

**PLUS 2009-08-07**  
**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](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: Proposed Odessa Campus for the Appoquinimink School District

2. Location ( please be specific): West side of Old State Road , Appoquinimink Hundred, New Castle County

3. Parcel Identification #: 14-007.00-028

4. County or Local Jurisdiction Name: NCC

5. Owner's Name: S. Rodman Smith, LP

Address: Box 276

City: Middletown

State: DE

Zip: 19709

Phone:

Fax:

Email:

6. Applicant's Name: Robert D. Hershey

Address: 118 South Sixth Street

City: Odessa

State: DE

Zip: 19730

Phone: 302-376-4125

Fax: 302-378-5155

Email: bob.hershey@appo.k12.de.us

7. Project Designer/Engineer: Ted Williams, PE Landmark Engineering, Inc.

Address: 100 W. Commons Blvd. Suite 301

City: New Castle

State: DE

Zip: 19720

Phone: 302-323-9377

Fax: 302-323-9461

Email:

ted.williams@landmarkengineering.com

8. Please Designate a Contact Person, including phone number, for this Project: Robert Hershey 302-376-4125

<b>Information Regarding Site:</b>	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: ASD is considering the purchase of this property for a 4 school campus.	
11. Area of Project(Acres +/-): 272	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input checked="" type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> 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. Unknown	
14. Present Zoning: S (Suburban)	15. Proposed Zoning: N/A
16. Present Use: Farm Land	17. Proposed Use: School Campus
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Unknown/Farm	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input checked="" type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/>  Suburban <input checked="" type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian Water  Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? 13,500 GPD  How will this demand be met? Artesian Water	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: NCC	
22. If a site plan please indicate gross floor area: N/A	
23. If a subdivision: N/A Commercial <input type="checkbox"/> Residential N/A Mixed Use	
24. If residential, indicated the number of number of Lots/units: N/A Gross Density of Project: N/A Net Density N/A Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	



<p>30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>If the water body is a stream, is it:    <input type="checkbox"/> Perennial (permanent)    <input checked="" type="checkbox"/> Intermittent    <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified?    <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> <p>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 :</p>
<p>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</p> <p>If yes, please list name:</p>
<p>32. List the proposed method(s) of stormwater management for the site: Bio-filtration swales, bio-retention facilities, recharge facilities</p> <p>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.): Existing drainage channels</p> <p>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</p>
<p>33. Is open space proposed?    <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No    If "Yes," how much?    136 Acres    5924160 Square Feet</p> <p>Open space proposed (not including stormwater management ponds and waste water disposal areas)                      acres/Sq ft.</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?    Recreation/SWM/preservation areas</p> <p>Where is the open space located?    Throughout site</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)?    <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>
<p>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?</p>
<p>35. Is any developer funding for infrastructure improvement anticipated?    <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No    If "Yes," what are they?</p>
<p>36. Are any environmental mitigation measures included or anticipated with this project?    <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)?    <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>

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 3200

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. Single Boulevard type access onto Old State Road (N 441) a two lane road with no shoulders

40. Will the street rights of way be public, private, or town? Private access drives

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. Possibly and we are willing to consider connecting. No possible vehicular connections due to protected lands, possible pedestrian connections.

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?

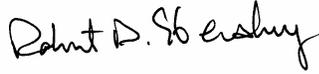
Yes  No If yes, please List them:

45. Please make note of the time-line for this project: 2009 through 2015

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



May 29, 2009

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

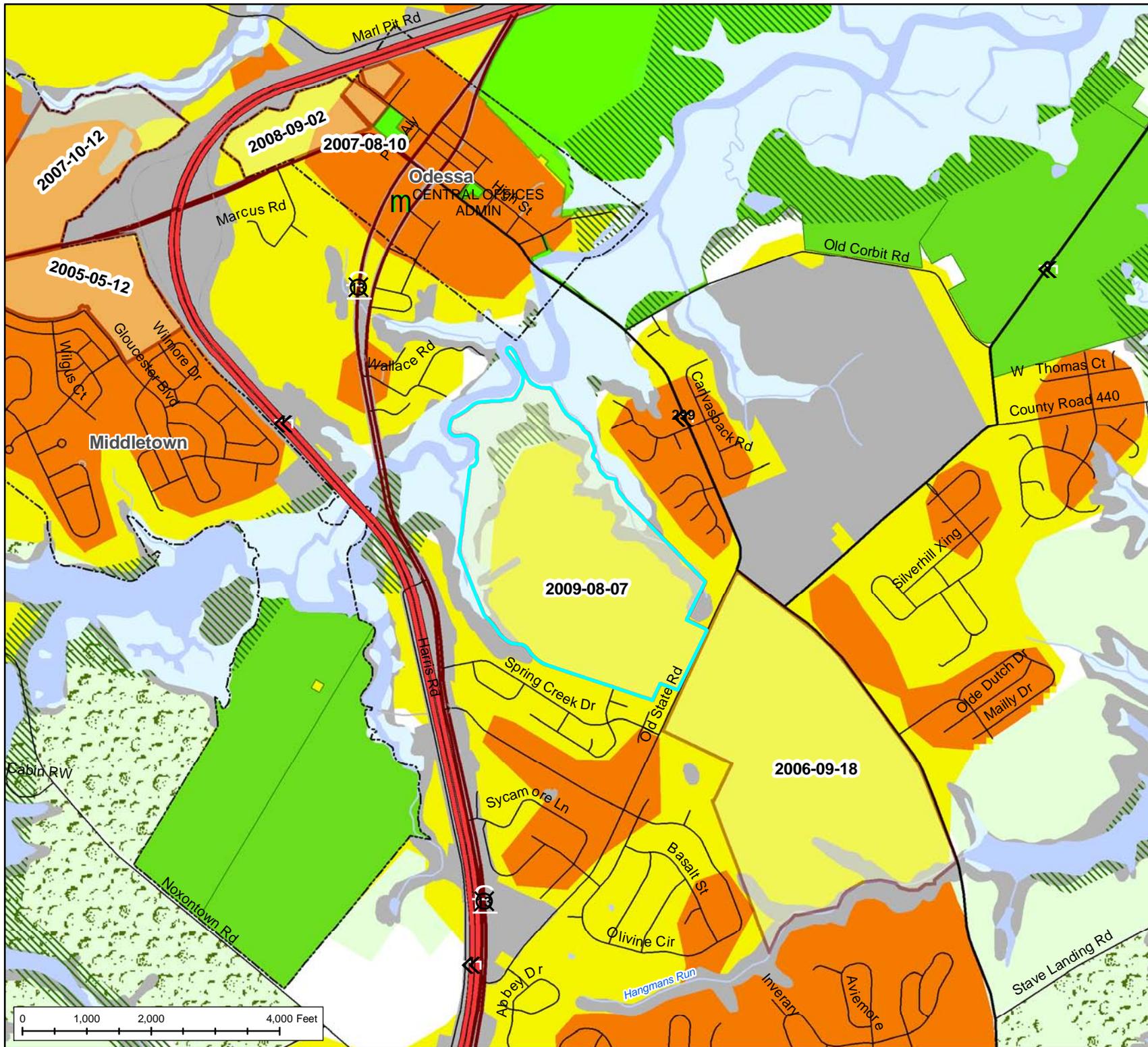
\_\_\_\_\_  
Date

**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, Suite 302, Haslet Building, Third Floor, 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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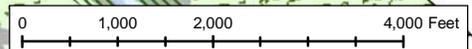
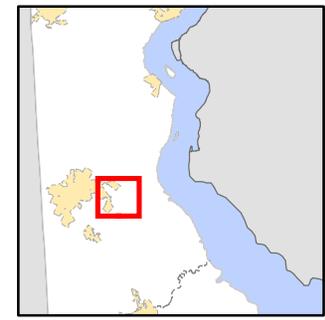


- Project Areas
  - Municipalities
  - Purchased Dev. Rights
  - Ag District
  - Public Owned/Protected
  - Forestry Easements
  - Delaware State Forests
  - Working Forests
  - Highest Value Agriculture
- State Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Level 4
  - Nat. Res. & Rec.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

1:24,000

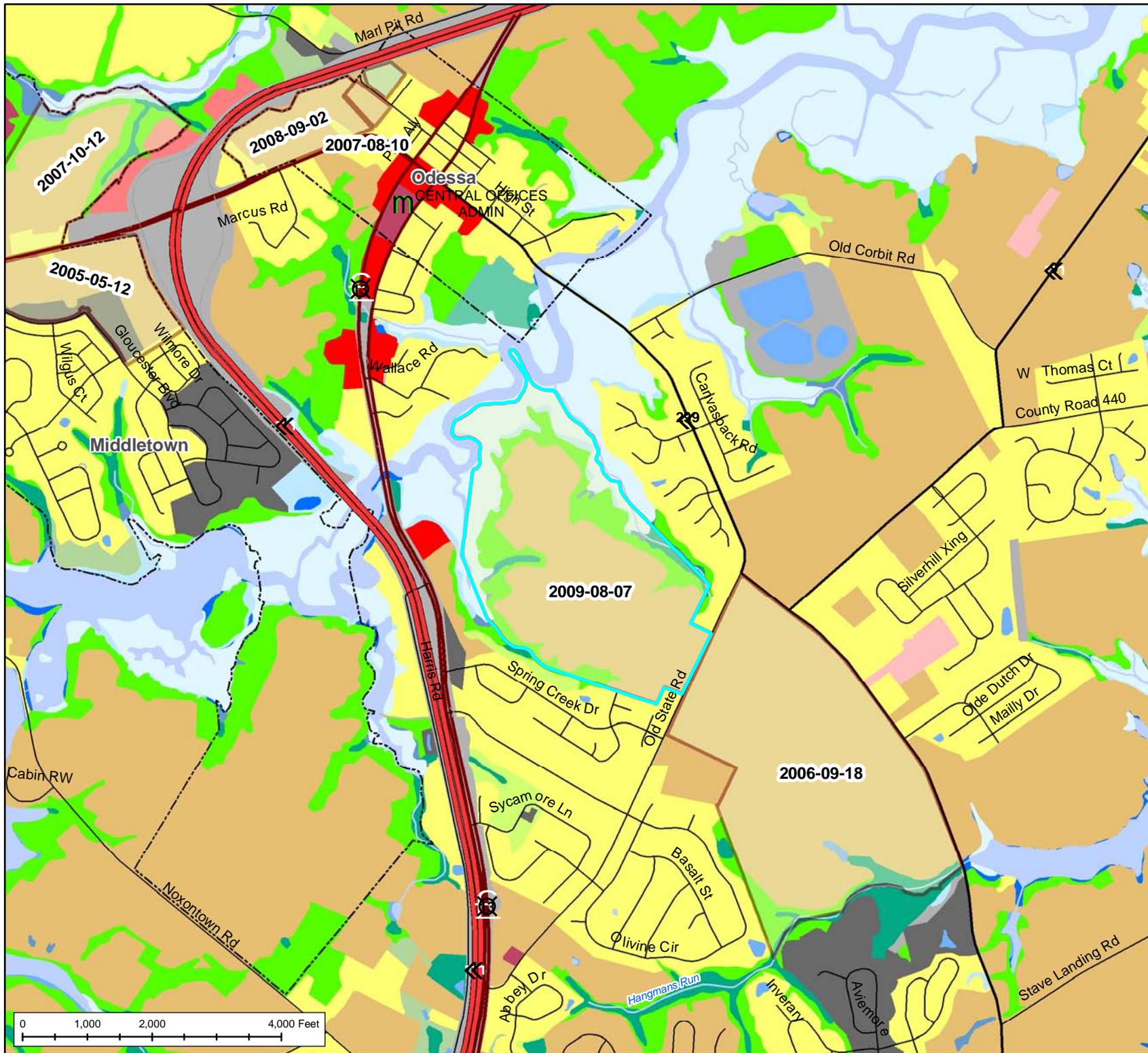


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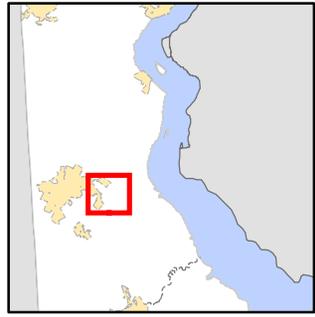


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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

1:24,000



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-  Project Areas
-  Municipalities

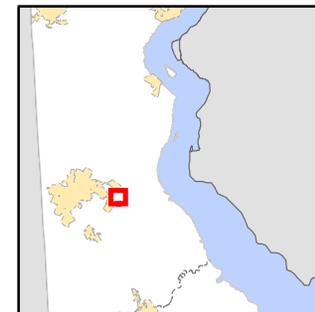
2007 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget



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