

**PLUS 2010-01-02**  
**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)  
[datamil.delaware.gov](http://datamil.delaware.gov)

1. Project Title/Name: Dover High School Site #2		
2. Location ( please be specific): 2161 Forest Avenue, Dover DE		
3. Parcel Identification #: ED 00-075.00-01-29.01-000 (approx 20 acres from this site)		4. County or Local Jurisdiction Name: Kent
5. Owner's Name: Destiny Church		
Address: 2161 Forest Avenue		
City: Dover	State: DE	Zip: 19904
Phone:	Fax:	Email:
6. Applicant's Name: Capital School District		
Address: 945 Forest Street		
City: Dover	State: DE	Zip: 19904
Phone: 302-672-1512	Fax: 302-672-1714	Email: ssokolowski@capital.k12.de.us
7. Project Designer/Engineer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Please Designate a Contact Person, including phone number, for this Project:		

Information Regarding Site:
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25. If residential, please indicate the following: Number of renter-occupied units: Number of owner-occupied units:                      N/A  Target Population (check all that apply): Renter-occupied units <input type="checkbox"/> Family <input type="checkbox"/> Active Adult (check only if entire project is restricted to persons over 55) Owner-occupied units <input type="checkbox"/> First-time homebuyer – if checked, how many units <input type="checkbox"/> Move-up buyer – if checked, how many units <input type="checkbox"/> Second home buyer – if checked, how many units <input type="checkbox"/> Active Adult (Check only if entire project is restricted to persons over 55)		
26. Present Use: % of Impervious Surfaces: Square Feet:	Proposed Use: % of Impervious Surfaces: time Square Feet:	Unknown at this time
27. What are the environmental impacts this project will have?                      Unknown at this time  How much forest land is presently on-site?                      How much forest land will be removed?  Are there known rare, threatened, or endangered species on-site? <input type="checkbox"/> Yes <input type="checkbox"/> No  Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? <input type="checkbox"/> Yes <input type="checkbox"/> No Recharge potential maps are available at <b>Kent County</b> <a href="http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf">http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf</a> <b>Sussex County</b> <a href="http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf">http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf</a> New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources. <a href="http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm">http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm</a>  Does it have the potential to impact a sourcewater protection area? <input type="checkbox"/> Yes <input type="checkbox"/> 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)? <input type="checkbox"/> Yes <input type="checkbox"/> No   Unknown at this time  Will this project contribute more rainwater runoff to flood hazard areas than prior to development? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No   Unknown at this time  Are the wetlands: <input type="checkbox"/> Tidal   Acres <input type="checkbox"/> Non-tidal   Acres  If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No  Has the Army Corp of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No  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", describe the impacts:  Will there be ground disturbance within 100 feet of wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No		

30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown at this time
If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)
If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No
Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> 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)? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown at this time
If yes, please list name:
32. List the proposed method(s) of stormwater management for the site: <input type="checkbox"/> Unknown at this time
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.):
Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input type="checkbox"/> No
33. Is open space proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much?      Acres      Square Feet <input type="checkbox"/> Unknown at this time
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)? <input type="checkbox"/> Yes <input type="checkbox"/> No
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?
35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? <input type="checkbox"/> Unknown at this time
36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown at this time
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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

38. Will this project generate additional traffic?  Yes  No  Unknown at this time.

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

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

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.

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.

43. Are there existing or proposed sidewalks?  Yes  No; bike paths  Yes  No  Unknown

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  Unknown

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:  Unknown

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

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

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

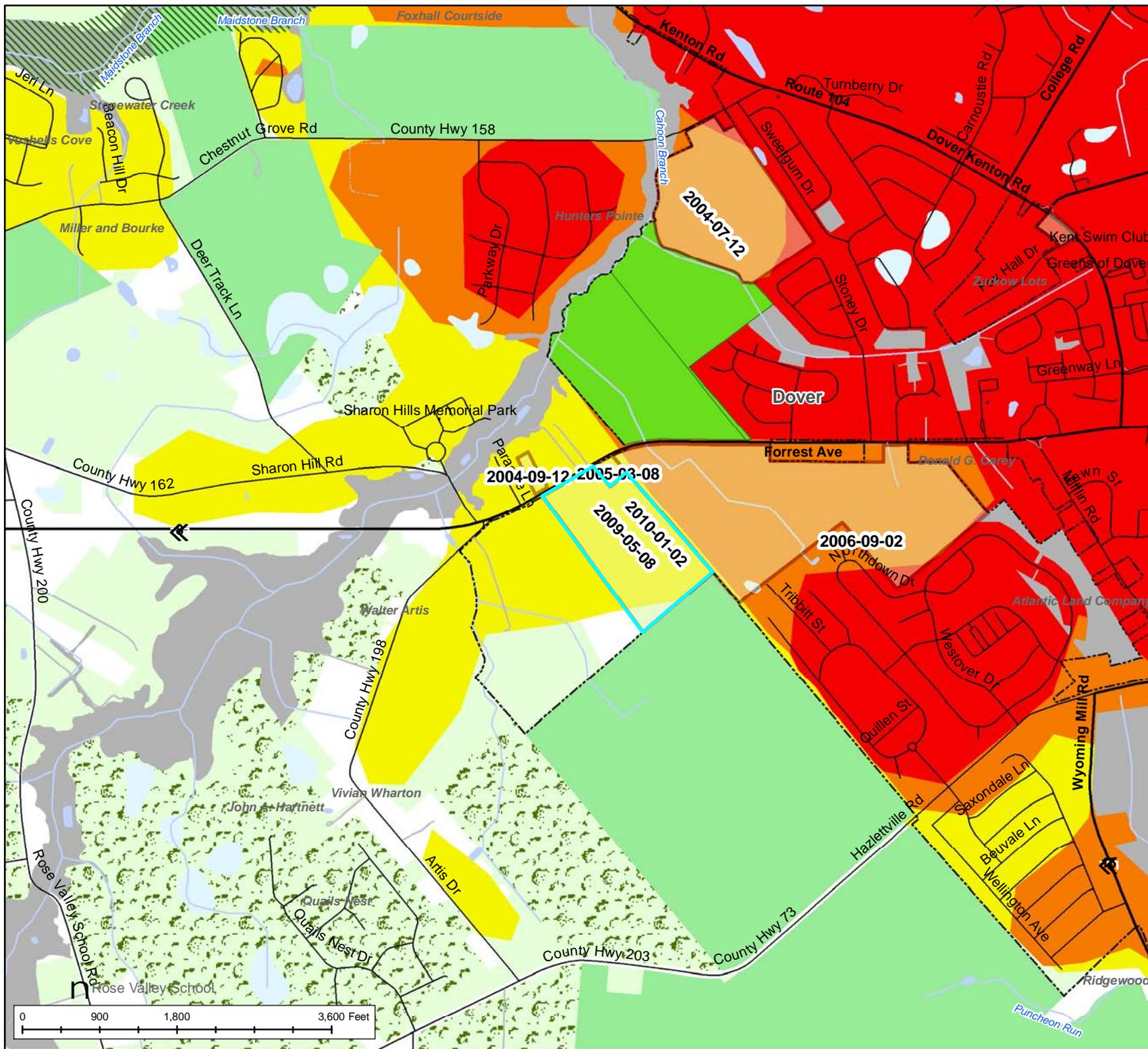
12/17/09  
Date

**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.

# Preliminary Land Use Service (PLUS)

**Dover High School Site #2 (portion of Parcel)**  
2010-01-02

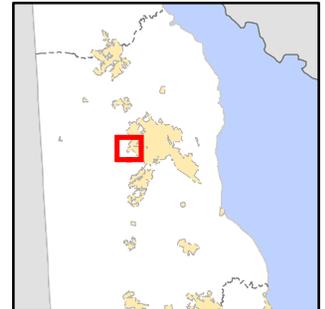
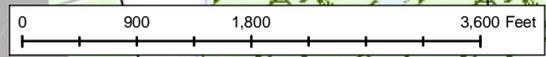


- Project Areas
  - Municipalities
  - Purchased Dev. Rights
  - Ag District
  - Public Owned/Protected
  - Forestry Easements
  - Delaware State Forests
  - Working Forests
  - Highest Value Agriculture
- State Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Nat. Res. & Rec. Priorities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

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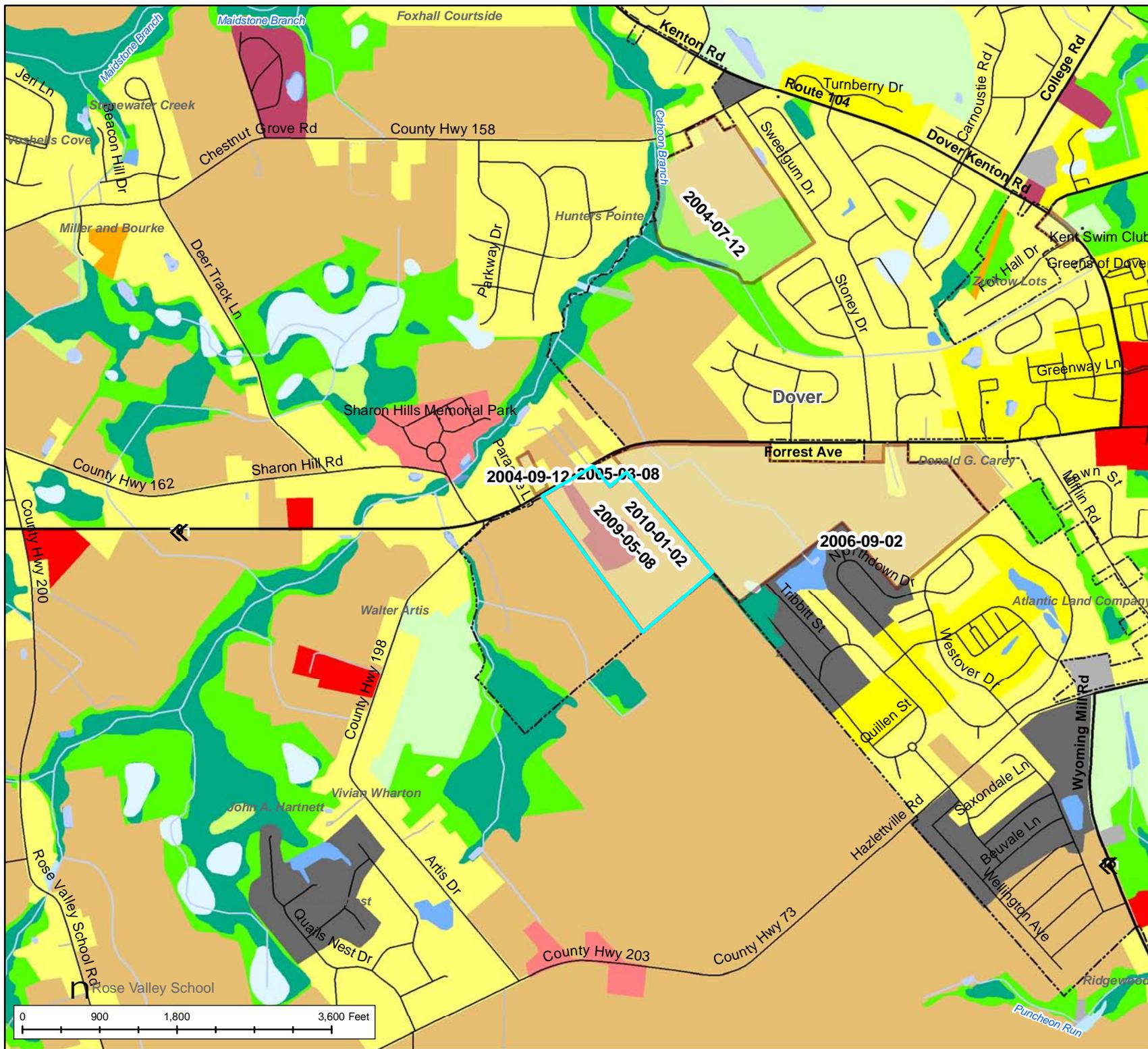


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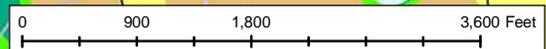
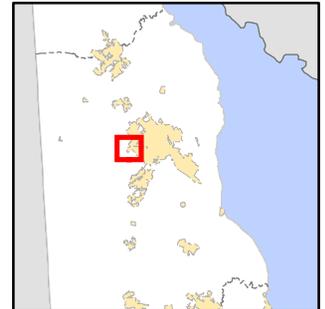


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

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-  Project Areas
-  Municipalities

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

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