

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 <u>must</u> 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.		
PLUS Number (to be completed by OSPC): <u>2012-10-02</u> Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): <u>Level 3</u>		
1. Project Title/Name: The Colony At Summit Bridge-West		
2. Location (please be specific): West side of Summit Bridge Road (DE RT 896), North of Subdivision of Clairborne at Lexington Farms		
3. Parcel Identification #: 11-037.00-002 PO	4. County or Local Jurisdiction Name: where project is located: New Castle County	
5. If contiguous to a municipality, are you seeking annexation: N/A		
6. Owner's Name: Thomas Harrison		
Address: 91 Sherman Street #6		
City: Cambridge	State: MA	Zip: 02140
Phone: (617) 576-2458	Fax:	Email:
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Bolis Properties LP		
Address: 1060 First Avenue, Suite 400		
City: King of Prussia	State: PA	Zip: 19406
Phone: (610) 768-8006	Fax: (610) 768-8008	Email:
8. Project Designer/Engineer: Dev Sitaram, PE		
Address: 17 Polly Drummond Center		
City: Newark	State: DE	Zip: 19711
Phone: (302) 369-2900	Fax: (302) 369-2975	Email: dev@karinsengineering.com
9. Please Designate a Contact Person, including phone number, for this Project: Dev Sitaram, (302) 369-2900		

Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review	<input checked="" type="checkbox"/> Subdivision
11. Brief Explanation of Project being reviewed: 150 lot subdivision consisting of 48 single family detached, 28 twins and 74 townhomes. 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 no prior LUPA or Plus reviews	
12. Area of Project (Acres +/-): 116.81 Number of Residential Units: 150 Commercial square footage: N/A	
13. Present Zoning: S	14. Proposed Zoning: N/A
15. Present Use: Agricultural Use	16. Proposed Use: Residential Subdivision
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 Co. 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): All market segments	
20. Environmental impacts: How many forested acres are presently on-site? 57.28 How many forested acres will be removed? 0.85 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: <input checked="" type="checkbox"/> Non-tidal Acres: 56.15 If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input checked="" 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? As close as 25' for storm sewer installation otherwise 50' separation.	
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: Bioretention infiltration ponds and bioswales	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 86.6 Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active and passive recreation, undisturbed habitat and stormwater management.	

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: 1,185
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. N/A

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: _____ 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

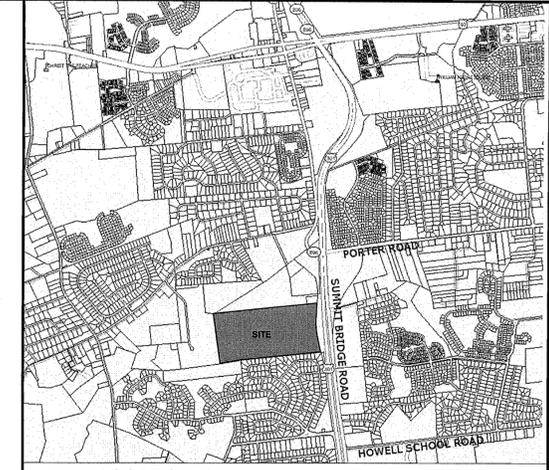
____DEV SITARAM_____
Signature of Person completing form
(If different than property owner)

SEPT. 28, 2012
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.**

EXPLORATORY MAJOR SUBDIVISION PLAN FOR **THE COLONY AT SUMMIT BRIDGE-WEST** PENCADER HUNDRED - NEW CASTLE COUNTY, DELAWARE



LOCATION MAP SCALE: 1"=800'

15. **PROPERTY ADDRESS:** 0 SUMMIT BRIDGE ROAD BEAR, DE 19701
16. **DELDOT:** ENTRANCE/EXIT FACILITIES SHALL CONFORM TO STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN AN ENTRANCE PERMIT FROM THE DELDOT NORTH DISTRICT PERMIT OFFICE.
17. **NEW CASTLE COUNTY DRAINAGE CODE:** DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORM WATER MANAGEMENT SHALL COMPLY WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROLS DELAWARE SEDIMENT AND STORM WATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
18. **TREE PRESERVATION:** THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESS WAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED, EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN, OR THE LANDSCAPE PLAN SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHT-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
19. **MONUMENTS:** EXISTING (7) PROPOSED (0)
20. **IMPACT FEE:** 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.
21. **MISS UTILITY NOTE:** THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS. CONTACT "MISS UTILITY" THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION. UTILITY CONTACT INFORMATION IS AS FOLLOWS:

MISS UTILITY 1-800-282-8555 THE FOLLOWING TICKET NUMBERS APPLY: 113220269 113220272

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE IN THE AREA OF ANY POTENTIAL UTILITY CROSSING TO VERIFY THAT THE UTILITY WILL NOT INTERFERE WITH CONSTRUCTION. IF, AFTER UNCOVERING OF THE UTILITY, THERE IS ANY QUESTION CONCERNING A POSSIBLE CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER.
22. **DEED RESTRICTIONS:** AT THE TIME OF THIS PLAN SUBMITTAL THERE WERE NO DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL.
23. **SUPERSEDURE NOTE:** NO PREVIOUS PLAN HAS BEEN RECORDED FOR THIS PARCEL.
24. **PARKING CALCULATIONS:** OFF-STREET PARKING REQUIRED: 2.25 SPACES / UNIT 2.25x150 = 338 SPACES PARKING PROVIDED: 2.5 SPACES / UNIT = 375 SPACES DOES NOT INCLUDE GARAGES FOR ATTACHED UNITS

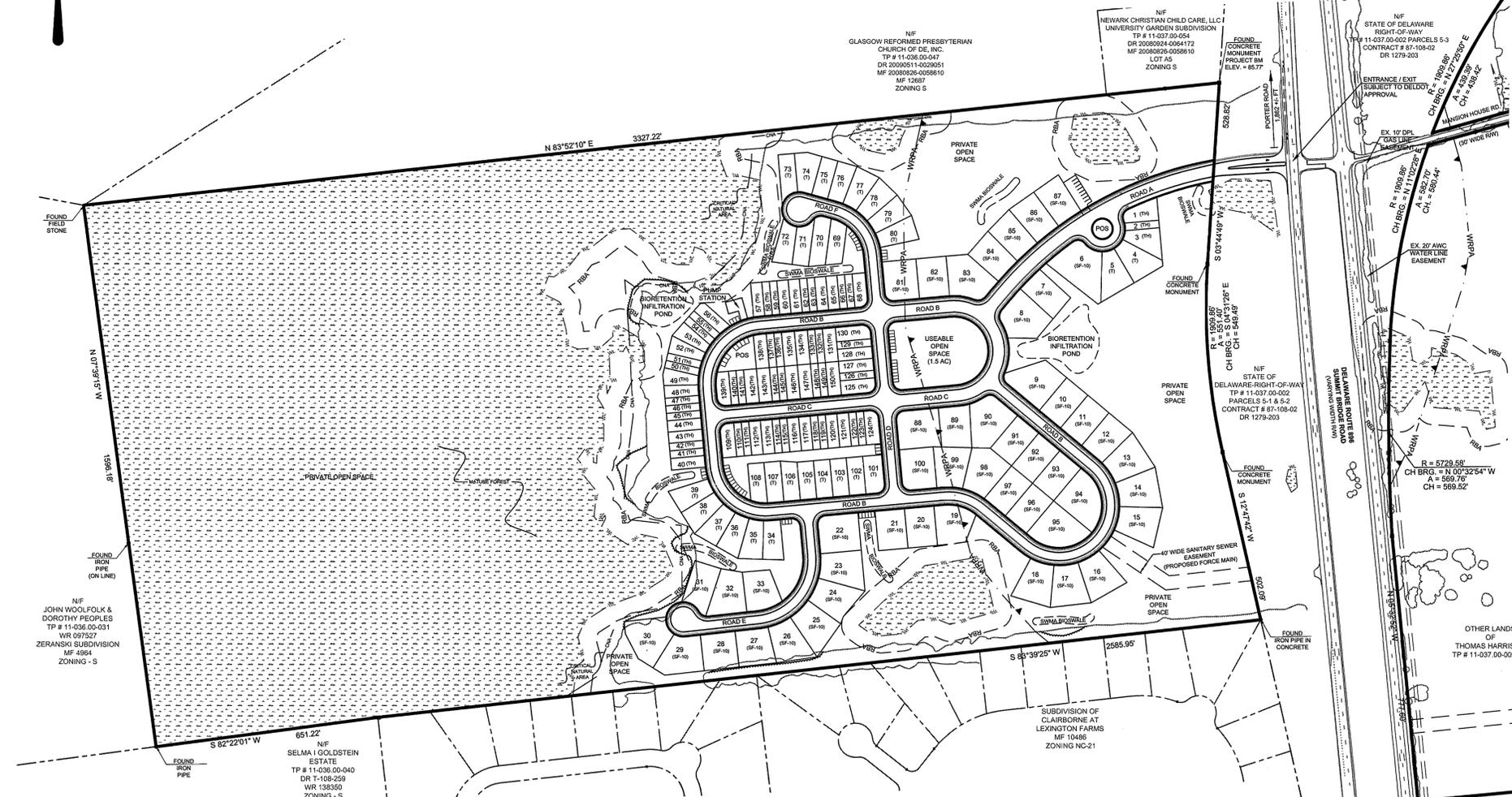
- GENERAL NOTES**
1. **APPLICATION NO.:** TBD
 2. **TAX PARCEL NO.:** 11-037.00-002 PO
 3. **EXISTING ZONING:** S (OPEN SPACE PLANNED)
 4. **SOURCE OF TITLE:** W.R. 039553
 5. **DATUM:** NAVD 88
 6. **LAND USE:** AREA IN PROPOSED 60' WIDE R.O.W. (1645 L.F.) 116.81 ± ACRES AREA IN PROPOSED 50' WIDE R.O.W. (5087 L.F.) 5.79 ± ACRES AREA IN PROPOSED LOTS 22.10 ± ACRES AREA TO BE DEDICATED TO NCC (PUMP STATION AREA IN OPEN SPACE (50% REQUIRED) 89.60 ± ACRES (74%) (INCLUDES 2.41 ACRES SWM AREAS)
 7. **SANITARY SEWER:** (PUBLIC) NEW CASTLE COUNTY SEWERAGE IS SUBJECT TO THE APPROVAL OF NEW CASTLE COUNTY AND THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL. 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 CREATED BY THIS PLAN.
 8. **SANITARY SEWER FLOWS:** SINGLE FAMILY DETACHED: 48x300 GPD = 14,400 GPD TWIN LOT: 28x250 GPD = 7,000 GPD TOWNHOUSE: 74x250 GPD = 18,500 GPD AVERAGE DAILY: 39,900 GPD

PEAK FLOW: 39,900 GPD x 4 x 1DAY/1440 MIN. = 110.83 GPM
 9. **DEBRIS DISPOSAL:** NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
 10. **WATER RESOURCE PROTECTION:** A PORTION OF THIS PROPERTY IS LOCATED WITHIN A RECHARGE WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE SHEET 2 OF 3 DATED FEBRUARY 2006.
 11. **FLOOD PLAIN:** NO 100 YEAR FLOOD PLAIN EXISTS ON THIS PARCEL. IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS, 10003C0225J AND 10003C0230J PANELS 225 AND 230 OF 475, DATED JANUARY 17, 2007.
 12. **CRITICAL NATURAL AREAS:** THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND ARE SHOWN ON THIS PLAN.
 13. **TOPOGRAPHY NOTE:** TOPOGRAPHY INFORMATION WAS OBTAINED FROM A FIELD SURVEY PERFORMED ON AUGUST 2011. SITE BENCHMARK IS A CONCRETE MONUMENT, ELEV. 85.77.
 14. **WETLANDS:** THE WETLANDS SHOWN ON THIS PLAN WERE TAKEN FROM A WETLAND DELINEATION REPORT BY DELVAC SOIL AND ENVIRONMENTAL CONSULTANTS INC., DATED JANUARY 2012.

PURPOSE NOTE:
TO SUBDIVIDE PART OF TAX PARCEL # 11-037-002 INTO 48 SINGLE FAMILY DETACHED LOTS, 28 TWIN LOTS AND 74 TOWNHOUSE LOTS AS SHOWN WITH ASSOCIATED SITE IMPROVEMENTS, UTILIZING THE OPEN SPACE-PLANNED OPTION UNDER THE CURRENT SUBURBAN (S) ZONING.

APPLICATION NO.:

INDEX SHEET EXPLORATORY MAJOR SUBDIVISION PLAN FOR **THE COLONY AT SUMMIT BRIDGE-WEST** SITUATE IN: PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE



NATURAL RESOURCE PROTECTION TABLE				
NATURAL RESOURCE	TOTAL AREA	REQUIRED PROTECTED %	DISTURBED	PROVIDED PROTECTED %
MATURE FOREST (CNA)	57.28± ACRES	85%	0.85± ACRES	98.5%
WRPA (RECHARGE AREA)	29.79± ACRES	50%	14.89± ACRES*	50%
WETLAND AREA	56.15± ACRES	100%	0± ACRES	100%
RIPIARIAN BUFFER	6.26± ACRES**	100%	0± ACRES**	100%

UNIT KEY TYPE		
(32%)	48	(SF-10) - DETACHED LOT (10,000 S.F.)
(49%)	74	(TH) - TOWNHOUSE LOT
(19%)	28	(T) - TWIN LOT
(100%)	150	

*NOTE: DISTURBANCE OF 0.42 AC ± OF WRPA (NOT INCLUDED IN THE 14.89 ACRES) REQUIRED FOR UTILITY CROSSING, LISTED UNDER "L" FOR LIMITED USE UNDER TABLE 40.10.210.
 **NOTE: DISTURBANCE OF 0.48AC ± OF RBA DISTURBED WITHIN ZONE 2 FOR STORM WATER MANAGEMENT PRACTICES, LISTED UNDER "Y" FOR PERMITTED DISTURBANCE UNDER TABLE 40.10.210.
 ***NOTE: THE 6.26 ACRES OF RBA IS AREA OUTSIDE THE WETLAND AREA THAT IS 100% PROTECTED.

TYPICAL TWIN LOT (T)		TYPICAL TOWNHOUSE (TH)	
BULK STANDARDS		BULK STANDARDS	
MIN. LOT AREA:	4,500 S.F.	MIN. LOT AREA:	2,200 SF
MIN. LOT WIDTH:	48'	MIN. LOT WIDTH:	22'
MIN. SIDE YARD:	8'	MIN. SIDE YARD:	8' END UNIT
MIN. STREET YARD:	20'	MIN. STREET YARD:	15' (20' SETBACK TO PARKING)
MIN. REAR YARD:	25'	MIN. REAR YARD:	20'
MAX. HEIGHT:	36'	MAX. HEIGHT:	40'
PARKING REQUIRED:	2.25 SPACES/UNIT	PARKING REQUIRED:	2.25 SPACES/UNIT

TYPICAL DETACHED LOT (SF-10) (10,000 S.F.)	
BULK STANDARDS	
MIN. LOT AREA:	10,000 S.F.
MIN. LOT WIDTH:	80'
MIN. SIDE YARD:	8' (30' SIDE ENTRY GARAGE)
MIN. STREET YARD:	25'
MIN. REAR YARD:	30'
MAX. HEIGHT:	36'
PARKING REQUIRED:	2.25 SPACES/UNIT

- LEGEND**
- EXISTING STORM SEWER
 - EXISTING CONTOUR
 - EXISTING UTILITY POLE
 - EXISTING SANITARY SEWER
 - EXISTING GAS LINE
 - EXISTING WATERLINE
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - EXISTING WETLANDS
 - PROPOSED LIMIT OF DISTURBANCE
 - RIPIARIAN BUFFER / WETLANDS BUFFER
 - WRPA RECHARGE AREA
 - CRITICAL NATURAL AREA
 - PROPOSED 5' WIDE PCC SIDEWALK
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY SEWER FORCE MAIN

CERTIFICATE OF PLAN ACCURACY
I, _____ 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.
PROFESSIONAL ENGINEER _____ DATE _____

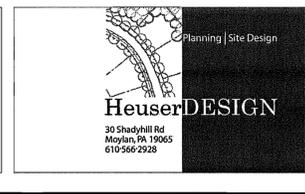
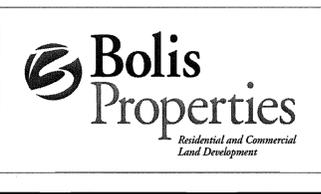
CERTIFICATE OF OWNERSHIP
I, _____ HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
DATE _____

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ DATE _____ BY _____ GENERAL MANAGER FOR DEPT. OF LAND USE OF NEW CASTLE COUNTY

APPROVED _____ DATE _____ BY _____ COUNTY COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

RECORDED _____ IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY INSTRUMENT NO. _____



INDEX OF SHEETS	
SHEET 1: INDEX SHEET	
SHEET 2- 6: PLAN	

<p>Karins and Associates ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975</p>	
OWNER: THOMAS HARRISON 91 Sherman Streets #6 Cambridge, MA 02140	PREPARED FOR: BOLIS PROPERTIES LP 1050 First Avenue, Suite 400 King of Prussia, PA 19406 Office: 610-768-8008 Fax: 610-768-8008
SURVEY BY: KARINS AND ASSOCIATES	SCALE: 1" = 200'
DESIGNED BY: D.S. & HEUSER DESIGN	DATE: 09/14/12 SHEET: 1 OF 6
DRAWN BY: G.C.	DRAWING NO.: 2492.01 - R01
CHECKED BY: D.S.	

Preliminary Land Use Service (PLUS)

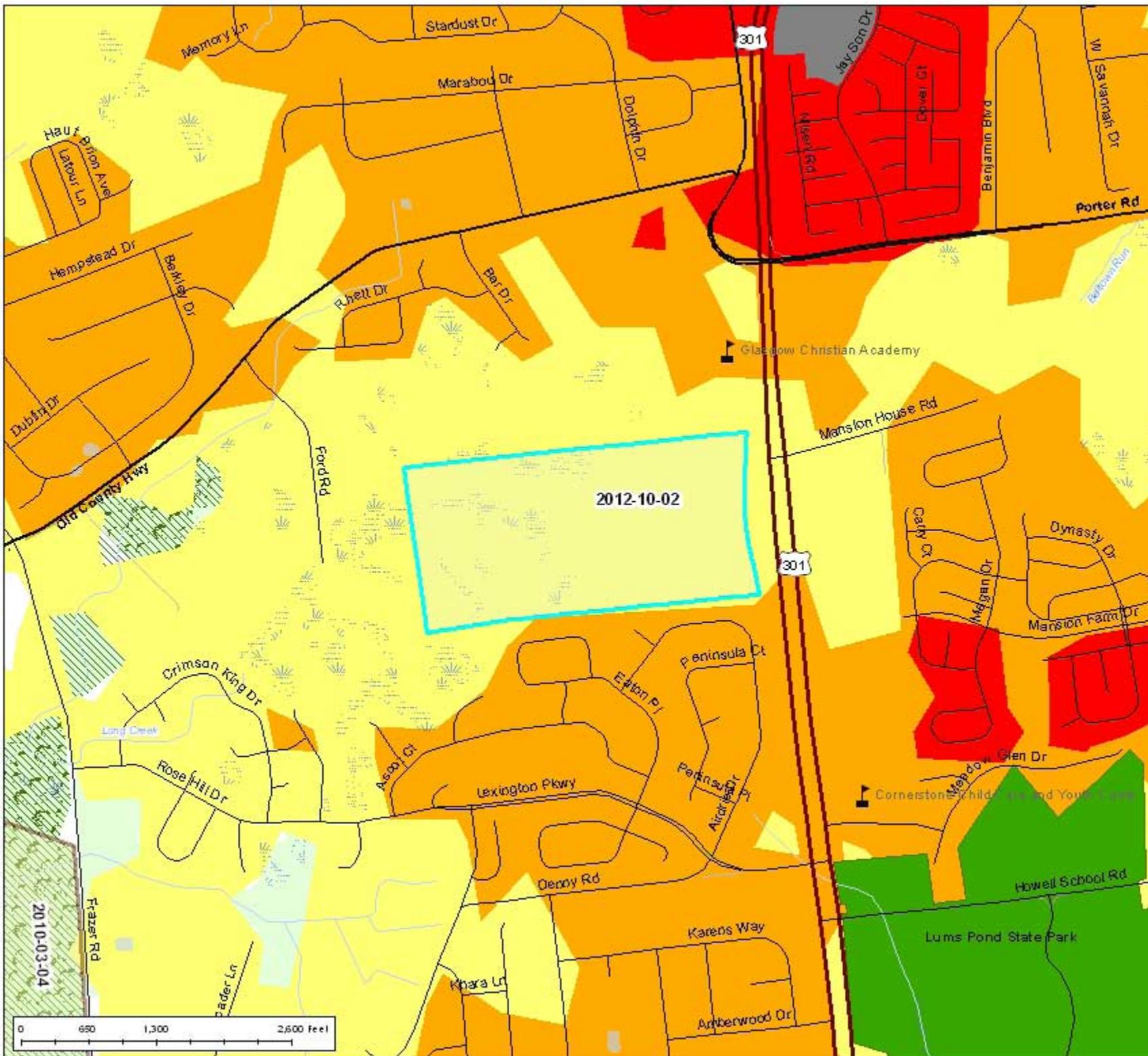
Colony at Summit
Bridge - West
2012-10-02

-  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

1:15,000



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Preliminary Land Use Service (PLUS)

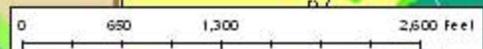
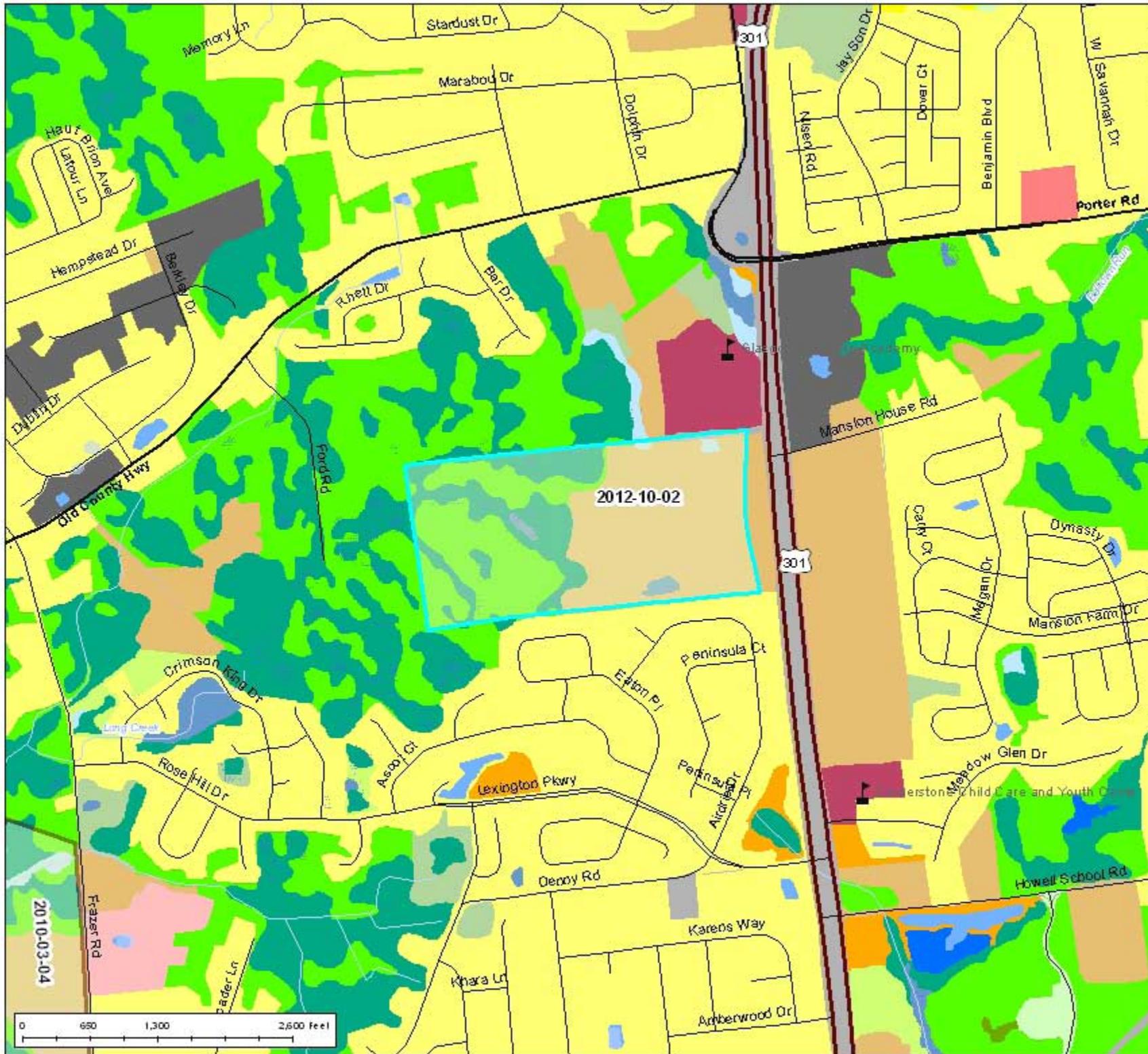
Colony at Summit
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-  Project Areas
-  Municipalities
- Land Use/Land Cover
 -  Single Family Dwellings
 -  Multi-Family Dwellings
 -  Mobile Home Parks/Courts
 -  Commercial
 -  Industrial
 -  Trans./Comm./Utilities
 -  Mixed Urban/Built-up
 -  Institutional/Governmental
 -  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)

Colony at Summit
Bridge - West
2012-10-02

-  Project Areas
-  Municipalities

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

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