

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>2015-08-01</u> Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): <u>1</u>		
1. Project Title/Name: Blue Hen Apartments - Phase 2		
2. Location (please be specific): Dover-E of Blue Hen Corp Ctr,Bay Rd/W of ex. Blue Hen Apt		
3. Parcel Identification #:	2-05-07700-01-0100-00001	4. County or Local Jurisdiction Name: where project is located: City of Dover
5. If contiguous to a municipality, are you seeking annexation: No		
6. Owner's Name: Pettinaro/Blue Hen Apt., LLC		
Address: 234 North James Street		
City: Newport	State: DE	Zip: 19804
Phone: 302-999-0708	Fax: 302-999-1634	Email: afinerosky@pettinaro.com
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Pettinaro/Blue Hen Apt., L		
Address: 234 North James Street		
City: Newport	State: DE	Zip: 19804
Phone: 302-999-0708	Fax: 302-999-1634	Email: afinerosky@pettinaro.com
8. Project Designer/Engineer: Doug Liberman/Larson Engineering Group, Inc.		
Address: 910 South Chapel Street, Suite 200		
City: Newark	State: DE	Zip: 19713
Phone: 302-731-7434	Fax: 302-731-8211	Email: dliberman@larsonengineering.net
9. Please Designate a Contact Person, including phone number, for this Project: Doug Liberman 302-731-7434		

Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Addition of 192 apartment units to existing apartment site 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. Yes, Blue Hen Corporate Center Apartment Complex 2007-09-10	
12. Area of Project (Acres +/-): 6.15 Ac Number of Residential Units: 192 Commercial square footage: 0	
13. Present Zoning: RM-2	14. Proposed Zoning: RM-2
15. Present Use: Parking Lot	16. Proposed Use: Residential Apartments
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Dover 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: City of Dover 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): Garden Apartment	
20. Environmental impacts: How many forested acres are presently on-site? 0.38 Ac How many forested acres will be removed? 0 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres: If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? _____	
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: Pave removal, bio-retention	
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)?	
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: 1277 AADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? <1%

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. Connect to ex. Blue Hen Apts & Blue Hen Corp Ctr

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.

Michael Greer
 Signature of property owner
 PETTIAARD BLUE HEN APT, LLC

7/28/15
 Date

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

Date

Signed application must be received before application is scheduled for PLUS review.

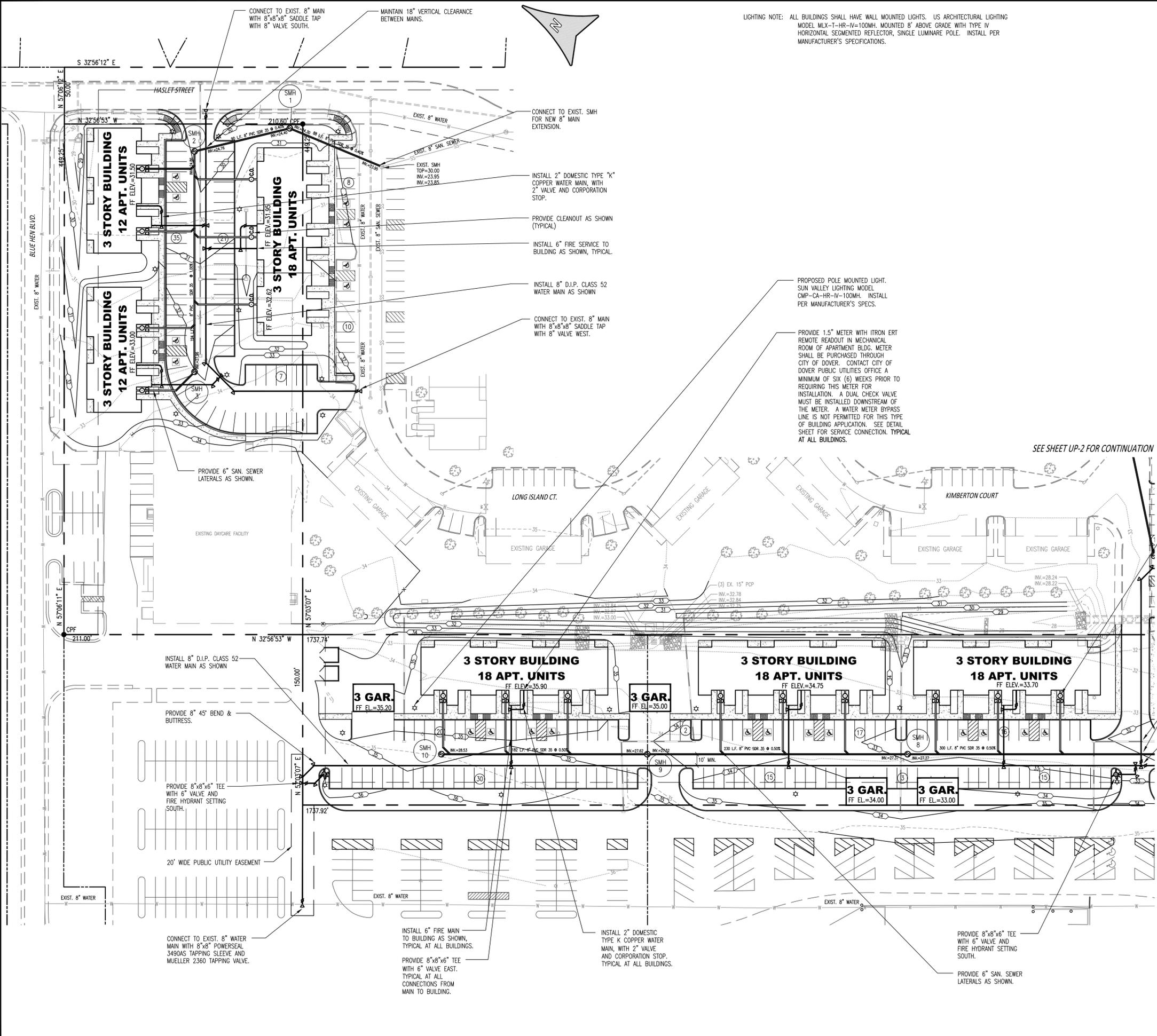
This form should be returned to the Office of State Planning electronically at PLUS@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data 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.



EXISTING CONDITIONS
 FOR
BLUE HEN APARTMENTS
 CITY OF DOVER, KENT COUNTY, DELAWARE
 PREPARED FOR: BLUE HEN APARTMENTS, LLC

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

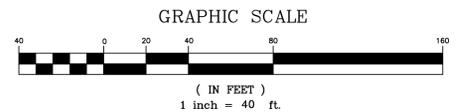
DRAWN BY: BDL
 SCALE: 1"=400'
 DATE: 7/30/15
 JOB NO.:
 FILE NAME: BHA-ExistCon



- CONSTRUCTION NOTES:**
- All non-metallic water lines must be installed with a tracer wire and detector tape. The wire shall be a minimum of 12 gauge blue coated solid copper wire extended up into all valve boxes. The detector tape shall be 6" wide with the following text, "CAUTION BURIED WATER LINE BELOW". Tracer wire shall be connected to all fire hydrants and extended up into all valve boxes.
 - All curb and sidewalk damaged by construction of this site shall be replaced in accordance with the City of Dover standards.
 - All existing sanitary sewer lines, roof drains, and water lines not used for the proposed construction must be properly abandoned at the mains prior to issuance of a certificate of occupancy.
 - All existing utilities shall be adjusted to grade in accordance with City of Dover requirements and practices.
 - All materials and workmanship shall conform to City of Dover Public Works standards and specifications and requirements.
 - Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
 - Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer, this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage. The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
 - The site contractor shall contact the City of Dover Public Utilities Construction Manager at (302) 736-7070 prior to the start of construction. A representative from the City of Dover Department of Public Utilities must observe and approve all City owned water and sanitary sewer interconnection and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water tap may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.

LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	—○—
EXISTING STORM DRAIN LINE	---
PROPOSED STORM DRAIN LINE	—■—
STORM DRAIN MANHOLE	⊙
EXISTING SAN. SEWER LINE	---
PROPOSED SAN. SEWER LINE	—■—
SANITARY SEWER MANHOLE	⊙
PROPOSED SEWER CLEANOUT	○ C.O.
EXISTING WATER LINE	---
PROPOSED WATER LINE	—■—
EXISTING FIRE HYDRANT	⊙
PROPOSED FIRE HYDRANT	⊙
EXISTING WATER VALVE	⊙
PROPOSED WATER VALVE	⊙
EXISTING UTILITY POLE	⊙
EXISTING GUY WIRE	---
LIGHT POLE	⊙
SIGN	⊙
FENCE LINE	---
BOLLARD	⊙
EXISTING WOODS LINE	---
EXISTING DECIDUOUS TREE	⊙



DATE	8/7/15
JOB NO.	
APPROVED BY:	GH Larson
DATE	
REVISION	

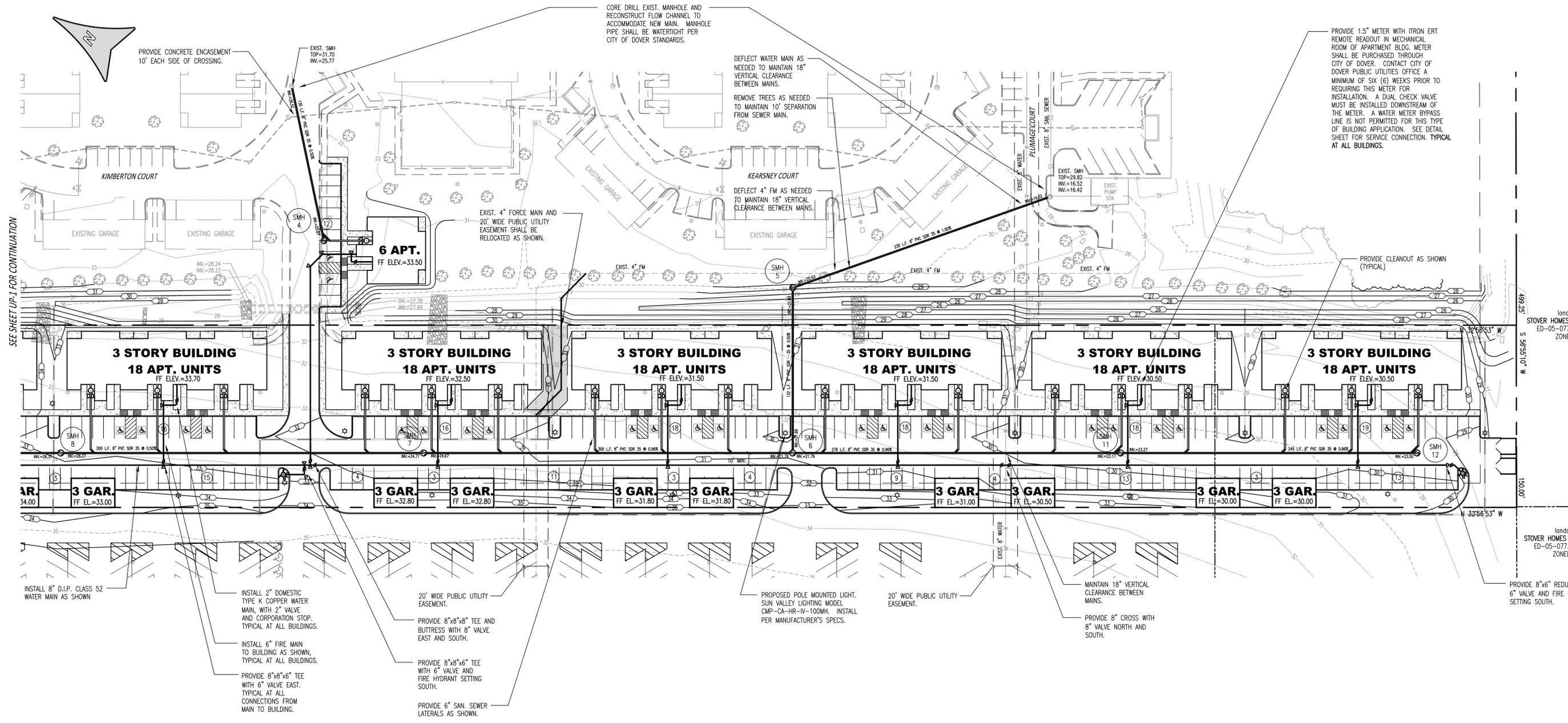
UTILITY PLAN
FOR
BLUE HEN APARTMENTS - PHASE 2
CITY OF DOVER, KENT COUNTY, DELAWARE
PREPARED FOR: PETTINARO CONSTRUCTION CO.

DATE	SEAL
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LARSON
ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING
910 SOUTH CHAPEL STREET • SUITE 200
NEWARK, DE 19713
Phone: (302) 731-7434
Fax: (302) 731-9211

CADD FILE — UtilityPlan_BHA
SHEET NO. — UP-1

SEE SHEET UP-1 FOR CONTINUATION



PROVIDE 1.5" METER WITH ITRON ERT REMOTE READOUT IN MECHANICAL ROOM OF APARTMENT BLDG. METER SHALL BE PURCHASED THROUGH CITY OF DOVER. CONTACT CITY OF DOVER PUBLIC UTILITIES OFFICE A MINIMUM OF SIX (6) WEEKS PRIOR TO REQUIRING THIS METER FOR INSTALLATION. A DUAL CHECK VALVE MUST BE INSTALLED DOWNSTREAM OF THE METER. A WATER METER BYPASS LINE IS NOT PERMITTED FOR THIS TYPE OF BUILDING APPLICATION. SEE DETAIL SHEET FOR SERVICE CONNECTION. TYPICAL AT ALL BUILDINGS.

CORE DRILL EXIST. MANHOLE AND RECONSTRUCT FLOW CHANNEL TO ACCOMMODATE NEW MAIN. MANHOLE PIPE SHALL BE WATERTIGHT PER CITY OF DOVER STANDARDS.

DEFLECT WATER MAIN AS NEEDED TO MAINTAIN 18" VERTICAL CLEARANCE BETWEEN MAINS.
REMOVE TREES AS NEEDED TO MAINTAIN 10' SEPARATION FROM SEWER MAIN.

DEFLECT 4" FM AS NEEDED TO MAINTAIN 18" VERTICAL CLEARANCE BETWEEN MAINS.

EXIST. 4" FORCE MAIN AND 20' WIDE PUBLIC UTILITY EASEMENT SHALL BE RELOCATED AS SHOWN.

PROVIDE CONCRETE ENCASUREMENT 10' EACH SIDE OF CROSSING.

INSTALL 8" D.I.P., CLASS 52 WATER MAIN AS SHOWN

INSTALL 2" DOMESTIC TYPE K COPPER WATER MAIN, WITH 2" VALVE AND CORPORATION STOP, TYPICAL AT ALL BUILDINGS.

INSTALL 6" FIRE MAIN TO BUILDING AS SHOWN, TYPICAL AT ALL BUILDINGS.

PROVIDE 8"x8"x6" TEE WITH 6" VALVE EAST, TYPICAL AT ALL CONNECTIONS FROM MAIN TO BUILDING.

20' WIDE PUBLIC UTILITY EASEMENT.

PROVIDE 8"x8"x8" TEE AND BUTTRESS WITH 8" VALVE EAST AND SOUTH.

PROVIDE 8"x8"x6" TEE WITH 6" VALVE AND FIRE HYDRANT SETTING SOUTH.

PROVIDE 6" SAN. SEWER LATERALS AS SHOWN.

PROPOSED POLE MOUNTED LIGHT, SUN VALLEY LIGHTING MODEL CMP-GA-HR-IV-100MH. INSTALL PER MANUFACTURER'S SPECS.

20' WIDE PUBLIC UTILITY EASEMENT.

MAINTAIN 18" VERTICAL CLEARANCE BETWEEN MAINS.

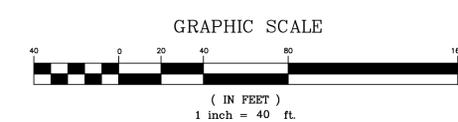
PROVIDE 8" CROSS WITH 8" VALVE NORTH AND SOUTH.

PROVIDE 8"x6" REDUCER WITH 6" VALVE AND FIRE HYDRANT SETTING SOUTH.

LIGHTING NOTE: ALL BUILDINGS SHALL HAVE WALL MOUNTED LIGHTS. US ARCHITECTURAL LIGHTING MODEL MLX-T-HR-IV=100MH, MOUNTED 8' ABOVE GRADE WITH TYPE IV HORIZONTAL SEGMENTED REFLECTOR, SINGLE LUMINARE POLE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING STORM DRAIN LINE	---
PROPOSED STORM DRAIN LINE	---
STORM DRAIN MANHOLE	⊙
EXISTING SAN. SEWER LINE	---
PROPOSED SAN. SEWER LINE	---
SANITARY SEWER MANHOLE	⊙
PROPOSED SEWER CLEANOUT	○ C.O.
EXISTING WATER LINE	---
PROPOSED WATER LINE	---
EXISTING FIRE HYDRANT	⊙
PROPOSED FIRE HYDRANT	⊙
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EXISTING UTILITY POLE	⊙
EXISTING GUY WIRE	⊙
LIGHT POLE	⊙
SIGN	⊙
FENCE LINE	---
BOLLARD	⊙
EXISTING WOODS LINE	---
EXISTING DECIDUOUS TREE	⊙



DATE 8/7/15	SCALE 1"=40'	UTILITY PLAN
JOB NO.	DRAWN BY YATuroczy	
APPLICATION NO.	DESIGNED BY D.Liberman	FOR
APPROVED BY: GHLarson	CHECKED BY: D.Liberman	BLUE HEN APARTMENTS - PHASE 2
DATE	REVISION	CITY OF DOVER, KENT COUNTY, DELAWARE
		PREPARED FOR: PETTINARO CONSTRUCTION CO.
		LARSON ENGINEERING GROUP INC. CIVIL ENGINEERING & LAND PLANNING
		910 SOUTH CHAPEL STREET • SUITE 200 NEWARK, DE 19713 Phone: (302) 731-7434 Fax: (302) 731-9211
DATE	SEAL	

CADD FILE --- UtilityPlan_BHA

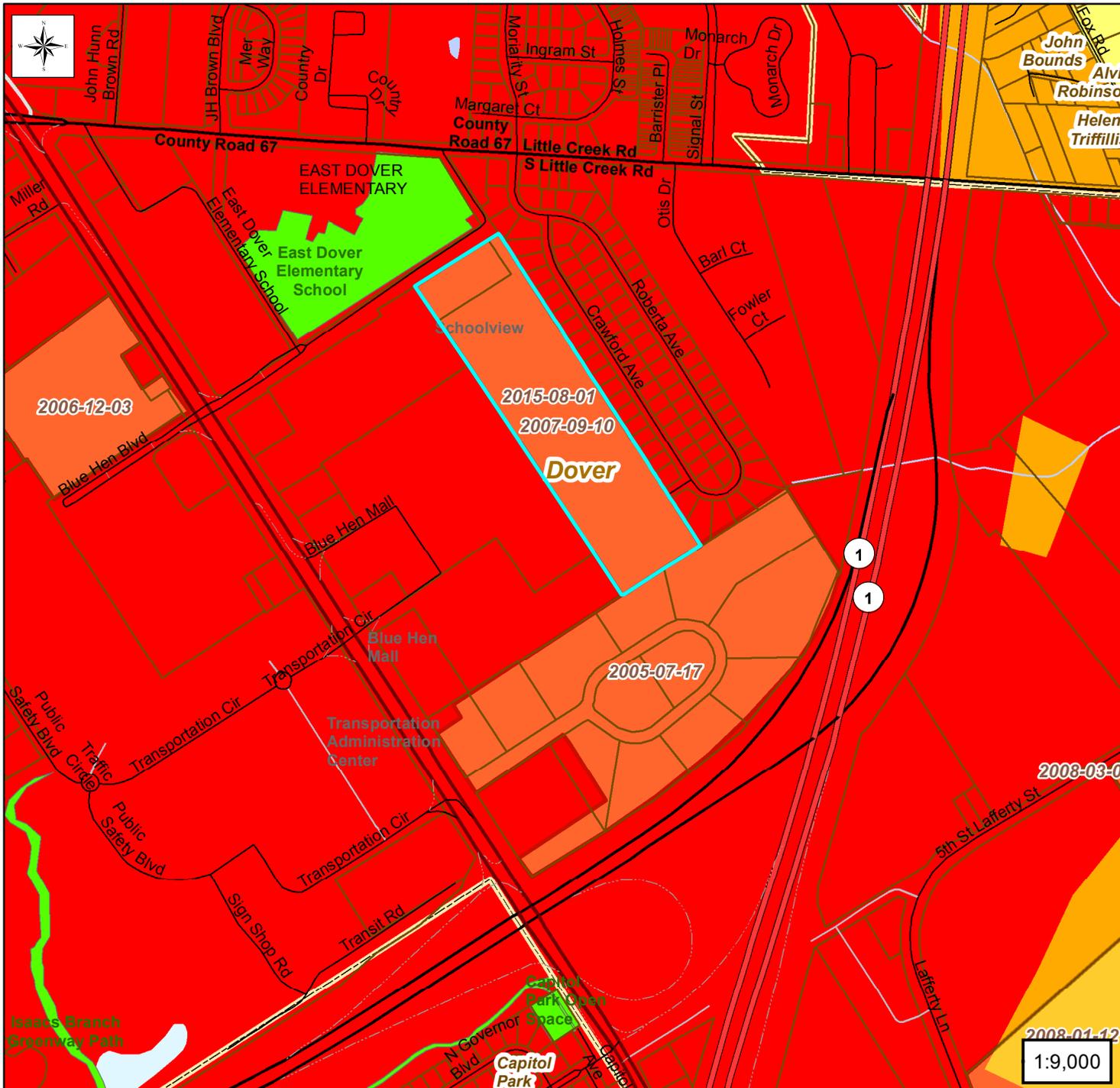
SHEET NO. --- UP-2

lands n.o.f. STOVER HOMES PROPERTIES, LLC ED-05-077.00-03-04.00 ZONED: IPM

lands n.o.f. STOVER HOMES PROPERTIES, LLC ED-05-077.00-03-03.00 ZONED: IPM

Preliminary Land Use Service (PLUS)

Blue Hen Apartments - Phase 2
2015-08-01

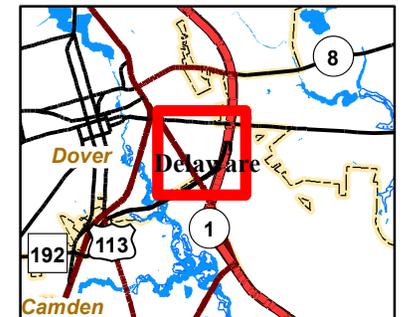


Legend

2010 State Strategies

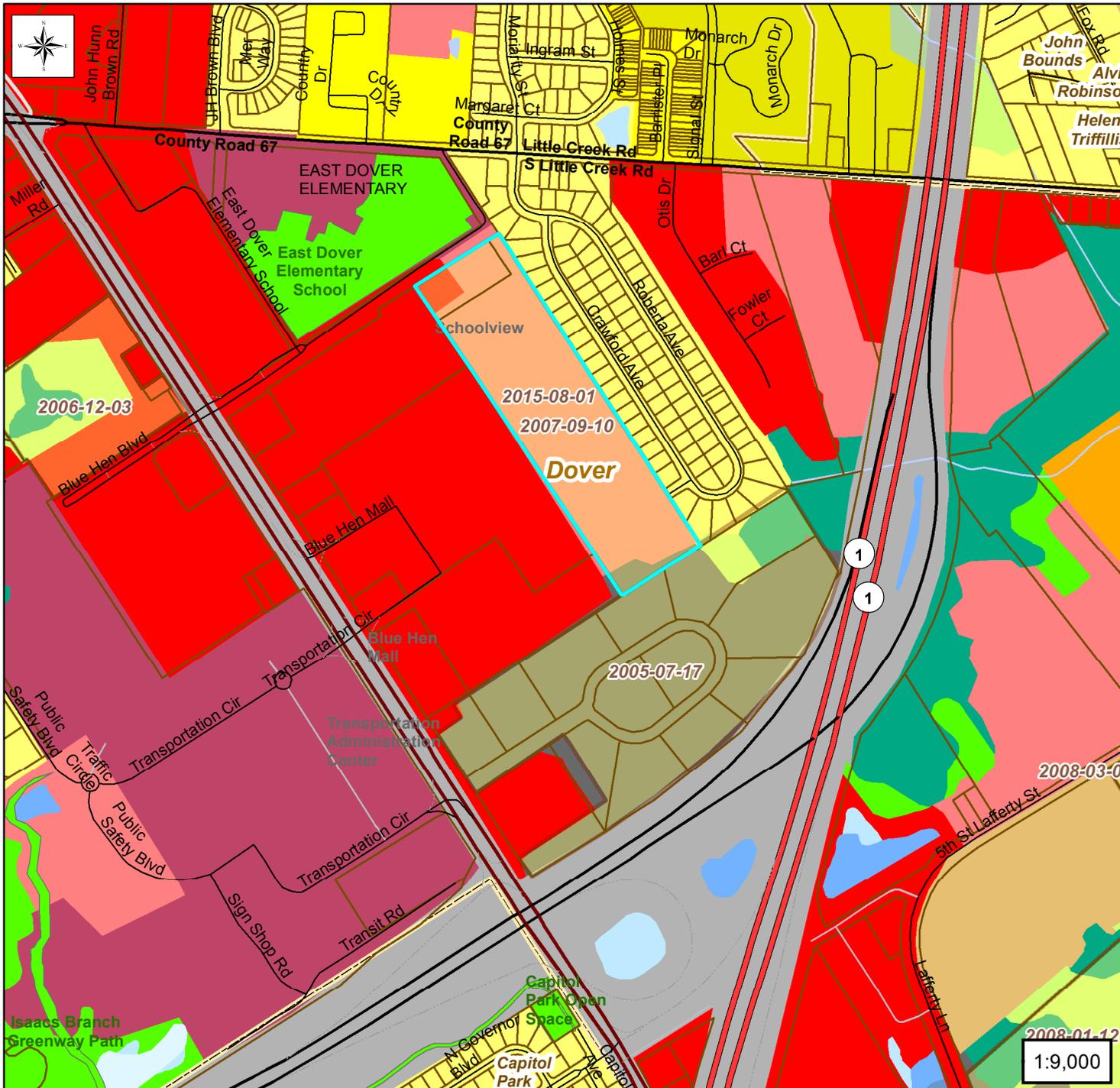
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

Location Map

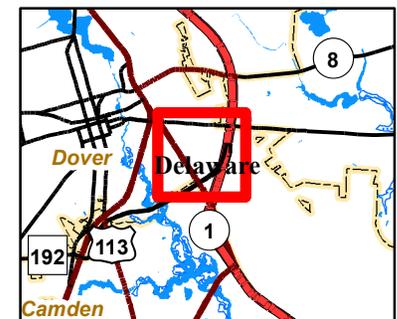


Preliminary Land Use Service (PLUS)

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2015-08-01



Location Map



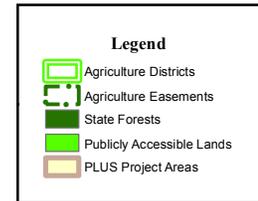
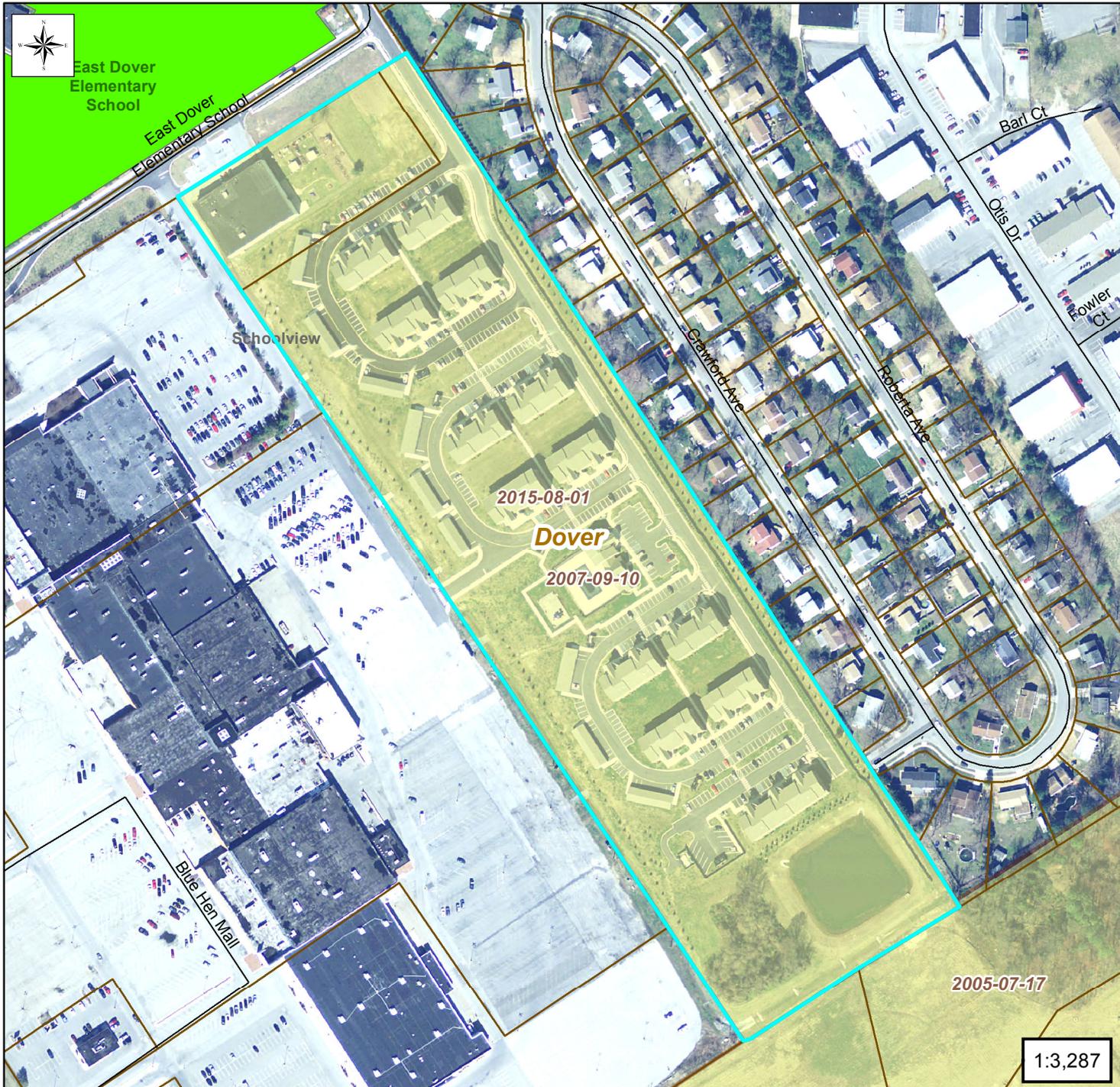
2008-01-12
1:9,000



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

Preliminary Land Use Service (PLUS)

Blue Hen Apartments - Phase 2
2015-08-01



Location Map



1:3,287



Mapping provided by the Delaware
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