

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): 2015-10-05Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 31. Project Title/Name: **Roberts Property**2. Location (please be specific): **0 Bethel Church Road, Middletown, DE19709**3. Parcel Identification #: **11-058-00.014**4. County or Local Jurisdiction Name: where project is located: **New Castle**

5. If contiguous to a municipality, are you seeking annexation:

6. Owner's Name: **H. Stanfords Roberts, Inc.**Address: **P.O. Box 244**City: **Newtown**State: **PA**Zip: **18940**Phone: **215-968-2961**

Fax:

Email: **allenandbetty4@verizon.net**7. Equitable Owner/Developer (**This Person is required to attend the PLUS meeting**):

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

8. Project Designer/Engineer: **Apex Engineering, Inc.**Address: **27 West Market Street**City: **Newport**State: **DE**Zip: **19804**Phone: **302-994-1900**Fax: **302-994-9099**

Email:

sdavies@apexengineeringinc.com9. Please Designate a Contact Person, including phone number, for this Project: **Stephen Davies**

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: Subdivision of a farmland parcel

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 +/-): 60.00 Number of Residential Units: 32 Commercial square footage: 0

13. Present Zoning:

S- Suburban

14. Proposed Zoning:

S- Suburban

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: N/A

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):

Market Rate Houses

20. Environmental impacts:

Minimal to none

How many forested acres are presently on-site?

0.32

How many forested acres will be removed? 0.11

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: 0.41

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: Wetlands filled for essential access

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? Adjacent- see plan

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 facilities, SWM & Sediment Basins

23. Is open space proposed? Yes No If "Yes," how much? 19.5 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, Active & passive recreation

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: 306 +/-

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2% (6 +/-)

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
Willing to discuss connections to any future development on adjacent parcels owned by Allen and Betty Fidler, State of DE, UD and Summit Aviation Inc.

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: Alan Fidler phone number: 215-968-2961

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

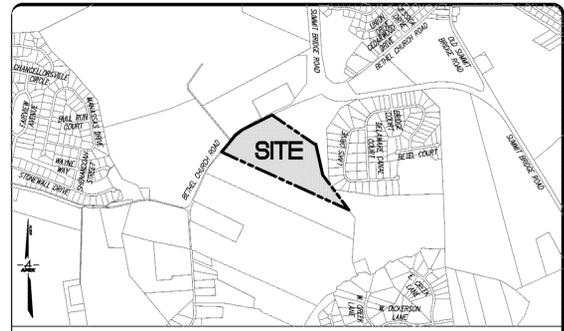
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Allen Fidler Betty Fidler
Signature of property owner Date

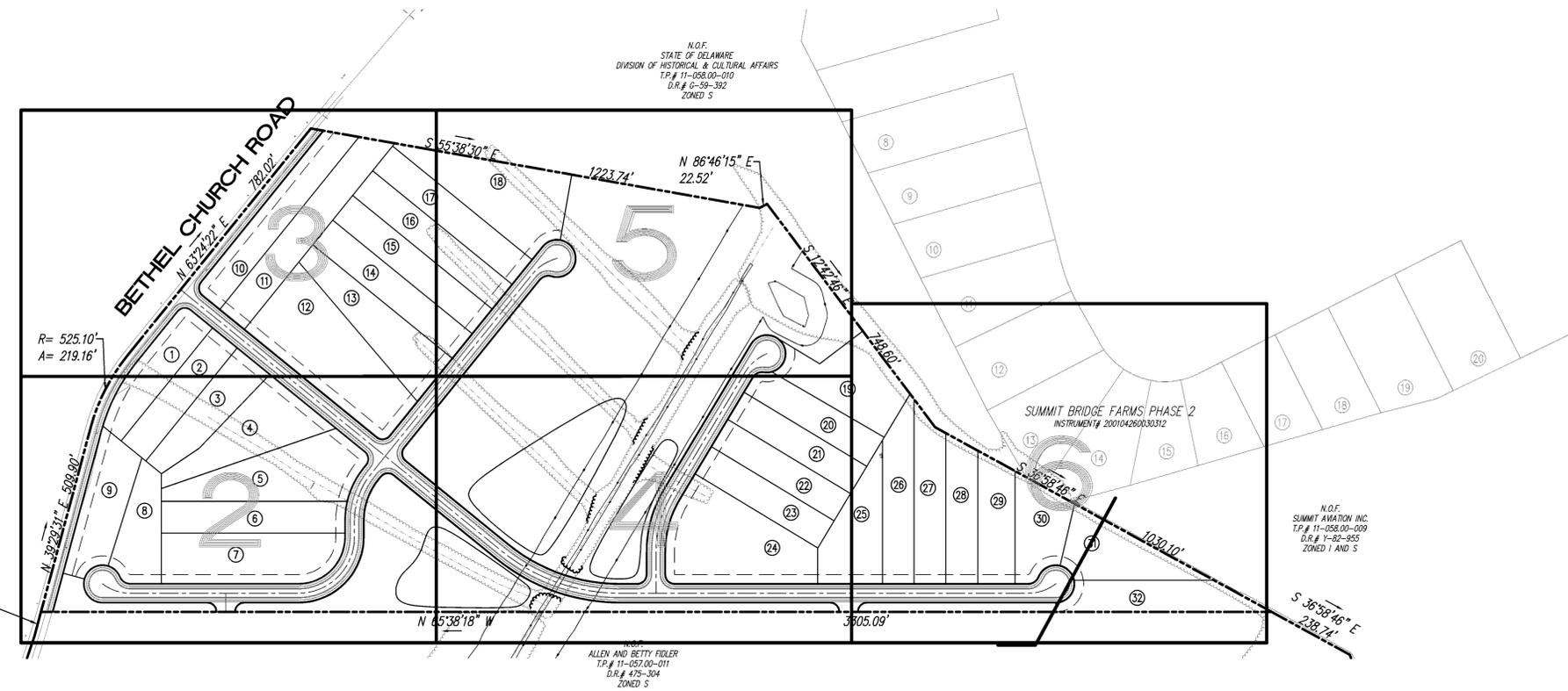
Steph A. Davis
Signature of Person completing form Date
(If different than property owner) 5/14/15

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.



LOCATION MAP SCALE: 1"=2000'



SITE DATA	
1. PURPOSE:	THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT INTO 32 LOTS. ALSO TO SHOW THE ASSOCIATED RIGHT OF WAY AND OTHER IMPROVEMENTS.
2. OWNER:	H. STANFORD ROBERTS INC P.O. BOX 244 NEWTOWN, PA 18940
3. TAX PARCEL NUMBER:	11-058.00-014
4. AREA OF PARCEL:	60.0± ACRES
5. SOURCE OF TITLE:	401-203
6. ZONING:	S
LOT AND BUILDING STANDARDS	
LOT WIDTH:	85' MIN
LOT AREA:	12,000 S.F. (32,670 S.F. MIN. USED FOR THIS LAYOUT)
BUILDING SETBACKS:	
STREET YARD:	25' MIN.
SIDE YARD:	6' MIN.
REAR YARD:	30' MIN.
7. DATUM:	NAVD88
8. BENCHMARK:	ELEVATION 70.28', FIRE HYDRANT LOCATED SOUTH OF THE SITE ON BETHEL CHURCH ROAD.
9. DATE OF SURVEY:	MARCH, 2014 BY APEX ENGINEERING INCORPORATED
10. CRITICAL NATURAL AREA:	BASED ON THE STATE INVENTORY OF NATURAL AREAS THIS SITE IS NOT WITHIN A CRITICAL NATURAL AREA.
11. FLOODPLAIN:	THE SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP #100030204J DATED 1/17/07.
12. WATER RESOURCE PROTECTION AREA:	THE SITE IS WITHIN A WRPA RECHARGE AREA ACCORDING TO THE WRPA MAP 2 FOR CITY OF NEWARK, CITY OF WILMINGTON AND NEW CASTLE COUNTY, DELAWARE, DATED 1993, REVISED DECEMBER 2011.
13. DEBRIS DISPOSAL:	NO DEBRIS SHALL BE BURIED ON THE SITE.
14. WATER SUPPLIER:	TIDEWATER UTILITIES - WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
15. SANITARY SEWER:	ON-LOT SEPTIC - SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES.
16. SEPTIC FEASIBILITY:	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.
17. NUMBER OF LOTS:	1 (EXISTING) 32 (PROPOSED)
18. AREA BREAKDOWN:	LOTS: 33.09 ACRES R.O.W.: 7.36 ACRES OPEN SPACE: 19.55 ACRES TOTAL: 60.00 ACRES
19. WETLANDS:	A WETLANDS INVESTIGATION WAS PERFORMED BY TEN BEARS ENVIRONMENTAL DATED APRIL 8, 2015.
20. LENGTH OF R.O.W.:	50' R.O.W. = 5,127 L.F.
21. MONUMENTS:	___ (EXISTING) ___ (PROPOSED)

APPLICATION# _____
EXPLORATORY
MAJOR SUBDIVISION PLAN
ROBERTS PROPERTY
 PENCADER HUNDRED - NEW CASTLE COUNTY - DELAWARE

		27 W. MARKET STREET (302) 994-1900	NEWPORT, DELAWARE 19804 (302) 994-9099 FAX	
				SCALE 1" = 200'
SURVEYED BY: _____		DRAWN BY: F.D.S.		OF 6
MICROFILM NO. _____		CHECKED BY: S.G.D.		
PROJECT / FILE NUMBER 03213003PLOTEXP04				REVISION
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CERTIFICATION OF PLAN ACCURACY

I, STEPHEN G. DAVIES 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.

STEPHEN G. DAVIES
REGISTRATION #7690

DATE _____

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.

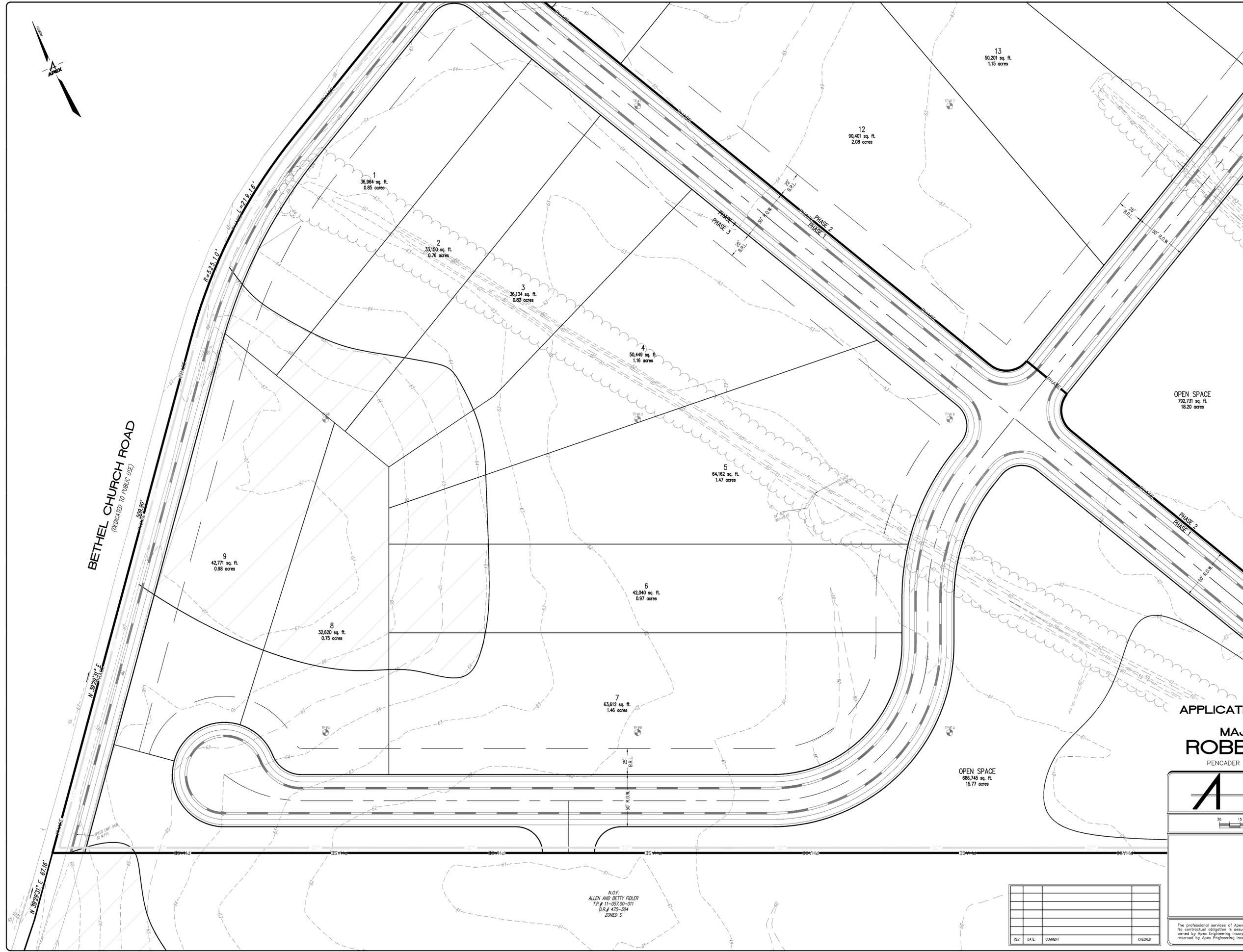
DATE _____

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

REV.	DATE	COMMENT	CHECKED

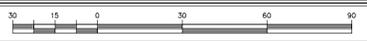


LEGEND		
EXISTING	ITEM	PROPOSED
	FIRE HYDRANT	
	WATER VALVE	
	WATER METER	
	WATER LINE W/SIZE	
	TELEPHONE BOX	
	TELEPHONE M.H.	
	IRON PIPE	
	CONCRETE MONUMENT	
	SURVEY NAIL	
	DRILL HOLE	
	CONTOUR	
	SPOT ELEVATION	
	SOIL BORING	
	SAW CLEAN OUT	
	SANITARY M.H.	
	SANITARY MAIN	
	UTILITY POLE	
	ELECTRIC BOX	
	ELECTRIC METER	
	LIGHT POLE	
	TRAFFIC SIGNAL	
	ELECTRIC M.H.	
	PULL BOX	
	DRAINAGE PIPE W/ SIZE & TYPE	
	CATCH BASIN	
	DRAINAGE M.H.	
	DOWNSPOUT	
	GAS METER	
	GAS VALVE	
	GAS VENT	
	GAS LINE W/ SIZE	
	GAS M.H.	
	CURB & GUTTER	
	CONCRETE SIDEWALK, SLAB, PAVING	
	IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING	
	STRUCTURE	
	PROPERTY LINE	
	CENTER LINE	
	FENCE	
	STREAM, DITCH OR SWALE	
	EVERGREEN TREE	
	DECIDUOUS TREE	

BETHEL CHURCH ROAD
(DEDICATED TO PUBLIC USE)

APPLICATION#
EXPLORATORY
MAJOR SUBDIVISION PLAN
ROBERTS PROPERTY
PENCADER HUNDRED - NEW CASTLE COUNTY - DELAWARE

APEX ENGINEERING INCORPORATED
27 N. MARKET STREET NEWPORT, DELAWARE 19804
(302) 994-1900 (302) 994-9099 FAX



SCALE 1" = 30'	DATE 5/8/2015	SHEET NO. 2
SURVEYED BY:	DRAWN BY: F.D.S.	OF 6
MICROFILM NO.	CHECKED BY: S.G.D.	REVISION
PROJECT / FILE NUMBER 03213003PLOTEXP04		

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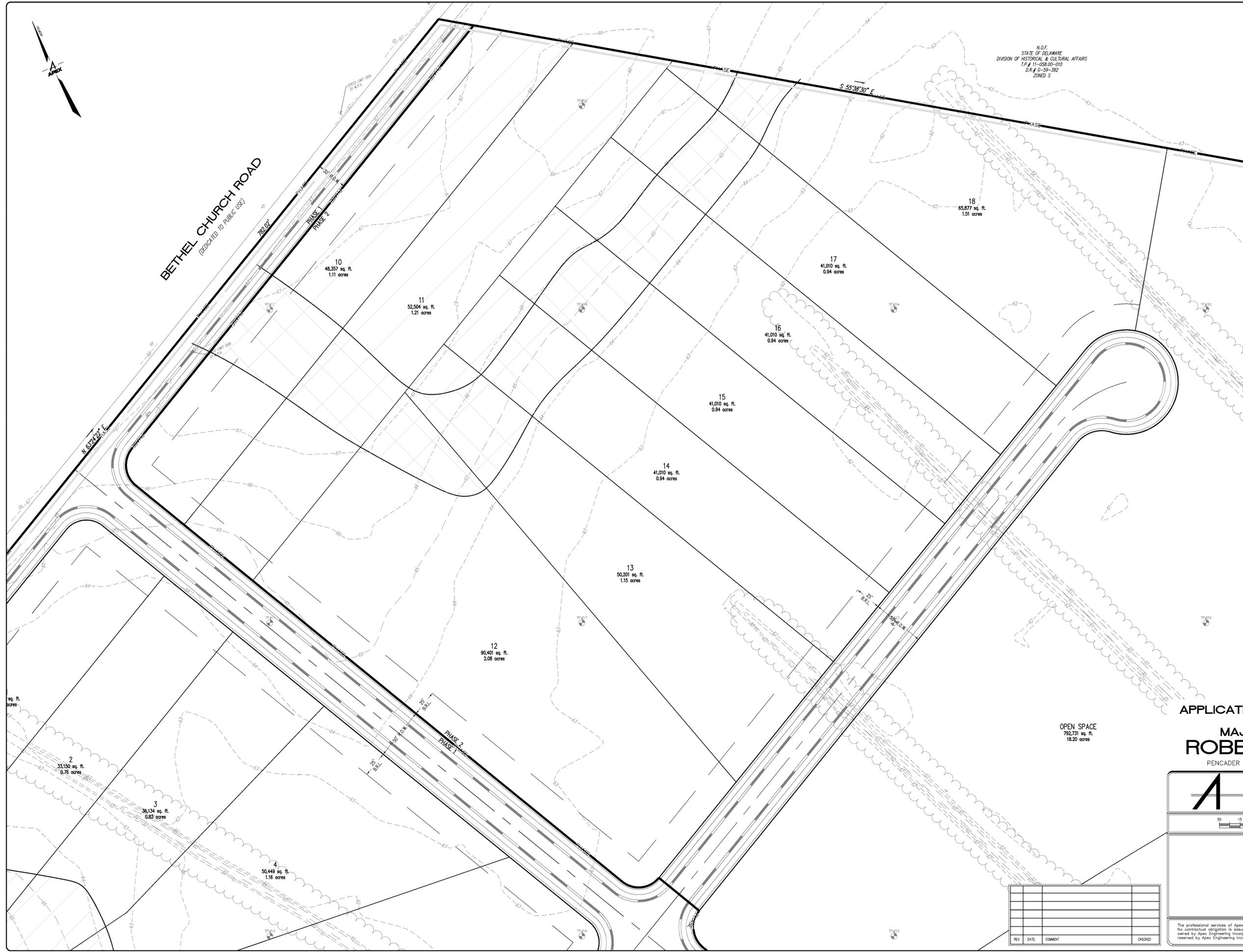
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ALLEN AND BETTY FIDLER
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D.R.# 475-304
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BETHEL CHURCH ROAD
(DEDICATED TO PUBLIC USE)

N.O.F.
STATE OF DELAWARE
DIVISION OF HISTORICAL & CULTURAL AFFAIRS
T.P.# 11-058.00-010
D.R.# G-59-392
ZONED S



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APPLICATION#
EXPLORATORY MAJOR SUBDIVISION PLAN
ROBERTS PROPERTY
PENCADER HUNDRED - NEW CASTLE COUNTY - DELAWARE

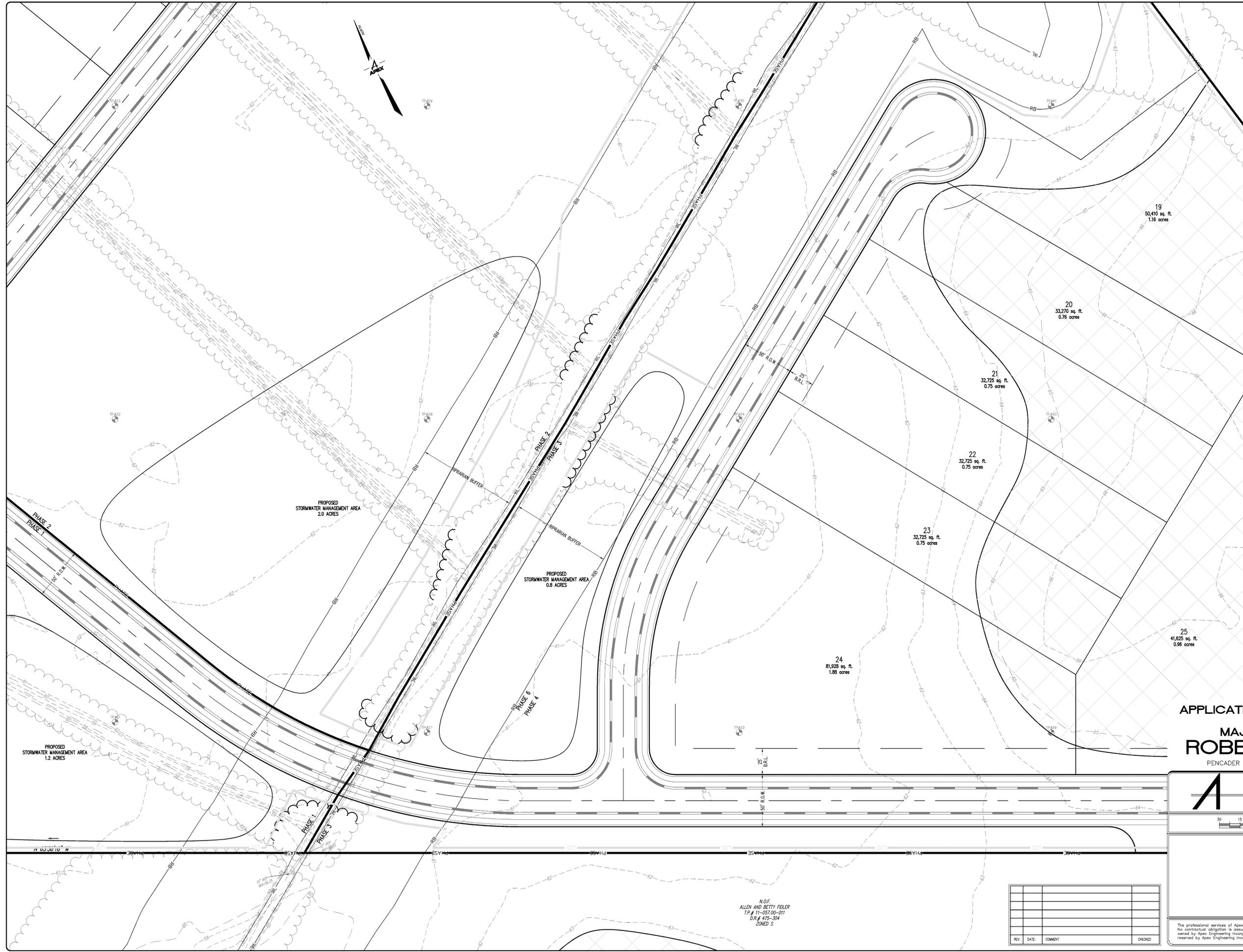
APEX ENGINEERING INCORPORATED
27 N. MARKET STREET NEWPORT, DELAWARE 19804
(302) 994-1900 (302) 994-9099 FAX



SCALE 1" = 30'	DATE 5/8/2015	SHEET NO. 3
SURVEYED BY	DRAWN BY F.D.S.	OF 6
MICROFILM NO.	CHECKED BY S.G.D.	REVISION
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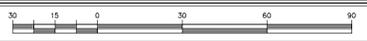
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APPLICATION#
EXPLORATORY
MAJOR SUBDIVISION PLAN
ROBERTS PROPERTY
 PENCADER HUNDRED - NEW CASTLE COUNTY - DELAWARE

APEX ENGINEERING INCORPORATED
 27 W. MARKET STREET NEWPORT, DELAWARE 19804
 (302) 994-1900 (302) 994-9099 FAX

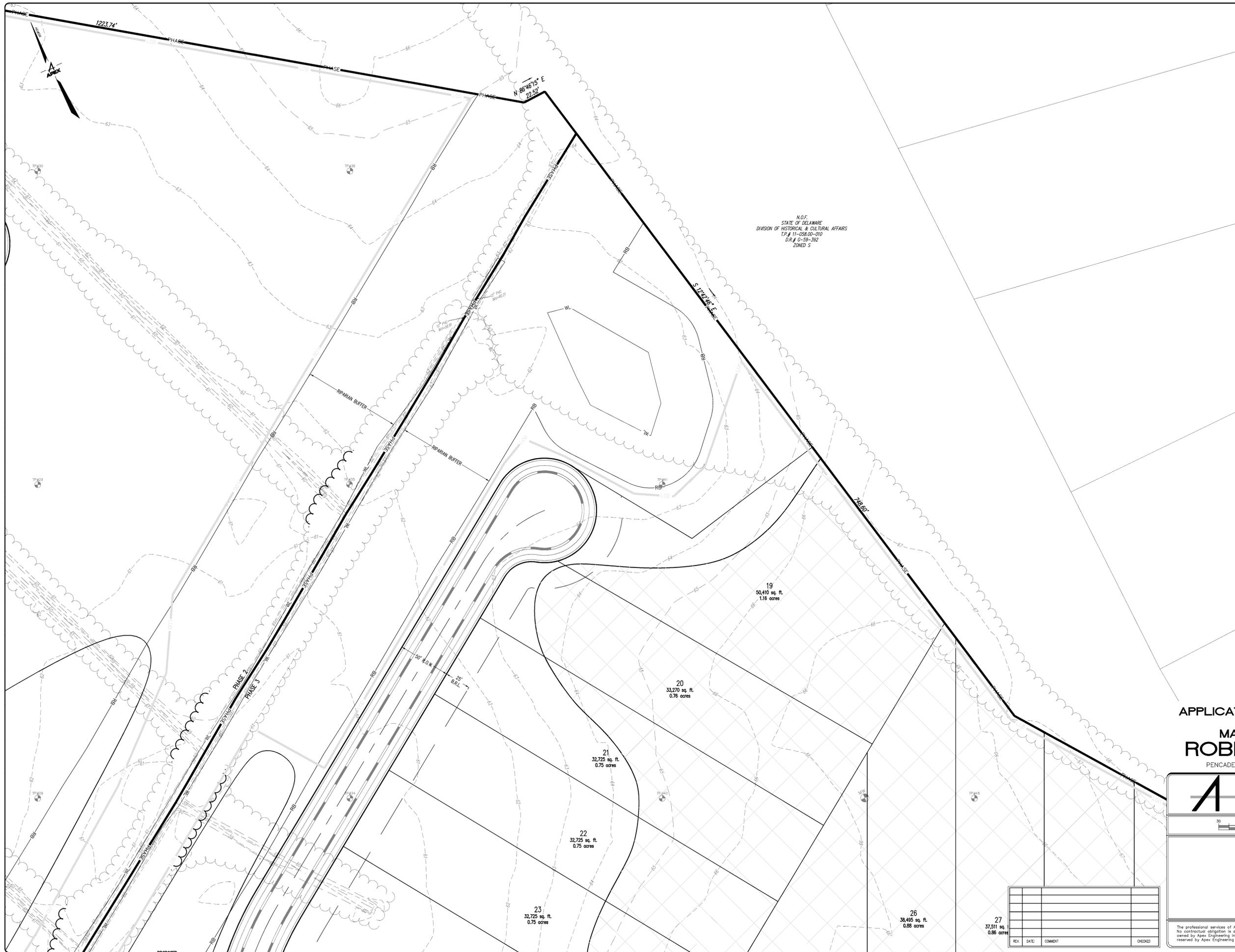


SCALE 1" = 30'	DATE 5/8/2015	SHEET NO. 4
SURVEYED BY	DRAWN BY F.D.S.	OF 6
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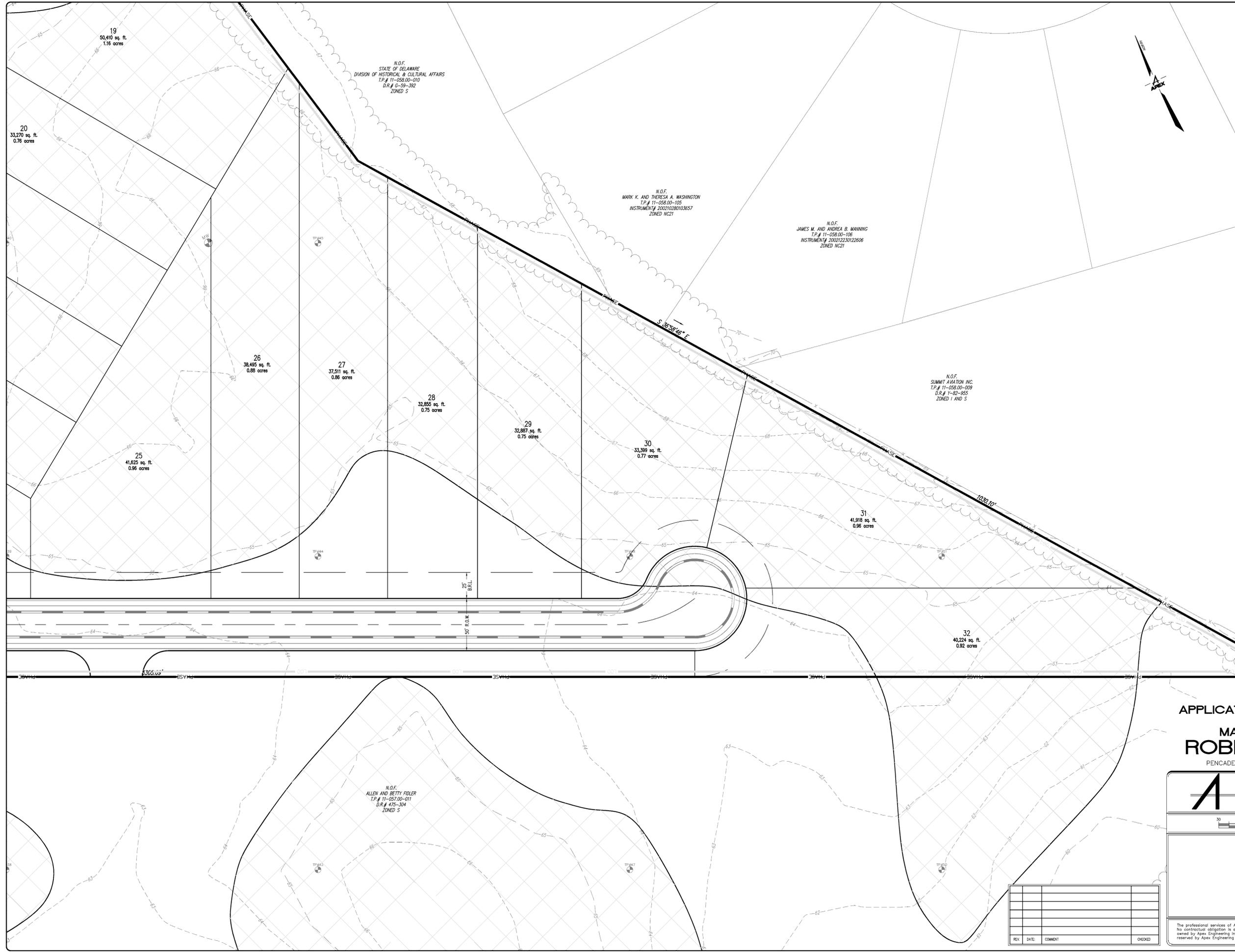
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EXPLORATORY
MAJOR SUBDIVISION PLAN
ROBERTS PROPERTY
 PENCADER HUNDRED - NEW CASTLE COUNTY - DELAWARE

	APEX ENGINEERING INCORPORATED	
	27 N. MARKET STREET (302) 994-1900	NEWPORT, DELAWARE 19804 (302) 994-9099 FAX
SCALE 1" = 30'	DATE 5/8/2015	SHEET NO. 5
SURVEYED BY:	DRAWN BY: F.D.S.	OF 6
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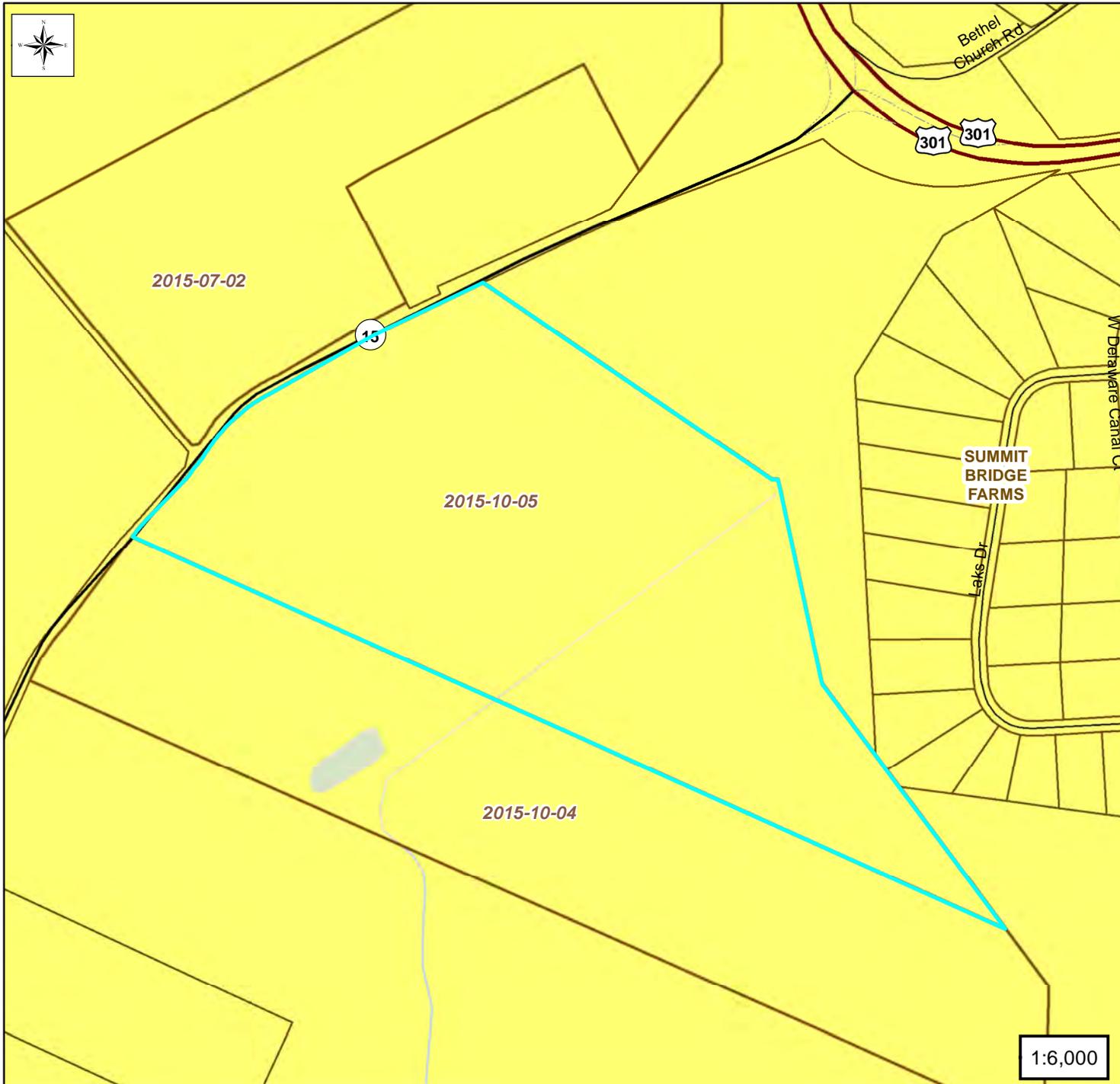
SCALE: 1" = 30' DATE: 5/8/2015 SHEET NO. 6
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Preliminary Land Use Service (PLUS)

**Roberts Property
2015-10-05**

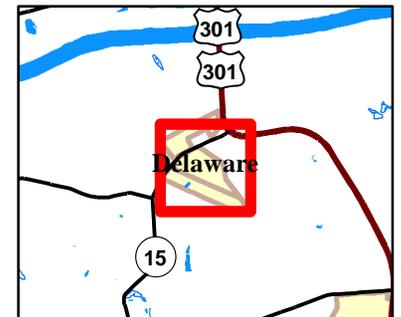


Legend

2010 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

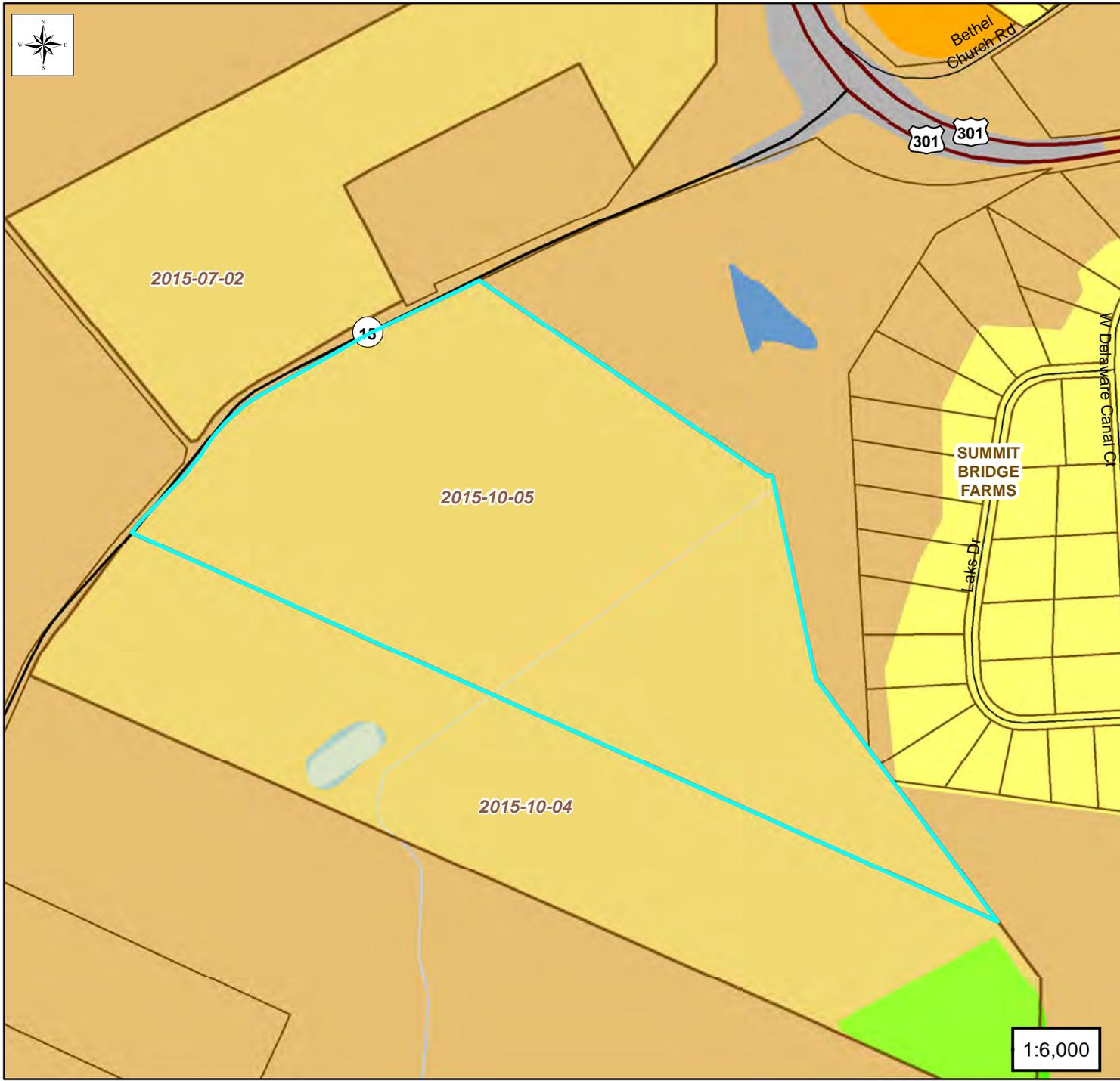
Location Map



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

Preliminary Land Use Service (PLUS)

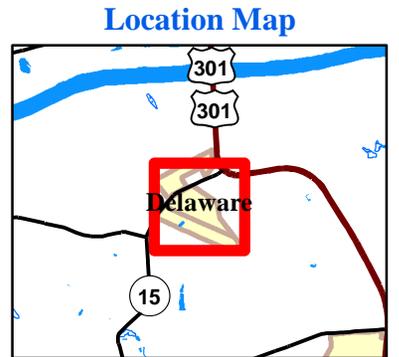
Roberts Property
2015-10-05



Legend

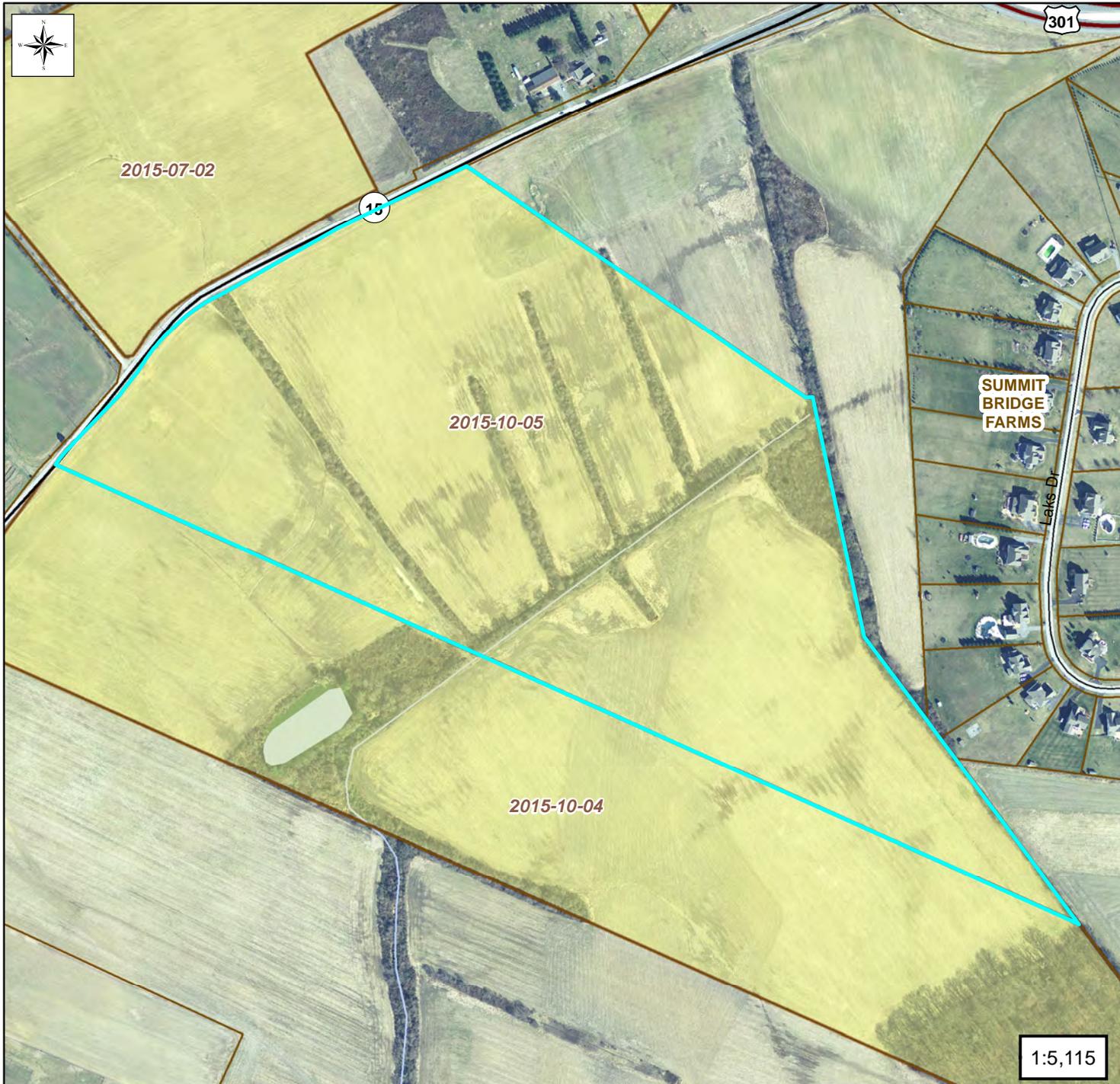
2007 Land Use

- Single Family Dwellings
- Transportation/Communication/Utilities
- Farms, Pasture, Cropland
- Rangeland
- Deciduous Forest
- Man-made Reservoirs and Impoundments
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas



Preliminary Land Use Service (PLUS)

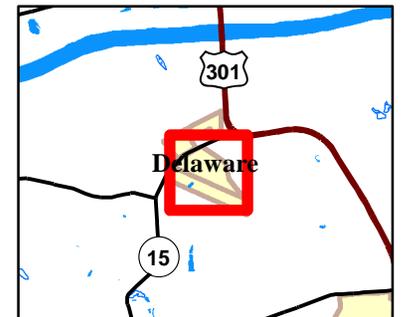
Roberts Property
2015-10-05



Legend

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

Location Map



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