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): 2017-03-09

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1

1. Project Title/Name: South Chapel Street Dunkin Donuts
2. Location (please be specific): 906 South Chapel Street, 650' south of Chestnut Hill Road
3. Parcel Identification #: 11-006.10-274
4. County or Local Jurisdiction Name: where project is located: NCC
5. If contiguous to a municipality, are you seeking annexation:
6. Owner's Name: Roal Wit 3

   Address: 910 South Chapel Street Suite 100

   City: Newark State: DE Zip: 19713

   Phone: 302-283-1800 Fax: Email: rwittig@dsm1800.com

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

   Address: 2450 Market Street

   City: Linwood State: PA Zip: 19061

   Phone: 302-893-4728 Fax: Email: npatelm3@gmail.com

8. Project Designer/Engineer: Larson Engineering Group Inc

   Address: 910 South Chapel Street, Suite 200

   City: Newark State: DE Zip: 19713

   Phone: 302-731-7434 Fax: 302-731-8200 Email: acollins@larsonengineering.net

9. **Please Designate a Contact Person, including phone number, for this Project:** Andrew Collins 302-731-7434

Information Regarding Site:

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

11. Brief Explanation of Project being reviewed: Rezoning of ON parcel to CN to allow a donut/coffee shop with drive thru

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 +/-): 1.20 Number of Residential Units: Commercial square footage: 2,168

13. Present Zoning:	14. Proposed Zoning:
ON (Office Neighborhood)	CN (Commercial Neighborhood)
15. Present Use:	16. Proposed Use:
Undeveloped lot	Restaurant with drive thru

17. Water: ☒ Central (Community system) ☐ Individual On-Site ☐ Public (Utility)
Service Provider Name: United

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):

20. Environmental impacts: Located within wellhead class C. Recharge of clean rooftop water is proposed.

How many forested acres are presently on-site? 0.47 How many forested acres will be removed? 0.43

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:
☐ 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? No

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: Bioretention

23. Is open space proposed? ☐ Yes ☒ No If "Yes," how much? Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

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: 1,710

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0

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. An interconnection is proposed with parcel to the south

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: ~~Andrew Collins~~ phone number: ~~302-731-7434~~

31. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

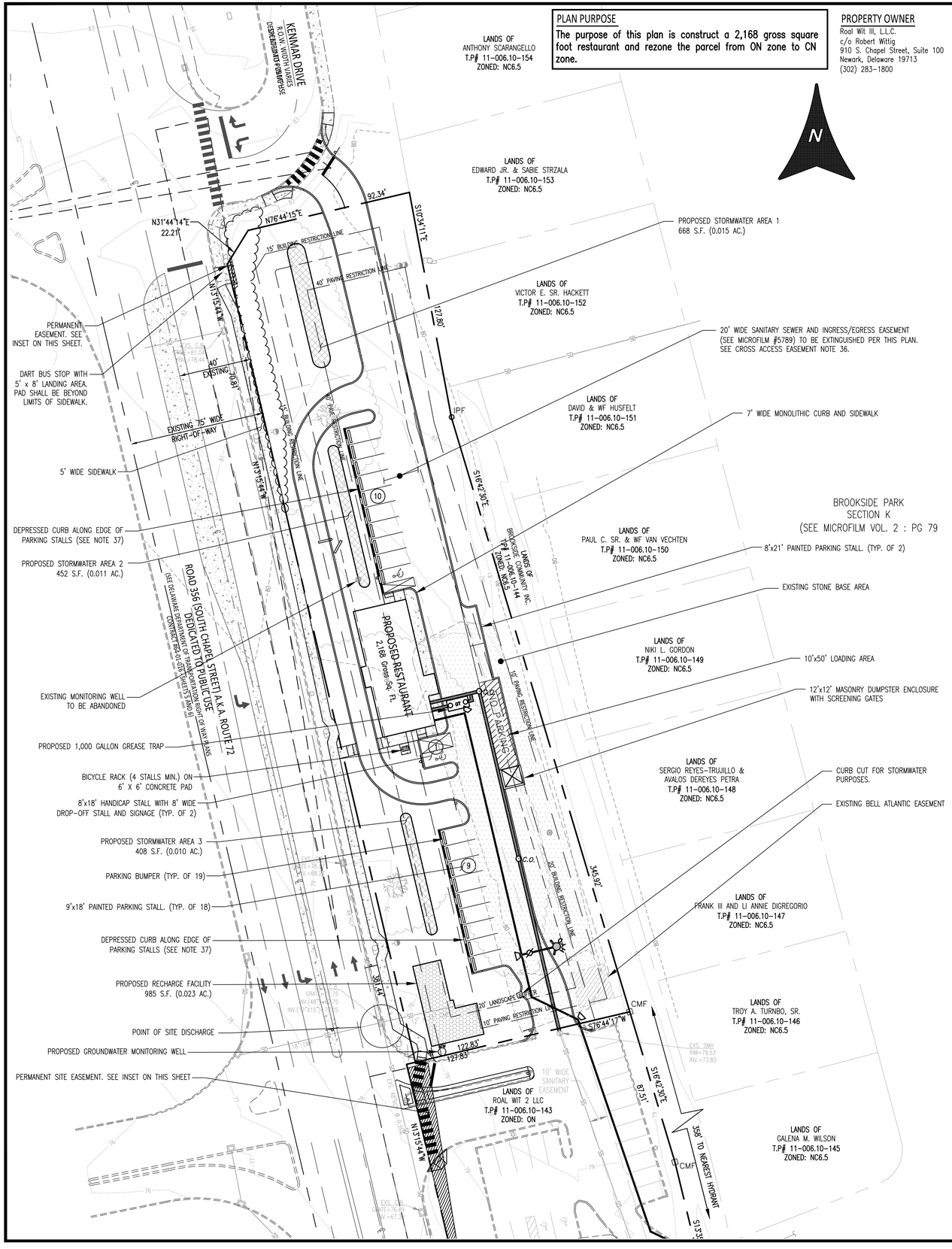
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner — Date: 2.20.17

Signature of Person completing form (If different than property owner) — Date: 2/20/17

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.



PLAN PURPOSE

The purpose of this plan is construct a 2,168 gross square foot restaurant and rezone the parcel from ON zone to CN zone.

PROPERTY OWNER

Roal Wit III, L.L.C.
c/o Robert Wittig
910 S. Chapel Street, Suite 100
Newark, Delaware 19713
(302) 283-1800

DATA COLUMN

NCC Application Number: 2016-0790

1. PLAN PURPOSE: To construct a 2,168 gross square foot office restaurant and rezone the parcel from ON zone to CN zone.

2. Tax Parcel Number(s): 11-006.10-274

3. Existing zoning: ON (Office Neighborhood)
   Proposed zoning: CN (Commercial Neighborhood)

4. Datum: NAVD 88

5. Lot Area: 1.1963 Acres
   Acreage of disturbed area on site = 1.037 ac. (87% of site area)
   – Actual disturbed area = 1.06 acres. Per Table 10.210, recharge areas can be deducted from disturbed areas. Recharge area on this site = 0.023 acres.
   Total acreage of disturbed area = 1.35 acres (includes disturbance in rights-of-way)
   Limits of disturbance must be delineated in the field.

6. Dimensional Requirements (CN): Minimum Lot Area = 1 Acre
   Minimum Lot Width = 100 Feet
   Street Yard = 15 Feet
   Side Yard = none
   Rear Yard = 20 Feet
   Paving Street Yard/Other = 40 Feet/ 10 Feet
   Building Height = 35 feet

7. Building Area Proposed: 2,168 Sq. Ft.

8. Parking Required: Restaurant: 9 spaces per 1,000 sq. ft. of floor area
   2,168 sq. ft. (Building Area)/1000 * 9 = 20 spaces

9. Parking Provided: 22 spaces

10. Lot Coverage Existing : Building Coverage.....0.00% (0.0000 Acres)
    Impervious/Pave.....22.98% (0.2749 Acres)
    Open Area.....77.02% (0.9214 Acres)
    Total Area.....1.1963 Acres

    Lot Coverage Proposed : Impervious:
    Building Coverage.....4.16% (0.0498 Acres)
    Impervious/Pave.....38.95% (0.4660 Acres)
    SWM Area (Lined Bioretention).....3.01% (0.0360 Acres)
    Pervious:
    SWM Area (Recharge).....1.92% (0.0230 Acres)
    Open Area.....51.95% (0.6215 Acres)
    Total Area.....1.1963 Acres

11. This site is entirely located in the Water Resource Protection Area (Class "C" wellhead) per WRPA Map No. 1 of 3, last revised Febraury, 2006. Total impervious area (including lined bioretention areas) = 46.13%. A positive recommendation was issued by RPATAC on March 4, 2010 to allow 50% impervious coverage and 90% limits of disturbance on this site (Application #2009-0611) and approved by the Department of Land Use on April 23, 2010. A recharge facility is proposed as shown on this plan and a water management agreement was recorded in the office of the Recorder of Deeds, in and for New Castle County, Delaware on March 12, 2013 at Instrument #20130312-0016093. The Class "A" Wellhead WRPA depicted on the WRPA map listed above and encroaching onto the southern portion of the parcel, does not actually exist as documented by Duffield Associates, Inc. and verified by RPATAC.

12. There shall be no debris buried on this site.

13. A Landscape Plan prepared by Designs, Etc., last dated x/xx/xx or as later amended and approved in writing by the Department of Land Use, is hereby considered to be a part of this plan.

14. This site is not located within the 100 year Flood Plain per F.I.R.M. Map #10003C0140J, Panel 140 of 475, dated January 17, 2007. No floodplain study or floodplain delineation is required for this application.

15. No Critical Natural Areas exist on site per the State Inventory of Natural Areas.

16. No wetlands were found to exist on this site per report prepared by:

17. Boundary and topographic survey was performed by Larson Engineering, Inc. in January of 2007.

18. Drainage, erosion and sediment control and stormwater management shall be provided in accordance with the Delaware Sediment and Stormwater Regulations and the New Castle County Drainage Code.

19. 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. Water supply is provided by United Water Delaware.

20. Sewage is subject to the approval of the New Castle County Department of Special Services and the Delaware State Department of Natural Resources and Environmental Control. 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.

    Estimated sewer flow is:
    Restaurant .....20 seats x 50 gpd = 1,000 gpd
    Peak flows.....1,000 gpd x 4 = 4,000 gpd
    All on-site sewer shall be privately maintained.

21. All improvements required by this plan and New Castle County Code shall be subject to the Land Development improvement Agreement (LDIA), and performance guarantee incorporated therein. The LDIA is recorded in the office of the Recorder of Deeds in and for New Castle article 14 of the New Castle County Code, as may be amended by County, State of Delaware, on _____ at Instrument #_____

22. 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.

23. 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.

24. Any area designated for protection as a natural resource pursuant to Chapter 40 , 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.

25. Maximum height of building shall be 35 feet.

26. Building will not be protected by automatic sprinkler systems.

27. Source of Title:

28. Property address: 906 South Chapel Street, Newark, DE 19713

29. This plan supercedes Instrument #20130327-0019653, a Record Minor Land Development Plan for South Chapel Street Office Park recorded in New Castle County Recorder of Deeds on March 27, 2013.

30. The Owner/Developer shall pay, to New Castle County, funds for Long Term Stormwater Maintenance and Inspection Fund pursuant to Section 40.27.240 of the County Code. The funds shall be used for the costs associated with inspections. An amount of $xxxxxxx shall be funded prior to receiving the first Certificate of Occupancy. The Department of Land Use shall withhold the issuance of any Certificate of Occupancy until satisfactory written proof that the funds have been paid to New Castle County is furnished in accordance with the requirements.

31. The current owner, his successors or assigns, shall be responsible for maintenance of the stormwater management (Bioretention and Recharge) areas shown hereon.

32. Sediment disposal for stormwater management maintenance shall be at an off site location that has an approved Erosion and Sediment Control Plan.

33. All entrances shall conform to DelDOT's Standards and Regulations for Subdivision Streets and State Highway Access and shall be subject to its approval.

34. No waivers or variances from the Delaware Sediment and Stormwater Regulations is proposed for this project.

35. A stormwater management maintenance 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 and conveyance systems as identified on this plan for the purpose of inspecting, evaluating and maintaining the stormwater management facilities. The easement shall extend 10-feet from the outer edges of each 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 and assigns determines that maintenance is required to a stormwater management facility, New Castle County shall provide notice of the required maintenance and the time frame in which such maintenance shall be completed to the property owner or responsible party. No notice shall be required where New Castle County must perform 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.

36. A Declaration of Cross Easement between this parcel and parcel #11-006.10-143 was recorded in the office of the Recorder of Deeds, in and for New Castle County, Delaware on June 18, 2010 at Instrument #20100618-0030602.

37. A waiver from curbing along portions of this parking lot, to allow for sheet flow to bioretention areas, per Section 22.610 B of the UDC, was granted on April 23, 2010.

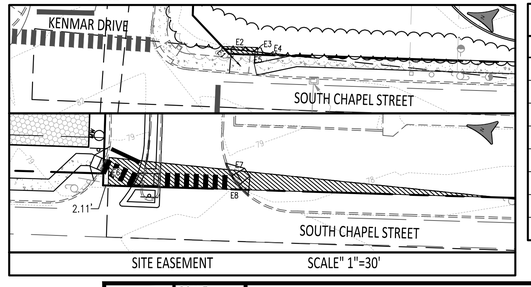
38. The following variances will be requested:
    a. 16' wide buffer with 8' fence along the rear property line. Required = 25' with 8' fence.
    b. 8' wide buffer along the South Chapel Street property line. Required = 25'.
    c. 18.5' dumpster enclosure setback from rear property line. Required = 20'.
    d. 0 bypass lanes. Required = 1.
    e. 13' sign setback. Required = 25'.
    f. 90% disturbance and 50% impervious coverage within WRPA Class C wellhead. Application 2009-0749-A was approved for 50% impervious coverage and 90% disturbance.

39. With the exception of Class C Wellhead WRPA described in note 11, no other natural resources listed in Table 40.10.010 of the New Castle County Unified Development Code exist on this site.

GRAPHIC SCALE

30 0 15 30 60 120

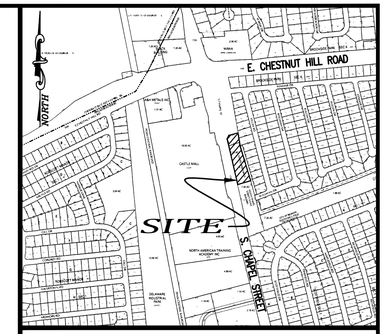
(IN FEET)
1 inch = 30 ft.



SITE EASEMENT SCALE" 1"=30'

EASEMENT LINE DATA

SEGMENT	LENGTH	DIRECTION
E1	4.24'	S31° 44' 14"W
E2	15.00'	N13° 15' 44"W
E3	1.85'	N76° 44' 16"E
E4	15.71'	N9° 02' 49"W
E5	27.67'	S13° 15' 44"E
E6	11.78'	N77° 00' 39"E
E7	163.70'	S9° 08' 11"E
E8	163.33'	N13° 15' 44"W



LOCATION MAP ADC MAP GRID: 10 H/J12 SCALE: 1"=800'

LEGEND

EXISTING PROPERTY LINE
BUILDING/PAVING RESTRICTION LINE
LANDSCAPE BUFFERYARD
EXISTING CONTOUR 33
PROPOSED UPRIGHT CURBING
PROPOSED DEPRESSED CURB
PROPOSED CONCRETE SIDEWALK
PROPOSED LIMITS OF DISTURBANCE LOD
EXISTING FENCE
EXISTING STORM DRAIN
EXISTING INLET
EXISTING SANITARY SEWER MAIN SS
PROPOSED SANITARY SEWER LATERAL
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
EXISTING UTILITY POLE
EXISTING OVERHEAD ELECTRIC OE
EXISTING STONE BASE
EXISTING TREE LINE
PROPOSED TREE LINE
EXISTING SPECIMEN TREE TO REMAIN
PROPOSED BIORETENTION AREA
PROPOSED RECHARGE FACILITY
PROPOSED PERMANENT EASEMENT
EXISTING MONITORING WELL W
PROPOSED MONITORING WELL MW

CERTIFICATION OF PLAN ACCURACY

I, George H. Larson, Jr. PE, 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.

Signature _____ Date _____
George H. Larson Jr. Engineer

CERTIFICATION OF OWNERSHIP

I, Robert G. Wittig, hereby certify that I am the owner of the properties which are 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 New Castle County Unified Development Code.

Signature _____ Date _____
Robert G. Wittig, President
Roal Wit III, LLC

CERTIFICATION OF PLAN APPROVAL

Approved _____ by _____
Date General Manager
For Department of Land Use of New Castle County

Approved _____ by _____
Date Council President
For County Council of New Castle County

DATE	SCALE
1/9/17	1"= 30'
JOB NO.	DRAWN BY
16-004	BDLenhoff
APPLICATION NO.:	DESIGNED BY:
2016-0790	ACollins
APPROVED BY:	CHECKED BY:
	GHLarson

DATE	REVISION

DATE SEAL

EXPLORATORY MINOR LAND DEVELOPMENT PLAN

FOR

SOUTH CHAPEL STREET DUNKIN DONUTS

WHITE CLAY HUNDRED, NEW CASTLE COUNTY, DELAWARE

PREPARED FOR: ROAL WIT III, L.L.C.

LARSON
ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING
910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-8211

CADD FILE – DD-Explor

SHEET NO. – 1 OF 1

Preliminary Land Use Service (PLUS)

South Chapel Street
Dunkin Donuts
2017-03-09

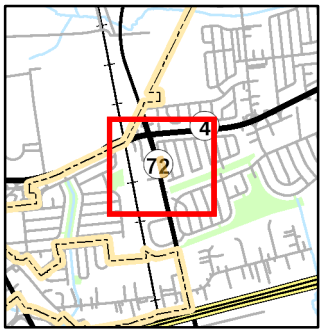
Legend

- PLUS Project Areas

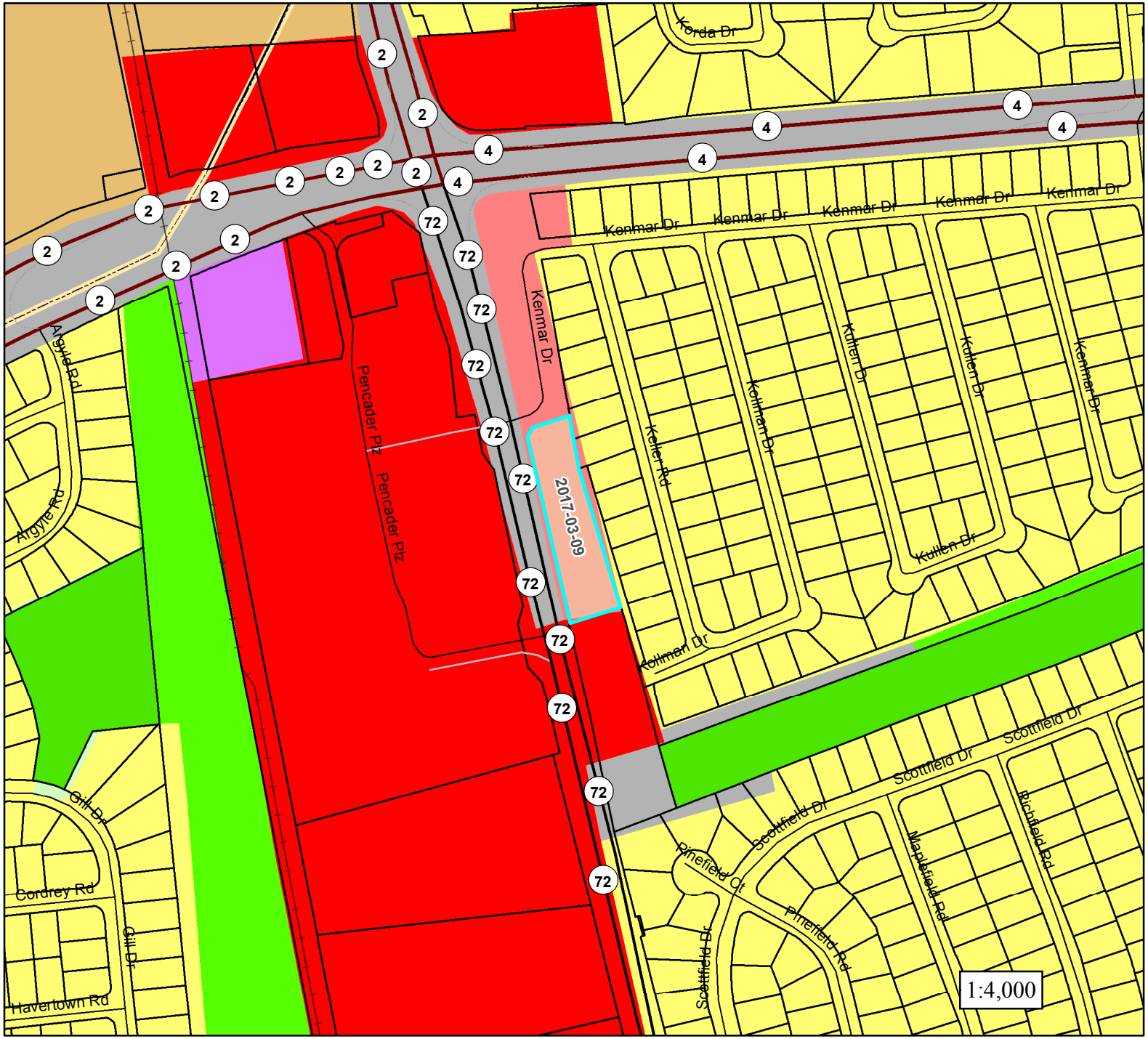
2015 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

Location Map



Preliminary Land Use Service (PLUS)



South Chapel Street
Dunkin Donuts
2017-03-09

Legend

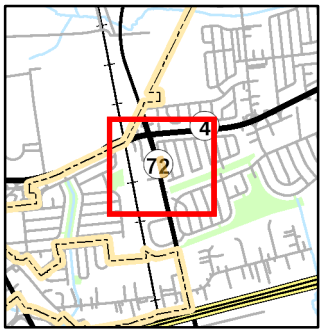
- PLUS Project Areas

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



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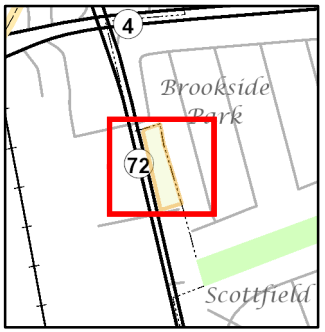
Legend
PLUS Project Areas

Location Map