

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
~~2010~~-10-01
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1

1. Project Title/Name: Proposed sight for a new Milford High School building
2. Location (please be specific): U.S. Route 113, Milford, DE 19963
3. Parcel Identification #: Please see attachment
4. County or Local Jurisdiction Name: where project is located: Kent County Milford
5. If contiguous to a municipality, are you seeking annexation:
6. Owner's Name: Deland, LLC
 Address: c/o Bosworth 801 St. Georges Road
 City: Baltimore State: MD Zip: 21210
 Phone: 410-340-8031 Fax: Email: Bosworthprop@aol.co
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Milford School District
 Address: 906 Lakeview Avenue
 City: Milford State: DE Zip: 19963
 Phone: 302-422-1607 Fax: 302-424-8826 Email: pkohel@msd.k12.de.us
8. Project Designer/Engineer: Not applicable at this time
 Address:
 City: State: Zip:
 Phone: Fax: Email:
9. Please Designate a Contact Person, including phone number, for this Project: Phyllis Kohel 302-422-1607

**Simpson Crossing Property
Rt. 113
Milford, DE 19963**

Parcel Identification Numbers:

1-30-3.15-3.00

1-30-3.00-263.00

1-30-3.00-263.04

1-30-315-4.00

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: **Proposed building of a new 1400 student High School. No previous PLUS**
 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 +/-): **192** Number of Residential Units: **0** Commercial square footage: **0**

13. Present Zoning: **R1** 14. Proposed Zoning: **N/A**

15. Present Use: **Farm** 16. Proposed Use: **Site for the new Milford High School**

17. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: **City of Milford**

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: **City of Milford**

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):
 Will not be residential for future proposed plan

20. Environmental impacts:

How many forested acres are presently on-site? **25** How many forested acres will be removed? **None at the present time**

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: **3.82**

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: **1 road crossing at Southern portion of site**

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? **outside of buffers**

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: **ponds and water quality**

23. Is open space proposed? Yes No If "Yes," how much? **20** Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **stormwater management, parking, athletic fields**

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: 600
- What percentage of those trips will be trucks, excluding vans and pick-up trucks? 10%
- 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 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 PETER BOSWORTH phone number: 410 340 8031
- 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.

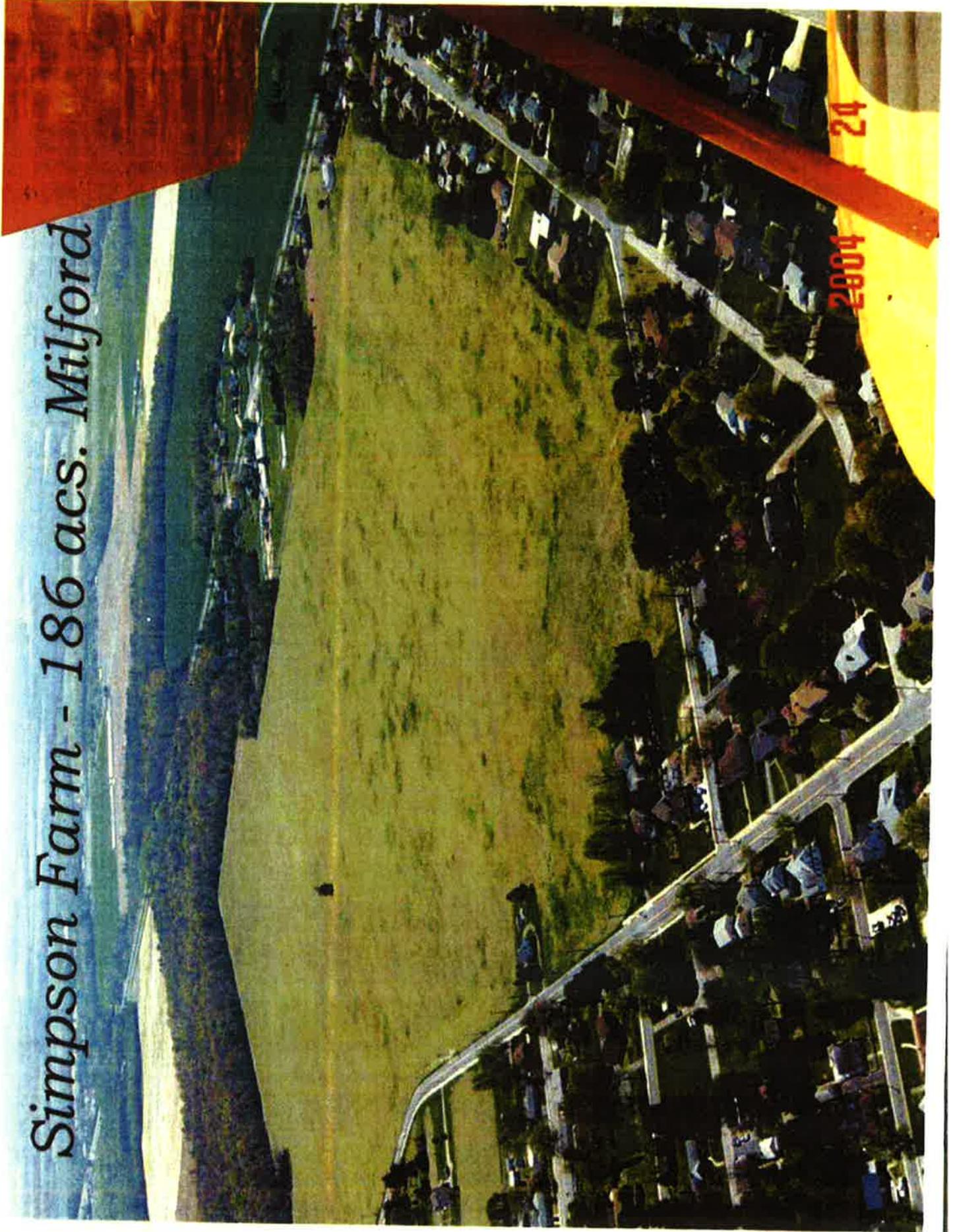
Peter Bosworth
Signature of property owner PETER BOSWORTH, MEMBER Date 9/11/14
DELANO, LLC

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

Signed application must be received before application is scheduled for PLUS review.

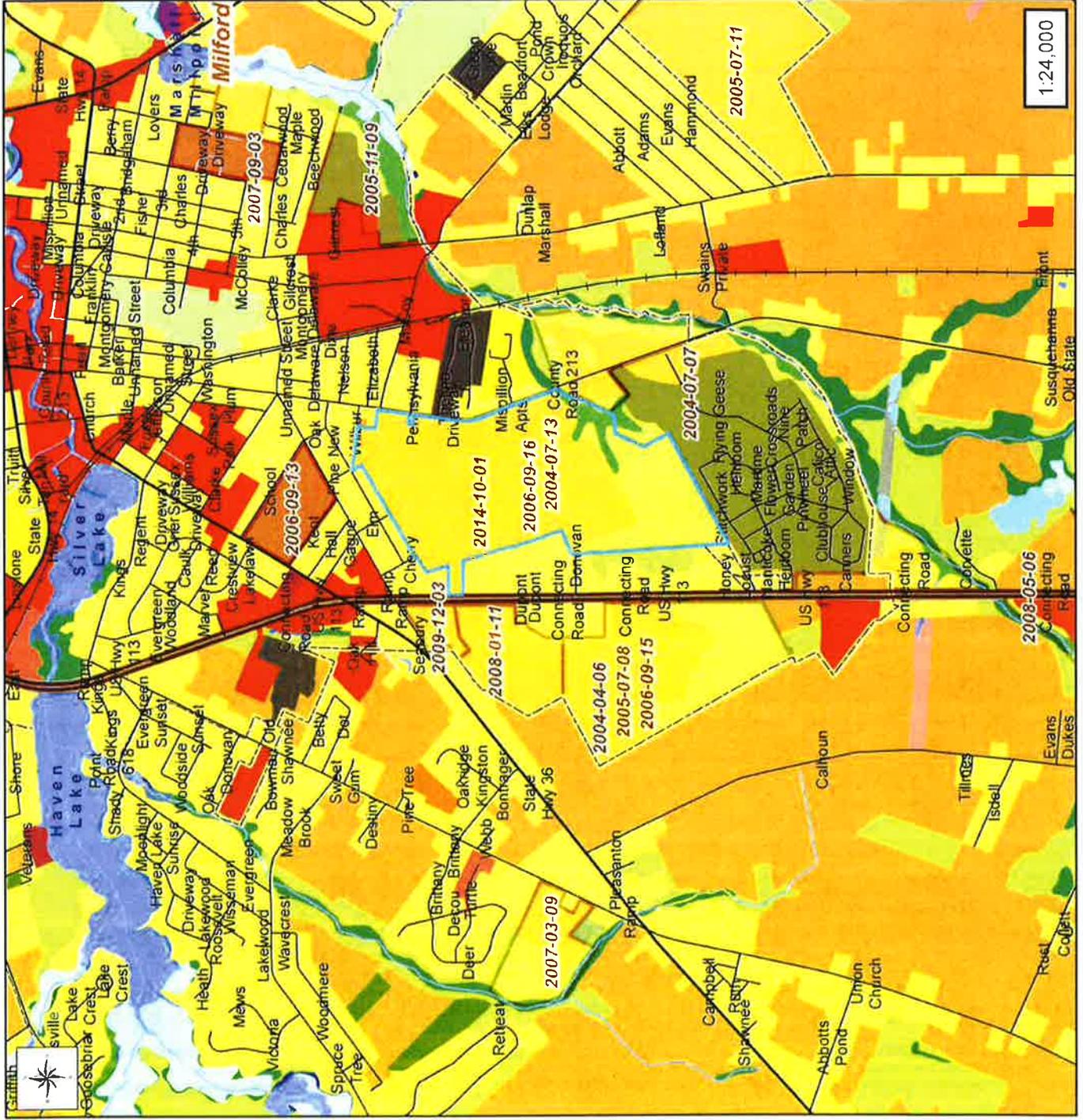
This form should be returned to the Office of State Planning electronically at PLUS@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact the Office of State Planning 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.

Simpson Farm - 186 acs. Milford



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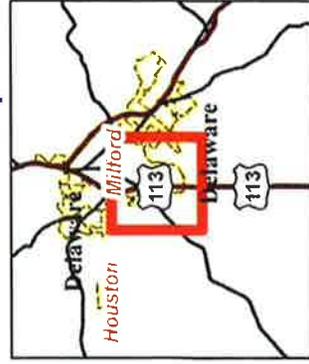
Milford High School Site
2014-10-01



Legend

- PLUS Project Areas
- 2007 Land Use**
- Single Family Dwellings
- Multi-Family Dwellings
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Total and Non-tidal
- Forested Wetlands - Total and Non-tidal
- Scrub/Shrub Wetlands - Total and Non-tidal
- Extraction and Transitional

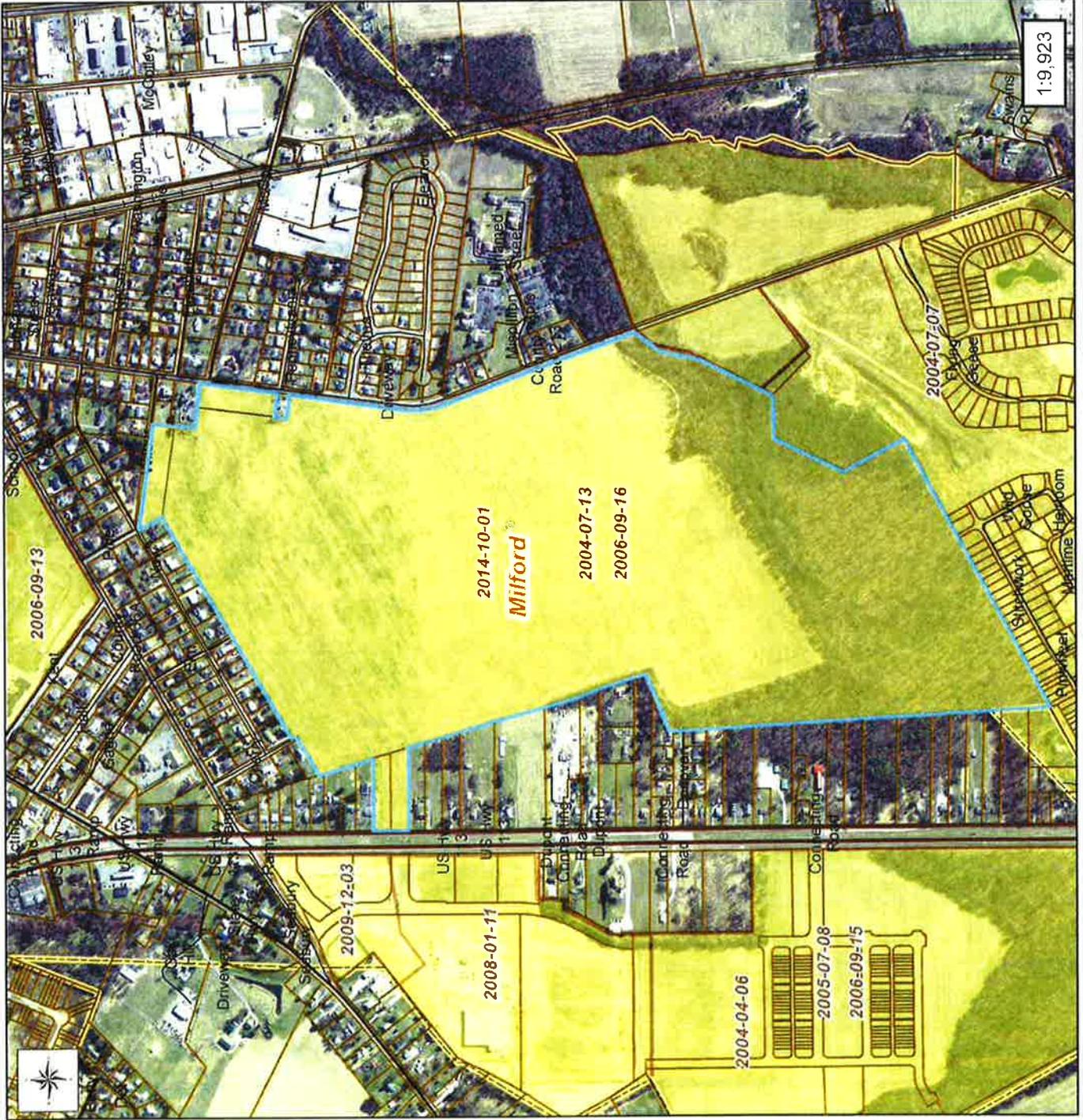
Location Map



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

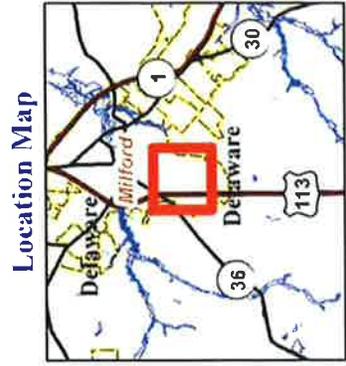
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Legend

- PLUS Project Areas



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