

| 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): _____ Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____ | | |
| 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: | | |

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: **57 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.

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.

Signature of property owner

Date

Date

Signature of Person completing form
 (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.

SITE DATA

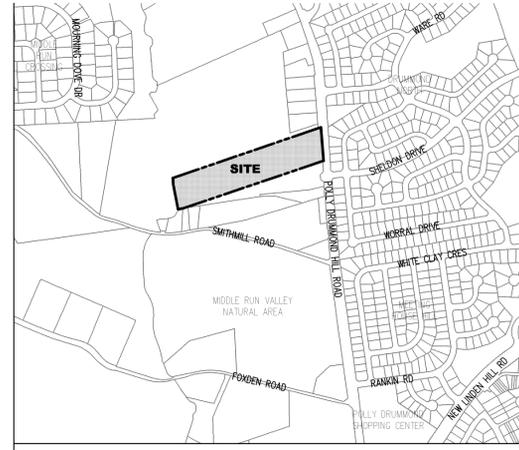
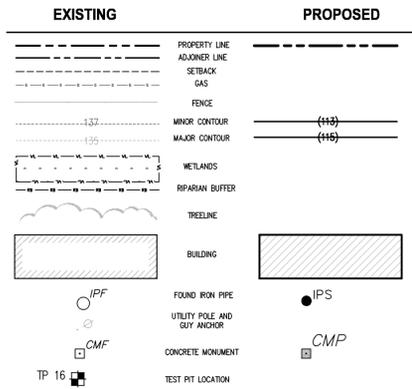
- PURPOSE OF THIS PLAN:** TO SUBDIVIDE THE EXISTING PARCEL INTO 6 LOTS WITH PROPOSED RIGHT OF WAY AND REQUIRED SITE IMPROVEMENTS.
 - OWNER ADDRESS:** ROUTE 9 HOLDINGS LLC
1813 N. FRANKLIN STREET
WILMINGTON, DE 19802
 - PROPERTY ADDRESS:** 385 POLLY DRUMMOND HILL ROAD
NEWARK, DE 19711
 - TAX PARCEL NUMBERS:** 08-042-00-004
 - AREA OF PARCEL:** 9.80 ± ACRES
 - ZONING:** EXISTING: S - SUBURBAN
SINGLE FAMILY CONSERVATION DESIGN
- | LOT AREA | LOT WIDTH | STREET YARD | SIDE YARD | REAR YARD | PAVING STREET/ OTHER YARD | BUILDING HEIGHT |
|-----------|-----------|-------------|-----------|-----------|---------------------------|-----------------|
| 20,000 SF | 100' | 40' | 10' | 40' | N/A | 40' |
- DEED REFERENCE:** DEED INSTRUMENT NO.: 20150210-0006407
 - LOTS:** 1 EXISTING LOT, 6 PROPOSED LOTS
 - DATE OF SURVEY:** FIELD SURVEY PERFORMED BY CDA ENGINEERING, INC., MARCH 2015.
 - DATUM:** HORIZONTAL: NAD83
VERTICAL: NAVD83
 - BENCHMARK:** SEE PLAN FOR LOCATION
 - SEWER:** NEW CASTLE COUNTY - SEWER IS SUBJECT TO 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.
1,800 GPD (6 x 300 GPD SINGLE FAMILY)
7,200 GPD (PEAK)
 - WATER SUPPLY:** ARTESIAN WATER COMPANY - SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
 - PROPOSED PARKING:** REQUIRED : 12 PARKING SPACES (2.0 P.S. PER DWELLING UNIT AT 6 UNITS)
PROVIDED : 12 PARKING SPACES
 - AREA BREAKDOWN:**

| LOT AREA: | 2.97 ± ACRES | 30% |
|---------------|--------------|------|
| RIGHT-OF-WAY: | 0.74 ± ACRES | 8% |
| OPEN SPACE: | 5.99 ± ACRES | 61% |
| SWM: | 0.10 ± ACRES | 1% |
| TOTAL: | 9.80 ± ACRES | 100% |
 - FLOODPLAIN:** THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS #000303030K WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015. A FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS APPLICATION.
 - WATER RESOURCES:** THIS SITE DOES NOT LIE WITHIN A RECHARGE WATER RESOURCE PROTECTION AREA (WRPA) ACCORDING TO THE WRPA MAP 1 OF 3, DATED DECEMBER 2011.
 - WETLANDS:** A WETLANDS INVESTIGATION WAS CONDUCTED BY LANDMARK SCIENCE & ENGINEERING IN MARCH 2015 IN ACCORDANCE WITH THE 1987 USACE WETLANDS DELINEATION MANUAL (Y-87-1) AND REGIONAL SUPPLEMENT TO CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: EASTERN MOUNTAINS AND PIEDMONT. WETLANDS WERE FOUND TO EXIST ON THE SITE AS DEPICTED ON THIS PLAN.
 - CRITICAL NATURAL AREA:** THE SITE IS NOT WITHIN A CRITICAL NATURAL AREA PER INVENTORY OF NATURAL AREAS.
 - NATURAL RESOURCES:**

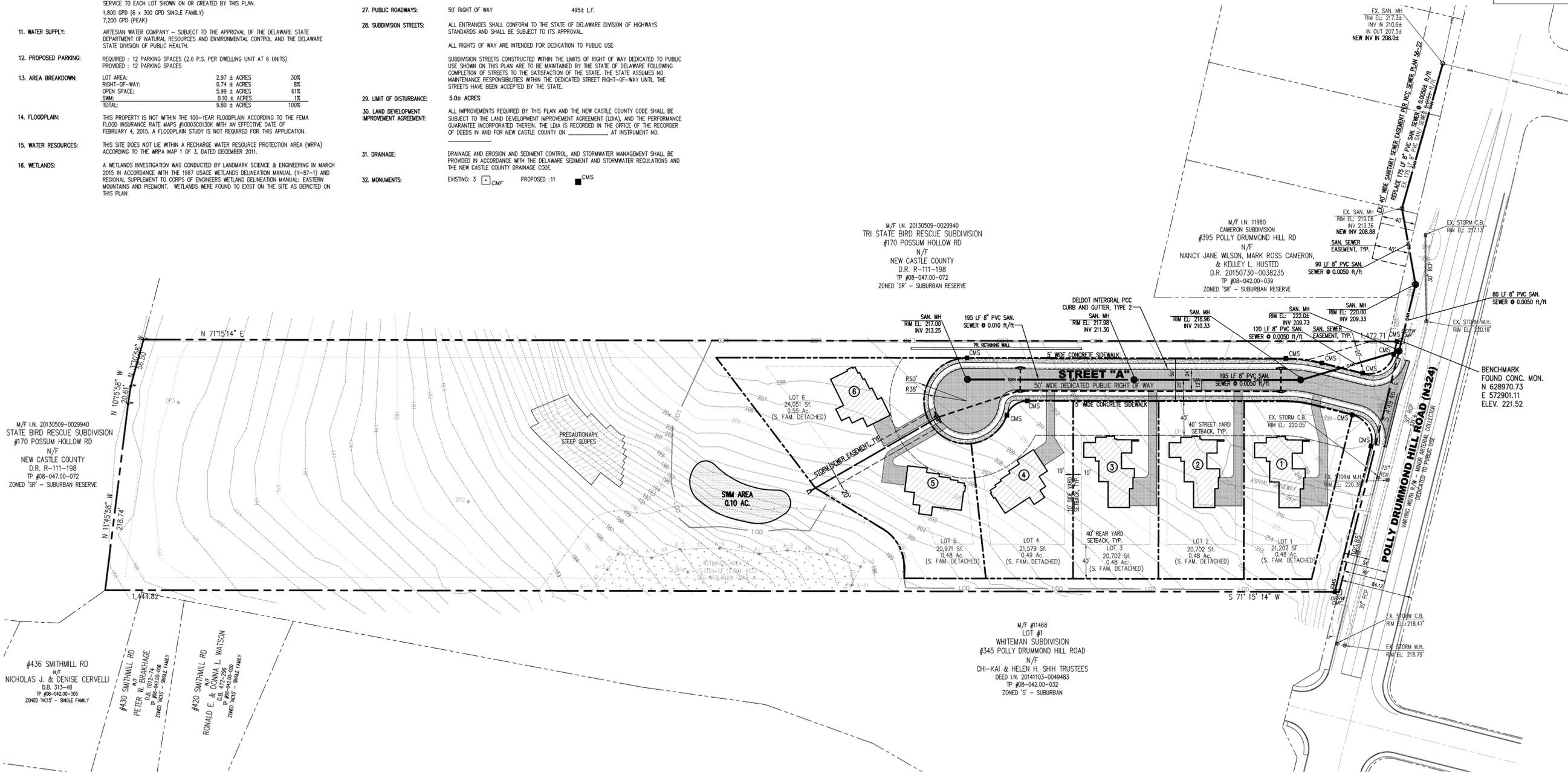
| PROTECTED RESOURCES | PROTECTION RATIO | TOTAL AREA | DISTURBED AREA | PROTECTED AREA | PROTECTED RATIO |
|-----------------------|------------------|------------|----------------|----------------|-----------------|
| WETLANDS | 1.00 | 0.30 AC. | 0.00 AC. | 0.30 AC. | 1.00 |
| RIPARIAN BUFFER | 1.00 | 0.52 AC. | 0.09 AC. | 0.43 AC* | 0.83 |
| MATURE FOREST | 0.50 | 0.52 AC. | 0.00 AC. | 0.52 AC. | 1.00 |
| STEEP SLOPES (15-25%) | 0.50 | 0.15 AC. | 0.00 AC. | 0.15 AC. | 1.00 |

* RIPARIAN BUFFER DISTURBANCE IS ALLOWED FOR STORM WATER WITHIN THE FIRST 25' NONE
 - DEED RESTRICTIONS:** NONE
 - SUPERSEDES NOTE:** THERE ARE NO PREVIOUSLY RECORDED PLANS.
 - DEBRIS DISPOSAL:** NO DEBRIS SHALL BE BURIED ON THE SITE.
 - 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.
 - 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.
 - 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. _____
 - 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.
 - PUBLIC ROADWAYS:** 50' RIGHT OF WAY 495± L.F.
 - 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
 - LIMIT OF DISTURBANCE:** 5.0± ACRES
 - 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 (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ AT INSTRUMENT NO. _____
 - 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.
 - MONUMENTS:** EXISTING: 3 CMF PROPOSED: 11 CMS

LEGEND



LOCATION MAP SCALE: 1"=800'



| REVISION | DATE |
|-----------------------------|---------|
| EXPLORATORY PLAN SUBMISSION | 8.28.15 |

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: | ZK/ET |
| CHECKED BY: | CD |
| PROJECT No.: | 14.148.00 |
| SCALE: | 1"=60' |
| DATE: | AUGUST 28, 2015 |
| CAD FILE: | ...LDWG\1414800 BASE.DWG |

APPLICATION No. 2015-
THE RESERVES AT POLLY DRUMMOND
EXPLORATORY MAJOR SUBDIVISION PLAN
 MILL CREEK HUNDRED NEW CASTLE COUNTY DELAWARE
EXPLORATORY MAJOR SUBDIVISION PLAN

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, JEFFREY STAPEN, HEREBY CERTIFY THAT ROUTE 9 HOLDINGS, LLC IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

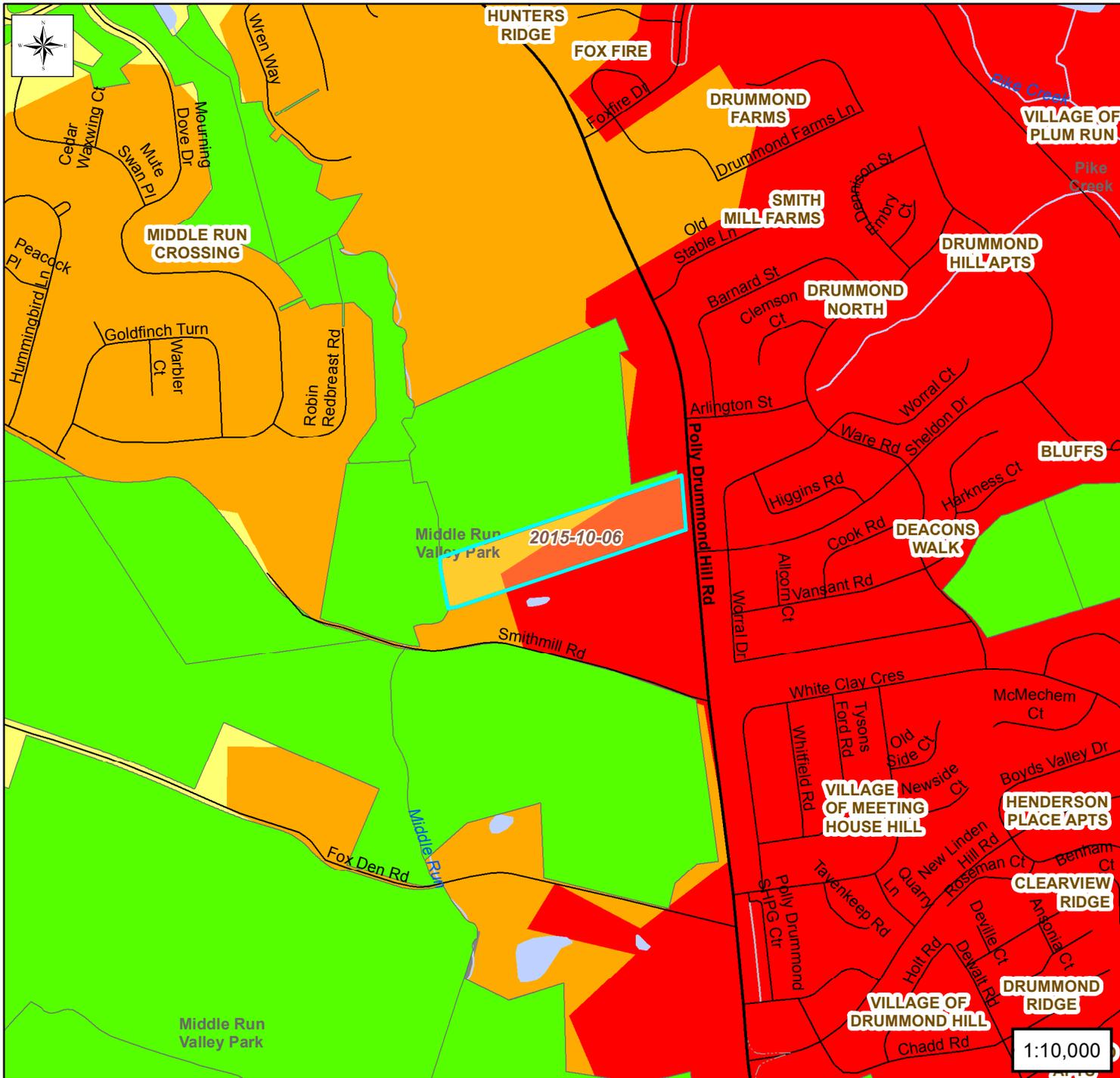
JEFFREY STAPEN, MEMBER DATE _____

CERTIFICATION OF PLAN ACCURACY

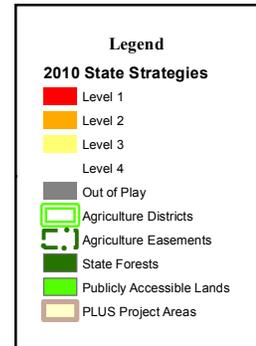
I, COLMILLE DE ASCANSI, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND TO THE BEST OF MY KNOWLEDGE THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

COLMILLE DEASCANSI REGISTRATION #13049 DATE _____

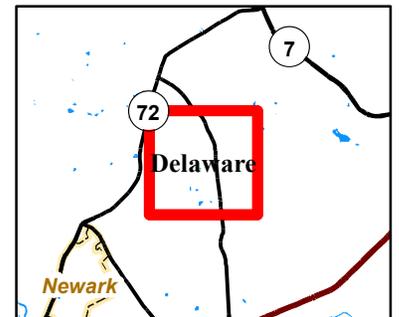
Preliminary Land Use Service (PLUS)



Reserves at Polly Drummond
2015-10-06

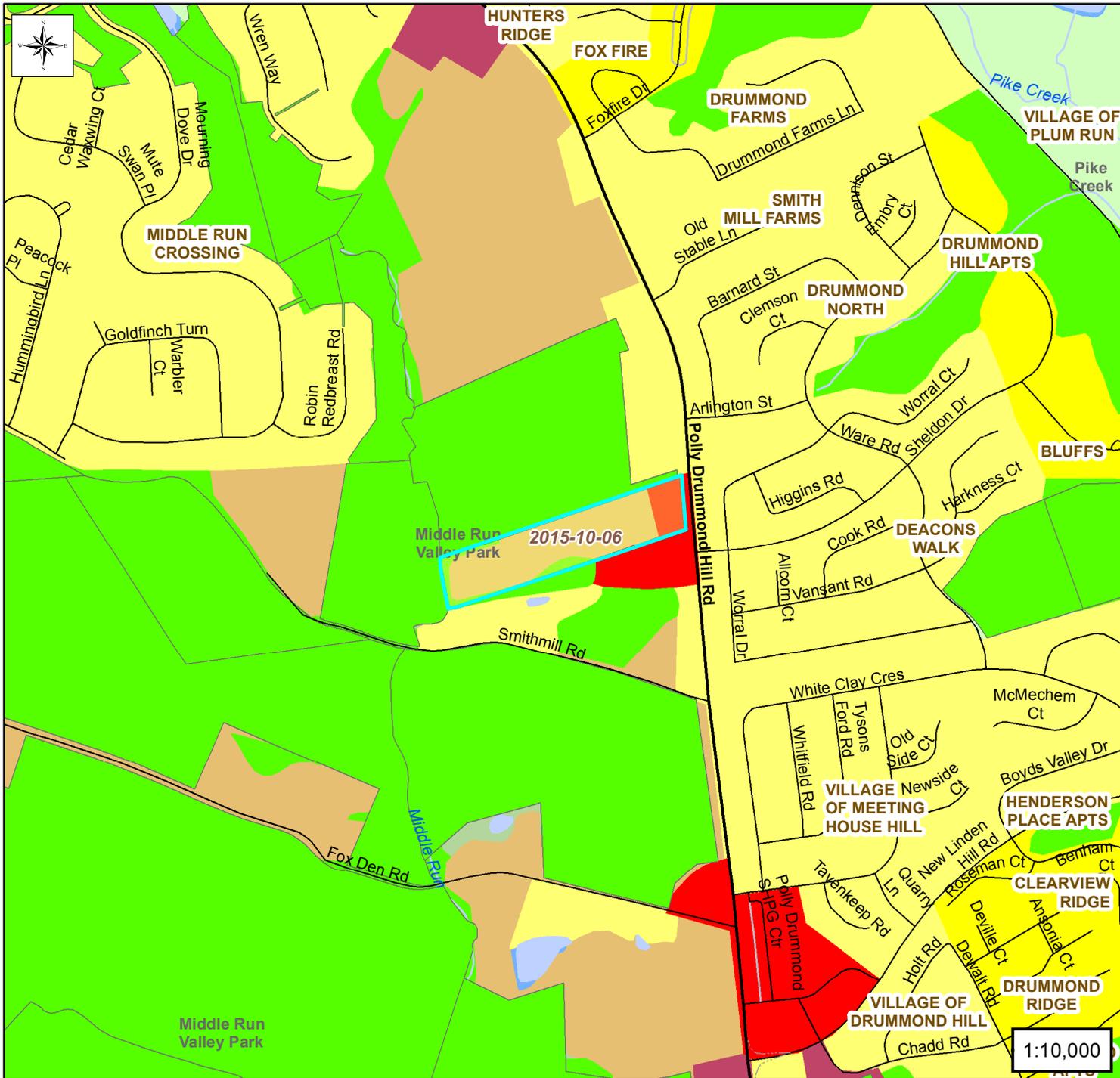


Location Map



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

Preliminary Land Use Service (PLUS)

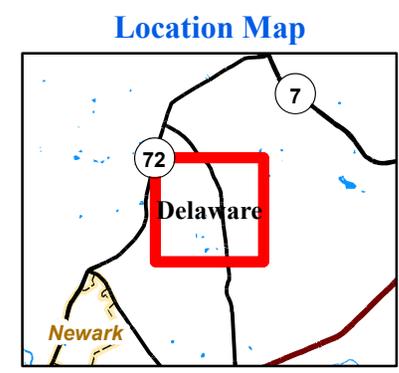


Reserves at Polly Drummond
2015-10-06

Legend

2007 Land Use

- Single Family Dwellings
- Multi-Family Dwellings
- Commercial
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Deciduous Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas



Preliminary Land Use Service (PLUS)

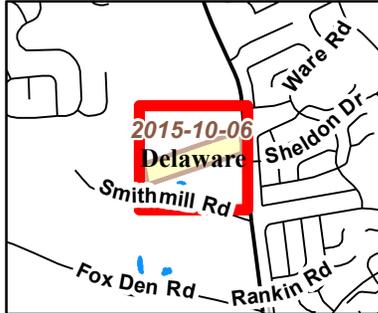


**Reserves at Polly Drummond
2015-10-06**

Legend

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

Location Map



1:2,424



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