

## Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

**Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.**

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.

PLUS Number (to be completed by OSPC): \_\_\_\_\_  
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): \_\_\_\_\_

1. Project Title/Name: ASD – ODESSA CAMPUS

2. Location ( please be specific): WEST SIDE OF OLD STATE ROAD SOUTH OF ODESSA

3. Parcel Identification #: 14-007.00-028

4. County or Local Jurisdiction Name: where project is located: NEW CASTLE COUNTY

5. If contiguous to a municipality, are you seeking annexation: NO

6. Owner's Name: S. RODMAN SMITH, LP

Address: 105 S. BROAD STREET

City: MIDDLETOWN

State: DE

Zip: 19709

Phone: 302-378-8699

Fax:

Email:

7. Equitable Owner/Developer (**This Person is required to attend the PLUS meeting**): APPOQUINIMINK SCHOOL DISTRICT

Address: 118 S. SIXTH STREET

City: ODESSA

State: DE

Zip: 19730

Phone: 302-376-4125

Fax: 302-378-5155

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

8. Project Designer/Engineer: TED C. WILLIAMS, PE - LANDMARKJCM

Address: 100 W. COMMONS BLVD, SUITE 301

City: NEW CASTLE

State: DE

Zip: 19720

Phone: 302-323-9377

Fax: 302-323-9461

Email: tedw@landmarkjcm.com

9. Please Designate a Contact Person, including phone number, for this Project: TED C. WILLIAMS, 302-323-9377

<b>Information Regarding Site:</b>	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: K12 SCHOOL CAMPUS – FOUR SCHOOLS AND RELATED FACILITIES  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. PLUS APPLICATION 2009-08-07 DATED MAY 2009	
12. Area of Project (Acres +/-): 272      Number of Residential Units: N/A      Commercial square footage: 496,107 SF	
13. Present Zoning: S (SUBURBAN)	14. Proposed Zoning: N/A
15. Present Use: FARM	16. Proposed Use: SCHOOL CAMPUS
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: ARTESIAN WATER COMPANY  Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: NEW CASTLE COUNTY  Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): N/A	
20. Environmental impacts: MINOR DISTURBANCE OF YOUNG FOREST AREA AS DEFINED BY NEW CASTLE COUNTY  How many forested acres are presently on-site? 19.87      How many forested acres will be removed? 0.41  To your knowledge, 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Are the wetlands: <input checked="" type="checkbox"/> Tidal      Acres: 61.88 <input checked="" type="checkbox"/> Non-tidal      Acres: 0.22  If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Has the Army Corp of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If "Yes", describe the impacts:  How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>50-</u> <u>FEET</u>	
21. 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	
22. List the proposed method(s) of stormwater management for the site: INFILTRATION, BIO-RETENTION, BIO-SWALES	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes," how much? 223 Acres: INCLUDES PROTECTED RESOURCES  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? ACTIVE/PASSIVE RECREATION – ATHLETIC FIELDS, ENVIRONMENTAL STUDY AREA	

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

25. Please estimate 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 peak season: 5600

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0.2%

26. Will the project connect to state maintained roads?  Yes  No

27. 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. PEDESTRIAN CONNECTION TO ADJACENT SUBDIVISION ON THE SOUTH OF THE PROPERTY

28. Are there existing sidewalks?  Yes  No; bike paths  Yes  No  
 Are there proposed sidewalks?  Yes  No; bike paths  Yes  No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?  Yes  No

29. To your knowledge, 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

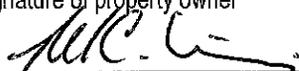
Would you be open to a site evaluation by the State Historic Preservation Office?  Yes  No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No  
 Person to contact to arrange visit: ROBERT HERSHEY phone number: 302-376-4125

31. Are any federal permits, licensing, or funding anticipated?  Yes  No

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

6-28-10

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, 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.**

**NEW CASTLE COUNTY DEPARTMENT OF LAND USE**

**SLD-1 Form  
(Application for Plan Review)**

<u>Level of Plan Submission</u>	<u>Plan Type</u>	Date Rec'd. _____
<input checked="" type="checkbox"/> Exploratory Sketch Plan	<input checked="" type="checkbox"/> Major Land Development	App. No. _____
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Minor Land Development	
<input type="checkbox"/> Check Print	<input type="checkbox"/> Resubdivision	
<input type="checkbox"/> Record Plan	<input type="checkbox"/> Site	
<input type="checkbox"/> Revised Plan	<input type="checkbox"/> Utility	
	<input type="checkbox"/> Parking	Assigned Planner _____
<input type="checkbox"/> Engineering Section Submission Only	<input type="checkbox"/> Sanitary Sewer	Assigned Engineer _____
	<input type="checkbox"/> Grading / E&S / Stormwater	
	<input type="checkbox"/> Floodplain	
	<input type="checkbox"/> General Permit	

1) Name of Plan ASD ODESSA CAMPUS

Former Plan Name or Alias N/A

Tax Parcel Number(s) 14-007.00-028

2) Name of Legal Property Owner(s) S. RODMAN SMITH, LP 302-378-8699  
*If legal owner is a business entity, name of responsible employee acting for the business.* Phone #

Address 105 S. BROAD STREET, MIDDLETOWN, DE 19709

3) Name of Applicant APPOQUINIMINK SCHOOL DISTRICT 302-376-4125  
*If applicant is a business entity, name of responsible employee acting for the business.* Phone #

Address 118 S. SIXTH ST. ODESSA, DE 19730

4) Firm or Person Responsible for the Preparation of the Plan (Engineer/Surveyor):

Name and Title TED C. WILLIAMS, PE

Firm LANDMARKJCM

Address 100 W. COMMONS BLVD. SUITE 301 NEW CASTLE, DE 19720

Telephone 302-323-9377

FAX 302-323-9461

Email tedw@landmarkjcm.com

5) Existing Zoning S Proposed Zoning Changes (if applicable) N/A

6) Also submitted are the following applicable fees as indicated: (See Appendix 2 for Details)

Exploratory Sketch Plan Submission

Planning Land Development &/or Rezoning Review and Processing Fee  
 Amount of Check \$ 1,000.00

Engineering Review and Processing Fee  
 Amount of Check \$ 1,000.00

Preliminary Plan Submission

Planning Land Development &/or Rezoning Review and Processing Fee  
 Amount of Check \$ \_\_\_\_\_

Engineering Review and Processing Fee  
 Amount of Check \$ \_\_\_\_\_

Record Plan Submission

Planning Check Print Filing Fee  
 Amount of Check \$ \_\_\_\_\_

Planning Land Development &/or Rezoning Review and Processing Fee  
 Amount of Check \$ \_\_\_\_\_

Engineering Review and Processing Fee  
 Amount of Check \$ \_\_\_\_\_

Recorder of Deeds Fee  
 Amount of Check \$ \_\_\_\_\_

Delaware Document Account Fee  
 Amount of Check \$ \_\_\_\_\_

7) Other Items: (See Appendix 1 for Details)

8) It is required that the applicant notify the Federal Aviation Administration on their Form 7460-1, available at the New Castle County Airport Manager's Office if proposed construction, or crane operation will exceed 200 feet above ground level, or will penetrate a slope of 100:1 outward and upward from the nearest point of the nearest runway for a distance of 20,000 feet. For construction, or crane operations in closer proximity to any other airport or heliport in New Castle County, the obstruction/height criteria may vary. Clarification should be made by contacting the New Castle County Airport Manager's Office.

I certify that, to the best of my knowledge, all information listed above and all information and statements contained in any documents or plans submitted with this application are true, correct, and complete and the legal owner of the land agrees with the filing of this application. I understand that any person who falsifies any information on any application made with the Department shall be subject to criminal proceedings under Title 11 of the Delaware Code.

I certify that I will post an application notice for this Major/Minor Land Development Plan according to New Castle County Code Chapter 40 (UDC) §31.320(F)(2) within 10 days of submission of this completed SLD application.

**MANDATORY**  
**PLAN SUBMISSION DATA**

( ) Residential (X) Non-Residential

Site Acreage 272.2

Disturbed Acreage: 141.1

Number of Lots: 1

Estimated  
Number of Pumps: 0

Estimated  
Sanitary Sewer Flow: 32,880  
(GPD)

Non-Residential 496,107 SF  
Proposed GFA: 11.39 AC  
(If Applicable)

Building Footprint: 10.72 AC  
(if Applicable)

Acreage Paved: 36.65 AC

Acreage Open: 224.83 AC

Sewer: GRAVITY-NCC

Water: ARTESIAN

Residential:

Acreage Open Space: XX.XX±

Acreage Lots: XX.XX±

Acreage ROW: XX.XX±

Signature of Legal Property Owner

Lea S. C. Hutchins 6/22/2010  
Date

S. RODMOND SMITH, LP Lea S. C. Hutchins  
(Print Legal Owner Name)

Signature of Applicant

Robert D. Hershey 6/22/2010  
Date

APPOQUINIMINK SCHOOL DISTRICT ROBERT HERSHEY  
(Print Applicant Name)

Signature and Seal of Engineer/Surveyor

Ted C. Williams 6/22/10  
Date

TED C. WILLIAMS, PE  
(Print Engineer/Surveyor Name)



# Preliminary Land Use Service (PLUS)

**Appoquinimink School Dist  
Odessa Campus  
2010-07-02**

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

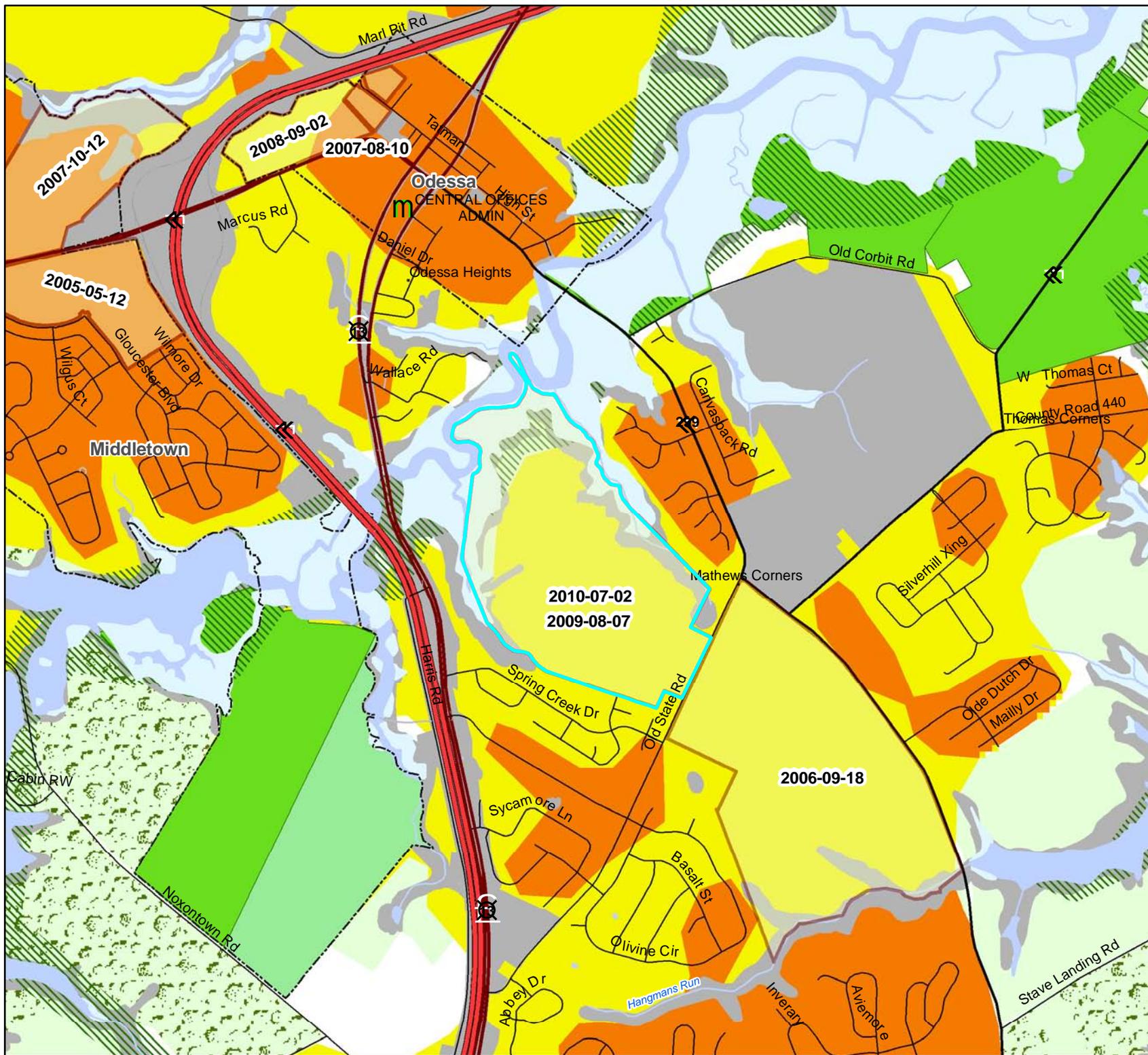
## State Strategies

-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)

1:24,000

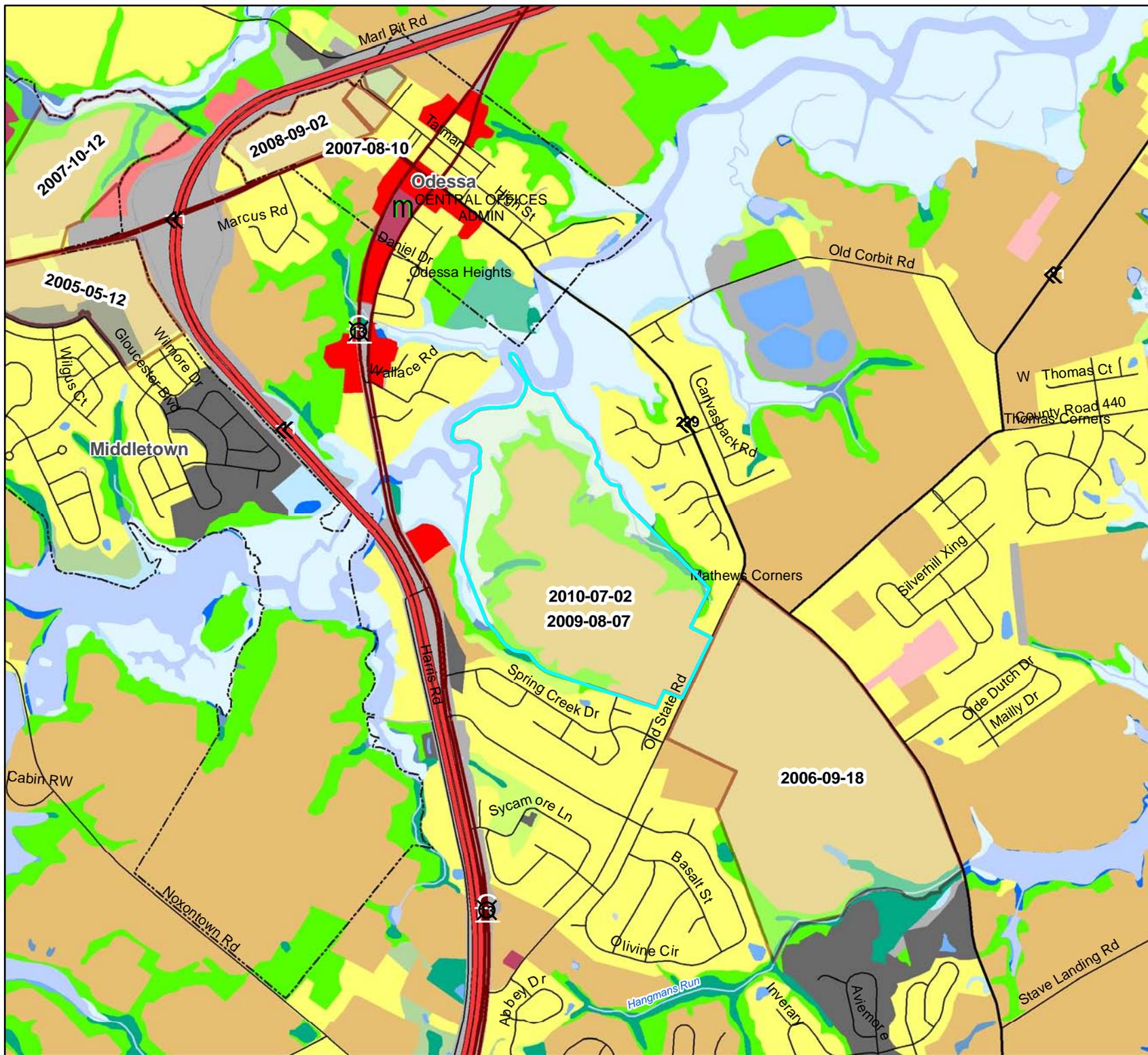


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stateplanning.delaware.gov



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Appoquinimink School Dist  
Odessa Campus  
2010-07-02

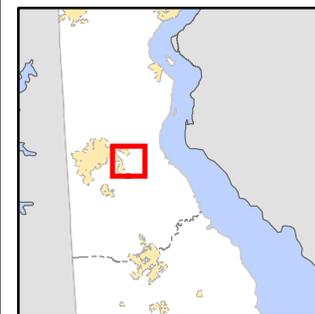


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

1:24,000



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Appoquinimink School District  
Odessa Campus  
2010-07-02

-  Project Areas
-  Municipalities

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



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