Preliminary Land Use Service

Application Form

Submitted Time:
April 24, 2024 12:57 PM

PLUS ID: 2024-05-09

State Strategy Level: 2 & 3

PLUS Application Type - Site Plan Review

Title: Red Lion Business Park
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
The purpose of this plan is to show three proposed warehouse buildings 40,660 S.F., 9,520 S.F. and 7,560 S.F. with associated sewer connection, parking layout and site improvements.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): NCC: 1200600048

Project Location: 1704 Red Lion Road, Bear, DE 19701

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

Section II: Project Contact Information

Owner Contact Information

LAM Services, LLC
911 Tatnall Street
Wilmington, DE 19801
Phone: (302) 656-4000
Email: ahvadas@montchanindevelopment.com
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
Apex Engineering, Inc.
Meredith Wickersham
Phone: (302) 994-1900
Email: mwickersham@apexengineeringinc.com
Fax: (302) 994-9099

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

Section III: Project Details

Project Area (Acres): **5.74**
Type of Development: **Industrial**
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: **I**
Proposed Zoning for this project: **I**

Land Use Information

Present Use for this project area: **Vacant**
Proposed Use for this project: **Warehouse**

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:
Type of Industrial: **Warehouse**
Institution Type:
Total Square footage: **57,740**

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? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
ALEXANDRA HYNANSKY VADAS - 302-656-4000

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 Artesian Water Company**
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 Proposed connection to New Castle County Sewer**
Will a new public wastewater system be located at this site?
Yes

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)
Yes	0.82	Yes	0.5

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?
No

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:
Underground detention

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? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

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)?
N/A

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?	No	No	No
Type existing			
Proposed to add?	No	No	
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?
No

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

If yes, please provide details regarding known historic/cultural resources near the project site.

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

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: Red Lion Business Park

Project ID (to be completed by OSPC): _____

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

Alexandra H Vadas — 4/29/2024

Signature of Property Owner — Date

Alexandra H Vadas

Property Owner (Please Print)

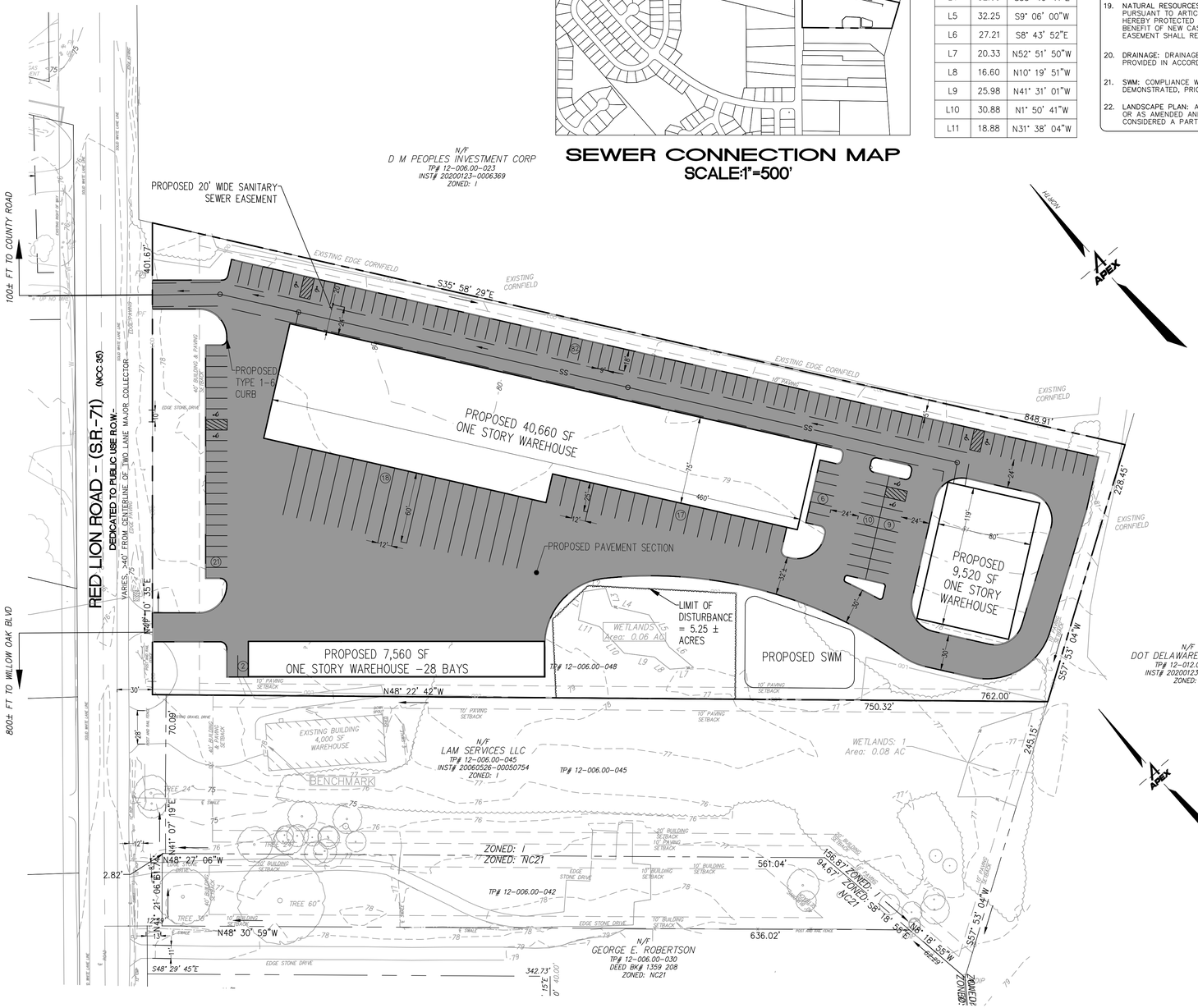
_____ _____

Signature of Additional Owner (if applicable) — Date

_____

Additional Owner (Please Print)

Published January 2022

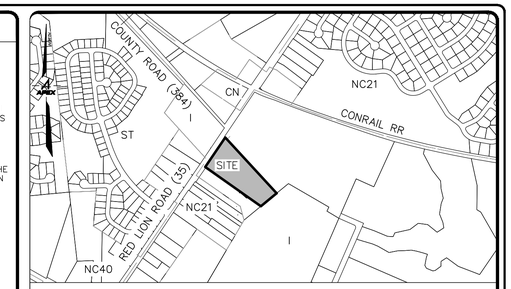


SEWER CONNECTION MAP
SCALE:1"=500'

WETLANDS LINE TABLE		
Line #	Length	Direction
L1	24.69	N51° 36' 21"E
L2	19.03	S57° 33' 04"E
L3	16.12	S22° 47' 38"W
L4	32.69	S35° 46' 11"E
L5	32.25	S9° 06' 00"W
L6	27.21	S8° 43' 52"E
L7	20.33	N52° 51' 50"W
L8	16.60	N10° 19' 51"W
L9	25.98	N41° 31' 01"W
L10	30.88	N1° 50' 41"W
L11	18.88	N31° 38' 04"W

SITE DATA CONTINUED

16. DEBRIS NOTE: NO DEBRIS SHALL BE BURIED ON THE SITE.
17. W.R.P.A.: THE SITE IS NOT WITHIN THE WRPA ACCORDING TO THE WRPA MAP FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE, REVISED MARCH 2022.
18. SUPERSEDES NOTE: THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR SUBDIVISION PLAN OF LAM SERVICES DATED 3/1/84 AND RECORDED ON 8/10/2018 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 20180810004063G.
19. NATURAL RESOURCES: 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.
20. DRAINAGE: DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
21. SWM: COMPLIANCE WITH THE DELAWARE SEDIMENT AND STORMWATER LAW SHALL BE DEMONSTRATED, PRIOR TO BUILDING PERMIT ISSUANCE, FOR EACH INDIVIDUAL LOT.
22. LANDSCAPE PLAN: A LANDSCAPE PLAN, PREPARED BY DESIGNS ETC LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.



LOCATION MAP SCALE 1"= 800'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	CENTERLINE	
IPS	IRON PIPE	IPS
IPF	IRON PIPE	IPF
CMF	CONCRETE MONUMENT	CMS
DHF	DRILL HOLE FOUND	DHS
NF	SURVEY NAIL	NS
WL	WETLANDS BOUNDARY	N/A
100YR	100-YEAR FLOOD LINE	N/A
N/A	LIMIT OF DISTURBANCE	LOD
53	CONTOUR	53
x50.00	SPOT ELEVATION	x 50.0
S	SANITARY SEWER MANHOLE	S
SS	SANITARY SEWER	SS
CO	CLEAN-OUT	CO
12" RCP	DRAINAGE PIPE w/ SIZE & TYPE	P-1
	CATCH BASIN	CB#1
D	DRAINAGE MANHOLE	D
DS	DOWNSPOUT	DS
FH	FIRE HYDRANT	FH
WV	WATER VALVE	WV
WM	WATER METER	WM
FDC	FIRE DEPARTMENT CONNECTION	FDC
6"W	WATER LINE W/SIZE	6"W
OHE	ELECTRIC LINE (OVERHEAD)	OHE
UE	ELECTRIC LINE (UNDERGROUND)	UE
UP	UTILITY POLE w/ GUY WIRE	UP
EB	ELECTRIC BOX	EB
EM	ELECTRIC METER	EM
LP	LIGHT POLE	LP
E	ELECTRIC MANHOLE	E
TB	TELEPHONE BOX	TB
T	TELEPHONE MANHOLE	T
COM	COMMUNICATIONS LINE (CABLE, FIBER OPTIC, OTHER)	COM
GM	GAS METER	GM
GV	GAS VALVE	GV
GVENT	GAS VENT	GVENT
G	GAS LINE	G
G	GAS MANHOLE	G
	FENCE	x
	EVERGREEN TREE	SEE LANDSCAPE PLAN IF APPLICABLE
	DECIDUOUS TREE	SEE LANDSCAPE PLAN IF APPLICABLE
	WOODS LINE	
	STREAM	N/A
	CURB & GUTTER	
	CONCRETE SIDEWALK, SLAB, PAVEMENT	
N/A	IMPERVIOUS PAVEMENT (MILL AND OVERLAY)	
	IMPERVIOUS PAVEMENT (FULL DEPTH)	
	STRUCTURE/BUILDING	
SB	SOIL BORING	N/A
TP	TEST PIT	N/A
MW	MONITORING WELL	N/A
	SIGN	
TS	TRAFFIC SIGNAL	TS
PB	PULL BOX	PB
	POSTAL ADDRESS	201
12	PARKING STALL COUNT	12
MIB	SOIL BOUNDARY AND TYPE	N/A
	TRUNCATED DOMES	

SITE DATA

1. PURPOSE OF PLAN: THE PURPOSE OF THIS PLAN IS TO SHOW THREE PROPOSED WAREHOUSE BUILDINGS 40,660 S.F., 9,520 S.F., AND 7,560 S.F. WITH ASSOCIATED PARKING LAYOUT AND SITE IMPROVEMENTS.

1. OWNER INFORMATION:
LAM SERVICES LLC
911 TATNALL STREET
WILMINGTON, DE 19801

2. PROPERTY ADDRESS IF DIFFERENT FROM OWNER:
1704 RED LION ROAD
BEAR, DE 19701

3. TAX PARCEL NUMBER: 12-006.00-048

4. AREA OF PARCEL:

EXISTING ACREAGE	PROPOSED AGREAGE
5.74± ACRES	5.74± ACRES

5. SOURCE OF TITLE: 20080123-0005150

6. ZONING/USE: I (INDUSTRIAL)
LOT AREA: 1 AC. MIN. LOT WIDTH: 100 FT. MIN.

BUILDING SETBACKS:		BUFFER YARD SETBACKS:	
STREET YARD	40 FT. MIN.	*ADJOINING RESIDENTIAL USES	20 FT. MIN.
SIDE YARD	0 FT. MIN.*	**ADJOINING RESIDENTIAL USES	50 FT. MIN.
REAR YARD	0 FT. MIN.**	PAVING ST./OTHER YD.	40/10 FT. MIN.
BUILDING HT.	60/140 FT. MAX.		

7. TOTAL LOTS:
EXISTING: 1

8. AREA BREAKDOWN:

	EXISTING	PROPOSED
BUILDINGS:	0.00 ACS. (0.0%)	1.33 ACS (23.1%)
IMPERVIOUS SURFACE:	0.52 ACS. (9.1%)	2.74 ACS. (47.7%)
OPEN SPACE:	5.22 ACS. (90.9%)	1.57 ACS. (27.4%)
SWM:	0.00 ACS (0.0%)	0.10 ACS. (1.8%)
TOTAL:	5.74 ACS. (100.0%)	5.74 ACS. (100.0%)

9. PARKING:
REQUIRED: 34 P.S. =[5+((57,740 S.F./1000)*0.5)](5 SPACE MIN. + 0.5 PER 1000 SF. OF GFA)
PROVIDED: 164 P.S. (INCLUDING 8 H.C. SPACES)

10. WATER SUPPLY: ARTESIAN WATER COMPANY – WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.

11. SEWER: PROPOSED CONNECTION TO NEW CASTLE COUNTY SEWER. 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 ON OR CREATED BY THIS PLAN.

AVERAGE DAILY FLOW= 57,740 SF WAREHOUSE @ 0.10 PER SF = 5,774 GPD
PEAK FLOW = 4 * 5,774 GPD = 23,096 GPD

12. DATUM / BENCHMARK: NAVD 88 (VERTICAL) ; NAD 83 (HORIZANTAL)/ BENCHMARK IS 78.03' FINISHED FLOOR OF EXISTING BUILDING ON PARCEL 12-006.00-045 (SEE PLAN)

13. DATE OF SURVEY: 2016 BY APEX ENGINEERING UPDATED IN MARCH 2023.

14. CRITICAL NATURAL AREA: THE SITE IS NOT WITHIN A CRITICAL NATURAL AREA PER STATE INVENTORY OF NATURAL AREAS MAP.

15. FLOODPLAIN: THE SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP #10003C0233L, EFFECTIVE ON1/22/2020.

16. WETLANDS: WETLANDS ARE SHOWN IN ACCORDANCE WITH THE WETLANDS INVESTIGATION BY WATERSHED ECO, LLC AND DATED SEPTEMBER 2023.

APPLICATION NO. 2023-0664-S
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
FOR
RED LION BUSINESS PARK

RED LION HUNDRED NEW CASTLE COUNTY DELAWARE

PROTECTED RESOURCES	TOTAL AREA (AC.)	DISTURBED AREA (AC.)	PROTECTED AREA (AC.)	PROTECTION RATIO REQUIRED	PROTECTED RATIO PROVIDED
WETLANDS	0.06	0.00	0.06	1.00	1.00
FORESTS, TIER 2	0.82	0.50	0.32	0.40	0.40

CERTIFICATION OF PLAN ACCURACY

I, STEPHEN G. DAVIES, 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.

STEPHEN G. DAVIES, P.E. REGISTRATION #7690 — DATE 11/30/23

CERTIFICATION OF OWNERSHIP

I, ALEXANDRA HYNANSKY VADAS, HEREBY CERTIFY THAT LAM SERVICES, LLC IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT IT'S DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

ALEXANDRA HYNANSKY VADAS DATE

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

REV.	DATE:	COMMENT	CHECKED

APEX ENGINEERING INCORPORATED
27 W. MARKET STREET NEWPORT, DELAWARE 19804
(302) 994-1900 (302) 994-9099 FAX

50 25 0 50 100 150

SCALE	DATE:	SHEET NO.
1"=50'	11/30/23	1
SURVEYED BY: JS/KP	DRAWN BY: FL/MKW	OF 1
MICROFILM NO.	CHECKED BY: SGD	
PROJECT / FILE NUMBER 15179001PLOTEXP	REVISION	

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PATH: U:\APEX DRAWINGS\2015
SAVED:12/12/2023 1:51 PM PLOTTED:12/12/2023 2:37 PM

PUBLIC PRE CHECK Results for State Parcel(s): 1200600048

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

DE FIRM: Issues Found

Soils - New Castle County: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

Land and Water Conservation Fund: 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

Bay Area No Build Line: No Issues Found

Wetlands: No Issues Found

Screening Report- Red Lion Business Park

Area of Interest (AOI) Information

Area : 248,355.58 ft²

Apr 24 2024 11:29:33 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	248,355.58	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	0	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	248,356.52	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)	0	0	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	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	248,355.54	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1200600048	5.70	248,355.58

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Unicorn loam, 2 to 5 percent slopes	42,902.82
2	Elkton silt loam, 0 to 2 percent slopes	50,148.70
3	Pineyneck loam, 2 to 5 percent slopes	155,305.00

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	248,355.54

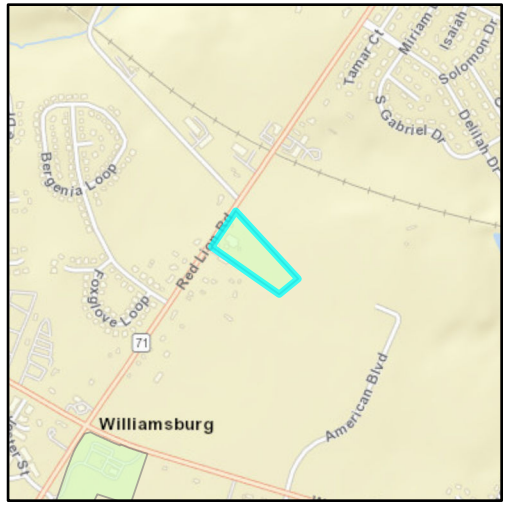
Preliminary Land Use Service (PLUS)

2024-05-09 Red Lion Business Park



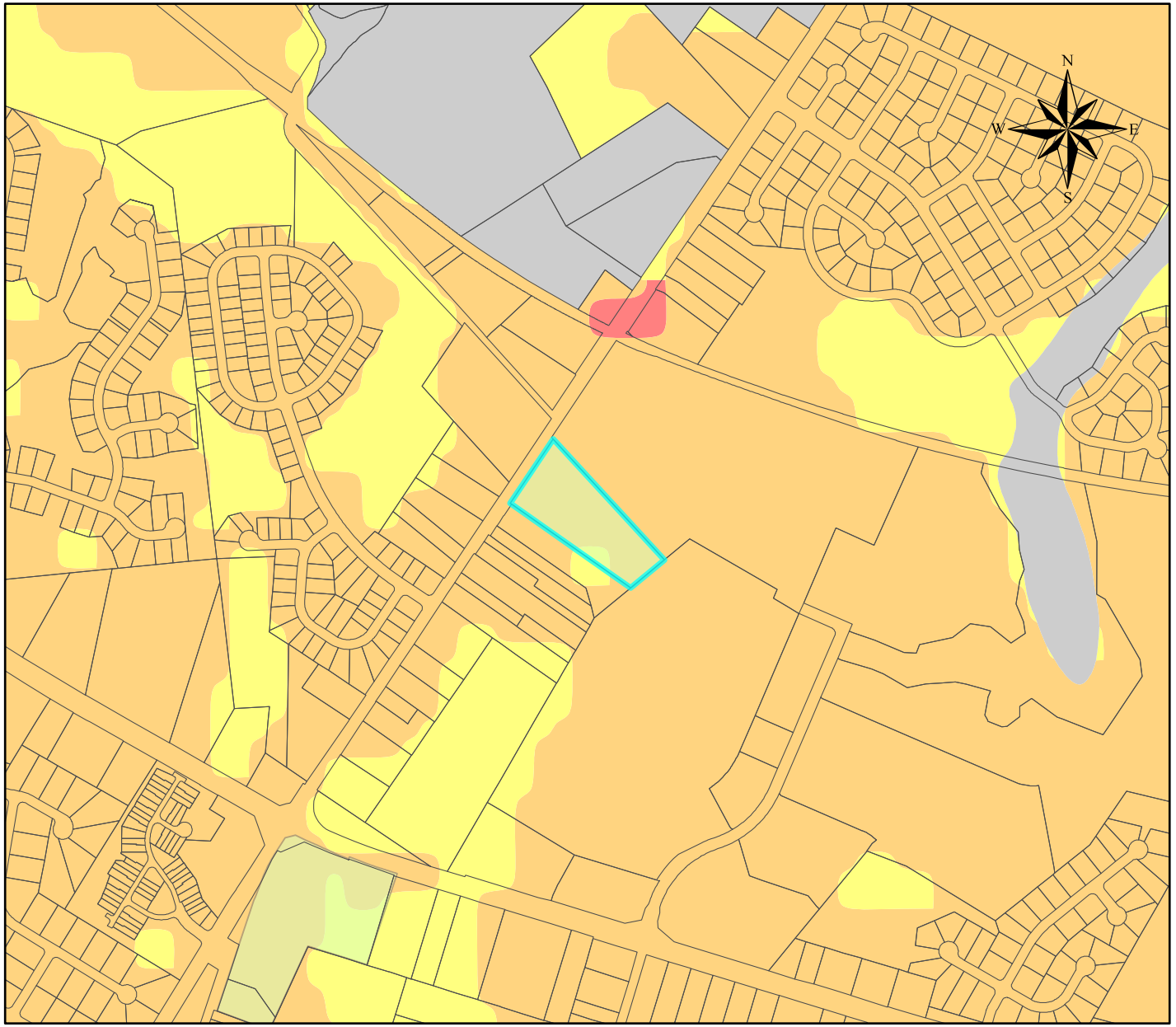
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-05-09 Red Lion Business Park



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

