

## 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: Milford School District, Extension of Morris Elementary Property

2. Location ( please be specific): Greely Avenue N/Rt.38 900'

3. Parcel Identification #:2-30-6.00 Parcel 25.00

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

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

6. Owner's Name: Robert Glen Hardesty

Address: 3582 Riva Road

City: Davidsonville

State: MD

Zip: 21035

Phone: 1.410.320.0154

Fax: n/a

Email: n/a

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

Address: 906 Lakeview Ave

City: Milford

State: DE

Zip: 19946

Phone: 1.302.422.1600

Fax: 1.302.424.8824

Email: [PKohel@msd.k12.de.us](mailto:PKohel@msd.k12.de.us)  
[tkorosec@msd.k12.de.us](mailto:tkorosec@msd.k12.de.us)

8. Project Designer/Engineer: n/a

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

9. Please Designate a Contact Person, including phone number, for this Project: Phyllis Kohel 1.302.422.1607

**Information Regarding Site:**

10. Type of Review:  Rezoning, if not in compliance with certified comprehensive plan  Site Plan Review  
 Subdivision

11. Brief Explanation of Project being reviewed:  
 Expansion of Property for purpose of Septic Expansion  
 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 +/-): 6 acres +15,180      Number of Residential Units: 1      Commercial square footage: n/a

13. Present Zoning: Agricultural/Residential      14. Proposed Zoning: State Property/School District

15. Present Use: Vacant      16. Proposed Use: Resale of Home + 1 acre/expansion of septic for Morris Elementary

17. Water:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name:  
 Will a new public well be located on the site?  Yes  No

18. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)  
 Service Provider Name:  
 Will a new community wastewater system be located on this site?  Yes  No

19. If residential, describe style and market segment you plan to target (Example- Age restricted): n/a

20. Environmental Impacts: n/a

How many forested acres are presently on-site?      How many forested acres will be removed?

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?  Yes  No

Are the wetlands:  Tidal      Acres:  
 Non-tidal      Acres:

If "Yes", have the wetlands been delineated?  Yes  No

Has the Army Corps of Engineers signed off on the delineation?  Yes  No

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

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? \_\_\_\_\_

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?  Yes  No

22. List the proposed method(s) of stormwater management for the site: n/a

23. Is open space proposed?  Yes  No      If "Yes," how much? 5 Acres:  
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Septic Drainage

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. n/a

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. n/a

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: Phyllis Kohel, Superintendent phone number: 1.302.422.1607

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

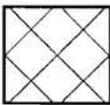
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

X Robert Glenn Hardesty 2/26 2013  
 Signature of property owner Date

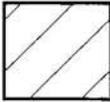
Jammy m Kurosu CFO 2/24/13  
 Signature of Person completing form Date  
 (If different than property owner)

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.

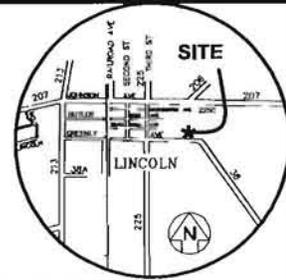


OPTIMAL AREA FOR FUTURE INVESTIGATIONS FOR A LARGE, ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM (LOWTDS): > 72 INCH LIMITING ZONE; 40-45 MINUTE PER INCH PERCOLATION RATES; FULL DEPTH GRAVITY/ PRESSURE DOSED DRAINFIELD; ADDITIONAL SOILS, ENGINEERING AND GEO-HYDROLOGICAL STUDIES REQUIRED; SUBJECT TO STATE OF DELAWARE DNREC REVIEW AND APPROVAL.



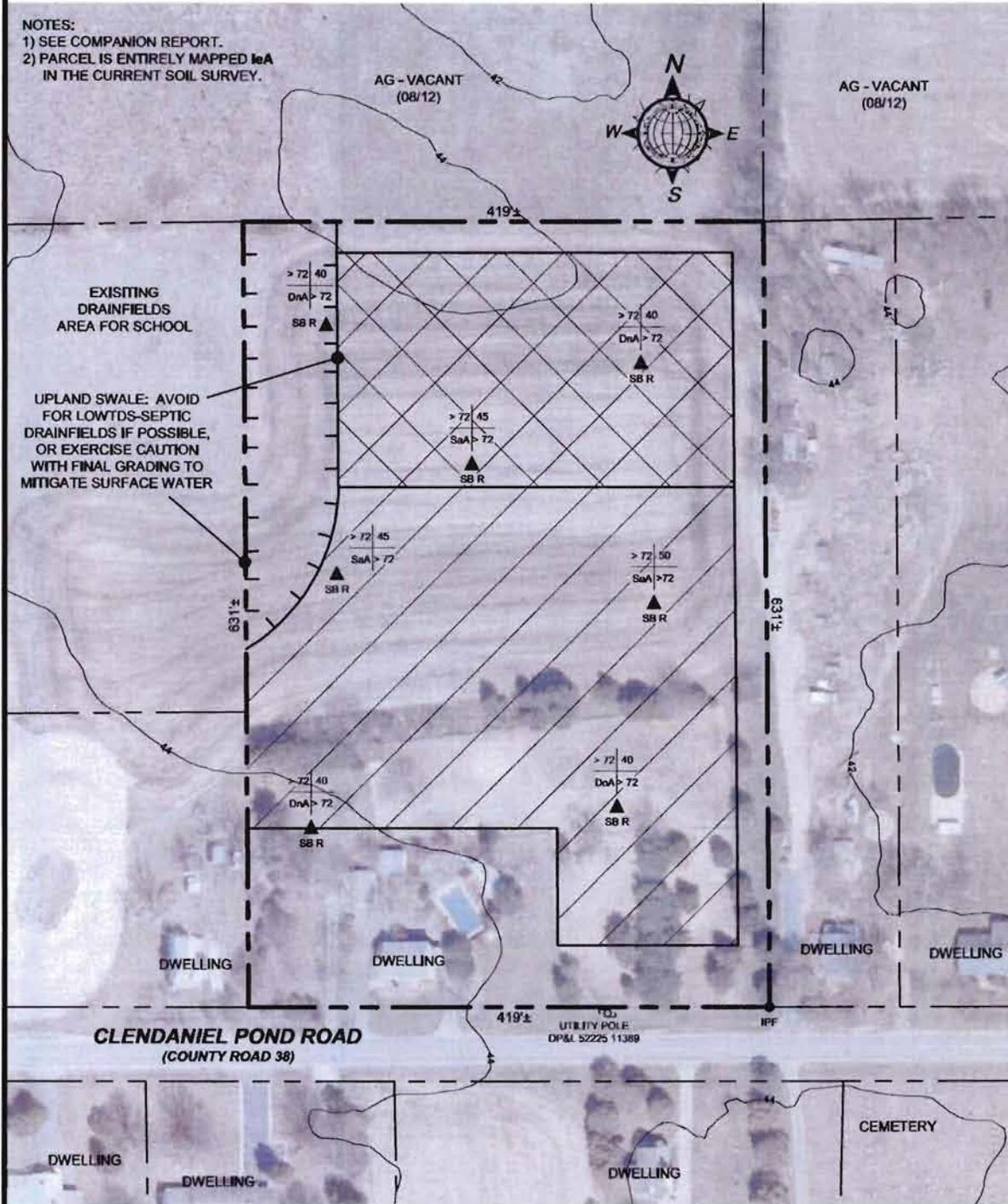
ADDITIONAL AREA FOR FUTURE INVESTIGATIONS FOR A LARGE, ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM (LOWTDS): > 72 INCH LIMITING ZONE; 40-50 MINUTE PER INCH PERCOLATION RATES; FULL DEPTH GRAVITY/ PRESSURE DOSED DRAINFIELD; ADDITIONAL SOILS, ENGINEERING AND GEO-HYDROLOGICAL STUDIES REQUIRED; SUBJECT TO STATE OF DELAWARE DNREC REVIEW AND APPROVAL.

▲ SB 1 SOIL BORING



NOTES:

- 1) SEE COMPANION REPORT.
- 2) PARCEL IS ENTIRELY MAPPED **laA** IN THE CURRENT SOIL SURVEY.



**TAX MAP # 2-30-6.00, PARCEL 25.00  
SUSSEX COUNTY, DELAWARE**

**ATLANTIC RESOURCE MANAGEMENT, INC.**  
 Post Office Box 869 (302) 539-2029  
 Ocean View, DE 19970 Fax (302) 539-4601  
 DE@atlanticresource.net  
**ENVIRONMENTAL CONSULTANTS**

100 0 50 100  
  
 1 Inch = 100ft.  
**PROJECT: LANDS OF FAITH L. SWAIN**  
**TITLE: SOILS RECONNAISSANCE FOR LOWTDS PLOT DRAWING**

LOT SIZE: 6.07 ACRES ±  
 REF: AKS ASSOC., INC. (02/99)  
 DRAWN BY: J.T. MOORE  
 CHECKED BY: L. ERICKSON  
 JOB #: 246-DS12-SR  
 TAX MAP: 2-30-6.00, PARCEL 25.00  
 DATE: AUGUST 15, 2012  
 SHEET NO: 1 OF 1

38783

BK: 4055 PG: 209

TAX MAP AND PARCEL #:  
2-30 6.00 25.00  
PREPARED BY:  
Hudson, Jones, Jaywork & Fisher  
309 Rehoboth Avenue  
Rehoboth Beach, DE 19971  
File No. HARDESTY-P-12/CMH

RETURN TO:  
Robert Glen Hardesty  
3582 Riva Road  
Davidsonville, MD 21035

**THIS DEED**, made this 22nd day of October, 2012,

- BETWEEN -

**FAITH L. SWAIN**, of PO Box 92, Lincoln, DE 19960, party of the first part,

- AND -

**ROBERT GLEN HARDESTY**, of 3582 Riva Road, Davidsonville, MD 21035, as sole owner, party of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of TEN DOLLARS 00/100 (\$10.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and his heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

**ALL** that certain tract, piece, and parcel of land, with improvements thereon, situate, lying and being in the town of Lincoln, County of Sussex and State of Delaware, located on the north side of Greely Avenue described as follows, to wit:

**BEGINNING** for a corner in the middle of Greely Avenue and the southeast corner for lands now or formerly of J. Paxon Johnson and running thence with said Avenue, Easterly four hundred nineteen (419) feet to lands now or formerly of Leonard Clendaniel; thence in a northerly direction with lands now or formerly of Leonard Clendaniel, six hundred and sixty (660) feet to line of lands now or formerly of John Clendaniel thence westerly with line of lands now or formerly of John Clendaniel four hundred nineteen (419) feet to line of lands now or formerly of J. Paxon Johnson; thence southerly with line of Johnson lands, six hundred sixty

KS  
CS

5



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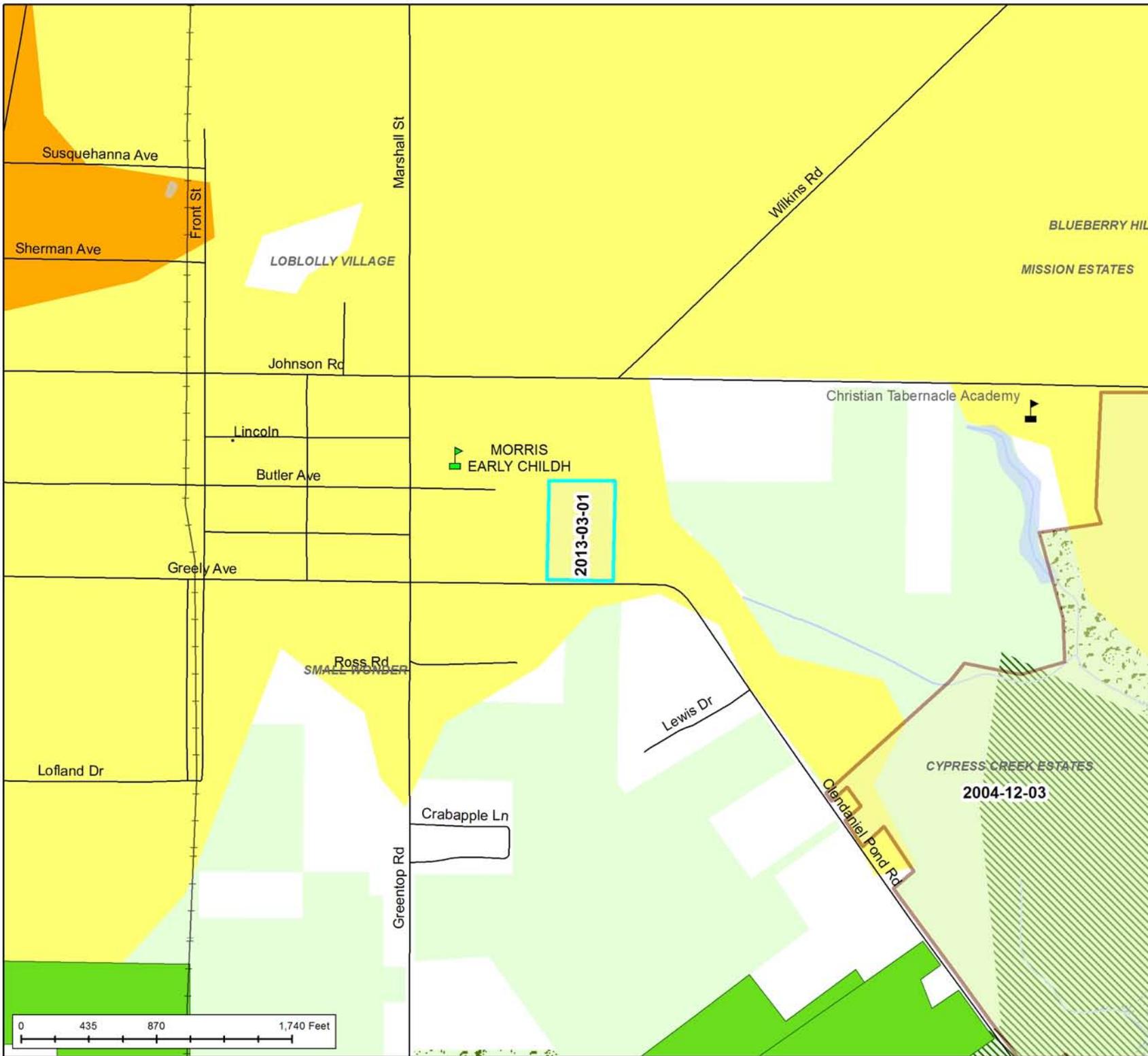
Milford School District  
2013-03-01

-  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

1:10,000

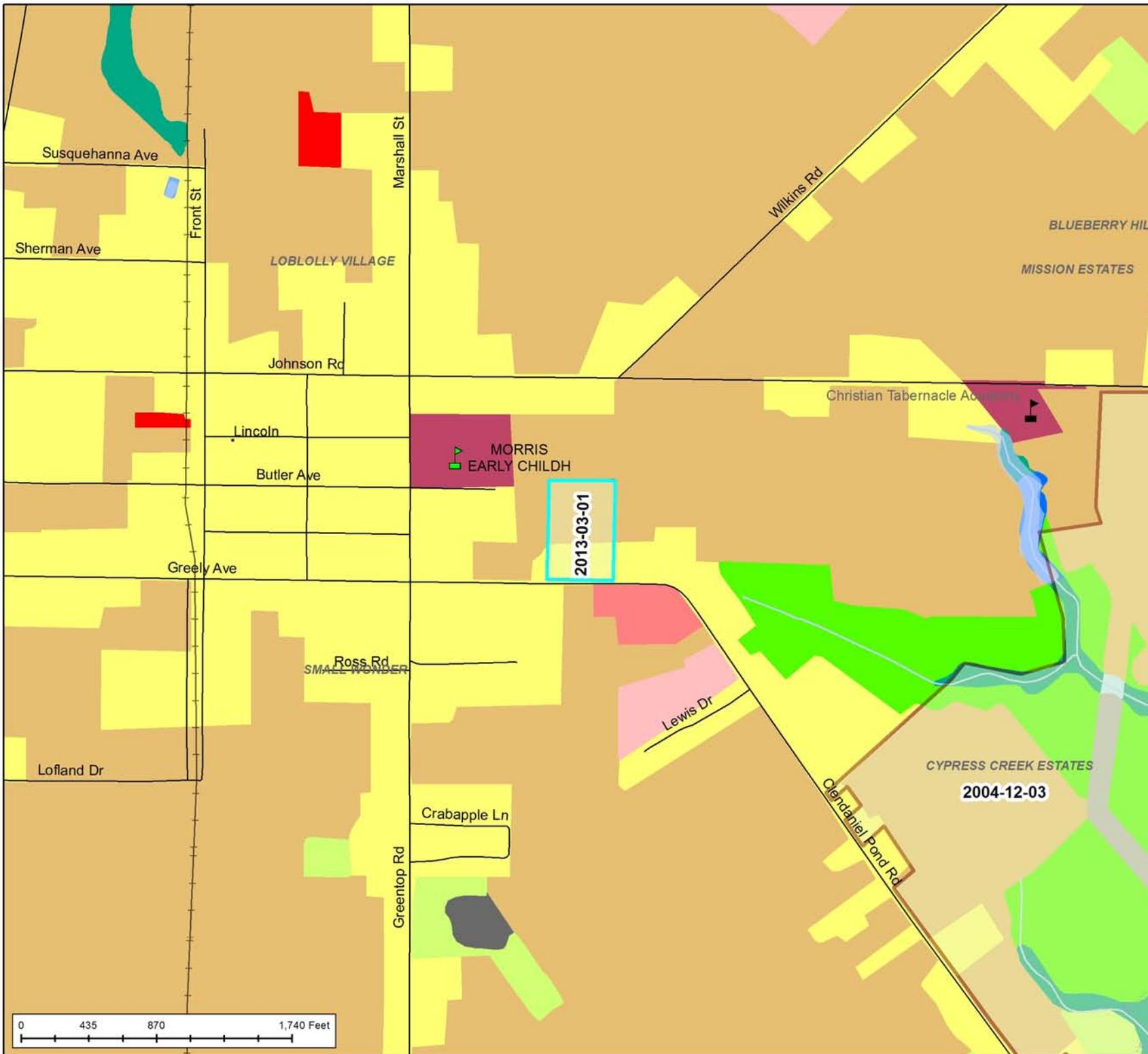


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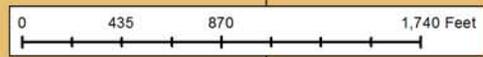


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

1:10,000



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2013-03-01

-  Project Areas
-  Municipalities

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

1:2,589



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