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): 2014-09-06

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1

1. Project Title/Name: Fred Fifer Middle School / Building Additions
2. Location (please be specific): 109 East Camden-Wyoming Ave, Camden, DE 19934
3. Parcel Identification #: NM-02-94.07-01-37.00
4. County or Local Jurisdiction Name: where project is located: Camden
5. If contiguous to a municipality, are you seeking annexation:
6. Owner's Name: Caesar Rodney School District

   Address: 7 Front Street

   City: Wyoming State: DE Zip: 19934

   Phone: 302.698.4800 Fax: 302.697.3406 Email:

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

   Address: 7 Front Street

   City: Wyoming State: DE Zip: 19934

   Phone: 302.698.4800 Ext. 117 Fax: 302.697.3406 Email: kenneth.starke@cr.k12.de.us

8. Project Designer/Engineer: Studio JAED

   Address: 2500 Wrangler Hill Road, Fox Run Office Plaza, Suite 110

   City: Bear State: DE Zip: 199701

   Phone: 302.832.1652 Fax: 302.832.1423 Email: contep@studiojaed.com

9. **Please Designate a Contact Person, including phone number, for this Project:** Philip R. Conte, AIA, NCARB

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: Building Additions totaling 19,900 SF

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 +/-): 15 Number of Residential Units: Commercial square footage:

13. Present Zoning:	14. Proposed Zoning:
R-2 (Single Family Residential)	R-2
15. Present Use:	16. Proposed Use:
Middle School	Middle School

17. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: CWSWA

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: CWSWA

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):

20. Environmental impacts: No Environmental Impacts Anticiapted

How many forested acres are presently on-site? 0 How many forested acres will be removed? 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? ☐ 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? N/A

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: Existing onsite stormwater management

23. Is open space proposed? ☐ Yes ☒ No If "Yes," how much? Acres:

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:

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

26. Will the project connect to state maintained roads? ☒ Yes ☐ No Existing Entrances

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 ☐

    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: ~~Ken Starke~~ phone number: ~~698.4800 ext. 117~~

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

Signature of Person completing form (If different than property owner) — Date 09/02/14

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.

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9/2/14
Date

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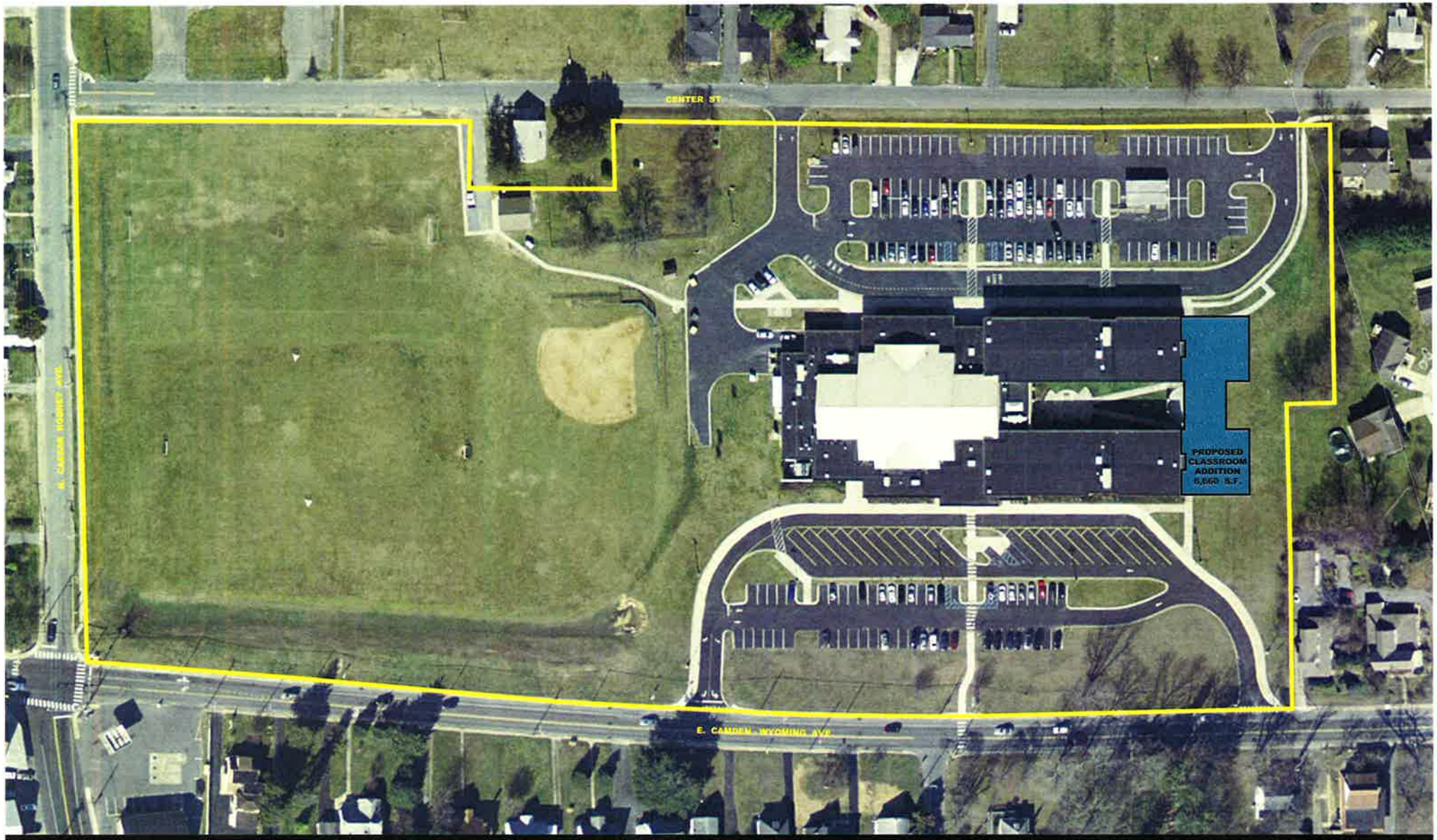

STUDIO JAED

BECKER MORGAN GROUP
ARCHITECTURE
ENGINEERING

CAESAR RODNEY SCHOOL DISTRICT

FRED FIFER MIDDLE SCHOOL

09.04.14

SCALE : 1" = 40'

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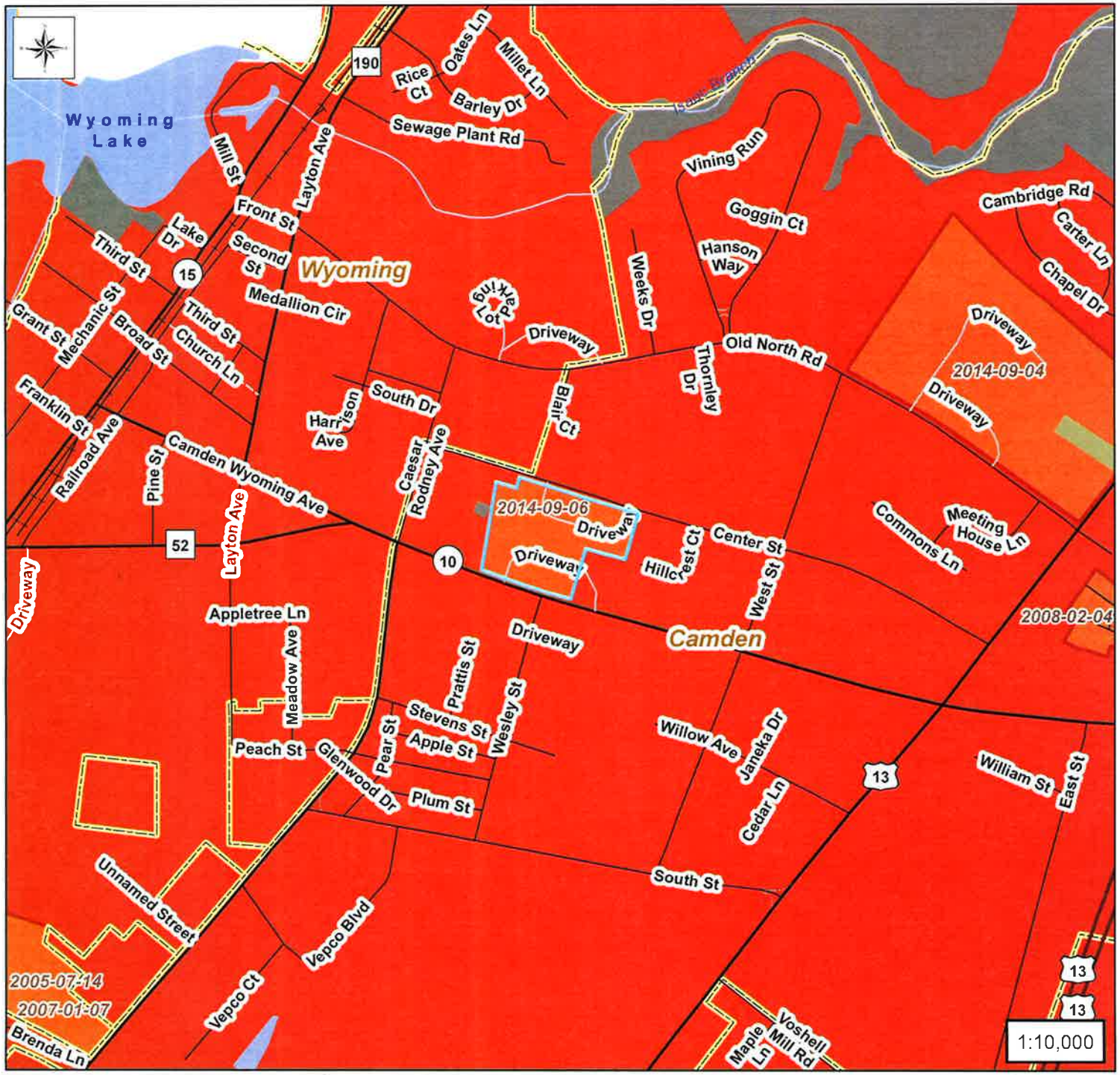
Fifer Middle School Addition
2014-09-06



Legend

- PLUS Project Areas
- **2010 State Strategies**
  - Level 1
  - Level 2
  - Level 3
  - Level 4
  - Out of Play

Location Map

Mapping provided by the Delaware Office of State Planning Coordination
www.stateplanning.delaware.gov

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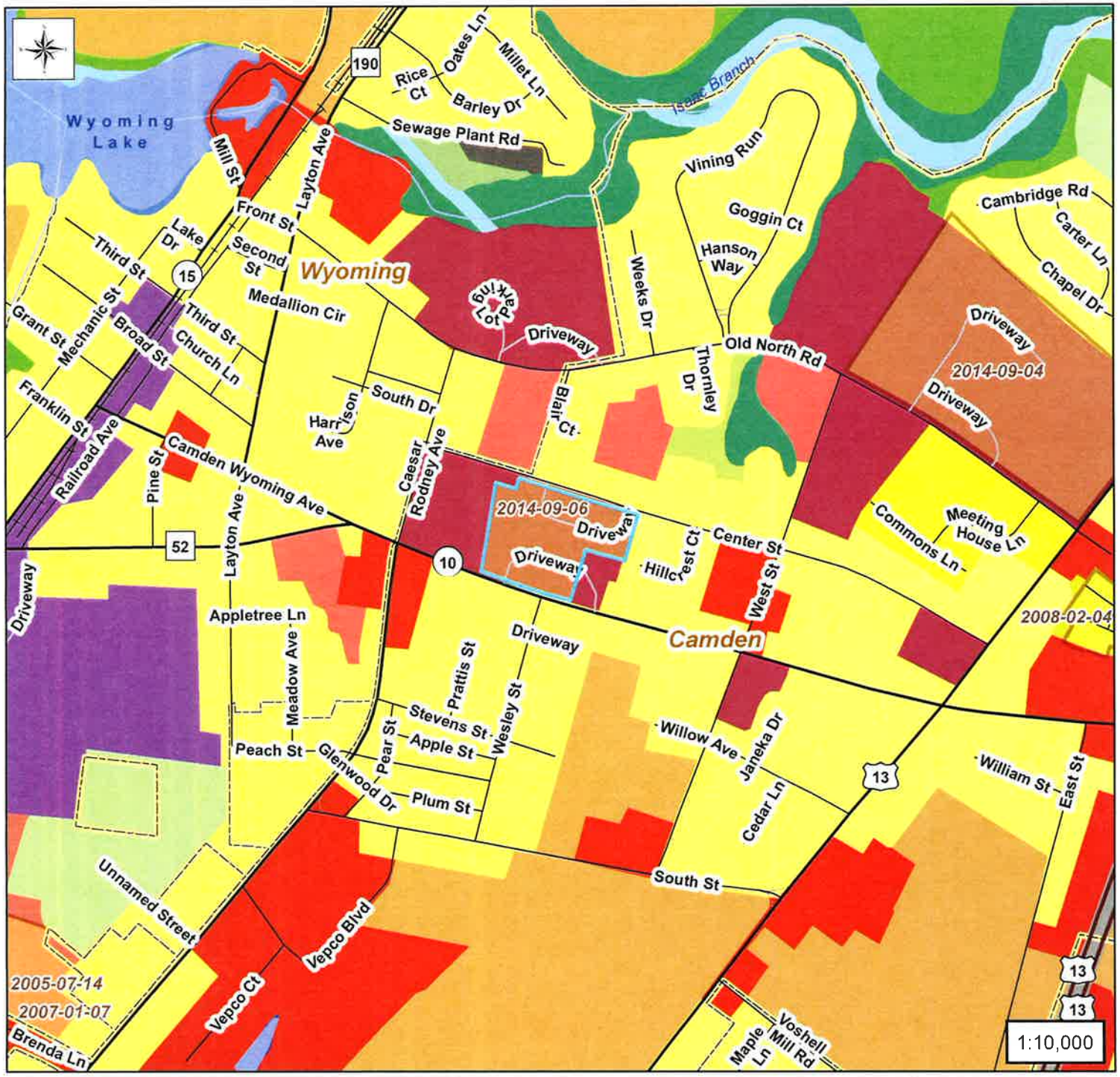


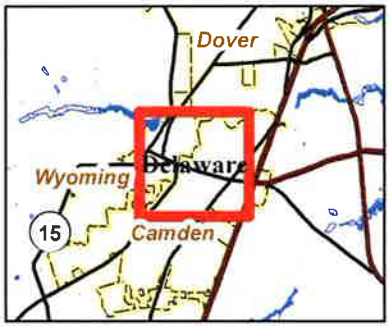
Legend

- PLUS Project Areas

2007 Land Use

- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Deciduous Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Extraction and Transitional

Location Map



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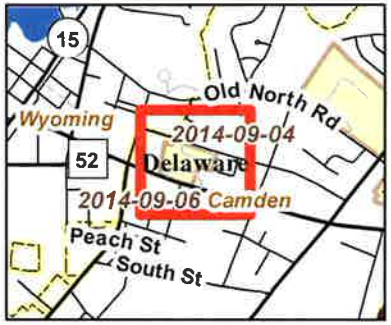

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