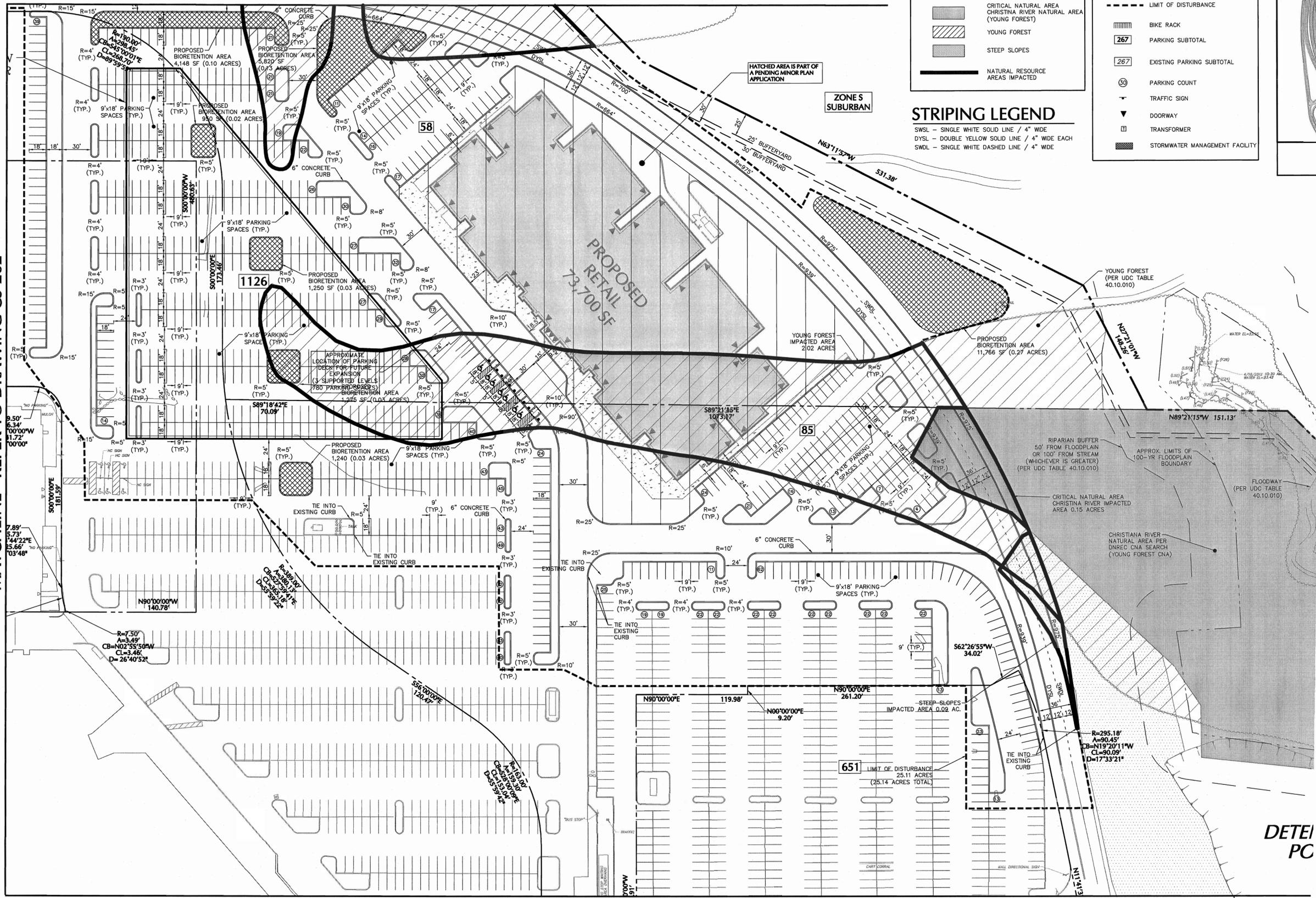


KEY MAP
1"=750'



Miss Utility of Delmarva
Call 1.800.282.8555 in Delaware (DE)
and 1.800.441.8355 in Maryland (MD)

MATCHLINE - REFER TO DRAWING CS-202



MATCHLINE - REFER TO DRAWING CS-205

Date	Description	No.
Revisions		

BRIAN M. CONLON
 PROFESSIONAL ENGINEER DE Lic. No. 13413

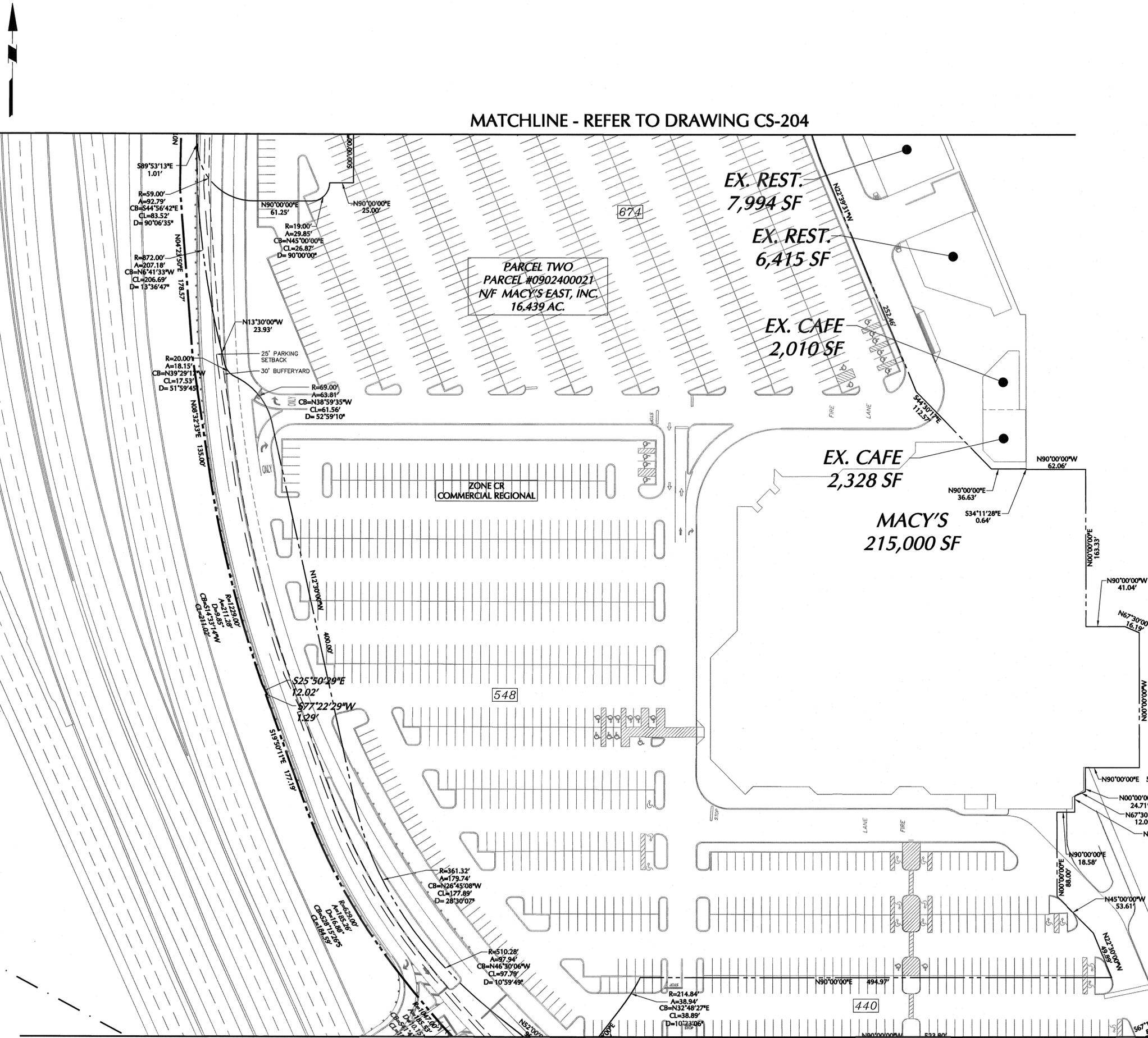
ENGINEERING & ENVIRONMENTAL SERVICES
 30 South 17th Street, Suite 1300
 Philadelphia, PA 19103
 P: 215.864.0640 F: 215.864.0671
 www.langan.com
NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA
NEVADA VIRGINIA CALIFORNIA

Project
CHRISTIANA MALL DEVELOPMENT
 APPLICATION # 2012-MAJOR EXPLORATORY PLAN
 WHITE CLAY CREEK HUNDRY
 NEW CASTLE COUNTY DELAWARE
 Drawing Title

MAJOR EXPLORATORY PLAN

Project No. 002633308	Drawing No. CS-203
Date 29 JUNE 2012	Scale 1"=50'
Drn. By SAC	Chk'd By BMC
	SHEET 4 OF 7





MATCHLINE - REFER TO DRAWING CS-204

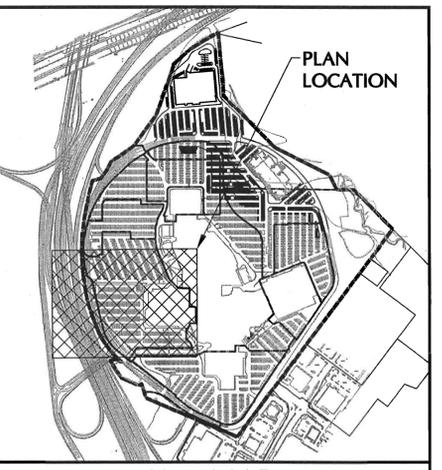
MATCHLINE - REFER TO DRAWING CS-206

LEGEND

- BUILDING/PARKING SETBACK LINE
- PROPERTY LINE
- BUILDING LINE
- ZONING BOUNDARY LINE
- CURB
- LIMIT OF DISTURBANCE
- BIKE RACK
- 267 PARKING SUBTOTAL
- 267 EXISTING PARKING SUBTOTAL
- ⊙ PARKING COUNT
- ⊙ TRAFFIC SIGN
- ▼ DOORWAY
- TRANSFORMER
- STORMWATER MANAGEMENT FACILITY

NATURAL RESOURCE AREA LEGEND

- FLOODPLAIN
- RIPARIAN BUFFER
- WETLANDS
- CRITICAL NATURAL AREA CHRISTINA RIVER NATURAL AREA (YOUNG FOREST)
- YOUNG FOREST
- STEEP SLOPES
- NATURAL RESOURCE AREAS IMPACTED



KEY MAP
1"=750'

Miss Utility of Delmarva
Call 1.800.282.8555 in Delaware (DE) and 1.800.441.8355 in Maryland (MD)

MATCHLINE - REFER TO DRAWING CS-205

Date	Description	No.
Revisions		

Brian M. Conlon
PROFESSIONAL ENGINEER DE Lic. No. 13413

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

30 South 17th Street, Suite 1300
Philadelphia, PA 19103
P: 215.864.0640 F: 215.864.0671
www.langan.com

NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA
NEVADA VIRGINIA CALIFORNIA

Project
CHRISTIANA MALL DEVELOPMENT

APPLICATION # 2012-
MAJOR EXPLORATORY PLAN
WHITE CLAY CREEK HUNDRED
NEW CASTLE COUNTY DELAWARE

Drawing Title
MAJOR EXPLORATORY PLAN

Project No.	002633308	Drawing No.	CS-204
Date	29 JUNE 2012	Scale	1"=50'
Drn. By	SAC	Chk'd By	BMC
			SHEET 5 OF 7





MATCHLINE - REFER TO DRAWING CS-203

MALL
619,502 SF

PARCEL FOUR-A
PARCEL #0902400023
N/F CHRISTIANA MALL LLC
28.743 AC.

EX. REST.
8,718 SF

PARCEL FOUR-F
PARCEL # 0902400035
N/F CHRISTIANA MALL LLC
5.174 AC.

TARGET
145,370 SF

PARCEL FOUR-E
PARCEL #0902400028
N/F CHRISTIANA MALL LLC
4.978 AC.

PARCEL FO
PARCEL #090;
N/F CHRISTIANA
18.714 A

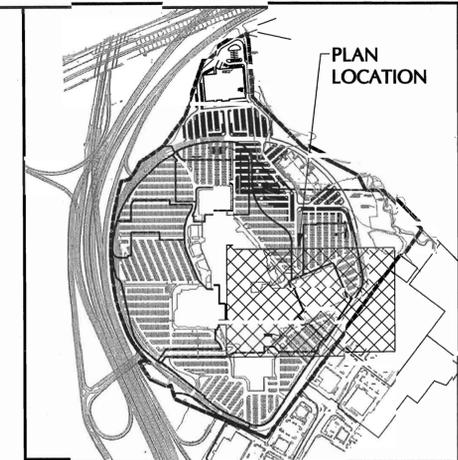
PROPOSED MALL
EXPANSION
850 SF

LIMIT OF DISTURBANCE
0.03 ACRES
(25.14 ACRES TOTAL)

MALL

ZONE CR
COMMERCIAL REGIO'

N/F O
PR CHRISTI,
PARC
09-024



KEY MAP
1"=750'



Miss Utility of Delmarva
Call 1.800.282.8555 in Delaware (DE)
and 1.800.441.8355 in Maryland (MD)

MATCHLINE - REFER TO DRAWING CS-204

75'
W
0'E
0'00'00"E
6.77'

N90°00'00"W 266.00'

S00°00'00"E 53.00'

N90°00'00"W 85.02'

N42°39'40"W 61.72'

N90°00'00"W 326.24'

N44°59'57"E 15.13'

N70°14'54"E 38.89'

S45°01'47"E 25.27'

S53°15'00"W 10.80'

S56°06'56"W 10.80'

R=290.60'
A=56.24°
CB=93°47'50"E
CL=66.09°
D=13°03'36"

LEGEND

- BUILDING/PARKING SETBACK LINE
- PROPERTY LINE
- BUILDING LINE
- ZONING BOUNDARY LINE
- CURB
- LIMIT OF DISTURBANCE
- BIKE RACK
- 267 PARKING SUBTOTAL
- 267 EXISTING PARKING SUBTOTAL
- PARKING COUNT
- TRAFFIC SIGN
- DOORWAY
- TRANSFORMER
- STORMWATER MANAGEMENT FACILITY

NATURAL RESOURCE AREA LEGEND

- FLOODPLAIN
- RIPARIAN BUFFER
- WETLANDS
- CRITICAL NATURAL AREA CHRISTINA RIVER NATURAL AREA (YOUNG FOREST)
- YOUNG FOREST
- STEEP SLOPES
- NATURAL RESOURCE AREAS IMPACTED



Date	Description	No.
Revisions		

BRIAN M. CONLON
REGISTERED PROFESSIONAL ENGINEER
No. 13417
BRIAN M. CONLON,
PROFESSIONAL ENGINEER DE Lic. No. 13413

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES
30 South 17th Street, Suite 1300
Philadelphia, PA 19103
P: 215.864.0640 F: 215.864.0671
www.langan.com
NEW JERSEY PENNSYLVANIA NEW YORK CONNECTICUT FLORIDA
NEVADA VIRGINIA CALIFORNIA

Project
CHRISTIANA MALL DEVELOPMENT
APPLICATION # 2012-MAJOR EXPLORATORY PLAN
WHITE CLAY CREEK HUNDRED
NEW CASTLE COUNTY DELAWARE

Drawing Title
MAJOR EXPLORATORY PLAN

Project No. 002633308	Drawing No.
Date 29 JUNE 2012	CS-205
Scale 1"=50'	
Drn. By SAC	
Chk'd By BMC	SHEET 6 OF 7