

<b>Preliminary Land Use Service (PLUS)</b> 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): _____ Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____	
1. Project Title/Name: New Main Station 21, Mill Creek Fire Company	
2. Location (please be specific): 3808 Kirkwood Highway, Wilmington, DE 19808	
3. Parcel Identification #: 0803930082 & 0803930207	4. County or Local Jurisdiction Name: where project is located: New Castle County
5. If contiguous to a municipality, are you seeking annexation: N/A	
6. Owner's Name: (Parcel 0803930082) Delaware Economic Development Authority	
Address: 99 Kings Highway	
City: Dover	State: DE
Phone: 302-739-4271	Zip: 19901
Fax: 302-739-5749	Email: N/A
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): (Parcel 0803930207) Mill Creek Fire Co. LLC	
Address: 3900 Kirkwood Highway	
City: Wilmington	State: DE
Phone: 302-998-1921	Zip: 19808
Fax:	Email: stewart.jon@verizon.net
8. Project Designer/Engineer: Duffield Associates, Inc.	
Address: 5400 Limestone Road	
City: Wilmington	State: DE
Phone: 302-239-6634	Zip: 19808
Fax: 302-239-8485	Email: ckraucunas@duffnet.com
9. Please Designate a Contact Person, including phone number, for this Project:	
Colin Kraucunas 302-239-6634	

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: Fire Co. would like to add a mezzanine space to the new fire house under construction. This increases GFA to 20,778 sf 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 +/-): 2.018 Number of Residential Units: 0 Commercial square footage: 20,778	
13. Present Zoning: Commercial Regional (CR)	14. Proposed Zoning: Commercial Regional (CR)
15. Present Use: New Fire Station	16. Proposed Use: New Fire Station w mezzanine
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name:  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:  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): N/A	
20. Environmental impacts:  How many forested acres are presently on-site? None How many forested acres will be removed? None  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: N/A <input type="checkbox"/> Non-tidal Acres: N/A  If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A  Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A  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", N/A describe the impacts:  How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>N/A</u>	
21. 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	
22. List the proposed method(s) of stormwater management for the site: No additional stormwater management is proposed. There is no change to building or pavement footprint.	
23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," how much? Acres: N/A  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? N/A	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No This project *is* a fire station.	

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: No change in vehicle trips. Mezzanine is to improve the new fire station's storage capabilities.  
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? No change

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. Recently recorded project terminated access through adjacent Fulton Bank site.

28. Are there existing sidewalks?  Yes  No; bike paths  Yes  No  
 Are there proposed sidewalks?  Yes  No; bike paths  Yes  \*N/A (building construction only)  
 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: Joe Stewart phone number: 302-685-0229

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

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

\_\_\_\_\_  
 Date

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

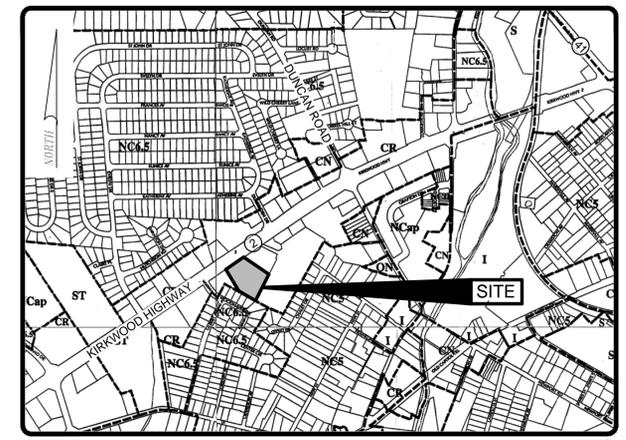
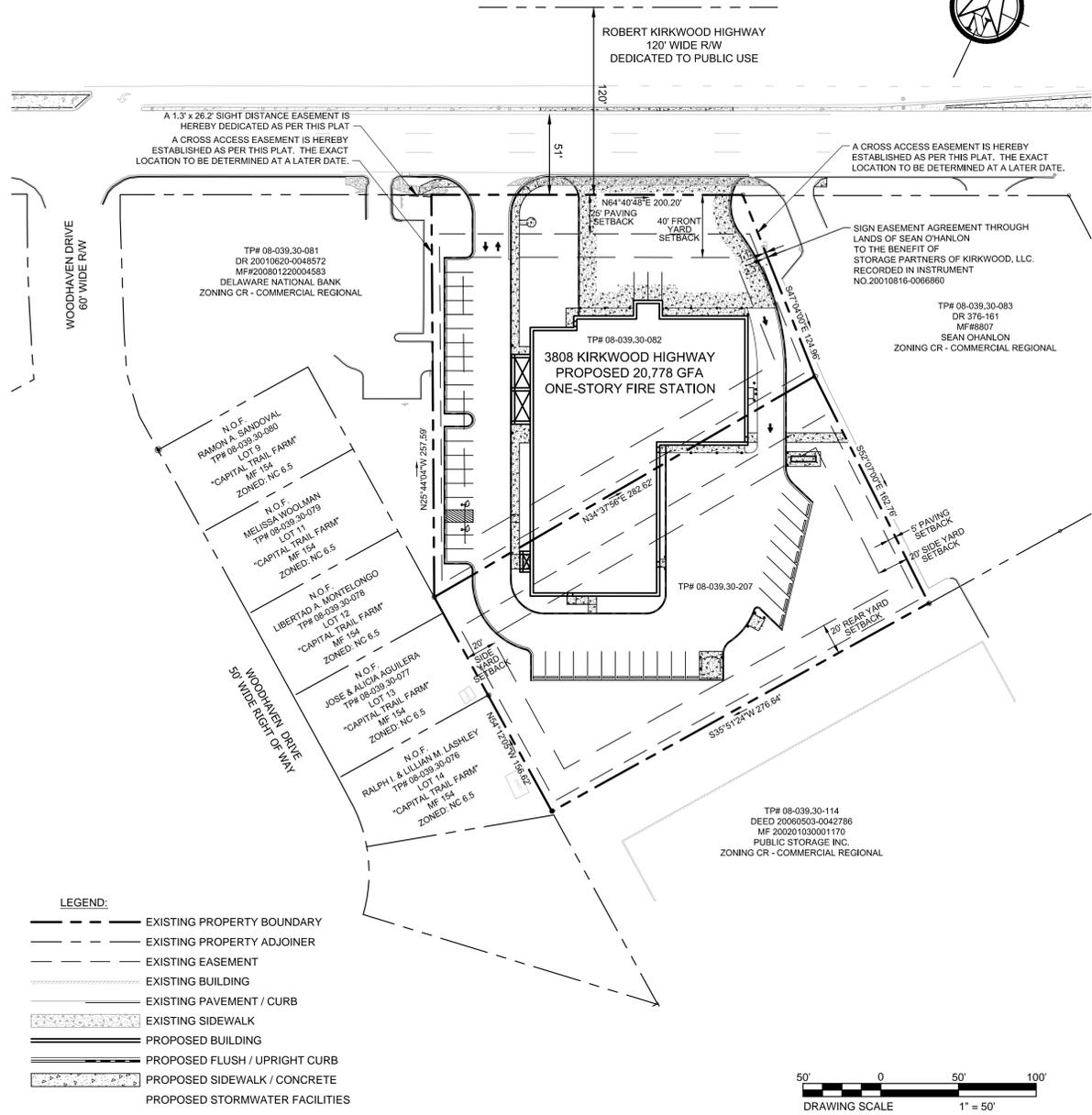
This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files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



# RECORD MAJOR LAND DEVELOPMENT PLAN MILL CREEK FIRE COMPANY MILL CREEK HUNDRED-NEW CASTLE COUNTY-DELAWARE

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO ALLOW EXPANSION OF THE EXISTING MEZZANINE STORAGE AREA INSIDE THE FIRE STATION TO INCREASE THE TOTAL GROSS FLOOR AREA TO 20,778 G.F.A.
2. THIS PLAN SUPERSEDES, IN PART, THE PLAN TITLED "RECORD MNOR LAND DEVELOPMENT PLAN; NEW MAIN STATION 21; MILL CREEK FIRE COMPANY" LAST REVISED JUNE 26, 2012 AND RECORDED ON AUGUST 8, 2012 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NUMBER 20120808-0044308.
3. PROPERTY LINE BEARINGS & DISTANCES, AREAS AND EASEMENTS DEPICTED ON THIS PLAN ARE TAKEN FROM A PLAN TITLED "BOUNDARY SURVEY PREPARED FOR THE MILL CREEK FIRE COMPANY", DATED MAY 20, 2008, LAST REVISED JULY 21, 2010, DRAWING NO. 2008-26, PREPARED BY B. MICHAEL CAROLANO, INC. OF HOCKESSIN, DELAWARE. THE HORIZONTAL DATUM USED WAS ASSUMED, BASED ON THE NORTHEAST PROPERTY LINE.
4. TOPOGRAPHY DEPICTED ON THIS PLAN IS TAKEN FROM A PLAN TITLED "TOPOGRAPHY PLAN FOR MILL CREEK FIRE COMPANY, 3808 KIRKWOOD HIGHWAY", DATED JUNE 18, 2010, DRAWING NO. 2420/SURVEY/TOPO, PREPARED BY KARINS AND ASSOCIATES OF NEWARK, DELAWARE. THE BEARING SYSTEM WAS DERIVED FROM THE DELAWARE STATE PLANE COORDINATE SYSTEM AND THE VERTICAL DATUM WAS N.A.V.D. '88.
5. NO REGULATED FLOODPLAINS EXIST ON THIS SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 105085-0135-J, EFFECTIVE DATE JANUARY 17, 2007.
6. NO WETLANDS WERE FOUND TO EXIST ON THIS SITE PER LETTER BY DUFFIELD ASSOCIATES, INC. ADDRESSED TO MILL CREEK FIRE COMPANY REGARDING TAX PARCEL NOS. 08-039.30-082 AND 08-039.30-207, DATED SEPTEMBER 3, 2010.
7. NO CRITICAL NATURAL AREAS EXIST ON THIS SITE PER NEW CASTLE COUNTY GIS MAP.
8. NO WATER RESOURCE PROTECTION AREAS EXIST ON SITE PER THE WATER RESOURCE PROTECTION AREA MAP 1 OF 3, REVISED DECEMBER 2011, PUBLISHED BY THE UNIVERSITY OF DELAWARE WATER RESOURCES AGENCY.
9. NO DEBRIS IS TO BE BURIED ON THIS SITE.
10. STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS EFFECTIVE DATE JANUARY 23, 1991, AMENDED MARCH 11, 1993 (OR AS LATER AMENDED).
11. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND NEW CASTLE COUNTY DRAINAGE CODE.
12. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED AND MAINTAINED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE PROTECTION REGULATIONS.
13. UNLESS OTHERWISE SPECIFIED ON THIS PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
14. A LANDSCAPE PLAN, PREPARED BY DUFFIELD ASSOCIATES, INC., DATED MARCH 15, 2012, LAST REVISED APRIL 30, 2012, OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
15. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE, INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEED IN AND FOR NEW CASTLE COUNTY ON JULY 26, 2012, AT INSTRUMENT NO. 20120726-0041279.
16. THIS PLAN IS EXEMPT FROM THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
17. <REMOVED>
18. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THIS PLAN AND ALL WATER COURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATER COURSES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
19. THE FOLLOWING VARIANCES WERE APPROVED PER THE NEW CASTLE COUNTY BOARD OF ADJUSTMENT: APPLICATION NO. 2011-0459-A, DECISION DATE OCTOBER 13, 2011: TAX PARCEL 08-039.30-082:
  - 1) TO CONSTRUCT A BUILDING 0 FEET FROM THE REAR PROPERTY LINE (20-FOOT REAR YARD SETBACK)
  - 2) TO PERMIT PAVING 0 FEET FROM THE REAR PROPERTY LINE (5 FOOT OTHER YARD PAVING SETBACK)
  - 3) TO PERMIT A 0.15 LANDSCAPE SURFACE RATIO (0.25 REQUIRED LSR)
 TAX PARCEL 08-039.30-207:
  - 4) TO CONSTRUCT A BUILDING 0 FEET FROM THE FRONT PROPERTY LINE (40-FOOT STREET YARD SETBACK)
  - 5) TO PERMIT PAVING 0 FEET FROM THE FRONT PROPERTY LINE (25-FOOT STREET YARD PAVING SETBACK)
20. A CURBING WAIVER PER NCCC SECTION 40.22.610.B WAS APPROVED BY THE DEPARTMENT OF LAND USE APRIL 5, 2012 FOR FLUSH CURB WHERE REQUIRED FOR PROPER DRAINAGE. BUMPER BLOCKS SHALL BE PROVIDED FOR ALL PARKING SPACES WHERE UPRIGHT CURBING IS WAIVED.
21. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND WILL BE SUBJECT TO ITS APPROVAL.



NCC ZONING MAP: 29 LOCATION MAP SCALE: 1" = 800'

**SITE DATA:**

1. APPLICATION NO.:
2. TAX PARCEL NOS.: 08-039.30-082 08-039.30-207
3. ADDRESS: 3808 KIRKWOOD HIGHWAY WILMINGTON, DE 19808 0 KIRKWOOD HIGHWAY WILMINGTON, DE 19808
4. OWNER: DELAWARE ECONOMIC DEVELOPMENT AUTHORITY MILL CREEK FIRE COMPANY, LLC 3900 KIRKWOOD HIGHWAY WILMINGTON, DE 19808
5. SOURCE OF TITLE: DEED T-126, PAGE 216 I.N.# 20120518-0027728
6. ZONING DISTRICT: CR (COMMERCIAL REGIONAL) CR (COMMERCIAL REGIONAL)
7. SITE ACREAGE: 0.993 ACRES 1.025 ACRES  
TOTAL: 2.018 ACRES
8. EXISTING MONUMENTS: 5 FOUND  
3 SET DURING BOUNDARY SURVEY
9. BENCHMARK: SANITARY SEWER MANHOLE 72-C, RIM 103.07' INV 93.60' (NAVD 88)
10. WATER SUPPLY: ARTESIAN WATER COMPANY  
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
11. SEWAGE DISPOSAL: NEW CASTLE COUNTY  
SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF THE 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.
12. ANTICIPATED SEWAGE: EXISTING: 15 GPD/PERSON x 59 USERS PER DAY = AVERAGE 885 GPD  
EXISTING PEAK FLOW 4 x 885 GPD = 3,540 GPD  
PROPOSED: NO CHANGE
13. PARKING RATIONALE: PROPOSED 10 VEHICLE BAYS (NO BANQUET HALL)  
REQUIRED: 10 BAYS x 4 SPACES/BAY = 40 SPACES  
REQUIRED ADA ACCESSIBLE SPACES = 2 SPACES  
PROVIDED SPACES: 42 PARKING SPACES (2 ADA)
14. SITE COVERAGE:
 

EXISTING SITE CONDITIONS:		
EXISTING BUILDING	19,610 S.F. (0.450 ACRE)	22%
EXISTING PAVING/IMPERVIOUS	38,807 S.F. (0.891 ACRE)	44%
EXISTING OPEN SPACE	29,470 S.F. (0.677 ACRE)	34%
TOTAL	87,887 S.F. (2.018 ACRE)	100%
PROPOSED SITE CONDITIONS:		
PROPOSED BUILDING	19,610 S.F. (0.450 ACRE)	22%
PROPOSED PAVING/IMPERVIOUS	38,807 S.F. (0.891 ACRE)	44%
PROPOSED OPEN SPACE	29,470 S.F. (0.677 ACRE)	34%
TOTAL	87,887 S.F. (2.018 ACRE)	100%
EXISTING STORMWATER MANAGEMENT AREAS:		
BELOW GROUND STORMWATER MANAGEMENT	7,488 S.F. (0.17 ACRE)	
ABOVE GROUND STORMWATER MANAGEMENT	2,597 S.F. (0.06 ACRE)	

**SITE DIMENSIONAL REQUIREMENTS:**

MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	100 FEET
MINIMUM STREET YARD:	40 FEET
MINIMUM SIDE YARD:	20 FEET
MINIMUM REAR YARD:	20 FEET
MINIMUM PAVING SETBACK (STREET):	25 FEET
MINIMUM PAVING SETBACK (OTHER):	5 FEET
MAXIMUM BUILDING HEIGHT:	50 FEET

**CERTIFICATION OF OWNERSHIP (TP# 08-039-30-207)**

I, UNDERSIGNED, HEREBY CERTIFY THAT THE MILL CREEK FIRE COMPANY, LLC IS THE OWNER OF TAX PARCEL 08-039.30-207 WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE \_\_\_\_\_ MILL CREEK FIRE COMPANY, LLC  
BY MILL CREEK FIRE COMPANY, ITS SOLE MEMBER  
JON STEWART, PRESIDENT

**CERTIFICATION OF OWNERSHIP (TP# 08-039-30-082)**

I, UNDERSIGNED, HEREBY CERTIFY THAT THE DELAWARE ECONOMIC DEVELOPMENT AUTHORITY IS THE OWNER OF TAX PARCEL 08-039.30-082 WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE \_\_\_\_\_ ALAN B. LEVIN, CHAIRMAN  
THE DELAWARE ECONOMIC DEVELOPMENT AUTHORITY

**CERTIFICATION OF OWNERSHIP (TP#08-039.30-081)**

I, UNDERSIGNED, HEREBY CERTIFY THAT DELAWARE NATIONAL BANK IS THE OWNER OF TAX PARCEL NUMBER 08-039.30-081 WHICH IS SUBJECT TO THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE \_\_\_\_\_ P. RANDOLPH TAYLOR,  
PRESIDENT, DELAWARE DIVISION  
FULTON BANK

**CERTIFICATION OF ACCURACY (SURVEYOR)**

I, UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE EXISTING TOPOGRAPHIC 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.

DATE \_\_\_\_\_ KENNETH M. REYNOLDS, P.L.S.  
REGISTRATION #56-0000740  
FOR KARINS AND ASSOCIATES

**CERTIFICATION OF ACCURACY (ENGINEER)**

I, UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT 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.

DATE \_\_\_\_\_ COLIN M. KRAUCUNAS, P.E.  
REGISTRATION #14308  
FOR DUFFIELD ASSOCIATES, INC.

**CERTIFICATION OF PLAN APPROVAL**

APPROVED \_\_\_\_\_ BY \_\_\_\_\_  
DATE \_\_\_\_\_ GENERAL MANAGER

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED \_\_\_\_\_ BY \_\_\_\_\_  
DATE \_\_\_\_\_ GENERAL MANAGER

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

**PACHECO ROSS ARCHITECTS, P.C.**  
 5400 LAMINGTON ROAD  
 WILMINGTON, DE 19808-1232  
 TEL: (302) 59-6634  
 FAX: (302) 59-6634  
 OFFICES IN DELAWARE, PENNSYLVANIA AND NEW JERSEY  
 WWW.PACHECROSSARCHITECTS.COM

**DUFFIELD ASSOCIATES**  
 72 Vooresville Avenue P.O. Box 538 Vooresville, NY 12186 (518) 765-5105 fax 765-5107

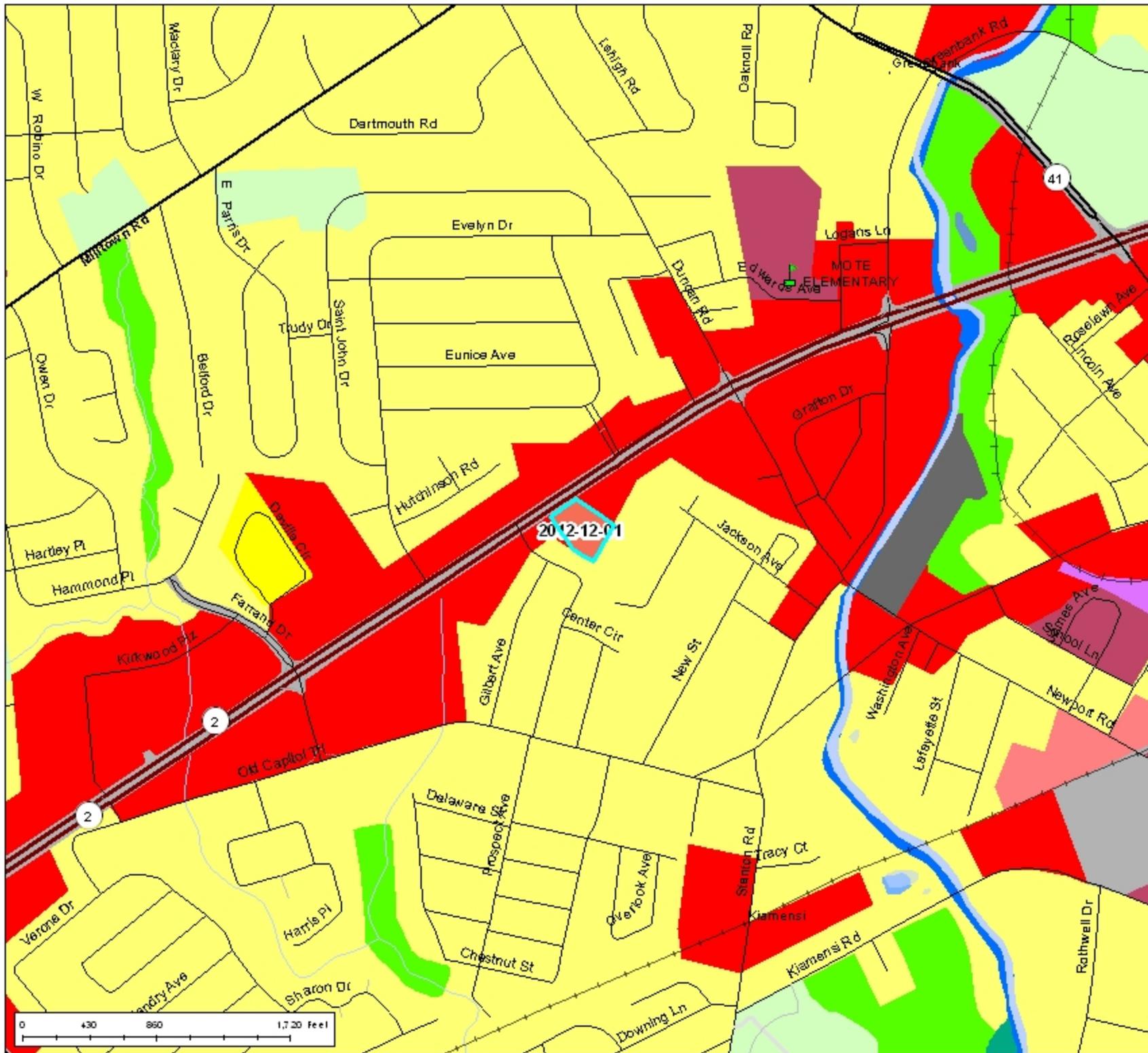
**NEW MAIN STATION 21**  
**MILL CREEK FIRE COMPANY**  
 3808 KIRKWOOD HIGHWAY, MARSHALTON DE 19808  
 MILL CREEK HUNDRED, NEW CASTLE CO. DE

**EXPLORATORY RECORD MAJOR LAND DEVELOPMENT PLAN**  
 DWG DATE: OCTOBER 1, 2012  
 DWG BY: CMK  
 DWG ID#: D8245CA-MAJOR-R0  
 STATUS: EXPLORATORY PLAN  
 SCALE: 1" = 50'  
 DATE: OCTOBER 1, 2012



# Preliminary Land Use Service (PLUS)

Mill Creek Fire Company  
2012-12-01



- 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

1:10,000



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



# Preliminary Land Use Service (PLUS)

Mill Creek Fire Company  
2012-12-01



-  Project Areas
-  Municipalities

2012 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget

1:1,000



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State Planning Coordination,  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)

