

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 Martin Luther King Jr. Blvd. South • 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 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: Centerville Crossing

2. Location (please be specific): North east intersection of Kennett Pike and Center Meeting Road

3. Parcel Identification #: 07-007.00-151,158

4. County or Local Jurisdiction Name: where project is located: new castle

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

6. Owner's Name: Centerville Crossing, LLC

Address: PO BOX 3777

City: Wilmington

State: DE

Zip: 19711

Phone: 302-545-5263

Fax: 297-2110

Email: ghobbs@bfpsir.com

7. Equitable Owner/Developer (**This Person is required to attend the PLUS meeting**): same as above

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

8. Project Designer/Engineer: Karins and Associates

Address: 17 Polly Drummond Center, Suite 201

City: Newark,

State: DE

Zip: 19711

Phone: 302369-2900

Fax: 302-369-2975

Email: jgarcia@karinsengineering.com

9. Please Designate a Contact Person, including phone number, for this Project: John Garcia, PE 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: Historic overlay to allow adaptive reuse to allow office use 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 +/-): 3.44 Number of Residential Units: 1 Commercial square footage: 11992	
13. Present Zoning: nc15	14. Proposed Zoning: nc15 with historic overlay
15. Present Use: residential	16. Proposed Use: office with residential (1 lot)
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 type="checkbox"/> Yes <input checked="" 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): Custom high end market	
20. Environmental impacts: n/s How many forested acres are presently on-site? 0.7+/- How many forested acres will be removed? 0 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 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? <u> n/a </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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 1.61 Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive, historical, swm	
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: 132

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5

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

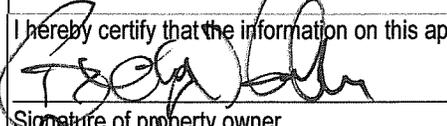
Has this site been evaluated for historic and/or cultural resources? Yes No

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: george Hobbs phone number: 302-545-5263

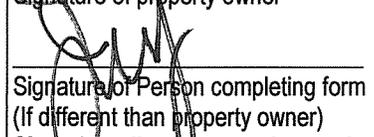
31. Are any federal permits, licensing, or funding anticipated? Yes No

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



Signature of property owner

Jan 31, 2013
Date



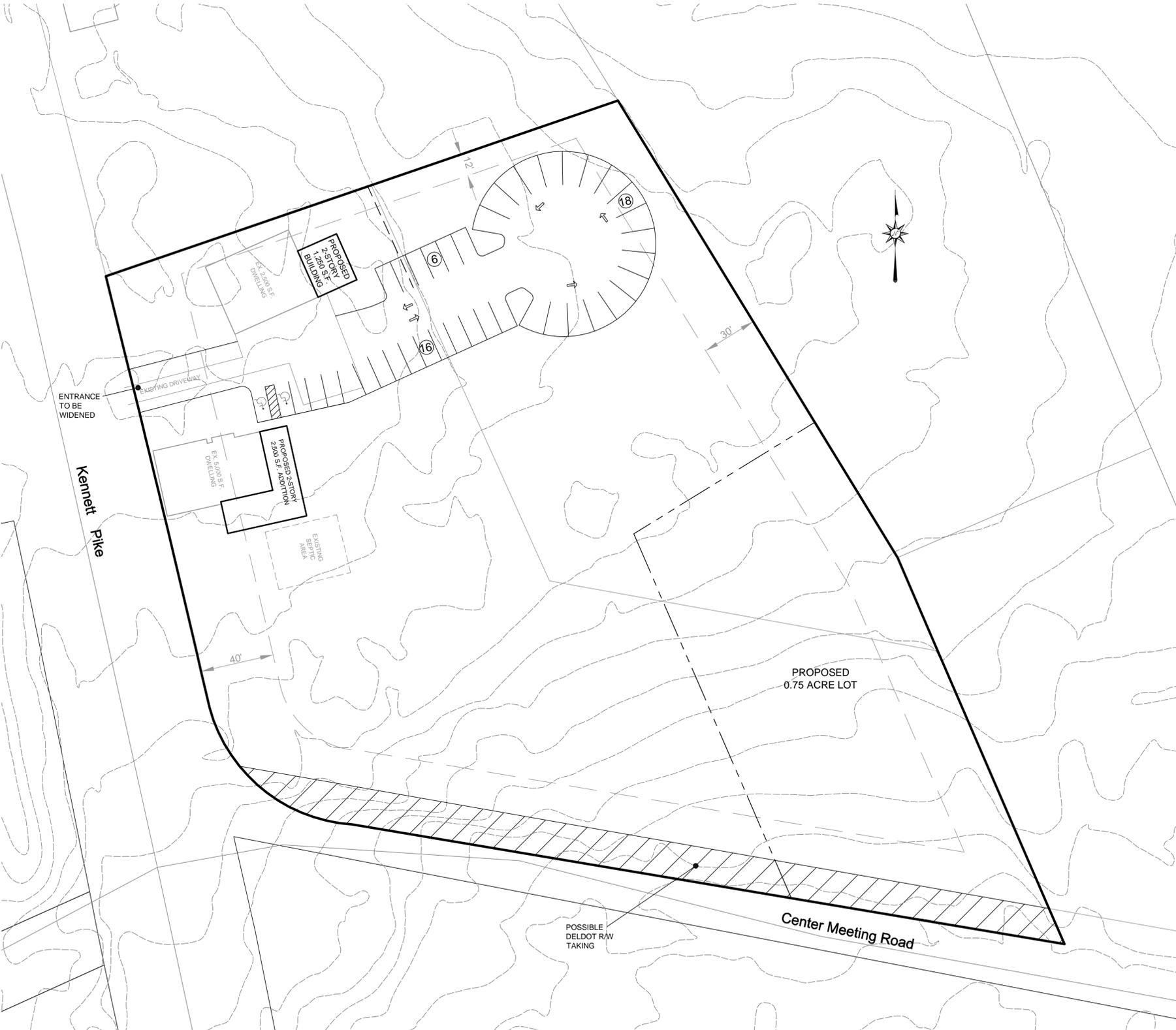
Signature of Person completing form
(If different than property owner)

1/30/13
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.

CONCEPT SKETCH PLAN
FOR
5701 KENNETT PIKE
CHRISTIANA HUNDRED, NEW CASTLE COUNTY, DELAWARE



GENERAL NOTES

- APPLICATION NO.:
- TAX PARCEL NO.: 07-007.00-151 & 158
- EXISTING ZONING: NC15 (CENTREVILLE HOMETOWN OVERLAY DISTRICT)

BULK AREA RESTRICTIONS

STREET YARD SETBACK: 40'
 SIDE YARD: 12'
 REAR YARD: 40' (30' CORNER LOT)
 LOT WIDTH: 100'
 LOT AREA: 15,000 S.F.
 BUILDING HEIGHT: 40'
 OPEN SPACE REQUIRED: 60% MIN.

- SOURCE OF TITLE: Y92 22, N90 595
- GROSS AREA: 3.44 ± ACRES
 PROPOSED LOT: 0.75 ACRES
 NET AREA: 2.69 ± ACRES
 EXISTING BUILDING AREA: 0.10 ± ACRES
 PROPOSED BUILDING AREA: 0.04 ± ACRES
 PROPOSED DRIVEWAY AND PARKING: 0.37 ± ACRES
 AREA IN OPEN SPACE (60% REQUIRED): 2.18 ± ACRES (81%)
- SEPTIC:
 11250 S.F. X 0.1 GPD = 1125 GPD
 1125 GPD / 500 = 2.25 ACRES REQUIRED OPEN SPACE
 2.18 ACRES PROVIDED (0.07 AC. VARIANCE REQUIRED)
- PARKING:
 PARKING REQUIRED (3.5 SP / 1000 S.F. X 11250) 40 SPACES
 PARKING PROVIDED 40 SPACES

- ISSUES / CONCERNS**
- PARKING WAIVER / VARIANCE REQUEST
 - 3/4 ACRE DNREC / NEW CASTLE COUNTY (SEPTIC) AREA VARIANCE
 - POSSIBLE DELDOT R/W TAKING ON CENTER MEETING ROAD
 - SEPTIC OPEN AREA REQUIREMENT (TO BE CONFIRMED WITH FINAL BOUNDARY SURVEY)
 - EXACT SQUARE FOOTAGE OF EXISTING BUILDINGS TO BE VERIFIED

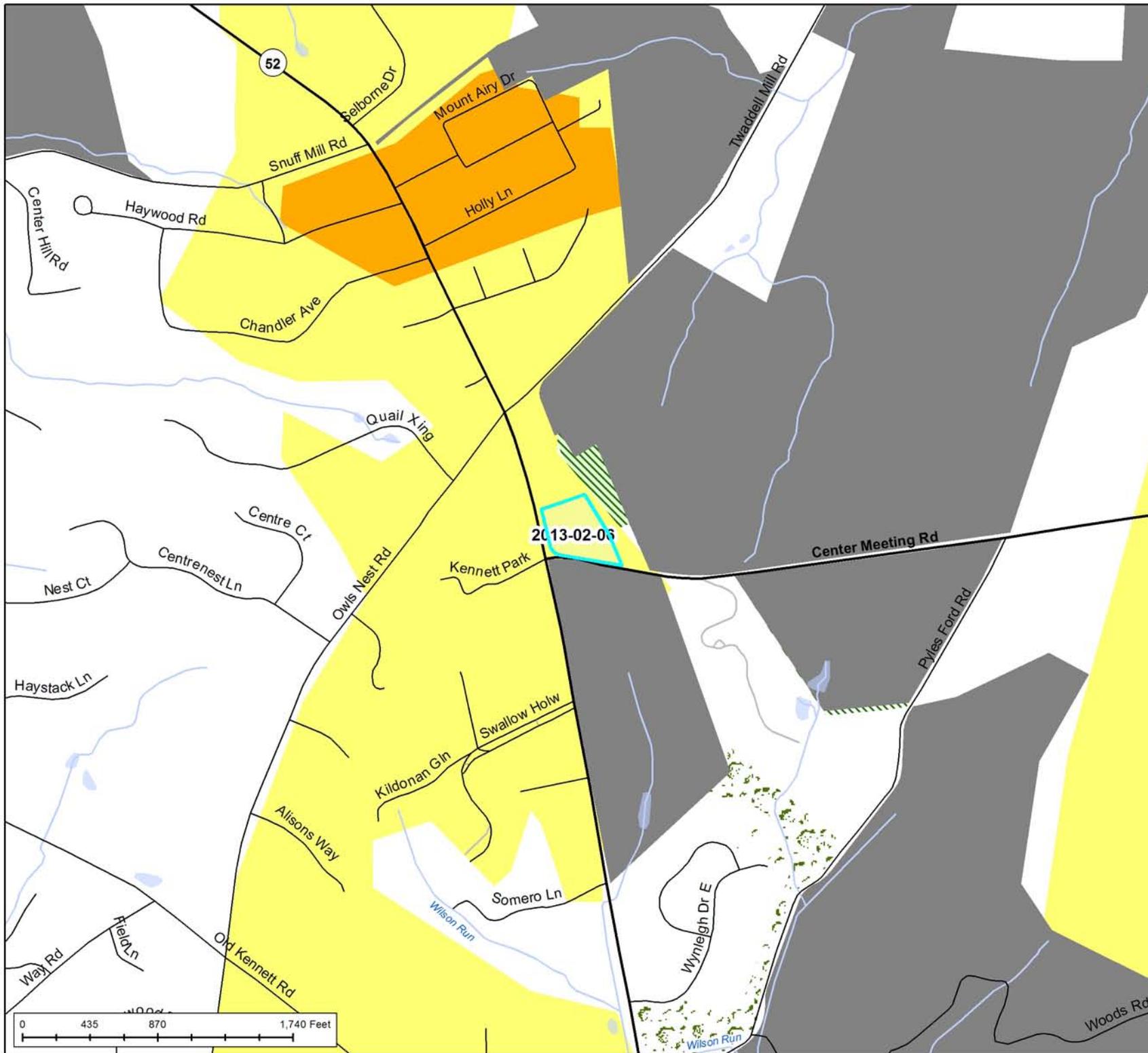
THIS PLAN DOES NOT REPRESENT A FIELD SURVEY BY KARINS AND ASSOCIATES. ITS SOLE PURPOSE IS TO GRAPHICALLY DEPICT THE POSSIBLE USE OF THIS SITE FOR FUTURE DEVELOPMENT AND IT IS TO BE USED SOLELY BY OUR CLIENT. THE PROPERTY AS SHOWN IS DERIVED FROM EXISTING SOURCES (TAX MAPS, HIGHWAY PLANS, AERIAL PHOTOS AND OTHER PLANS). THE PROPERTY LINES, AREAS AND EXISTING FEATURES, AS SHOWN, MAY VARY FROM THEIR ACTUAL LOCATIONS WHICH WILL BE DETERMINED WHEN A BOUNDARY AND TOPOGRAPHIC FIELD SURVEY IS PERFORMED. THE NUMBER OF LOTS SHOWN ON THIS PLAN MAY VARY. THEREFORE, IN ACCEPTING THIS PLAN, THE CLIENT, HIS SUCCESSORS AND ASSIGNS ACCEPTS ANY AND ALL RESPONSIBILITIES FOR ITS USE AND ACKNOWLEDGES THAT THE DATA DEPICTED IS NOT TO BE RELIED UPON FOR ANY PROPERTY ACQUISITION, BANK LOAN OR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF KARINS AND CLIENT. KARINS AND ASSOCIATES ACCEPTS NO LIABILITY FOR ANY AND ALL CLAIMS WHICH MAY ARISE FROM ITS USE OF THIS PLAN.

OPTION 4
CONCEPT SKETCH PLAN
HISTORIC OVERLAY ADAPTIVE USE
ALL BUILDINGS MAXIMUM EXPANSION
NO ACCESS TO CENTER MEETING ROAD
ADDITIONAL 0.75 ACRE LOT
FOR
5701 KENNETT PIKE
T.P. # 07-007.00-151
SITUATE IN: CHRISTIANA HUNDRED, NEW CASTLE COUNTY, DELAWARE

revisions	date	 Karins and Associates ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE • MILLSBORO, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975	SCALE: 1" = 30'
	checked		
	OWNER & APPLICANT:		
	SURVEY BY:		
DESIGNED BY: J.M.G.	DATE: 05-23-12	SHEET 1 OF 1	
DRAWN BY: B.F.K.	CHECKED BY: J.M.G.	DRAWING NO. 2531-P04	

Preliminary Land Use Service (PLUS)

Centerville Crossing
2013-02-06

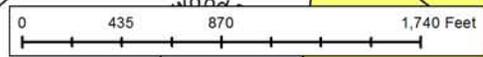


- PLUS Project Areas
- Municipalities
- State Parks
- Forestry Easements
- Purchased Dev. Rights
- Ag District
- 2010 State Strategies**
 - Level 1
 - Level 2
 - Level 3
 - Level 4
 - Out of Play
 - Nat. Res. & Rec. Priorities
 - Working Forests
 - Highest Value Agriculture

1:10,000

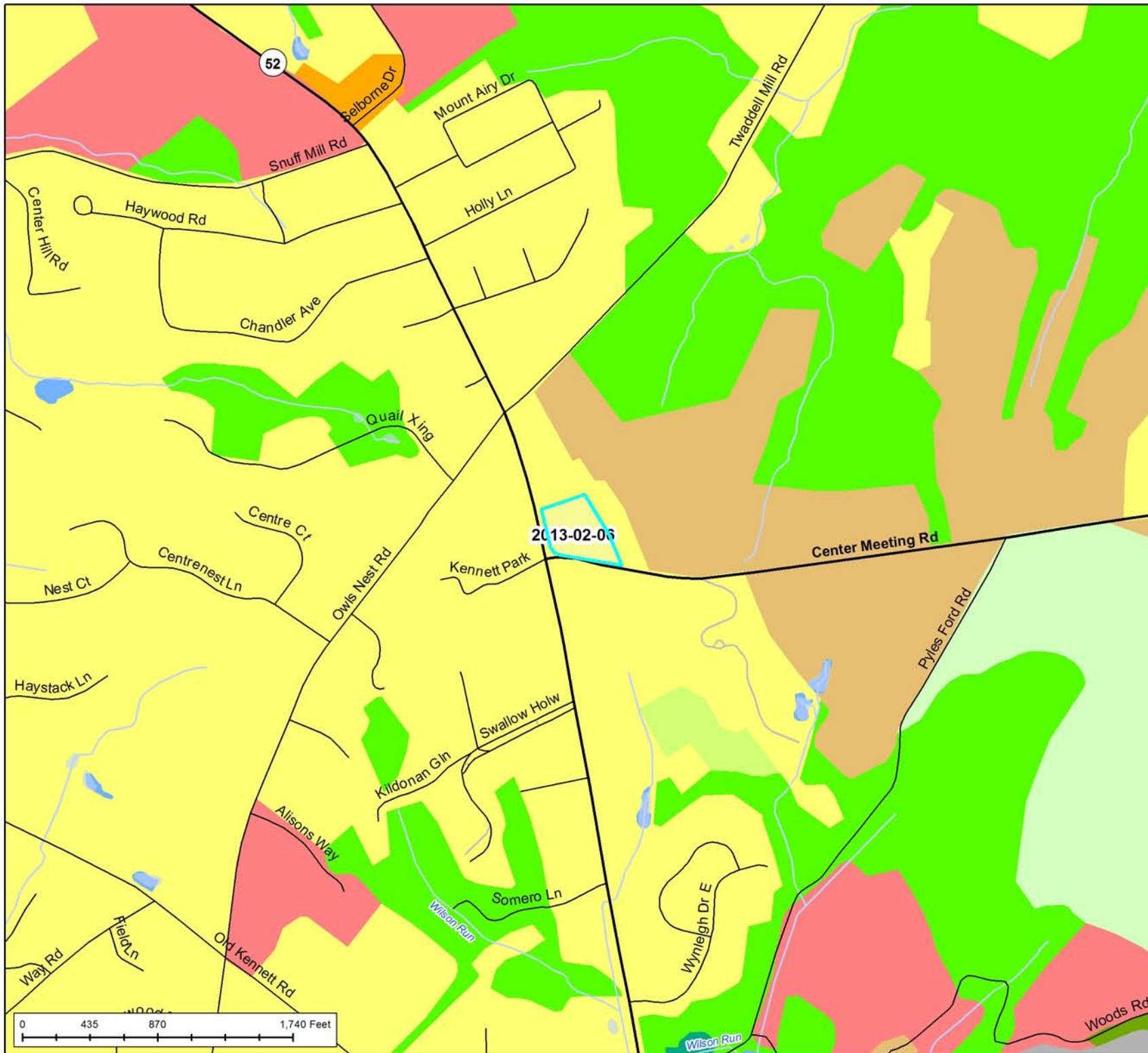


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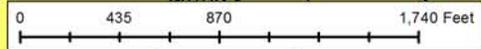


-  Project Areas
-  Municipalities
- Land Use/Land Cover**
-  Single Family Dwellings
-  Multi-Family Dwellings
-  Mobile Home Parks/Courts
-  Commercial
-  Industrial
-  Trans./Comm./Utilities
-  Mixed Urban/Built-up
-  Institutional/Governmental
-  Recreational
-  Farms, Pasture, Cropland
-  CAFO
-  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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Centerville Crossing
2013-02-06

-  Project Areas
-  Municipalities

2012 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



1:1,260



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0 55 110 220 Feet

