

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.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Family Foundation Academy Addition

2. Location (please be specific): North side of Route 273, 1800 feet east of Route 141 in the City of New Castle

3. Parcel Identification #: 21-010.00-072

4. County or Local Jurisdiction Name: City of New Castle

5. Owner's Name: Family Foundation Academy, Inc.

Address: 1101 Delaware Street

City: New Castle

State: DE

Zip: 19720

Phone: (302) 324-8901

Fax:

Email:

6. Applicant's Name: Same

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Project Designer/Engineer: Mark Ziegler P. E. / McBride and Ziegler Inc.

Address: 2607 Eastburn Center

City: Newark

State: DE

Zip: 19711

Phone: (302) 737-9138

Fax: (302) 737 2610

Email: mziegler@mcbrideziegler.com

8. Please Designate a Contact Person, including phone number, for this Project: Gregory Swift (ph 302 737 9138)

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: Construction of two story and second floor addition totaling 34,637 SF to existing elementary school to add classrooms, library, and gymnasium to add middle school classes 4 th through 8 th grade.		
11. Area of Project(Acres +/-): 2.864 +/- Acres		
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☒ Investment Level 1 ☐ Investment Level 2 ☐ 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. ☒ Family Foundation Academy Charter School 2005		
14. Present Zoning: R-3	15. Proposed Zoning: R-3	
16. Present Use: Elementary School	17. Proposed Use: Elementary and Middle School	
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Elementary		
19. Comprehensive Plan recommendation: existing school within the City of New Castle 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: City of New Castle 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: City of New Castle		
22. If a site plan please indicate gross floor area : 73,157 S.F.		
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:

Square Feet: 71,325

Proposed Use: % of Impervious Surfaces:

Square Feet: 95,241

27. What are the environmental impacts this project will have?

How much forest land is presently on-site? 0 How much forest land will be removed? 0

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

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

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

Are the wetlands: ☐ Tidal Acres

☐ Non-tidal Acres

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

Has the Army Corp 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:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☐ No

30. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ 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 ☐ 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 ☒ No If yes, please list name:
32. List the proposed method(s) of stormwater management for the site: Bioretention and Storm Tech Units 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 Swale located in northeast corner of site. 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? 0.18 Acres 7800 Square Feet Open space proposed (not including stormwater management ponds and waste water disposal areas) 0.18/7800 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 200

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 10

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 ☒ There are two entrances locations on north side of Route 273 that are proposed to remain. 211.5 feet . Two 10 feet wide shoulders

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

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. To the west of the site is an elementary school, to the north is private open space, and to the east is State of Delaware Property that was formerly a railroad line. We are willing to discuss connections to any of the adjacent properties.

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: Construction to be completed in one year. Completion by 9-1-10.

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

Signature of property owner

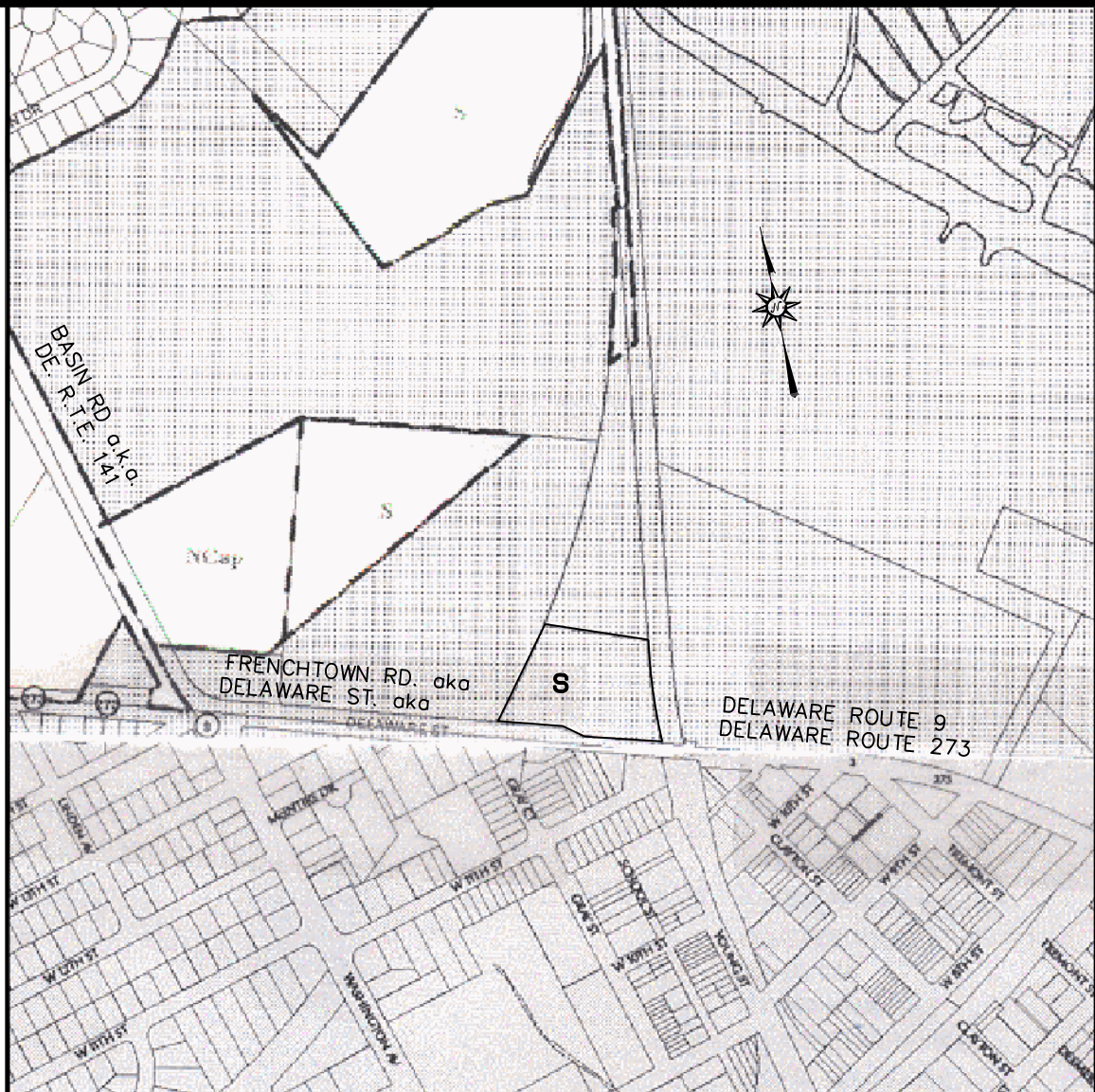
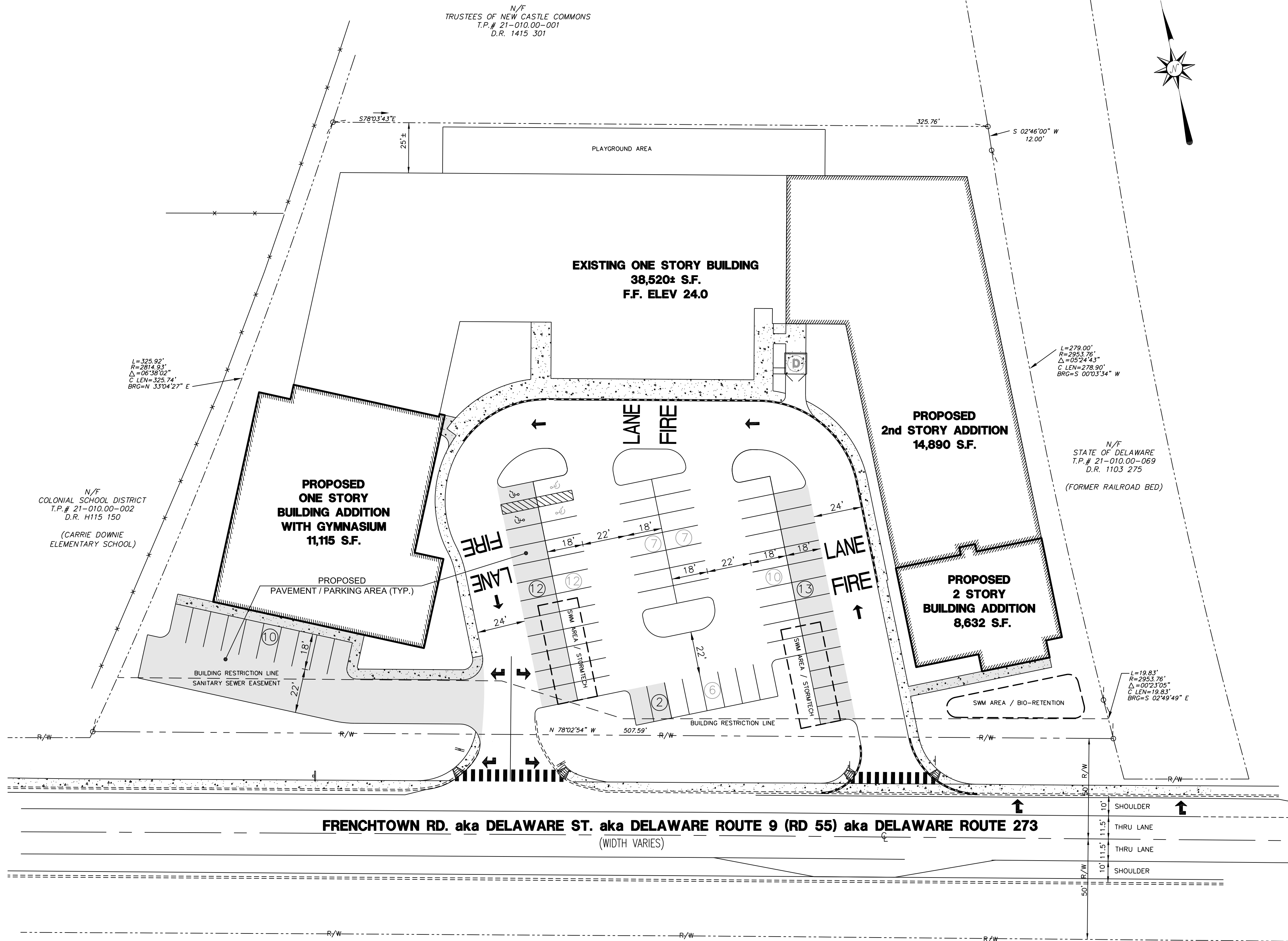
Date

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, 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.



PLAN DATA

- TAX PARCEL NUMBER: 21-010.00-072
- SOURCE OF TITLE: INST. #20080709-0047446
- EXISTING ZONING: R-3 (RESIDENTIAL)
- DATUM: N.G.V.D. (1929)
- EXISTING LOT AREA: 2.8640± Acres
- WATER RESOURCE PROTECTION: This property is not located within a Water Resource Protection Area (WRPA). See WRPA map for Wilmington-Newark Area, Sheet 1 of 3, dated 1993, Revised May 2001.
- NO 100-YEAR FLOOD PLAIN exists on this parcel, in accordance with Flood Insurance Rate Map, Panel 165 of 450, dated October 6, 2000.
- TOPOGRAPHY NOTE: Benchmark USC&GS disk RM 123 Elev. = 18.58
- WETLANDS: This site was evaluated in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual to identify the presence of jurisdictional wetlands, and no jurisdictional wetlands were found to exist on the site. See Wetlands Report by ECI, Inc. dated October, 2005.
- Water supply is subject to the approval of the Delaware State Department of Natural Resources and Environmental Control and the Division of Public Health.
- LAND DEVELOPMENT DATA:

EXISTING GROSS FLOOR AREA:	38,520 S.F.
EXISTING BUILDING COVERAGE:	38,520 S.F. = 0.8843 AC.
EXISTING PAVED / SIDEWALK AREA:	32,805 S.F. = 0.7531 AC.
EXISTING OPEN / LANDSCAPE AREA:	53,430 S.F. = 1.2266 AC.
TOTAL AREA:	124,755 S.F. = 2.8640 AC.
PROPOSED GROSS FLOOR AREA:	73,157 S.F.
PROPOSED BUILDING COVERAGE:	53,951 S.F. = 1.2385 AC.
PROPOSED PAVED / SIDEWALK AREA:	41,290 S.F. = 0.9479 AC.
PROPOSED OPEN / LANDSCAPE AREA:	29,516 S.F. = 0.6776 AC.
TOTAL AREA:	124,755 S.F. = 2.8640 AC.
- PARKING RATIONALE:
(15 SPACES / STUDENT x 750 STUDENTS) = 50 SPACES REQUIRED
(42 EXISTING SPACES + 37 PROPOSED SPACES) = 79 SPACES PROVIDED
(INCLUDES 4 HANDICAP SPACES)
- ADDRESS: 1101 DELAWARE STREET, NEW CASTLE, DE 19720

PLAN PURPOSE

TO CONSTRUCT 34,637 S.F. ADDITION TO EXISTING ELEMENTARY SCHOOL, TO ADD CLASSROOMS, LIBRARY, AND GYMNASIUM AND TO ADD MIDDLE SCHOOL CLASSES 4TH THROUGH 8TH GRADE.

PLAN TO ACCOMPANY
P.L.U.S. APPLICATION
OF
FAMILY FOUNDATION ACADEMY
CHARTER SCHOOL
PREPARED FOR
DAYSTAR SILLS
NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DELAWARE

McBRIDE & ZUEGLER, INC.

LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY: PROFESSIONAL ENGINEER / LAND SURVEYOR

SURVEY BY: M&Z CHECKED BY: M.Z.

DESIGN BY: SCALE: 1" = 30'

DRAWN BY: D.E. DATE: AUGUST 31, 2009

DWG. NO.: 20054175 - 8298 SHEET 1 of 1

Preliminary Land Use Service (PLUS)

Family Foundation Academy Addition
2009-09-02

-  Project Areas
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

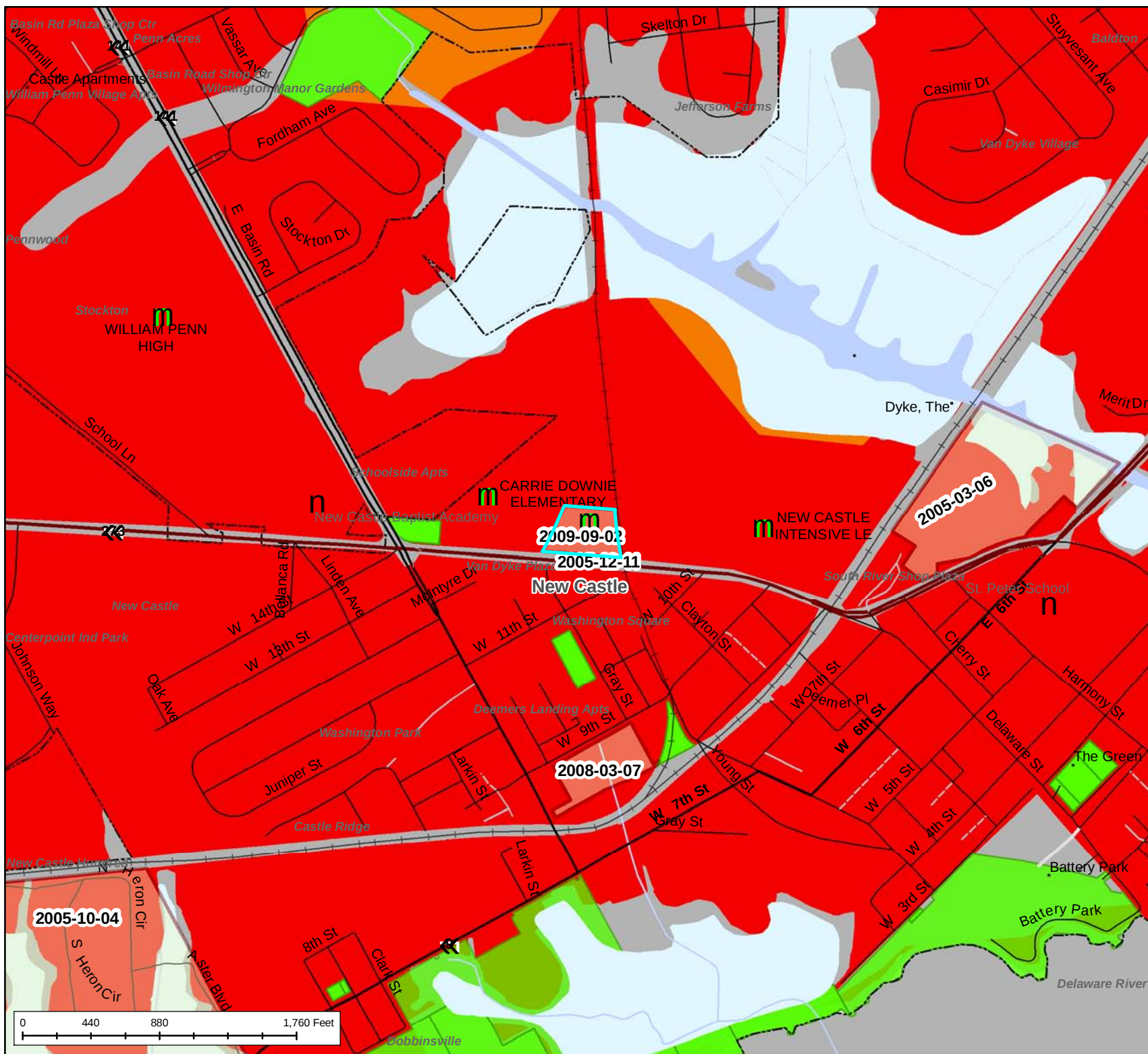
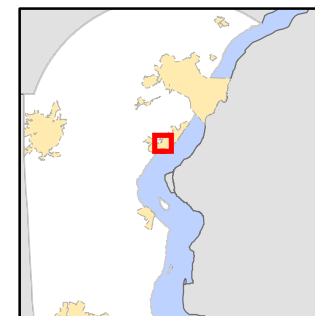
State Strategies

-  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)

1:10,000



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0 440 880 1,760 Feet

Preliminary Land Use Service (PLUS)

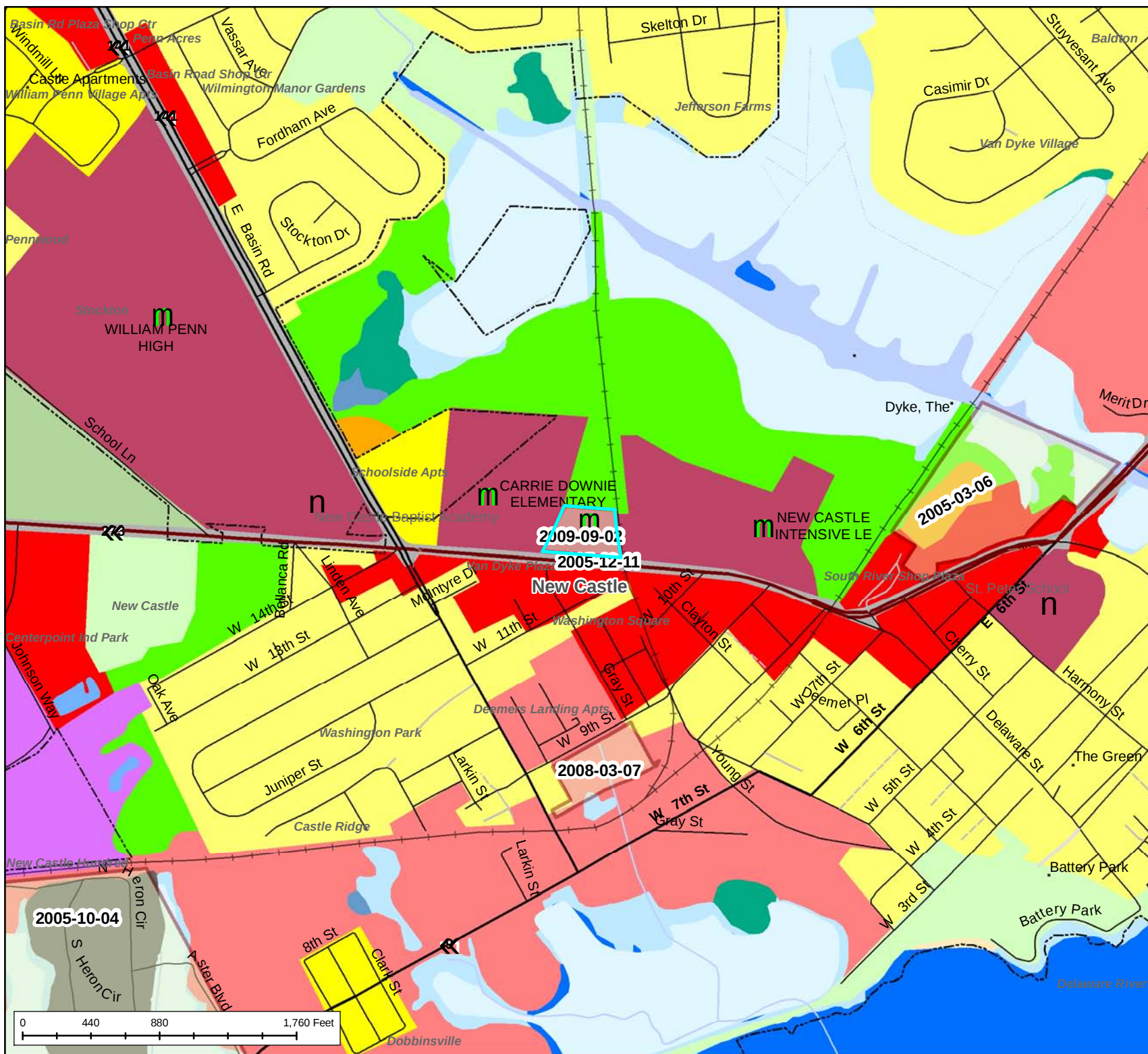
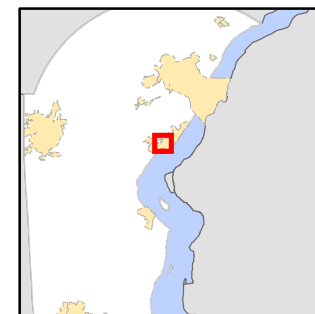
Family Foundation Academy Addition
2009-09-02

- 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



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Preliminary Land Use Service (PLUS)

Family Foundation
Academy Addition
2009-09-02

-  Project Areas
-  Municipalities

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

1:2,100



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