

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: Brandywine School District Bus Yard Land Purchase			
2. Location (please be specific): Edgemoor and Eastlawn Avenues-Wilmington (see page 6 of 6)			
3. Parcel Identification #: See page 6 of 6		4. County or Local Jurisdiction Name: New Castle City of Wilmington	
5. Owner's Name: Brandywine School District (Equitable Owner)			
Address: 1000 Pennsylvania Avenue			
City: Claymont	State: DE	Zip: 19703	
Phone: (302) 793-5059	Fax: (302) 792-3957	Email: Barbara.Meredith@ bsd.k12.de.us	
6. Applicant's Name: Brandywine School District			
Address: 1000 Pennsylvania Avenue			
City: Claymont	State: DE	Zip: 19703	
Phone: (302) 793-5059	Fax: (302) 792-3957	Email: Barbara.Meredith@ bsd.k12.de.us	
7. Project Designer/Engineer: VanDemark & Lynch, Inc.			
Address: 4305 Miller Road			
City: Wilmington	State: DE	Zip: 19802	
Phone: (302) 764-7635	Fax: (302) 764-4170	Email: srosenfeld@ vandemarklynch.com	
8. Please Designate a Contact Person, including phone number, for this Project:			
Barbara Meredith (302) 793-5059			

Information Regarding Site:	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision School District Land Purchase	
10. Brief Explanation of Project being reviewed: Purchase of land by the Brandywine School District for bus storage and maintenance. The land is currently used as a bus yard and leased by the school district.	
11. Area of Project(Acres +/-): 7.6± acres	
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 type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only) N/A	
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. N/A	
14. Present Zoning: M-1 (manufacturing) HI (heavy industry)	15. Proposed Zoning: M-1, HI
16. Present Use: Bus Yard/Parking	17. Proposed Use: Bus Yard/Parking
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Formerly a grain silo for Ralston Purina. Refer to Phase I-II Environmental Studies	
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 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 checked="" type="checkbox"/> Industrial 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: City of Wilmington 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? N/A How will this demand be met? No change in water demand	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Wilmington/New Castle County	
22. If a site plan please indicate gross floor area: 19,200 s.f. - Existing (Excluding Grain Silo)	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use N/A	
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.. N/A	

25. If residential, please indicate the following:

N/A - Nonresidential

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: 96%
Square Feet: 315,000

Proposed Use: % of Impervious Surfaces: 96%
Square Feet: 315,000

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

How much forest land is presently on-site? 0.2 ac 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/dqs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dqs/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 N/A
 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 N/A

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts: N/A

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) N/A
If "Yes", have the water bodies been identified? Yes No N/A
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: None Proposed. Purchase of Property
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? 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

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.

Existing connections to Edgemoor, Eastlawn, and Bellevue Avenues in the City of Wilmington

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

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. N/A

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

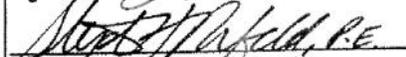
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them:

45. Please make note of the time-line for this project: Purchase of Property by March 2010

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


Signature of property owner

1-20-10
Date


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

1-20-10
Date

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

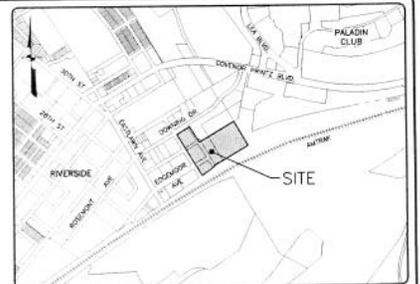
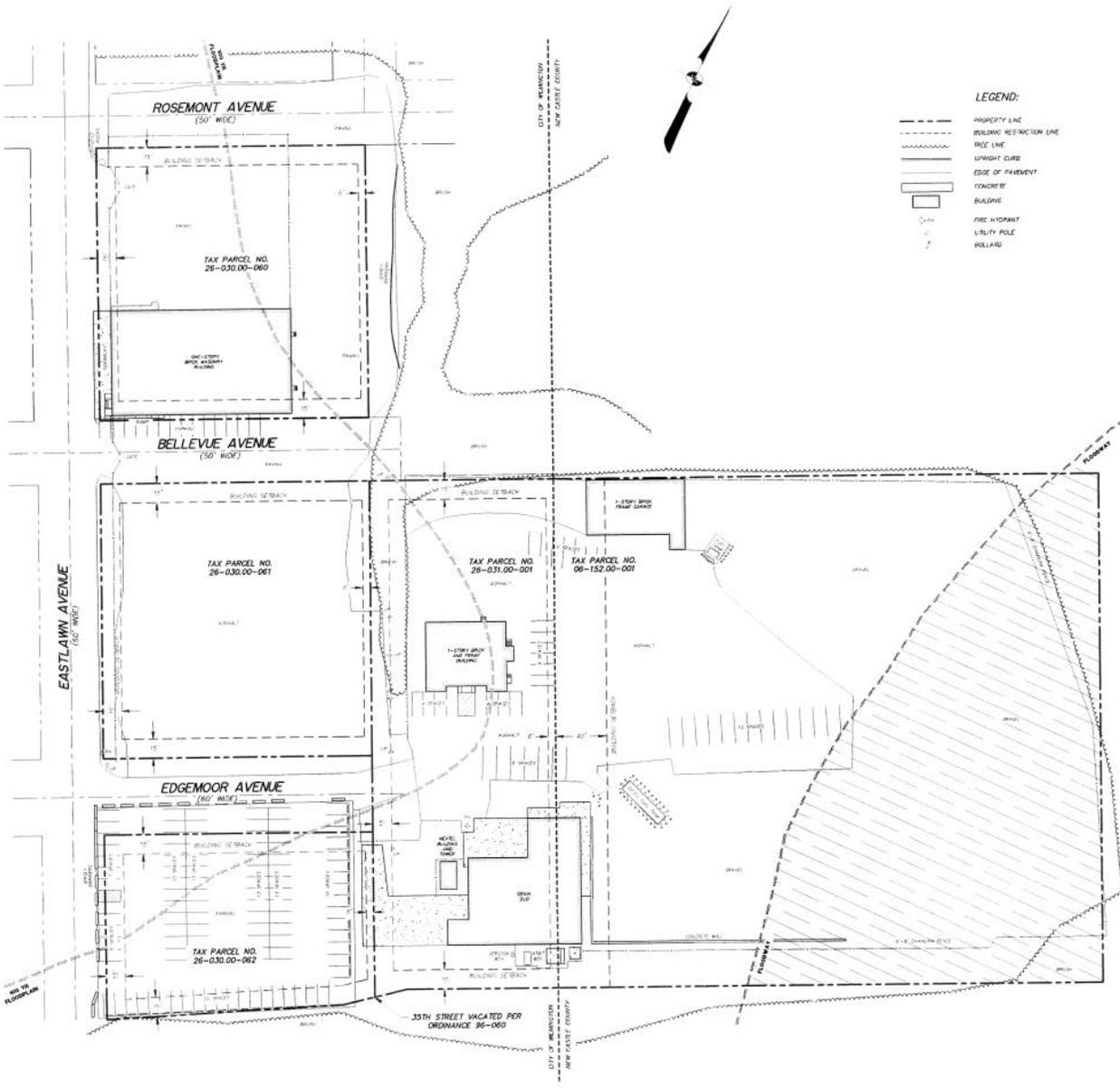
This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as 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.**

Tax Parcel No.

Address

26-030.00-061
26-030.00-062
26-031.00-001
06-152.00-001
26-030.00-060

3410 Bellevue Avenue, Wilmington, DE 19802
3400 Edgemoor Avenue, Wilmington, DE 19802
3101 Edgemoor Avenue, Wilmington, DE 19802
3113 Edgemoor Avenue, Wilmington, DE 19802
1409 Eastlawn Avenue, Wilmington, DE 19802



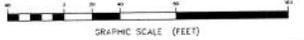
ZONING MAP NO. OR ADC MAP NO. **LOCATION PLAN** SCALE: 1" = 800'

- NOTES:**
- OWNERS: FRANK J BYERS, 8 M H PROPERTIES, LLC, P.O. BOX 33982, 1400 E. 14TH AVE., WILMINGTON, DE 19802, CENZO BOULLEARD, CLAYTON, NJ 08012 (PARCEL NO. 26-130-00-100)
 - INFORMATION REPRESENTED ON THIS PLAN IS DERIVED FROM AERIAL PHOTOGRAPHY, AERIAL PHOTOGRAPHY NUMBER 52425, PREPARED FOR FRANK J BYERS BY PERMET & ASSOCIATES, INC. FEBRUARY 8, 2012. AERIAL PHOTOS FROM MICROSOFT Bing WEBSITE, AND DEED RECORDS. THIS PLAN DOES NOT REPRESENT A SURVEY BY VANDEMARK & LYNCH, INC.

TAX PARCEL NO.	26-130-00-061	26-130-00-062	26-031-00-001	06-152-00-001	26-100-00-000
ADDRESS	3410 BELLEVUE AVE. WILMINGTON, DE 19802	1400 EDGEMOOR AVE. WILMINGTON, DE 19802	2101 EDGEMOOR AVE. WILMINGTON, DE 19802	3113 EDGEMOOR AVE. WILMINGTON, DE 19802	1400 EASTLAWN AVE. WILMINGTON, DE 19802
MODIFIED GRD.	114/258	114/258	114/258	116/258	114/258
SOURCE OF TITLE	20070306-0044763	20070306-0044763	20070306-0044763	20070306-0044763	20051010-01190CF
ZONING	M-1, LIGHT MANUFACTURING	M-1, LIGHT MANUFACTURING	M-1, LIGHT MANUFACTURING	M-1, HEAVY INDUSTRIAL	M-1, LIGHT MANUFACTURING
AREA	0.894AC	0.894AC	1.044AC	3.804AC	0.894AC
COMMUNICATIVE DIST.	4-PENROSE HOLLIS	4-PENROSE HOLLIS	4-PENROSE HOLLIS	6-3049 J. CARTER	4-PENROSE HOLLIS

3. AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, NUMBER 1000000001, AND 1000000002, WITH AN EFFECTIVE DATE OF JANUARY 17, 2007, THIS PROPERTY LIES PARTIALLY WITHIN ZONE "X2", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

EXHIBIT PLAN
BRANDYWINE SCHOOL DISTRICT
BUS YARD LAND PURCHASE
 EDGEMOOR AVENUE
 CITY OF WILMINGTON NEW CASTLE COUNTY
 DELAWARE
 SCALE: 1" = 40' JANUARY 20, 2010



NO.	DATE	REVISION	BY	APPROVED

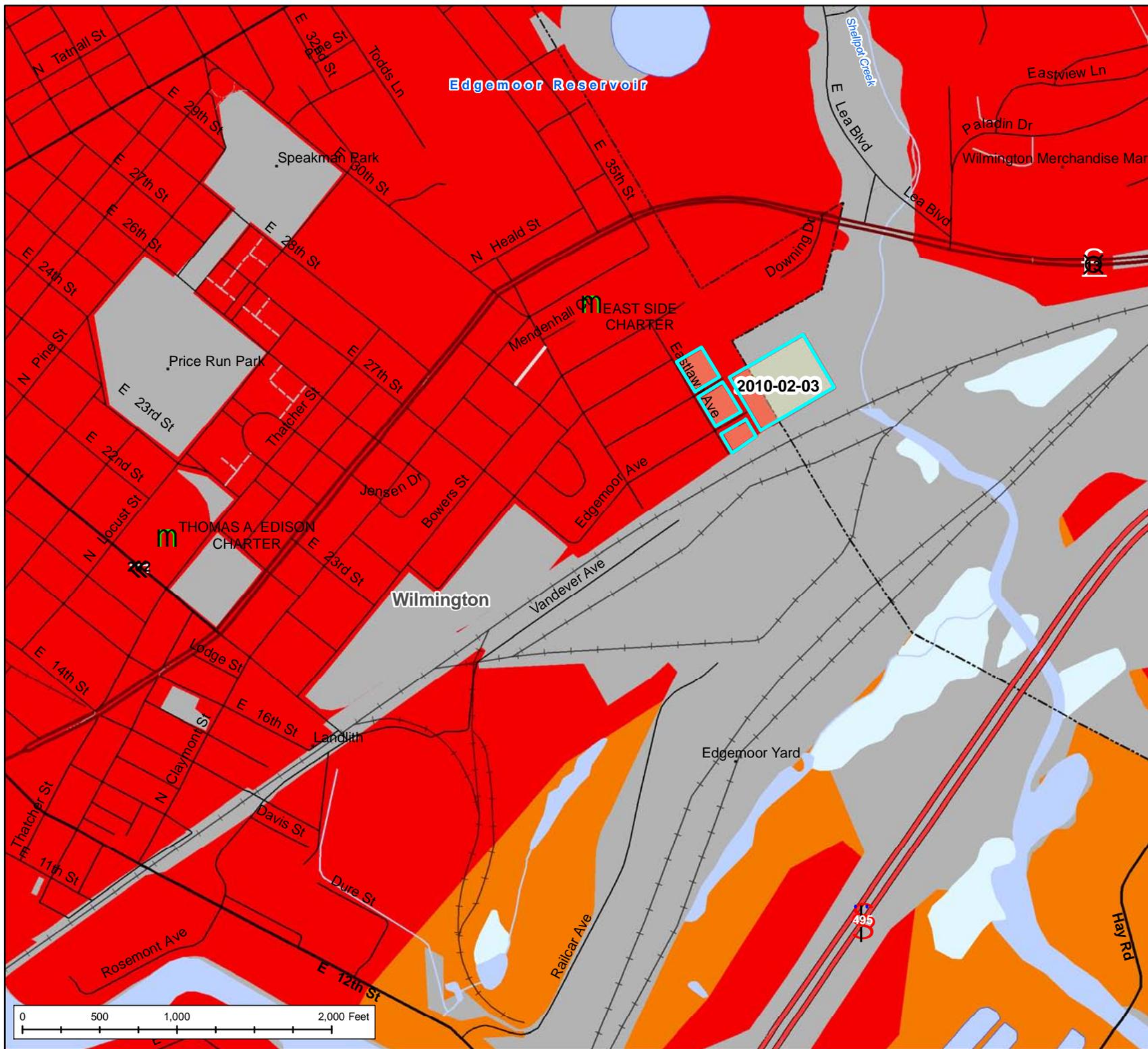
VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADDED FILE WITHOUT ITS WRITTEN AUTHORIZATION.

VANDEMARK & LYNCH, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 4700 MILLER ROAD, WILMINGTON, DE 19807 (302) 789-7400
 WWW.VANDEMARKLYNCH.COM

PERMANENT FILE 114/258	DATE REVISED	APPROVED BY
DESIGNED BY S. GREGORY	PROJECT MANAGER J. WELLS	REFERENCE DRAWINGS
PROJECT NO. 22556	FILE NO. 39856-L	SHEET 1 OF 1

Preliminary Land Use Service (PLUS)

**Brandywine School District
2010-02-03**

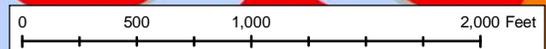


- Project Areas
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of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

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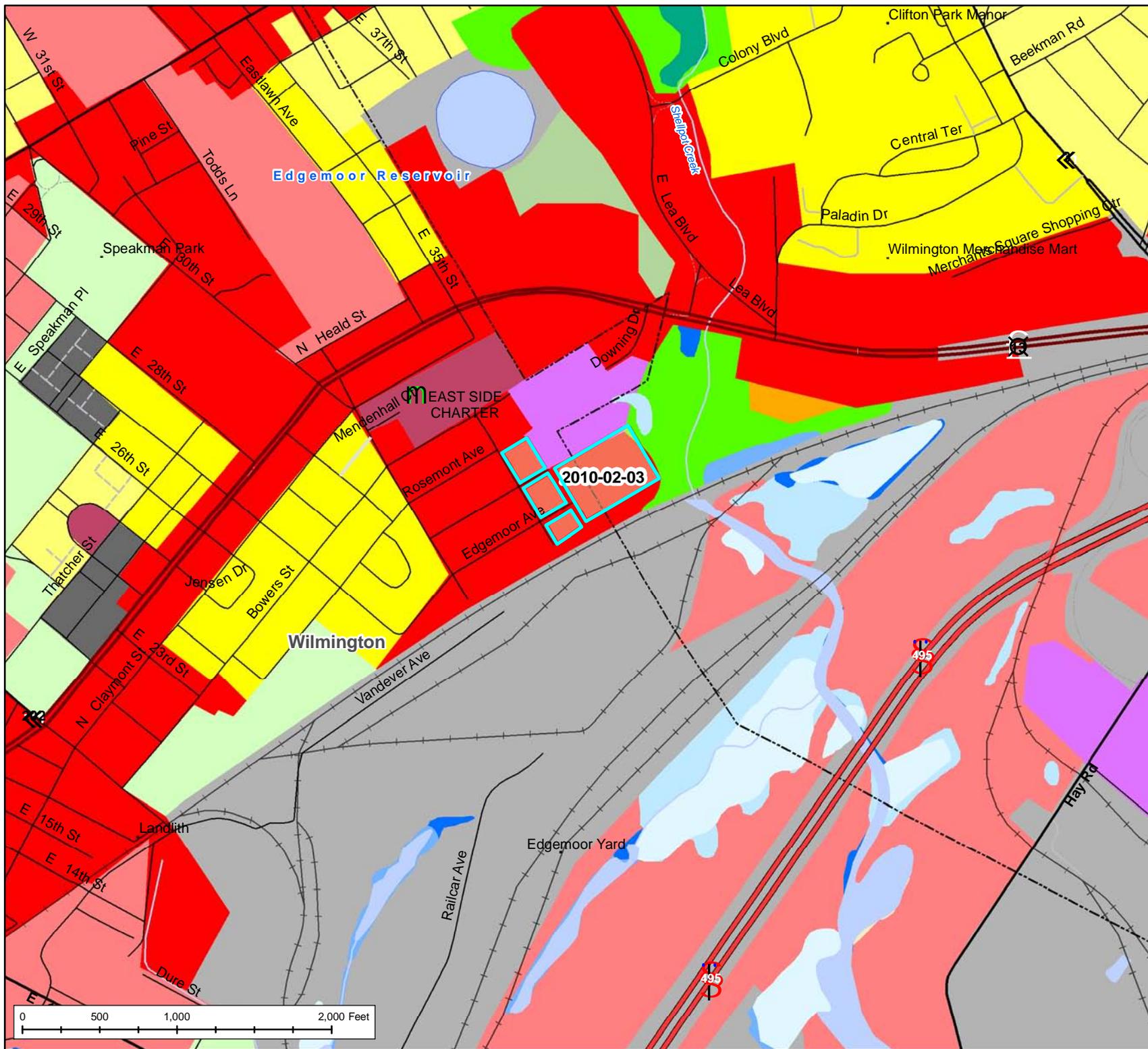


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stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

**Brandywine School District
2010-02-03**



- 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)

Brandywine School District
2010-02-03

-  Project Areas
-  Municipalities

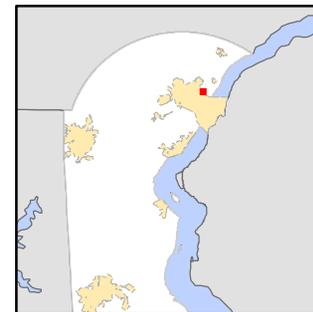
2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



1:1,509



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0 80 160 320 Feet