

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): 2014-11-02
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1

1. Project Title/Name: Dollar Tree - 2201 Hessler Boulevard
2. Location (please be specific): 2201 Hessler Boulevard New Castle, DE 19720
3. Parcel Identification #: 10-005.00-26 026 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: Hessler Properties, Inc. - Saskia Geisel
 Address: 916 North Union Street
 City: Wilmington State: DE Zip: 19805
 Phone: 302-654-4570 Fax: 302-888-1889 Email:
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): CanWitKids, LLC
 Address: 2301 North DuPont Highway
 City: New Castle State: DE Zip: 19720
 Phone: 302-658-8338 Fax: Email: dave@canteraassociates.com
8. Project Designer/Engineer: Duffield Associates, Inc.
 Address: 5400 Limestone Road
 City: Wilmington State: DE Zip: 19808
 Phone: 302-239-6634 Fax: 302-239-8485 Email: mkaszyski@duffnet.com
9. Please Designate a Contact Person, including phone number, for this Project: Michael J. Kaszyski, Jr., P.E.

302-239-6634

Information Regarding Site:

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

11. Brief Explanation of Project being reviewed: Proposed 9,180SF retail building. Rezone property from I to CR.
 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. Previous Record Plan: Minquadale Starbucks's NCC 2006-0445(S), Minquadale Lowes (TAC)

12. Area of Project (Acres +/-): 1.023 Number of Residential Units: 0 Commercial square footage: 9,180

13. Present Zoning: I - Industrial (Rezoned to CR under Starbucks) 14. Proposed Zoning: CR - Commercial Regional

15. Present Use: vacant outparcel - Lowes 16. Proposed Use: Retail Store

17. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Artesian Water

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):
 N/A

20. Environmental impacts: N/A

How many forested acres are presently on-site? 0 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? Yes No

Are the wetlands: Tidal Acres:
 Non-tidal 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? _____

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: Bioretention - water quality; ex. Lowes basin

23. Is open space proposed? Yes No If "Yes," how much? 0.35 Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stormwater Management, landscape (commercial site)

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: 588 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 3 trips per week

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. Connection to Minquadale Lowe's (NCC 2004-0889-S)

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

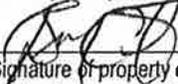
Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

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: ~~Dave Cantera~~ phone number: ~~302-658-8338~~

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
 Michael J.
 Kaszyski Jr., P.E.
Digitally signed by Michael J. Kaszyski Jr., P.E.
 DN: cn=Michael J. Kaszyski Jr., o=P.E. Consultants
 Associates, Inc., ou=, email=mkaszyski@peconsultants.com, c=US
 Date: 2014.10.22 14:33:19 -0400

10-22-2014
 Date
 10-22-2014
 Date

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

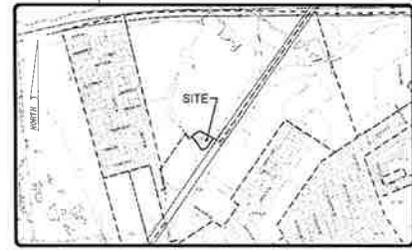
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at PLUS@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 the Office of State Planning 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 MINOR RESUBDIVISION PLAN

DOLLAR TREE

2201 HESSLER BOULEVARD

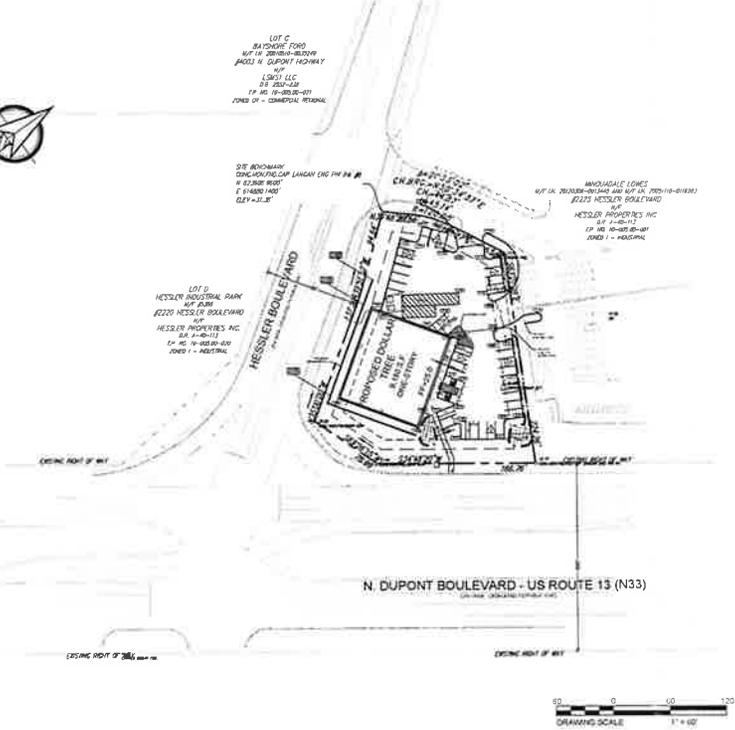


NO.	DESCRIPTION	REMARKS
1	APPLICATION NO.	2014 0... (B)
2	TAX PARCEL NO.	10-000-00-026
3	SITE ADDRESS	2201 HESSLER BOULEVARD NEW CASTLE, DE 19726
4	OWNER	HESSLER PROPERTIES INC 816 NORTH UNION STREET WILMINGTON, DE 19805
5	DEVELOPER	CANNYKOS LLC 2300 NORTH DUPONT HIGHWAY NEW CASTLE, DE 19720
6	SOURCE OF TITLE	044-25
7	ZONING	EXISTING I-1 INDUSTRIAL PROPOSED CR - COMMERCIAL REGIONAL (PREVIOUSLY REZONED TO CR UNDER RESIDENTIAL IN 2008/01/10 0002424)
8	SITE AGREEMENT	1 0273 AC
9	EXISTING MONUMENTS	8 PERMANENT MONUMENT MARKERS
10	BENCHMARK	CONCRETE MONUMENT FOUND (M230059 96 E114900 14) ELEV 31.36 DATUM NAD 83/88 NAVD 1988
11	BULK STANDARDS	CR 1 AC MINIMUM LOT WIDTH 100 FT MINIMUM STREET YARD 15 FT MINIMUM SIDE YARD 20 FT MINIMUM REAR YARD 20 FT MINIMUM PAVING SETBACK (STREET) 25 FT MINIMUM PAVING SETBACK (OTHER) 5 FT MAXIMUM BUILDING HEIGHT 50 FT
12	AREAS	EXISTING BUILDINGS 0.85 ± (0 AC) (0%) EXISTING OTHER IMPERVIOUS 1.35 ± (0.078 AC) (0.6%) EXISTING LANDSCAPED AREA 44,559 SF ± (1.0158 AC) (5.2%) EXISTING TOTAL 2.15 ± (0.123 AC) PROPOSED BUILDINGS (w/ CANOPIES) 6,180 SF ± (0.1217 AC) (0.6%) PROPOSED OTHER IMPERVIOUS 26,134 SF ± (0.4922 AC) (1.2%) PROPOSED OPEN SPACE 13,245 SF ± (0.3026 AC) (0.6%) PROPOSED STORMWATER MANAGEMENT 1,188 SF ± (0.027 AC) PROPOSED TOTAL 44,559 SF ± (1.0203 AC)

NO.	DESCRIPTION	REMARKS
13	PARKING RATIONALE	REQUIRED 9,180 SF (rate) @ 4.0 P.S. PER 1000 S.F. = 37 SPACES PROPOSED 37 SPACES w/ HANDICAP SPACES
14	WATER SUPPLY	ARTESIAN WATER COMPANY WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH
15	SEWITARY SEWER	NEW CASTLE COUNTY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES AT THE TIME OF APPROVAL OF THIS PLAN. SEWER CAPACITY EXISTING 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.

ANTICIPATED SEWAGE: **1188 SF ± (0.027 AC) (0.6%)**
(PREVIOUS RECORD PLAN N. 2008 0110 0002424 1050 GPO NOT USED)

- THE PURPOSE OF THIS PLAN IS TO REZONE THE PROPERTY TO CR COMMERCIAL REGIONAL (PREVIOUSLY REZONED TO CR UNDER INSTRUMENT NUMBER 2008/01/10 0002424) AND TO CONSTRUCT A 19,190 SQUARE FOOT RETAIL BUILDING WITH ASSOCIATED PARKING AND ACCESS DRIVEWAY.
- THIS PLAN SUPERSEDES THE RECORD MINOR LAND DEVELOPMENT PLAN "MICHIGAN/ALICE STARBUCKS" RECORDED ON JANUARY 10, 2008, IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEWCASTLE COUNTY, DELAWARE, UNDER INSTRUMENT NUMBER 2008/01/10 0002424.
- THE PROPERTY LINES AND TOPOGRAPHIC FEATURES IDENTIFIED ON THIS PLAN ARE TAKEN FROM A PLAN TITLED "MINGUADALE LOWES" PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES DATED AUGUST 26, 2008.
- FLOODPLAIN DOES NOT EXIST ON THIS SITE. PER FEDERAL ENVIRONMENTAL MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 10000310551 EFFECTIVE DATE JANUARY 11, 2009.
- ACCORDING TO NEW CASTLE COUNTY WATER RESOURCE PROTECTION AREA MAP 1 OF 3 DATED JANUARY 1980 AND REVISED MAY 2001, FEBRUARY 2006 AND DECEMBER 2011, THIS SITE DOES NOT LIE WITHIN A WATER RESOURCE PROTECTION AREA (WRPA).
- ACCORDING TO DATA COMPILED BY DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, 2006 THE SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA.
- THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE 1987 CODE OF ENGINEERS/METALANDS DELINEATION MANUAL TO IDENTIFY THE PRESENCE OF WETLANDS AND NO WETLANDS WERE FOUND TO EXIST ON THE SITE. A LETTER OF NO FINDINGS HAS BEEN PREPARED BY DUFFIELD ASSOCIATES, DATED MAY 17, 2014.
- NO DRAINAGE IS TO BE ILLUSTRATED ON THIS SITE.
- ALL FIRE LINES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED AND MAINTAINED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE PROTECTION REGULATIONS.
- STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (EDNR) DELAWARE SEDIMENT AND STORMWATER REGULATIONS EFFECTIVE DATE JANUARY 23, 1991, AMENDED OCTOBER 11, 2009 (OR AS LATER AMENDED), THE DELAWARE URBAN RUNOFF MANAGEMENT MODEL, JOURNAL DATED JANUARY 2009 (OR AS LATER AMENDED) AND NEW CASTLE COUNTY DRAINAGE CODE.
- THE LIMIT OF DISTURBANCE FOR THE SITE SHALL BE IN CONFORMANCE WITH THE PROPERTY LINE.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- A LANDSCAPE PLAN, PREPARED BY DUFFIELD ASSOCIATES, INC. LAST DATED 05/17/2014 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE IS HEREBY CONSIDERED PART OF THE RECORD PLAN.
- THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 46, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDI) AND CANNOT BE PERFORMANCE GUARANTEED. INCORPORATED THEREIN THE LDI IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 05/17/2014 AS INSTRUMENT NO. 2014 0...
- A SIX (6) FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN AND EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSIDIARY TO THE EASEMENT WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS BLENDED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTENDED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
- ALL COMMON FACILITIES, INCLUDING BUT NOT LIMITED TO PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, STORMWATER MANAGEMENT AREAS AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
- THE OWNER/DEVELOPER SHALL PAY TO NEWCASTLE COUNTY FUNDS FOR NON-RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 6027.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH FACILITY MAINTENANCE AND INSPECTIONS. AN AMOUNT OF \$... SHALL BE FUNDED PRIOR TO RECEIVING THE CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY BUILDING PERMIT UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEWCASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.
- A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEWCASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES, STORMWATER COLLECTION SYSTEMS, DRAINAGE BASINS, AND ALL COMPONENTS THEREOF IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITY MAINTENANCE PROGRAM. THE EASEMENT SHALL EXTEND 10 FEET 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 DRAINING NEWCASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER, TRAVEL AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENT HEREBY CREATED SHALL BE FOR FOOTCOURSE, VEHICULAR AND EQUIPMENT USE. IF NEWCASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEWCASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEWCASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMPENDENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEWCASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES ALL EXPENSES SHALL BE JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY BORN ON THIS PLAN.
- PROPOSED LANDSCAPING SHALL NOT INTERFERE WITH SIGHT DISTANCE LINES.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.
- SHOULDER PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREAS WITHIN THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR MULTI-USE PATH ACROSS THE PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO IMPROVE ANY EXISTING ROAD THEIR CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO ORIGIN. SUCH ACTIONS SHALL BE COMPLETED, IN CONFORMANCE WITH DELDOT'S "SIDEWALK/MULTI-USE PATH TERMINATION" STANDARD.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY DELDOT FOLLOWING THE STANDARDS FOR THESE STREETS. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY DELDOT.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION, THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.



CERTIFICATION OF OWNERSHIP

I, _____, HEREBY CERTIFY THAT I AM THE OWNER OF TAX PARCEL NUMBER 10-000-00-026 WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE: _____ 2014
HESSLER PROPERTIES INC

CERTIFICATION OF OWNERSHIP

I, _____, HEREBY CERTIFY THAT I AM THE OWNER OF TAX PARCEL NUMBER 10-000-00-026 WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE: _____ 2014
HESSLER PROPERTIES INC

CERTIFICATION OF ACCURACY

I, JOHN J. TRAYNOR II, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE BOUNDARY AND TOPOGRAPHIC 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.

DATE: _____ 2014
JOHN J. TRAYNOR II, P.L.S.
REGISTRATION # 15204

CERTIFICATION OF ACCURACY

I, MICHAEL J. KASZYSKI, JR., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT THE INFORMATION ON THIS PLAN, OTHER THAN THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE: _____ 2014
MICHAEL J. KASZYSKI, JR., P.E.
REGISTRATION # 15204

CERTIFICATION OF PLAN APPROVAL

APPROVED: _____ BY _____ GENERAL MANAGER
DATE: _____
FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED: _____ BY _____ GENERAL MANAGER
DATE: _____
FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

DUFFIELD ASSOCIATES
Consultants and Engineers
1514 W. MARKET STREET, SUITE 222
WILMINGTON, DE 19801
TEL: 302.426.2444
FAX: 302.426.2444
WWW.DUFFIELDASSOCIATES.COM

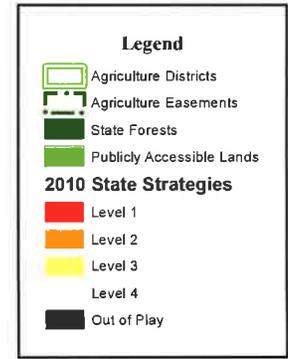
NO.	DESCRIPTION	REMARKS
1	ENCUMBRANCE	NONE
2	ENCUMBRANCE	NONE
3	ENCUMBRANCE	NONE
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49	ENCUMBRANCE	NONE
50	ENCUMBRANCE	NONE

EXPLORATORY MINOR RESUBDIVISION PLAN
INDEX PLAN
DOLLAR TREE
2201 HESSLER BOULEVARD
NEW CASTLE HUNDRED - NEW CASTLE COUNTY - DELAWARE

DATE: 30 JULY 2014
SCALE: 1" = 60'
PROJECT NO: 10199 CA
SHEET: 1 OF 3

Preliminary Land Use Service (PLUS)

Dollar Tree
2014-11-02



Location Map



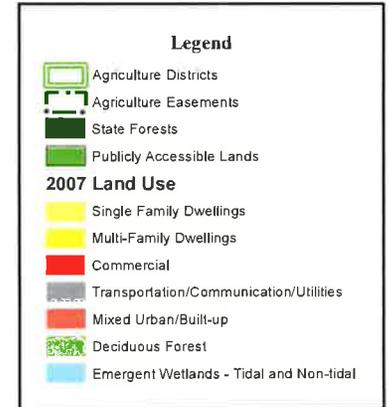
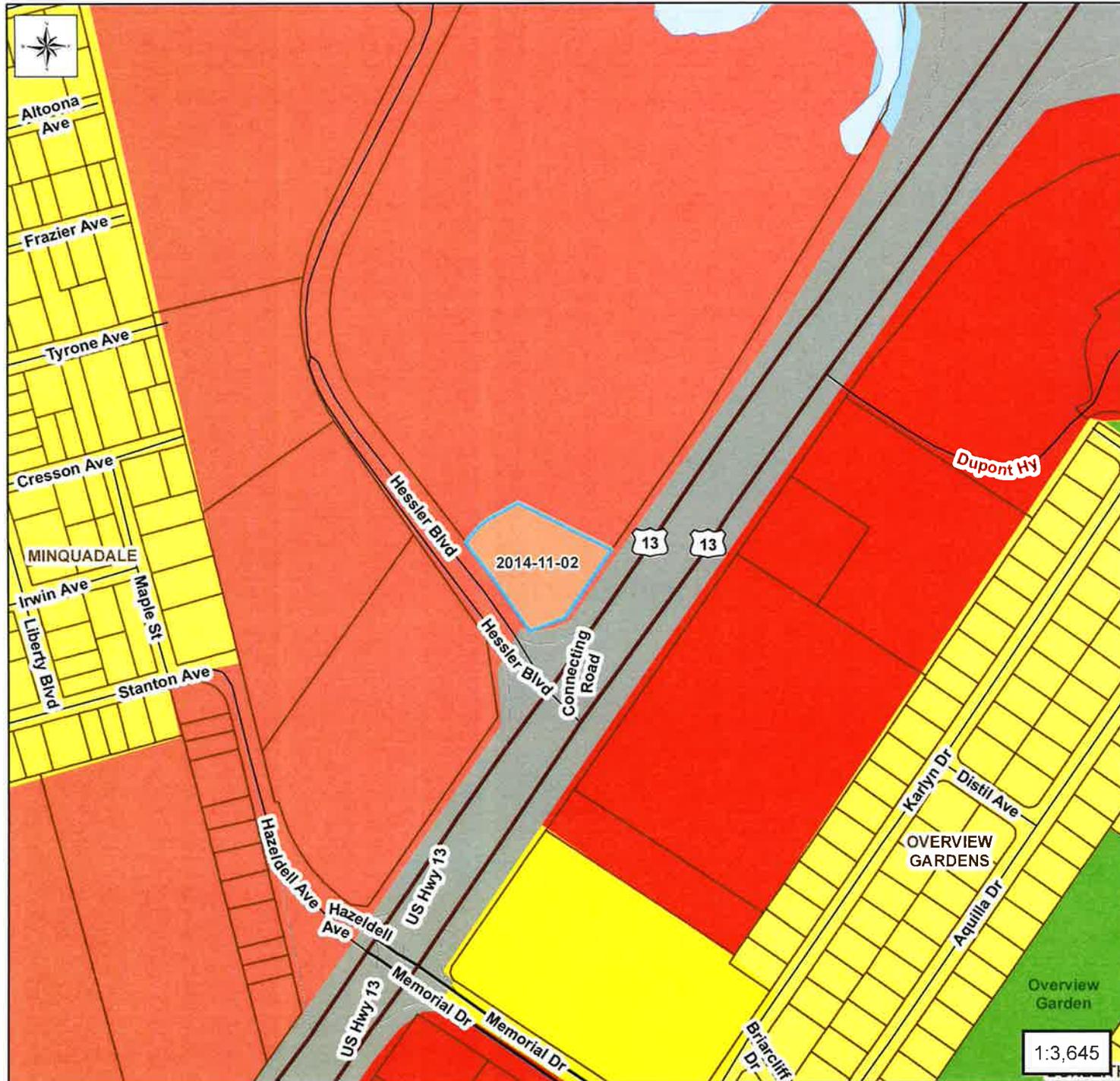
1:3,645



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

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Dollar Tree
2014-11-02



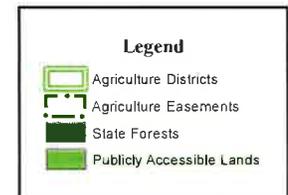
Location Map



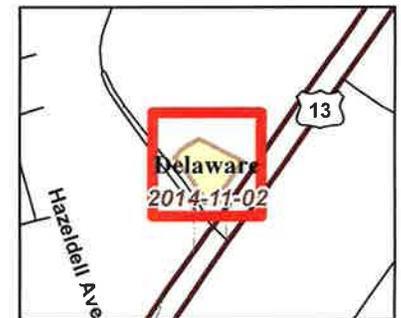
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Location Map



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