

<b>Preliminary Land Use Service (PLUS)</b> Delaware State Planning Coordination 122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661		
<b>Purpose of PLUS</b> - 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: <b>Fed Ex Distribution Center</b>		
2. Location ( please be specific): <b>Davidson Lane, New Castle, Delaware</b>		
3. Parcel Identification #: <b>10-011.00-013</b>	4. County or Local Jurisdiction Name: where project is located: <b>New Castle County</b>	
5. If contiguous to a municipality, are you seeking annexation: <b>no</b>		
6. Owner's Name: <b>Q.D. Saienni, LLC</b>		
Address: <b>30 Fox Path Drive</b>		
City: <b>Newark</b>	State: <b>Delaware</b>	Zip: <b>19711</b>
Phone: <b>302-239-5469</b>	Fax: <b>302-239-2823</b>	Email: <b>dlsaienni@aol.com</b>
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): <b>Same as above</b>		
Address: <b>Same as above</b>		
City: <b>Same as above</b>	State: <b>Same as above</b>	Zip: <b>Same as above</b>
Phone: <b>Same as above</b>	Fax: <b>Same as above</b>	Email: <b>Same as above</b>
8. Project Designer/Engineer: <b>McBride &amp; ziegler, Inc. - Mark Ziegler</b>		
Address: <b>2607 Eastburn Center</b>		
City: <b>Newark</b>	State: <b>Delaware</b>	Zip: <b>19711</b>
Phone: <b>302-737-9138</b>	Fax: <b>302-737-2610</b>	Email: <b>mziegler@mcbrideziegler.</b>
9. Please Designate a Contact Person, including phone number, for this Project: <b>Mark Ziegler 302-737-9138</b>		

<b>Information Regarding Site:</b> Fed Ex Distribution Center	
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: Construction of a Fed Ex Distribution Center with parking loading & access  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 +/-): 72.65      Number of Residential Units: N/A      Commercial square footage: 182,815 sf.	
13. Present Zoning: HI (Heavy Industrial)	14. Proposed Zoning: N/A
15. Present Use: Vacant Lot with existing Stone paving	16. Proposed Use: Warehouse / distribution Center
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: United Water Company  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): N/A	
20. Environmental impacts: None to the best of our Knowledge  How many forested acres are presently on-site?      How many forested acres will be removed? none 12.71+/- ac. 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 checked="" type="checkbox"/> Tidal      Acres: 0.06+/- <input checked="" type="checkbox"/> Non-tidal      Acres: 22.64+/-  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 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 wetlands</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: Bioretention Facilities and Filter Strips	
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)? <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: **See attachment**

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. **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: **Q.D. Saienni** phone number: **302-239-5469**

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

*John Sun*

**5-30-13**

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](mailto: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.**

**FedEx Ground  
Full Phase Expected Traffic Flows**

	Automobile Full Phase		P&D Van Full Phase		Spot Trailers Full Phase		FHD Vans Full Phase		Linehaul Full Phase		Total Vehicle Flow Full Phase	
	Arrive	Depart	Arrive	Depart	Arrive	Depart	Arrive	Depart	Arrive	Depart	Arrive	Depart
00:01 - 01:00	5										6	
01:01 - 02:00	5	5							1	1	8	6
02:01 - 03:00	74								2	2	74	2
03:01 - 04:00		5							2	2	2	7
04:01 - 05:00									2	1	2	1
05:01 - 06:00	5								2		7	
06:01 - 07:00	74	11									74	55
07:01 - 08:00	85	69				2					110	116
08:01 - 09:00	27	11			2						51	35
09:01 - 10:00						2					2	25
10:01 - 11:00							2			1		3
11:01 - 12:00		11							1			11
12:01 - 13:00		16			2				1		3	18
13:01 - 14:00		16				2				1		17
14:01 - 15:00		5			2						2	5
15:01 - 16:00	11					5			1	2	11	6
16:01 - 17:00	16	69	44			5					60	74
17:01 - 18:00	74	101	44		5	5			1	1	124	105
18:01 - 19:00	16	11			2	5			1	1	19	16
19:01 - 20:00		5			2				2	2	2	7
20:01 - 21:00					7						7	
21:01 - 22:00	11				2				2	4	14	4
22:01 - 23:00		69							2	2	2	71
23:01 - 24:00	5	5							1	1	5	6
<b>Total</b>	<b>409</b>	<b>409</b>	<b>138</b>	<b>138</b>	<b>25</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>16</b>	<b>588</b>	<b>588</b>

N/F  
HEARTHSTONE PROPERTIES DE  
T.P.# 10-011.00-015  
Zoned HI

N/F  
NEW CASTLE PROPERTIES FIRST LLC  
T.P.# 10-011.00-021  
Zoned HI

N/F  
DAVIDSON INVESTMENT LLC  
T.P.# 10-011.00-031  
Zoned HI

DAVIDSON LANE

S 82°53'00" E 1804.75'

25' WIDE ACCESS EASEMENT  
D.R. 961 PG. 102

SUBSOIL STOCKPILE  
5,000 C.Y.

TOPSOIL STOCKPILE

PROPOSED 1STORY DISTRIBUTION BUILDING  
7,370 S.F. OFFICE  
175,445 S.F. WAREHOUSE  
182,815 S.F. TOTAL GFA

BIORETENTION AREA #2

NORFOLK SOUTHERN RAILROAD

EXPLORATORY RECORD  
MAJOR LAND DEVELOPMENT PLAN  
PREPARED FOR  
**FED EX DISTRIBUTION CENTER**  
200 BLOCK DAVIDSON LANE

SITUATE IN: NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DELAWARE



**McBRIDE & ZIEGLER, INC.**  
LAND SURVEYORS • PLANNERS • ENGINEERS  
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711  
PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY: \_\_\_\_\_  
PROFESSIONAL ENGINEER / LAND SURVEYOR

SURVEY BY: M.Z.      CHECKED BY: K.Z.  
DESIGN BY: M.Z.      SCALE: 1" = 50'  
DRAWN BY: T.J.W.      DATE: MAY 10, 2013  
DWG. NO.: 20124627-      SHEET 2 of 2

50' 0 50' 100'  
DRAWING SCALE 1" = 50'

REV. NO. DATE REVISION

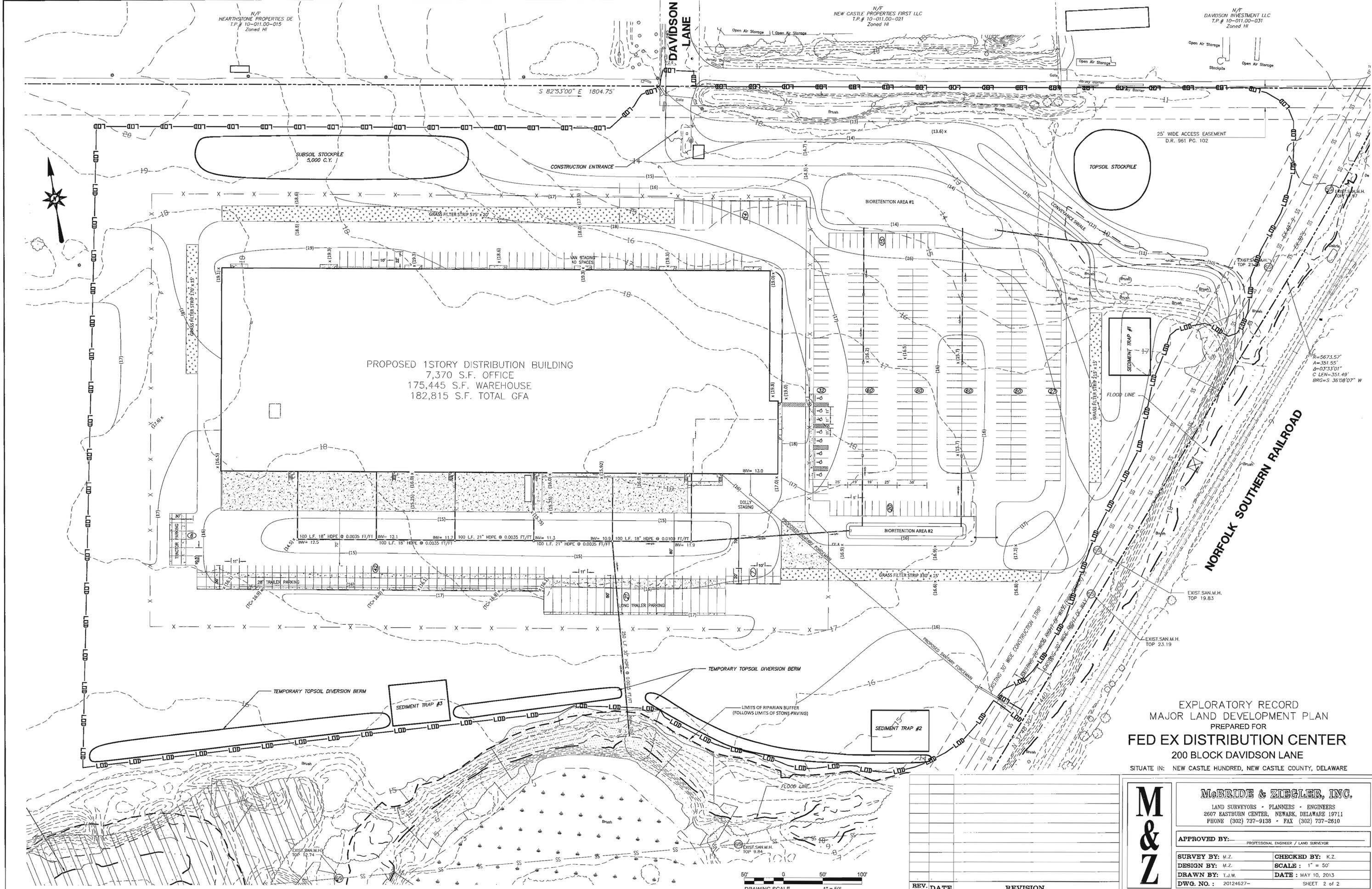
R=5673.57'  
A=351.55'  
C=03°33'01"  
C LEN=351.49'  
BRC=5.36'@8'07" W

EXIST. SAN. M.H.  
TOP 19.83

EXIST. SAN. M.H.  
TOP 23.19

EXIST. SAN. M.H.  
TOP 9.84

EXIST. SAN. M.H.  
TOP 12.74





# Preliminary Land Use Service (PLUS)

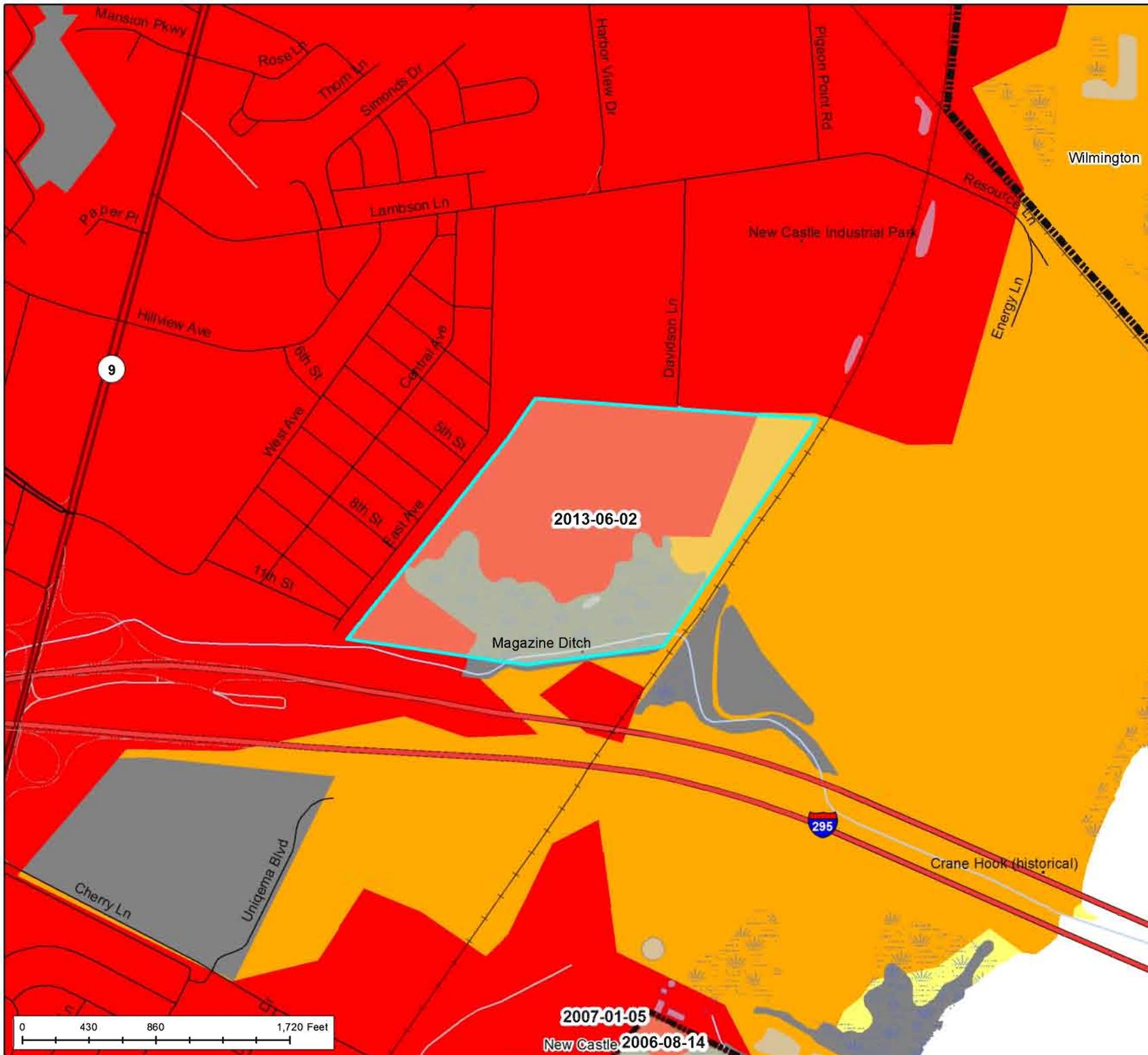
Fed Ex  
Distribution Center  
2013-06-02

-  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



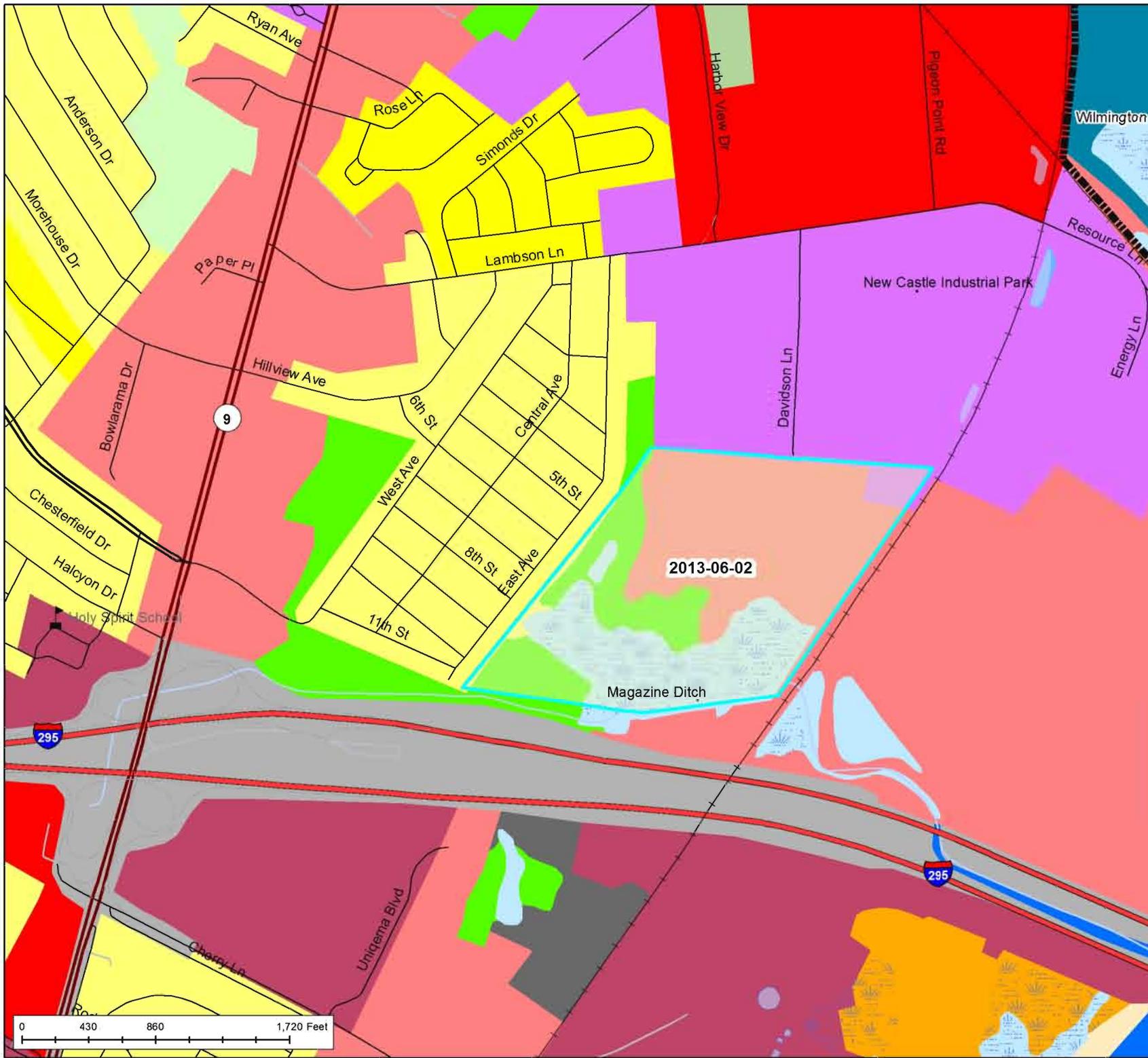
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2007-01-05  
New Castle 2006-08-14

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Fed Ex Distribution Center  
2013-06-02

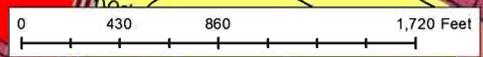


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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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1:4,753



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