

### 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): 2015-10-07  
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 3

1. Project Title/Name: **Whitehall, Hamlet 4**
2. Location ( please be specific): **directly north of Lorewood Grove Rd/ Ratlidge Ln intersection**
3. Parcel Identification #: **13-003.00-001**
4. County or Local Jurisdiction Name: where project is located: **New Castle County**
5. If contiguous to a municipality, are you seeking annexation: **n/a**
6. Owner's Name: **Welfare Foundation Inc.**  
 Address: **100 West 10th Street, Suite 1109**  
 City: **Wilmington** State: **DE** Zip: **19801-1694**  
 Phone: **302-654-2477** Fax: **302-654-2323** Email:
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Whitehall Ventures, LLC**  
 Address: **800 First State Boulevard**  
 City: **Wilmington** State: **DE** Zip:  
 Phone: **302-999-9700 x 119** Fax: Email: **rich@eastern-states.net**
8. Project Designer/Engineer: **Karins and Associates**  
 Address: **17 Polly Drummond Center, Suite 201**  
 City: **Newark** State: **DE** Zip: **19711**  
 Phone: **302-369-2900** Fax: **302-437-6746** Email: **jcurran@karinsengineering.com**
9. Please Designate a Contact Person, including phone number, for this Project: **James Curran (302-369-2900)**

**Information Regarding Site:** Prop. subdivided/developed using Hamlet option of Suburban Zoning (per NCC UDC).

10. Type of Review:  Rezoning, if not in compliance with certified comprehensive plan  Site Plan Review  
 Subdivision

11. Brief Explanation of Project being reviewed: 100 ac. pedestrian shed, 324 residential units (SF, twins & townhouses)  
 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 +/-): 100 Number of Residential Units: 324 Commercial square footage: 0

13. Present Zoning: S-Suburban 14. Proposed Zoning: S-Suburban  
 15. Present Use: farm 16. Proposed Use: Residential Subdivision

17. Water:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name: Artesian  
 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: New Castle County  
 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

20. Environmental impacts: limited mature forest disturbance.  
 How many forested acres are presently on-site? 13.8 +/- ac. How many forested acres will be removed? 2.7 +/- ac.  
 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: 2.810  
 Non-tidal Acres:  
 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? +/- 50 to 100 feet

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: infiltration, bioretention

23. Is open space proposed?  Yes  No If "Yes," how much? 43 +/- Acres:  
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? swm, 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: 2612

What percentage of those trips will be trucks, excluding vans and pick-up trucks? n/a

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. Southern portion connects to future Village 5 (Whitehall)

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

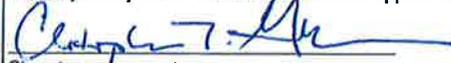
Would you be open to a site evaluation by the State Historic Preservation Office?  Yes  No

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: ~~B. DiSabatino~~ phone number: ~~302-421-2954~~

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.



9-29-15

Signature of property owner

Date

James Curran,

CHRISTOPHER T.

PE

Digital signed by James Curran, PE  
DN: cn=James Curran, PE, o=Curran &  
Associates, ou=Engineering Division  
email=curran@curraneng.com, c=US  
Date: 2015.09.29 09:29:28 -0400

9/29/15

GRUNDNER

Signature of Person completing form

Date

(If different than property owner)

WHITEHALL VENTURES

**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.





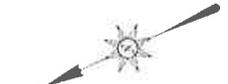
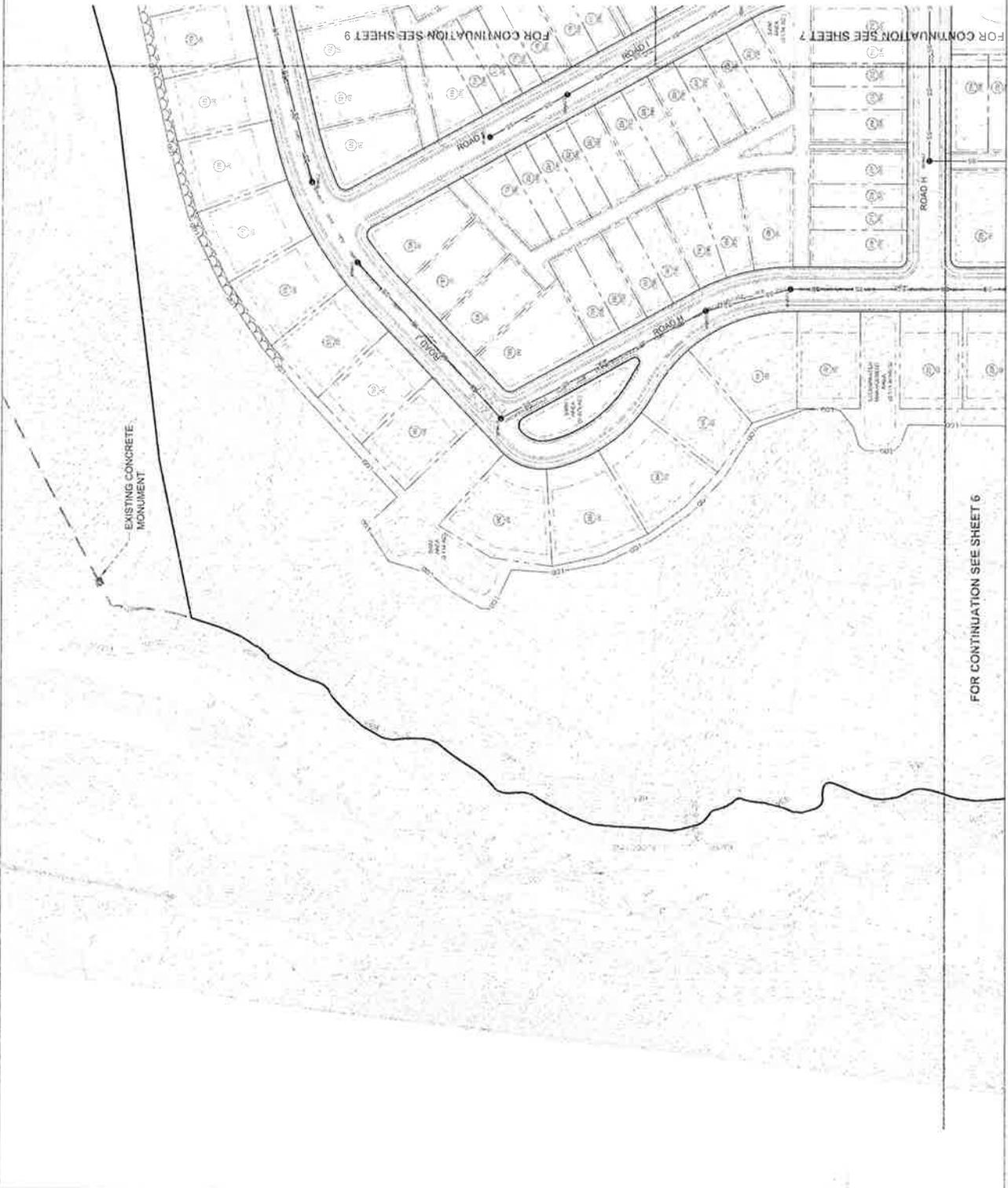












KEY MAP

SHEET #8	SHEET #7	SHEET #5
SHEET #6	SHEET #4	

SCALE: 1" = 700'

EXPLORATORY  
MAJOR SUBDIVISION PLAN  
FOR  
**WHITEHALL-HAMLET 4**  
SITUATE IN ST. GEORGE PARISH, NEW ORLEANS COUNTY, LOUISIANA

**Karins and Associates**  
 ENGINEERS & ARCHITECTS  
 17 AND 19 CANAL STREET, SUITE 200  
 NEW ORLEANS, LOUISIANA 70112-2000  
 PHONE: (504) 581-0000  
 FAX: (504) 581-0001  
 WWW.KARINS.COM



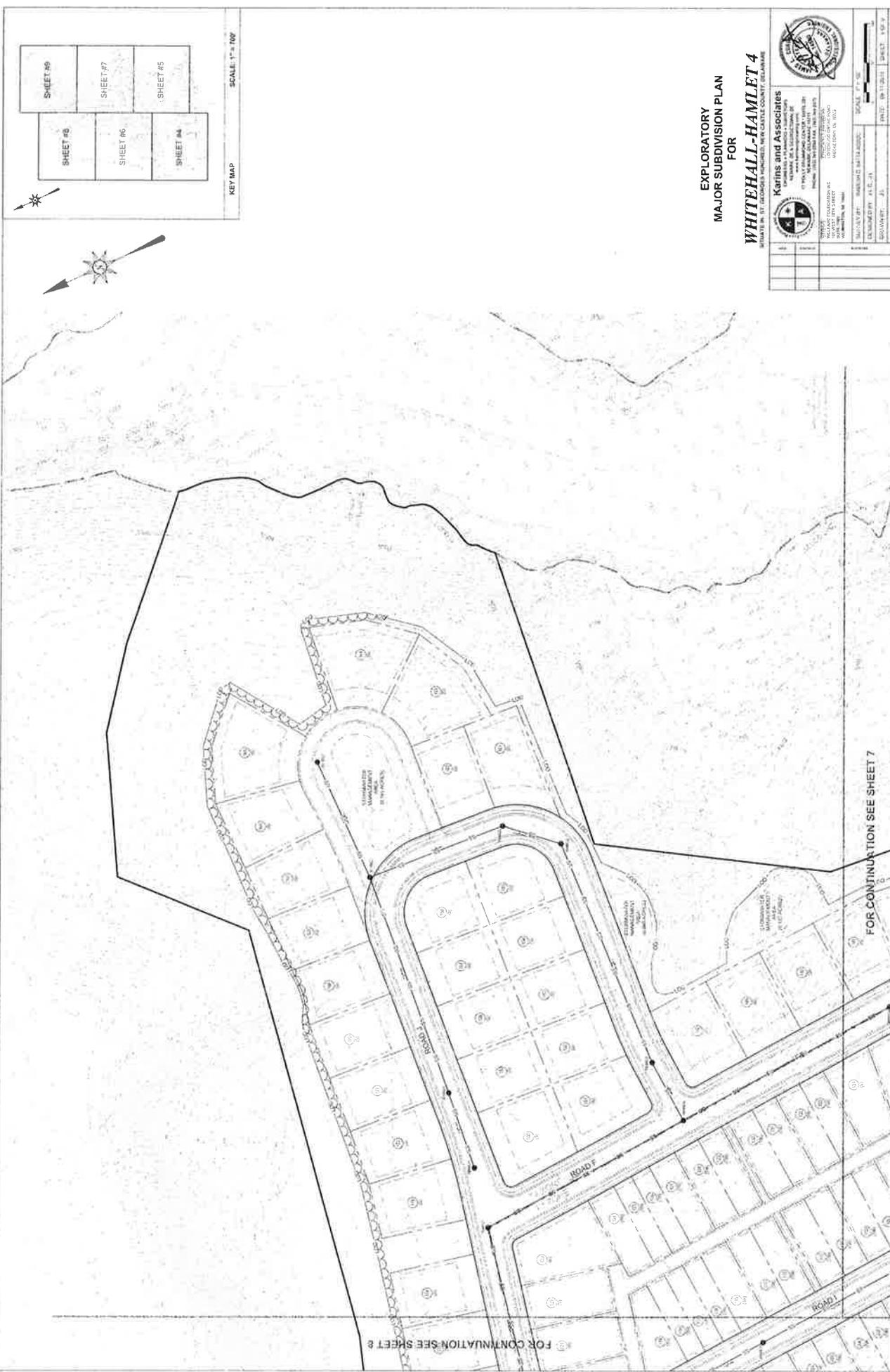
COMPILED BY: MICHAEL BATES-KOZICE  
 CHECKED BY: J.S.C. J.S.  
 DRAWN BY: J.S.  
 CONSULTANT: J.S.C.

DATE: 11/11/2010	SHEET: 4 OF 4
PROJECT NO.: 2009-1000	

FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 7



KEY MAP  
SCALE: 1" = 100'

EXPLORATORY  
MAJOR SUBDIVISION PLAN  
FOR  
**WHITEHALL-HAMLET 4**  
PRIVATE IN ST. GEORGES PARISH, NEW ORLEANS COUNTY, LOUISIANA

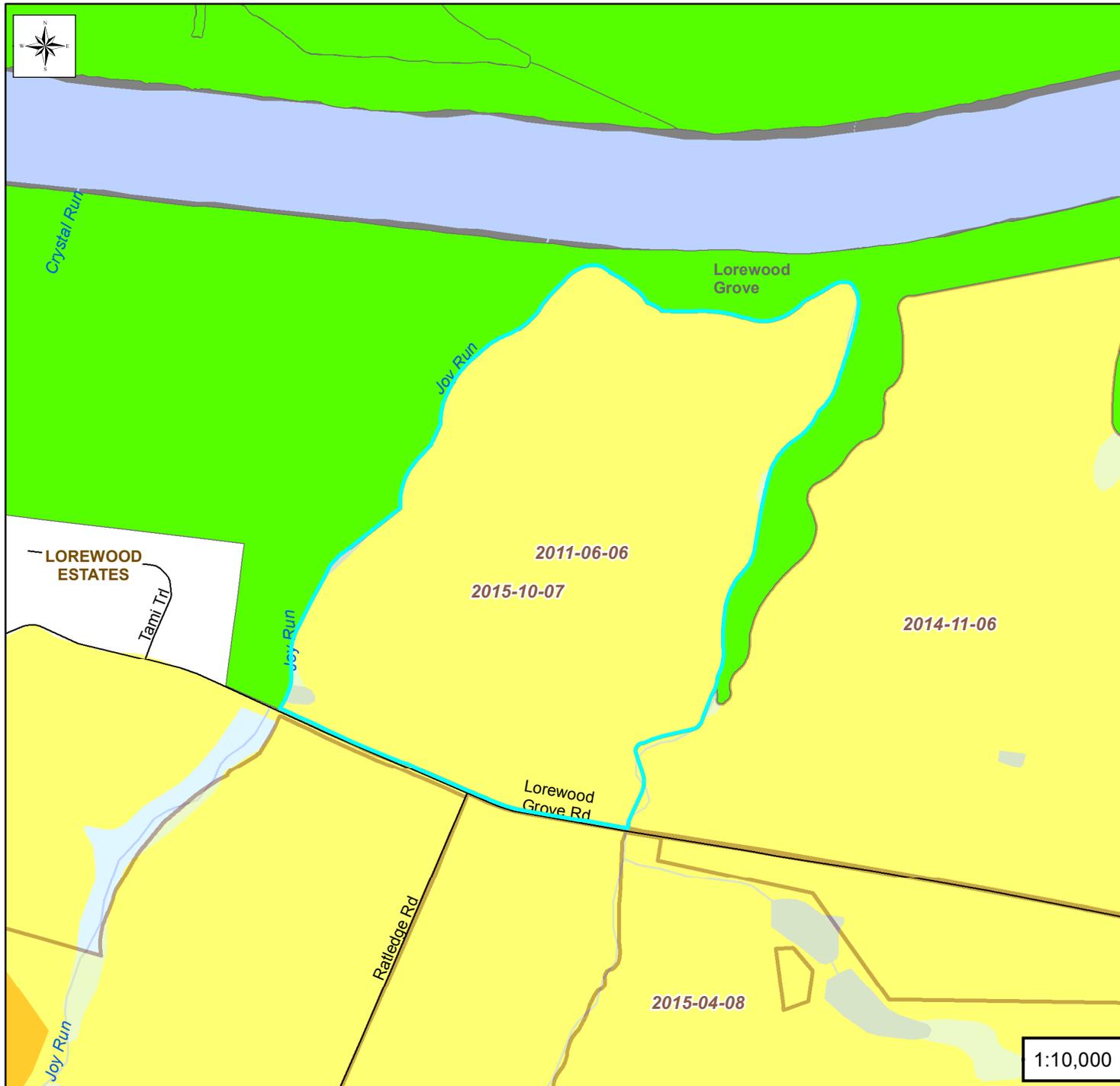
		SCALE: 1" = 100' DATE: 08/11/2011 SHEET: 1 OF 9 DRAWING FILE:
Karins and Associates ENGINEERS & ARCHITECTS 1700 W. BRADLEY BLVD., SUITE 100 METairie, LA 70002 PHONE: (504) 885-1111 FAX: (504) 885-1112 WWW.KARINSANDASSOCIATES.COM		PROJECT: WHITEHALL-HAMLET 4 PROJECT NO.: 10000 LOCAL CODE NO.: 10000
TITLE:	DRAWN BY:	CHECKED BY:
DATE:	DATE:	DATE:
SCALE:	SCALE:	SCALE:
PROJECT:	PROJECT:	PROJECT:
SHEET:	SHEET:	SHEET:
DRAWING FILE:	DRAWING FILE:	DRAWING FILE:

FOR CONTINUATION SEE SHEET 2

FOR CONTINUATION SEE SHEET 7

# Preliminary Land Use Service (PLUS)

**Whitehall Hamlet 4**  
2015-10-07

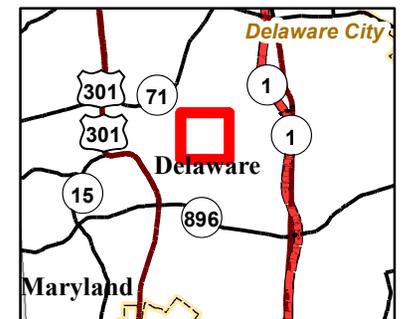


**Legend**

**2010 State Strategies**

- Level 1 (Red square)
- Level 2 (Orange square)
- Level 3 (Yellow square)
- Level 4 (Light Blue square)
- Out of Play (Grey square)
- Agriculture Districts (Green outline)
- Agriculture Easements (Dashed green outline)
- State Forests (Dark Green square)
- Publicly Accessible Lands (Light Green square)
- PLUS Project Areas (Brown outline)

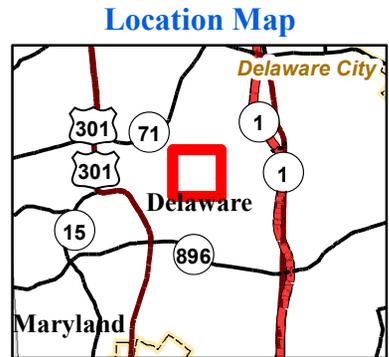
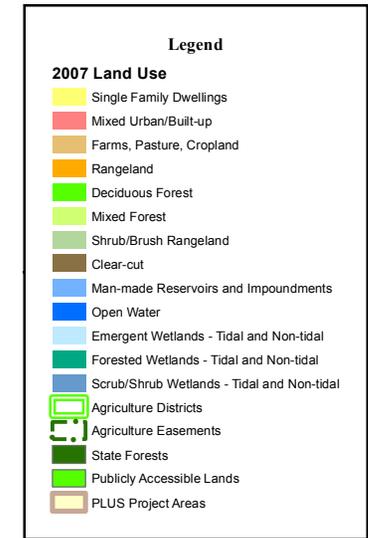
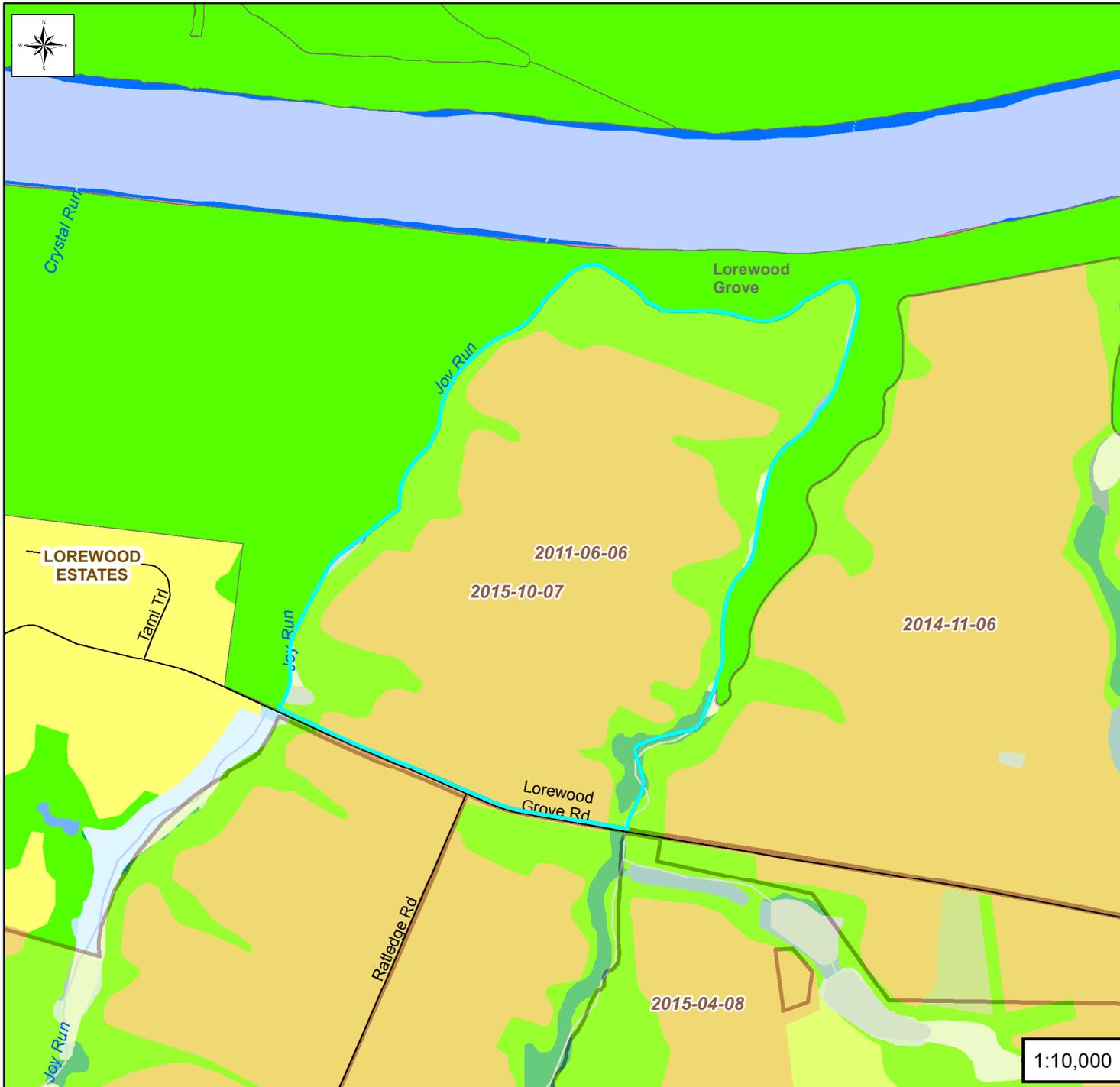
## Location Map



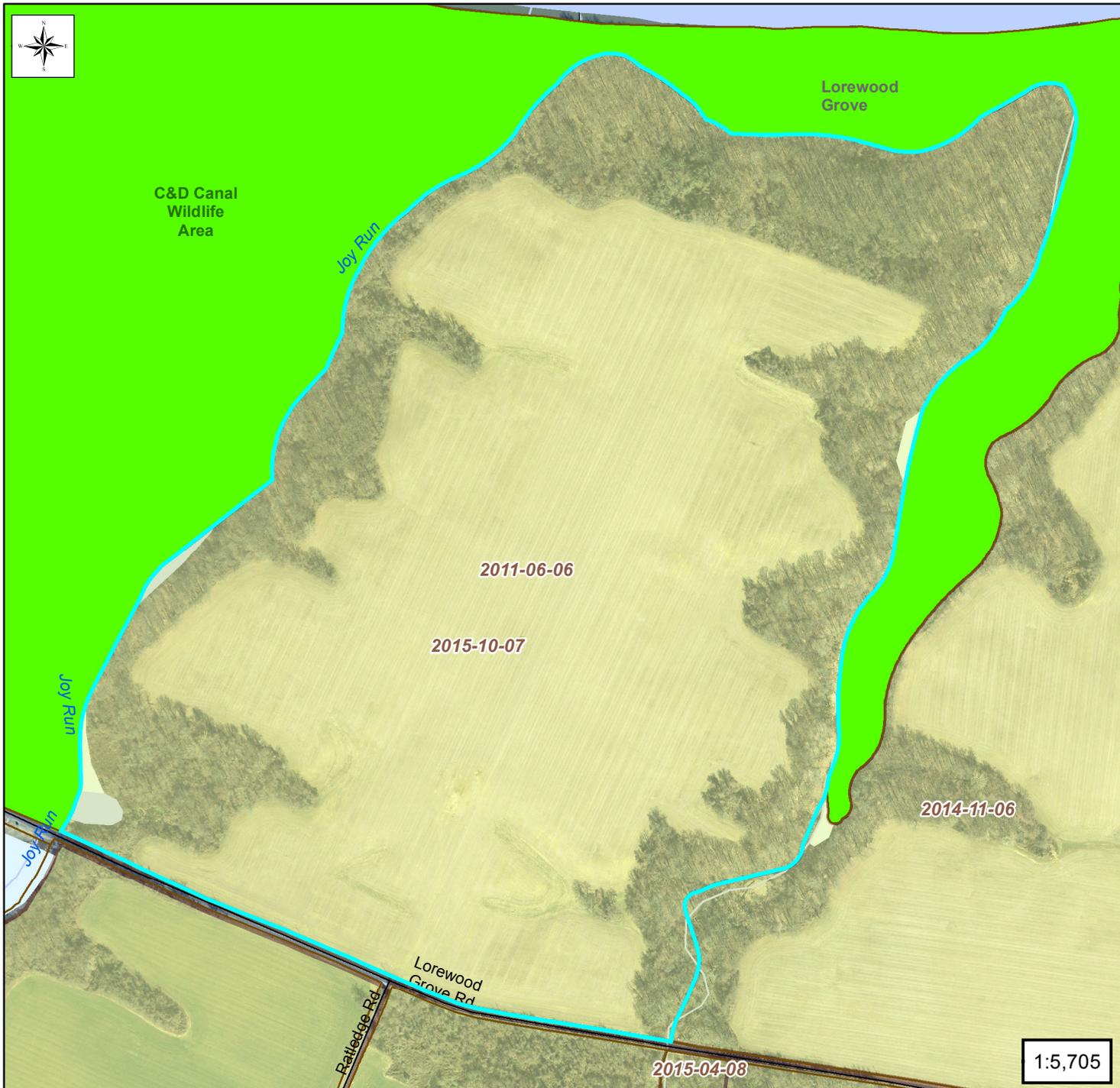
Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

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**Whitehall Hamlet 4**  
2015-10-07



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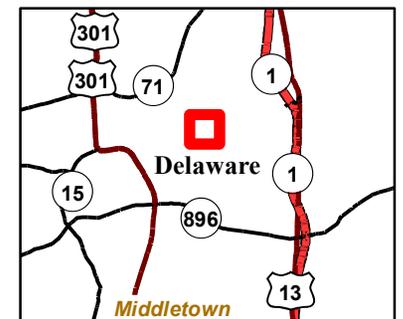


**Whitehall Hamlet 4**  
2015-10-07

**Legend**

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

## Location Map



1:5,705



Mapping provided by the Delaware  
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