

## 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: Red Clay Consolidated School District – New Elementary School

2. Location ( please be specific): Graves Road 360+/- feet west of Newport Gap pike

3. Parcel Identification #: 08-019.00-067

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: Red Clay Consolidated School District ( c/o Marcin Michalski, Manager of Facilities and Maintenance)

Address: 1502 Spruce Ave.

City: Wilmington

State: Delaware

Zip: 19805

Phone: (302)892-3284

Fax: (302)892-3287

Email:  
marcin.michalski@redclay.k12.de.us

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Red Clay Consolidated School District ( c/o Marcin Michalski, Manager of Facilities and Maintenance)

Address: 1502 Spruce Ave.

City: Wilmington

State: Delaware

Zip: 19805

Phone: (302)892-3284

Fax: (302)892-3287

Email:  
marcin.michalski@redclay.k12.de.us

8. Project Designer/Engineer: Becker Morgan Group, Inc. (c/o J. Michael Riemann, P.E.)

Address: 309 S. Governors Ave.

City: Dover

State: Delaware

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: J. Michael Riemann, P.E - 302-734-7950

<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: Construction of a new 600 student elementary school with associated parking, bus loop, access drive, sidewalks, stormwater management & associated appurtenances.  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 +/-): 17.11      Number of Residential Units: n/a      Commercial square footage: 69,552 s.f.	
13. Present Zoning: Suburban	14. Proposed Zoning: Suburban
15. Present Use: Vacant/Agriculture	16. Proposed Use: Elementary 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 Department of Special Services  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):	
20. Environmental impacts:  How many forested acres are presently on-site? 3.25      How many forested acres will be removed? 0.36 acres  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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No  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 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>None on site</u>	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Bioretention, filter strips, infiltration pond	
23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If "Yes," how much?      Commercial Application  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?	

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: 774

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 6%

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. None available

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: Marcin Michalski phone number: (302)892-3284

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

10/25/12

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

Date

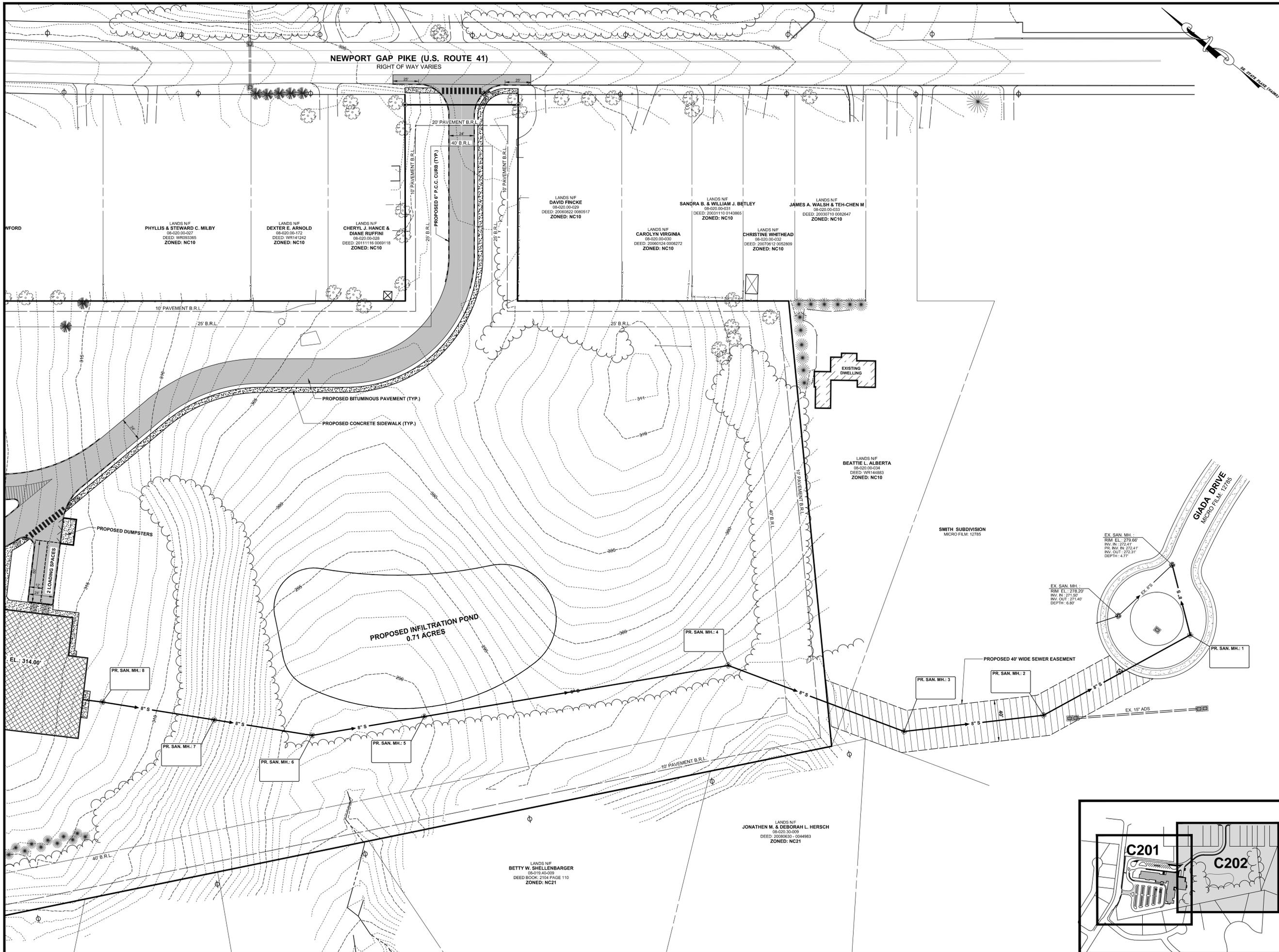
10/30/12

**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.**







PROJECT TITLE

**RED CLAY  
CONSOLIDATED  
SCHOOL DISTRICT  
NEW ELEMENTARY  
SCHOOL**

NEWPORT GAP PIKE AND  
GRAVES ROAD  
MILLCREEK HUNDRED  
NEW CASTLE COUNTY, DE

SHEET TITLE

**SITE PLAN & SEWER  
FEASIBILITY PLAN**



ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2012080.00

DATE: 10-31-12

SCALE: 1" = 40'

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

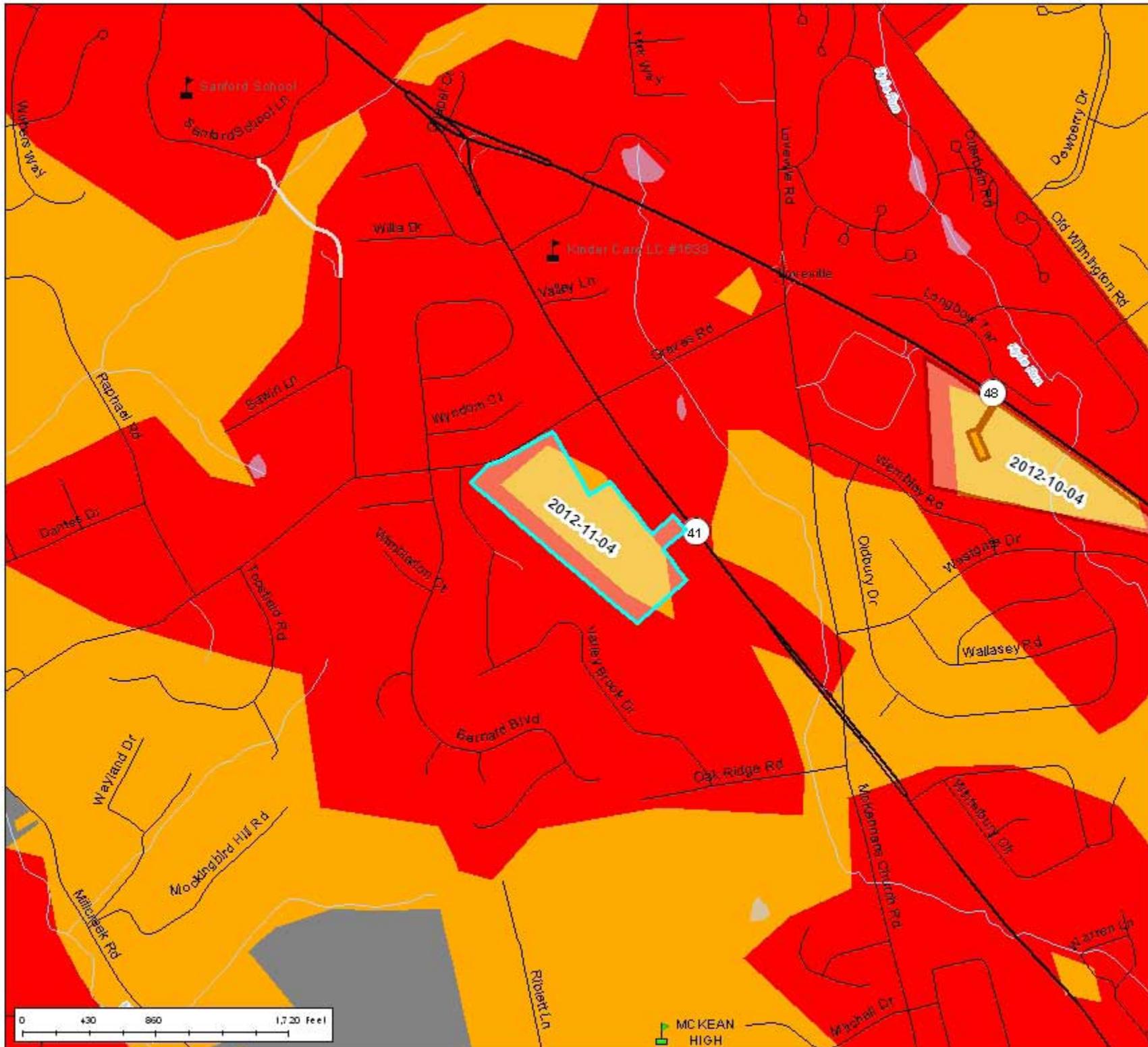
SHEET

**C-202**

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# Preliminary Land Use Service (PLUS)

## Red Clay School District Elementary School PLUS 2012-11-04

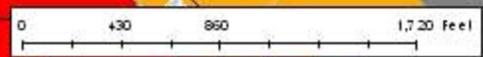


- PLUS Project Areas
  - Municipalities
  - State Parks
  - Forestry Easements
  - Purchased Dev. Rights
  - Ag District
- 2010 State Strategies**
- Level 1
  - Level 2
  - Level 3
  - Level 4
  - Out of Play
  - Nat. Res. & Rec. Priorities
  - Working Forests
  - Highest Value Agriculture

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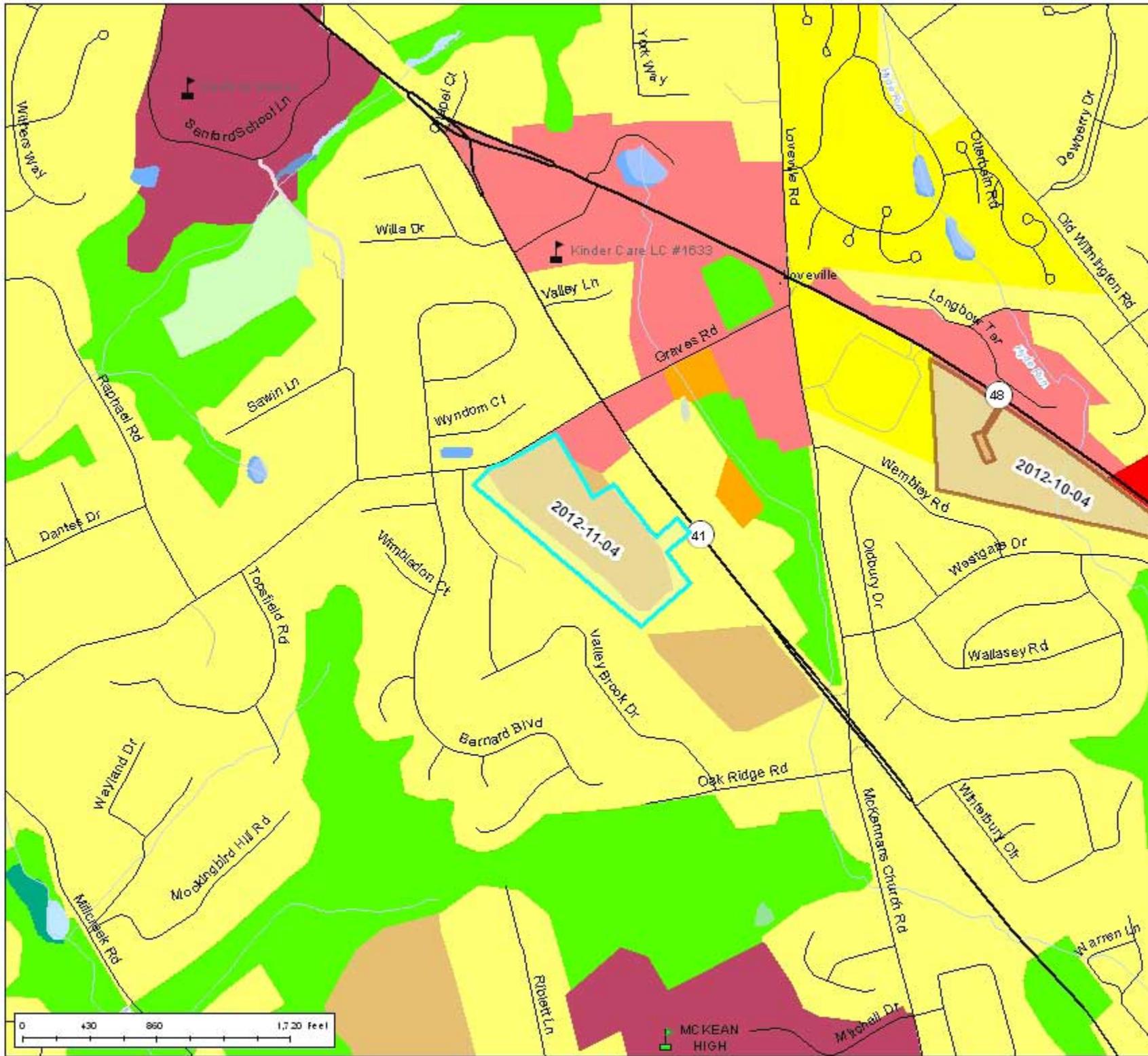
Produced by the Delaware Office of  
State Planning Coordination  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)



MC KEAN  
HIGH

# Preliminary Land Use Service (PLUS)

## Red Clay School District Elementary School PLUS 2012-11-04

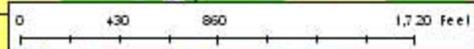


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

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# Preliminary Land Use Service (PLUS)

Red Clay School District  
Elementary School  
PLUS 2012-11-04

-  Project Areas
-  Municipalities

2012 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget

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