

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>2015-02-03</u> Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): <u>1</u>		
1. Project Title/Name:		
2. Location (please be specific):		
3. Parcel Identification #:		4. County or Local Jurisdiction Name: where project is located:
5. If contiguous to a municipality, are you seeking annexation:		
6. Owner's Name:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Project Designer/Engineer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email: cdeascanis@cdaengineering.com
9. Please Designate a Contact Person, including phone number, for this Project:		

Information Regarding Site:		
10. Type of Review: <input 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: 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 +/-):	Number of Residential Units:	Commercial square footage:
13. Present Zoning:		14. Proposed Zoning:
15. Present Use:		16. Proposed Use:
17. Water: <input type="checkbox"/> Central (Community system) <input 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 type="checkbox"/> No		
18. Wastewater: <input type="checkbox"/> Central (Community system) <input 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 type="checkbox"/> No		
19. If residential, describe style and market segment you plan to target (Example- Age restricted):		
20. Environmental impacts: How many forested acres are presently on-site? How many forested acres will be removed? 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 type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres: If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input 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 type="checkbox"/> No		
22. List the proposed method(s) of stormwater management for the site:		
23. Is open space proposed? <input type="checkbox"/> Yes <input 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 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: 102 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 20%

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.

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: 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

01/09/2015

Date

Signature of person completing form

1/12/15

Date

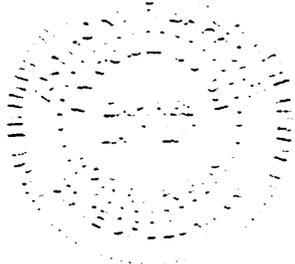
(If different than property owner)

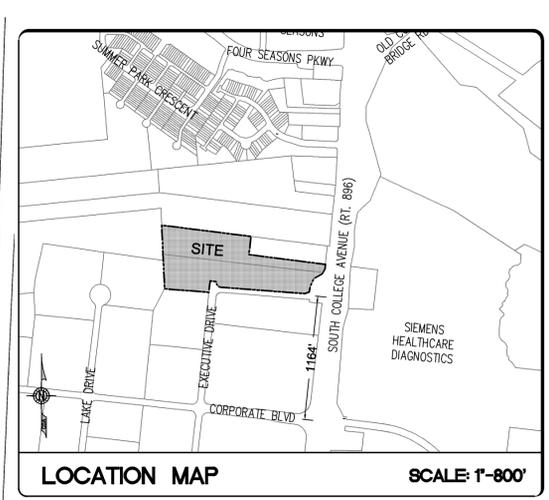
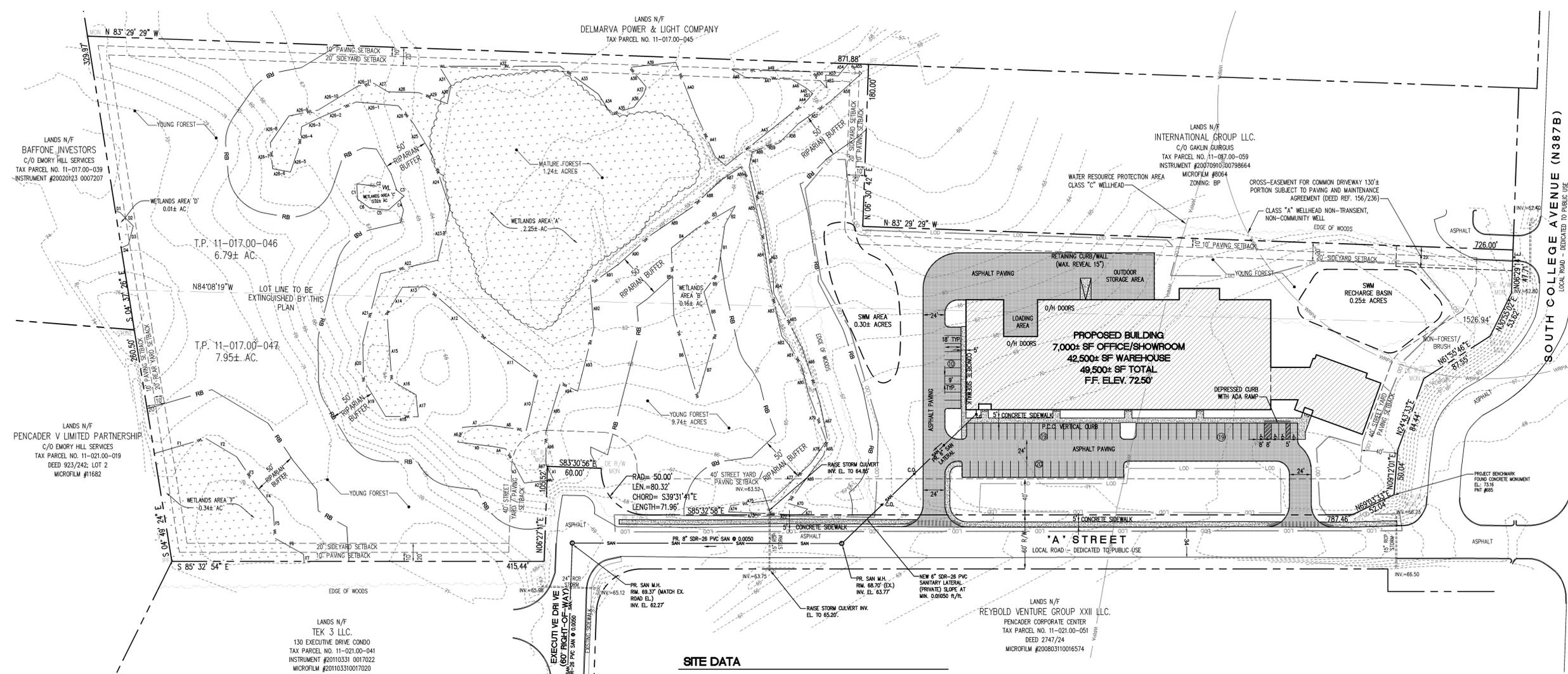
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at 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.

Anthony F. Baffone
Anthony F. Baffone
Notary exp. 5/7/2017

1-9-15





SITE DATA

- PURPOSE OF THIS PLAN:** TO COMBINE THE TAX PARCELS AND CONSTRUCT A 49,500± SF WAREHOUSE/SHOWROOM WITH REQUIRED SITE IMPROVEMENTS.
- OWNER ADDRESS:** BAFFONE INVESTORS, P.O. BOX 7595, NEWARK, DE 19714
- PROPERTY ADDRESS:** 30 A STREET, NEWARK, DE 19702
- TAX PARCEL NUMBERS:** 11-017.00-046 & 11-017.00-047
- AREA OF PARCEL:** 11-017.00-046: 6.78± ACRES
11-017.00-047: 7.96± ACRES
TOTAL: 14.74± ACRES
- DEED REFERENCE:** DEED INSTRUMENT NO.: 20020123-0007207
MICROFILM NO.: 6990
- ZONING:** BP - BUSINESS PARK
USE: LIGHT INDUSTRIAL
- LOTS:** EX.: 2
PR.: 1
- GROSS FLOOR AREA:** 7,000 SF OFFICE/SHOWROOM
42,500 SF WAREHOUSE
49,500 SF TOTAL
- AREA BREAKDOWN:**

	EXISTING	PROPOSED
BUILDING COVERAGE:	0.00± AC. (0%)	1.08± AC. (7.3%)
IMPERVIOUS SURFACES:	0.00± AC. (0%)	1.16± AC. (7.9%)
OPEN SPACE:	14.74± AC. (100%)	12.50± AC. (84.8%)
TOTAL:	14.74± AC. (100%)	14.74± AC. (100%)
- PARKING:** REQUIRED: OFFICE 25 SPACES (7,000 SF OFFICE/1,000 SF GFA *3.5 SPACES) WAREHOUSE 26 SPACES (42,500 SF/1,000 SF GFA*0.5 SPACES+5 SPACES) 51 SPACES TOTAL
PROVIDED: 68 SPACES INCLUDING 4 ADA SPACES
- LOADING:** REQUIRED: 1 BAY
PROVIDED: 1 BAY
- BICYCLE:** REQUIRED: 7 SPACES (1 PER 10 PARKING SPACES)
PROVIDED: 7 SPACES
- DATUM:** VERTICAL - NAVD 88
HORIZONTAL - COORDINATE SYSTEM AND BASIS OF BEARINGS, DELAWARE STATE PLANE NAD 83/91
- BENCHMARK:** FOUND CONCRETE MONUMENT; SEE PLAN FOR LOCATION
- SURVEY:** TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION PROVIDED BY THE PELSJA COMPANY, DATED MAY 2014.
- WATER SUPPLY:** ARTESIAN WATER COMPANY - WATER SUPPLY IS SUBJECT TO THE APPROVAL OF DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- 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 EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH 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.
- SEWER FLOW:** OFFICE: 7,000 SF X 0.1 GPD/SF = 700 GPD
WAREHOUSE: 42,500 SF X 0.1 GPD/SF = 4,250 GPD
TOTAL ESTIMATED SEWER FLOW: 4,950 GPD (AVG.) / 19,800 GPD (PEAK)

- WATER RESOURCES:** THIS SITE LIES PARTIALLY WITHIN A CLASS "A" AND A CLASS "C" WELLHEAD WATER RESOURCE PROTECTION AREA (WRPA) ACCORDING TO WRPA MAP 2 OF 3, DATED DECEMBER 2011.
- FLOODPLAIN:** THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP #100030225J & #100030230J, WITH AN EFFECTIVE DATE OF JANUARY 17, 2007. A FLOOD STUDY IS NOT REQUIRED FOR THIS APPLICATION.
- WETLANDS:** A WETLANDS INVESTIGATION WAS CONDUCTED BY TEN BEARS ENVIRONMENTAL LLC IN APRIL 2014 PER 1987 USACE WETLANDS DELINEATION MANUAL (Y-87-1) AND INTERIM REGIONAL SUPPLEMENT TO CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAN REGION. WETLANDS WERE FOUND TO BE ON THE SITE.
- CRITICAL NATURAL AREA:** THE SITE IS NOT WITHIN A CRITICAL NATURAL AREA PER DELAWARE INVENTORY OF NATURAL AREAS.
- NATURAL RESOURCES:**

PROTECTED RESOURCES	PROTECTION RATIO	TOTAL AREA	PROTECTED AREA	PROTECTED RATIO
WETLANDS	1.00	2.76 AC.	2.76 AC.	1.00
RIPARIAN BUFFER	1.00	3.96 AC.	3.96 AC.	1.00
WRPA-WELLHEAD CLASS 'A'	1.00	0.64 AC.	0.32 AC.	0.50*
WRPA-WELLHEAD CLASS 'C'	0.50	2.29 AC.	0.98 AC.	0.43*
MATURE FOREST	0.50	1.24 AC.	1.24 AC.	1.00
YOUNG FOREST	0.20	9.74 AC.	8.73 AC.	0.90

* DISTURBANCE WITHIN WELLHEAD/RECHARGE AREA PERMITTED FOR STORMWATER MANAGEMENT PRACTICES PER UDC TABLE 40.10.210.
- SUPERSEDES NOTE:** THIS PLAN SUPERSEDES, IN PART, THE PLAN OF RONALD E. LOCKHART RECORD MINOR LAND DEVELOPMENT PLAN, DATED 12/8/1983 AND RECORDED ON 12/20/1983 IN THE RECORDER OF DEEDS IN NEW CASTLE COUNTY, STATE OF DELAWARE, WF #690.
- DEBRIS DISPOSAL:** NO DEBRIS SHALL BE BURIED ON THE SITE.
- DRAINAGE:** DRAINAGE AND EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
- LIMIT OF DISTURBANCE:** 4.2± ACRES
- DELDOT:** ALL ENTRANCES SHALL CONFORM TO DELDOT'S STANDARDS AND REGULATION FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND SHALL BE SUBJECT TO ITS APPROVAL.
- LAND DEVELOPMENT IMPROVEMENT AGREEMENT:** ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LDIS, AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIS IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ AT INSTRUMENT NO. _____
- IMPACT FEES:** THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
- LANDSCAPE PLAN:** A LANDSCAPE PLAN, PREPARED BY _____ LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- DEED RESTRICTIONS:** NONE
- CONSERVATION EASEMENT:** ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.

CERTIFICATION OF PLAN ACCURACY

I, COLMILLE DEASCANS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE 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.

COLMILLE DEASCANS REGISTRATION #13049 DATE _____

CERTIFICATION OF PLAN APPROVAL

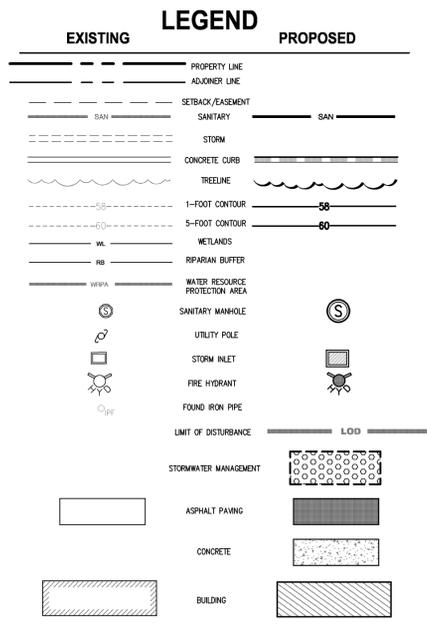
APPROVED _____ DATE _____ BY _____ GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED _____ DATE _____ BY _____ COUNCIL PRESIDENT FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

CERTIFICATION OF OWNERSHIP

I, _____ HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE _____



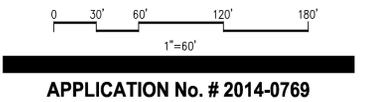
ISSUE/REVISION	DATE
EXPLORATORY PLAN SUBMISSION	12.4.14

CDA ENGINEERING INC.

CIVIL/SITE ENGINEERING AND LAND PLANNING

6 LARCH AVENUE SUITE 401 WILMINGTON, DE 19804
 Tel: 302.998.9202 Fax: 302.691.1314 cdaengineering.com

DRAWN BY: **ZAK**
 CHECKED BY: **CD**
 PROJECT No.: **14.154.00**
 SCALE: **1" = 60'**
 DATE: **DECEMBER 4, 2014**
 CAD FILE: **...DWG/EXP1415400 EXP.dwg**



APPLICATION No. # 2014-0769

TROY GRANITE

RECORD MAJOR LAND DEVELOPMENT PLAN

PENCADER HUNDRED NEW CASTLE COUNTY DELAWARE

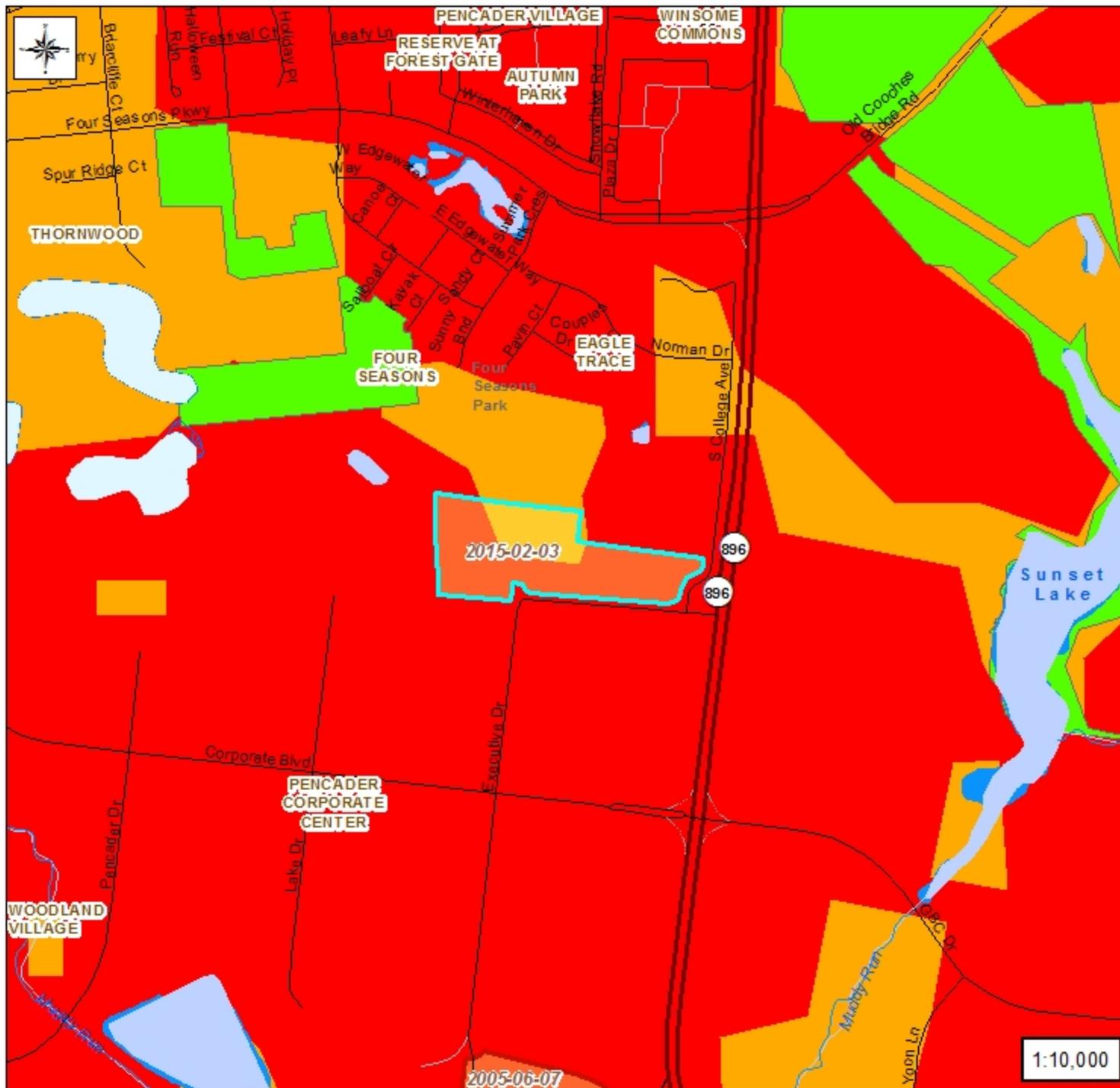
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

DRAWING TITLE: _____
 DRAWING NUMBER: _____

EXP-01

Preliminary Land Use Service (PLUS)

Troy Granite
2015-02-03



Legend

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

2010 State Strategies

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

Location Map



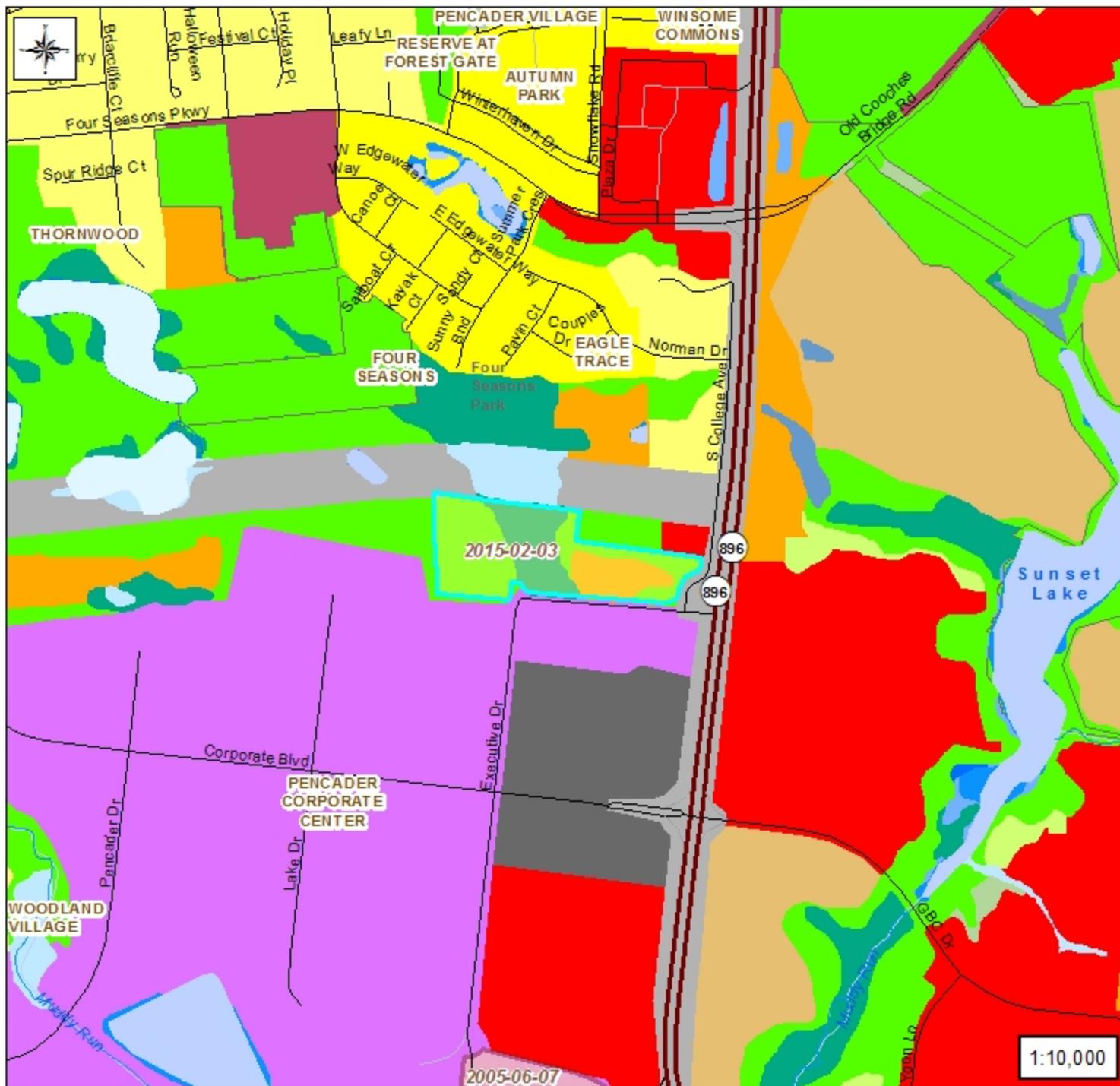
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Mapping provided by the Delaware Office of State Planning Coordination
www.stateplanning.delaware.gov

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Troy Granite
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Location Map

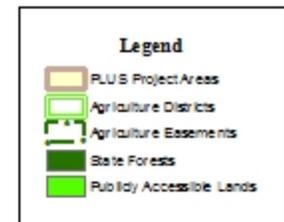


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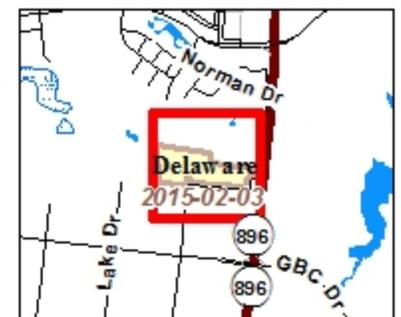
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Location Map



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