

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): 2016-10-05Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 11. Project Title/Name: 100 Christiana Road2. Location (please be specific): NW side of Christiana Rd 1315' from New Churchmans Rd3. Parcel Identification #: 10-024.00-0524. County or Local Jurisdiction Name: where project is located: New Castle5. If contiguous to a municipality, are you seeking annexation: No6. Owner's Name: Francesco D. ConigliaroAddress: 212 Milford DriveCity: MiddletownState: DEZip: 19709Phone: 302-562-0596

Fax:

Email: FConigliaro801@aol.c

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

Address: Same as Owner

City:

State:

Zip:

Phone:

Fax:

Email:

8. Project Designer/Engineer: Carmine F. Casper (Howard L. Robertson, Inc.)Address: 801 Brandywime Blvd.City: WilmingtonState: DEZip: 19809Phone: 302-764-2456Fax: 302-764-7022Email: hlrobertsoninc@comcast.n9. Please Designate a Contact Person, including phone number, for this Project: Carmine Casper - 302-764-2456

Information Regarding Site:	
10. Type of Review: <input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Proposed 5,253 sq ft. retail/restaurant building 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 +/-): 0.89 ac. Number of Residential Units: 0 Commercial square footage: 5,253 sq. ft.	
13. Present Zoning: ON	14. Proposed Zoning: CN (Retail)
15. Present Use: Office/Residential	16. Proposed Use: Retail/Restaurant
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 Company 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):	
20. Environmental impacts: How many forested acres are presently on-site? How many forested acres will be removed? 0.3350 Ac. 0.5407 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: n/a <input type="checkbox"/> Non-tidal Acres: n/a If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: n/a How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>100' from culvert</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: Bio-Retention	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? .447 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 Mangement, Landscaping and Open Area	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: **315**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **Less than 3%**

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. **Willing to connect to Lands of Churchmans CC LLC**

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: **Francesco** phone number: **562-0596**

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.

Francesco Galeano
 Signature of property owner

10/03/16

Date

[Signature]
 Signature of Person completing form
 (If different than property owner)

10-03-16

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.

DATA COLUMN

OWNER/DEVELOPER/APPLICANT
FRANCESCO D. CONIGLIARO
212 MILFORD DRIVE
MIDDLETOWN, DE 19709
(302)-562-0596

WATERSHEDS
ARMY CREEK

ZONING - CN RETAIL SETBACK

STREET YARD 15'
REAR YARD NONE
LOT AREA 20,000 SQ FT
LOT WIDTH 50'
MAX BUILDING HEIGHT 35'
PAVING 40' STREET, 10' OTHER

ENGINEER
HOWARD L. ROBERTSON INC
801 BRANDYWINE BLVD.
WILMINGTON, DE 19809
(302)-764-2456

TAX PARCEL
10-024.00-052

ADDRESS
100 CHRISTIANA ROAD
NEW CASTLE, DE 19720

EXISTING CONDITION
ONE 943 SQUARE FOOT BUILDING
ONE 263 SQUARE FOOT SHED

PROPOSED CONDITION
ONE 5,253 SQUARE FOOT BUILDING

LIMIT OF DISTURBANCE
THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 28,959 SQUARE FEET.

DATUM
N.A.V.D 88

BENCHMARK
USGS BENCHMARK JU XXXX - XXXX

PLUS NUMBER
XXXX-XXX-XX

SOURCE OF TITLE
20160413 0017197

MONUMENTS
EXISTING - 0
PROPOSED - 0

STATE PLANE COORDINATES
NORTHEAST SITE CORNER
LATITUDE: 39.66503
LONGITUDE: -75.61662

LIMIT OF DISTURBANCE
.66 AC
EXISTING SITE AREA
.89 AC
PROPOSED SITE AREA
.89 AC
EXISTING WETLAND AREA
0 AC

PARKING
REQUIRED = 30 = 16.2 + 13.8
1,800 SQ FT / 1000 * 9 = 16.2
2,453 SQ FT / 1000 * 4 = 13.8
PROPOSED = 30

FOREST
EXISTING YOUNG FOREST - 23,554 SQ FT
REQUIRED PROTECTION - 23,554 * 20% = 4,711 SQ FT
PROPOSED PROTECTION - 8,962 SQ FT

SANITARY SEWER
SEWER TYPE - PUBLIC
THE ENTIRE PROPOSED SANITARY SEWER AND TIE IN IS LOCATED IN THE CHRISTIANA ROAD R.O.W

LEGEND

--- EXISTING CONTOURS
(00.00) EXISTING SPOT ELEVATIONS
-SF- SILT FENCE
-LOD- LIMIT OF DISTURBANCE
S SANITARY SEWER MANHOLE
EXISTING TREE LINE
PROPOSED DUMPSTER PAD

--- EXISTING CURB
--- PROPOSED CURB
Up "D" SOIL SOIL CLASSIFICATION
--- SOIL DIVISION LINE
EXISTING PAVING
EXISTING FENCE

TRACT AREA		
	AREA (SQ FT/AC)	PERCENTAGE OF LOT
BUILDING COVERAGE	5,253/121	13.6%
PARKING COVERAGE	12,705/292	32.8%
SIDEWALKS	1,404/032	3.6%
OPEN SPACE	19,489/447	50.2%
TOTAL	38,851/89	100% ±
STORMWATER MANAGEMENT	1,793	
PROTECTED YOUNG FORESTS	8,962	

* OPEN SPACE CONSISTS OF STORMWATER MANAGEMENT AREA AND PROTECTED YOUNG FOREST

GENERAL NOTES:

1. PURPOSE
TO DEVELOPE THIS SITE WITH 5,355 SQ FT OF RETAIL STORES AND ALL THE PARKING, UTILITIES, LANDSCAPING, STORMWATER MANAGEMENT, ETC. TO CONSTRUCT SAID RETAIL STORES

2. WATER
ARTESIAN WATER COMPANY
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

3. DEBRIS DISPOSAL
NO DEBRIS WILL BE BURIED ON THIS SITE

4. FIRE PROTECTION
ALL FIRE LINES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC. SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS 1997 DATED JULY 1, 1997 OR AS MAY HAVE BEEN SUBSEQUENTLY AMENDED.

5. WATER RESOURCE PROTECTION AREAS
THIS SITE DOES NOT LIE WITHIN A WRPA, AS SHOWN ON MAP 1 OF 3, REVISED DECEMBER, 2011

6. FLOODPLAIN
THIS SITE DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN, AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP NO. 100330161K, PANEL 161 OF 475 DATED 02/04/2015

7. CRITICAL NATURAL AREAS
THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST

8. IMPACT FEE NOTE
THIS PLAN IS SUBJECT TO THE IMPACT PROVISIONS OF CHAPTER 40, ARTICLE 14, OF THE NEW CASTLE COUNTY CODE AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.

9. STEEP SLOPES
THE ARE NO STEEP SLOPES LOCATED ON THIS SITE AS DEFINED BY 10.340 OF THE UNIFIED DEVELOPMENT CODE.

10. WETLANDS - 0.000 ACRES TOTAL
THIS SITE HAS BEEN EXAMINED BY ATLANTIC HYDROLOGIC INC. IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN THE "FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS" DATED JANUARY 10, 1989, OR AS LATER AMENDED.

11. LANDSCAPING
A LANDSCAPING PLAN PREPARED BY _____ OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE IN HEREBY CONSIDERATION

NINE (9) REPLACEMENT TREES WILL BE PLANTED IN THE SOUTH WEST PORTION OF THE LOT TO COMPENSATE FOR THE REMOVAL OF THE 32" SPECIMAN TREE IN THE PROPOSED ENTRANCE

12. LAND DEVELOPMENT AGREEMENT
XXXXXXXXXXXXXXXXXXXX

13. UTILITY EASEMENTS
XXXXXXXXXXXXXXXXXXXX

14. SITE TOPOGRAPHY
A TOPOGRAPHIC SURVEY WAS PERFORMED BY HOWARD L. ROBERTSON, INC. ON 05/04/2016 USING STANDARD SURVEYING PRACTICES.

15. CONSERVATION EASEMENT
ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE 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.

16. SANITARY SEWER DISPOSAL
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.

17. ACCESS NOTE
NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER EASEMENT SHOWN ON THIS PLAN.

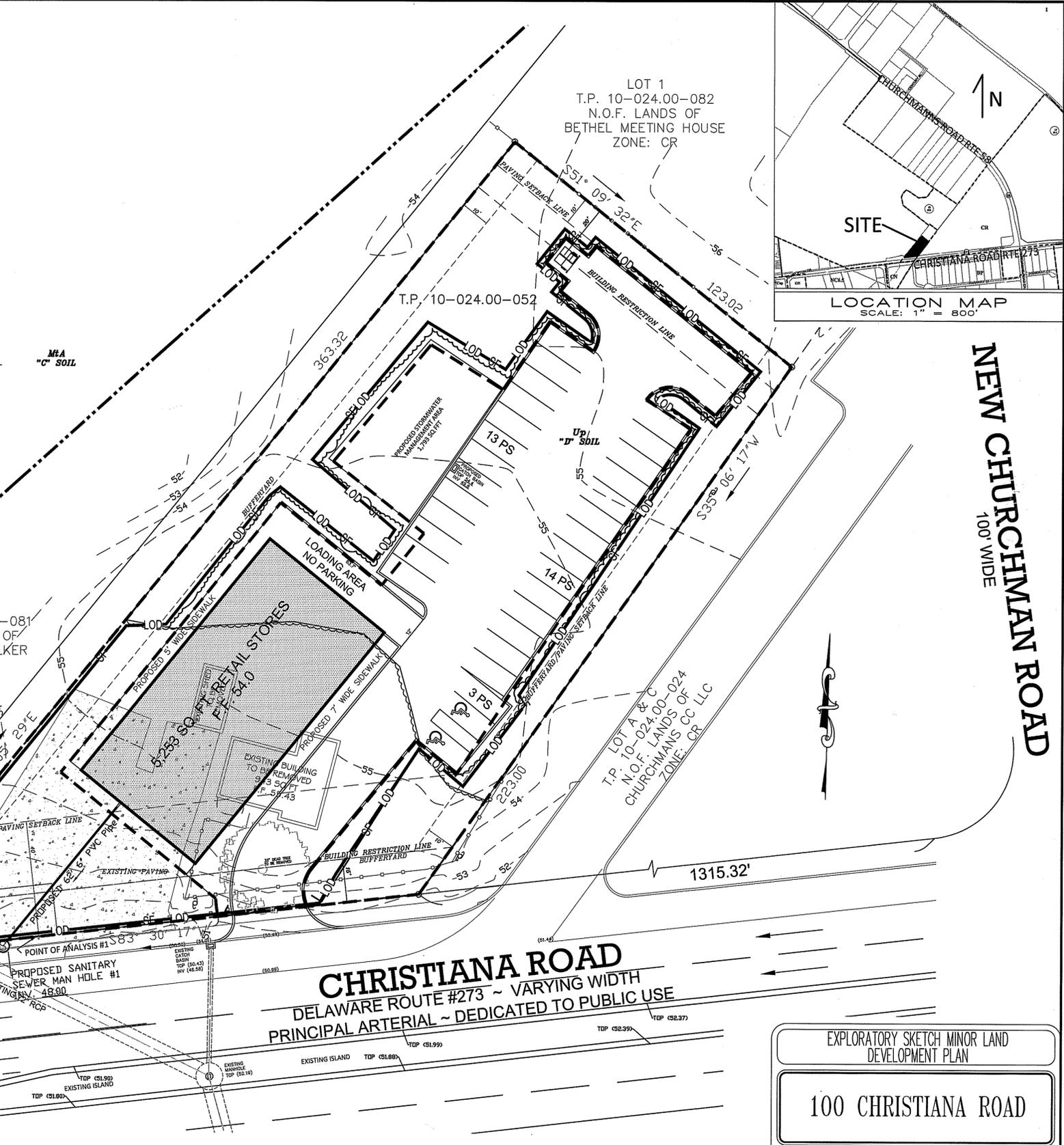
18. NEW CASTLE COUNTY DRAINAGE CODE
DRAINAGE EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.

19. EASEMENT NOTE
UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNED FOR PUBLIC USE IN UNPAVED AREAS, AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBMISSION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.

20. STORMWATER MAINTENANCE NOTE
A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE TO BE COMPLETED TO THE PROPERTY OWNER OR THE RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.

21. DEED RESTRICTIONS
THERE ARE NO APPLICABLE DEED RESTRICTIONS ON THIS PARCEL.

22. SUPERSEDES
THIS PLAN SUPERSEDES, IN PART, THE PLAN OF _____ DATED _____ AND RECORDED ON _____ IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____



CERTIFICATION OF PLAN ACCURACY

I, CARMINE F. CASPER, P.E., 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.

DATE _____ CARMINE F. CASPER, P.E. (C.E.)
TEL: (302)764-2456
FAX: (302)764-7022

CERTIFICATION OF OWNERSHIP

I, FRANCESCO D. CONIGLIARO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE 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 UNIFIED DEVELOPMENT CODE.

DATE _____ FRANCESCO D. CONIGLIARO

CERTIFICATION OF PLAN APPROVAL

GENERAL MANAGER, DEPARTMENT OF LAND USE NEW CASTLE COUNTY

DATE _____

GENERAL MANAGER, COUNTY COUNCIL OF NEW CASTLE COUNTY

DATE _____

5,253 FEET GROSS FLOOR AREA @ 0.10 GPD = 525.3 GPD AVERAGE FLOW
TOTAL AVE DAILY FLOW 525.3 GPD
TOTAL PEAK FLOW 525.3 X 4 = 2,101 GPD

REVISIONS	

EXPLORATORY SKETCH MINOR LAND DEVELOPMENT PLAN

100 CHRISTIANA ROAD

BLOCK MAP # _____ N.C.C. TAX PARCEL #10-024.00-052
NEW CASTLE HUNDRED NEW CASTLE COUNTY DELAWARE

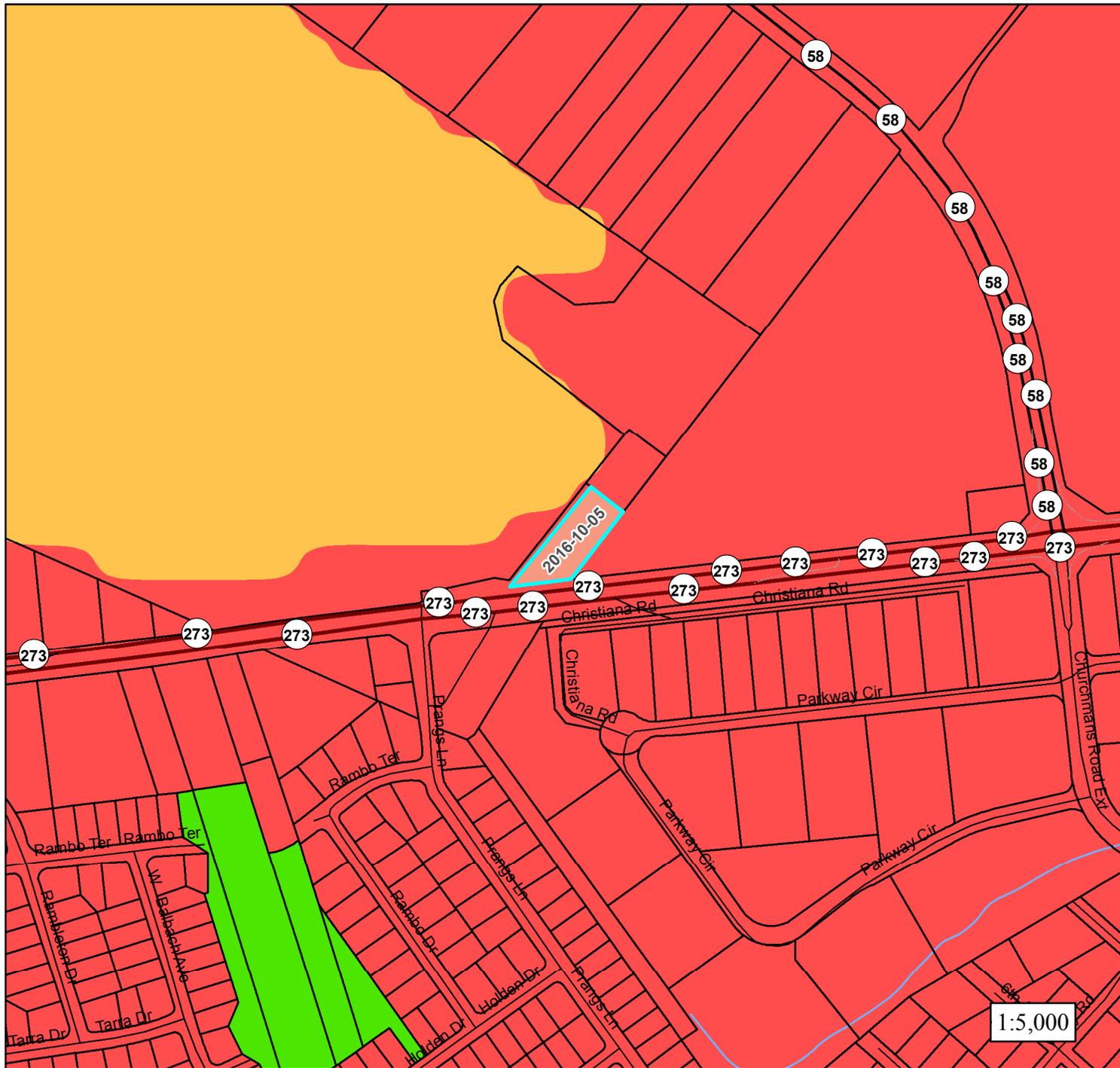
SCALE: 1" = 20' DATE: 05/27/16

GRAPHIC SCALE (IN FEET)
0 10 20 30 40 50

HOWARD L. ROBERTSON, INC.
Registered Professional Engineers and Land Surveyors
801 BRANDYWINE BOULEVARD
WILMINGTON, DELAWARE 19809

SHEET 1 OF 1

Preliminary Land Use Service (PLUS)

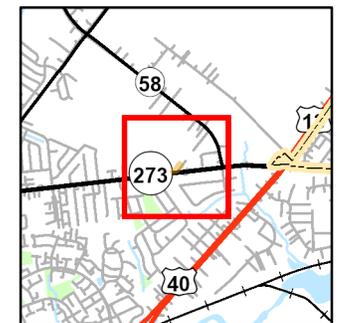


**100 Christiana Road
2016-10-05**

Legend

- PLUS Project Areas
- 2015 State Strategies**
 - Level 1
 - Level 2
 - Level 3
 - Level 4
 - Out of Play

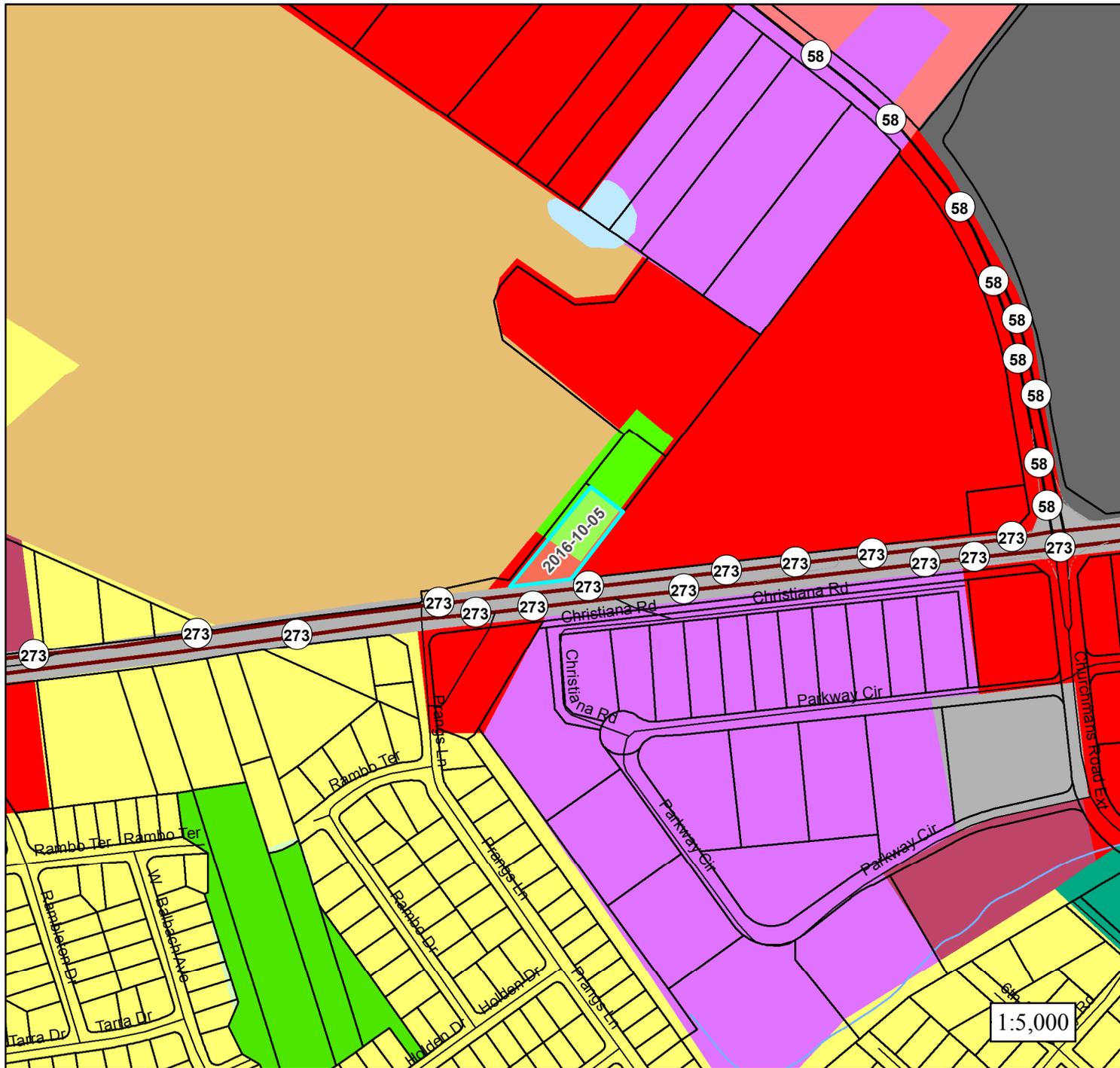
Location Map



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

Preliminary Land Use Service (PLUS)

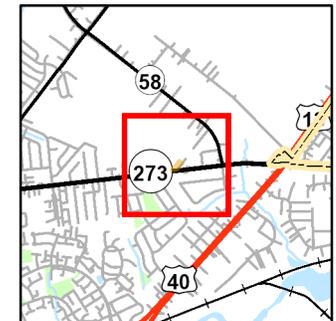
**100 Christiana Road
2016-10-05**



Legend

- PLUS Project Areas
- 2012 Land Use LULC Category**
- 110
- 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



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

Preliminary Land Use Service (PLUS)

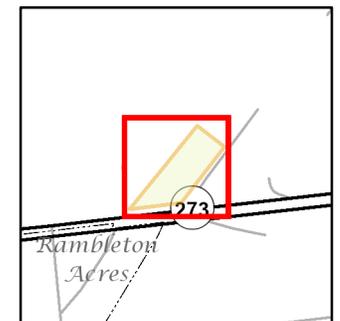


100 Christiana Road
2016-10-05

Legend

PLUS Project Areas

Location Map



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