



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 <b>Rezone property from NC-21 to CN.</b>
11. Brief Explanation of Project being reviewed:	<b>Proposed 4,685SF Convenience Store with gas pumps and 4,800SF Bank.</b> 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 +/-):	<b>10.614</b> Number of Residential Units: <b>1</b> Commercial square footage: <b>9485SF</b>
13. Present Zoning:	14. Proposed Zoning:
<b>NC-21</b>	<b>CN</b>
15. Present Use:	16. Proposed Use:
<b>2 vacant lots, 1 residential lot</b>	<b>Convenience Store with gas pumps, bank, &amp; 1 residence</b>
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>Artesian Water Company</b> 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: <b>New Castle County</b> 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): <b>N/A</b>	
20. Environmental impacts:  How many forested acres are presently on-site? <b>9.22</b> How many forested acres will be removed? <b>3.06</b> 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: <b>1.87</b>  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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes", describe the impacts: <b>Fill &lt;0.5 acres of wetlands for access and site grading</b>  How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u><b>50' riparian buffer where wetlands remain undisturbed</b></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: <b>Bioretention Areas</b>	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes," how much? <b>8.09</b> Acres:  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? <b>Stormwater management, landscaping, &amp; preservation of natural resources.</b>	
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: 4,674 trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? <1%

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  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

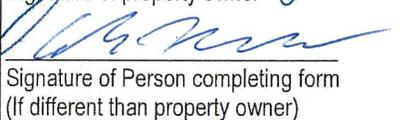
Person to contact to arrange visit: Fred Wittig phone number: 302-283-1800

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

1-16-15  
 Date

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

1-16-15  
 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 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.





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**LEGEND:**

	EXISTING WETLANDS
	50' RIPARIAN BUFFER AREA
	EXISTING CONTOUR
	EXISTING SPOT GRADE
	EXISTING BUILDING (TO BE REMOVED)
	EXISTING CURB
	EXISTING UTILITY POLE
	EXISTING MONITORING WELL
	EXISTING SANITARY SEWER (NCC-S)
	EXISTING SANITARY MANHOLE (NCC-S)
	EXISTING GAS
	EXISTING ELECTRIC/CABLE (OVERHEAD)
	EXISTING TRAFFIC SIGNAL SPAN WIRE
	EXISTING WATER
	EXISTING LIGHT POLE
	EXISTING CONCRETE MONUMENT FOUND
	EXISTING IRON PIN FOUND
	EXISTING SOILS
	PROPOSED UPRIGHT CURB
	PROPOSED BUILDING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SANITARY SEWER



**DUFFIELD ASSOCIATES**  
Soil, Water & the Environment

5400 LIMESTONE ROAD  
WILMINGTON, DE 19808-1232  
TEL: 302.239.6634  
FAX: 302.239.8485

OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY  
WEB: HTTP://DUFFNET.COM  
E-MAIL: DUFFIELD@DUFFNET.COM

CHECKED BY: MIK  
DESIGNED BY: MIK  
DRAWN BY: CMC  
FILE NAME: D10497CA-ECO-RD  
DRAWN BY: MICHAEL J. KASZYSKI, JR.  
STATE: DELAWARE  
P.E. 15284

**OWNER:**  
BRIAN S. & ALISON M. KASZYSKI  
P.O. BOX 800  
SHASTALAKE, CA 96019

**DEVELOPER:**  
BETHEL AME CHURCH, INC.  
804 N. WALNUT STREET  
WILMINGTON, DE 19801

**DEVELOPER:**  
KAREN DEJAH  
899 WILKINSON ROAD  
BEAR, DE 19701

**DEVELOPER:**  
WVF DEVELOPMENT, LLC  
910 S. CHAPEL STREET, SUITE 100  
NEWARK, DE 19713

**EXPLORATORY MINOR LAND DEVELOPMENT PLAN**

**SITE PLAN**

**CONVENIENCE STORE & BANK**

**3601 WRANGLE HILL ROAD**

**RED LION HUNDRED-NEW CASTLE COUNTY-DELAWARE**

DATE: 19 DECEMBER 2014

SCALE: 1" = 30'

PROJECT NO. 10497.CA

SHEET: 3 OF 4



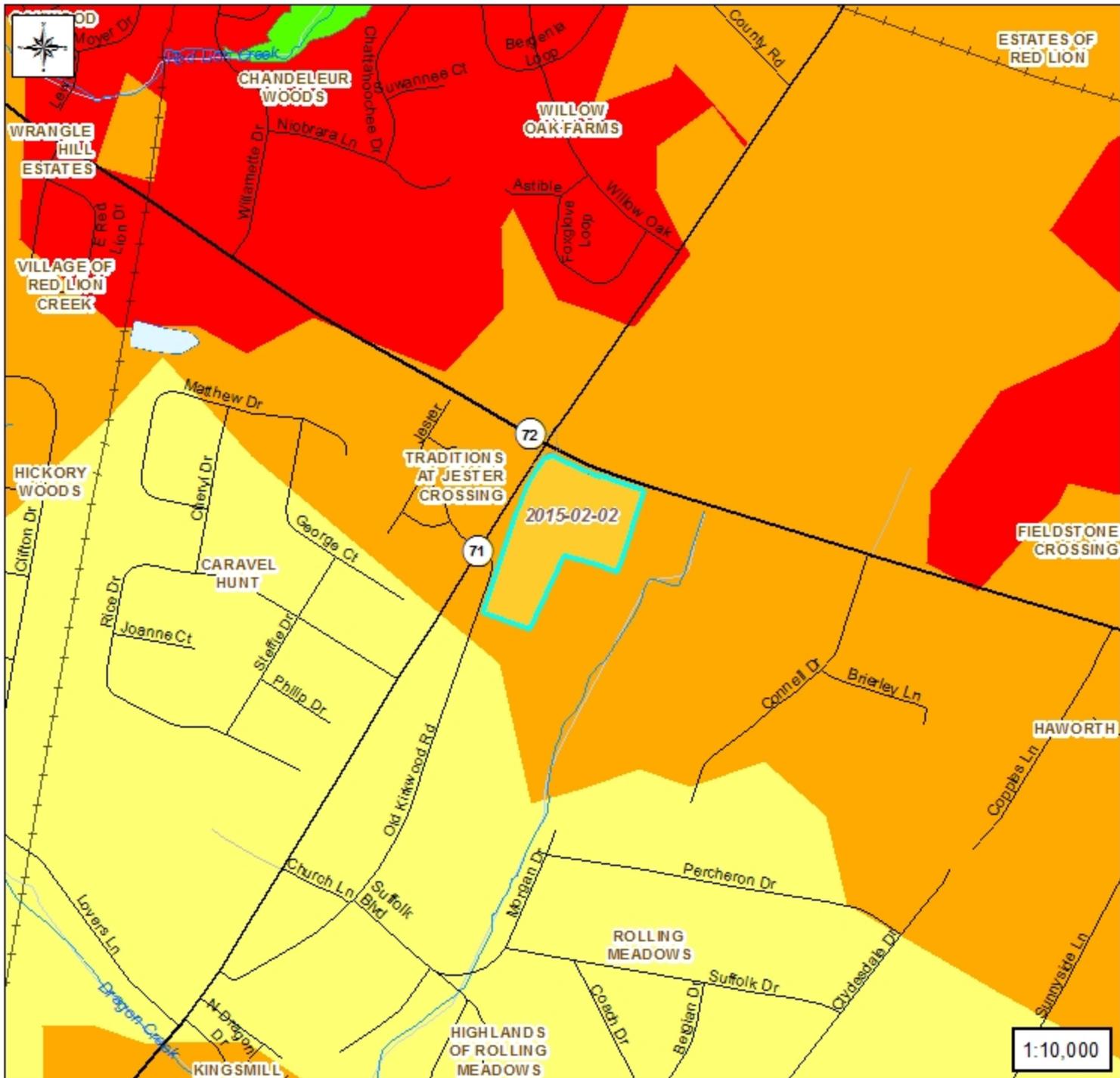






# Preliminary Land Use Service (PLUS)

Wrangle Hill Road  
2015-02-02



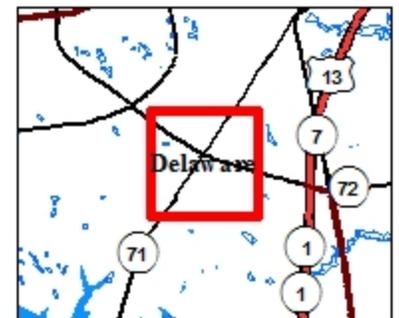
**Legend**

- PLUS Project Areas
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands

**2010 State Strategies**

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

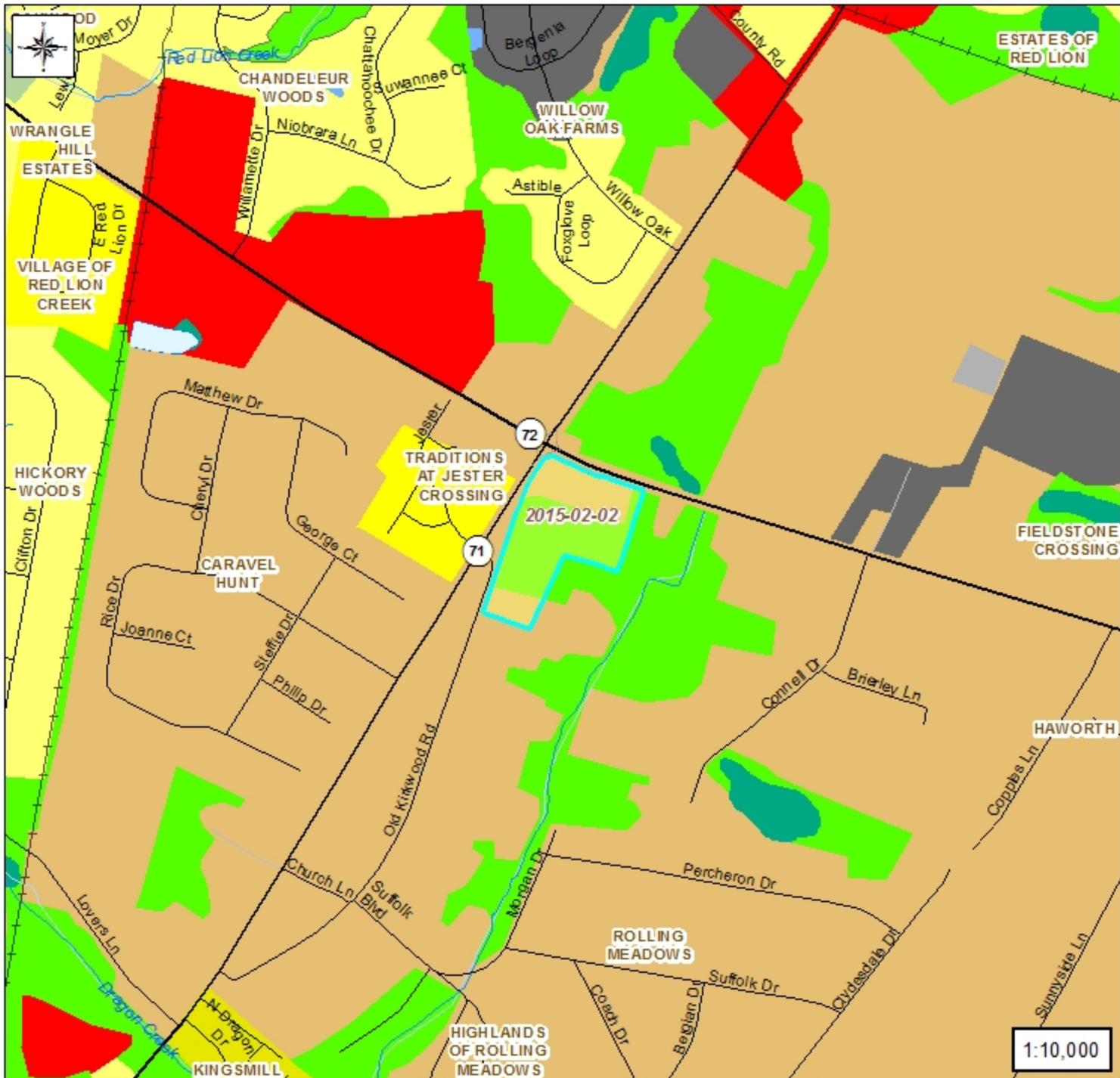
## Location Map



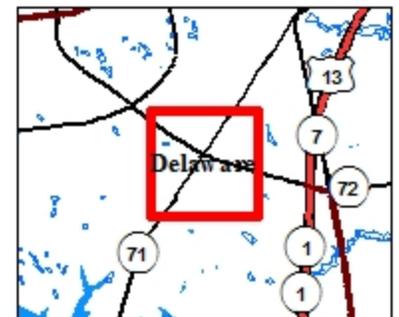
1:10,000

# Preliminary Land Use Service (PLUS)

Wrangle Hill Road  
2015-02-02



## Location Map



1:10,000



Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

# Preliminary Land Use Service (PLUS)

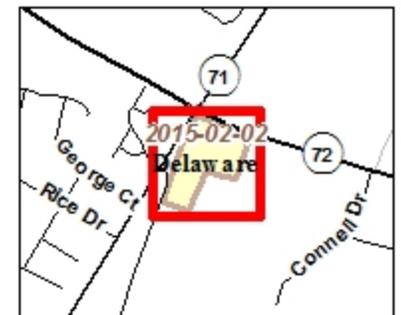
Wrangle Hill Road  
2015-02-02



## Legend

- PLUS Project Areas
- Agriculture Districts
- Agriculture Easements
- State Forests
- Roadway Accessible Lands

## Location Map



Mapping provided by the Delaware  
Office of State Planning Coordination  
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