

## Preliminary Land Use Service (PLUS)

### Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

**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): 2016-07-08  
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2

1. Project Title/Name: Camoirano Property

2. Location ( please be specific): 746 Valley Road, Hockessin DE 19707

3. Parcel Identification #: 08-012.00-003 & 004

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: Camoirano Mushrooms

Address: 746 Valley Raod

City: Hockessin

State: DE

Zip: 19707

Phone: (302) 239-0925

Fax:

Email:

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

Address: 220 Continental Drive Suite 410

City: Newark

State: DE

Zip: 19713

Phone: (302) 254-0100

Fax: (302) 254-0101

Email:

8. Project Designer/Engineer: Dev Sitaram, PE

Address: 17 Polly Drummond Center

City: Newark

State: DE

Zip: 19711

Phone: (302) 369-2900

Fax: (302) 369-2975

Email: dsitaram@karinsengineering.com

9. **Please Designate a Contact Person, including phone number, for this Project: Dev Sitaram, PE (302) 369-2900**

<b>Information Regarding Site:</b>	
10. Type of Review:	<input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision
11. Brief Explanation of Project being reviewed: Rezone property from S(Suburban) to ST(Suburban Transition) for 56 attached units (18 twin lots & 38 town home lots) with associated site improvements  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. N/A no prior LUPA or Plus reviews	
12. Area of Project (Acres +/-): 19.84    Number of Residential Units: 56    Commercial square footage: N/A	
13. Present Zoning: S	14. Proposed Zoning: ST
15. Present Use: Mushroom farm	16. Proposed Use: Residential Subdivision
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian Water Co.  Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: New Castle County  Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): All market segment	
20. Environmental impacts:  How many forested acres are presently on-site? 3.52    How many forested acres will be removed? 1.19  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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Are the wetlands: <input type="checkbox"/> Tidal    Acres: <input checked="" type="checkbox"/> Non-tidal    Acres: 2.04  If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If "Yes", describe the impacts:  How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>50 feet</u>	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Bioretention	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes," how much? 12.0 Acres:  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active and passive recreation, undisturbed habitat and stormwater management.	

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: 389

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 7.69%

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

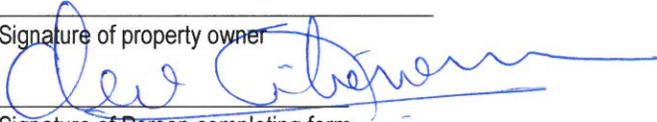
Has this site been evaluated for historic and/or cultural resources?  Yes  No

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 JUNE 27, 2016

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.

EXPLORATORY SKETCH MAJOR SUBDIVISION PLAN  
**CAMOIRANO PROPERTY**  
 MILL CREEK HUNDRED - NEW CASTLE COUNTY, DELAWARE



LOCATION MAP BLOCK MAP 7 1"= 800'

**PLAN DATA**

1. TAX MAP NUMBER:	08-012.00-003 & 08-012.00-004
2. EXISTING ZONING:	S - SUBURBAN
3. PROPOSED ZONING:	ST - SUBURBAN TRANSITION (OPEN SPACE PLANNED)

SEE SHEET 2 FOR CONTINUATION OF PLAN DATA AND NOTES

**LEGEND**

EXISTING	PROPOSED
	PCC SIDEWALK
	PCC CURB & GUTTER
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	GAS MAIN
	TREE LINE
	CONTOURS
	SOIL BOUNDARY
	RIPARIAN BUFFER AREA
	WETLANDS
	100 YEAR FLOOD PLAIN
	PAVING
	GRAVEL
	UTILITY POLE
	FIRE HYDRANT
	TO BE REMOVED (STRUCTURE, PAVING, TREES)
	SEE SHEET 3 FOR STRUCTURES AND PAVING TO BE REMOVED

**UNIT KEY TYPE**

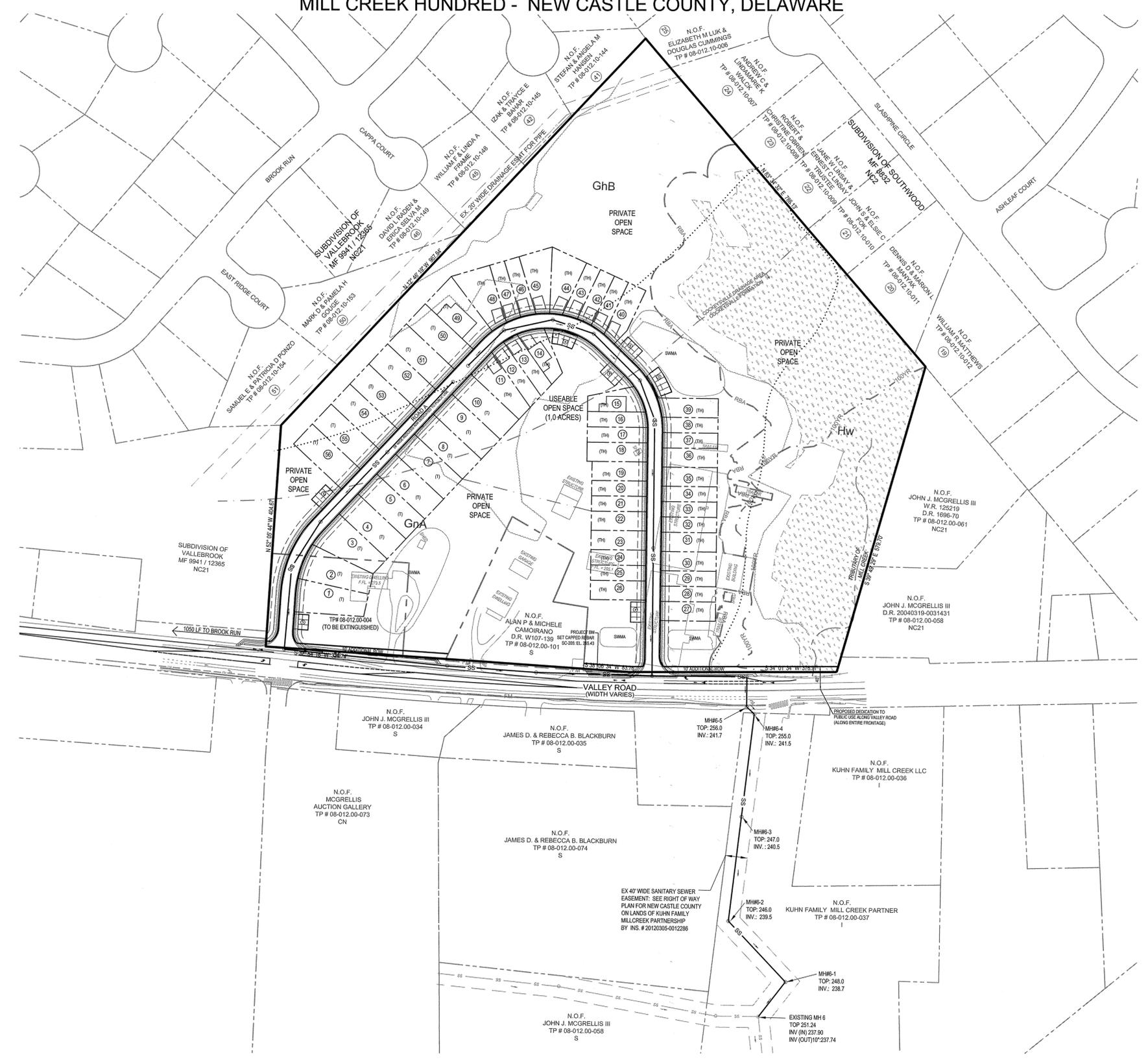
38	(TH) - TOWNHOUSE LOT (68%)
18	(T) - TWIN LOT (32%)
56	TOTAL UNITS (100%)

**PURPOSE NOTE:**

- TO REZONE THE PROPERTY FROM "S" TO "ST"
- EXTINGUISH TAX PARCEL 08-012.00-004
- SUBDIVIDE TAX PARCEL # 08-012.00-003 & 004 INTO 18 TWIN LOTS (LOT NOS. 1-10 & 49-56) AND 38 TOWNHOUSE LOTS (LOT NOS 11-48), AS SHOWN, WITH ASSOCIATED SITE IMPROVEMENTS, UTILIZING THE OPEN SPACE PLANNED DEVELOPMENT OPTION UNDER THE PROPOSED SUBURBAN TRANSITION (ST) ZONING.

APPLICATION NO. 2016-0130  
**EXPLORATORY SKETCH MAJOR SUBDIVISION PLAN**  
 FOR  
**CAMOIRANO PROPERTY**  
 SITUATE IN: MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE

 <b>Karins and Associates</b> ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE & GEORGETOWN, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER * SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975	PREPARED FOR: BMG INC. CAMOIRANO MUSHROOMS 220 CONTINENTAL DRIVE SUITE 410 NEWARK, DE 19713 Office: 302-254-0100	PROPERTY OWNER: GRACE C. CAMOIRANO 746 VALLEY RD HOCKESSIN, DE 19707
	SURVEY BY: K.A. DESIGNED BY: J.L., G.C. DRAWN BY: J.L., G.C. CHECKED BY: D.S.	SCALE: 1"= 100'  DATE: 06-14-16 SHEET: 1 OF 3 DRAWING NO.: 1453EXPLORATORY R01



**CERTIFICATE OF PLAN ACCURACY**  
 I, DEV STARAM, 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.

PROFESSIONAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**  
 WE, GRACE C. CAMOIRANO AND CAMOIRANO MUSHROOMS HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT WE AUTHORIZED THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE N.C.C. UNIFIED DEVELOPMENT CODE.

CAMOIRANO MUSHROOMS \_\_\_\_\_ DATE \_\_\_\_\_  
 GRACE C. CAMOIRANO \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF PLAN APPROVAL**

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

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_ GENERAL MANAGER FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

**INDEX OF SHEETS**

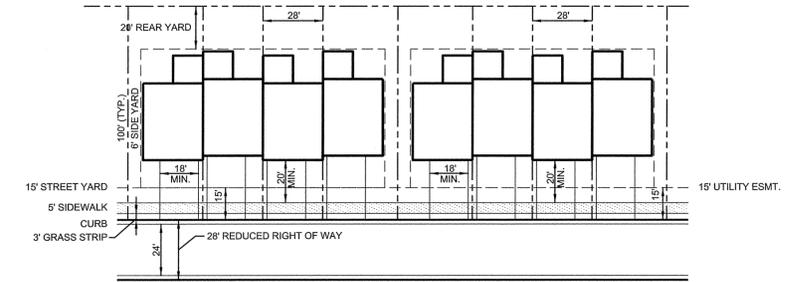
SHEET 1	INDEX SHEET
SHEET 2	NOTES & TYPICAL LOT DETAIL
SHEET 3	PLAN SHEET

PLAN DATA AND NOTES (CONTINUED FROM SHEET 1)

4. SOURCE OF TITLE: TP 08-012-00-003: C116 46  
TP 08-012-00-004: WR159488
5. SURVEY DATUM: NAVD83  
LOCAL BENCHMARK: SET CAPPED REBAR SC-205 ALONG NORTHWEST SIDE OF VALLEY ROAD ELEV = 285.43
6. SITE GROSS ACREAGE: 19.84 ACRES  
SITE NET ACREAGE: 19.86 ACRES
7. WATER SUPPLIER: ARTESIAN WATER CO  
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.
8. SANITARY SEWER: NEW CASTLE COUNTY  
SEWERAGE IS SUBJECT TO THE 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 THE 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.  
TWIN LOT: 250 GPD X 18 4,500 GPD  
TOWNHOUSE: 250 GPD X 38 9,500 GPD  
PEAK FLOW (14,000 GPD X 4 X 1 DAY) 1440 MIN. 38.88 GPM
9. PROPERTY OWNER(S): CAMOIRANO MUSHROOMS (TP 08-012-00-003)  
745 VALLEY ROAD  
HOCKESSIN, DE 19707  
GRACE C. CAMOIRANO (TP 08-012-00-004)  
718 VALLEY ROAD  
HOCKESSIN, DE 19707
10. PARKING RATIONALE: REQUIRED: 2.25 PS/ATTACHED UNITS X 56 126 SPACES  
PROVIDED: 140 SPACES  
DOES NOT INCLUDE GARAGES FOR ATTACHED UNITS
11. SUBDIVISION / SITE DATA  
GROSS AREA: 19.84 ACRES  
R.O.W. DEDICATED ALONG VALLEY ROAD 0.18 ACRES  
NET SITE AREA: 19.66 ACRES  
AREA IN LOTS: 6.65 ACRES  
AREA IN RIGHT-OF-WAY 1.00 ACRES  
AREA IN OPEN SPACE 12.01 ACRES  
(INCLUDES 0.76 ACRES SWM AREA AND 1.00 ACRES OF USEABLE OPEN SPACE)
12. FLOODPLAIN: A PORTION OF THE SITE LIES WITHIN THE FEMA DELINEATED 100 YEAR FLOODPLAIN, AS PER THE FLOOD INSURANCE MAP 1000302040K, DATED FEBRUARY 4, 2015.
13. WATER RESOURCE PROTECTION AREA (WRPA): THE ENTIRE SITE LIES WITHIN THE WRPA, AS PER THE "WATER RESOURCE PROTECTION AREAS FOR THE CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY DELAWARE" MAP 1 OF 3, REVISED DECEMBER 2011.
14. WETLANDS: THE WETLANDS BOUNDARIES DEPICTED ON THIS PLAN WERE TAKEN FROM A WETLAND DELINEATION REPORT BY WATERSHED ECO, LLC, DATED JUNE 8, 2016.
15. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS (CNA) EXIST ON SITE.
16. DEED RESTRICTIONS: AT THE TIME OF THIS PLAN SUBMITTAL THERE WERE NO DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL.
17. TRAFFIC IMPACT STUDY: THIS PROJECT DOES NOT MEET THE REQUIREMENTS FOR A TRAFFIC IMPACT STUDY PER UDC SECTION 40.11.120
18. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.
19. 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.
20. 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.
21. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
22. MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING (APPLICABLE COMMON FACILITIES SUCH AS PRIVATE OPEN SPACE) 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. \_\_\_\_\_.
23. UTILITY EASEMENTS: A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON 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.
24. TOTAL LENGTH OF PUBLIC AND PRIVATE RIGHT-OF-WAYS: 28' R.O.W. 1,563'
25. SUBDIVISION STREETS:  
A. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.  
B. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.  
C. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING COMPLETION OF THE STREETS TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.  
D. FOR ALL PROJECTS WITH PLANNED STREET INTERCONNECTIONS, A NOTE STATING "FUTURE INTERCONNECTION TO ADJOINING PROPERTY".
26. COASTAL ZONE: THIS SITE DOES NOT LIE WITHIN DELAWARE'S COASTAL ZONE.
27. AVIATION RESTRICTIONS: U. S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION RESTRICTIONS AND SAFEGUARDS ARE NOT APPLICABLE TO THIS PROJECT.
28. CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
29. NONCONFORMITIES: NOT APPLICABLE
30. TOPOGRAPHY: TOPOGRAPHY (LIDAR) DEPICTED ON THIS PLAN WAS DERIVED FROM FIELD SURVEY BY KARINS AND ASSOCIATES ON 04/05/16.
31. COMMUNITY POSTAL BOXES: POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
35. 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. \_\_\_\_\_.
36. RIGHT OF ACCESS: NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
37. NEW CASTLE COUNTY DRAINAGE CODE: DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
39. RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE FEE: THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, LONG-TERM SEDIMENT CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES. AN AMOUNT OF \_\_\_\_\_ AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES, SHALL BE FUNDED UPON THE ISSUANCE OF SEVENTY FIVE (75) PERCENT OF THE BUILDING PERMITS FOR THE LOTS IN THE SUBDIVISION, OR PHASE THEREOF. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.
40. DELDOT: ENTRANCE/EXIT FACILITIES SHALL CONFORM TO STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN AN ENTRANCE PERMIT FROM THE DELDOT NORTH DISTRICT PERMIT OFFICE.

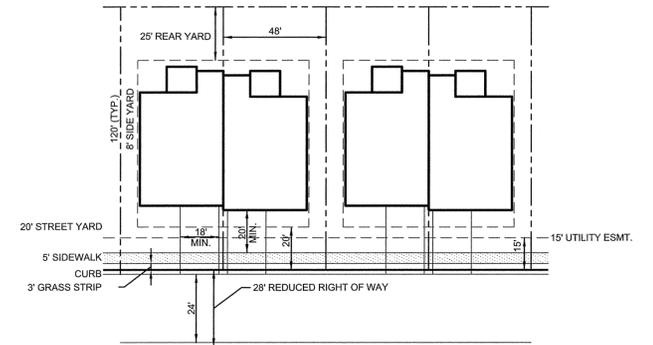
41. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESS WAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN, OR THE LANDSCAPE PLAN SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHT-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
42. MISS UTILITY NOTE: THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS. CONTACT "MISS UTILITY" THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.  
UTILITY CONTACT INFORMATION IS AS FOLLOWS:  
MISS UTILITY 1-800-262-8555
43. VOLUNTARY SCHOOL ASSESSMENT: THE OWNERS SHALL PAY ANY VOLUNTARY SCHOOL ASSESSMENT REQUIRED BY TITLE 9, SECTION 2661(C) OF THE DELAWARE CODE, CALCULATED ON A PER UNIT BASIS AT THE TIME OF ISSUANCE OF THE FIRST BUILDING PERMIT AND IN AN AMOUNT DETERMINED PURSUANT TO TITLE 14 SECTION 103(C) OF THE DELAWARE CODE.
44. OPEN SPACE ESCROW: PURSUANT TO CHAPTER 40, ARTICLE 27 OF THE NEW CASTLE COUNTY CODE, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD. THE AMOUNT SHALL BE THREE HUNDRED DOLLARS PER UNIT SHOWN ON THIS PLAN OR SUBSEQUENT PLANS.
45. TRADITIONAL NEIGHBORHOOD HOUSING PROGRAM: THIS APPLICATION IS SUBJECT TO ALL PROVISIONS OF DIVISION 40.07.500 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE THAT ARE APPLICABLE TO A MAJOR RESIDENTIAL SUBDIVISION WITH REZONING.
46. WATER RESOURCE PROTECTION STANDARDS:  
PROTECTION REQUIRED: 9.83 AC. (50%)  
PROTECTION PROPOSED: 12.01 AC. (61%)  
IMPERVIOUS COVERAGE CALCULATIONS:  
1.) ALLOWED (20% OF WRPA WITHIN NET SITE AREA) 3.93 AC.  
2.) PROPOSED:  
IN STREETS: 1.00 ACRE  
IN DRIVEWAYS / PARKING SPACES: 0.48 ACRE  
IN SIDEWALKS: 0.35 ACRE  
IN BUILDINGS: 2.94 ACRE  
TOTAL: 3.87 ACRE (19.7%)

NATURAL RESOURCE PROTECTION TABLE				
NATURAL RESOURCE	TOTAL AREA	REQUIRED PROTECTED %	PROVIDED PROTECTED (AC)	PROVIDED PROTECTED %
MATURE FOREST	1.90± ACRES	70%	1.52± ACRES	80%
YOUNG FOREST	1.62± ACRES	50%	0.81± ACRES	50%
WETLAND AREA	2.04± ACRES	100%	2.04± ACRES	100%
100 YR FLOOD PLAIN	2.35± ACRES	100%	2.35± ACRES	100%
RIPARIAN BUFFER	5.67± ACRES	100%	5.67± ACRES	100%
WRPA	19.66± ACRES	50%	12.01± ACRES	61%



TYPICAL 28' WIDE TOWNHOUSE LOT

MIN. LOT AREA:	2,200 S.F.
MIN. LOT WIDTH:	28'
MIN. SIDE YARD:	6' END UNIT
MIN. BUILDING SPACING:	10'
MIN. FRONT YARD SETBACK:	15' (20' SETBACK TO PARKING)
MIN. REAR YARD:	20'
MAX. BUILDING HEIGHT:	40'
PARKING REQUIRED:	2.25 SPACES/UNIT

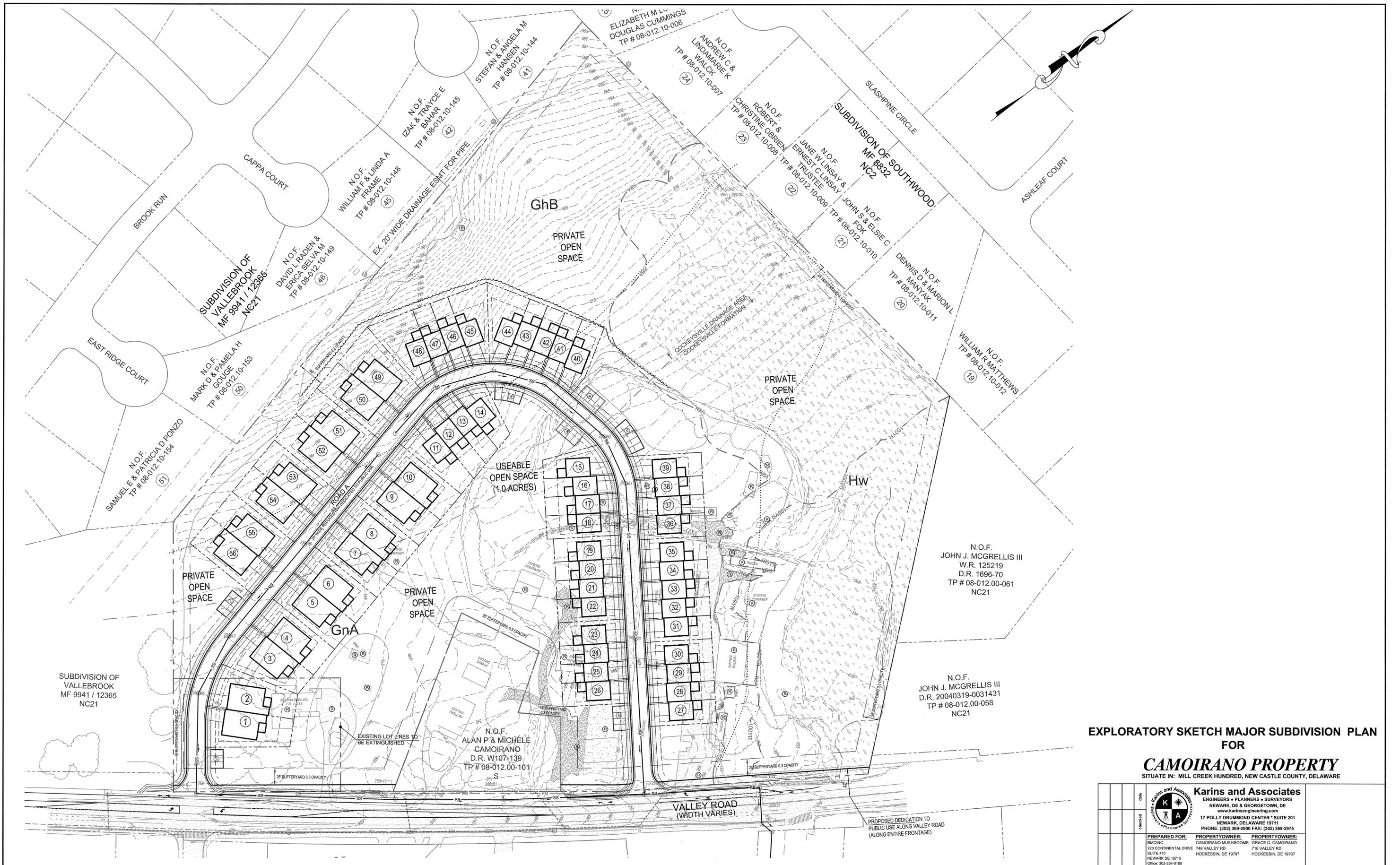


TYPICAL 48' WIDE TWIN LOT

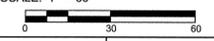
MIN. LOT AREA:	4,500 S.F.
MIN. LOT WIDTH:	48'
MIN. SIDE YARD:	8'
MIN. BUILDING SPACING:	12'
MIN. FRONT YARD SETBACK:	20'
MIN. REAR YARD:	25'
MAX. BUILDING HEIGHT:	36'
PARKING REQUIRED:	2.25 SPACES/UNIT

EXPLORATORY SKETCH MAJOR  
SUBDIVISION PLAN  
FOR  
**CAMOIRANO PROPERTY**  
SITUATE IN: MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE

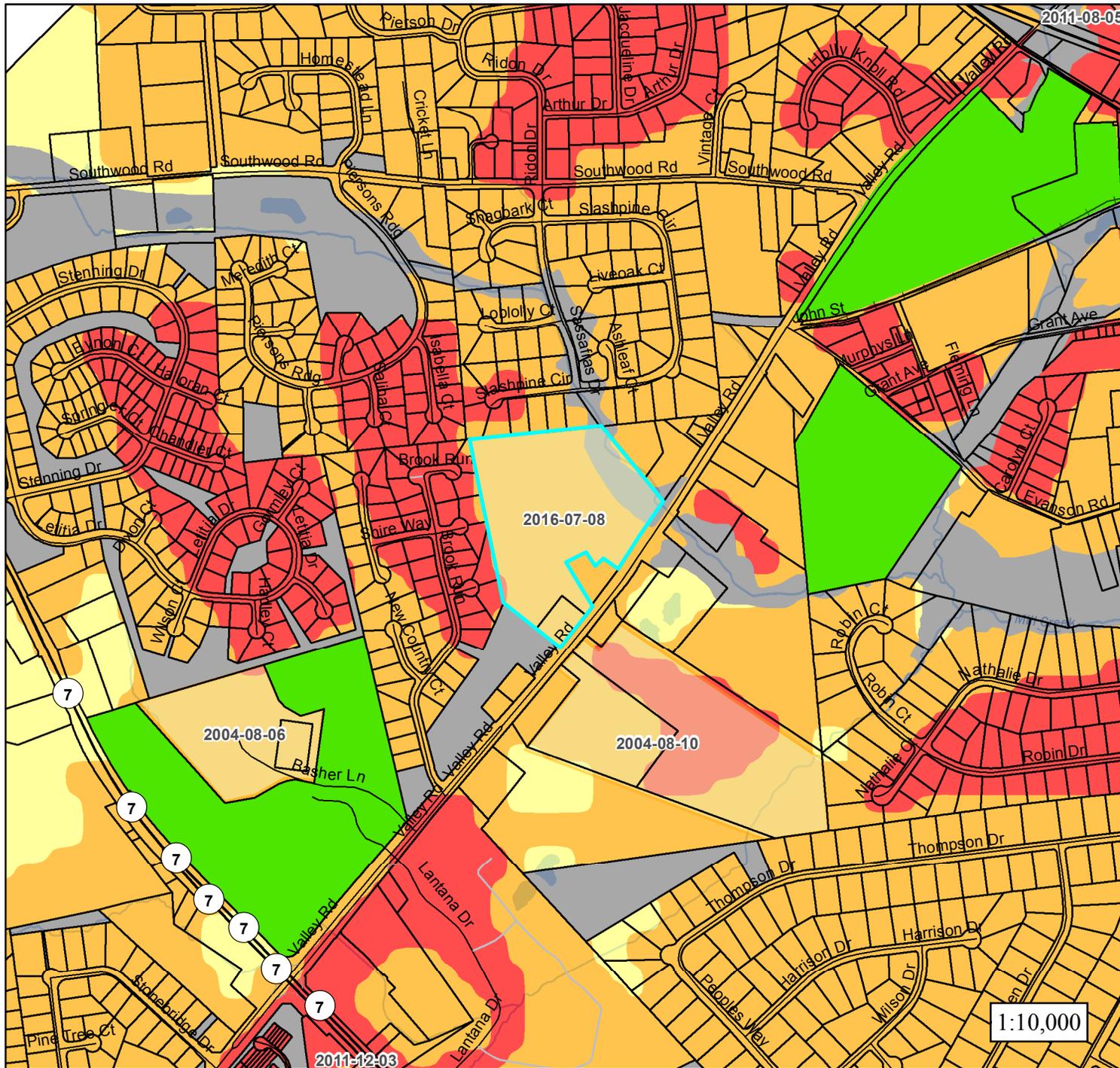
date	checked	revisions
<p><b>Karins and Associates</b> ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE &amp; GEORGETOWN, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975</p>		
<p>PREPARED FOR: PROPERTYOWNER: PROPERTYOWNER: BMCINC. CAMOIRANO MUSHROOMS GRACE C. CAMOIRANO 220 CONTINENTAL DRIVE 746 VALLEY RD 718 VALLEY RD SUITE 410 HOCKESSIN, DE 19707 HOCKESSIN, DE 19707 NEWARK DE 19713 Office: 302-254-0100</p>		
<p>SURVEY BY: K.A.</p>		
<p>DESIGNED BY: J.L., G.C.</p>		
<p>DRAWN BY: J.L., G.C.</p>		<p>DATE: 06-14-16 SHEET: 2 OF 3</p>
<p>CHECKED BY: D.S.</p>		<p>DRAWING NO.: 1453 R02 EXPLORATORY</p>



**EXPLORATORY SKETCH MAJOR SUBDIVISION PLAN  
FOR  
CAMOIRANO PROPERTY**  
SITUATE IN: MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE

	<b>Karins and Associates</b> ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE & GEORGETOWN, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975		
	PREPARED FOR: CAMOIRANO MUSHROOMS 230 CONTINENTAL DRIVE SUITE 410 NEWARK DE 19713 OFFICE: 302-254-0100	PROPERTYOWNER: GRACE C. CAMOIRANO 748 VALLEY RD. HOCKESSIN, DE 19707	PROPERTYOWNER: GRACE C. CAMOIRANO 718 VALLEY RD. HOCKESSIN, DE 19707
SURVEY BY: K.A. DESIGNED BY: J.L., G.C. DRAWN BY: J.L., G.C. CHECKED BY: D.S.	SCALE: 1" = 60' 	DATE: 06-14-16 SHEET: 3 OF 3 DRAWING NO.: 1453-EXPLORATORY R03	

# Preliminary Land Use Service (PLUS)



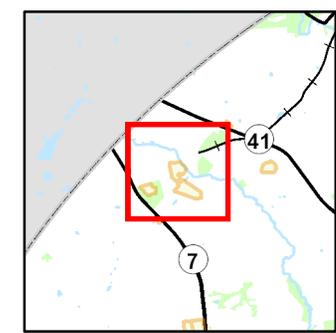
**Camoirano Property**  
2016-07-08

**Legend**

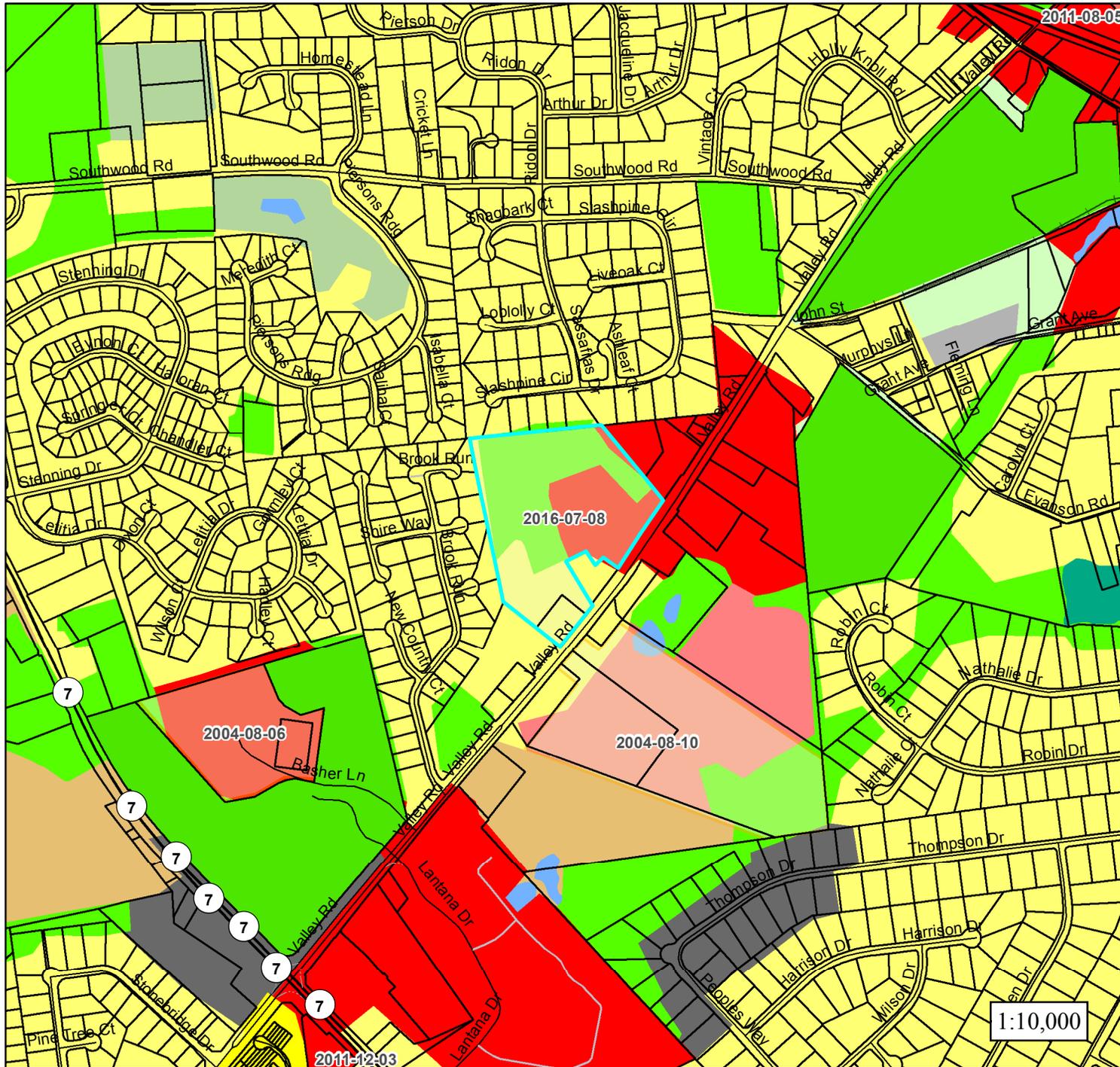
**2015 State Strategies**

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- PLUS Project Areas

## Location Map



# Preliminary Land Use Service (PLUS)

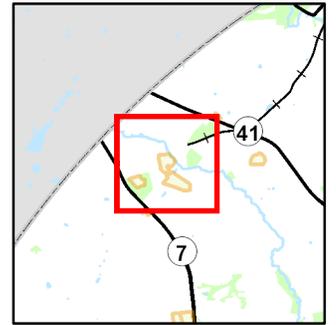


**Camoirano Property**  
2016-07-08

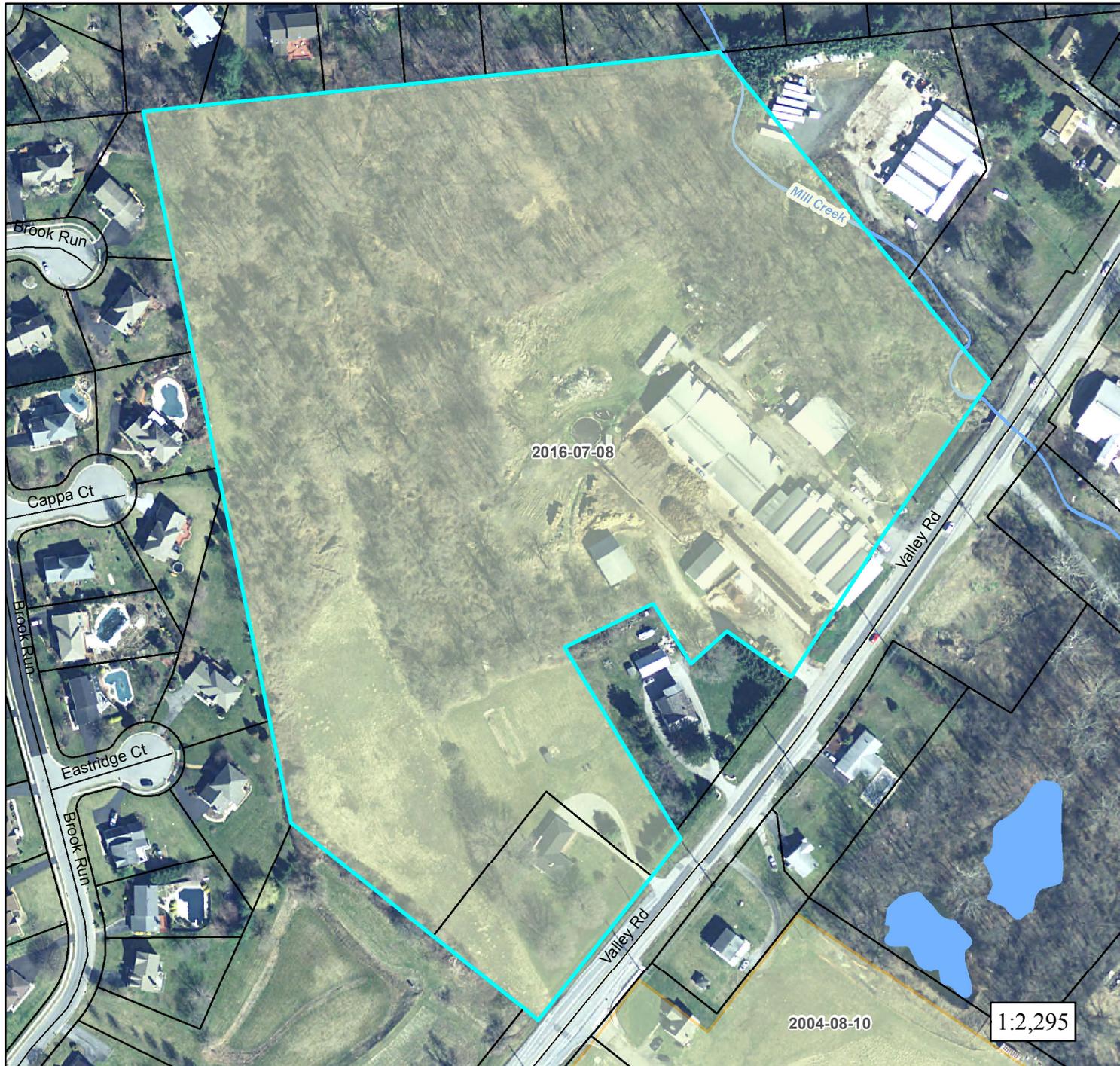
**Legend**

- PLUS Project Areas
- 2007 Land Use LULC Category**
  - Single Family Dwellings
  - Multi-Family Dwellings
  - Mobile Home Parks/Courts
  - Commercial
  - Industrial
  - Transportation/Communication/Utilities
  - Mixed Urban/Built-up
  - Institutional/Governmental
  - Recreational
  - Farms, Pasture, Cropland
  - Confined Animal Feeding Operations/Feedlots/Holding
  - Rangeland
  - Orchards/Nurseries/Horticulture
  - Deciduous Forest
  - Evergreen Forest
  - Mixed Forest
  - Shrub/Brush Rangeland
  - Clear-cut
  - Man-made Reservoirs and Impoundments
  - Marinas/Port Facilities/Docks
  - Open Water
  - Emergent Wetlands - Tidal and Non-tidal
  - Forested Wetlands - Tidal and Non-tidal
  - Scrub/Shrub Wetlands - Tidal and Non-tidal
  - Sandy Areas and Shoreline
  - Extraction and Transitional

## Location Map



# Preliminary Land Use Service (PLUS)

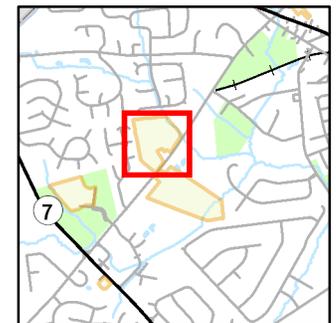


**Camoirano Property**  
2016-07-08

**Legend**

- PLUS Project Areas

## Location Map



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