

### 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): 2013-10-02  
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2

1. Project Title/Name: <b>Westhampton</b>		
2. Location ( please be specific): <b>West side of McKennan's Church Road</b>		
3. Parcel Identification #: <b>08-026.00-011 &amp; 017</b>	4. County or Local Jurisdiction Name: where project is located: <b>New Castle County</b>	
5. If contiguous to a municipality, are you seeking annexation: <b>N/A</b>		
6. Owner's Name: <b>MCWD LLC c/o JEFF SEEMANS</b>		
Address: <b>220 Continental Drive, Suite 410</b>		
City: <b>Newark</b>	State: <b>DE</b>	Zip: <b>19713</b>
Phone: <b>302-254-0100</b>	Fax: <b>302-254-0101</b>	Email: <b>JSEEMANS@BLLENHEIMHOMES.COM</b>

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

8. Project Designer/Engineer: <b>Karins and Associates, Dev Sitaram, P.E</b>		
Address: <b>17 Polly Drummond Center</b>		
City: <b>Newark</b>	State: <b>DE</b>	Zip: <b>19711</b>
Phone: <b>302-369-2900</b>	Fax: <b>302-369-2975</b>	Email: <b>dsitaram@KARINSENGINEERING.COM</b>

9. Please Designate a Contact Person, including phone number, for this Project: **JEFF SEEMANS**  
**BLLENHEIM HOMES**  
**302-254-0100 EXTN. 214**

Information Regarding Site:	
10. Type of Review: <input checked="" 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: <b>Rezone the property from S to ST, to develop to 105 Dwelling Units.</b> 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 +/-): <b>40.72</b> Number of Residential Units: <b>105</b> Commercial square footage:	
13. Present Zoning: <b>S - Suburban</b>	14. Proposed Zoning: <b>ST - Suburban Transition</b>
15. Present Use: <b>Undeveloped State and One residential DU</b>	16. Proposed Use: <b>105 additional Plus existing one dwelling to remain.</b>
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>Artesian Water Company</b> 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: <b>New Castle County</b> 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): <b>81 Single Family Attached townhouse lots and 24 Single Family semi detached lots.</b>	
20. Environmental impacts: How many forested acres are presently on-site? <b>31.3</b> How many forested acres will be removed? <b>12.7</b> 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: 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: <b>NIP # 1A FOR CROSSING WATERS OF THE U.S.</b> How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u><b>WITHIN 100 FEET</b></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: <b>GTBMP's</b>	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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)? <b>Passive Recreation areas. Open space available for active recreation.</b>	
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: 336 ENTER 336 EXIT, 676 TOTAL

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2%

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.

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: \_\_\_\_\_ phone number: \_\_\_\_\_

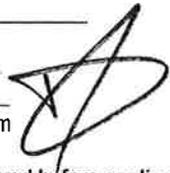
31. Are any federal permits, licensing, or funding anticipated?  Yes  No

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

Signature of property owner

Dev Sitaram

Digitally signed by Dev Sitaram  
DN: cn=Dev Sitaram, o=Morris and Associates,  
ou=, email=dsitaram@stateplanning.com,  
c=DE  
Date: 2013.09.16 15:38:28 -0400



Date

September 16, 2013

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

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 [Dorothy.morris@state.de.us](mailto:Dorothy.morris@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 Dorothy 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.





FOR CONTINUATION SEE SHEET 3

**KEY MAP** **SCALE: 1" = 300'**

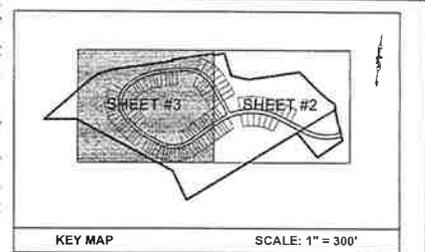
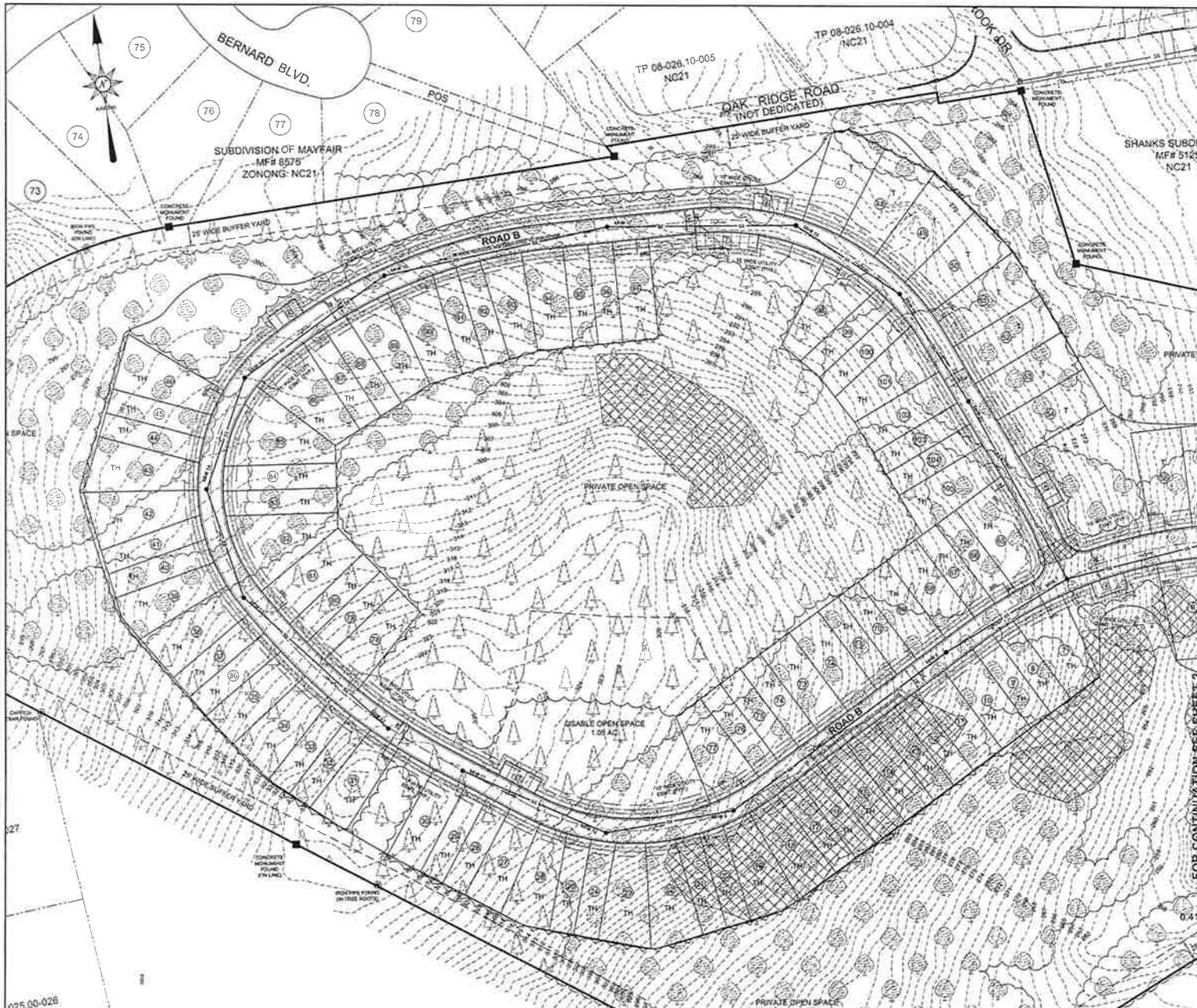
**LEGEND**

EXISTING STORM SEWER	---
EXISTING CONTOUR	- - - - - 250 - - - - -
EXISTING UTILITY POLE	o
EXISTING SANITARY SEWER	— 34 — 30 —
EXISTING GAS LINE	— — — — —
EXISTING WATER LINE	— — — — —
EXISTING TREE LINE	~~~~~
PROPOSED TREE LINE	~~~~~
PROPOSED LIMIT OF DISTURBANCE	— 006 —
PROPOSED 5' WIDE PCC SIDE WALK	=====
PROPOSED SANITARY SEWER	— 34 — 30 —
PROPOSED STORM SEWER	— 34 — 30 —
PROPOSED CURB	— 34 — 30 —
LOT NUMBER	⑥
EXISTING STRUCTURE TO BE REMOVED	Ⓡ

**EXPLORATORY MAJOR SUBDIVISION PLAN  
FOR  
WESTHAMPTON**

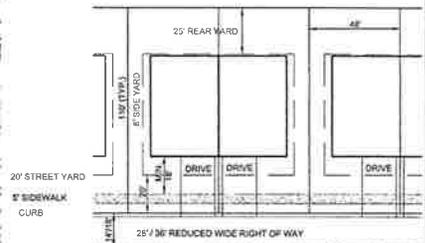
SITUATE IN MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE

		<b>Karins and Associates</b> INCORPORATED IN DELAWARE 17 POLLY DRUMMOND CENTER SUITE 201 NEWCASTLE, DE 19720 PHONE: (757) 363-2600 FAX: (757) 363-2613
	JONES 20000 LLC 1600 WEST HAVEN DRIVE SUITE 110 NEWCASTLE, DE 19720 (757) 363-2600	NEWARK, DE WWW.KARINSANDASSOCIATES.COM 17 POLLY DRUMMOND CENTER SUITE 201 NEWCASTLE, DE 19720 PHONE: (757) 363-2600 FAX: (757) 363-2613
SURVEYED BY: KARINS AND ASSOCIATES DESIGNED BY: DRAWN BY: G.C. CHECKED BY: D.S.	SCALE: 1" = 50'  DATE: 7-18-13 SHEET: 2 OF 3 DRAWING NO.: 2506-1402	



**TYPICAL TOWNHOUSE**  
SCALE: 1"=30'

BULK STANDARDS	
MIN LOT AREA	4,000 SF
MIN LOT WIDTH	40'
MIN REAR YARD	10' (OR SETBACK TO PARKING)
MIN SIDE YARD	5'
MIN BLOCK SPACING	10'
MIN BLOCK	1/4 AC
PARKING REQUIRED	1.0 PER UNIT



**TYPICAL TWIN LOT**  
SCALE: 1"=30'

BULK STANDARDS	
MIN LOT AREA	2,000 SF
MIN LOT WIDTH	20'
MIN REAR YARD	10' (OR SETBACK TO PARKING)
MIN SIDE YARD	5'
MIN BLOCK SPACING	10'
MIN BLOCK	1/4 AC
PARKING REQUIRED	1.0 PER UNIT

**EXPLORATORY MAJOR SUBDIVISION PLAN FOR WESTHAMPTON**

SITUATE IN: MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE

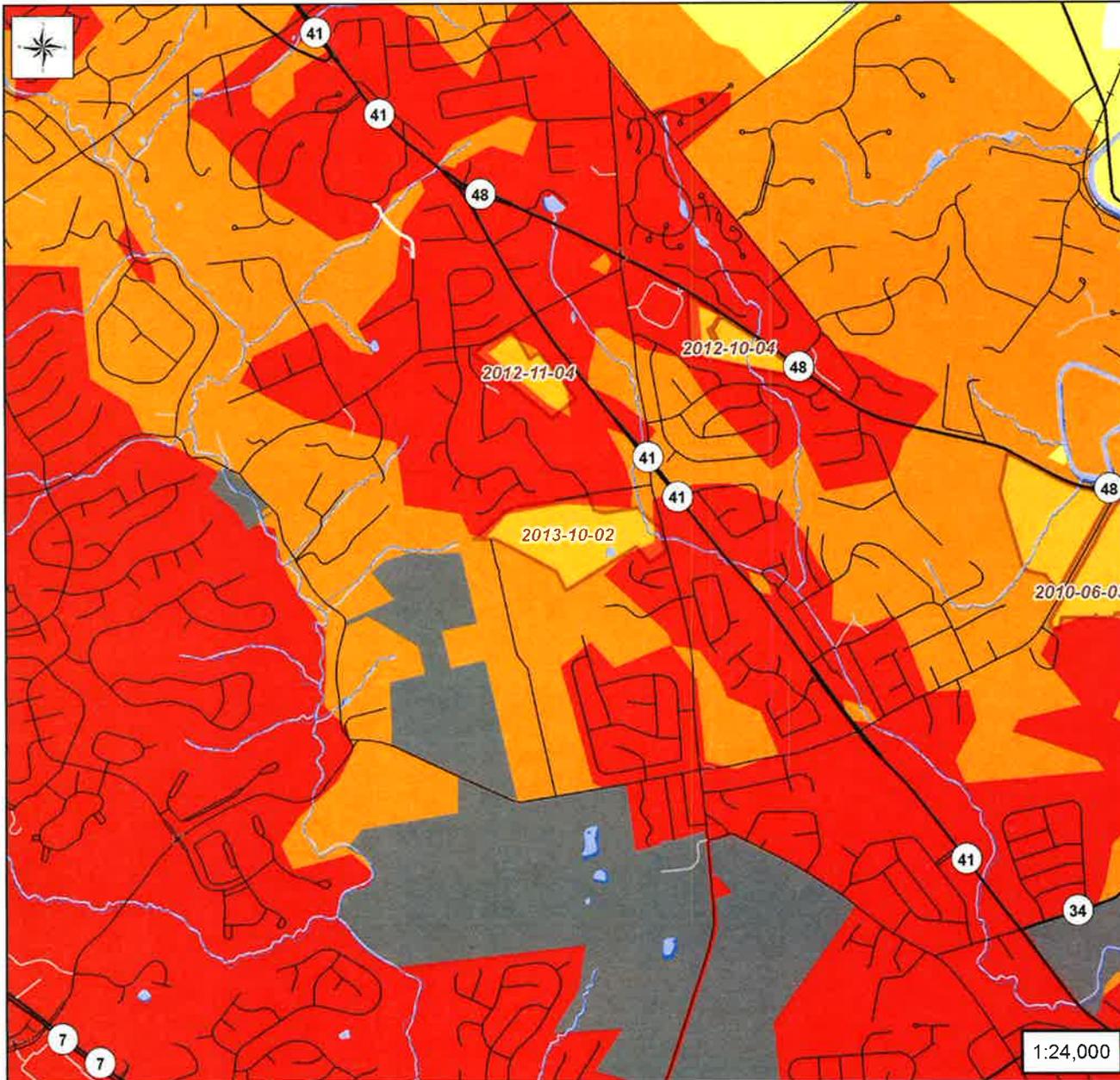
<p><b>Karins and Associates</b> ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE www.karinsandassociates.com 17 POLLY DRUMMOND CENTER / SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 348-2900 FAX: (302) 343-2855</p>	<p>DATE: 6-18-13</p>	<p>SHEET 3 OF 3</p>
	<p>DESIGNED BY: G.C.</p>	<p>SCALE: 1" = 50'</p>
<p>CHECKED BY: D.S.</p>	<p>DATE: 6-18-13</p>	<p>DRAWING NO: 2538 - 003</p>

025.00-026

FOR CONTINUATION SEE SHEET 2

# Preliminary Land Use Service (PLUS)

Westhampton  
2013-10-02



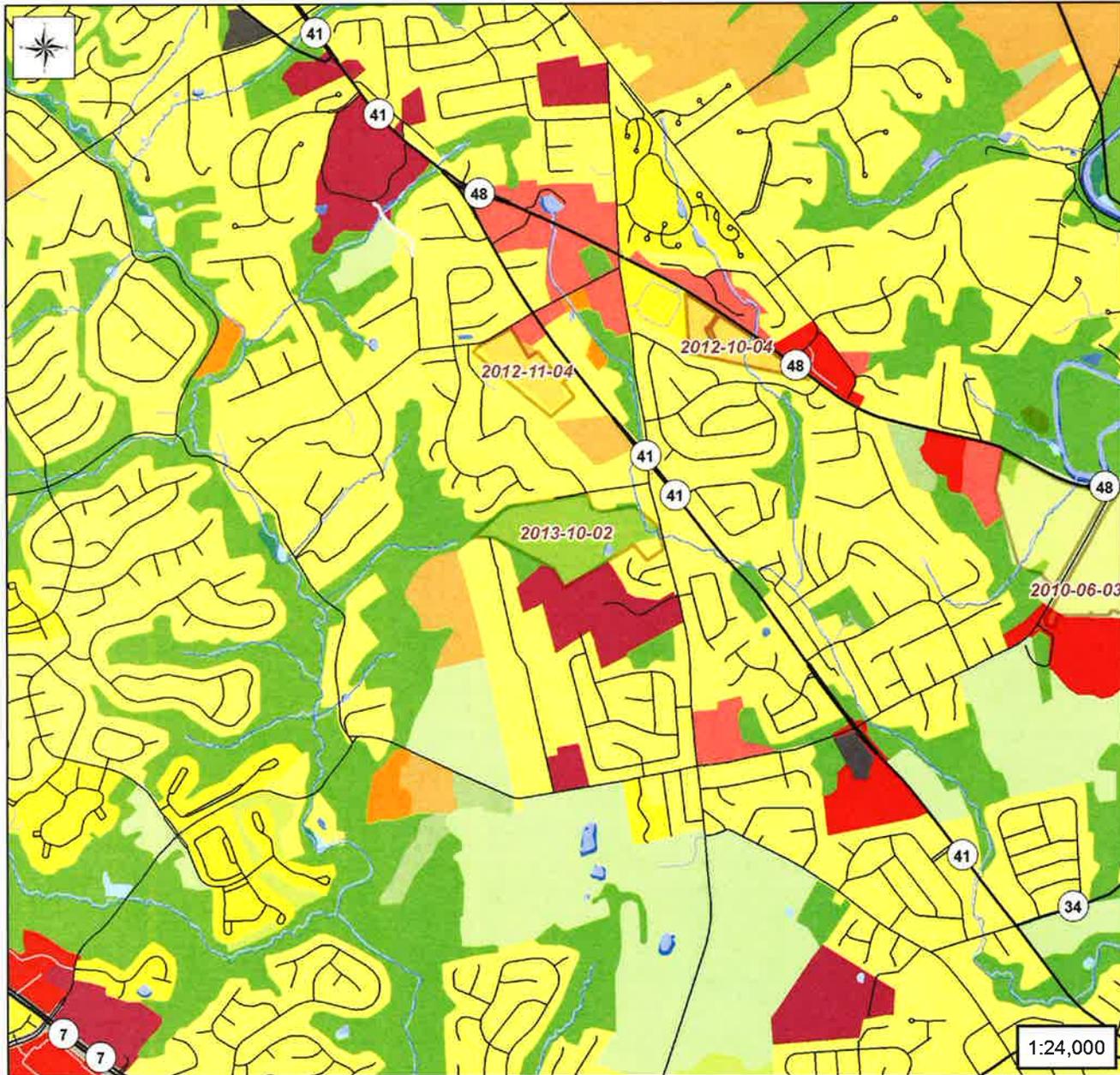
## Location Map



Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

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**Westhampton**  
2013-10-02



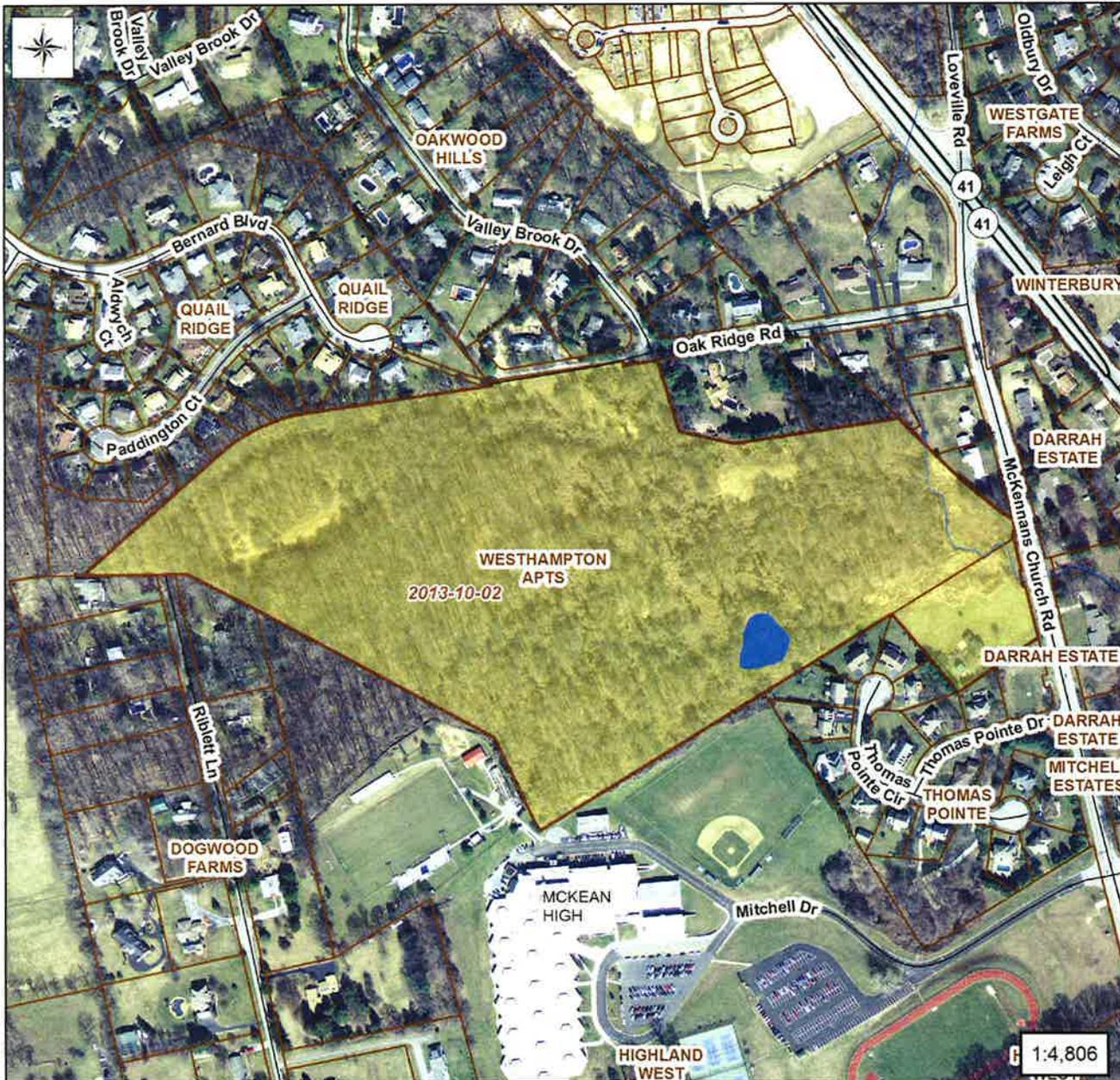
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**Legend**

- PLUS Project Areas

### Location Map



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