

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: Odyssey School

2. Location (please be specific): 6580 Lancaster Pike Hockessin, DE 19709

3. Parcel Identification #: 08-020.00-053

4. County or Local Jurisdiction Name: where project is located: New Castle County

5. If contiguous to a municipality, are you seeking annexation: N/A

6. Owner's Name: Odyssey Charter School, Inc.

Address: 201 Bayard Avenue

City: Wilmington State: DE Zip: 19805

Phone: (302) 994-6490 Fax: (302) 655-5761 Email: maryrighos@odyssey.k12.de.us

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

Address:

City: State: Zip:

Phone: Fax: Email:

8. Project Designer/Engineer: McBride & Ziegler, Inc.

Address: 2607 Eastburn Center

City: Newark State: DE Zip: 19711

Phone: (302) 737-9138 Fax: (302) 737-2610 Email: MZiegler@McBrideZiegler.com

9. Please Designate a Contact Person, including phone number, for this Project: Mark Ziegler, PE (302) 737-9138

Information Regarding Site:	
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: Proposed construction of elementary, middle, and high schools, with onsite athletic fields and parking areas. 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	
12. Area of Project (Acres +/-): 16.12 Number of Residential Units: Commercial square footage: 225,692 s.f.	
13. Present Zoning: S	14. Proposed Zoning: None (S)
15. Present Use: Vacant farmhouse and barns	16. Proposed Use: Institutional (elementary - high school)
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: How many forested acres are presently on-site? 0.9 How many forested acres will be removed? 0.0 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: 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 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>Greater than 20 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: Underground infiltration areas, and bio-retention areas	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres: 10.0 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active recreation area, stormwater management area, and natural resource protection	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.47 Acs. to DelDOT	

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: **2,557** daily trips (entering and exiting)

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **Less than 2% trucks**

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: Mark Ziegler phone number: (302) 737-9138

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

Mark Ziegler

Date

10/1/12

Signature of Person completing form
 (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 **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.**

LEGEND

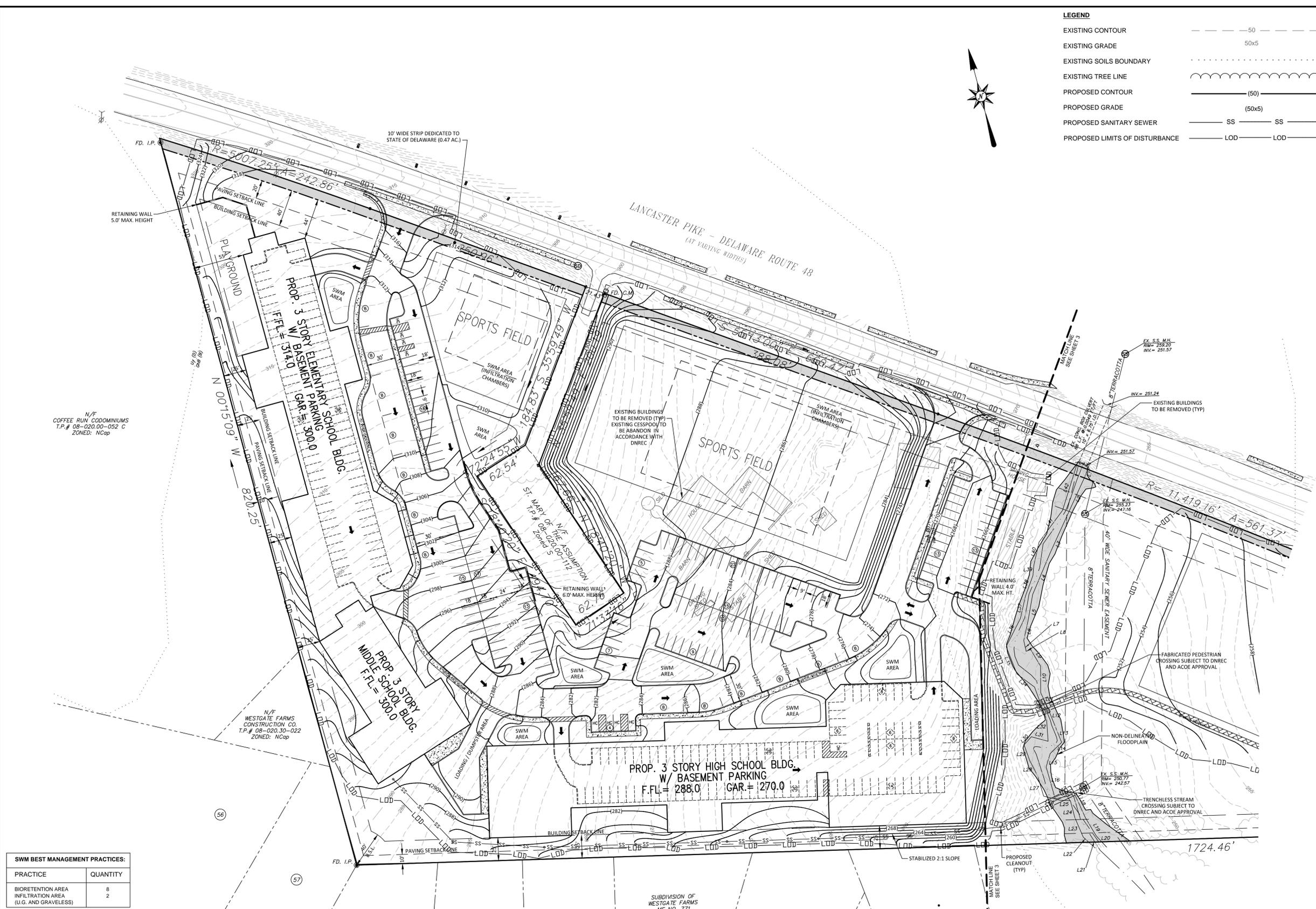
EXISTING CONTOUR	---	50
EXISTING GRADE	---	50x5
EXISTING SOILS BOUNDARY	---	
EXISTING TREE LINE	---	
PROPOSED CONTOUR	---	(50)
PROPOSED GRADE	---	(50x5)
PROPOSED SANITARY SEWER	---	SS SS
PROPOSED LIMITS OF DISTURBANCE	---	LOD LOD

LEGEND

ITEM	EXISTING
EXISTING SIDE FENCE	---
FENCE	---
SOIL	---
CONCRETE	---
CONCRETE HEAD WALL	---
PIPE	---
CAST IRON	---
SANITARY SEWER	---
STORM SEWER	---
DEGRADED TREE	---
STORM SEWER	---
STORM SEWER	---
CONCRETE	---
PROPERTY CORNER	---
IRON PIPE FOUND	---
UTILITY POLE	---

WETLAND TABLE

LINE	BEARING	DISTANCE
L1	S 35°43'36" W	9.86'
L2	S 40°40'28" W	59.57'
L3	S 37°31'53" W	30.51'
L4	S 37°54'42" W	49.03'
L5	S 26°04'32" W	28.70'
L6	S 27°08'13" W	22.48'
L7	S 02°30'55" E	11.87'
L8	N 85°33'16" E	5.34'
L9	S 15°56'10" E	20.93'
L10	S 14°44'23" W	28.91'
L11	S 10°31'29" E	15.27'
L12	S 07°15'59" E	27.78'
L13	S 08°31'54" E	15.85'
L14	S 60°56'15" W	17.46'
L15	S 31°55'30" W	15.17'
L16	S 01°04'54" E	34.55'
L17	N 79°15'43" E	21.19'
L18	S 09°36'07" E	34.26'
L19	S 15°49'56" E	23.09'
L20	S 27°51'22" E	8.97'
L21	N 76°46'34" W	14.13'
L22	N 32°26'44" W	8.31'
L23	N 08°26'04" W	22.99'
L24	N 00°05'44" E	19.17'
L25	N 72°44'11" W	11.77'
L26	N 60°33'04" W	18.02'
L27	N 01°40'54" W	23.09'
L28	N 12°34'28" W	18.24'
L29	N 05°09'54" W	18.60'
L30	N 57°10'31" E	11.97'
L31	S 60°02'46" E	18.98'
L32	N 10°59'32" E	23.56'
L33	N 05°25'19" W	37.97'
L34	N 38°35'03" W	23.86'
L35	N 06°40'19" W	32.03'
L36	N 41°54'02" E	34.61'
L37	N 27°40'47" E	24.74'
L38	N 35°02'55" E	23.93'
L39	N 19°56'28" E	10.96'
L40	N 27°40'37" E	26.08'
L41	N 51°39'55" E	43.17'
L42	N 32°24'41" E	51.45'
L43	S 35°43'36" W	9.86'



N/F COFFEE RUN CONDOMINIUMS
T.P.# 08-020.00-052 C
ZONED: NCap

N/F WESTGATE FARMS
CONSTRUCTION CO.
T.P.# 08-020.30-022
ZONED: NCap

SWM BEST MANAGEMENT PRACTICES:

PRACTICE	QUANTITY
BIORETENTION AREA	8
INFILTRATION AREA (U.G. AND GRAVELESS)	2

DESCRIPTION OF SOILS

ACCORDING TO THE WEB SOIL SURVEY OF NEW CASTLE COUNTY, UNDERLYING SOILS AT THIS SITE ARE LARGELY THOSE REPRESENTATIVE OF THE GLENELG SERIES, WITH SOME REPRESENTATION OF HATBORO-CODORUS SERIES. SOILS INVESTIGATION CONDUCTED BY ATLANTIC HYDROLOGIC IN AUGUST 2012 IDENTIFIED THAT THE DEPTH TO GROUNDWATER WAS GREATER THAN 11 FEET FROM SURFACE IN THE UPLAND PORTIONS OF THE SITE AND AREAS WHERE STORMWATER MANAGEMENT FACILITIES ARE PROPOSED. IN LOWER AREAS ADJACENT TO HYDE RUN, THE DEPTH TO GROUNDWATER IS APPROXIMATELY 3.5 FEET FROM THE GROUND SURFACE.

GeC - GLENELG LOAM, 8 - 15% SLOPES, HSG B
 GHB - GLENELG-WHEATON-URBAN LAND COMPLEX, 0 - 8% SLOPES, HSG B
 Hw - HATBORO-CODORUS COMPLEX, 0 - 3% SLOPES, HSG D
 Uy - URBAN LAND, BEDROCK SUBSTRATUM, HSG D

SITE ANALYSIS:

TOTAL SITE AREA:	16.1 ACRES
TOTAL AREA TO BE DISTURBED:	14.8 ACRES
TOTAL AREA TO VEGETATIVELY STABILIZED:	8.70 ACRES
EXISTING IMPERVIOUS AREA:	0.25 ACRES
PROPOSED IMPERVIOUS AREA:	6.10 ACRES
ESTIMATED CUT/FILL:	28,250 CY (CUT) 18,785 CY (FILL)
SITE LOCATED WITHIN DRAINAGE BASIN:	RED CLAY CREEK



**EXPLORATORY RECORD
MAJOR LAND DEVELOPMENT PLAN**
PREPARED FOR
ODYSSEY SCHOOL
6580 LANCASTER PIKE
SITUATE IN: MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE



McBRIDE & ZIEGLER, 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: _____ CHECKED BY: M.Z.
DESIGN BY: _____ SCALE: 1" = 50'
DRAWN BY: B.L.M., TWF. DATE: JUNE 9, 2012
DWG. NO.: 20044069- SHEET 2 of 3

REV. NO.	DATE	REVISION

Preliminary Land Use Service (PLUS)

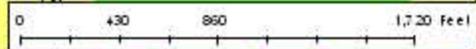
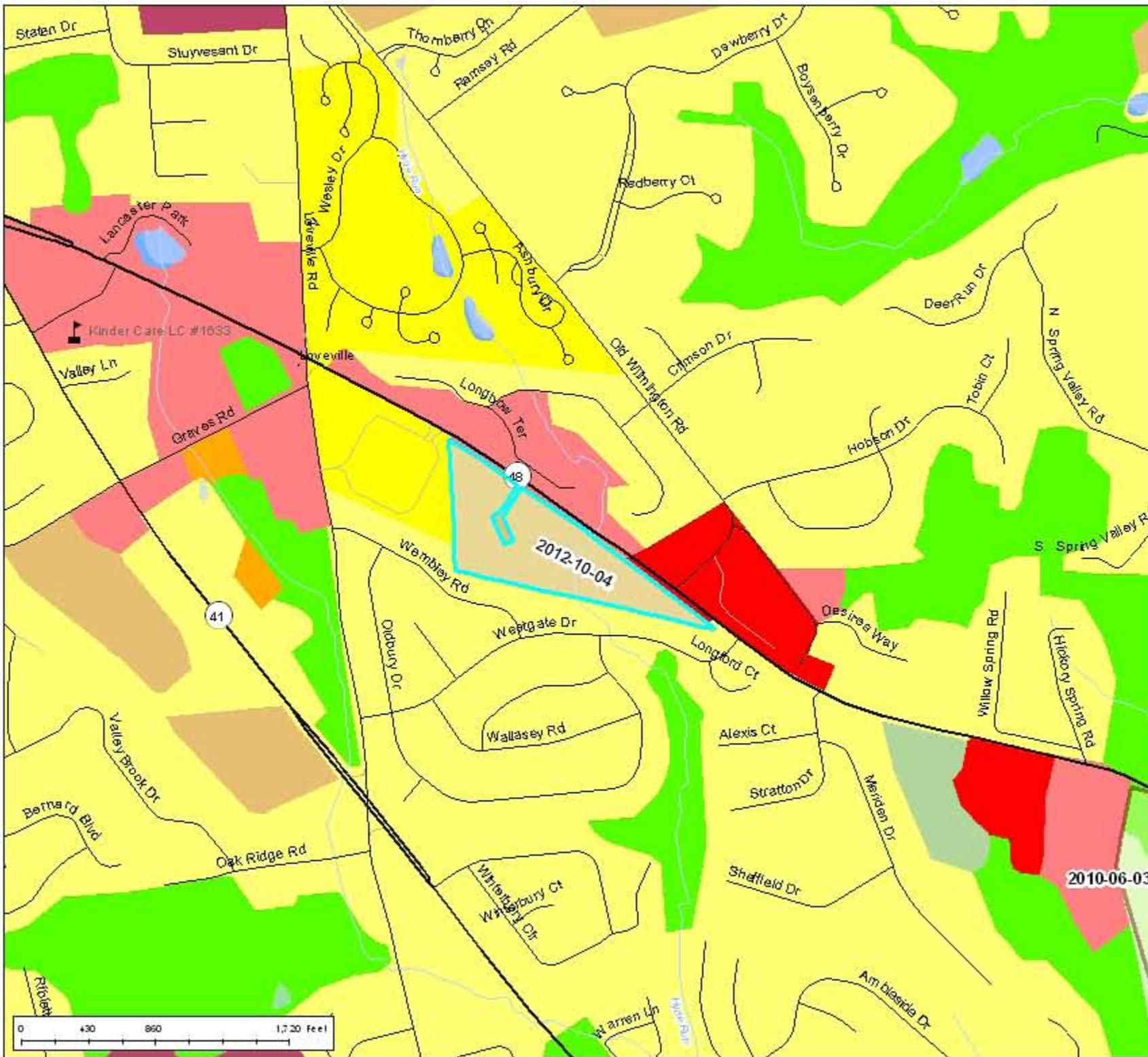
Odyssey School
2012-10-04

-  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



Produced by the Delaware Office of
State Planning Coordination
stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

Odyssey School
2012-10-04

-  Project Areas
-  Municipalities

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

1:4,978



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