

## 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): 2015-07-02  
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 3

1. Project Title/Name: **Summit Pointe**

2. Location ( please be specific): **Bethel Church Road, near intersection with Rt. 896**

3. Parcel Identification #: **11-058.00-012**

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: **Aerano Inc. Trustee**

Address: **2213 Concord Pike**

City: **Wilmington**

State: **DE**

Zip: **19803**

Phone: **302.654.6153**

Fax:

Email: **Andrew@aerenson.com**

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Aerano Inc. Trustee**

Address: **2213 Concord Pike**

City: **Wilmington**

State: **DE**

Zip: **19803**

Phone: **302.654.6153**

Fax:

Email: **Andrew@aerenson.com**

8. Project Designer/Engineer: **Colm DeAscanis, P.E. 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**

**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: **To construct a 99 single family lots**  
 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 +/-): **189.6** Number of Residential Units: **99** Commercial square footage:

13. Present Zoning: **S - Suburban** 14. Proposed Zoning:

15. Present Use: **Farmland** 16. Proposed Use: **Residential**

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

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:

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):  
**Traditional single family dwellings**

20. Environmental impacts:

How many forested acres are presently on-site? **34.2** 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: **48.50**

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? **Greater than 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: **Green Technology Best Management Practices**

23. Is open space proposed?  Yes  No If "Yes," how much? **107** Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **Recreation, stormwater management, and natural resource protection**

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: **943 ADT Enter/exit**

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. **Existing connections to adjacent parcels provided**

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: \_\_\_\_\_ phone number: \_\_\_\_\_

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.



**6-10-15**  
 \_\_\_\_\_  
 Date

Signature of property owner

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

\_\_\_\_\_  
 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](mailto: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.**

**SITE DATA**

PURPOSE OF PLAN: TO SUBDIVIDE THE PARCEL INTO 99 SINGLE FAMILY LOTS AND REQUIRED SITE IMPROVEMENTS.  
 1. OWNER ADDRESS: AERANO INC. TRUSTEE  
 2215 CONCORD Pkwy  
 WILMINGTON, DE 19803  
 2. TAX PARCEL NUMBER: 11-058.00-012  
 3. AREA OF PARCEL: 189.57± ACS  
 4. SOURCE OF TITLE: I.N. 20140915-0040793  
 5. ZONING: S (SUBURBAN) - SINGLE FAMILY, CONSERVATION DESIGN

LOT AREA	LOT WIDTH	STREET YARD	SIDE YARD	REAR YARD	PAVING STREET/ OTHER YARD	BUILDING HEIGHT
20,000 S.F.	100'	40'	10'	40'	N/A	40'

6. LOTS: EXISTING: 1 LOTS  
 PROPOSED: 99 LOTS  
 7. DATE OF SURVEY: AERIAL TOPOGRAPHIC SURVEY PERFORMED BY LAND & MAPPING SERVICES IN MARCH 2013. BOUNDARY SURVEY AND SUPPLEMENTAL TOPOGRAPHIC SURVEY PERFORMED BY TRANSITION ENGINEERING SURVEYING LLC IN MARCH 2013.  
 8. DATUM: HORIZONTAL: NAD83  
 VERTICAL: NAVD88  
 9. BENCHMARK: SEE PLAN FOR LOCATION  
 10. SEWER: ON SITE SEPTIC - SEPTIC SYSTEM FEASIBILITY HAS BEEN SATISFACTORILY ESTABLISHED FOR EACH LOT IN THIS SUBDIVISION. THE FEASIBILITY INDICATES ONLY THAT, AT THE TIME OF TESTING, THERE WAS AT LEAST ONE AREA ON EACH LOT THAT COULD MEET THE STANDARDS FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM. FEASIBILITY IS NOT A DESIGN APPROVAL AND DOES NOT IMPLY A GUARANTEE THAT SUCH APPROVAL CAN BE OBTAINED. SUCH FACTORS AS BUILDING SIZE AND USE, PLACEMENT ON THE LOT, AND LOCATION OF WATER WELLS (IF APPLICABLE) WILL INFLUENCE THE FINAL DESIGN. NO BUILDING PERMITS WILL BE ISSUED WITHOUT REVIEW AND APPROVAL OF A DETAILED DESIGN FOR EACH LOT.

11. WATER SUPPLY: TIDEWATER UTILITIES - SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.  
 12. PROPOSED PARKING: 2.0 P.S. PER DWELLING UNIT AT 99 UNITS = 198 P.S. REQUIRED (GARAGE SPACES APPLY TOWARDS PARKING REQUIREMENTS)  
 198 P.S. (99 P.S. IN DRIVEWAYS + 99 P.S. IN GARAGES)  
 13. AREA BREAKDOWN:  
 LOT AREA: 68.5± ACRES 36.1%  
 RIGHT-OF-WAY: 13.9± ACRES 7.3%  
 OPEN SPACE: 107.2± ACRES 56.6%  
 TOTAL: 189.6± ACRES 100.0%  
 OPEN SPACE INCLUDES 1.2± AC OF ACTIVE RECREATION

14. FLOODPLAIN: THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS #100030217K, #100030240K, AND #100030235K WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015. A FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS APPLICATION.

15. WATER RESOURCES: THIS SITE LIES PARTIALLY WITHIN A RECHARGE WATER RESOURCE PROTECTION AREA (WRPA) ACCORDING TO THE WRPA MAP 2 OF 3, DATED DECEMBER 2011.

16. WETLANDS: A WETLANDS INVESTIGATION WAS CONDUCTED BY LANCASTER SOIL CONSULTANTS, INC. IN JUNE 2013 IN ACCORDANCE WITH THE 1987 USACE WETLANDS DELINEATION MANUAL (Y-87-1) AND INTERIM REGIONAL SUPPLEMENT TO CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION. WETLANDS WERE FOUND TO EXIST ON THE SITE AS DEPICTED ON THIS PLAN.

17. CRITICAL NATURAL AREA: THE SITE IS NOT WITHIN A CRITICAL NATURAL AREA PER INVENTORY OF NATURAL AREAS.

PROTECTED RESOURCES	PROTECTION RATIO	TOTAL AREA	DISTURBED AREA	PROTECTED AREA	PROTECTED RATIO
WETLANDS	1.00	48.50 AC.	0.00 AC.	48.50 AC.	1.00
RIPIARIAN BUFFER	1.00	7.69 AC.	0.00 AC.	7.69 AC.	1.00
MATURE FOREST	0.70	34.21 AC.	0.00 AC.	34.21 AC.	0.50
WSPA RECHARGE AREA	0.50	170.57 AC.	84.73 AC.	86.24 AC.	0.50

18. NATURAL RESOURCES:  
 19. DEED RESTRICTIONS: NONE  
 20. SUPERSEDES NOTE: THIS PLAN SUPERSEDES, IN PART, THE PLAN OF CHARLES J. & ADELINE S. BUTLER DATED FEBRUARY 29, 1988 AND RECORDED ON MARCH 14, 1988 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 9091.

21. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.  
 22. 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.

23. 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.

24. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THIS PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

25. MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING ALL OPEN SPACE AND STORMWATER MANAGEMENT AREAS SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED \_\_\_\_\_ AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. \_\_\_\_\_

26. UTILITY EASEMENT: A 6 FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.

27. PUBLIC ROADWAYS:  
 80' RIGHT OF WAY 726± L.F.  
 60' RIGHT OF WAY 2,071± L.F.  
 50' RIGHT OF WAY 7,980± L.F.  
 TOTAL LINEAR FEET OF STREETS 10,777± L.F.

28. SUBDIVISION STREETS: ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO ITS APPROVAL.  
 ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.

29. LIMIT OF DISTURBANCE: 98.2± ACRES  
 30. LAND DEVELOPMENT IMPROVEMENT AGREEMENT: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON \_\_\_\_\_ AT INSTRUMENT NO. \_\_\_\_\_

31. 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.

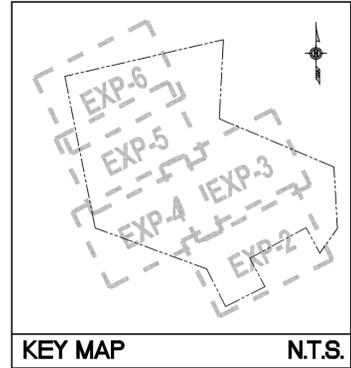
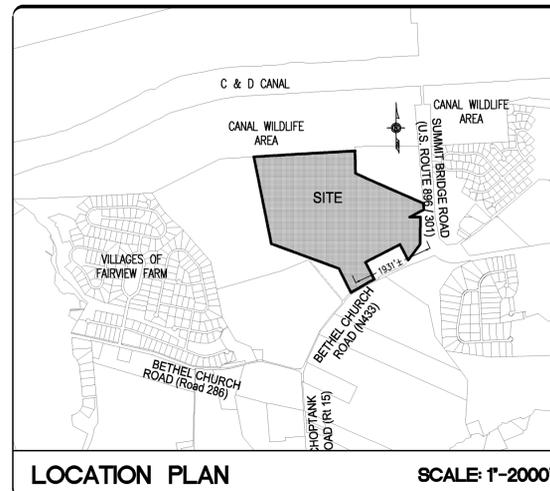
32. MONUMENTS: EXISTING : 0 PROPOSED : 60

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
ADJOINER LINE	ADJOINER LINE
SETBACK	SETBACK
CONTOUR	CONTOUR
SPOT ELEVATION	SPOT ELEVATION
AREAS OF UNSUITABLE SOILS (FOR ONSITE SEPTIC)	AREAS OF UNSUITABLE SOILS (FOR ONSITE SEPTIC)
UTILITY POLE	UTILITY POLE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
CURB	CURB
CONCRETE MONUMENT	CONCRETE MONUMENT
ASPHALT	ASPHALT
RIPIARIAN BUFFER	RIPIARIAN BUFFER
WATER RESOURCE PROTECTION AREA	WATER RESOURCE PROTECTION AREA
WETLANDS	WETLANDS
TREE LINE	TREE LINE
SEPTIC SYSTEM	SEPTIC SYSTEM
SWM AREA	SWM AREA
SINGLE FAMILY HOUSE	SINGLE FAMILY HOUSE

**SOILS**

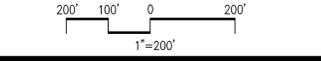
- FgA - FALLSINGTON LOAM, 0 TO 2 PERCENT SLOPES
- O1A - OTHELLO SILT LOAM, 0 TO 2 PERCENT SLOPES
- RhB - REDBOD SILT LOAM, 2 TO 5 PERCENT SLOPES
- U2c - UDORTMENTS, 0 TO 10 PERCENT SLOPES
- U2f - UDORTMENTS, 10 TO 30 PERCENT SLOPES
- WaA - WOODSTOWN LOAM, 0 TO 2 PERCENT SLOPES



ISSUE/REVISION	DATE
PRE-APP SKETCH SUBMISSION	11.13.14
EXPLORATORY PLAN SUBMISSION	5.20.15

**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.:	14.227.00
SCALE:	1" = 200'
DATE:	NOVEMBER 13, 2014
CAD FILE:	...IDWG14.227.00 BASE



APPLICATION No. # 2014-0730

**SUMMIT POINTE**

**RECORD MAJOR SUBDIVISION PLAN**

PENCADER HUNDRED NEW CASTLE COUNTY DELAWARE

DRAWING TITLE: EXPLORATORY SKETCH PLAN COVER SHEET

DRAWING NUMBER: EXP 1 of 6

**CERTIFICATION OF PLAN APPROVAL**

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

APPROVED \_\_\_\_\_ BY \_\_\_\_\_  
 DATE \_\_\_\_\_ COUNCIL PRESIDENT FOR COUNTY COUNCIL 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.

**CERTIFICATION OF PLAN ACCURACY**

I, \_\_\_\_\_ 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.

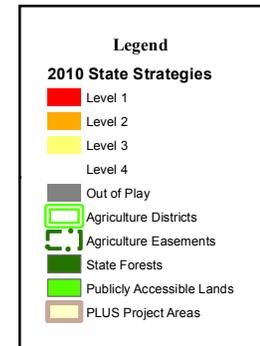
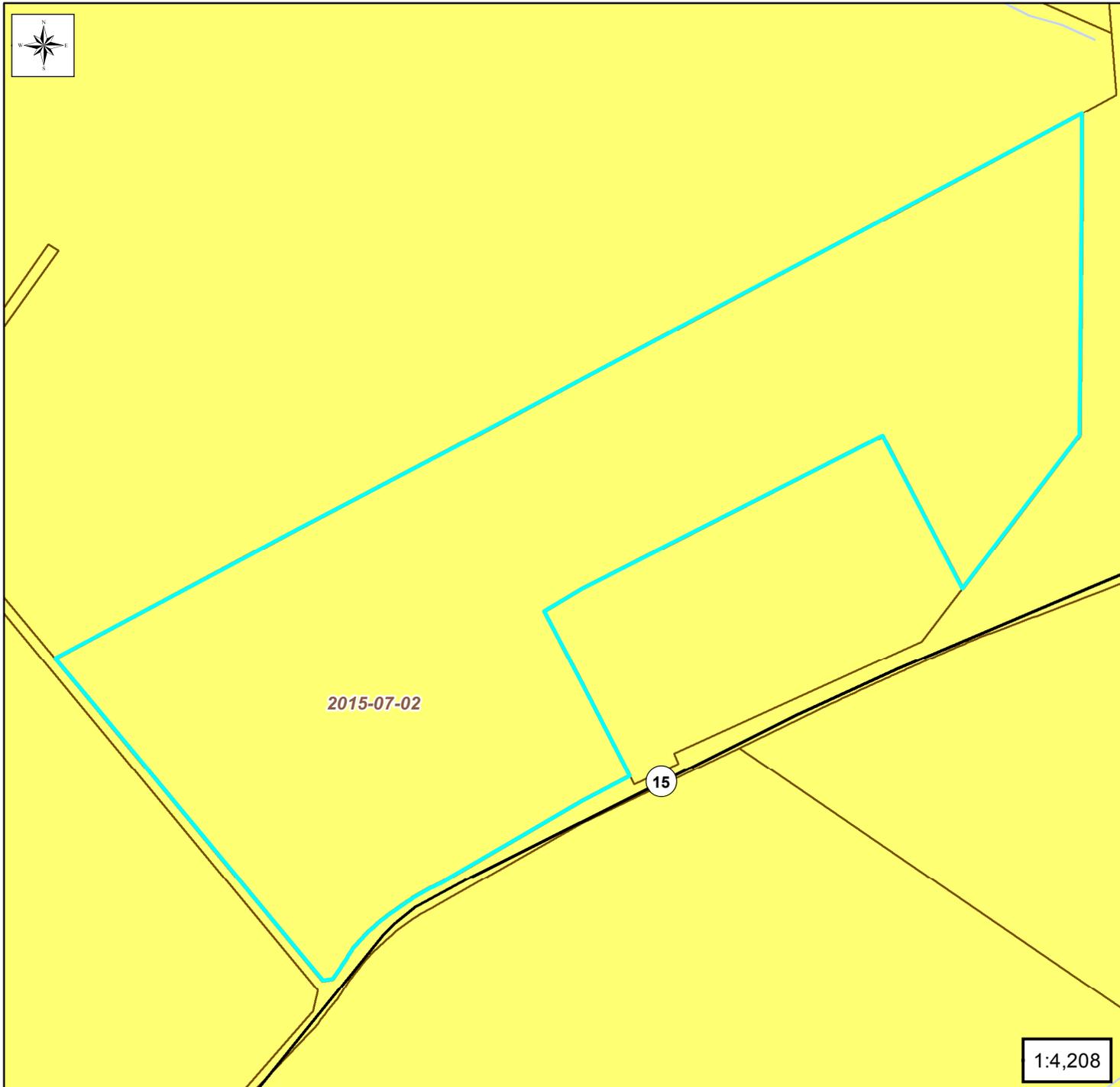
COLUMBIE DE ASCANSI REGISTRATION #13049 DATE \_\_\_\_\_

**SHEET INDEX**

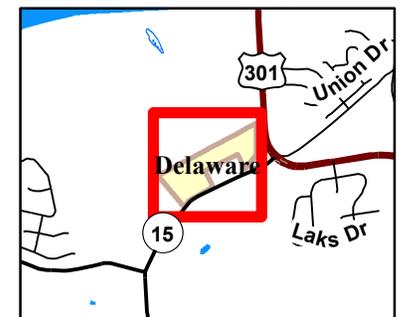
- EXP 1 COVER SHEET
- EXP 2 SHEET 2
- EXP 3 SHEET 3
- EXP 4 SHEET 4
- EXP 5 SHEET 5
- EXP 6 SHEET 6

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Summit Pointe  
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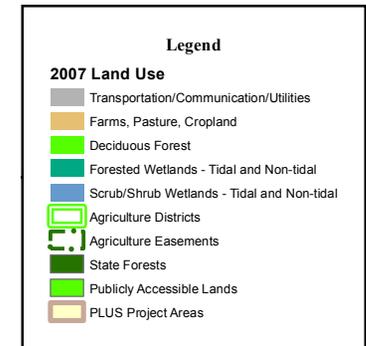
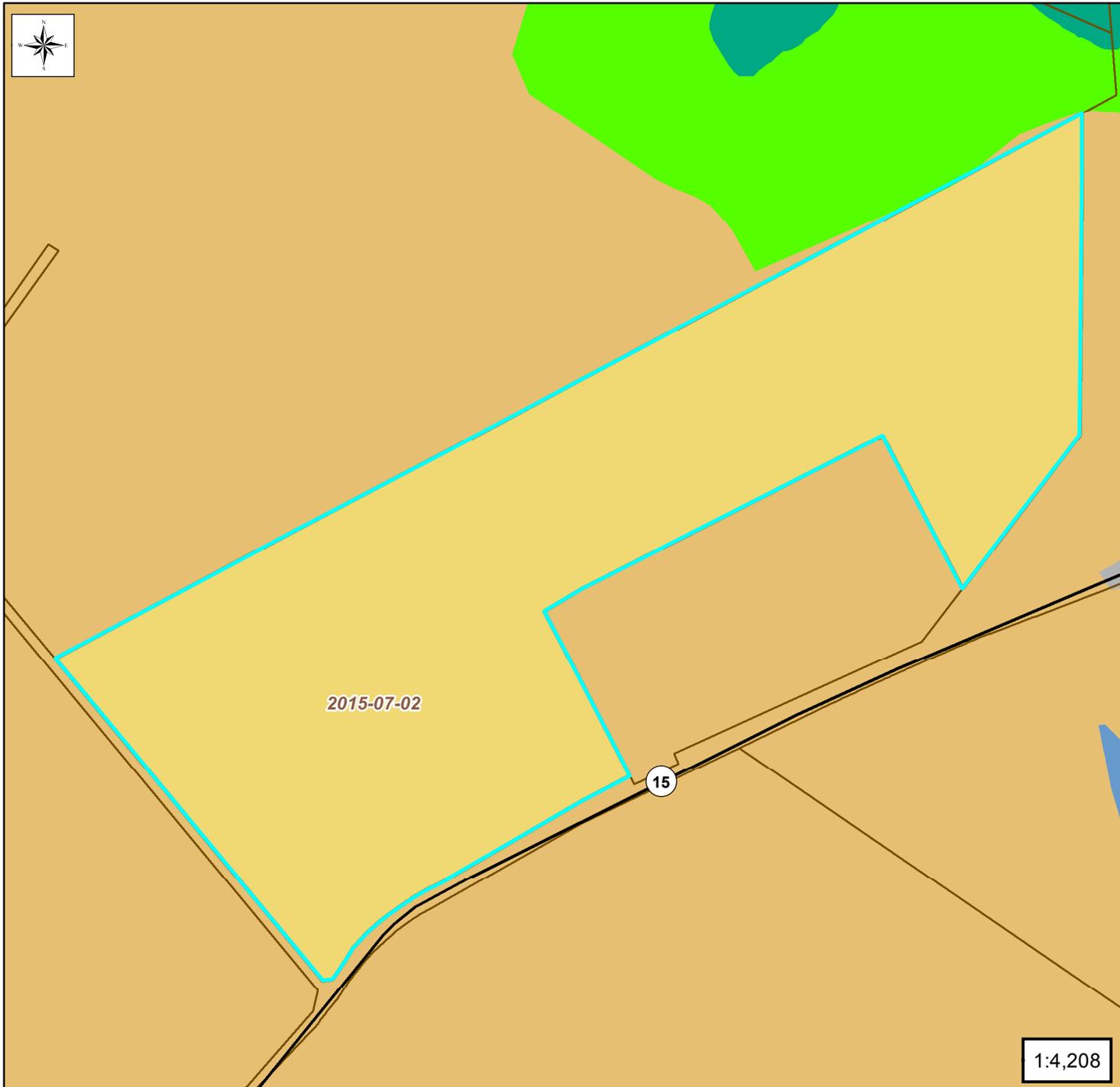
## Location Map



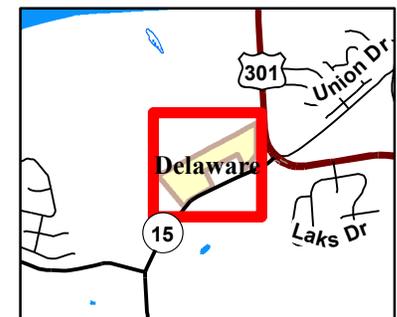
Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

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## Location Map

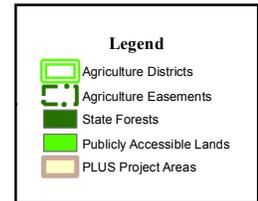


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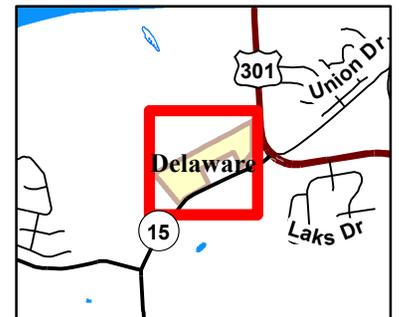
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