

### 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): \_\_\_\_\_  
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:

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:

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

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

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

\_\_\_\_\_  
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 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.





- SOILS LEGEND:**
- KPA - KEYPORT SILT LOAM, 0 TO 2 PERCENT SLOPES
  - O4A - OTHERLO SILT LOAM, 0 TO 2 PERCENT SLOPES
  - R4B - REBOLD-SILT LOAM, 0 TO 2 PERCENT SLOPES
  - R4D - REBOLD-SILT LOAM, 2 TO 5 PERCENT SLOPES
  - R4E - REBOLD SILT LOAM, 5 TO 10 PERCENT SLOPES
  - R4F - REBOLD SILT LOAM, 10 TO 15 PERCENT SLOPES
  - WOB - WOODSTOWN LOAM, 2 TO 5 PERCENT SLOPES

- LEGEND**
- EXISTING PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - EXISTING RIGHT-OF-WAY
  - PROPOSED RIGHT-OF-WAY
  - EXISTING CENTER LINE
  - PROPOSED CENTER LINE
  - EXISTING CURB
  - PROPOSED CURB
  - EXISTING EDGE OF PAVEMENT
  - PROPOSED EDGE OF PAVEMENT
  - EXISTING LINE STRIPING
  - PROPOSED LINE STRIPING
  - BUILDING SETBACK LINE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED PAYMENT CROSS SECTION
  - PROPOSED SIDEWALK
  - EXISTING INLET
  - PROPOSED INLET
  - EXISTING DRAINAGE M.H.
  - PROPOSED DRAINAGE M.H.
  - EXISTING STORM PIPE
  - PROPOSED STORM PIPE
  - PROPOSED F.E.S.
  - EXISTING SANITARY M.H.
  - PROPOSED SANITARY M.H.
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING SAN. FORCEMAIN
  - PROPOSED SAN. FORCEMAIN
  - EXISTING WATER MAIN
  - PROPOSED WATER MAIN
  - EX./PROP. FIRE HYDRANT
  - EX./PROP. GATE VALVE
  - EXISTING GAS MAIN
  - PROPOSED GAS MAIN
  - SOIL BORING LOCATIONS
  - SOIL TYPE BOUNDARY LINE
  - MONUMENT/PIPE FOUND
  - PROP. LIMIT OF DISTRIBUTION
  - WRPA RECHARGE AREA LINE

**PLAN NOTATION**

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND DECIMALS THEREOF. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED. THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY MODIFIED, REVISION, OR CORRECTED WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS VOID. ANY CHANGES TO THIS PLAN SHALL BE AT THE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

**Know what's below!**  
Call before you dig.  
PROJECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

**811**  
BEFORE YOU DIG, CALL  
1-800-282-8855 (DE & MD)  
WWW.MISSISSIPPIDEL.MARVA.COM

**MISS UTILITY**  
DELMARVA

NO.	REVISION	DATE
1		

**BY:** SCOTT E. LOBBELL  
DATE: DELAWARE PROFESSIONAL ENGINEER NO. 12980

**Van Cleef**  
ENGINEERING ASSOCIATES  
Professional Engineering  
630 CHURCHMAN ROAD, SUITE 100, NEWARK, DE 19702  
PHONE: 302.739.5184 FAX: 302.739.7185

**PROJECT:** 1501NCC  
DESIGNED BY: S.E.L.  
DATE: 1/20/2015  
DRAWN BY: E.P.C.  
CHECKED BY: S.E.L.  
SCALE: 1" = 100'

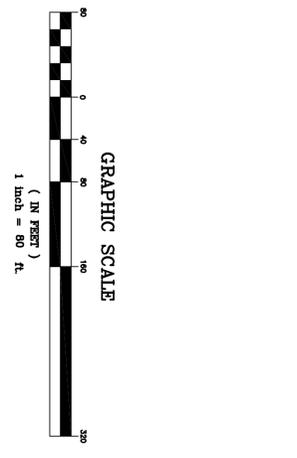
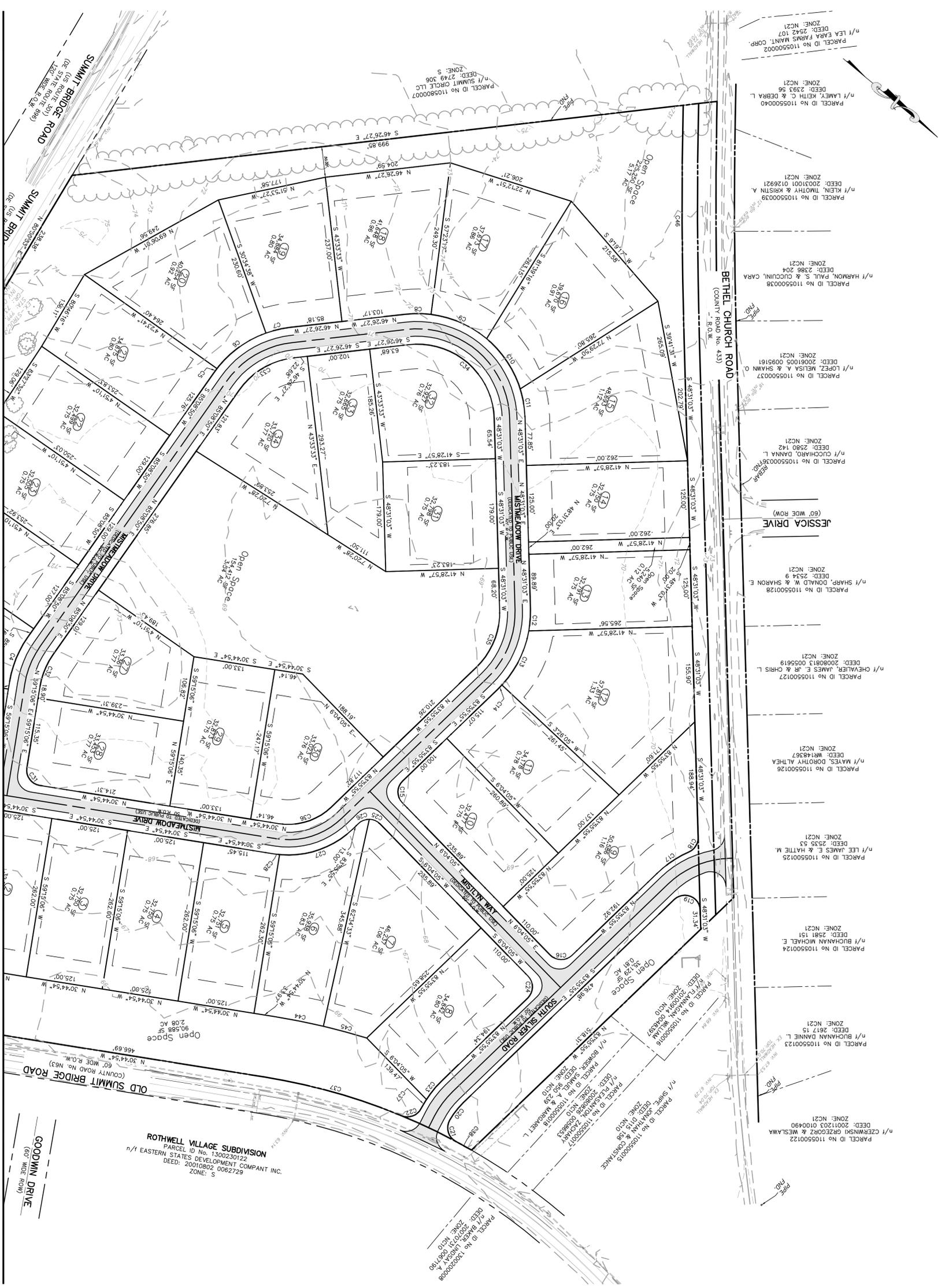
**SUMMIT BRIDGE ESTATES**  
FOR  
**SUMMIT BRIDGE ESTATES LLC**  
PARCEL ID No. 105500019  
Application # 20150181  
SITUATED IN  
**PENCADER HUNDRED**  
NEW CASTLE COUNTY, DELAWARE

**EXISTING CONDITIONS PLAN**

**EXPLORATORY PLAN** SHEET NUMBER EP2

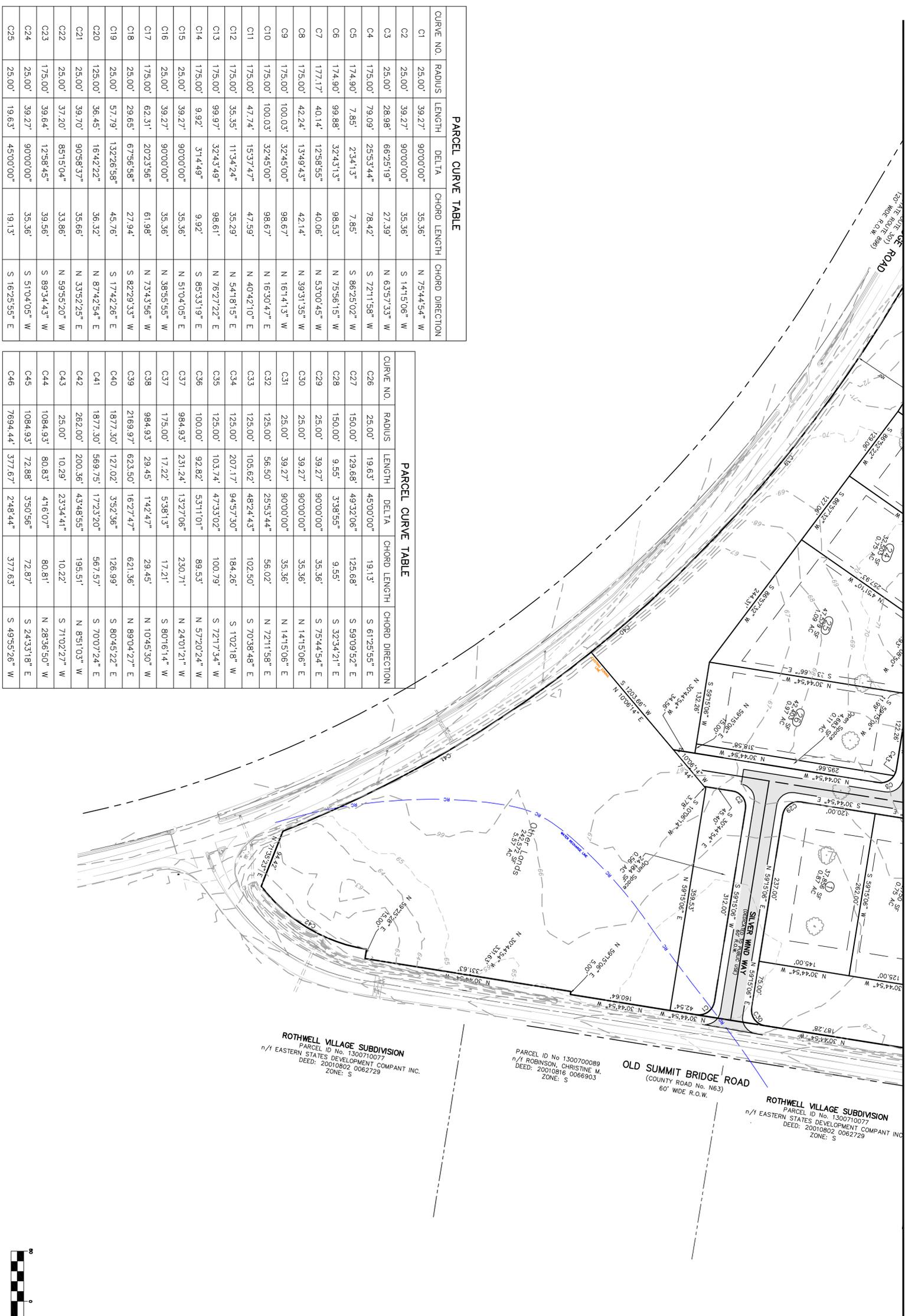
**LEGEND**

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING CENTER LINE
	PROPOSED CENTER LINE
	EXISTING CURB
	PROPOSED CURB
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	EXISTING LINE STRINGING
	PROPOSED LINE STRINGING
	EXISTING SETBACK LINE
	PROPOSED SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING INLET
	PROPOSED INLET
	EXISTING DRAINAGE M.H.
	PROPOSED DRAINAGE M.H.
	EXISTING STORM PIPE
	PROPOSED STORM PIPE
	EXISTING SANITARY M.H.
	PROPOSED SANITARY M.H.
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING SAN. FORCEMAIN
	PROPOSED SAN. FORCEMAIN
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EX./PROP. FIRE HYDRANT
	EX./PROP. GATE VALVE
	EXISTING GAS MAIN
	PROPOSED GAS MAIN
	SOIL BORING LOCATIONS
	SOIL TYPE BOUNDARY LINE
	MONUMENT/PIPE FOUND
	PROP. LIMIT OF DISTURBANCE
	WRA RECHARGE AREA LINE



<p><b>EXPLOATORY PLAN</b></p> <p style="text-align: right;">SHEET NUMBER EP3</p>	<p><b>Van Cleef ENGINEERING ASSOCIATES</b></p> <p>Consulting Civil Engineering Environmental Engineering Professional Engineering 630 CHURCHMAN ROAD, SUITE 100, NEWARK, DE 19702 PHONE: 302.738.5164 FAX: 302.738.7165</p>	<p><b>MISS UTILITY DELMARVA</b></p> <p>BEFORE YOU DIG, CALL 1-800-282-8855 (DE &amp; MD) WWW.MISSUTILITYDELMARVA.COM</p>	<p><b>811 Know what's below! Call before you dig.</b></p> <p>WORKING DAYS NOTICE</p>	<p><b>PLAN NOTATION</b></p> <p>THIS PLAN CONTAINS AN IMPRESSED SEAL. A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY MODIFIED, REVISED, SUPPLEMENTED, OR CORRECTED WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS UNLAWFUL. ANY SUCH ATTEMPT SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.</p>	<p><b>BY: SCOTT E. LOBBELL</b></p> <p>DATE: _____</p> <p>DELAWARE PROFESSIONAL ENGINEER NO. 12280</p>	<p><b>PROJECT: 1501NCC</b></p> <p>DESIGNED BY: SEL</p> <p>DATE: 1/20/2015</p> <p>GRAPHS BY: E.P.C.</p> <p>SCALE: 1" = 80'</p> <p>CHECKED BY: SEL</p>	<p><b>SUMMIT BRIDGE ESTATES</b></p> <p>FOR SUMMIT BRIDGE ESTATES LLC</p> <p>PARCEL ID No. 105500019</p> <p>Application # 20150181</p> <p>SITUATED IN PENACADER HUNDRED NEW CASTLE COUNTY, DELAWARE</p>	<p><b>TITLE</b></p> <p style="text-align: center;">SITE PLAN</p>
--	---	--	--	---	---	--	--	--

- LEGEND**
- — — — — EXISTING PROPERTY LINE
  - — — — — PROPOSED PROPERTY LINE
  - — — — — EXISTING RIGHT-OF-WAY
  - — — — — PROPOSED RIGHT-OF-WAY
  - — — — — EXISTING CENTER LINE
  - — — — — PROPOSED CENTER LINE
  - — — — — EXISTING CURB
  - — — — — PROPOSED CURB
  - — — — — EX. EDGE OF PAVEMENT
  - — — — — EXISTING LINE STRIPING
  - — — — — PROPOSED LINE STRIPING
  - — — — — BUILDING SETBACK LINE
  - — — — — EXISTING CONTOUR
  - — — — — PROPOSED CONTOUR
  - — — — — PROPOSED PAVEMENT CROSS SECTION
  - — — — — PROPOSED SIDEWALK
  - — — — — PROPOSED BUILDING
  - — — — — EXISTING INLET
  - — — — — EXISTING DRAINAGE M.H.
  - — — — — PROPOSED DRAINAGE M.H.
  - — — — — EXISTING STORM PIPE
  - — — — — PROPOSED STORM PIPE
  - — — — — PROPOSED F.E.S.
  - — — — — EXISTING SANITARY M.H.
  - — — — — PROPOSED SANITARY M.H.
  - — — — — EXISTING SANITARY SEWER
  - — — — — PROPOSED SANITARY SEWER
  - — — — — EXISTING SAN. FORCEMAIN
  - — — — — PROPOSED SAN. FORCEMAIN
  - — — — — EXISTING WATER MAIN
  - — — — — PROPOSED WATER MAIN
  - — — — — EX./PROP. FIRE HYDRANT
  - — — — — EX./PROP. GATE VALVE
  - — — — — EXISTING GAS MAIN
  - — — — — PROPOSED GAS MAIN
  - — — — — SOIL BORING LOCATIONS
  - — — — — SOIL TYPE BOUNDARY LINE
  - — — — — MONUMENT/PIPE FOUND
  - — — — — MONUMENT TO BE SET
  - — — — — PROP. LIMIT OF DISTURBANCE
  - — — — — WPA RECHARGE AREA LINE



**PARCEL CURVE TABLE**

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	25.00'	39.27'	90°00'00"	35.36'	N 75°44'54" W
C2	25.00'	39.27'	90°00'00"	35.36'	S 14°15'06" W
C3	25.00'	28.98'	66°25'19"	27.39'	N 63°57'33" W
C4	175.00'	79.09'	25°53'44"	78.42'	S 72°11'58" W
C5	174.90'	7.85'	2°34'13"	7.85'	S 86°25'02" W
C6	174.90'	99.88'	32°43'13"	98.53'	N 75°56'15" W
C7	177.17'	40.14'	12°58'55"	40.06'	N 53°00'45" W
C8	175.00'	42.24'	13°49'43"	42.14'	N 39°31'35" W
C9	175.00'	100.03'	32°45'00"	98.67'	N 16°14'13" W
C10	175.00'	100.03'	32°45'00"	98.67'	N 16°30'47" E
C11	175.00'	47.74'	15°37'47"	47.59'	N 40°42'10" E
C12	175.00'	35.35'	11°34'24"	35.29'	N 54°18'15" E
C13	175.00'	99.97'	32°43'49"	98.61'	N 76°27'22" E
C14	175.00'	9.92'	3°14'49"	9.92'	S 85°33'19" E
C15	25.00'	39.27'	90°00'00"	35.36'	N 51°04'05" E
C16	25.00'	39.27'	90°00'00"	35.36'	N 38°55'55" W
C17	175.00'	62.31'	20°23'56"	61.98'	N 73°43'56" W
C18	25.00'	29.65'	67°56'58"	27.94'	S 82°29'33" W
C19	25.00'	57.79'	132°26'58"	45.76'	S 17°42'26" E
C20	125.00'	36.45'	16°42'22"	36.32'	N 87°42'54" E
C21	25.00'	39.70'	90°58'37"	35.66'	N 33°52'25" E
C22	25.00'	37.20'	85°15'04"	33.86'	N 59°55'20" W
C23	175.00'	39.64'	12°58'45"	39.56'	S 89°34'43" W
C24	25.00'	39.27'	90°00'00"	35.36'	S 51°04'05" W
C25	25.00'	19.63'	45°00'00"	19.13'	S 16°25'55" E

**PARCEL CURVE TABLE**

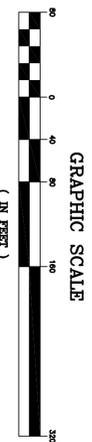
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD DIRECTION
C26	25.00'	19.63'	45°00'00"	19.13'	S 61°25'55" E
C27	150.00'	129.68'	49°32'06"	125.68'	S 59°09'52" E
C28	150.00'	9.55'	3°38'55"	9.55'	S 32°34'21" E
C29	25.00'	39.27'	90°00'00"	35.36'	S 75°44'54" E
C30	25.00'	39.27'	90°00'00"	35.36'	N 14°15'06" E
C31	25.00'	39.27'	90°00'00"	35.36'	N 14°15'06" E
C32	125.00'	56.50'	25°53'44"	56.02'	N 72°11'58" E
C33	125.00'	105.62'	48°24'43"	102.50'	S 70°38'48" E
C34	125.00'	207.17'	94°57'30"	184.26'	S 1°02'18" W
C35	125.00'	103.74'	47°33'02"	100.79'	S 72°17'34" W
C36	100.00'	92.82'	53°11'01"	89.53'	N 57°20'24" W
C37	984.93'	231.24'	13°27'06"	230.71'	N 24°01'21" W
C38	175.00'	17.22'	5°38'13"	17.21'	S 80°16'14" W
C39	984.93'	29.45'	1°42'47"	29.45'	N 10°45'30" W
C40	1877.30'	127.02'	3°52'36"	126.99'	N 89°04'27" E
C41	1877.30'	127.02'	3°52'36"	126.99'	S 80°45'22" E
C42	282.00'	569.75'	17°23'20"	567.57'	S 70°07'24" E
C43	25.00'	10.29'	23°34'41"	10.22'	S 71°02'27" W
C44	1084.93'	80.83'	4°16'07"	80.81'	N 28°36'50" W
C45	1084.93'	72.88'	3°50'56"	72.87'	S 24°33'18" E
C46	7694.44'	377.67'	2°48'44"	377.63'	S 49°55'26" W

ROTHWELL VILLAGE SUBDIVISION  
 PARCEL ID No. 1300710077  
 n/1 EASTERN STATES DEVELOPMENT COMPANT INC.  
 DEED: 20010802 0062729  
 ZONE: S

PARCEL ID No 1300700089  
 n/1 ROBINSON, CHRISTINE M.  
 DEED: 20010816 0066903  
 ZONE: S

OLD SUMMIT BRIDGE ROAD  
 (COUNTY ROAD No. N63)  
 60' WIDE R.O.W.

ROTHWELL VILLAGE SUBDIVISION  
 PARCEL ID No. 1300710077  
 n/1 EASTERN STATES DEVELOPMENT COMPANT INC.  
 DEED: 20010802 0062729  
 ZONE: S



**Van Cleef ENGINEERING ASSOCIATES**  
 Consulting Civil Engineering  
 Environmental Engineering  
 Municipal Engineering  
 Professional Planning  
 Landscape Architecture  
 630 CHURCHMAN ROAD, SUITE 100, NEWARK, DE 19702  
 EMAIL: INFO@VANCLEEF.COM FAX: (302) 882-7185  
 PHONE: (302) 882-5184

PROJECT: 1501NCC DESIGNED BY: S.E.L.  
 DATE: 1/20/2015 DRAWN BY: E.P.C.  
 SCALE: 1" = 80' CHECKED BY: S.E.L.

FOR  
**SUNMIT BRIDGE ESTATES**  
 PARCEL ID No. 105500019  
 Application # 20150181  
 SITUATED IN  
**PENCAIDER HUNDRED**  
 NEW CASTLE COUNTY, DELAWARE

TITLE  
**SITE PLAN**

**EXPLORATORY PLAN** SHEET NUMBER EP4

BY: **SCOTT E. LOBBELL** DATE  
 DELAWARE PROFESSIONAL ENGINEER NO. 12980

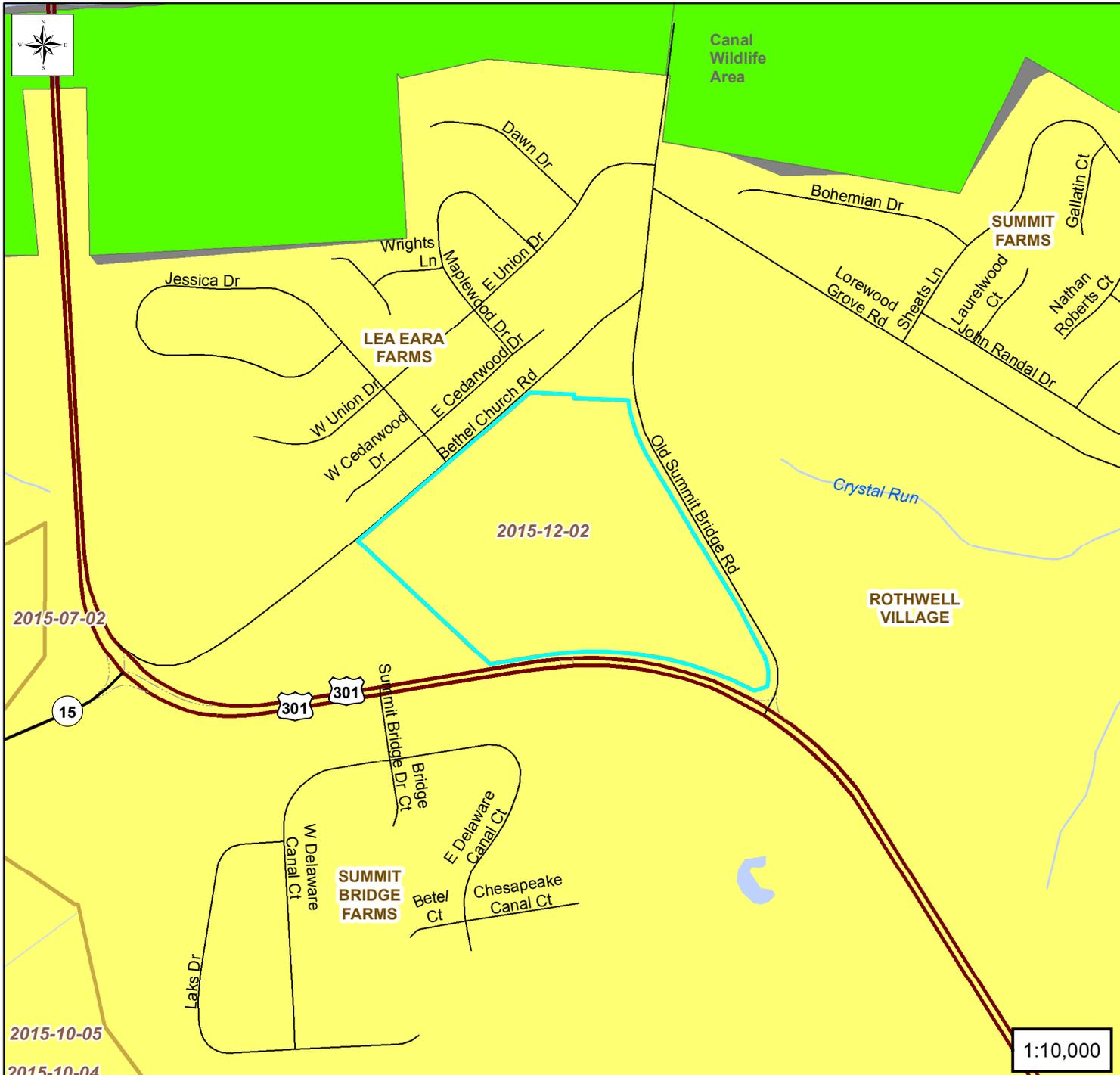
**811**  
 BEFORE YOU DIG, CALL  
 1-800-282-8855 (DE & MD)  
 WWW.MISSUTILITYDEL.MARYLA.COM  
 PROJECT YOURSELF, GIVE TWO  
 WORKING DAYS NOTICE

**MISS UTILITY**  
 DELMARVA

**PLAN NOTATION**  
 THIS PLAN CONTAINS AN IMPROVED SEAL. ON A RED INK SEAL, OF THE RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY MODIFIED, REVISED, SUPPLEMENTED, OR CANCELLED WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS THAT THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

NO.	REVISION	DATE
1		

# Preliminary Land Use Service (PLUS)



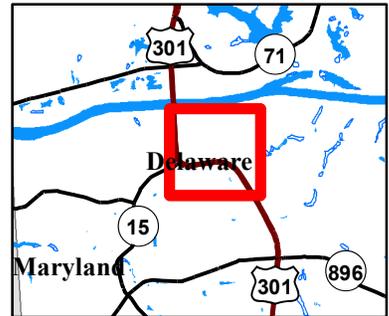
**Summit Bridge Estates  
2015-12-02**

**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



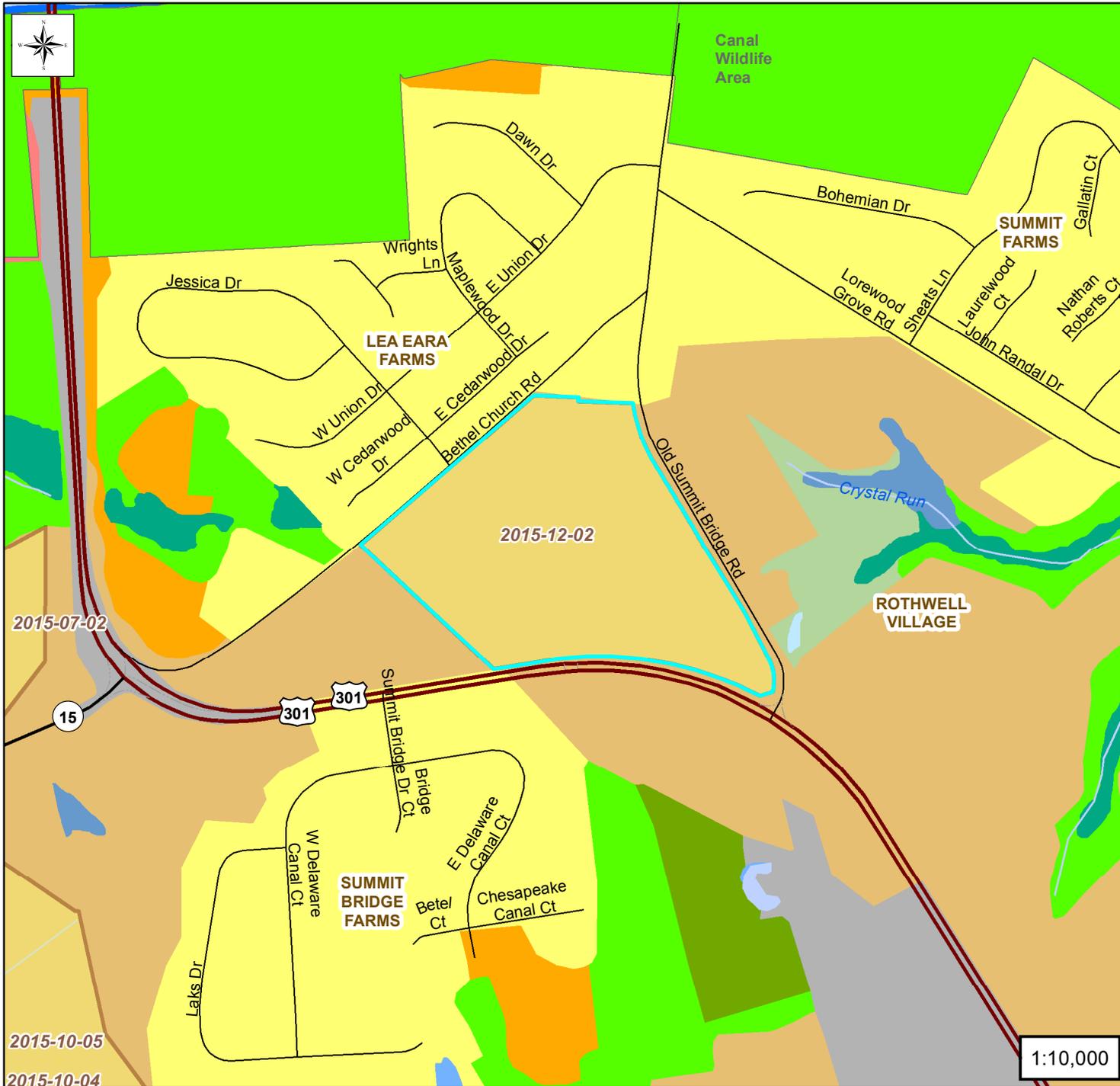
2015-07-02  
2015-10-05  
2015-10-04

1:10,000



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

# Preliminary Land Use Service (PLUS)



**Summit Bridge Estates**  
2015-12-02

**Legend**

**2007 Land Use**

- Single Family Dwellings
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Farms, Pasture, Cropland
- Rangeland
- Deciduous Forest
- Evergreen Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas



2015-07-02

2015-10-05

2015-10-04

1:10,000



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

# Preliminary Land Use Service (PLUS)

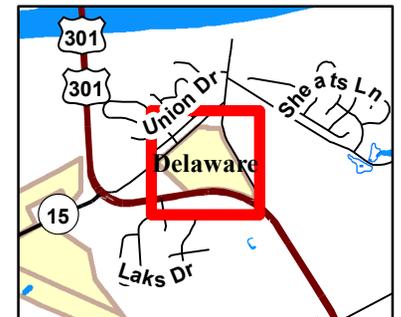


**Summit Bridge Estates**  
2015-12-02

**Legend**

-  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](http://www.stateplanning.delaware.gov)