



<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:	<p style="text-align: center;">Building Additions totaling 5,800 SF</p> <p>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.</p>
12. Area of Project (Acres +/-):	8                      Number of Residential Units:                      Commercial square footage:
13. Present Zoning: R-1 Residential	14. Proposed Zoning: R-1
15. Present Use: Early Childhood Center	16. Proposed Use: Early Childhood Center
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Magnolia  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: Magnolia  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:                      No Environmental Impacts Anticipated  How many forested acres are presently on-site?                      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 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 checked="" 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>  N/A  </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:                      Existing onsite stormwater management	
23. Is open space proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <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:

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  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

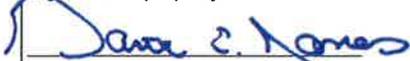
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No

Person to contact to arrange visit: 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

09/02/14

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

Date

**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.

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Signature of property owner

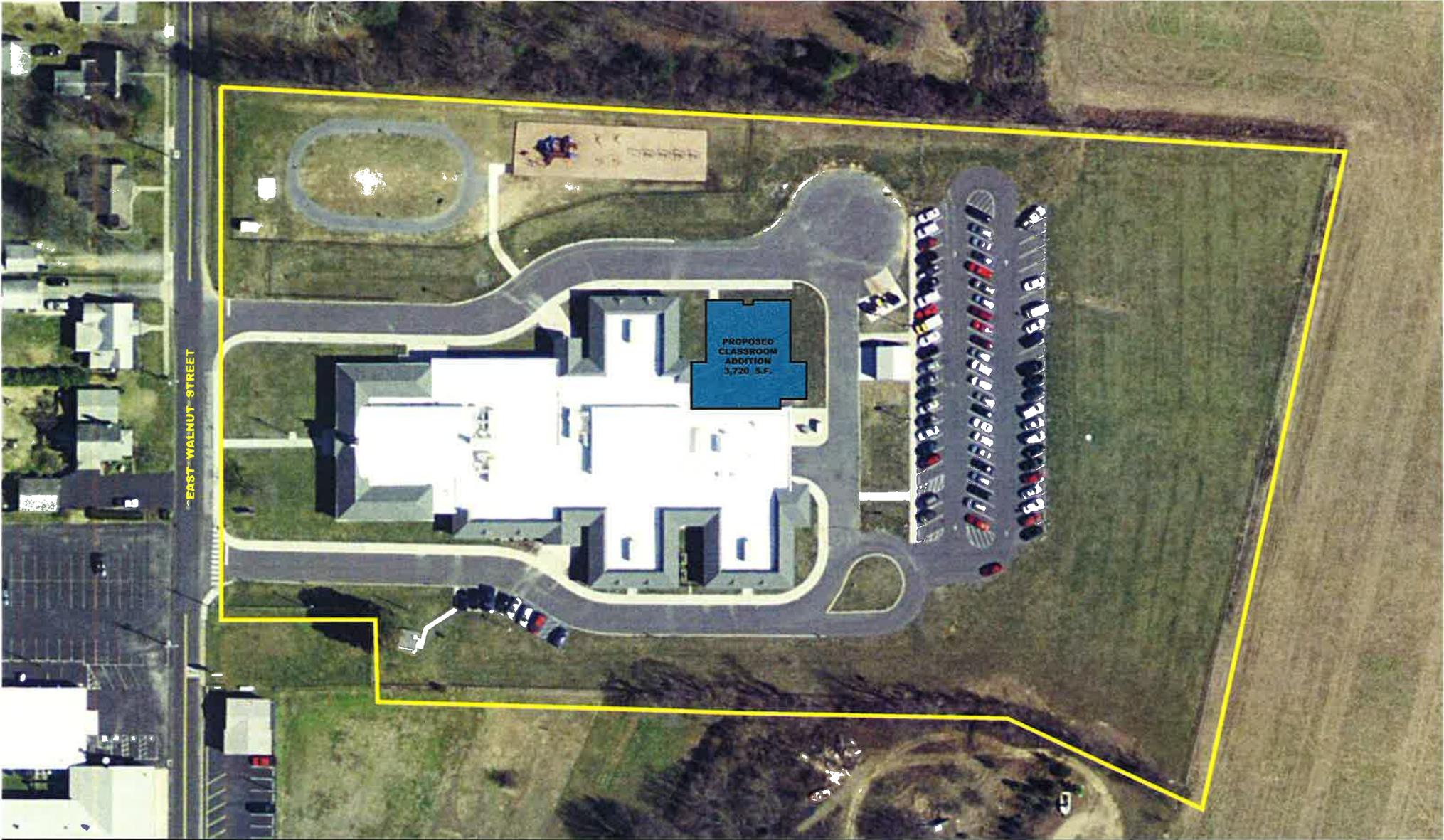
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ARCHITECTURE  
ENGINEERING

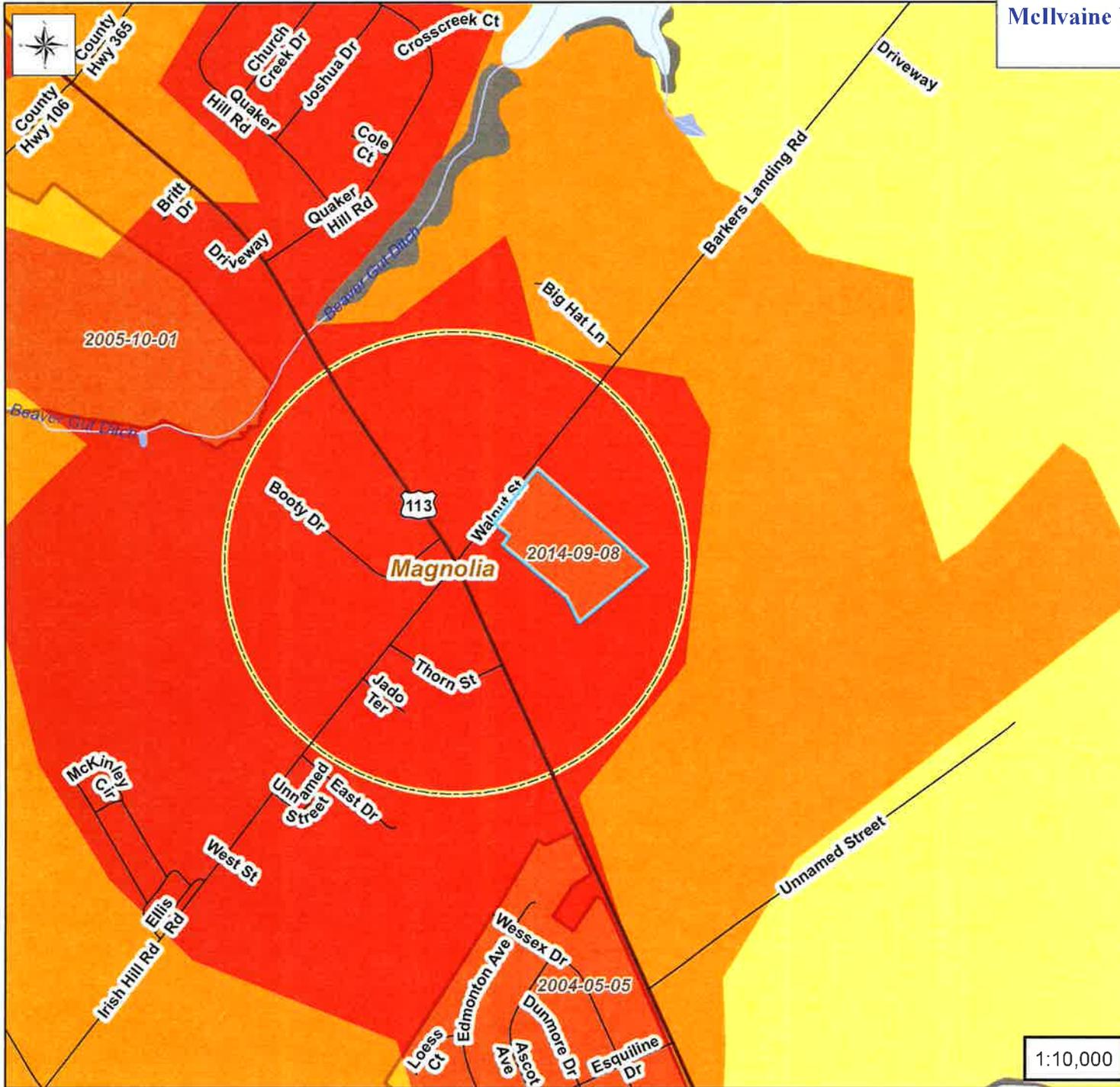
**CAESAR RODNEY SCHOOL DISTRICT**  
**J. RALPH MCILVAINE EARLY CHILDHOOD CENTER**

09.04.14



# Preliminary Land Use Service (PLUS)

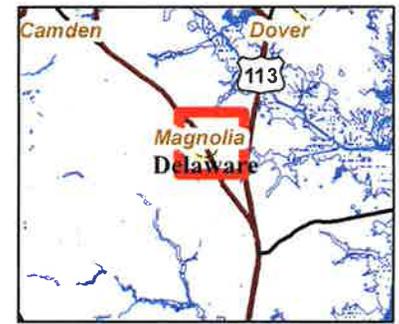
Mellvaine Early Childhood Center Addition  
2014-09-081



**Legend**

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

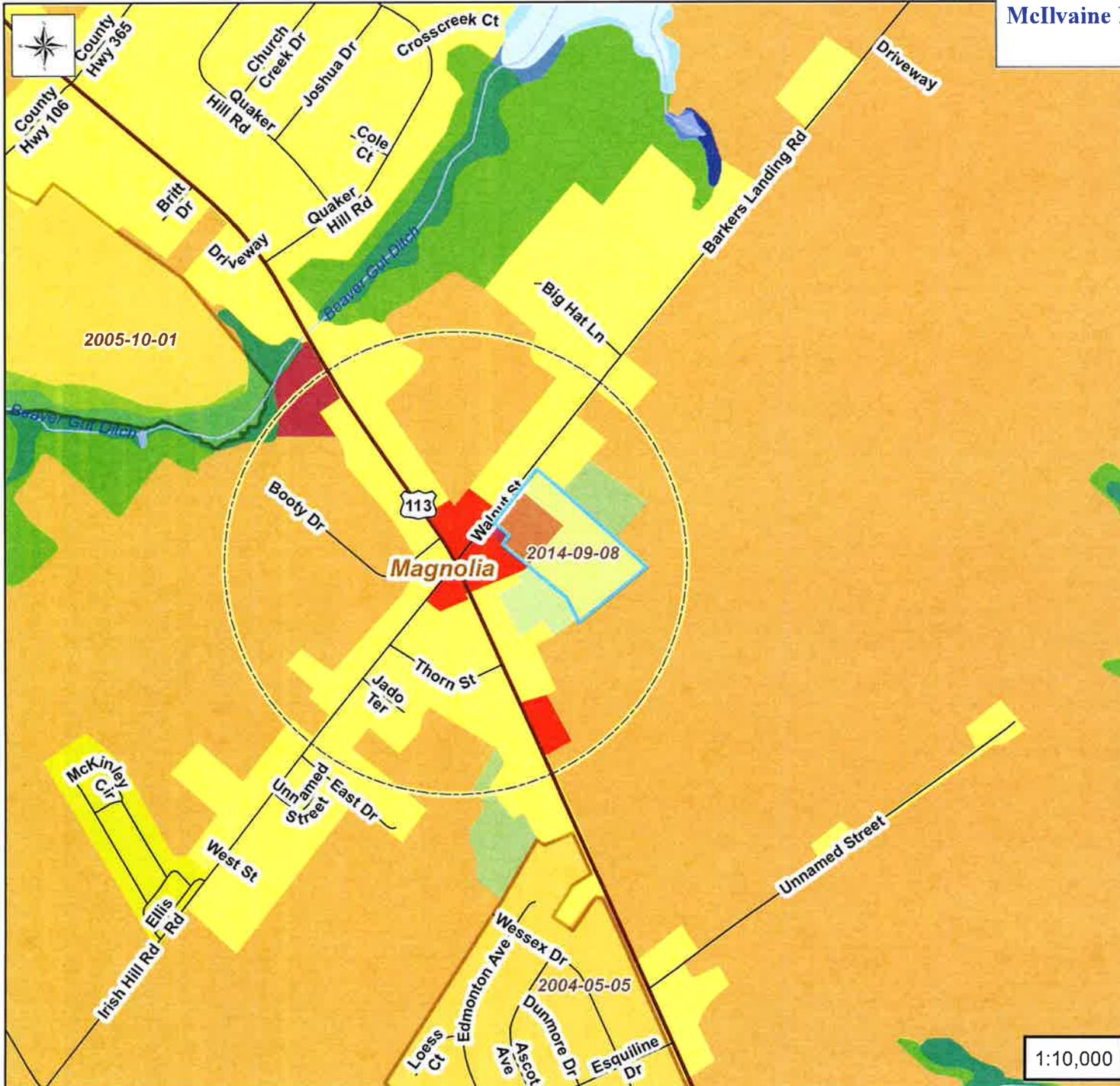
## Location Map



1:10,000

# Preliminary Land Use Service (PLUS)

Mellvaine Early Childhood Center Addition  
2014-09-08



**Legend**

- PLUS Project Areas
- 2007 Land Use**
- Single Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Deciduous Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal

## Location Map



1:10,000



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

# Preliminary Land Use Service (PLUS)

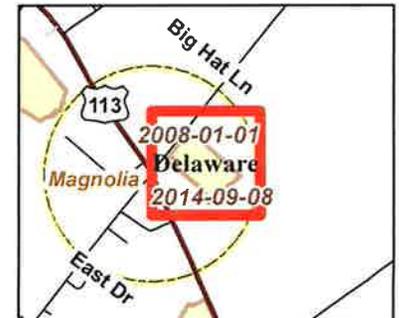
Mellvaine Early Childhood Center Addition  
2014-09-08



**Legend**

- PLUS Project Areas

## Location Map



1:2,072



Mapping provided by the Delaware  
Office of State Planning Coordination  
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