

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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): _____
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____

1. Project Title/Name: Red Mill Office Park

2. Location (please be specific): Delaware Route 1 (Southbound) between Best Lane & Pondview Drive

3. Parcel Identification #: 235-23.00 Parcels 25.00, 26.00, 27.00, 28.00 4. County or Local Jurisdiction Name: where project is located: Sussex

5. If contiguous to a municipality, are you seeking annexation: No

6. Owner's Name: Daniel T. and Dale S. Boines

Address: 10 Venetian Drive

City: Rehoboth Beach State: DE Zip: 19971

Phone: 302-227-3400 Fax: Email: boines@ce.net

7. Equitable Owner/Developer (**This Person is required to attend the PLUS meeting**): Daniel T. and Dale S. Boines

Address: 10 Venetian Drive

City: Rehoboth Beach State: DE Zip: 19971

Phone: 302-227-3400 Fax: Email: boines@ce.net

8. Project Designer/Engineer: Mark H. Davidson & Douglas D. Barry, PE – Pennoni Associates Inc.

Address: 18072 Davidson Drive

City: Milton State: DE Zip: 19968

Phone: 302-684-8030 Fax: 302-684-8054 Email: mdavidson@pennoni.com & dbarry@pennoni.com

9. Please Designate a Contact Person, including phone number, for this Project: Mark H. Davidson – 302-684-6207

Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with certified comprehensive plan Site Plan Review
 Subdivision

11. Brief Explanation of Project being reviewed: Rezoning of Lots 1A, 2, 3 and 4 to B-1 Neighborhood Business as a part of Lots 5 & 6 already zoned B-1. Create an Office Park to continue like uses that are currently on Lots 5 & 6.

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. N/A

12. Area of Project (Acres +/-): 1.13 Number of Residential Units: 0 Commercial square footage: 7,300

13. Present Zoning: AR-1

14. Proposed Zoning: B-1

15. Present Use: Vacant

16. Proposed Use: Office Park

17. Water: Central (Community system) Individual On-Site Public (Utility)
Service Provider Name: Tidewater Utilities, Inc.

Will a new public well be located on the site? Yes No

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)
Service Provider Name: Sussex County

Will a new community wastewater system be located on this site? Yes No

19. If residential, describe style and market segment you plan to target (Example- Age restricted): No

20. Environmental impacts:

How many forested acres are presently on-site? 0 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? Yes No

Are the wetlands: Tidal Acres:
 Non-tidal Acres:

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corps 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:

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? 200+/- feet to Red Mill Pond

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? Yes No

22. List the proposed method(s) of stormwater management for the site: Onsite Infiltration with potential offsite discharge

23. Is open space proposed? Yes 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)? Stormwater and Landscape

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes 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: **205**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **0%**

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. None

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

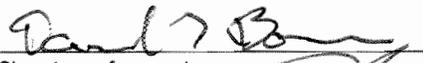
Has this site been evaluated for historic and/or cultural resources? Yes No

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: _____

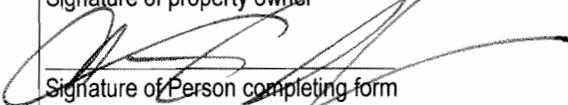
31. Are any federal permits, licensing, or funding anticipated? Yes No

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


Signature of property owner

Date
7/11/11

Date


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

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

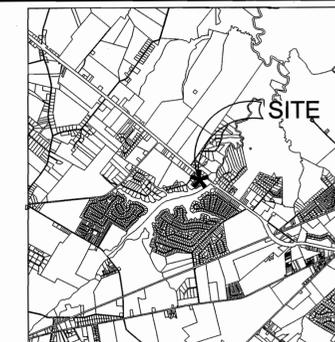
This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as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

NOTES:

- TOTAL AREA OF THE PROPERTY IS 49,355 SQ. FT. ± (1.13 AC. ±)
- LEGAL OWNER: DANIEL T. AND DALE S. BOINES
10 VENETIAN DRIVE
REHOBOTH BEACH, DE 19671
- THIS PROPERTY IS CURRENTLY ZONED AR-1 (AGRICULTURAL-RESIDENTIAL).
- THIS TRACT APPEARS AS PARCELS 25 THROUGH 28 ON SUSSEX COUNTY TAX MAP 2-35-23.00.
- DEED REFERENCES: PARCEL 25 - Deed Book 3892, Page 88
PARCEL 26 - Deed Book 3842, Page 71
PARCEL 27 - Deed Book 3842, Page 79
PARCEL 28 - Deed Book 3842, Page 84
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 100050190J, EFFECTIVE DATE 6 JANUARY 2005, THIS SITE IS LOCATED IN FLOOD ZONE 'X' UNSHADED WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN.
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM A SURVEY BY PENNONI ASSOCIATES INC.
- THIS PLAN DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY.
- THERE ARE NO WETLANDS IN THE VICINITY OF THE PROPOSED IMPROVEMENTS.
- SOILS: BASED UPON SURVEY MAPS COMPILED IN 1971 BY THE U.S.D.A. SOILS CONSERVATION SERVICE AND THE DELAWARE AGRICULTURAL EXPERIMENTATION STATION, SITE SOILS CONSIST OF THE FOLLOWING:
Sua - SASSAFRASS SANDY LOAM, 0-2% SLOPES
Ssb - SASSAFRASS SANDY LOAM, 2-5% SLOPES

SITE DATA:

TOTAL SITE AREA 49,355 SQ. FT. ± (1.13± ACRES)
 TAX MAP NUMBER 2-35-23.00, PARCELS 25-28
 DEED REFERENCE B. 3892, P. 88; B. 3842, P. 71, 79, 84;
 CURRENT ZONING AR-1
 PROPOSED ZONING B-1
 EXISTING USE VACANT/PROFESSIONAL
 PROPOSED USE OFFICE/PROFESSIONAL
 EXISTING BUILDING FOOTPRINT 2,700± SQ. FT.
 PROPOSED BUILDING FOOTPRINT 6,058± SQ. FT.
 TOTAL BUILDING PAVEMENT AREA 8,758± S.F.
 CONCRETE AREA 3,135± S.F.
 PARKING SPACES REQUIRED 44 SPACES
 PARKING SPACES PROVIDED 48 SPACES
 LANDSCAPE AREA 27,749± S.F.
 STORMWATER MANAGEMENT AREA 7,829± S.F.
 INGRESS/EGRESS EASEMENT AREA 1,481± S.F.
 BUILDING RESTRICTIONS:
 FRONT 60'
 SIDE 30' (EACH)
 BACK 30'
 WATER SUPPLY PUBLIC CENTRAL WATER
 SEWAGE DISPOSAL PUBLIC CENTRAL SEWER

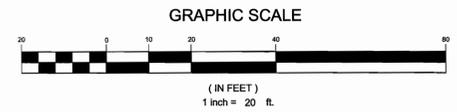
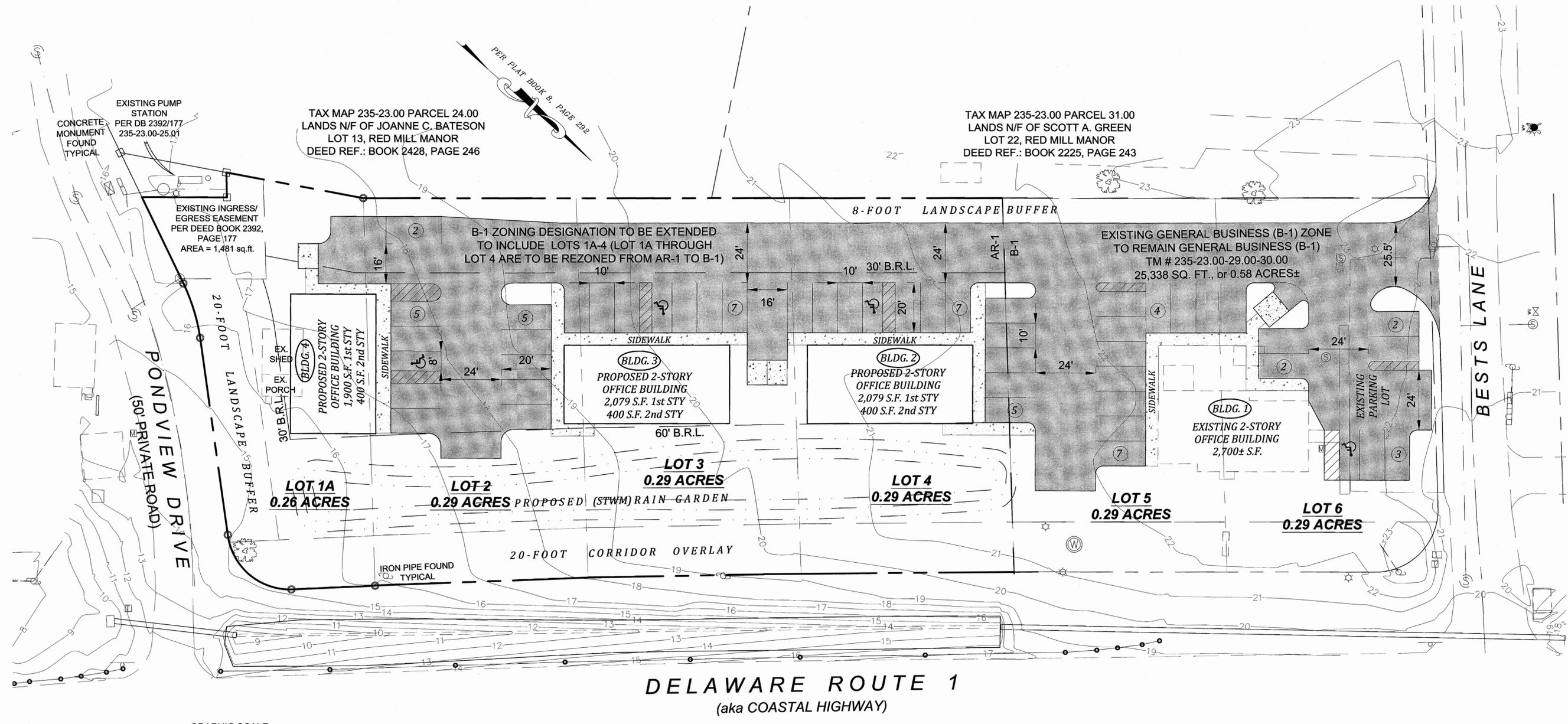


REVISIONS

NO.	DESCRIPTION

**REZONING PLAN
(LOTS 1A - 4 RED MILL MANOR SUBDIVISION)**
**LANDS N/F OF DANIEL T. & DALE S. BOINES
LEWES and REHOBOTH HUNDRED, SUSSEX CO., DELAWARE**

Pennoni
 PENNONI ASSOCIATES INC.
 18072 Davidson Dr. (302) 684-8030 Fax: (302) 684-8054
 Milton, DE 19968 www.pennoni.com
 CONSULTING ENGINEERS



OWNER CERTIFICATION:
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION AND 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.

SITE DESIGNER CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF SUSSEX COUNTY AND LAWS OF THE STATE OF DELAWARE.

DANIEL T. & DALE S. BOINES
 10 VENETIAN DRIVE
 REHOBOTH BEACH, DE. 19671
 (302) 227-3400

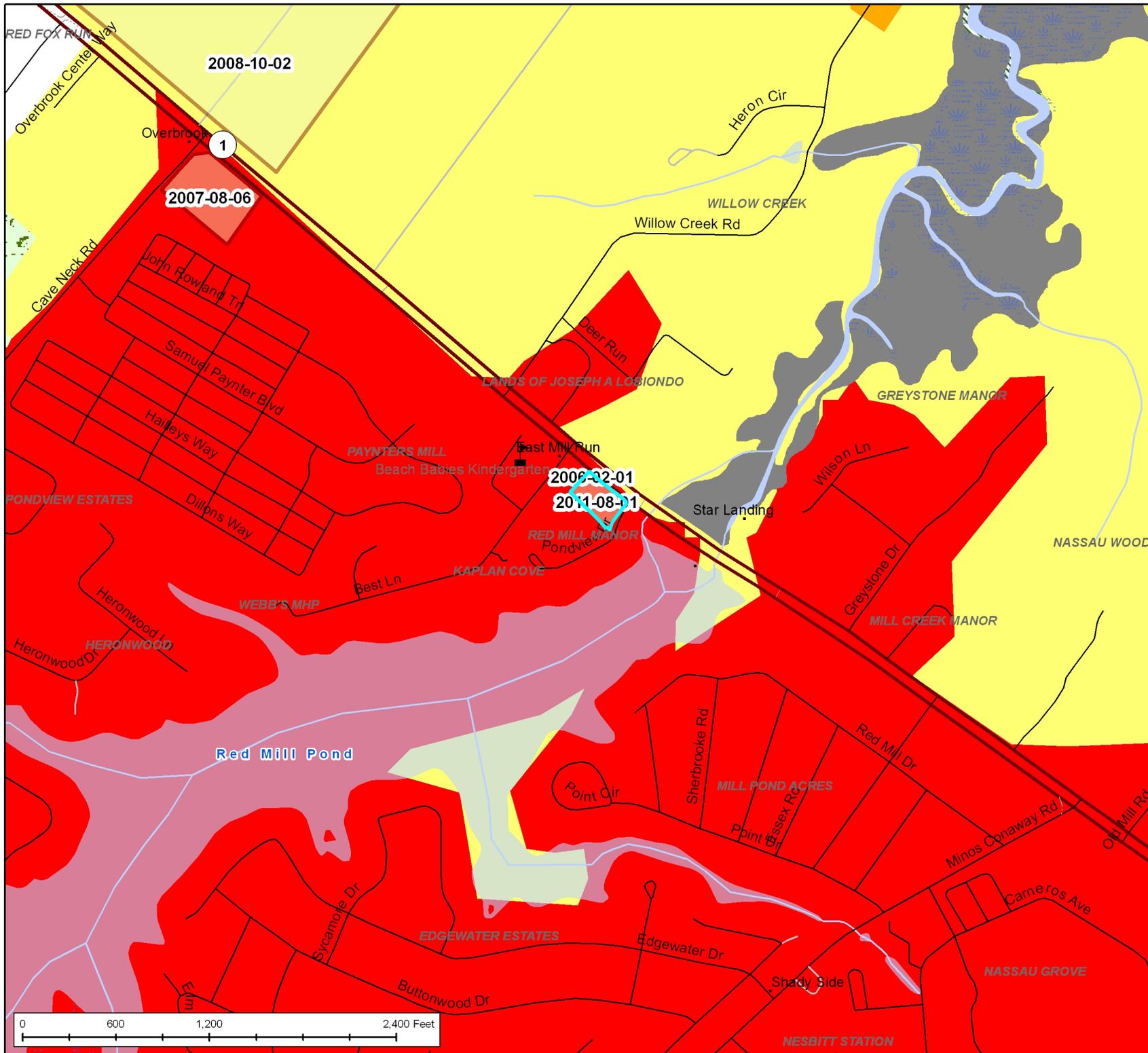
PENNONI ASSOCIATES INC.
 18072 DAVIDSON DR. - MILTON, DE 19968
 OFFICE : (302) 684-8030
 FACSIMILE : (302) 684-8054
 WEBSITE : WWW.PENNONI.COM

DESIGNED BY: PAI
 SURVEYED BY: PAI
 DRAWN BY: PAI
 CHECKED BY: D.D.A.
 JOB #: BCIN1101
 SCALE: 1" = 20'
 TAX MAP: 235-23.00, Parcels 25-30
 DATE: JULY 14, 2011

SHEET NO: 1

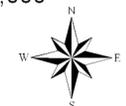
Preliminary Land Use Service (PLUS)

Red Mill Office Park
2011-08-01



- PLUS Project Areas
 - Municipalities
 - State Parks
 - Forestry Easements
 - Purchased Dev. Rights
 - Ag District
 - Nat. Res. & Rec. Priorities
 - Working Forests
 - Highest Value Agriculture
- 2010 State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Out of Play

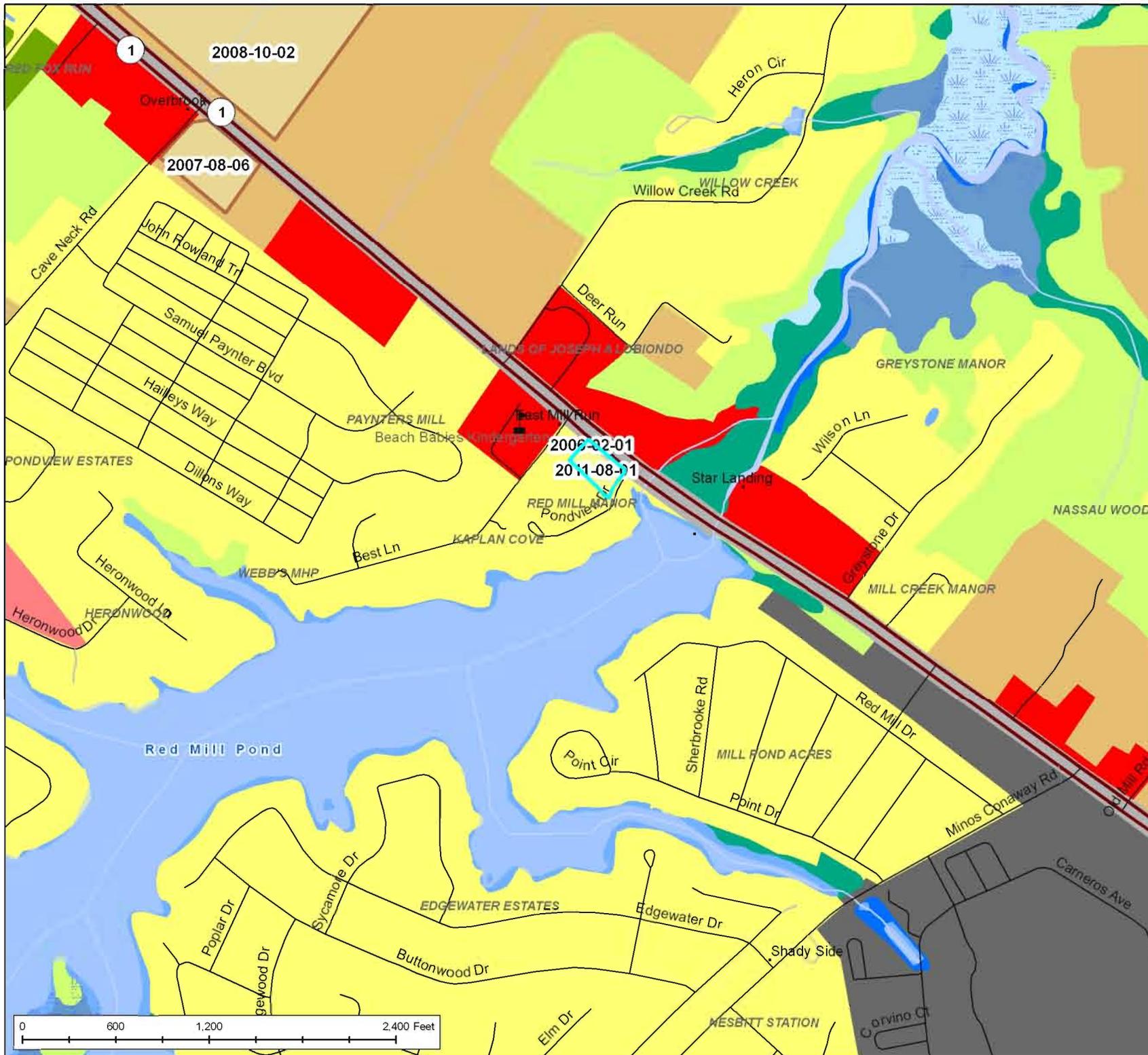
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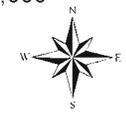


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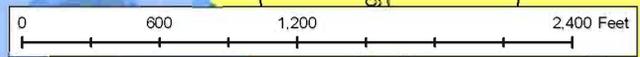


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

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Red Mill Office Park
2011-08-01

 Project Areas

 Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



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