

Preliminary Land Use Service (PLUS) Delaware State Planning Coordination 122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661		
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): _____ Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____		
1. Project Title/Name:		
2. Location (please be specific):		
3. Parcel Identification #:	4. County or Local Jurisdiction Name: where project is located:	
5. If contiguous to a municipality, are you seeking annexation:		
6. Owner's Name:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Project Designer/Engineer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
9. Please Designate a Contact Person, including phone number, for this Project:		

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 type="checkbox"/> Subdivision		
11. Brief Explanation of Project being reviewed: 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 +/-):	Number of Residential Units:	Commercial square footage:
13. Present Zoning:		14. Proposed Zoning:
15. Present Use:		16. Proposed Use:
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No		
18. Wastewater: <input type="checkbox"/> Central (Community system) <input 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 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? How many forested acres will be removed? 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 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 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 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 type="checkbox"/> No		
22. List the proposed method(s) of stormwater management for the site:		
23. Is open space proposed? <input type="checkbox"/> Yes <input 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 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:

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

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

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

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

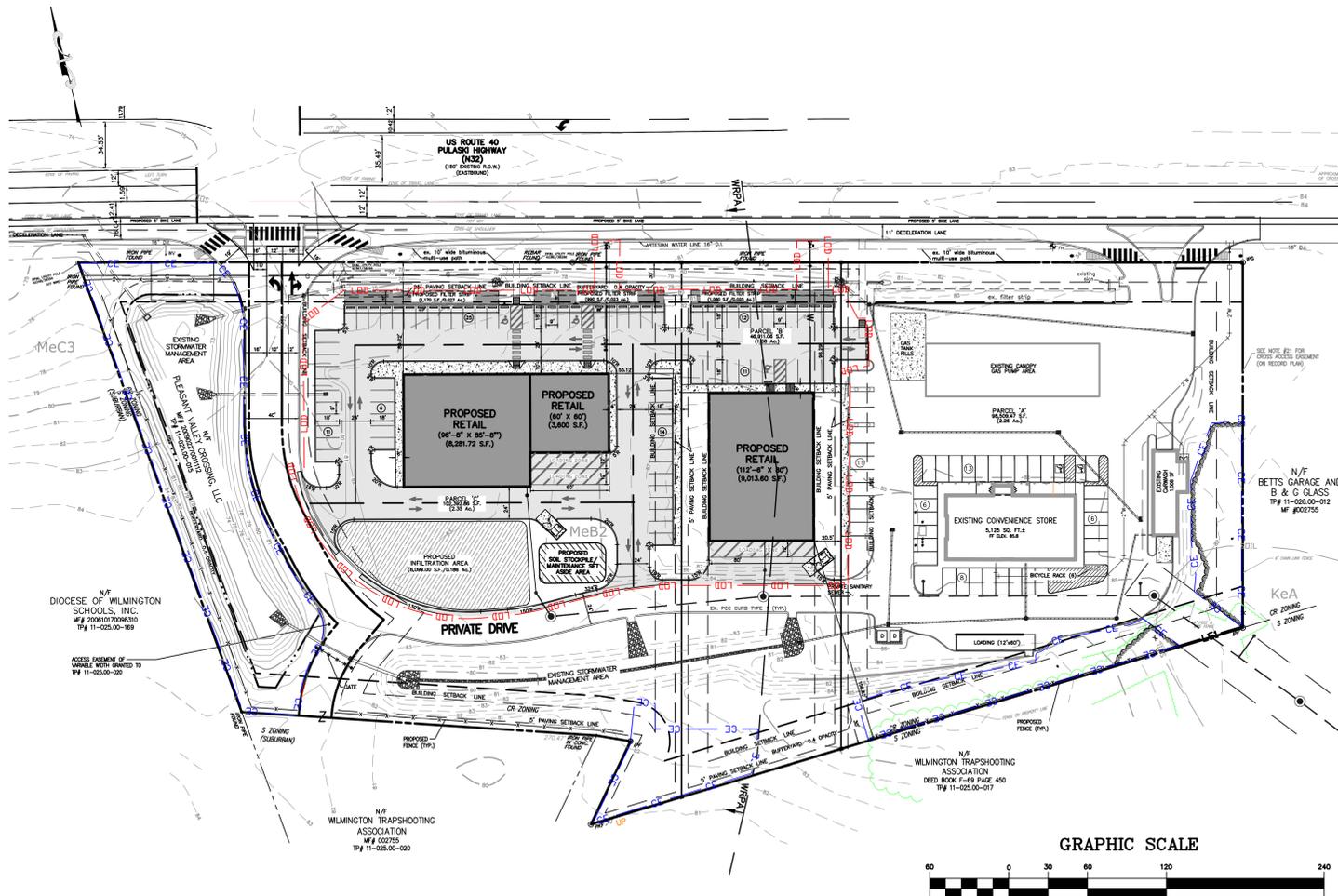
Date

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.

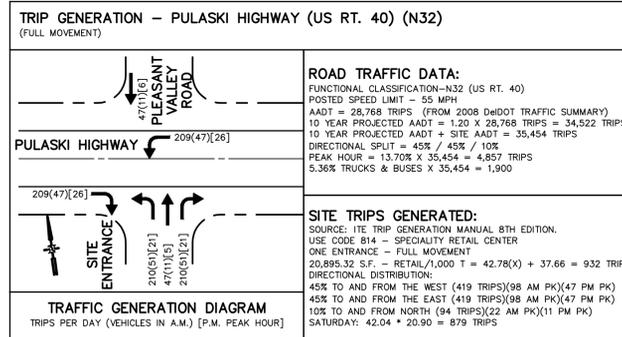
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS SUBDIVIDE THE PARCEL AND TO BUILD A 9,013.60 S.F. RETAIL BUILDING AND A 11,881.72 S.F. RETAIL BUILDING ON THIS 5.69± ACRE PARCEL.
2. THE PROPERTY LINES AND TOPOGRAPHY DEPICTED ON THIS PLAN ARE TAKEN FROM THE LAND DEVELOPMENT PLANS ENTITLED "NICHOLS PROPERTY", BY LANDMARK ENGINEERING, INC., DATED AUGUST 11, 2008, LAST REVISED FEBRUARY 19, 2009 THE ORIGINAL FIELD SURVEY WAS CONDUCTED BY LANDMARK ENGINEERING, INC., IN APRIL 2006 AND FEBRUARY 2007. A PROPERTY LINE SURVEY AND TOPOGRAPHIC VERIFICATION OF THE PROPERTY WAS PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES IN AUGUST 2012.
3. THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR LAND DEVELOPMENT PLAN FOR THE PROPERTY TITLED "ROYAL FARMS '160 - 2808 AND 2812 PULASKI HIGHWAY", MICROFILM NO. 20120123-0003743.
4. PRIVATE WELLS AND SEPTIC SYSTEMS THAT EXIST WITHIN THIS DEVELOPMENT WILL BE ABANDONED IN ACCORDANCE WITH THE CURRENT STATE OF DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL REGULATIONS. ABANDONMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
5. NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
6. A PORTION OF TAX PARCEL 11-026.00-011 IS LOCATED WITHIN A CLASS B WELLHEAD WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 2 OF 3, DATED 1987, LAST REVISED FEBRUARY 2006.
7. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP 10003C0225J, PANEL 223 OF 475, DATED APRIL 17, 1996, LAST REVISED JANUARY 17, 2007. NO FLOODPLAIN STUDY OR DELINEATION IS REQUIRED FOR THIS APPLICATION.
8. THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN REVIEWED AND NONE WERE FOUND TO EXIST ON THE SITE.
9. THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS. NO WETLANDS WERE FOUND TO EXIST ON THE SITE. A WETLAND INVESTIGATION REPORT WAS PREPARED BY JCM ENVIRONMENTAL, DATED AUGUST, 2006.
10. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
11. THERE ARE NO KNOWN DEED RESTRICTIONS FOR THIS PROPERTY.
12. A 40-FOOT WIDE CROSS ACCESS EASEMENT BETWEEN TAX PARCEL 11-026.00-011 AND TAX PARCEL 11-026.00-012 WAS CREATED BY INSTRUMENT NO. 20090227-0011112. THE ACCESS EASEMENT WILL BECOME EFFECTIVE UPON THE REDEVELOPMENT OF TAX PARCEL 11-026.00-012. AT SUCH TIME THAT TAX PARCEL 11-026.00-012 REDEVELOPS, THE ENTRANCE CONFIGURATION WILL BE RE-EVALUATED FOR USE BY TAX PARCEL 11-026.00-012.
13. ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS. A FIRE MARSHAL RECORD-TYPE PLAN, LAST DATED _____ OR AS LATER AMENDED AND APPROVED IN WRITING BY THE STATE FIRE MARSHAL, IS HEREBY CONSIDERED PART OF THIS PLAN.
14. ENTRANCE/EXIT FACILITIES SHALL CONFORM TO STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE SUBJECT TO THE APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN AN ENTRANCE PERMIT FROM THE DELDOT NORTHERN DISTRICT PERMIT OFFICE.
15. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
16. ALL IMPROVEMENTS REQUIRED BY 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 WAS RECORDED ON _____ IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AT INSTRUMENT NO. _____.
17. ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALK, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.
18. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEWCASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER, AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONDUITS, SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. 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 EASEMENTS 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 RESPONSIBLY PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE PERFORMS 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 ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
19. THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GENERAL DEVELOPMENT PLAN WILL BE FENCED WITH ORANGE SAFETY FENCE PRIOR TO ANY LAND DISTURBING ACTIVITY.
20. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR DEVELOPMENT PROPOSED BY THIS PLAN, THE OWNER/DEVELOPER MUST DEMONSTRATE COMPLIANCE WITH THE DESIGN CHARACTER STANDARDS OF CHAPTER 40, DIVISION 25.300 OF THE COUNTY CODE.
21. ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE PROJECT PROPERTY OWNER, THEIR SUCCESSORS OR ASSIGNS.
22. A LANDSCAPE PLAN PREPARED BY _____ LAST REVISED _____ OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
23. A. A 40-FOOT SANITARY EASEMENT OR A 20-FOOT STORM DRAINAGE EASEMENT, 20-FOOT OR 10-FOOT RESPECTIVELY, ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER A STORM OR SANITARY SEWER IS DESIGNED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF THE DEDICATED RIGHT-OF-WAY. A 20-FOOT WIDE EASEMENT TEN FEET (10') ON EACH SIDE OF THE CENTERLINE OF THE PIPE SHALL BE CREATED WHERE A SANITARY SEWER PIPE IS DESIGNED 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 FEET FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE RELOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.
B. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
24. SEDIMENT REMOVED FROM STORMWATER MANAGEMENT AREAS SHALL BE HAULED OFF-SITE TO AN APPROVED LOCATION.
25. THE CONSERVATION EASEMENT PROPOSED WITHIN THE INTERNAL UNDEVELOPED PORTION OF THE SITE IS SUBJECT TO CHANGE IN THE EVENT DEVELOPMENT IS PROPOSED THERE IN THE FUTURE.
26. THE OWNER, PLEASANT VALLEY CROSSING, LLC MUST EXECUTE A DELDOT SIGNAL MODIFICATION AGREEMENT OR A MODIFICATION TO THE EXISTING AGREEMENT FOR MODIFICATIONS TO THE SIGNAL TIMING AT THE INTERSECTION OF PULASKI HIGHWAY (NCR 32) AND PLEASANT VALLEY ROAD (NCR 8) PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
27. ANY FUTURE DEVELOPMENT ON THIS SITE SHALL NOT BE PERMITTED DIRECT ACCESS TO US ROUTE 40 (PULASKI HIGHWAY). THE ACCESS TO THE FUTURE DEVELOPMENT ON THE SITE SHALL BE FROM THE PRIVATE DRIVE BETWEEN THE PROPOSED EASTERLY ROUTE 40 (PULASKI HIGHWAY) ENTRANCE AND THE LIMIT OF PRIVATE DRIVE ACCESS AS SHOWN ON THIS PLAN.
28. CROSS ACCESS EASEMENTS ARE HEREBY IMPOSED FOR THE OWNERS, LESSORS AND LESSEES OF TAX PARCEL 11-026.00-011 TO PROVIDE PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM SAID PARCEL TO AND FROM THE PRIVATE DRIVE SHOWN ON THE PLAN. THIS SITE IS DEVELOPED AS ONE (1) PARCEL AND, AS SUCH, ALL FACILITIES, INCLUDING ACCESS, ARE SHARED.
29. AN EASEMENT AGREEMENT BENEFITING DELMARVA POWER AND LIGHT COMPANY HAS BEEN RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEWCASTLE COUNTY, IN DEED BOOK 1594, PAGE 273, FOR A 10-FOOT WIDE UTILITY EASEMENT THAT RUNS ALONG THE PROPERTY FRONTAGE AT THE PULASKI HIGHWAY RIGHT OF WAY LINE.
30. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY (NCC), FUNDS FOR NON-RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COST ASSOCIATED WITH FACILITY MAINTENANCE AND INSPECTIONS. PER THE DEPARTMENT OF SPECIAL SERVICES CALCULATION SHEET DATED _____, AN AMOUNT _____ SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE (DLU) SHALL WITHHOLD THE ISSUANCE OF ANY BUILDING PERMIT UNTIL THE DLU IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NCC IN ACCORDANCE WITH THE REQUIREMENTS.
31. CATCH BASIN INSERTS FOR THE PURPOSE OF STORMWATER MANAGEMENT QUALITY CONTROL ARE TO BE PROVIDED AT THE TWO DRIVEWAY CATCH BASINS LOCATED AT THE PROPOSED WESTERLY SITE ENTRANCE.
32. A LIGHTING PLAN PREPARED BY _____ LAST REVISED _____ OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
33. ALL SITE IMPROVEMENTS, SUCH AS STORMWATER FACILITIES, SHALL BE COMPLETED, AS-BUILT, AND FOUND ACCEPTABLE BY THE ENGINEERING SECTION PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY.
34. WATER SUPPLY IS BY ARTESIAN WATER COMPANY AN IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
35. SEWERAGE IS BY NEW CASTLE COUNTY AND IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF THE 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.
36. THE PARCELS DEPICTED ON THIS LAND DEVELOPMENT PLAN SHALL BE SUBDIVIDED AS PART OF A TITLE SUBDIVISION PLAN AS PART OF THIS APPLICATION.
37. WRPA AREAS: BASED ON THE NEW CASTLE COUNTY WATER RESOURCE PROTECTION 2011 WATER RESOURCE PROTECTION AREA MAPS, PORTIONS OF THIS AREA ARE LOCATED WITHIN A CLASS B WELLHEAD WATER RESOURCE PROTECTION AREA. SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 2 OF 3, DATED 1987, LAST REVISED FEBRUARY 2011.



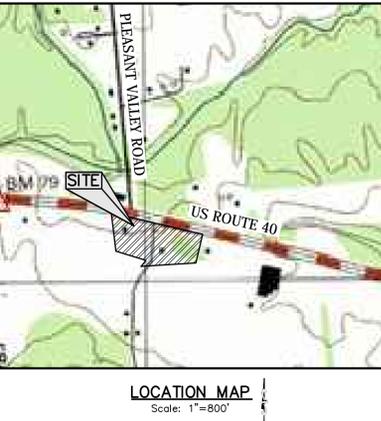
LEGEND

---	EXISTING PROPERTY LINE	⊙	EXISTING DRAINAGE M.H.
---	PROPOSED PROPERTY LINE	⊙	PROPOSED DRAINAGE M.H.
---	EXISTING RIGHT-OF-WAY	---	EXISTING STORM PIPE
---	PROPOSED RIGHT-OF-WAY	---	PROPOSED STORM PIPE
---	EXISTING CENTER LINE	---	PROPOSED F.E.S.
---	PROPOSED CENTER LINE	---	EXISTING SANITARY M.H.
---	PROPOSED CURB	---	PROPOSED SANITARY M.H.
---	EXISTING CURB	---	EXISTING SANITARY SEWER
---	EX. EDGE OF PAVEMENT	---	PROPOSED SANITARY SEWER
---	EXISTING LINE STRIPING	---	EXISTING SAN. FORCEMAIN
---	PROPOSED LINE STRIPING	---	EXISTING WATER MAIN
---	BUILDING SETBACK LINE	---	PROPOSED WATER MAIN
---	EXISTING CONTOUR	---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED CONTOUR	---	EX./PROP. FIRE HYDRANT
---	PROPOSED PAVEMENT	---	EX./PROP. GATE VALVE
---	PROPOSED PAVEMENT CROSS SECTION	---	EXISTING GAS MAIN
---	PROPOSED SIDEWALK	---	PROPOSED GAS MAIN
---	PROPOSED BUILDING	---	SOIL BORING LOCATIONS
---	EXISTING INLET	---	SOIL TYPE BOUNDARY LINE
---	PROPOSED INLET	---	CONSERVATION EASEMENT
---		---	LIMIT OF DISTURBANCE
---		---	MONUMENT/PIPE FOUND
---		---	MONUMENT TO BE SET



Certification of Plan Approval:

APPROVED (DATE) _____
 BY (GENERAL MANAGER) _____
 FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.
 APPROVED (DATE) _____
 BY (GENERAL MANAGER) _____
 FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.



Site Data:

OWNER OF RECORD: PLEASANT VALLEY CROSSING, LLC
 2742 PULASKI HIGHWAY
 NEWARK, DE 19702
 (302) 834-2426

APPLICANT: PLEASANT VALLEY CROSSING, LLC
 2742 PULASKI HIGHWAY
 NEWARK, DE 19702
 (302) 834-2426

ENGINEER/SURVEYOR: VAN CLEEF ENGINEERING ASSOCIATES
 630 CHURCHMAN'S ROAD, SUITE 105
 NEWARK, DE 19702
 (302) 368-3184

PROPERTY ADDRESS: 2808 PULASKI HWY
 NEWARK, DE 19702

1. PARCEL NO: 1102600011
2. EXISTING ZONING: CR (COMMERCIAL REGIONAL)
3. PROPOSED ZONING: CR (COMMERCIAL REGIONAL)
4. SOURCE OF TITLE: 20090424 0024563
5. DATUM: NAVD 1988
6. PROJECT BENCHMARK: DRILL HOLE IN CURB ON SOUTH SIDE OF RTE 40
 ELEVATION: 76.35
7. GROSS ACREAGE: 5.69 Ac.± (247,813.07 S.F.)
8. EXISTING LAND USE: UNDEVELOPED LAND/CONVENIENCE STORE
9. PROPOSED LAND USE: RETAIL
10. SITE AREA DISTRIBUTIONS:

PARCEL 'A'	TOTAL AREA:	2.26 Ac.± (98,509.47 S.F.)
	BUILDING COVERAGE:	0.15 Ac.± (6,633.00 S.F.)
	PAVING/IMPERVIOUS COVERAGE:	1.33 Ac.± (57,934.69 S.F.)
	OPEN SPACE:	0.78 Ac.± (33,941.78 S.F.)
	EXISTING SWM AREA:	0.043 Ac.± (1,877.83 S.F.)
PARCEL 'B'	TOTAL AREA:	1.08 Ac.± (46,911.06 S.F.)
	BUILDING COVERAGE:	0.21 Ac.± (9,013.60 S.F.)
	PAVING/IMPERVIOUS COVERAGE:	0.31 Ac.± (13,342.28 S.F.)
	OPEN SPACE:	0.56 Ac.± (24,555.18 S.F.)
	STORMWATER MANAGEMENT AREA:	0.12 Ac.± (5,475.88 S.F.)
	EXISTING:	0.025 Ac.± (1,080.00 S.F.)
	PROPOSED:	0.58 Ac.± (25,305.06 S.F.)
PARCEL 'C'	TOTAL AREA:	2.35 Ac.± (102,392.86 S.F.)
	BUILDING COVERAGE:	0.27 Ac.± (11,881.72 S.F.)
	PAVING/IMPERVIOUS COVERAGE:	1.02 Ac.± (44,390.23 S.F.)
	OPEN SPACE:	0.81 Ac.± (35,347.15 S.F.)
	STORMWATER MANAGEMENT AREA:	0.30 Ac.± (13,262.99 S.F.)
	EXISTING:	0.266 Ac.± (11,591.00 S.F.)
	PROPOSED:	2.35 Ac.± (102,392.86 S.F.)

11. LOT REGULATIONS: (CR - COMMERCIAL REGIONAL)
 COMMERCIAL RETAIL: REQ'D
 MINIMUM LOT SIZE: 1 AC.
 MINIMUM LOT WIDTH: 100 FT.
 FRONT YARD SETBACK: 15 FT.
 SIDE YARD SETBACK: 20 FT.
 REAR YARD SETBACK: 20 FT.
 PAVING STREET YARD/OTHER YARD: 25/5
 BUILDING HEIGHT: 50 FT.
12. PARKING RATIONAL:
 SHOPPING CENTER/RETAIL: 4 SPACES/1,000 GSF
 4(27,528.32/1,000) = 111 SPACES
 TOTAL: 123 SPACES PROVIDED
 INCLUDING 5 HC SPACES
13. MONUMENTATION: EXISTING: 2 □ □
 PROPOSED: 4 ■
14. FIRE HYDRANTS: EXISTING: 1 ⚡
 PROPOSED: 0 ⚡
15. SANITARY SEWER FLOW DATA:
 0.1 GPD/SF = 20,895 SF X 0.1 = 2,090 GPD
 TOTAL = 2,090 GPD
 AVG. PEAK = 4 X 2,090 GPD = 8,360 GPD

THE PURPOSE OF THIS PLAN IS SUBDIVIDE THE PARCEL AND TO BUILD A 9,013.60 S.F. RETAIL BUILDING AND A 11,881.72 S.F. RETAIL BUILDING ON THIS 5.69± ACRE SITE.

Certification of Plan Accuracy:

I, SCOTT E. LOBDELL, 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.

SCOTT E. LOBDELL, PROFESSIONAL ENGINEER NO. 12260 DATE _____

Certificate of Ownership:

I, STEPHEN J. NICHOLS, HEREBY CERTIFY THAT I AM THE AUTHORIZED REPRESENTATIVE OF PLEASANT VALLEY CROSSING, LLC, THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT 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 NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

STEPHEN J. NICHOLS DATE _____

PLAN NOTES

NO.	REVISION	DATE
1		

811 MISS UTILITY DELMARVA

BEFORE YOU DIG CALL 1-800-282-8555 (DE & MD) WWW.MISSUTILITYDELMARVA.COM PROTECT YOURSELF. GIVE TWO WORKING DAYS NOTICE.

PLAN NOTATION
 ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

BY: **SCOTT E. LOBDELL** DATE _____
 DELAWARE PROFESSIONAL ENGINEER NO. 12260

Van Cleef ENGINEERING ASSOCIATES

Consulting Civil Engineering
 Municipal Engineering
 Land Surveying
 Professional Planning
 Landscape Architecture

630 CHURCHMAN'S ROAD, SUITE 105, NEWARK, DE 19702
 EMAIL: NORTHERNDE@VCEA.ORG WEB: WWW.VCEA.ORG
 PHONE (302) 368-3184 FAX (302) 368-7195

PROJECT: 1201NCC	DESIGNED BY: S.E.L.
DATE: 8/3/2012	DRAWN BY: E.P.C.
SCALE: AS NOTED	CHECKED BY: S.E.L.

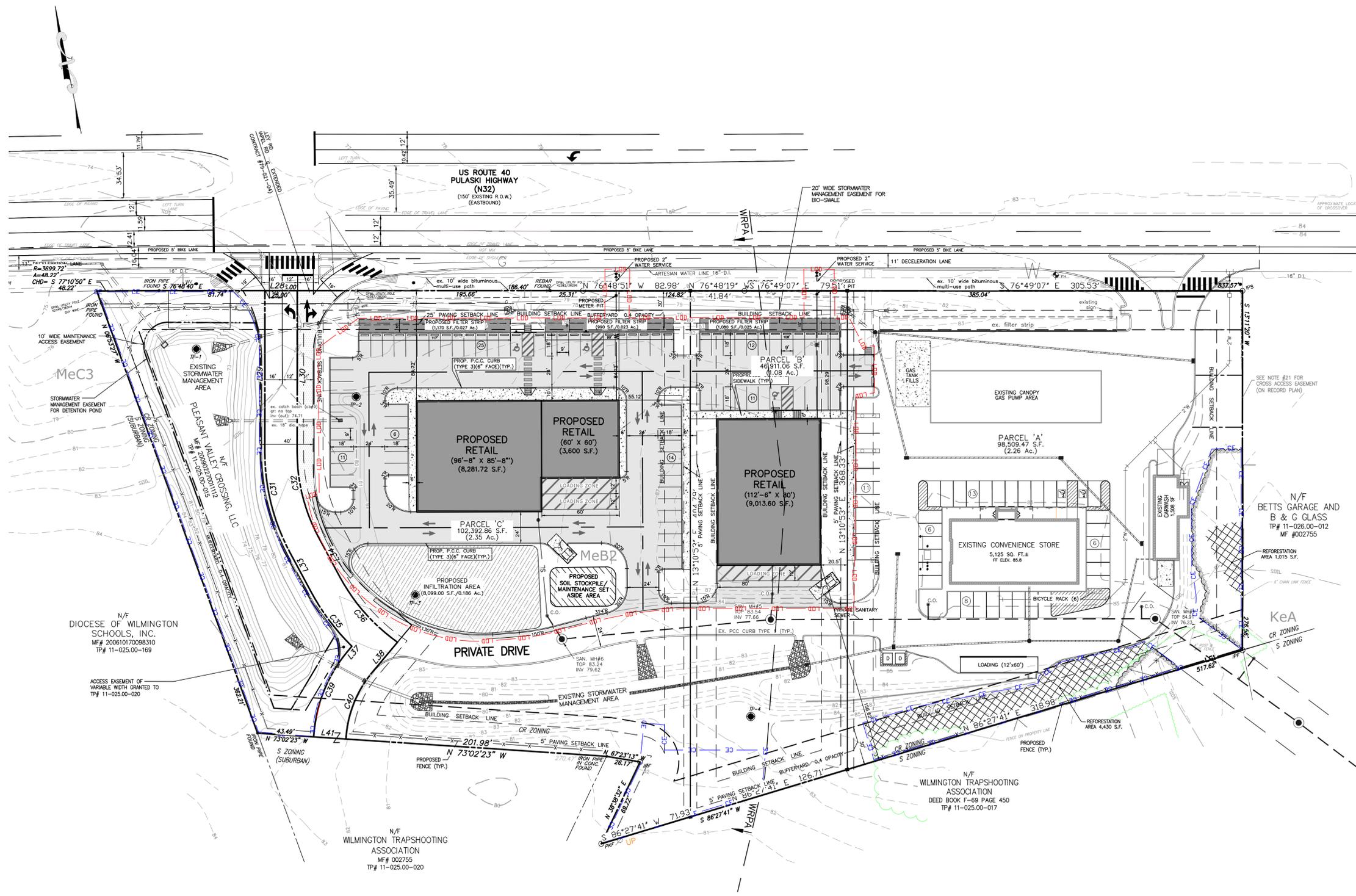
PLEASANT VALLEY CROSSINGS
 FOR
PLEASANT VALLEY CROSSING, LLC
 PARCEL ID No. 1102600011
 SITUATED IN
PENCADER HUNDRED
NEW CASTLE COUNTY, DELAWARE

TITLE _____

COVER SHEET

EXPLORATORY PLAN
 Application # _____

SHEET NUMBER
 RP1



LEGEND

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- - - PROPOSED RIGHT-OF-WAY
- - - EXISTING CENTER LINE
- - - PROPOSED CENTER LINE
- - - PROPOSED CURB
- - - EXISTING CURB
- - - EX. EDGE OF PAVEMENT
- - - EXISTING LINE STRIPING
- - - PROPOSED LINE STRIPING
- - - BUILDING SETBACK LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - PROPOSED PAVEMENT CROSS SECTION
- - - PROPOSED SIDEWALK
- - - PROPOSED BUILDING
- EXISTING INLET
- PROPOSED INLET
- EXISTING DRAINAGE M.H.
- PROPOSED DRAINAGE M.H.
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED F.E.S.
- EXISTING SANITARY M.H.
- PROPOSED SANITARY M.H.
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SAN. FORCEMAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- ☼ EX./PROP. FIRE HYDRANT
- ☼ EX./PROP. GATE VALVE
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- SOIL BORING LOCATIONS
- SOIL TYPE BOUNDARY LINE
- CE CONSERVATION EASEMENT
- LDD LIMIT OF DISTURBANCE
- MONUMENT/PIPE FOUND
- MONUMENT TO BE SET

NO.	REVISION	DATE
1		

811 MISS UTILITY OF DELMARVA
 BEFORE YOU DIG CALL 1-800-282-8555 (DE & MD)
 WWW.MISSUTILITYDELMARVA.COM
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BY: **SCOTT E. LOBDELL** DATE _____
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 PHONE (302) 368-3184 FAX (302) 368-7195

PROJECT: 1201NCC	DESIGNED BY: S.E.L.
DATE: 12/11/2012	DRAWN BY: E.P.C.
SCALE: 1" = 40'	CHECKED BY: S.E.L.

PLEASANT VALLEY CROSSINGS
 FOR PLEASANT VALLEY CROSSING, LLC
 PARCEL ID No. 102600011
 SITUATED IN PENCADER HUNDRED
 NEW CASTLE COUNTY, DELAWARE

TITLE: **SITE PLAN**

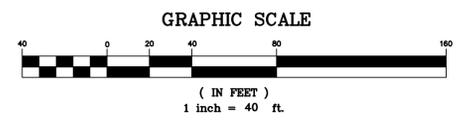
EXPLORATORY PLAN SHEET NUMBER **RP2**

PARCEL LINE TABLE

LINE NO.	LENGTH	BEARING
L28	25.00'	S 76°48'40" E
L29	124.41'	N 131°1'20" E
L30	124.41'	S 131°1'20" W
L33	34.51'	N 15°08'06" W
L34	34.51'	S 15°08'06" E
L37	5.07'	N 53°17'01" E
L38	30.14'	S 53°17'01" W
L41	25.00'	N 73°02'23" W

PARCEL CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD DIRECTION
C31	162.50'	80.33'	28°19'26"	79.52'	N 0°58'23" W
C32	137.50'	67.97'	28°19'26"	67.28'	S 0°58'23" E
C35	172.50'	52.46'	17°25'34"	52.26'	N 23°50'53" W
C36	147.50'	68.07'	26°26'36"	67.47'	S 28°21'24" E
C39	112.50'	72.15'	36°44'40"	70.92'	N 34°54'41" E
C40	87.50'	56.30'	36°51'53"	55.33'	S 34°51'04" W



Preliminary Land Use Service (PLUS)

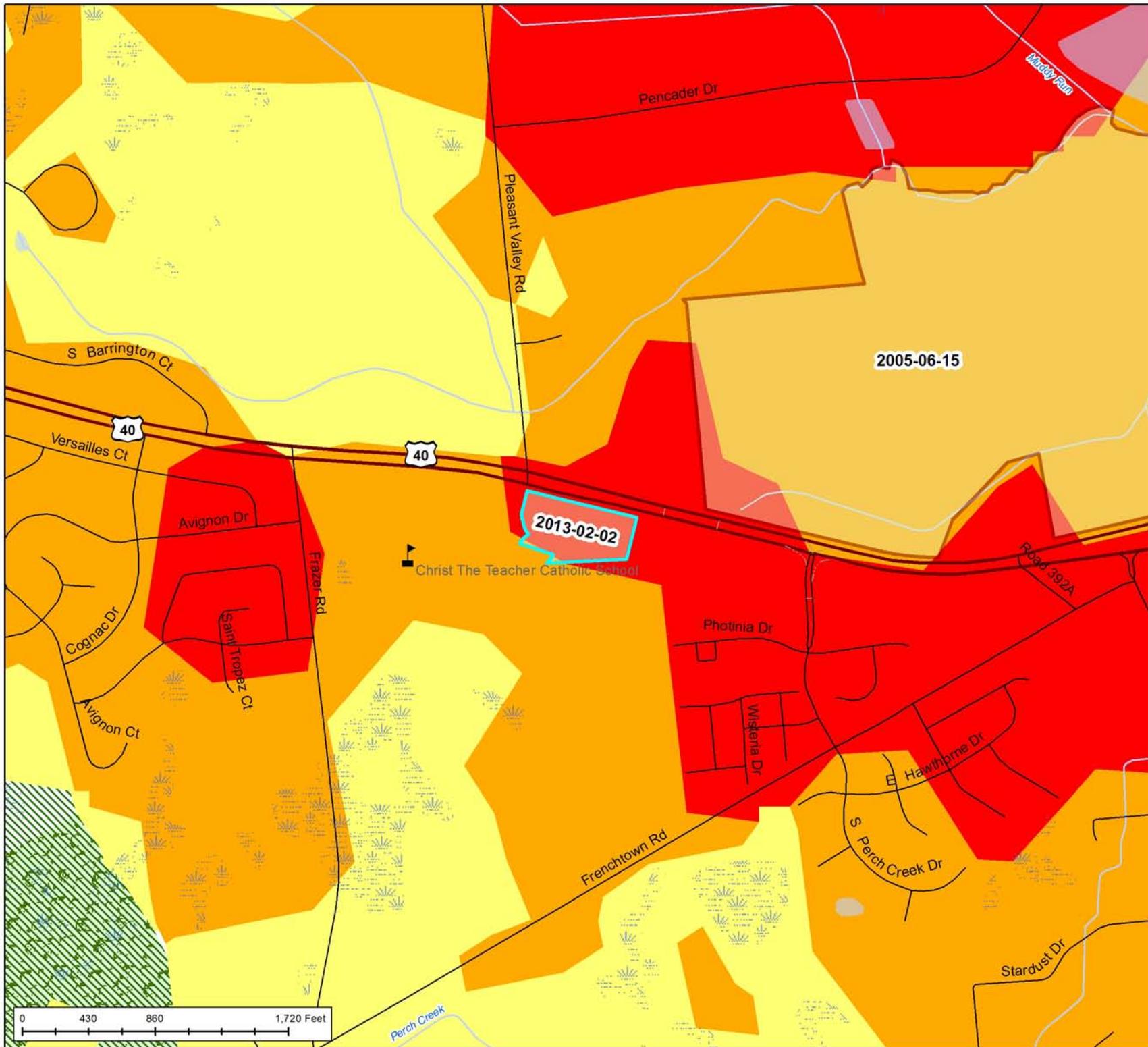
Pleasant Valley Crossings
2013-02-02

-  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

1:10,000

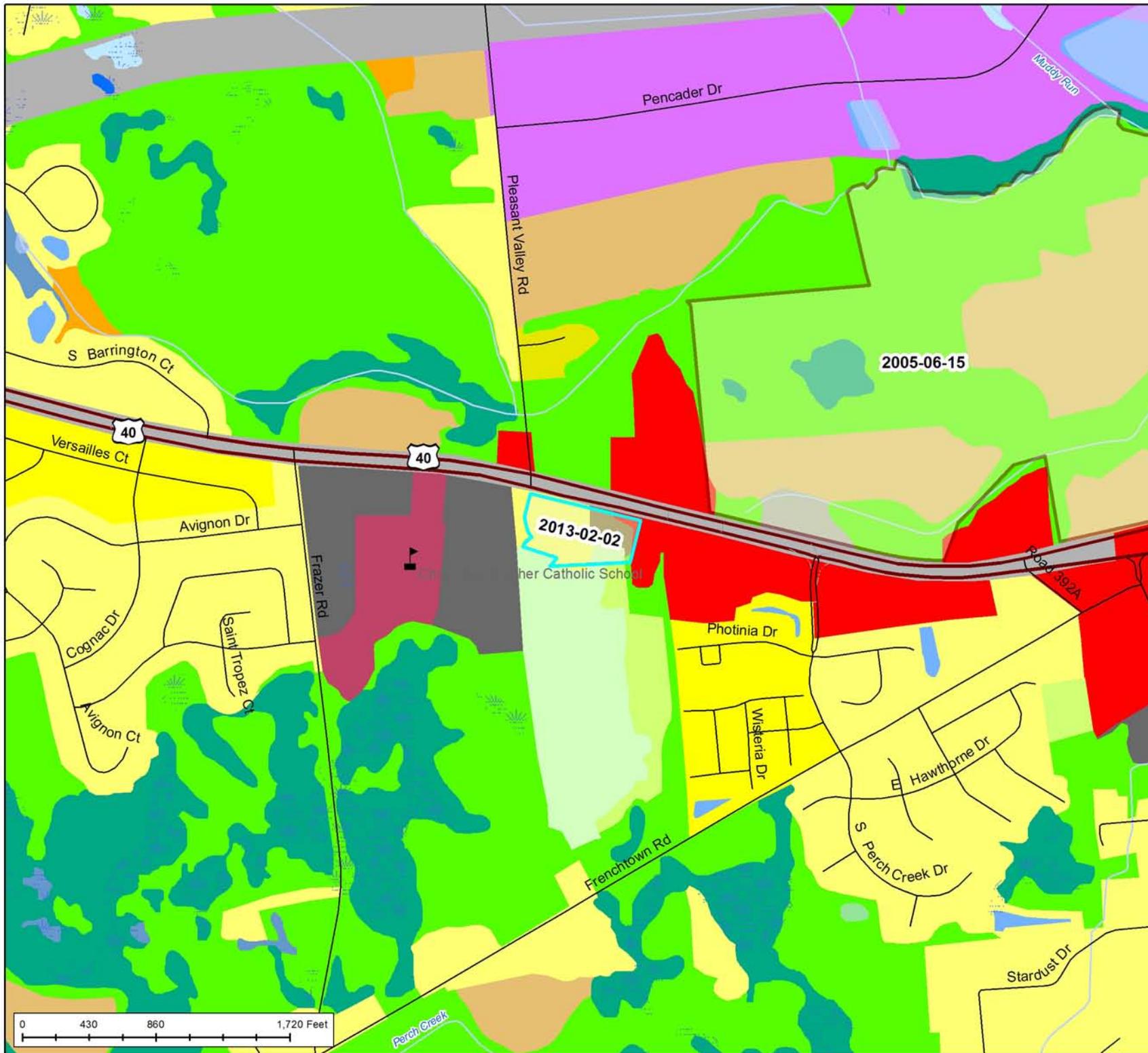


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Preliminary Land Use Service (PLUS)

Pleasant Valley Crossings
2013-02-02



- 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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Preliminary Land Use Service (PLUS)

Pleasant Valley Crossings
2013-02-02

-  Project Areas
-  Municipalities

2012 Aerial Photography:
Provided by Delaware
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