

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): <u>2014-11-04</u> Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): <u>3,4</u>		
1. Project Title/Name: 3681 Harris Road		
2. Location (please be specific): 3681 Harris Road		
3. Parcel Identification #: 14-012.00-062	4. County or Local Jurisdiction Name: where project is located: New Castle County	
5. If contiguous to a municipality, are you seeking annexation:		
6. Owner's Name: John A. Moritz		
Address: 3681 Harris Road		
City: Townsend	State: DE	Zip: 19734
Phone: 302.521.5139	Fax:	Email: jamoritz@delta-engineering.com
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): John A. Moritz		
Address: 3681 Harris Road		
City: Townsend	State: DE	Zip: 19734
Phone: 302.521.5139	Fax:	Email: jamoritz@delta-engineering.com
8. Project Designer/Engineer: Colm DeAscanis -CDA Engineering, INC.		
Address: 6 LARCH AVE, SUITE 401		
City: WILMINGTON	State: DELAWARE	Zip: 19804
Phone: 302-998-9202	Fax:	Email: cdeascanis@cdaengineering.com
9. Please Designate a Contact Person, including phone number, for this Project: Colm DeAscanis, (302)998.9202		

Information Regarding Site:	
10. Type of Review: <input checked="" 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: Subdivide a 2.19 Ac. parcel for industrial use and with a 12,000sqft bldg. 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 +/-): 107.73 Number of Residential Units: 1 Ex. Commercial square footage: 12,000	
13. Present Zoning: SR - Suburban Reserve	14. Proposed Zoning: SR- Suburban Reserve & I - Industrial
15. Present Use: Residential	16. Proposed Use: Residential & industrial/warehouse
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):	
20. Environmental impacts: None How many forested acres are presently on-site? How many forested acres will be removed? 0 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: 0.01 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? _____	
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 Area	
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: **46 ADT**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **10%**

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

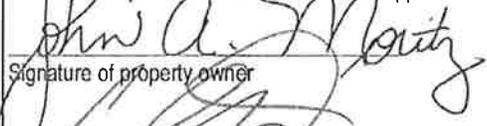
Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

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: **Colm DeAscanis** phone number: **302.998.9202**

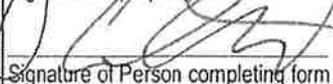
31. Are any federal permits, licensing, or funding anticipated? Yes No

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


 Signature of property owner

10/28/2014

Date


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

10/30/14

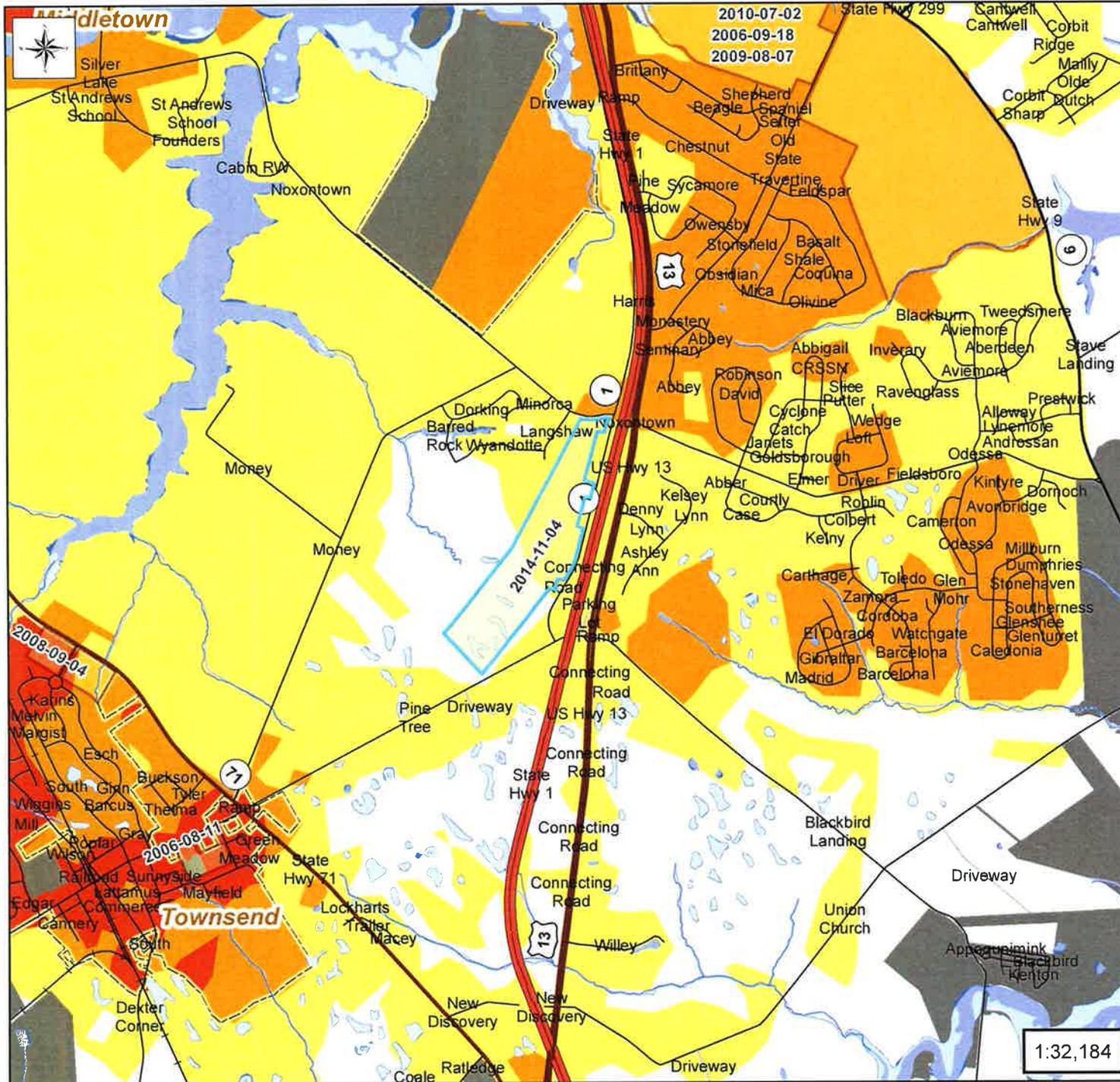
Date

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)

3681 Harris Road
2014-11-04

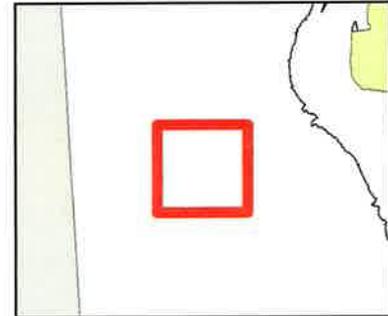


Legend

2010 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

Location Map



Preliminary Land Use Service (PLUS)

3681 Harris Road
2014-11-04



Legend

-  Agriculture Districts
-  Agriculture Easements
-  State Forests
-  Publicly Accessible Lands

Location Map



1:10,730



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