

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>2015-02-06</u> Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): <u>2</u>		
1. Project Title/Name:		
2. Location (please be specific):		
3. Parcel Identification #:	4. County or Local Jurisdiction Name: where project is located:	
5. If contiguous to a municipality, are you seeking annexation:		
6. Owner's Name:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email: <u>rudymarine@comcast.net</u>
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Project Designer/Engineer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
9. Please Designate a Contact Person, including phone number, for this Project:		

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:

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

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

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 (Graveyard in wooded area)

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: Tom Rudloff phone number: 302-293-5836

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

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

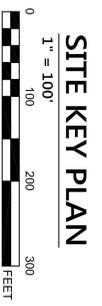
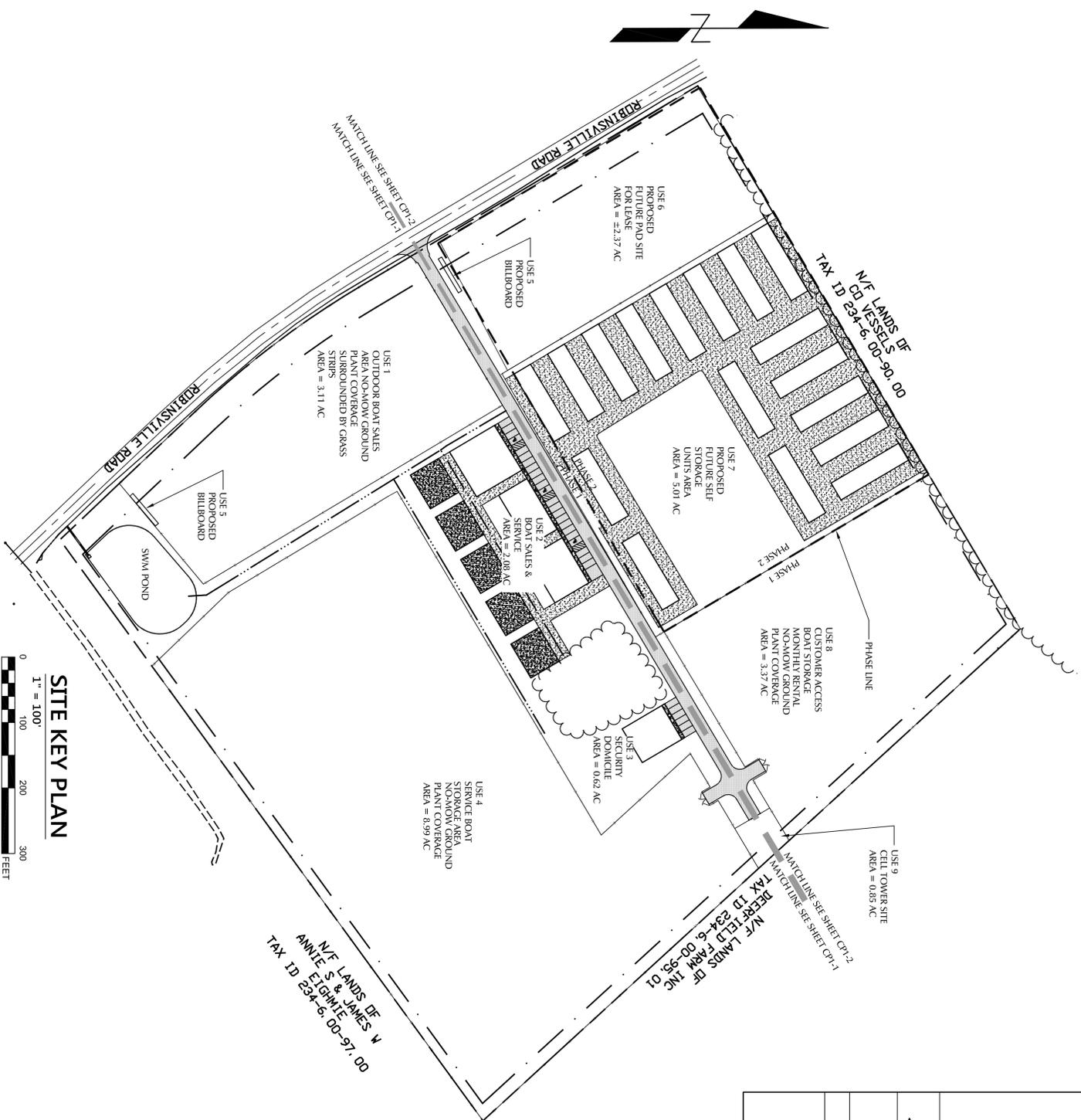
Date

Date

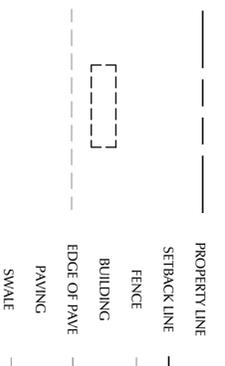
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us 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.

TRAFFIC GENERATION - ROBINSVILLE ROAD (RD 277) (FULL MOVEMENT)		ROAD TRAFFIC DATA	
		FUNCTIONAL CLASSIFICATION - DE RD 277 LOCAL FROM 2013 TRIP END USES (FROM 2013 DELDOT TRAFFIC SUMMARY) ADT = 2708 TRIPS; FROM 2013 DELDOT TRAFFIC SUMMARY 10 YEAR PROJECTED ADT = 1,05 X 2,708 TRIPS = 2,843 TRIPS 10 YEAR PROJECTED ADT + SITE ADT = 3,171 TRIPS TRAFFIC PATTERN GROUP = 7 (FROM 2013 DELDOT TRAFFIC SUMMARY) PEAK HOUR = 13.70% X 3,171 = 434 TRIPS	
D.E. ROAD #277 TRAFFIC GENERATION DIAGRAM ADT (AM PEAK HOUR) (PM PEAK HOUR)		SOURCE: THE TRIP GENERATION MANUAL 9TH EDITION. CODE 151 - MINI WAREHOUSE : UNITS 61 ksf CODE 152 - RV (BOAT) SALES : UNITS 16 ksf CODE 642 - RV (BOAT) SALES : UNITS 16 ksf CODE 770 - BUSINESS PARK : UNITS 10 ksf	
ONE ENTRANCE - FULL MOVEMENT DESIGN VEHICLE - WB-50		SITE TRAFFIC DATA: 61 ksf MINI WAREHOUSE X 2.50 = 153 TRIPS 1 SECURITY HOME X 3.52 = 10 TRIPS 16 ksf RV (BOAT) SALES X 2.54 = 41 TRIPS 10 ksf BUSINESS PARK X 12.44 = 124 TRIPS TOTAL = 328 TRIPS	
DIRECTIONAL DISTRIBUTION: 50% FROM NORTH = 164 (17 AM PM) 23 PM PM 50% FROM SOUTH = 164 (17 AM PM) 23 PM PM ADT = 50% ENTERING, 50% EXITING (MINI WAREHOUSE) (AM PM) = 55% ENTERING, 45% EXITING (MINI WAREHOUSE) (PM PM) = 50% ENTERING, 50% EXITING (MINI WAREHOUSE)		DRAWING INDEX: CP-1.0 CONCEPT KEY PLAN CP-1.1 CONCEPT PLAN SHEET CP-1.2 CONCEPT PLAN SHEET	



EXISTING LEGEND PROPOSED



ENGINEER'S CERTIFICATION

I, ROBERT J. PALMER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THIS PLAN WAS EITHER PREPARED BY ME OR UNDER MY DIRECTION, MY LICENSE NUMBER IS 11563, AND EXPIRES ON JUNE 30, 2016.

ROBERT J. PALMER, P.E.
 DATE: 1/21/15

APPLICANT / DEVELOPER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE APPLICANT/DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OWNER: T&C PROPERTIES
 415 S. Maryland Avenue
 Wilmington, DE 19804
 PHONE: 302.293.5836
 RUDYMARINE@COMCAST.NET
 DATE: 1-23-15

ZONING DATA

LAND USE:	DESCRIPTION	LAND AREA (AC)	PROPOSED IMPERVIOUS, (AC)
USE 1:	OUTDOOR BOAT SALES AREA	3.11	0.00
USE 2:	BOAT SALES & SERVICE AREA	2.08	0.87
USE 3:	SECURITY DOMICILE	0.62	0.13
USE 4:	SERVICE BOAT STORAGE AREA	8.99	0.00
USE 5:	PROPOSED BILLBOARD	0.02	0.00
USE 6:	PROPOSED FUTURE PAD SITE FOR LEASE	2.27	0.71
USE 7:	PROPOSED FUTURE PAD SITE FOR LEASE	5.27	0.00
USE 8:	CUSTOMER ACCESS BOAT STORAGE MONTHLY RENTAL	3.37	0.00
USE 9:	40 FT X 40 FT CELL TOWER SITE	0.08	0.03

USE	UNIT REQUIREMENT	PARKING REQUIRED
USE 2 COMMERCIAL SALES OF BOATS	2 FOR EVERY SALESMAN	6
USE 2 SERVICE AND REPAIR GARAGES	1 PER 500 SQFT PL US 1 PER EMPLOYEE	12
USE 3 SINGLE FAMILY DWELLING	2 PER FAMILY UNIT	2
TOTAL PARKING REQUIRED		20

PROPOSED PARKING:	MINIMUM REQUIRED ACCESSIBLE PARKING (1 TO 25)	TOTAL VAN ACCESSIBLE PROVIDED	TOTAL ACCESSIBLE PARKING PROVIDED	TOTAL STANDARD PARKING PROVIDED	TOTAL PARKING SPACES PROVIDED
	1	3	3	22	25

SITE DATA

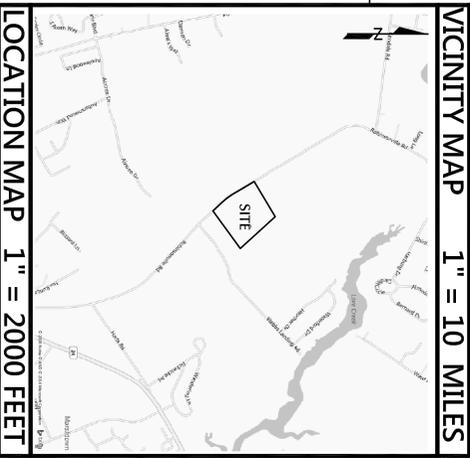
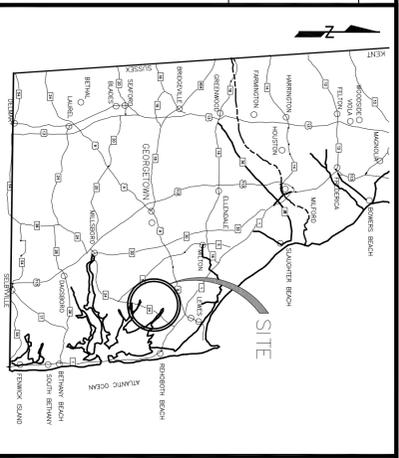
OWNER:
 EDNA STREET BURBELL
 30214 N 48TH ST
 CAVE CREEK, AZ 85331

APPLICANT/DEVELOPER:
 T&C PROPERTIES
 TOM RUDLOFF
 415 S. Maryland Avenue
 Wilmington, DE 19804
 PHONE: 302.293.5836
 RUDYMARINE@COMCAST.NET

CONSULTANT:
 BEACON ENGINEERING, LLC
 24594 HOLLYTREE CIRCLE
 GEORGETOWN, DELAWARE 19947
 PHONE: 302-864-8825
 INFO@BEACONENGINEERINGLLC.COM

PROPERTY AND ZONING DATA:
 TAX MAP ID: 234-6-00-96.00
 LOT AREA: 27.84 AC
 CURRENT USE: AGRICULTURAL
 PROPOSED USE: COMMERCIAL
 ZONING: AGRICULTURAL - AR-1
 SEWER: PRIVATE
 WATER: PRIVATE

MINIMUM REQUIRED SERVICES:
 FRONT YARD: 40
 SIDE YARD: 15
 REAR YARD: 20
 MAXIMUM HEIGHT REQUIREMENTS:
 FEET: 42



RUDY SOUTH INDIAN RIVER HUNDRED SUSSEX COUNTY, DE. CONCEPT KEY PLAN

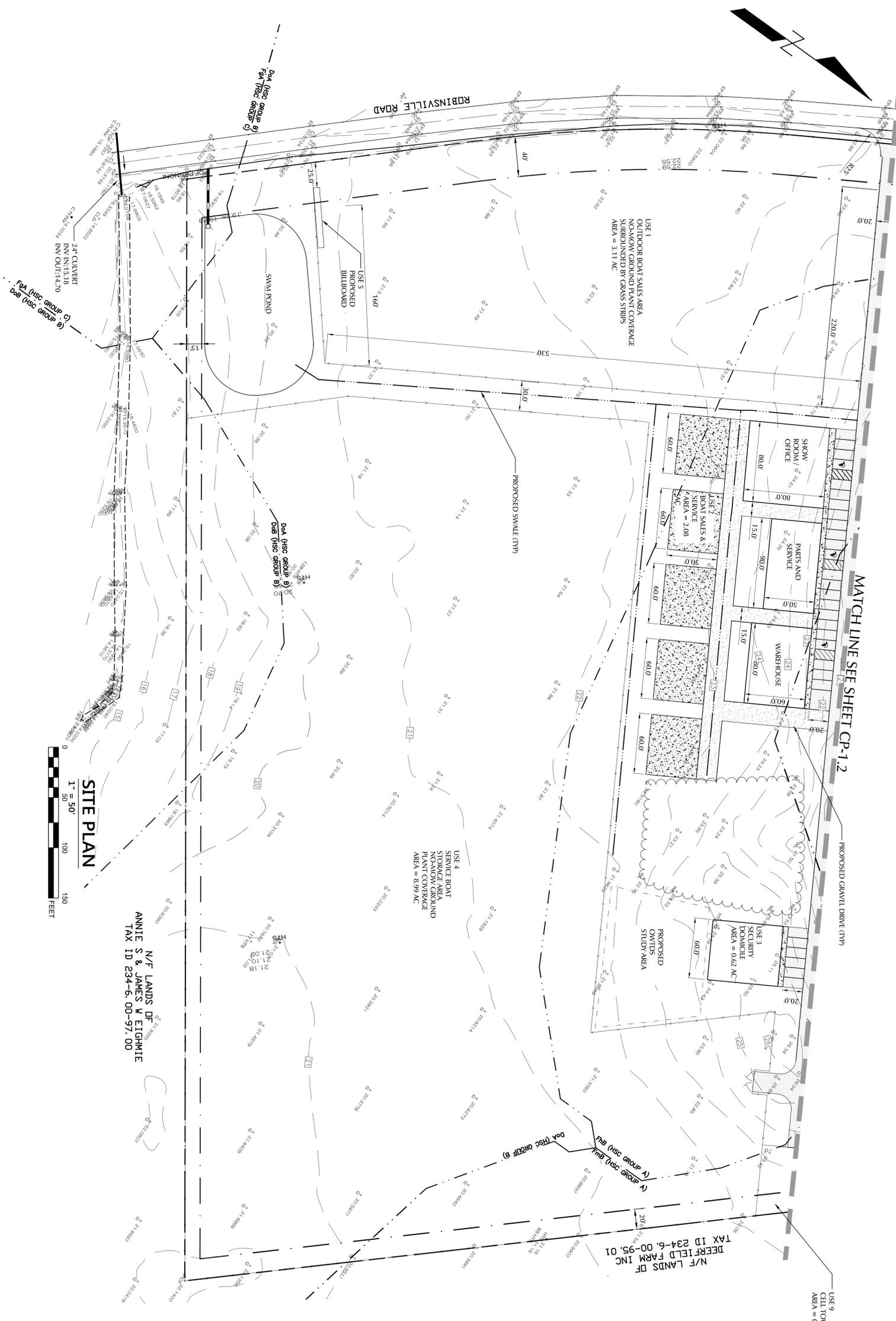
Date: JAN. 8, 2015
 Scale: 1" = 50'
 Dwn/By: BAS
 Proj/No.: T&C01-02

Dwg/No.: CP1.0

24594 Hollytree Circle Georgetown, Delaware 19947
 302.864.8825 info@beaconengineeringllc.com



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 A



N/F LANDS OF
ANNIE S & JAMES W EIGHMIE
TAX ID 234-6-00-97-00

N/F LANDS OF
DEERFIELD FARM INC
TAX ID 234-6-00-95-01

MATCH LINE SEE SHEET CP-1.2

Dwg No.: **CP1.1**

Date: **JAN. 8, 2015**

Scale: **1" = 50'**

Dwn By: **BAS**

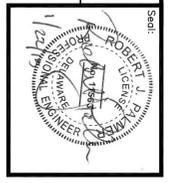
Proj No.: **T&C01-02**

**RUDY SOUTH
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DE.
CONCEPT PLAN**

Revision:	By:	Date:

BEACON ENGINEERING LLC

24594 Hollytree Circle Georgetown, Delaware 19947
302.864.8825 info@beaconengineeringllc.com



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 A B C D E F G H I J K L M N O P

MA:Projects\T&C01-02 - T&C Properties - Rudy South\Construction Docs\DWG\Construction\DWG\T&C01-02-R&Z\CONCEPT.dwg Jan 30, 2015 - 2:40pm (Brian)

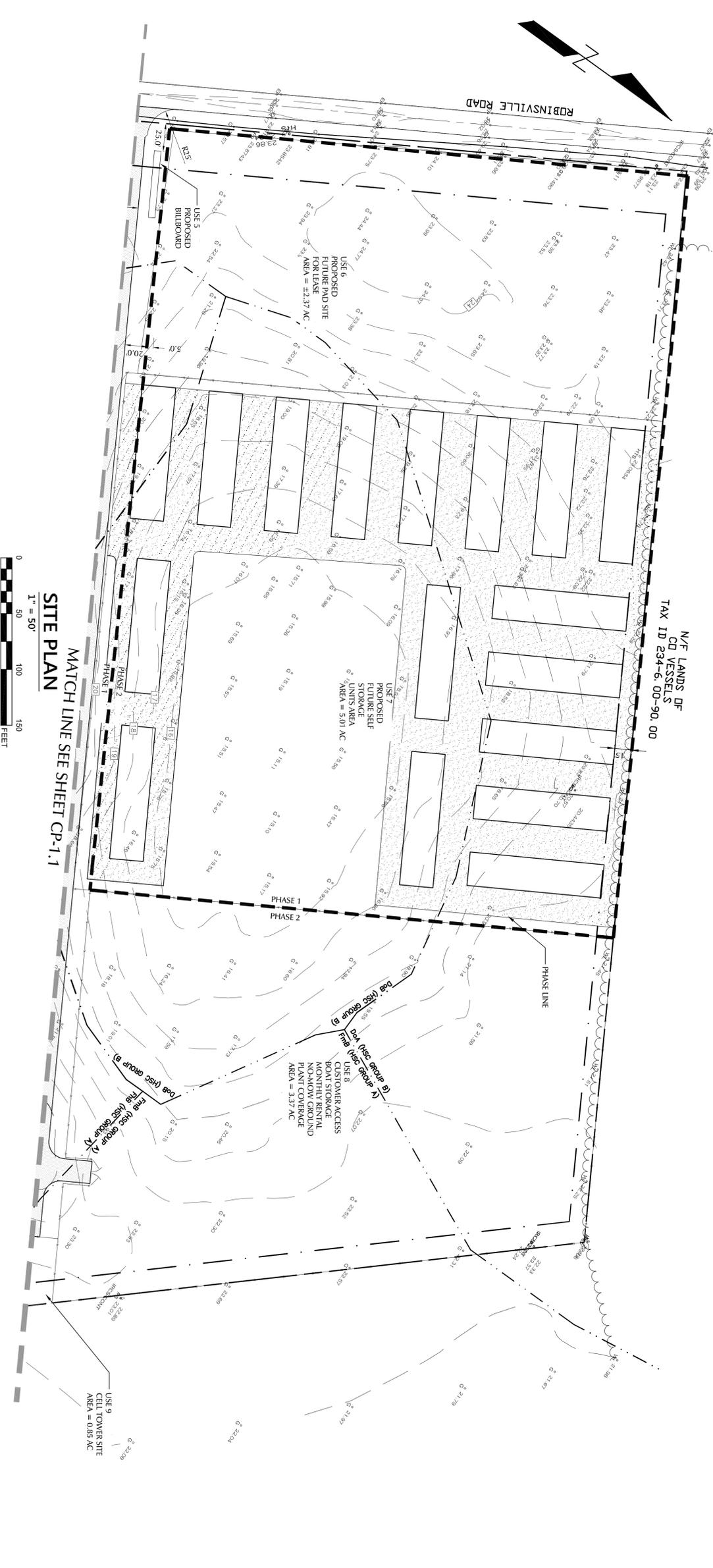
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Date: **JAN. 8, 2015**
 Scale: **1" = 50'**
 Dwn By: **BAS**
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**RUDY SOUTH
 INDIAN RIVER HUNDRED
 SUSSEX COUNTY, DE.
 CONCEPT PLAN**

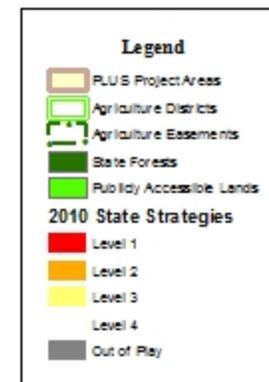
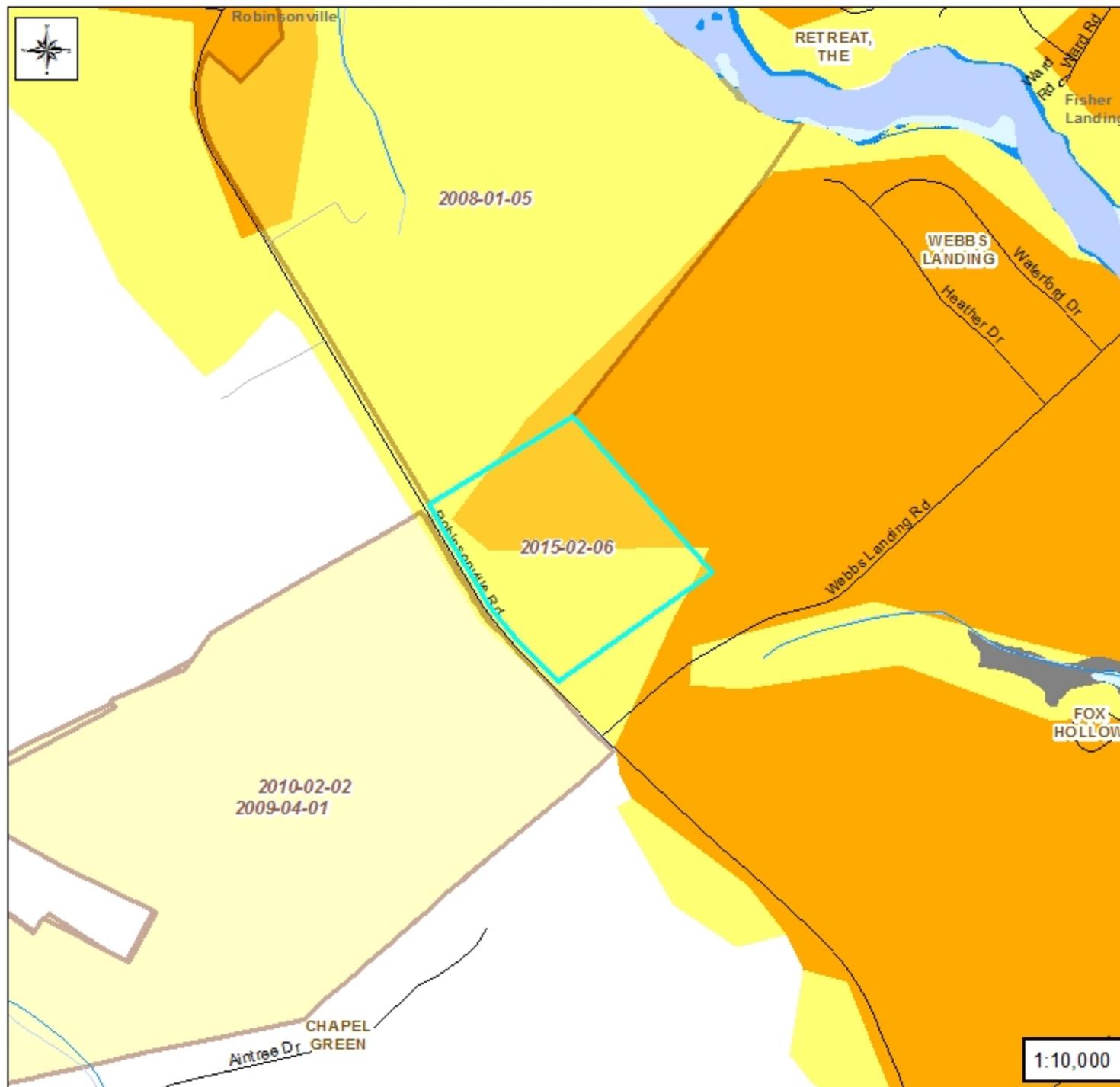
Revision:	By:	Date:

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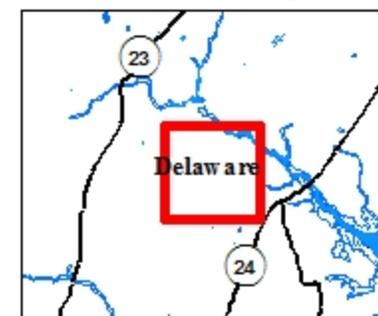


Preliminary Land Use Service (PLUS)

Rudy South
2015-02-06



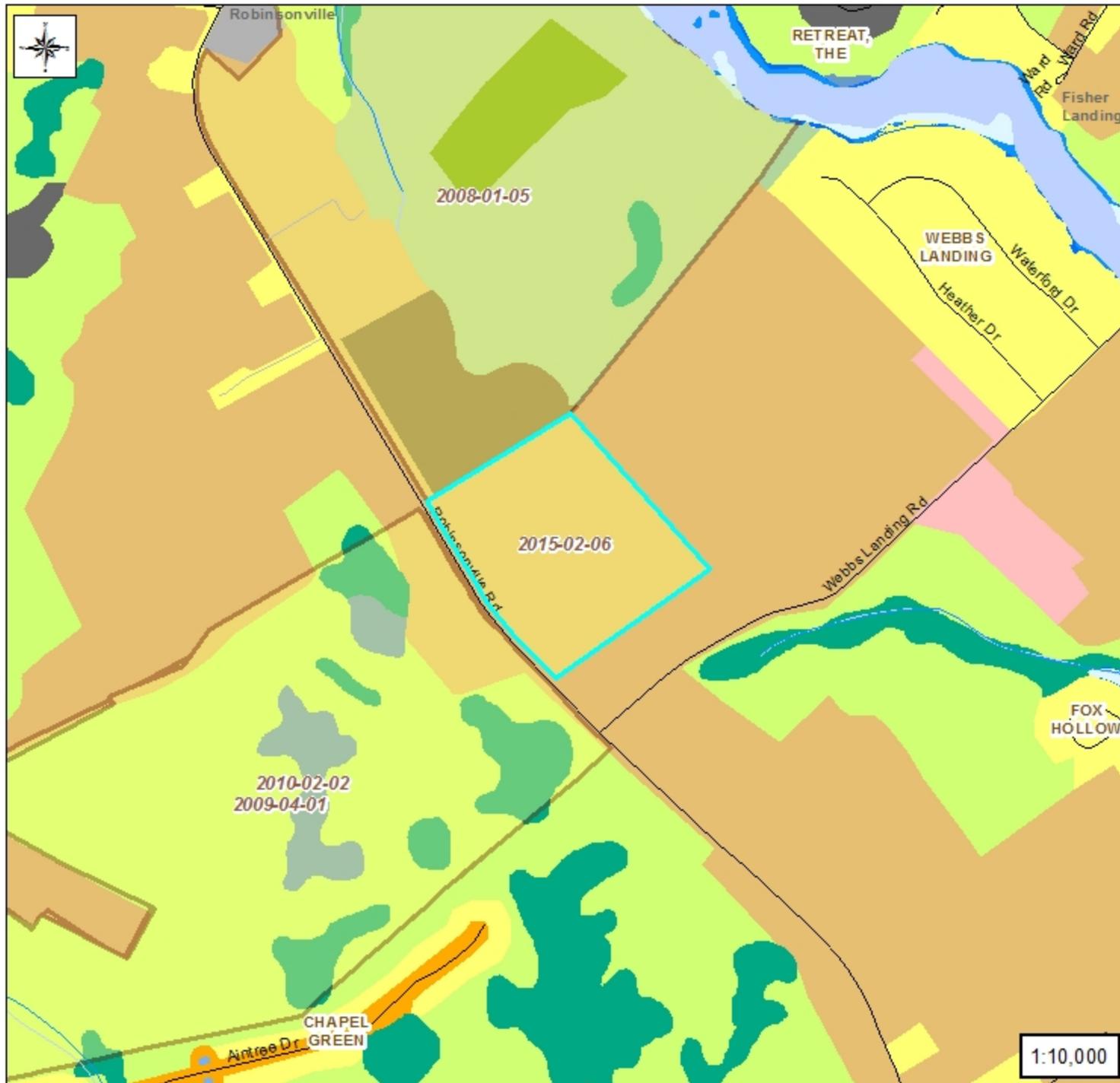
Location Map



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

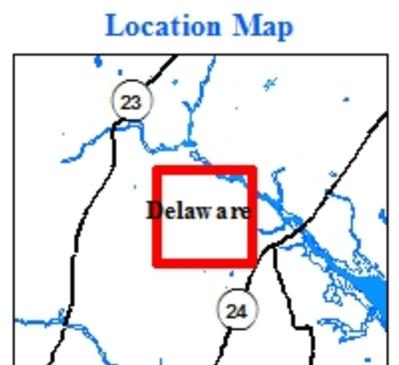
Preliminary Land Use Service (PLUS)

Rudy South
2015-02-06



Legend

- PLUS Project Areas
- Agriculture Districts
- Agriculture Basements
- State Forests
- Publicly Accessible Lands
- 2007 Land Use**
- Single Family Dwellings
- Transportation/Communication/Utilities
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Extraction and Transitional



1:10,000

Preliminary Land Use Service (PLUS)

Rudy South
2015-02-06



Legend

- PLUS Project Areas
- Agriculture Districts
- Agriculture Easements
- State Forests
- Roadway Accessible Lands

Location Map



Mapping provided by the Delaware
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