Application Form
Submitted Time:
January 8, 2024 9:26 AM

Preliminary Land Use Service

PLUS ID: 2024-02-02

State Strategy Level: 1

PLUS Application Type - Rezoning and Site Plan Review

Title: Sunset Lake Properties, LLC & Christiana Excavating Company
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
Combine 2 existing parcels (parcels 1 and 4) into 1 lot, rezoning parcel 4 from ST to I, and to construct 2 proposed warehouse buildings on the newly combined parcel

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
2

Parcel ID(s): 1101400048 1101400083

Project Location: 2016 Sunset Lake Road Newark, DE 19702

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Sunset Lake Properties, LLC
2016 Sunset Lake Road
Newark, DE 19702
Phone: (302) 738-8660
Email: RJAndrews@cecde.net
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

,

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Civil Engineering Associates, Inc.
Ronald H. Sutton, Jr.
Phone: (302) 547-2444
Email: ron@cea-de.com
Fax: (302) 376-8834

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **1.62**
Type of Development: **Commercial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **ST and I**
Proposed Zoning for this project: **I**

Land Use Information

Present Use for this project area: **Commercial/Industrial**
Proposed Use for this project: **Commercial/Industrial**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial: **Other Office/Contractor Warehousing/Storage**
Type of Industrial:
Institution Type:
Total Square footage: **17,600**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Other Veolia**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Other New Castle County**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Unknown

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
bio-retention

Open Space Details

Is there Open Space proposed for this project? **No**
Estimated acres of Open Space proposed:
What kind of Open Space?

Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
38
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
25

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
N/A

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	Yes	No	No
Type existing	Within Right-of-Way		
Proposed to add?	Unknown	Unknown	
Type proposed			

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
Yes

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

If yes, please provide details regarding known historic/cultural resources near the project site.
Across the street from Dayett Mills

Section IX: Signatures

Is the person completing this form the Property Owner? **No**
If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

PLUS

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Sunset Lake Properties, LLC ⇒ Christiana Excavating Company

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

[signature] 1-24-24

Signature of Property Owner — Date

Robert J. Andrews

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) — Date

_____

Additional Owner (Please Print)

OSPC

Published January 2022

EXPLORATORY SKETCH PLAN

FOR

SUNSET LAKE PROPERTIES, LLC & CHRISTIANA EXCAVATING COMPANY

PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE

SITE DATA:

1. APPLICANT/ OWNER: SUNSET LAKE PROPERTIES, LLC
2016 SUNSET LAKE ROAD
NEWARK, DE 19702
(302) 738-8660
PARCELS 1 AND 2

2. ENGINEER: CIVIL ENGINEERING ASSOCIATES, LLC
55 W. MAIN STREET
MIDDLETOWN, DE 19709
PHONE: (302) 376-8833
CONTACT: RONALD H. SUTTON JR., P.E.

3. TAX PARCEL ID: PARCEL 1 - 1101400083
PARCEL 2 - 1101400082 (NOT PART OF PROJECT - SHARED PARKING/SWM)
PARCEL 3 - 1101400049 (NOT PART OF PROJECT - SHARED SWM)
PARCEL 4 - 1101400048

4. DEED REFERENCE: INST. # 200406300072700?, D.B. 2126/ P. 174,
INST. # 200508100079511
INST. # 20080702-0045967

5. GROSS AREA:
PARCEL 1:	1.00 AC.±	
PARCEL 2:	1.00 AC.±	(NOT PART OF PROJECT - SHARED PARKING/SWM)
PARCEL 3:	2.49 AC.±	(NOT PART OF PROJECT - SHARED SWM)
PARCEL 4:	0.62 AC.±	
TOTAL:	5.11 AC.±	(1.62 AC ± PART OF PROJECT)

6. NET AREA: PARCEL 1 THROUGH PARCEL 3: UNCHANGED
PARCEL 4: 0.59 AC.± (ACCOUNTING FOR RIGHT-OF-WAY DEDICATION)
TOTAL: 5.08 AC.± (1.59 AC ± PART OF PROJECT)

7. EXISTING ZONING: I - INDUSTRIAL (PARCELS 1, 2 &3)
ST - SUBURBAN TRANSITION (PARCEL 4) - PREVIOUSLY APPROVED TO BE I - INDUSTRIAL, BUT NEVER RECORDED (PER APPLICATION NO.: 20080755)

8. BUILDING SETBACKS:

	I - INDUSTRIAL
FRONT YARD:	40 FT.
SIDE YARD:	20 FT. *
REAR YARD:	50 FT. *
MAX. BUILDING HEIGHT:	60/140 FT.**
MINIMUM LOT AREA:	1 AC.
MINIMUM LOT WIDTH:	100 FT.
MAX. FLOOR AREA:	48% (GROSS), 57% (NET)
MINIMUM OSR:	15%

* ADJACENT TO RESIDENTIAL DISTRICT (ST)
** IF THERE ARE SINGLE-FAMILY DETACHED OR SINGLE-FAMILY ATTACHED DWELLINGS WITHIN ONE HUNDRED (100) FEET OF A PROPERTY LINE OF THE PARCEL TO BE DEVELOPED WITH A BUILDING OVER FIFTY (50) FEET, THE REQUIRED FRONT, STREET, SIDE OR REAR YARDS ADJACENT TO THOSE DWELLINGS SHALL BE AT A MINIMUM EQUAL TO THE HEIGHT OF THE PROPOSED BUILDING.

9. NUMBER OF LOTS: EXISTING = 4, PROPOSED = 3

10. PROPOSED LAND USE (LOTS 1 AND 4 ONLY):

BUILDING COVERAGE	17,600 S.F.	(25%)
PAVED AREAS	25,977 S.F.	(37%)
OPEN AREA	25,821 S.F.	(36%)
DEDICATED R.O.W.	1,100 S.F.	(2%)
TOTAL	70,498 S.F.	(100%)

11. BUILDING GROSS FLOOR AREA (PARCELS 1 AND 4 ONLY):
PROPOSED: 20,900 S.F.

12. PARKING: PARCELS 1 AND 4:
REQUIRED = 5 SPACE MINIMUM + 0.5 x 1000 S.F. OF G.F.A.
= 5 + (20,900 S.F./1000 x 0.5) = 15.45 → 16
PROVIDED = 22 (6 EXISTING, 16 PROPOSED, INCLUDING 3 NEW SPACES ON PARCEL 2)

PARCEL 2:
REQUIRED = 5 SPACE MINIMUM + 0.5 x 1000 S.F. OF G.F.A.
= 5 + (9,672 S.F. / 1000 x 0.5) = 9.83 → 10
PROVIDED = 14 (11 EXISTING, 3 PROPOSED TO SUPPORT PARCELS 1 AND 4)

13. LOADING: THE NUMBER OF LOADING BAYS REQUIRED FOR THIS SITE WILL VARY DUE TO THE SITE'S INDUSTRIAL NATURE, AND WILL BE DETERMINED BY THE DEPT. OF LAND USE AT A LATER DATE (REFERENCE UDC SECTION 40.03.510, A, 3).

14. UTILITIES:
WATER: ARTESIAN WATER
(NOTE: 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.)

SANITARY SEWER: NEW CASTLE COUNTY
(NOTE: SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. 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 OR CREATED BY THIS PLAN. ON-SITE SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.)

DESIGN FLOW RATE:
WAREHOUSE (WITHOUT FLOW DATA) - 0.10 GPD PER S.F.
(0.10 GPD) X (30,300 S.F.) = 3,030 GPD
PEAK FLOW: (3,030 GPD) X (4 WAREHOUSES) = 12,120 GPD

15. FLOOD ZONE: SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN PER F.E.M.A. FIRM MAP 10003C0140K, REVISED JANUARY 22, 2020 (SEE MAP THIS SHEET). ACCORDINGLY, A FLOODPLAIN STUDY/ FLOODPLAIN DELINEATION ARE NOT ANTICIPATED TO BE REQUIRED OR ARE PLANNED FOR THIS PROJECT.

16. WETLANDS: SITE IS NOT AFFECTED BY THE EXISTENCE OF WETLANDS PER SITE INVESTIGATION PERFORMED BY CIVIL ENGINEERING ASSOCIATES IN NOVEMBER 2022.

17. WRPA: SITE IS NOT AFFECTED BY THE EXISTENCE OF ANY WRPA, PER THE WATER RESOURCE PROTECTION AREAS MAP FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, MAP 2 OF 3, DATED REVISED MARCH 2022.

18. C.N.A.: SITE IS NOT AFFECTED BY THE EXISTENCE OF ANY CRITICAL NATURAL AREA, PER THE NEW CASTLE COUNTY ONLINE EPARCELVIEWER.

19. TOPOGRAPHY REFERENCE: U.S.G.S.
HORIZONTAL DATUM - NAD 83
VERTICAL DATUM - NGVD 88
BENCHMARK IS A STANDARD USGS MONUMENT (JU1669) LOCATED ALONG COOCH'S BRIDGE ROAD APPROXIMATELY 28 ' NORTH OF THE CENTER OF THE WOODEN BRIDGE OVER THE CHRISTINA RIVER, ELEVATION= 56.31'. TOPOGRAPHIC SURVEY WAS PERFOMRED BY CIVIL ENGINEERING ASSOCIATES IN JUNE/JULY OF 2008.

20. BOUNDARY : THE BOUNDARY SHOWN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES IN JUNE/JULY OF 2008.

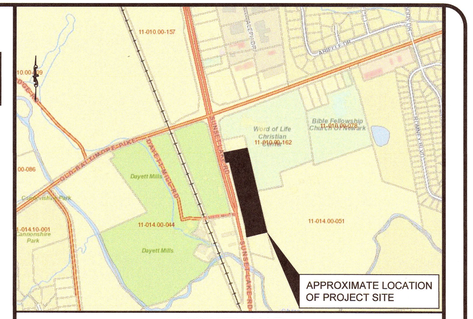
21. MONUMENTS: FOUND: 3
PROPOSED: 9

22. STORMWATER MANAGEMENT FOR THE SITE WILL BE PROVIDED BY THE EXISTING STORMWATER MANAGEMENT POND LOCATED IN PARCEL 3.

23. NOTE: NO INTERNAL PUBLIC OR PRIVATE RIGHT-OF-WAYS ARE PROPOSED FOR THIS PROJECT.

SUPERCEDES NOTE:
THIS PLAN SUPERCEDES, IN PART, THE PLAN OF "PARCELS 1 & 2, PIKE EXCAVATING, INC." DATED OCTOBER 2, 2000 AND REVISED FEBRUARY 15, 2001, AND RECORDED ON JULY 20, 2001 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 200107200058124.

PREPARED FOR:
SUNSET LAKE PROPERTIES, LLC
NEW CASTLE COUNTY APPLICATION NUMBER: 2022082?3



VICINITY MAP
SCALE: 1" = 800'

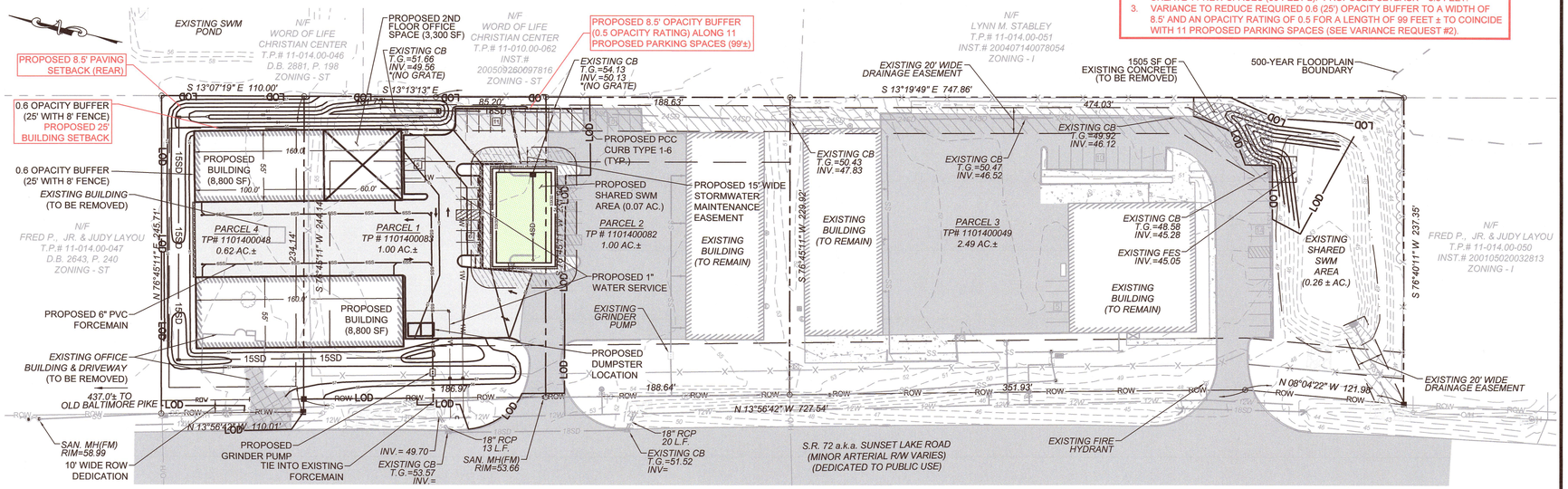
PURPOSE:
THE PURPOSE OF THIS PLAN IS TO COMBINE TWO EXISTING PARCELS (PARCEL 1 AND PARCEL 4) INTO ONE LOT, REZONING PARCEL 4 FROM ST TO I, AND TO CONSTRUCT TWO (2) PROPOSED WAREHOUSE BUILDINGS AND ASSOCIATED IMPROVEMENTS ON THE NEWLY COMBINED PARCEL.

LEGEND

EXISTING PROPERTY LINE	EXISTING CATCH BASIN
ADJACENT PROPERTY LINE	PROPOSED CATCH BASIN
RIGHT-OF-WAY	PROPOSED SEWER CLEANOUT
EXISTING ROAD CENTERLINE	EXISTING SEWER MANHOLE
EXISTING BUILDING	PROPOSED WATER METER
PROPOSED BUILDING	EXISTING PAVEMENT
BUILDING SETBACK	EXISTING PAVEMENT (TO BE REMOVED)
LIMIT OF DISTURBANCE	PROPOSED PAVEMENT
ORANGE SAFETY FENCE	EXISTING SIDEWALK/CONCRETE
EXISTING SEWER	EXISTING SIDEWALK/CONCRETE REMOVED
PROPOSED SEWER LATERAL	EXISTING DRAINAGE EASEMENT
EXISTING WATER MAIN	10' WIDE RIGHT OF WAY DEDICATION
PROPOSED WATER MAIN	
EXISTING STORMDRAIN	
PROPOSED STORMDRAIN	
500-YR FLOODPLAIN	

GENERAL NOTES:
1. NO DEBRIS WILL BE BURIED ON THE SITE.
2. 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.
3. 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.
4. A 6' FOOT WIDE EASEMENT ON EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON 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.
5. ALL IMPROVEMENTS REQUIRED BY THIS PLAN PER NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT , AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____, AT INSTRUMENT NUMBER _____.
6. FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING (LIST APPLICABLE COMMON FACILITIES SUCH AS PRIVATE OPEN SPACE, PRIVATE STREETS, ETC.) 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. _____.
7. THE NEAREST FIRE HYDRANT IS LOCATED AT THE ENTRANCE TO PARCEL 3.
8. COMPLIANCE WITH THE DELAWARE SEDIMENT AND STORMWATER LAW SHALL BE DEMONSTRATED, PRIOR TO BUILDING PERMIT ISSUANCE, FOR EACH INDIVIDUAL LOT.
9. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY 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 DESIGNATED 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 MORE THEN 2 5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
10. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
11. THE DEVELOPER SHALL HAVE ACCESS TO THE SITE FOR A PERIOD OF ONE YEAR AFTER A LOT IS SOLD FOR PURPOSES OF COMPLETING OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.
12. ALL STRUCTURES PROPOSED WITH THE LOWEST SEWERED FLOOR WITHIN 3-FEET OF THE ESTIMATED SHWT SHALL BE WATERPROOFED (UDC SECTION 40.22.130). NO LOWEST FLOOR SHALL BE CONSTRUCTED WITHIN 2 FEET OF THE ESTIMATED SHWT (UDC SECTION 40.22.220).

REQUESTED VARIANCES:
1. VARIANCE TO REDUCE THE REQUIRED 50 FOOT REAR YARD SETBACK TO 25 FEET (ADJACENT TO "ST" ZONE WITH COMMERCIAL LAND USE).
2. VARIANCE TO REDUCE REQUIRED 10' PAVING SETBACK ADJACENT TO THE REAR PROPERTY LINE TO ALLOW EXTENSION OF EXISTING PARKING TO CREATE 11 NEW SPACES (99 FEET ±). PROPOSED SETBACK = 8.5 FEET.
3. VARIANCE TO REDUCE REQUIRED 0.6 (25') OPACITY BUFFER TO A WIDTH OF 8.5' AND AN OPACITY RATING OF 0.5 FOR A LENGTH OF 99 FEET ± TO COINCIDE WITH 11 PROPOSED PARKING SPACES (SEE VARIANCE REQUEST #2).



GRAPHIC SCALE
0' 50' 100' 150'
SCALE: 1" = 50'

OWNER'S CERTIFICATION (T.P.#S: 1101400048 & 1101400083):

I, SUNSET LAKE PROPERTIES, LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS 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 1/17/23

CERTIFICATION OF PLAN ACCURACY:

I, RONALD H. SUTTON, JR., 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 1-17-23

CERTIFICATION OF PLAN APPROVAL:

APPROVED _____ BY _____
DATE GENERAL MANAGER
FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED _____ BY _____
DATE GENERAL MANAGER
FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

DATE

REVISIONS

REVISION	DATE	DESCRIPTION

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CIVIL ENGINEERING ASSOCIATES, LLC
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
PHONE (302) 376-8833
FAX (302) 376-8834
WWW.CEA-DE.COM

EXPLORATORY SKETCH PLAN
PREPARED FOR
SUNSET LAKE PROPERTIES, LLC & CHRISTIANA EXCAVATING COMPANY
(APPLICATION NUMBER: 2022082?3)
PENCADER HUNDRED
NE CASTLE COUNTY, DELAWARE

DATE: DECEMBER 1, 2022
DESIGNED BY: RT
APPROVED BY: RHS
FILE: P22039-EXP_SKETCH_PLAN.DWG
SHEET NO.: EXP-1

PUBLIC PRE CHECK Results for State Parcel(s):
1101400048,1101400049,1101400082,1101400083

Wetlands: Issue Found

Underground Storage Tanks: Issues Found

DE FIRM: Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Land and Water Conservation Fund: No Issues Found

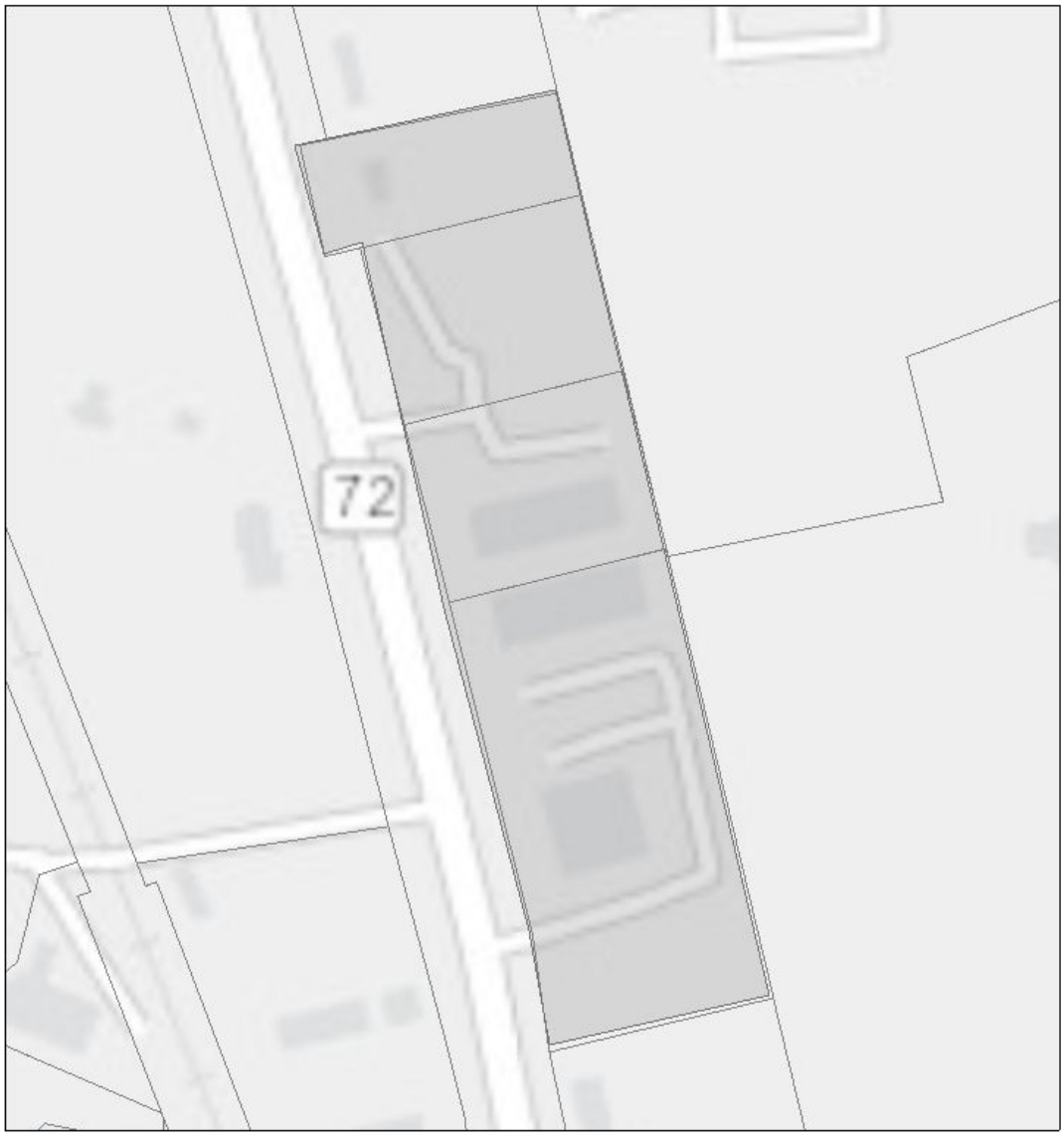
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 225,926.93 ft²

Jan 5 2024 11:54:07 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	5	223,075.88	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	1	N/A	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	3	225,927.63	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	1	5,380.88	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	1	N/A	190.37
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	2	225,926.95	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1101400049	2.50	106,049.62
2	1101400082	1.00	43,261.94
3	1101400083	1.00	43,051.67
4	1101400048	0.70	30,150.95
5	1101400047	0.80	561.70

Underground Storage Tanks

#	LOCID	Count
1	25,438	1

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Urban land	161,527.51
2	Woodstown sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	64,397.64
3	Fallsington loams, 0 to 2 percent slopes, Northern Coastal Plain	2.48

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.12	5,380.88

Cross Sections

#	DFIRM_ID	Length(ft)
1	10003C	190.37

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	225,926.95

Preliminary Land Use Service (PLUS)

2024-02-02 Sunset Lake Properties, LLC & Christiana Excavating Company



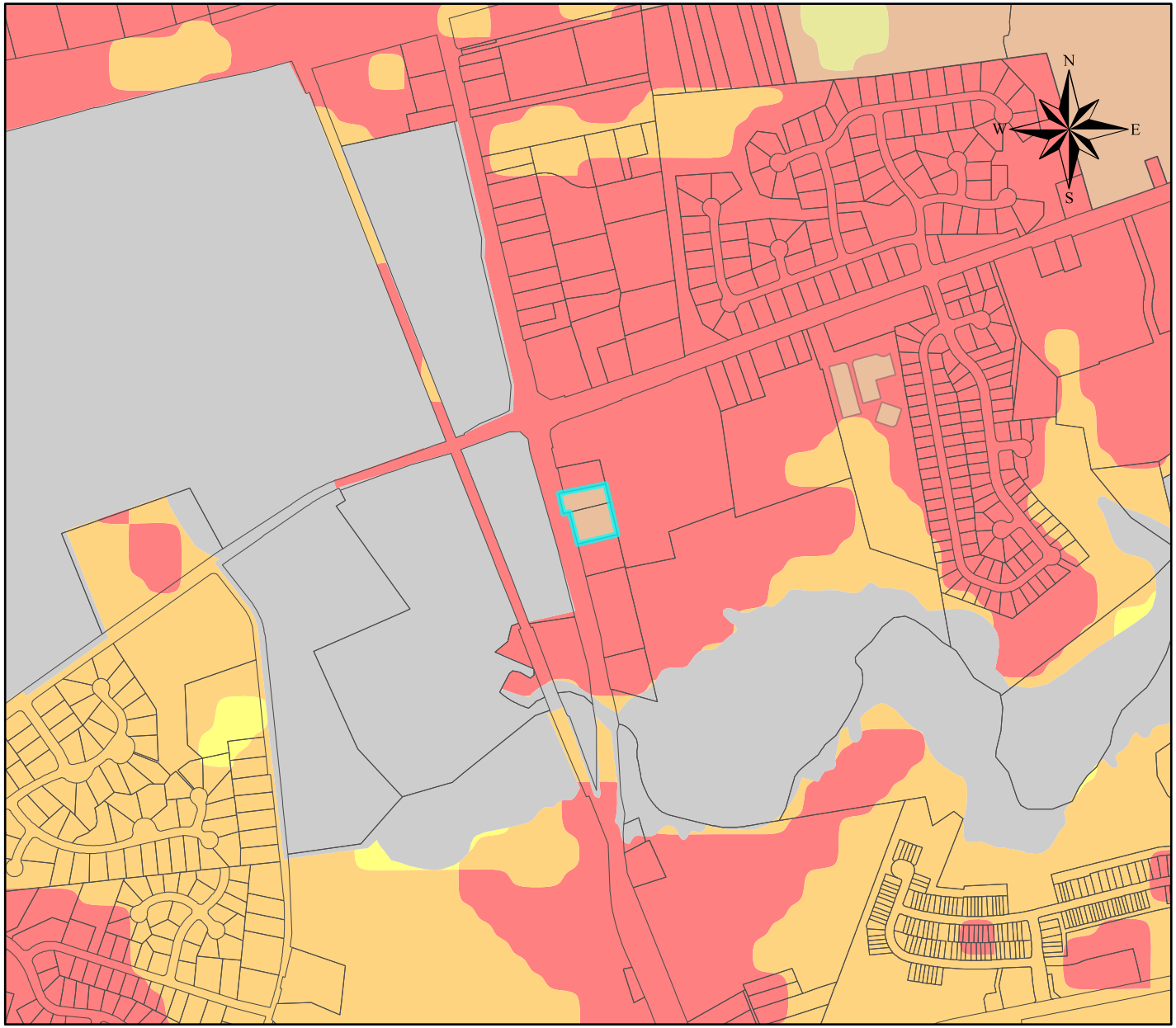
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-02-02 Sunset Lake Properties, LLC & Christiana Excavating Company



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

