

## Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000](http://www.dnrec.state.de.us/dnrec2000)  
[www.dnrec.state.de.us/DNRECeis](http://www.dnrec.state.de.us/DNRECeis)  
[datamil.delaware.gov](http://datamil.delaware.gov)  
[www.state.de.us/deptagri](http://www.state.de.us/deptagri)

1. Project Title/Name: Route 1 Office – Lots 2, 3, & 4 Red Mill Manor Subdivision

2. Location ( please be specific): On south bound lane of Route 1, approximately 500 feet from Red Mill Pond

3. Parcel Identification #: 2-35-23, 26, 27, 28

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Alan Rieck

Address: 7169 Jays Way

City: Milton

State: DE

Zip: 19968

Phone: 302-644-9333

Fax:

Email: arieck6287@comcast.net

6. Applicant's Name: Axiom Engineering/Ken Christenbury

Address: 6 West Market Street, Suite 1B

City: Georgetown

State: DE

Zip: 19947

Phone: 302-855-0810

Fax: 302-855-0812

Email: ken@axeng.com

7. Project Designer/Engineer: Axiom Engineering

Address: 6 West Market Street, Suite 1B

City: Georgetown

State: DE

Zip: 19947

Phone: 302-855-0810

Fax: 302-855-0812

Email: ken@aseng.com

8. Please Designate a Contact Person, including phone number, for this Project: Ken Christenbury, 302-855-0810



25. If residential, please indicate the following:  
Number of renter-occupied units:  
Number of owner-occupied units:

Target Population (check all that apply):

Renter-occupied units

Family

Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

First-time homebuyer – if checked, how many units

Move-up buyer – if checked, how many units

Second home buyer – if checked, how many units

Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0%  
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 75%  
Square Feet: 29,500

27. What are the environmental impacts this project will have? N/A

How much forest land is presently on-site? 0 How much forest land will be removed? N/A

Are there known rare, threatened, or endangered species on-site?  Yes  No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area?  Yes  No

Recharge potential maps are available at

**Kent County**

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

**Sussex County**

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area?  Yes  No - UNKNOWN

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)?  Yes  No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development?  Yes  No If "Yes," please include this information on the site map.

29. 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 Corp 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:

Will there be ground disturbance within 100 feet of wetlands  Yes  No

30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)  If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No  Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :
31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If yes, please list name:
32. List the proposed method(s) of stormwater management for the site: Underground storage and disposal and pond  Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Infiltration w/ overflow into Del. DOT's Route 1 ditch  Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres 9,000 Square Feet  Open space proposed (not including stormwater management ponds and waste water disposal areas) acres/Sq ft.  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Landscape buffer  Where is the open space located? Route 1 frontage  Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Acres on-site that will be permanently protected  Acres on-site that will be restored  Acres of required wetland mitigation  Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Infiltration and/or pond  Buffers from wetlands, streams, lakes, and other natural water bodies
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

38. Will this project generate additional traffic?  Yes  No

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 the peak season 200

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

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. There will be one commercial entrance to Route 1.

40. Will the street rights of way be public, private, or town? N/A

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program?  Yes  No

42. 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. Property to the north, will discuss with developer

43. Are there existing or proposed sidewalks?  Yes  No; bike paths  Yes  No

Is there an opportunity to connect to a larger bike/pedestrian network?  Yes  No

44. 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

Will this project affect, physically or visually, any historic or cultural resources?  Yes  No  
If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? Yes  No

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

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?  
 Yes  No If yes, please List them:

45. Please make note of the time-line for this project: Public hearing with Sussex County, February 2006

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

\_\_\_\_\_  
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, 540 S. DuPont Highway, Ste. 7, 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.

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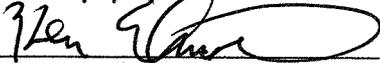
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Signature of property owner



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

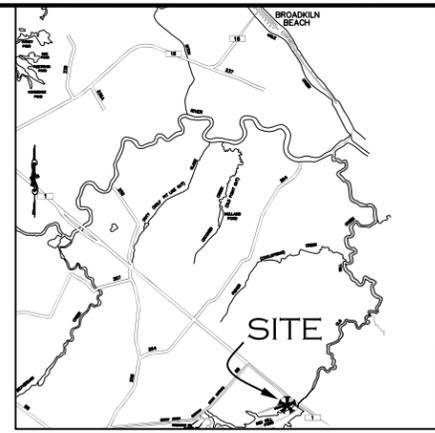
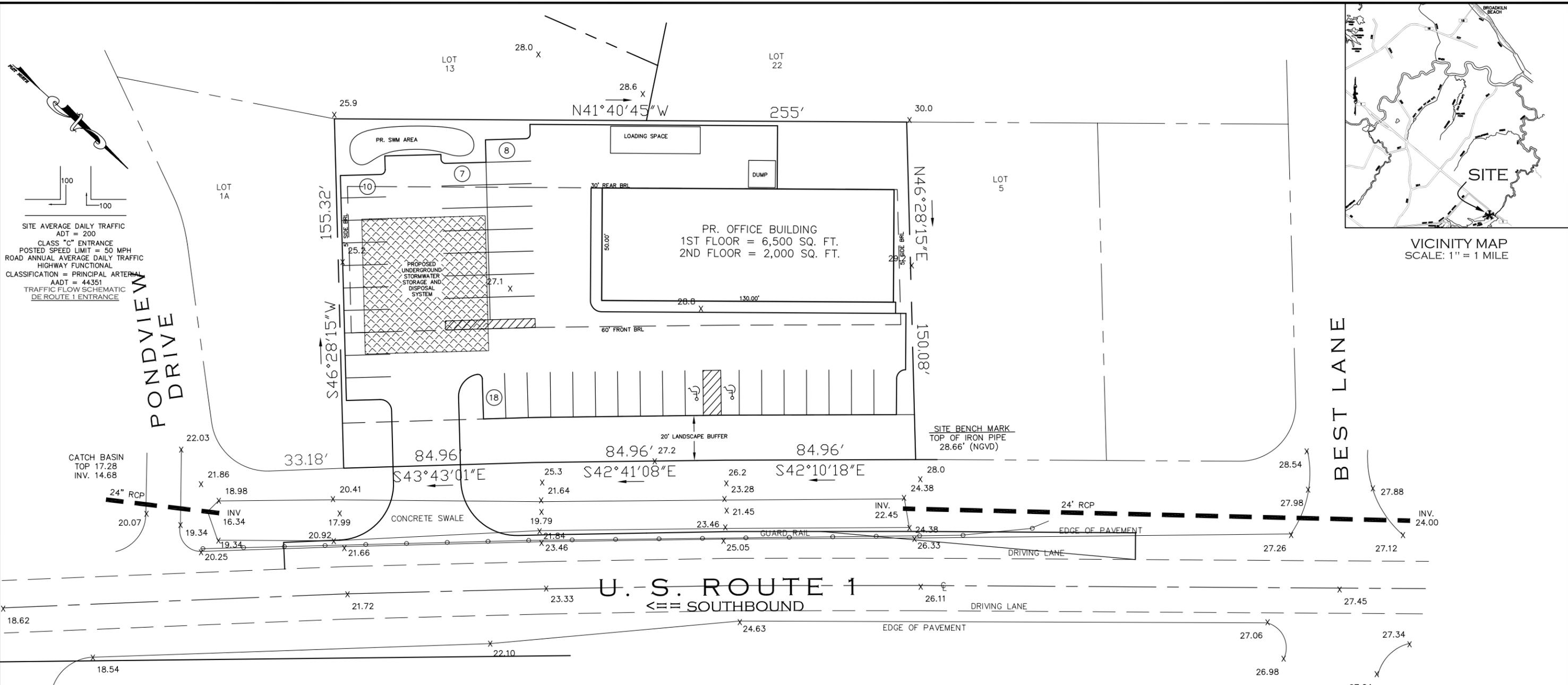
Signed application must be received before application is scheduled for PLUS review.

Date

1/20/2006

Date

1/20/2006



VICINITY MAP  
SCALE: 1" = 1 MILE

SITE AVERAGE DAILY TRAFFIC  
ADT = 200  
CLASS "C" ENTRANCE  
POSTED SPEED LIMIT = 50 MPH  
ROAD ANNUAL AVERAGE DAILY TRAFFIC  
HIGHWAY FUNCTIONAL  
CLASSIFICATION = PRINCIPAL ARTERIAL  
AADT = 44351  
TRAFFIC FLOW SCHEMATIC  
DE ROUTE 1 ENTRANCE

PONDVIEW  
DRIVE

BEST LANE

U.S. ROUTE 1  
SOUTHBOUND

LEGEND

EX. PROPERTY LINE	--- ---	CONCRETE MONUMENT FOUND	□
PROPOSED SUBDIVISION LINE	- - - - -	IRON PIPE FOUND	○
EX. ADJACENT PROPERTY LINES	--- ---	IRON PIPE SET	●
EX. WETLANDS		BENCHMARK	⊕
EX. MINOR CONTOUR	- - - - -	PR. CONTOUR	— 25.5 —
EX. MAJOR CONTOUR	- - - - -	PR. BUILDING RESTRICTION LINES	--- ---
EX. BUILDING RESTRICTION LINES	--- ---	PR. ROAD CENTERLINE	— 20 —
EX. ROAD CENTERLINE	— 20 —	PR. EASEMENT	--- ---
EX. EASEMENT	--- ---	PR. BUILDING	▭
EX. BUILDING	▭	PR. SWALE	--- ---
EX. SWALE	--- ---	PR. SIDEWALK	--- ---
EX. SIDEWALK	--- ---	PR. CURB	--- ---
EX. CURB	--- ---	PR. STORM SEWER CL	--- ---
EX. STORM SEWER	--- ---	PR. SANITARY SEWER	--- ---
EX. SANITARY SEWER	--- ---	PR. WOODS LINE	--- ---
EX. WOODS LINE	--- ---	PR. WATER LINE	--- ---
EX. WATER LINE	--- ---	PR. WELL	⊕
EX. WELL	⊕	EX. ELECTRIC LINES UTILITIES	— 25.21 —
EX. ZONING BOUNDARY	--- ---	EX. UTILITY POLES/LIGHT POLES	⊕
EX. FENCE	--- ---	PARKING SPACE COUNTS	⊕
EX. SPOT ELEVATION	X 25.21	NRCS SOIL TYPE BOUNDARY	⊕
EX. STREAM	--- ---		
EX. FEMA FLOODPLAIN	--- ---		

NOTES:

- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM A SURVEY PREPARED BY McCANN, INC. ENTITLED LOT SURVEYS WITH SPOT ELEVATIONS, LOTS 2, 3 & 4 - RED MILL MANOR, DATED JANUARY 2005 AND IS NOT THE RESULT OF A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, L.L.C.
- THERE ARE NO WETLANDS LOCATED ON SITE.
- THIS SITE IS LOCATED IN A ZONE X BASED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0190 J, MAP REVISED JANUARY 6, 2005, AND IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- MAINTENANCE OF THE PAVED AREAS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE PROPERTY OWNERS WITHIN THIS SITE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE PAVED AREAS WITHIN THE SITE.
- STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF INFILTRATION THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR OWNER OF THE SITE.
- SANITARY SEWER FOR THIS SITE WILL BE PROVIDED BY THE WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER DISTRICT.
- WATER FOR THIS SITE WILL BE PROVIDED BY TIDEWATER UTILITIES, INC.. ALL PROPOSED BUILDINGS SHALL NOT BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

SITE DATA:

TOTAL SITE AREA	0.89± ACRES
CURRENT ZONING	AR-1
PROPOSED ZONING	B-1
PROPOSED USE	OFFICE
PROPOSED CONSTRUCTION TYPE	STEEL FRAME
PROPOSED BUILDING HEIGHT	42' MAX.
PROPOSED BUILDING AREA	6,500± SQ. FT.
PROPOSED PAVED AREA	23,000± SQ. FT.
OPEN SPACE (INCLUDES: LAND-SCAPED, UNDISTURBED, (SEPTIC AND SWM AREAS))	9,000± SQ. FT.
PARKING SPACES REQUIRED	43
PARKING SPACES PROVIDED	43

WETLANDS CERTIFICATION:

THIS PROPERTY HAS BEEN EXAMINED BY JAMES C. MCCULLLEY IV, ENVIRONMENTAL CONSULTANTS, INC. (JCM ECI) FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVENING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS AND DETAILED IN REPORTS PREPARED BY JCM ECI USING BEST PROFESSIONAL JUDGMENT, THERE ARE NO REGULATED WETLANDS OR WATERS OF THE U.S. LOCATED ON THE SUBJECT PROPERTY SHOWN ON THIS PLAN.

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

ALAN RIECK  
17169 JAYS WAY  
MILTON, DE 19968  
(302) 644-9333

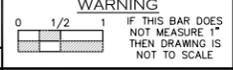
JCM ECI  
PENCADER CORPORATE CENTER - 100 LAKE DRIVE, SUITE 3  
NEWARK, DELAWARE 19702  
(302) 737-9335 - FAX (302) 737-9546

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO AND APPURTENANT.

TAX MAP: 2-35-23, 26, 27, 28

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	KRC
CHECKED BY:	KRC
DATE:	10/17/2005
SCALE:	1" = 20'



SEAL

AXIOM ENGINEERING L.L.C.  
6 WEST MARKET ST. SUITE 1B  
GEORGETOWN, DE 19947  
PHONE: (302) 855-0810  
FAX: (302) 855-0812  
E-MAIL: AXIOM@AXIOM.COM

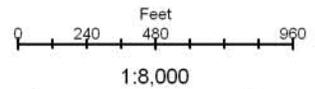
PRELIMINARY SITE PLAN  
LANDS OF ALAN RIECK  
**ROUTE 1 OFFICE**  
LOTS 2, 3, & 4 - RED MILL MANOR SUBDIVISION  
BROADKILL HUNDRED, SUSSEX COUNTY, DELAWARE

PROJECT NO:	0025-0501
DRAWING:	P-1
SHEET:	1 OF 1

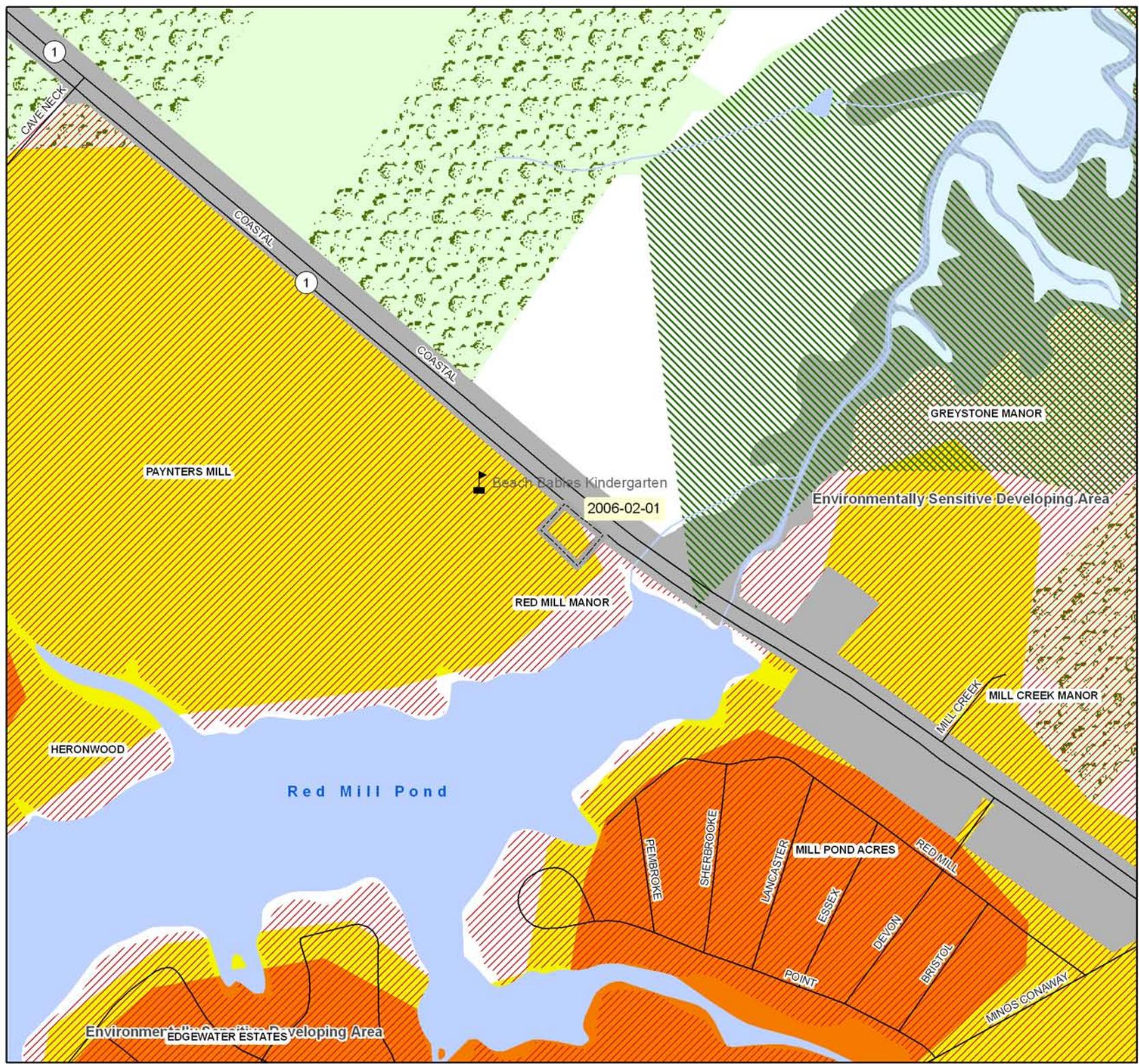
# Preliminary Land Use Service (PLUS)

Route One Offices  
2006-02-01

-  Project Area
  -  Public-Owned
  -  Ag District
  -  Purchased Dev. Rights
  -  Municipalities
- Strategies**
-  Level 1
  -  Level 2
  -  Level 3
  -  Level 4
  -  Nat. Res. & Rec. Priorities
  -  Working Forests
  -  Highest Value Agriculture
  -  Out of Play
  -  Area of Dispute
  -  Area of Study
  -  Env. Sens. Dev. (Sussex)



Produced by the Delaware Office of State Planning Coordination.  
[www.state.de.us/planning](http://www.state.de.us/planning)

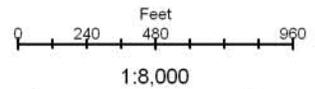
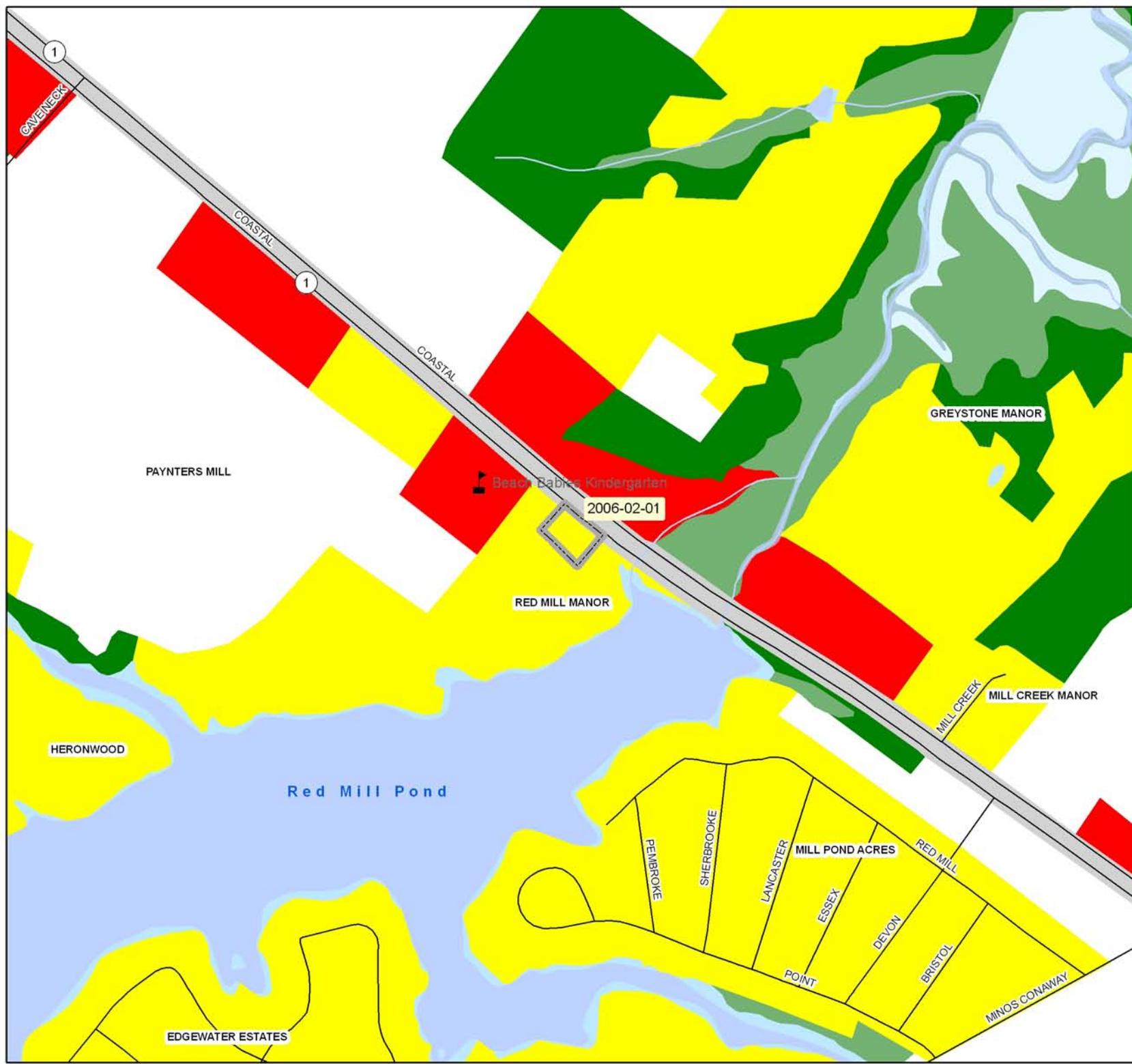


Environmentally Sensitive Developing Area

# Preliminary Land Use Service (PLUS)

Route One Offices  
2006-02-01

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



Produced by the Delaware Office of State Planning Coordination.  
[www.state.de.us/planning](http://www.state.de.us/planning)

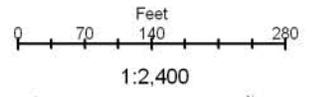


# Preliminary Land Use Service (PLUS)

Route One Offices  
2006-02-01

2002 False-Color  
InfraRed Orthophotography

-  Project Area
-  Municipalities



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[www.state.de.us/planning](http://www.state.de.us/planning)



MILL POND ACRES