

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 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: **Bradford Pond**

2. Location (please be specific): **Wentworth Lane and Dustin Way off Old Baltimore Pike**

3. Parcel Identification #: **09-036.40-083 to 095 & 11-010.40-024 to 077** 4. County or Local Jurisdiction Name: where project is located: **New Castle County**

5. If contiguous to a municipality, are you seeking annexation: **NO**

6. Owner's Name: **Old Baltimore Pike LLC c/o Todd Ladutko**

Address: **1101 Millstone Drive**

City: **Newark**

State: **Delaware**

Zip: **19711**

Phone: **302-366-0947**

Fax: **302-366-8271**

Email: **tladutko@aol.com**

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Todd Ladutko**

Address: **1101 Millstone Drive**

City: **Newark**

State: **DE**

Zip: **19711**

Phone: **302-366-0947**

Fax: **302-366-8271**

Email: **tladutko@aol.com**

8. Project Designer/Engineer: **Roger Brickley PLS Clifton L. Bakhsh Jr. Inc.**

Address: **4450 Summit Bridge Road**

City: **Middletown**

State: **DE**

Zip: **19709**

Phone: **302-378-8009**

Fax: **302-378-7498**

Email: **rbrickley@cbakhsh.com**

9. Please Designate a Contact Person, including phone number, for this Project: **Roger Brickley**

Information Regarding Site: Existing recorded 26 unit age restricted subdivision

10. Type of Review: Rezoning, if not in compliance with certified comprehensive plan Site Plan Review
 Subdivision

11. Brief Explanation of Project being reviewed: Removing age restrictions on recorded 26 lot subdivision
 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. UNKNOWN

12. Area of Project (Acres +/-): 11.93 Number of Residential Units: 26 Commercial square footage: NA

13. Present Zoning: Suburban Transition (ST) 14. Proposed Zoning: same

15. Present Use: Existing 26 recorded subdivision with age restrictions 16. Proposed Use: 26 lot subdivision with no age restrictions

17. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: United Water Company
 Will a new public well be located on the site? Yes No

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: New Castle County
 Will a new community wastewater system be located on this site? Yes No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):
 Project wants to eliminate age restriction and target as fee simple non restricted town house units

20. Environmental impacts: Existing wetlands and buffers will be maintained
 How many forested acres are presently on-site? 3.4 How many forested acres will be removed? 0.3
 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? Yes No
 Are the wetlands: Tidal Acres:
 Non-tidal Acres: 1.73 acres
 If "Yes", have the wetlands been delineated? Yes No
 Has the Army Corps of Engineers signed off on the delineation? Yes No
 Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:
 How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? 50'

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? Yes No

22. List the proposed method(s) of stormwater management for the site: bioswales, filter strips and existing pond

23. Is open space proposed? Yes No If "Yes," how much? 8.19 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 recreation and SWM

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: 151

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 4

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. None

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: R. Brickley phone number: 302-378-8009

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]
Signature of property owner

08/01/13
Date

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

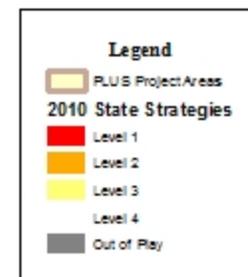
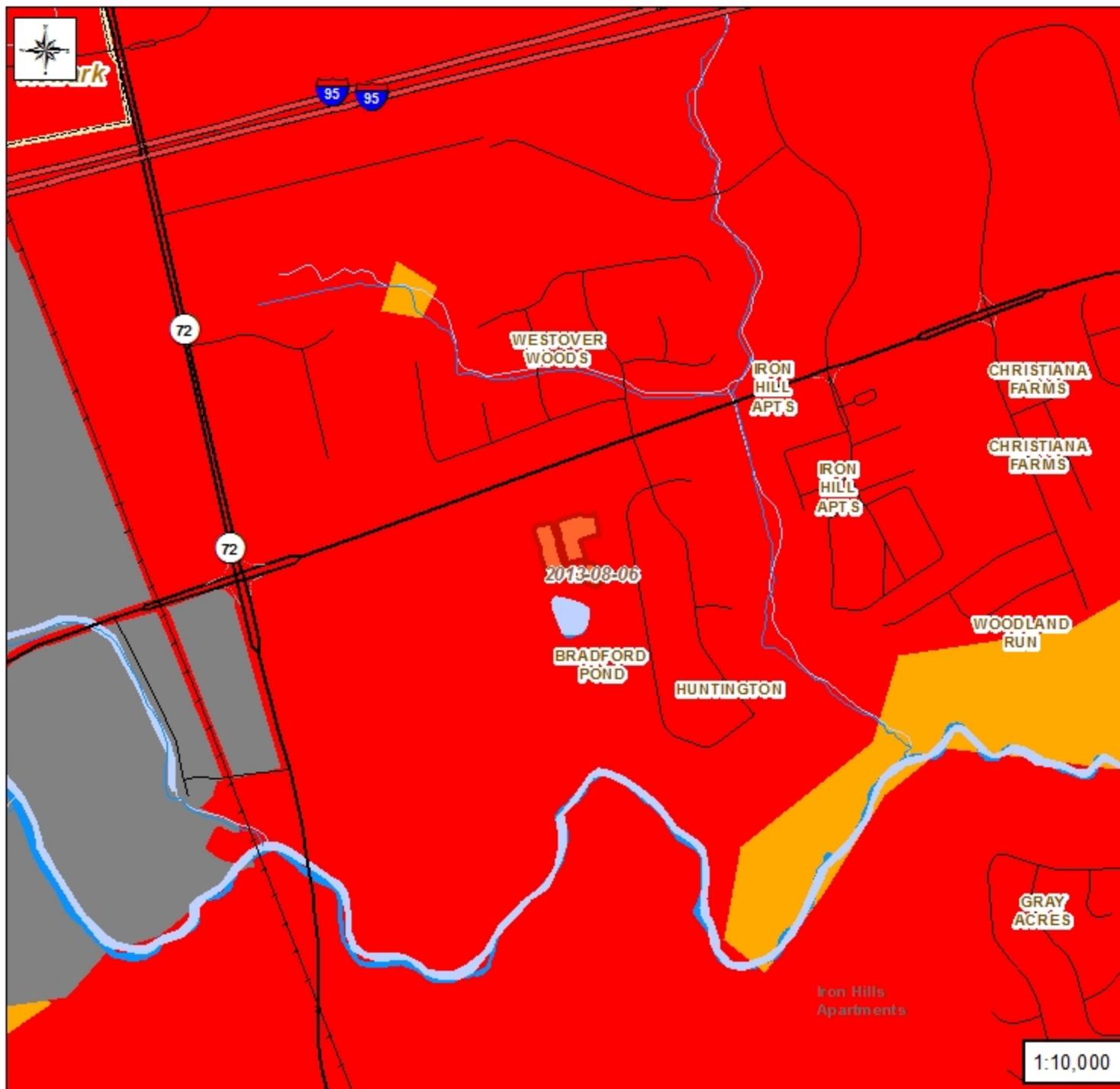
8-1-2013
Date

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.

Preliminary Land Use Service (PLUS)

Bradford Pond
2013-08-06



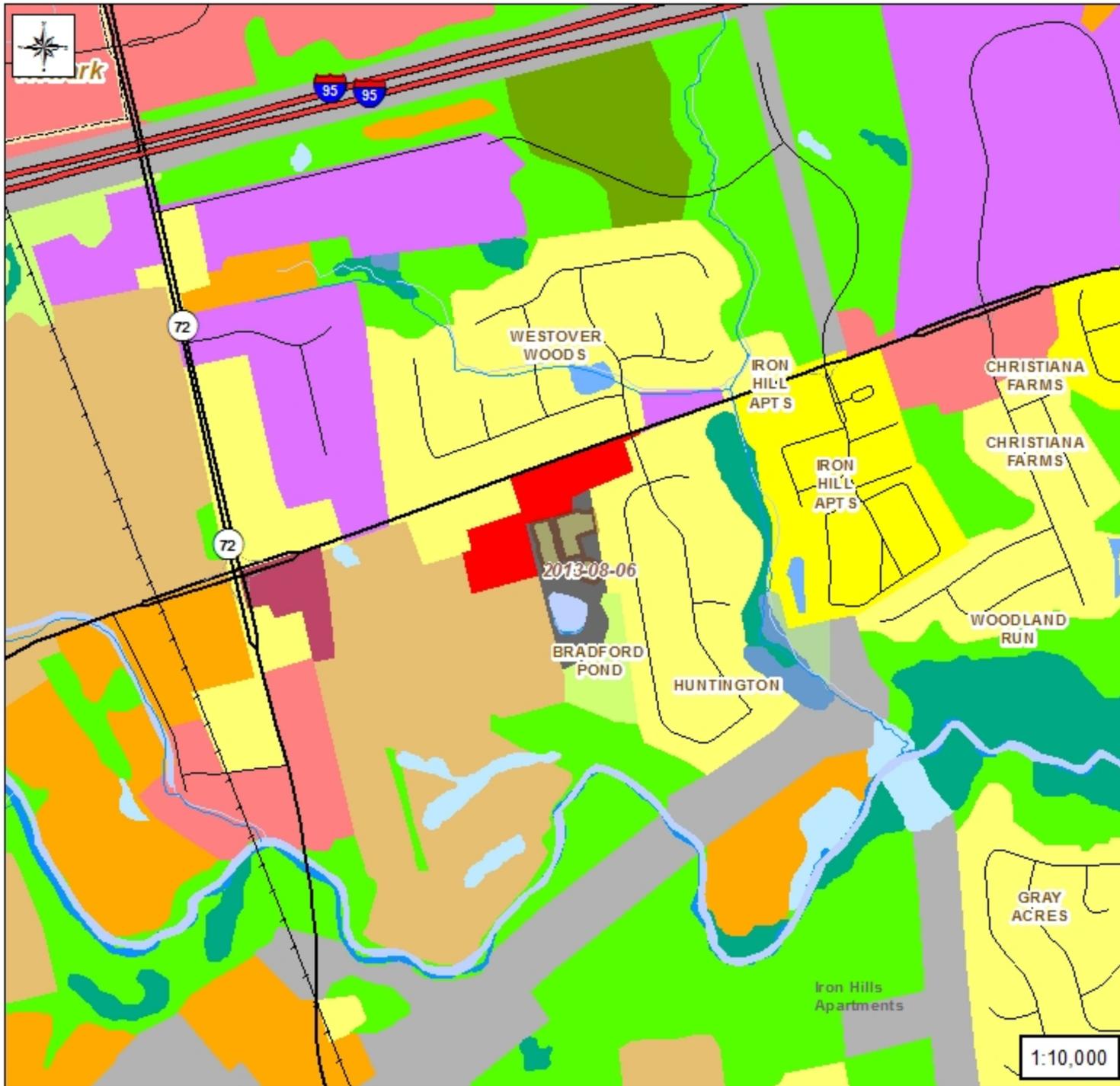
Location Map



1:10,000

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Bradford Pond
2013-08-06



Location Map



Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

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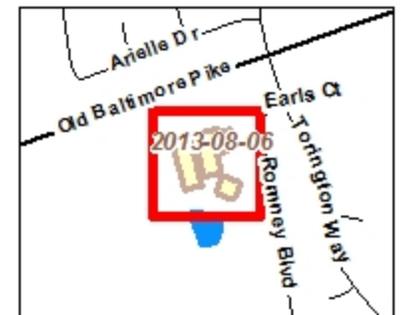
Bradford Pond
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Legend

PLUS Project Areas

Location Map



Mapping provided by the Delaware
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