

PLUS 2008-07-04
Preliminary land Use Service (PLUS)
 Delaware State Planning Coordination
 122 William Penn Street • 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
- www.dnrec.state.de.us/dnrec2000/
- www.dnrec.state.de.us/DNRECeis/
- datamil.udel.edu/
- www.state.de.us/deptagri/

1.	Project Title/Name: Providence Creek Academy Charter School		
2.	Location (please be specific): P.O. Box 265 355 W. Duck Creek Road		
3.	Parcel Identification #: KH04-018.06-01-65.00	4.	County or Local Jurisdiction Name: Town of Clayton
5.	Owner's Name: Providence Creek Academy Charter School, Inc.		
	Address: P.O. Box 265 355 W. Duck Creek Road		
	City: Clayton	State: Delaware	Zip: 19938
	Phone: 302-653-6276	Fax: 302-653-7850	Email: pcacharles@aol.com
6.	Applicant's Name: Providence Creek Academy Charter School, Inc		
	Address: P. O. Box 265 355 W. Duck Creek Road		
	City: Clayton	State: Delaware	Zip: 19938
	Phone: 302-653-6276	Fax: 302-653-7850	Email: pcacharles@aol.com
7.	Project Designer/Engineer: Intergrated Construction Services, LLC		
	Address: 2 Penns Way Suite 405		
	City: New Castle	State: Delaware	Zip: 19720
	Phone: 302-328-5920	Fax: 302-328-5940	Email: mloessner@icsde.com
8.	Please Designate a Contact Person, including phone number, for this Project: Michael D. Lossner (302) 328-5820		

Information Regarding Site:

9. Type of Review: Rezoning Comp. Plan Amendment (Kent County Only) Site Plan Review
 Subdivision

10. Brief Explanation of Project being reviewed:
 With the purchase of the property and the building of a new facility, Providence Creek Academy Charter School, Inc. will be able to provide an improved educational environment. The combined current 55,000 square footage of buildings and 22 acres will increase by 24,600 square feet of buildings and 11 additional acres. The average square footage of classroom space in the K-5 building will increase by approximately 300 square feet in each classroom. The average square footage in the 6-8th building will increase by approximately 400 square feet. In addition, each classroom building will have a media center, lockers or cubbies, conference rooms and additional bathroom facilities. All buildings will have dedicated rooms for pull-out instruction and/or assessment of our Special Education student population and other targeted student groups. The Core Building will house: the cafeteria with increased seating, a larger art room with kiln and storage rooms, an auditorium with a seating capacity of 556, music and band rooms, dance studio, enlarged library, a full size gym with limited seating in addition to changing areas and offices, a foreign language classroom, a state of the art technology lab, nurse's office with more beds, a bathroom and wash facilities, administrative offices to include the main school office. All the operational support facilities and storage will be housed in the Core Building. Due to the increased acreage, there will be sports fields as well as playgrounds and additional parking.

The square footage for the Elementary Building is 24,250, the Middle School Building is 14,050 and the Core Building is 41,100 for a total square footage for all three buildings is 79,600.

11. Area of Project(Acres +/-): 33

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? Investment Level 1
 XX Investment Level 2 X Investment Level 3 Investment Level 4 Environmentally Sensitive Developing (Sussex Only)

13. 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.
 NO

14. Present Zoning: Residential/Suburban

15. Proposed Zoning: Residential/Suburban

16. Present Use: Open space private owner

17. Proposed Use: School Campus K-8

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: The property was used for farming to support St. Joseph's Industrial School. St. Joseph's Industrial School was a live in trade school for young African-American orphans and wards of the court.

19. Comprehensive Plan recommendation:
 If in the County, which area, according to their comprehensive plan, is the project located in:
 New Castle Kent Sussex
 Suburban Inside growth zone Town Center Low Density
 Suburban reserve Outside growth zone Developing
 Other Environ. Sensitive Dev. District

20. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name:
 Will a new public well be located on the site? Yes No What is the estimated water demand for this project?
 How will this demand be met?

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

22. If a site plan please indicate gross floor area: 79,600

23. If a subdivision: Commercial Residential Mixed Use

24. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density
 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

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 Proposed Use: % of Impervious Surfaces: 20.15
 Square Feet: 0 Square Feet: 291,416

27. What are the environmental impacts this project will have? None

How much forest land is presently on-site? 2,75 How much forest land will be removed? .50

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

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

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 X No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes X 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? X Yes No

Are the wetlands: Tidal Acres
X Non-tidal Acres 2.85

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

Has the Army Corp of Engineers signed off on the delineation? Yes X 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 X Yes No

30. Are there streams, lakes, or other natural water bodies on the site? Yes X No

If the water body is a stream, is it: Perennial (permanent) Intermittent Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? Yes No

Will there be ground disturbance within 100 feet of the water bodies Yes X 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)?
 Yes X No

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: Wet and Dry 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.): Field Swale

Will development of the proposed site create or worsen flooding upstream or downstream of the site? Yes No

33. Is open space proposed? Yes No If "Yes," how much? Acres 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)?

Where is the open space located?

Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? Yes No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they?

36. Are any environmental mitigation measures included or anticipated with this project? Yes 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

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)? Yes 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 946

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 6.3

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.

The project will have a single entrance onto Duck Creek Road. Duck Creek Road is a two lane highway with one lane each direction. The lanes are ten feet wide with no shoulders.

40. Will the street rights of way be public, private, or town? There are no proposed streets associated with the project. The street the driveway utilizes is a public street.

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. Providence Creek Academy School is a public school on private property. Public streets in close proximity to the school is undesirable.

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: Completion of project on or before June 15, 2009 with move in date September 1, 2009

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 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.

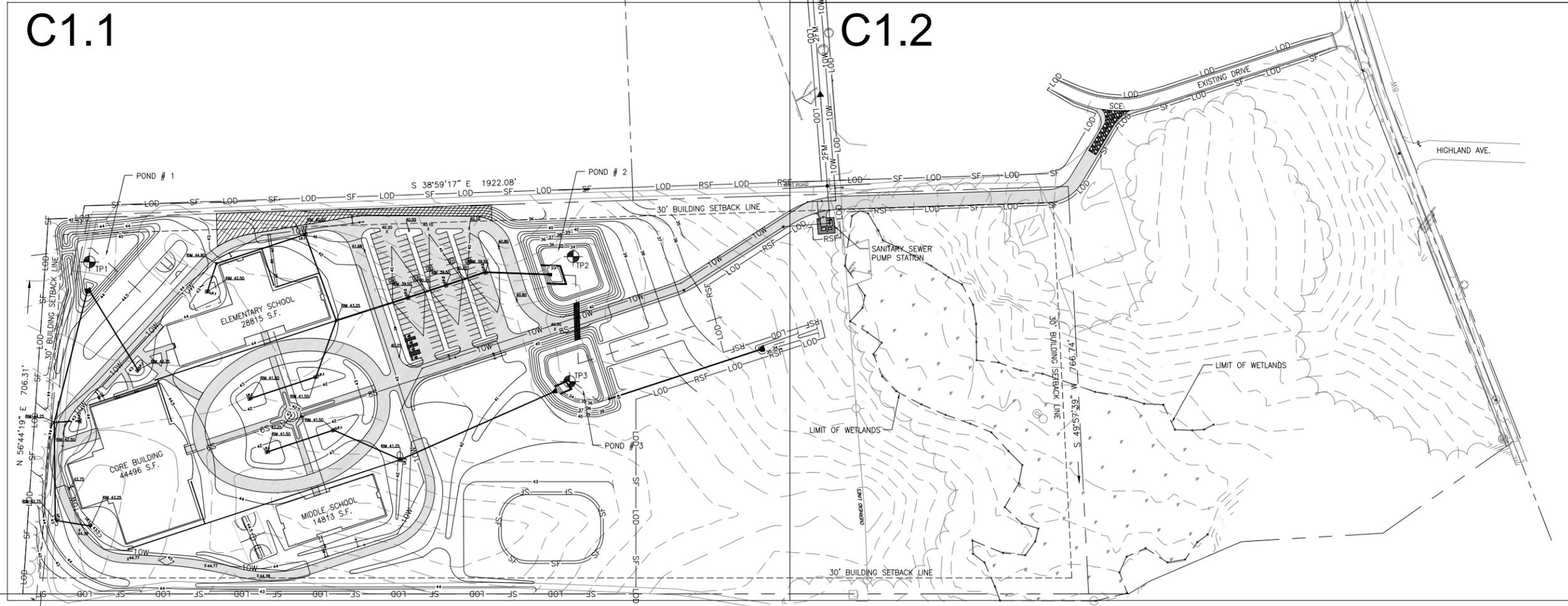
LEGEND

	PROPOSED		EXISTING
	PROPOSED CONTOUR		PROPERTY LINE
	LIMITS OF DISTURBANCES		EXISTING CONTOUR
	RSF REINFORCED SILT FENCE		WETLANDS
	SF SILT FENCE		TREE LINE
	SCS STABILIZED CONSTRUCTION ENTRANCE		WATER
	FILTER STRIP		SEWER
	GRAVEL ROAD		
	TREE LINE		
	10W WATER		
	2FM FORCE MAIN		
	8S SEWER		
	ASPHALT PAVEMENT		
	TP1 SOIL BORING		

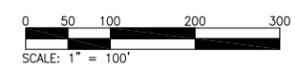
C1.3

C1.1

C1.2



PROJ-RED 200 INCHES (1:500)
 PROJ-YELLOW 200 INCHES (1:500)
 PROJ-GREEN 200 INCHES (1:500)
 PROJ-BLUE 200 INCHES (1:500)
 PROJ-MAGENTA 200 INCHES (1:500)
 PROJ-WHITE 200 INCHES (1:500)



NO.	REVISIONS	DATE
1	REVISED PER MCD COMMENTS	03/31/08
2	PER DNREC COMMENTS	06/12/08

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SAUSBURY · BALTIMORE · LEWES · SEAFORD · YORK
 www.gmbnet.com

**PROVIDENCE CREEK ACADEMY
 CHARTER SCHOOL**
 CLAYTON, DELAWARE

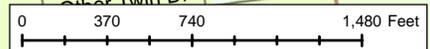
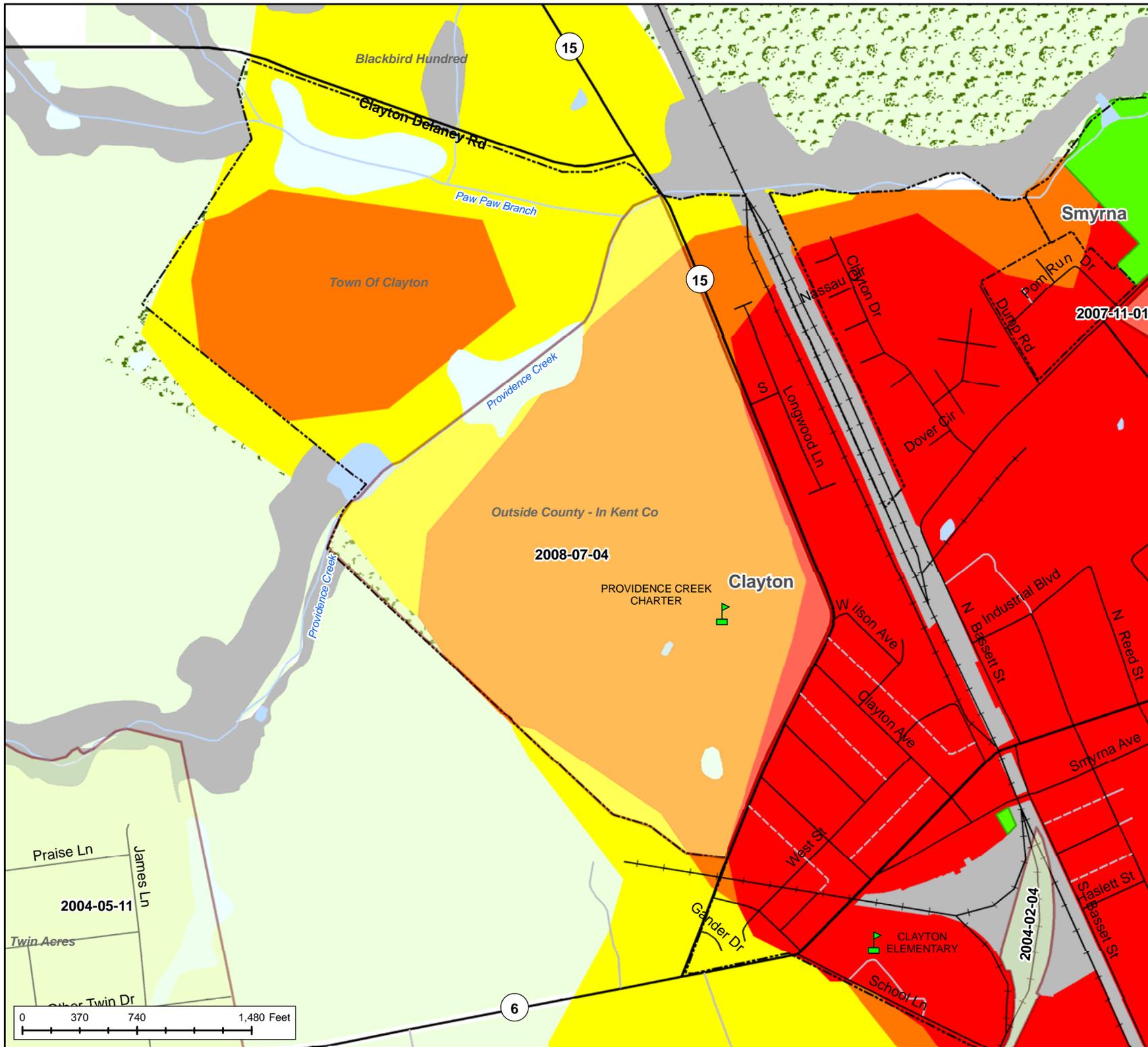
**SITE & SEDIMENT
 CONTROL KEY
 PLAN**

SCALE :	AS NOTED
DESIGN BY :	TWD
DRAWN BY :	MMD
CHECKED BY :	JAS, DLM
GMB FILE :	2007250
DATE :	OCT 2007

C1.0

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Providence Creek Academy
2008-07-04

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



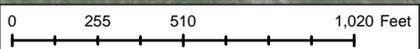
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stateplanning.delaware.gov



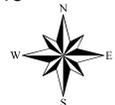
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-  Project Areas
-  Municipalities

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



1:6,846

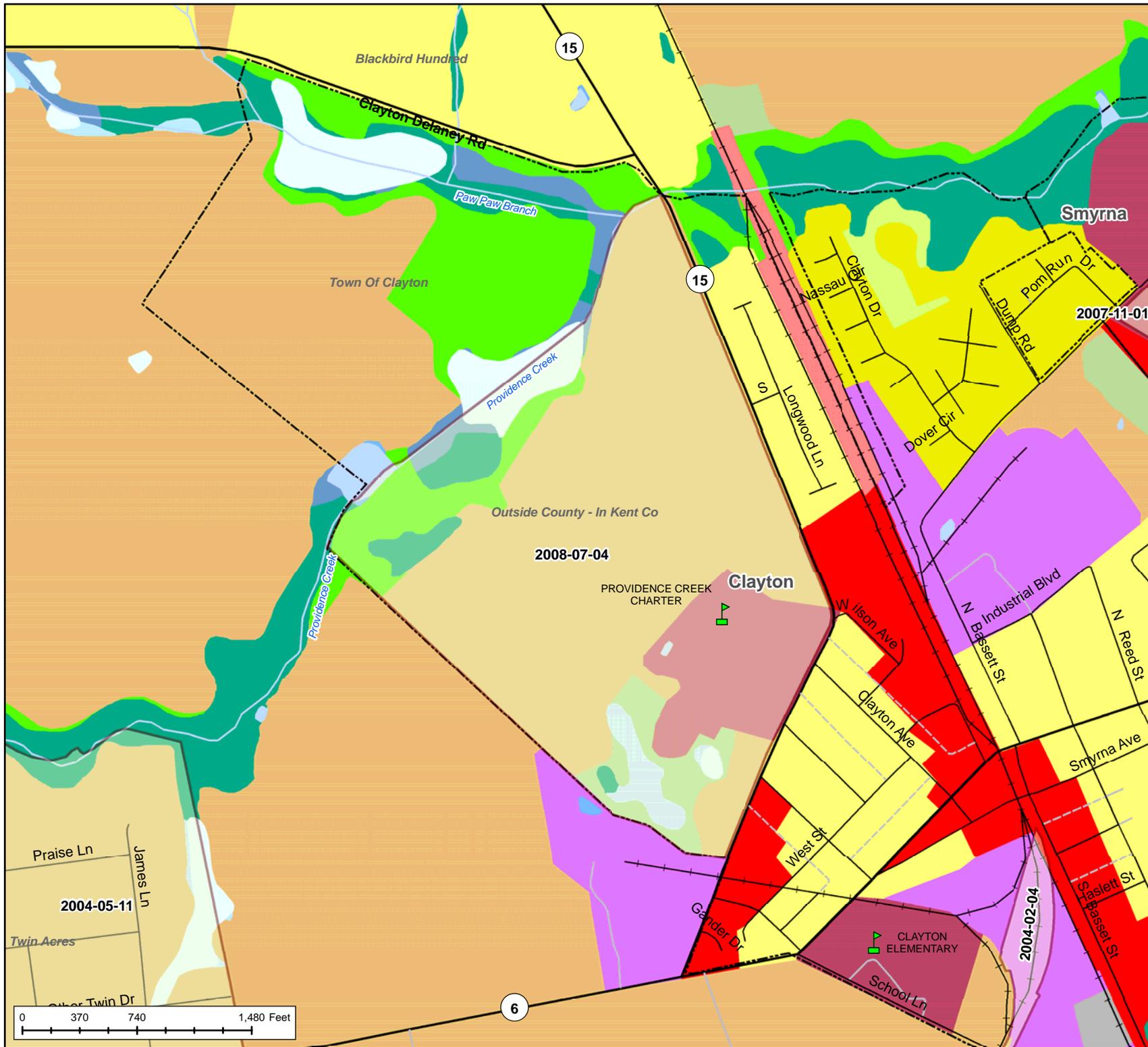


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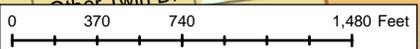
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1:10,000



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6

15

15

2007-11-01

2008-07-04

PROVIDENCE CREEK CHARTER

Clayton

2004-05-11

2004-02-04

CLAYTON ELEMENTARY