

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): <u>2016-10-06</u>		<u>3</u>
Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____		
1. Project Title/Name: The Cascades		
2. Location (please be specific): WB US 40, W of Pleasant Valley Rd, E of Frazer Road		
3. Parcel Identification #: 1102500006	4. County or Local Jurisdiction Name: where project is located: NEW CASTLE COUNTY	
5. If contiguous to a municipality, are you seeking annexation: NA		
6. Owner's Name: ROUTE 40 ENTERPRISES		
Address: 5159 WEST WOODMILL DRIVE		
City: WILMINGTON	State: DE	Zip: 19808
Phone: 302-999-9200	Fax:	Email:
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): ROB ALLEN		
Address: 5159 WEST WOODMILL DRIVE		
City: WILMINGTON	State: DE	Zip: 19808
Phone: 302-999-9200	Fax:	Email: rallen@handierhomes.com
8. Project Designer/Engineer: Becker Morgan Group, c/o Christopher Duke		
Address: 250 South Main Street, Suite 109		
City: Newark	State: DE	Zip: 19711
Phone: 302-369-3700	Fax:	Email: cduke@beckermorgan.co
9. Please Designate a Contact Person, including phone number, for this Project: Christopher Duke		

Information Regarding Site: 115 Single Family Residential Lots, age restricted, Open Space Planned development	
10. Type of Review: <input 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: 115 Single Family Residential Lots, age restricted, Open Space Planned 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 +/-): 77.64 Number of Residential Units: 115 Commercial square footage: 0	
13. Present Zoning: S - Suburban	14. Proposed Zoning: S - Suburban
15. Present Use: Farmfield	16. Proposed Use: Single Family Residential, age restricted
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): Age restricted	
20. Environmental impacts: How many forested acres are presently on-site? 71.36 How many forested acres will be removed? 29.28 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: 13.33 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: Minimal areas for road crossings to provide access. How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>50', excluding crossings.</u>	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Bioretention, infiltration, wet basins	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 44.2 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/passive recreation, SWM, forested areas	
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: 535 vpd (ITE 251)
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? < 5 %

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. To West and North; willing, but wetlands to West

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: Rob Allen phone number: 302-999-9200

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]
 Signature of property owner

10-3-16
 Date

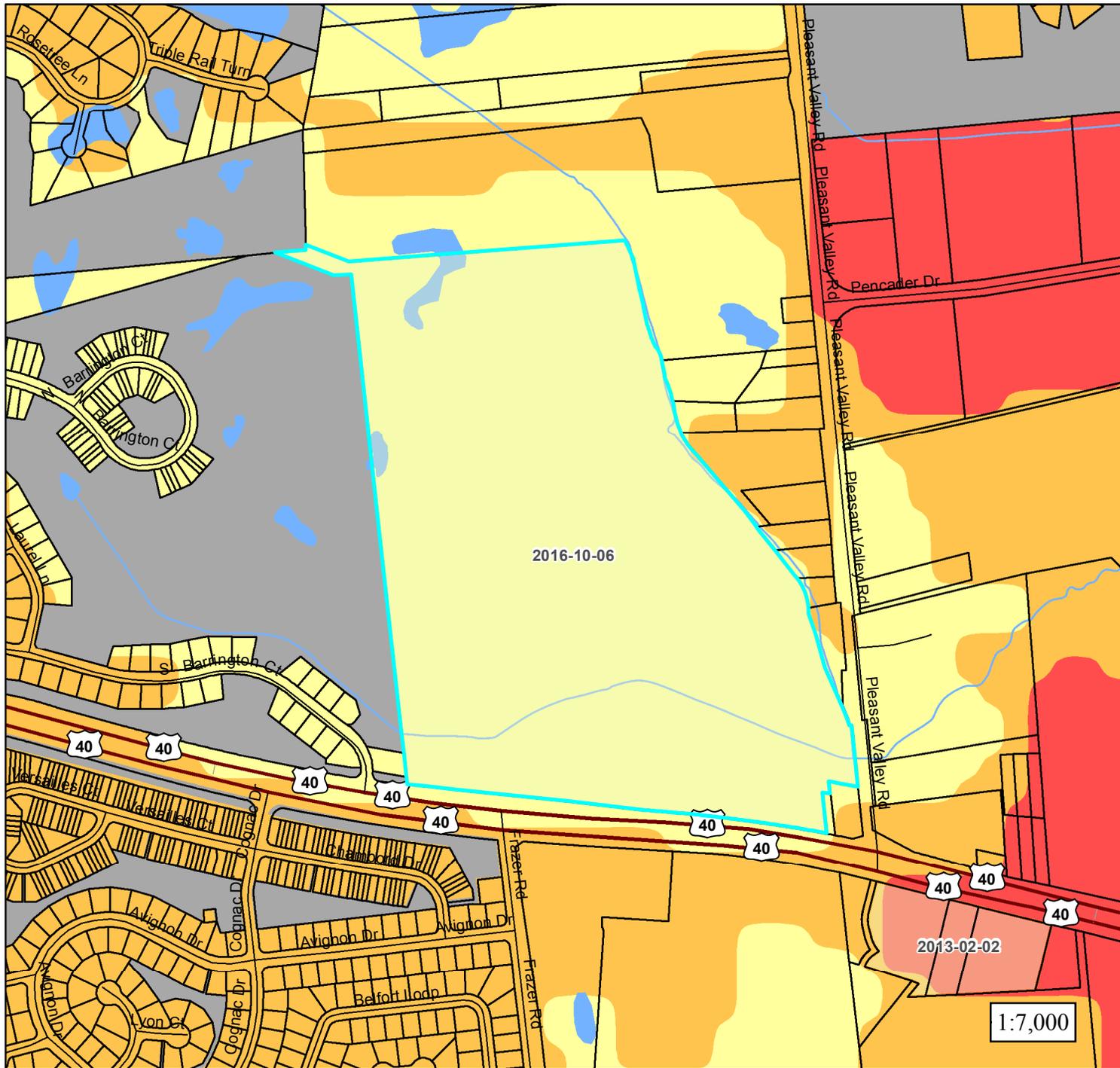
[Signature]
 Signature of Person completing form
 (If different than property owner)

10-3-16
 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.

Preliminary Land Use Service (PLUS)

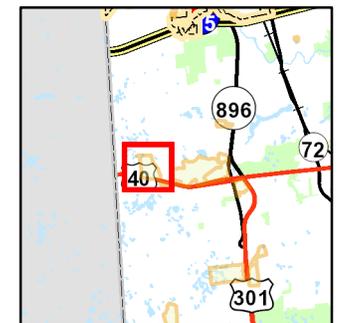


The Cascades 2016-10-06

Legend

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

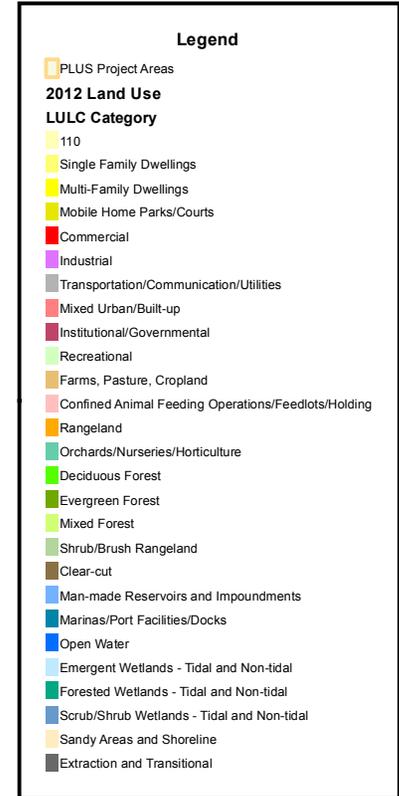
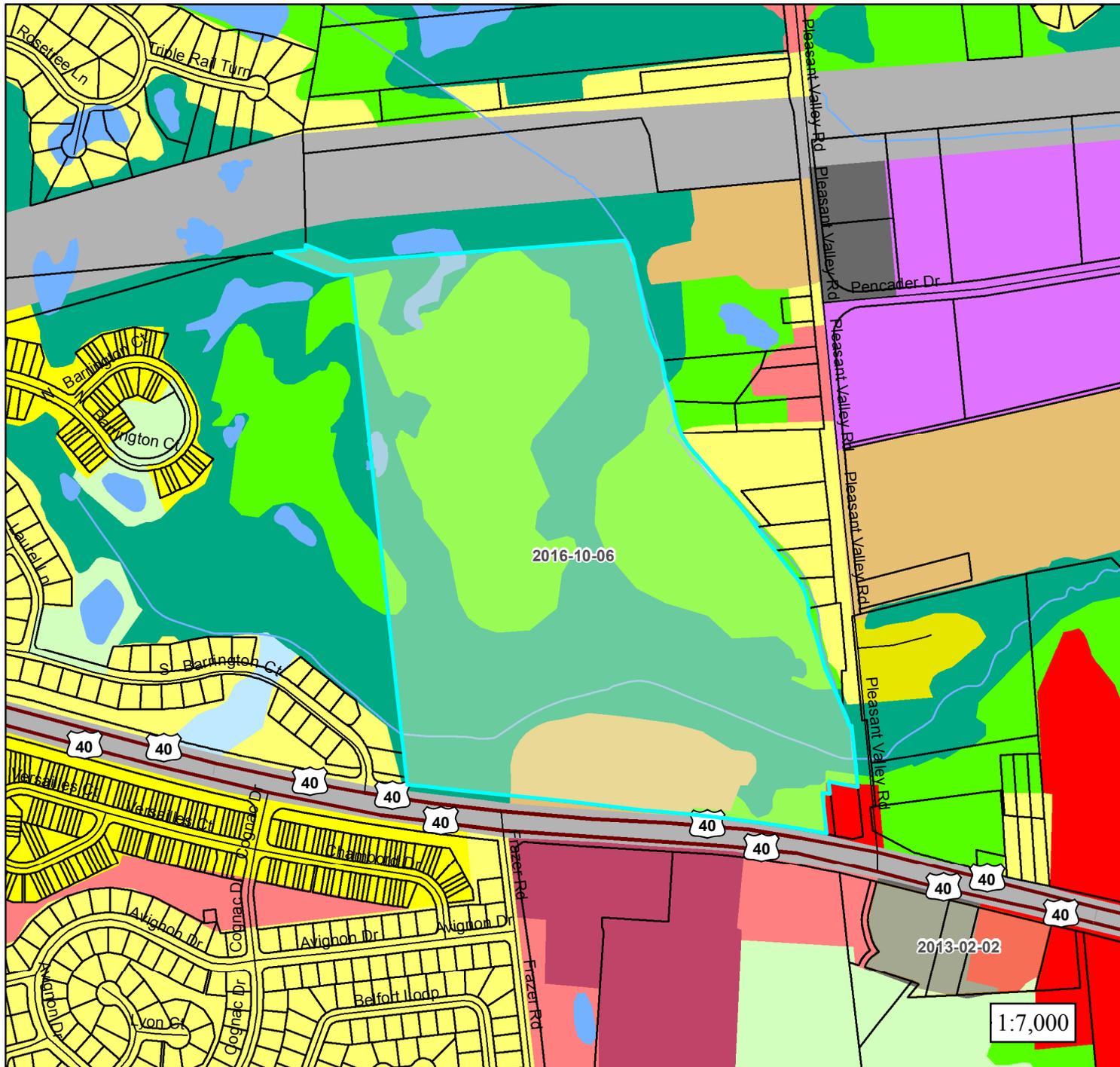
Location Map



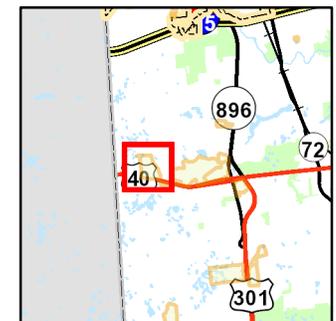
Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

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The Cascades
2016-10-06



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The Cascades
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Legend

 PLUS Project Areas

Location Map



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