

## Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

**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: Polytech High School

2. Location ( please be specific): 1,650 ft. east of intersection with Route 13

3. Parcel Identification #: 7-00-111.00-01-27.02 & 29.00<sup>4</sup> County or Local Jurisdiction Name: where project is located: N Murderkil Hundred

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

6. Owner's Name: Mark Dufendach Ed.D.

Address: 823 Walnut Shade Road

City: Woodside State: DE Zip: 19980

Phone: 302.697.2170 Fax: 302.697.6749 Email: mdufenda@polytech.k12.de.us

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

Address: Same as above

City: State: Zip:

Phone: Fax: Email:

8. Project Designer/Engineer: Becker Morgan Group, Inc.

Address: 309 South Governors Avenue

City: Dover State: DE Zip: 19904

Phone: 302.734.7950 Fax: 302.734.7965 Email: mriemann@beckermorgan.com

9. Please Designate a Contact Person, including phone number, for this Project:

<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 type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Additions and renovations  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.	
12. Area of Project (Acres +/-): 10.0      Number of Residential Units: n/a      Commercial square footage: 58,000	
13. Present Zoning: AC	14. Proposed Zoning: Same
15. Present Use: Institutional	16. Proposed Use: Same
17. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Currently on site, considering connecting to Tidewater Utilities, INC.  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 checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Currently on site, working towards connection to Kent 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: Not expected  How many forested acres are presently on-site? 13.7      How many forested acres will be removed? Unknown at this time  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 type="checkbox"/> Tidal      Acres: <input checked="" type="checkbox"/> Non-tidal      Acres: Currently investigating  If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Has the Army Corps of Engineers signed off on the delineation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      in process  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? 25 ft. or greater	
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: Green Technology BMP's	
23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If "Yes," how much?      Acres: n/a  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? n/a	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: This project is not anticipating to generate any additional traffic.  
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? n/a

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.

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

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

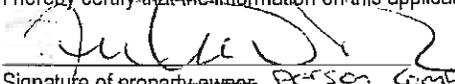
Has this site been evaluated for historic and/or cultural resources?  Yes  No

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: \_\_\_\_\_ phone number: 302.697.2170  
 Mark Dufendach Ed.D

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

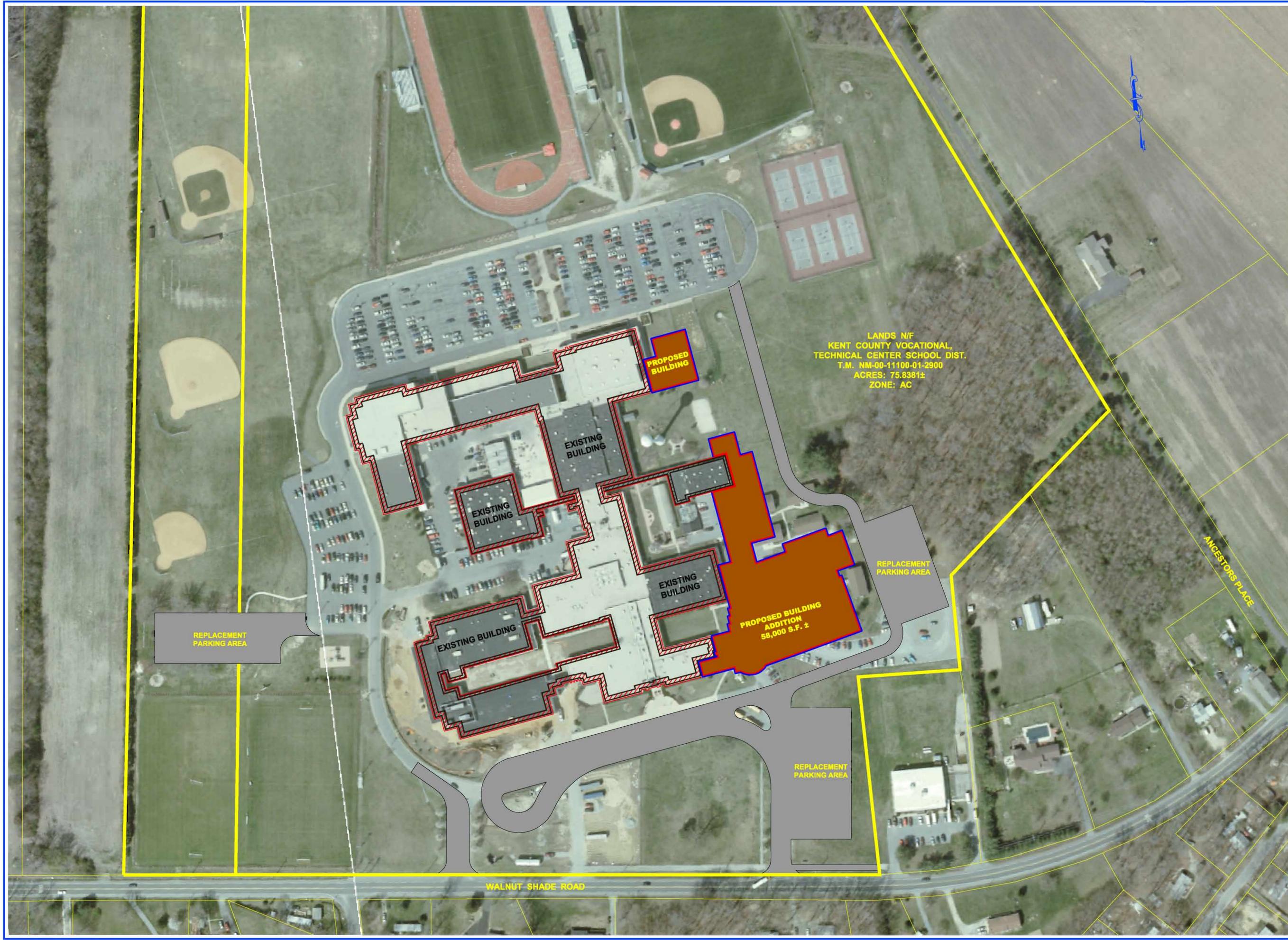
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

  
 Signature of property owner Person completing form Date 9/30/11

  
 Signature of Person completing form PROPERTY OWNER Date 9/30/11  
 (If different than property owner)

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.



LANDS N/F  
KENT COUNTY VOCATIONAL,  
TECHNICAL CENTER SCHOOL DIST.  
T.M. NM-00-11100-01-2900  
ACRES: 75.8381±  
ZONE: AC

REPLACEMENT  
PARKING AREA

PROPOSED  
BUILDING

EXISTING  
BUILDING

EXISTING  
BUILDING

EXISTING  
BUILDING

EXISTING  
BUILDING

PROPOSED BUILDING  
ADDITION  
58,000 S.F. ±

REPLACEMENT  
PARKING AREA

REPLACEMENT  
PARKING AREA

ANCESTORS PLACE

WALNUT SHADE ROAD

PROJECT TITLE

**KENT COUNTY  
VOCATIONAL  
TECHNICAL  
SCHOOL  
DISTRICT**

823 WALNUT SHADE ROAD  
DOVER  
KENT COUNTY, DELAWARE

SHEET TITLE

**PLUS  
SUBMISSION**



SCALE: 1" = 80'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2011081.00

DATE: 07-13-11

SCALE: 1" = 80'

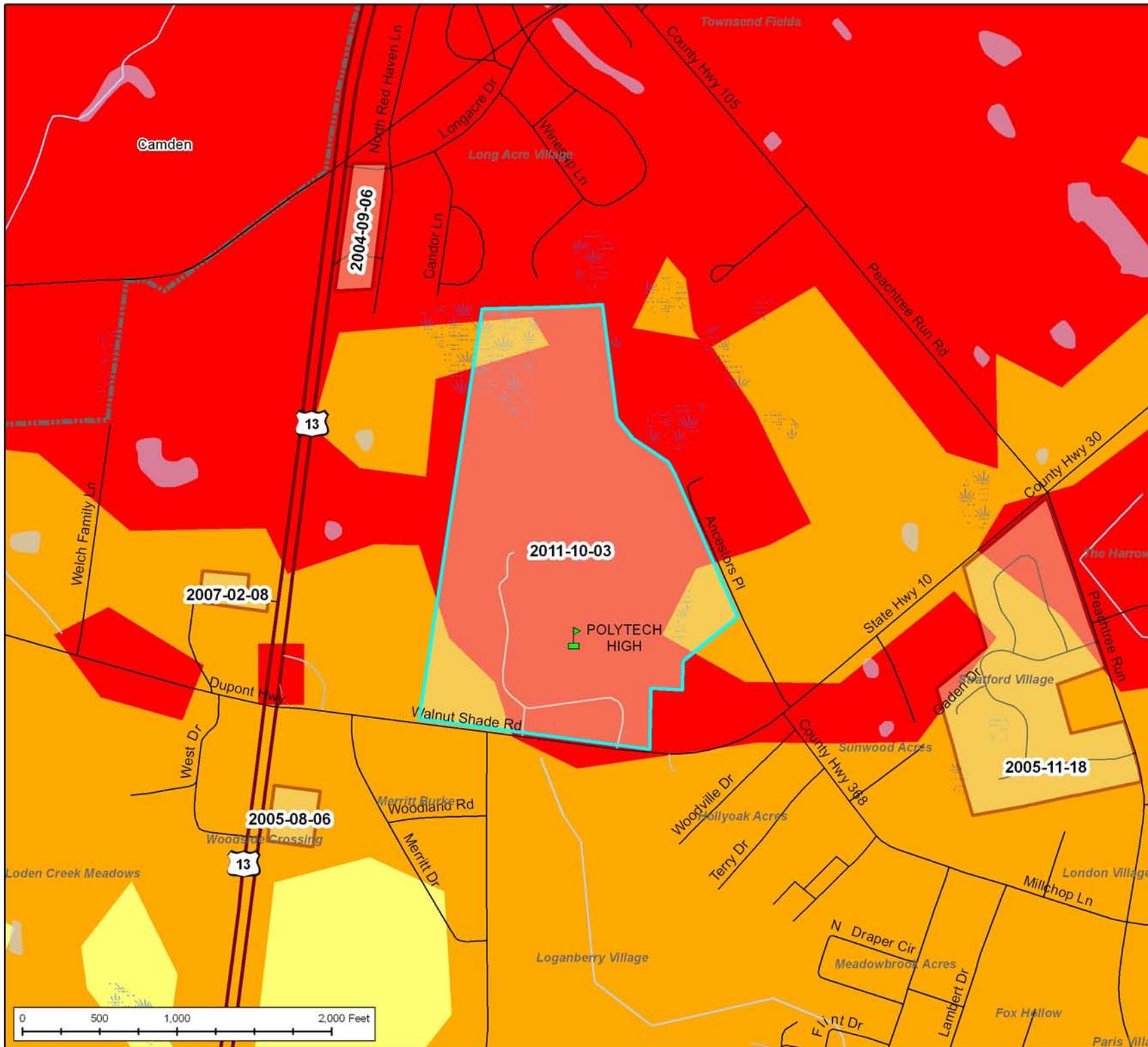
DRAWN BY: V.V. PROJ. MGR: J.M.R.

SHEET

**1 OF 1**

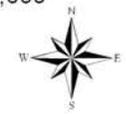
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**Preliminary Land Use Service (PLUS)**  
 2011-10-03  
 Polytech High School

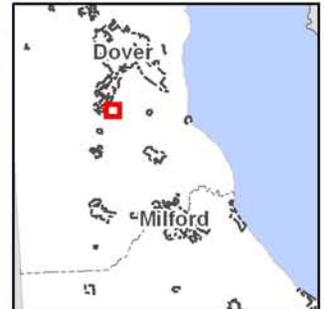


- PLUS Project Areas
  - Municipalities
  - State Parks
  - Forestry Easements
  - Purchased Dev. Rights
  - Ag District
  - Nat. Res. & Rec. Priorities
  - Working Forests
  - Highest Value Agriculture
- 2010 State Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Out of Play

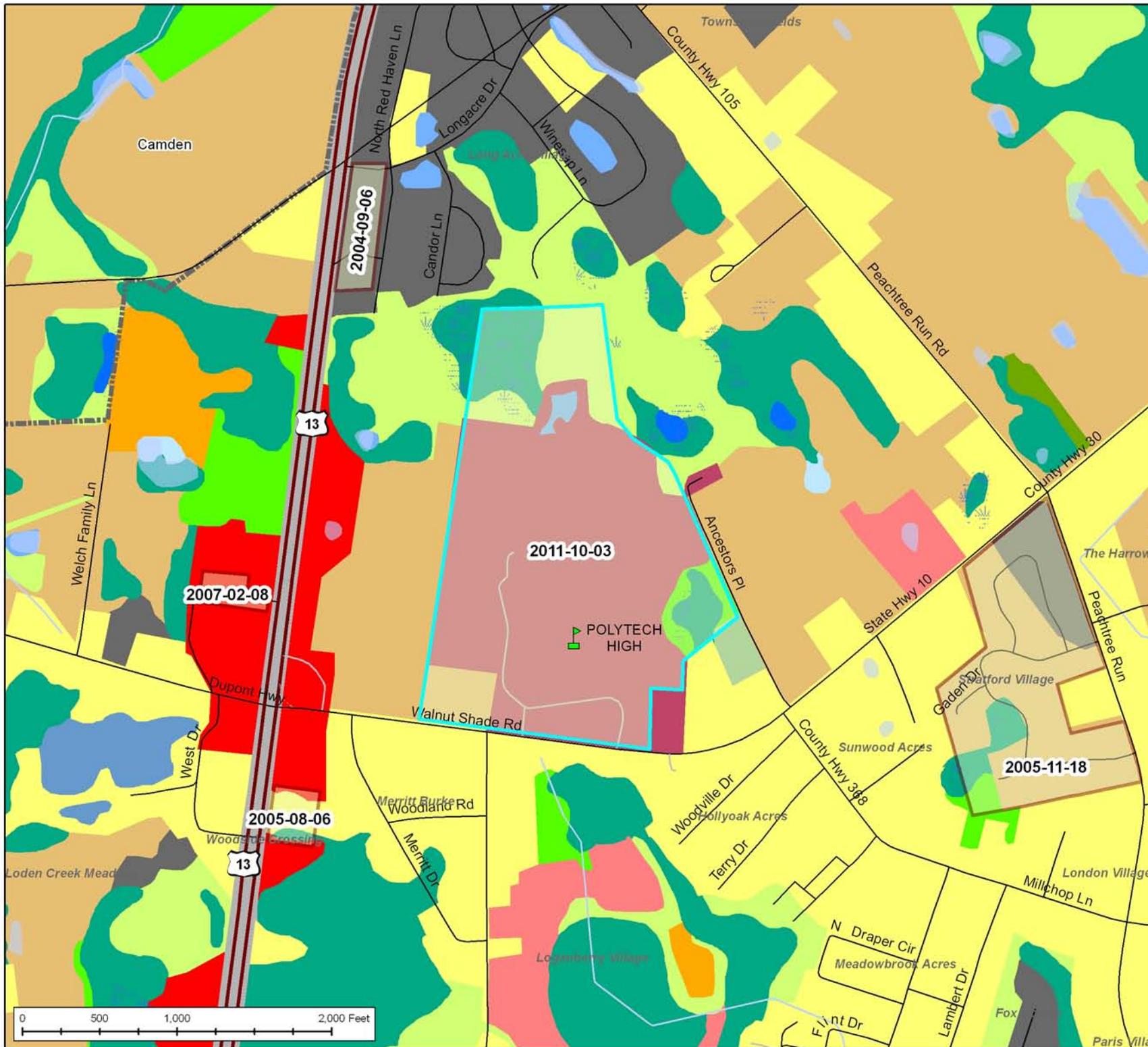
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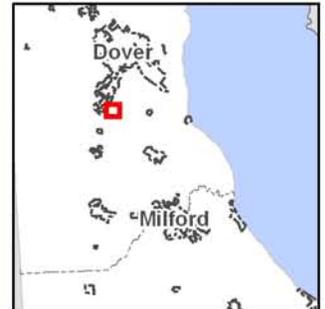
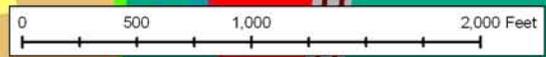


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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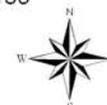
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-  Project Areas
-  Municipalities

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



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