

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): 2014-11-06
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 3

1. Project Title/Name: **Mapleton Charter School**
2. Location (please be specific): **Lorewood Grove Road, Saint Georges Hundred, New Castle County, Delaware**
3. Parcel Identification #: **13-003.00-002 (portion of)**
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: **Welfare Foundation, Inc.**
 Address: **100 West 10th Street, Suite 1109**
 City: **Wilmington** State: **Delaware** Zip: **19801**
 Phone: **(302) 654-2477** Fax: Email: **pmorrow@longwood.org**
7. Equitable Owner/Developer (**This Person is required to attend the PLUS meeting**): **Welfare Foundation, Inc.**
 Address: **100 West 10th Street, Suite 1109**
 City: **Wilmington** State: **Delaware** Zip: **19801**
 Phone: **(302) 654-2477** Fax: Email: **pmorrow@longwood.org**
8. Project Designer/Engineer: **Christopher M. O' Keefe, P.E., VanDemark & Lynch, Inc.**
 Address: **4305 Miller Road**
 City: **Wilmington** State: **Delaware** Zip: **19802**
 Phone: **(302) 764-7635 x106** Fax: **(302) 764-4170** Email: **cokeefe@vandemarklynch.com**
9. **Please Designate a Contact Person, including phone number, for this Project:** **Chris O'Keefe, (302) 764-7635 x106**

Information Regarding Site: The site is a Civic Parcel created as part of the Town of Whitehall Subdivision.

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

11. Brief Explanation of Project being reviewed: Construct a two story Elementary School containing 43,000 sf of GFA and associated site improvements.
 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.
 The subject parcel was part of the overall Whitehall Subdivision that appeared before PLUS in June, 2011.

12. Area of Project (Acres +/-): 13.17 Number of Residential Units: n/a Commercial square footage: 43,000 (School)

13. Present Zoning: S (Suburban) - Hamlet & Village 14. Proposed Zoning: S (Suburban) - Hamlet & Village

15. Present Use: Farming 16. Proposed Use: Elementary School

17. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Artesian Water Company
 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: New Castle County
 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: Small area of Precautionary Steep Slopes to be disturbed.
 How many forested acres are presently on-site? How many forested acres will be removed? 0.00 Acres
 0.18 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? 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? 200' to wetlands

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: Bioretention Basin, Biofiltration Swale & Grass Filter Strip

23. Is open space proposed? Yes No If "Yes," how much? Acres: 11.25
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active & Passive Recreation and Stormwater Management.

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No (Application is a school)

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: 240 ADT to and from Mapleton Avenue and 39 ADT to and from Zimmy Drive.

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

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. Site is currently surrounded by the Village of Whitehall Subdivision.

28. Are there existing sidewalks? Yes No; bike paths Yes No (Proposed with Whitehall Subdivision)
 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
 (per 2011 PLUS comments)

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: Richard Julian, Jr. phone number: (302) 995-2259

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

10-14-14

Date



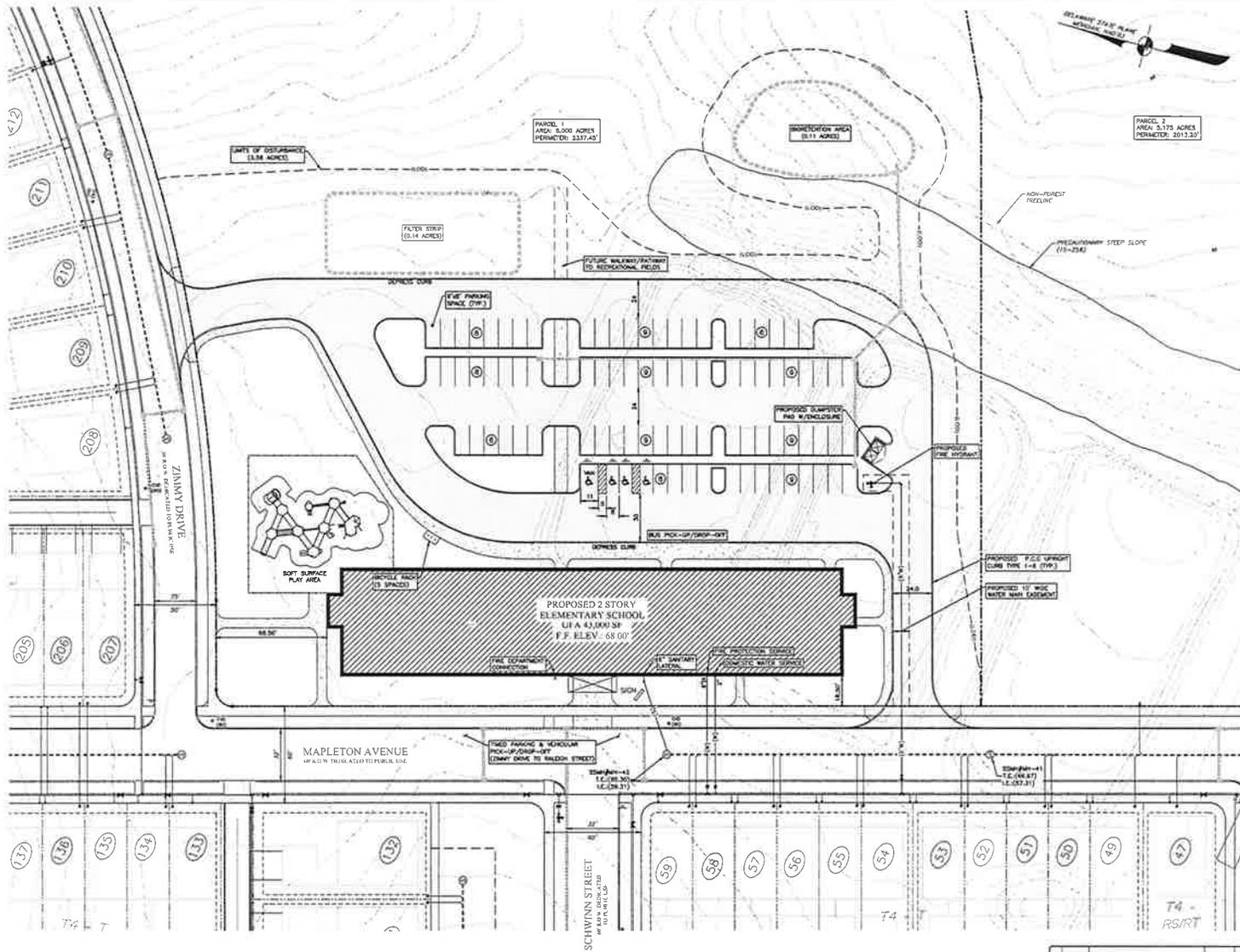
Signature of Person completing form
 (If different than property owner)

10/23/14

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 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.



EXISTING	PROPOSED	
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	WETLANDS AREA
[Symbol]	[Symbol]	STEEP SLOPE > 25% (PROHIBITIVE SLOPE)
[Symbol]	[Symbol]	STEEP SLOPE 15-25% (PROHIBITORY SLOPE)
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	LOT LINE
[Symbol]	[Symbol]	MAJOR CONTIGUOUS MASS CONTOUR
[Symbol]	[Symbol]	FLOODPLAIN (100-10)
[Symbol]	[Symbol]	ROADWAY BUFFER
[Symbol]	[Symbol]	FOREST LINE
[Symbol]	[Symbol]	P.C.C. CURB TYPE 1
[Symbol]	[Symbol]	WT. P.C.C. CURB & GUTTER TYPE 2
[Symbol]	[Symbol]	P.C.C. & ASPHALT SIDEWALK
[Symbol]	[Symbol]	SAWTOOTH PIPE LATERAL & MANHOLE
[Symbol]	[Symbol]	STORM PIPE & CATCHBASIN
[Symbol]	[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	[Symbol]	WATERLINE
[Symbol]	[Symbol]	LIGHT POST
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	REVISION

NOTE: ALL INFORMATION INDICATED WITHIN THE STREET RIGHTS-OF-WAY AND ADJACENT PARCELS ARE PROPOSED WITH THE WHITEHALL - VILLAGE 1 RECORD MAJOR SUBDIVISION PLAN, INSTRUMENT NO. 2014-11910046394.

APPLICATION #2014-
EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN
MAPLETON CHARTER SCHOOL
LOREWOOD GROVE ROAD
ST. GEORGES HUNDRED NEW CASTLE COUNTY
DELAWARE
SCALE 1" = 40'
SEPTEMBER 23, 2014
GRAPHIC SCALE (FEET)



NO.	DATE	BY	REVISION

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CAD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

VANDEMARK & LYNCH, INC.		ENGINEERS - PLANNERS - SURVEYORS	
1400 W. 11th Street, Suite 200 New Castle, Delaware 19709 www.vandemarklynch.com		TEL: 302.338.8800 FAX: 302.338.8801	
SUBMITTED BY:	FILE NAME:	REVISION:	SHEET:
COMPUTER BY:	23682.00-EXPLOR-01	2 of 2	
PROJECT MANAGER:	INSTRUMENT FILE:	DATE:	
DESIGNED BY:	DATE:		
APPROVED BY:			C1.02

GENERAL NOTES

- THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST ON THIS SITE.
- THE SITE DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE MAP FOR NEW CASTLE COUNTY, DELAWARE, MAP NO. 1000302040J AND 1000302040K, COMMUNITY NO. 105985, REVISED JANUARY 17, 2007. THE SITE CONTAINS NON-DEGLACIATED FLOODPLAINS. THE LIMITS OF THESE FLOODPLAINS WERE CALCULATED BY VANDEMARK & LYNCH, INC. IN A FLOOD-STUDY DATED SEPTEMBER 20, 2010 AND APPROVED BY NEW CASTLE COUNTY WITH THE RECORDING OF THESE PLANS.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A RECHARGED WATER RESOURCES PROTECTION AREA. BOUNDARY INFORMATION WAS OBTAINED FROM A MAP ENTITLED "WATER RESOURCES PROTECTION AREAS FOR NEW CASTLE COUNTY, MAP # 2 OF 2, OCTOBER 1984, LAST REVISED OCTOBER 2011 (OVER A RECHARGED AREA).
- THE WETLANDS FOR THE TOWN OF WHITEHALL WERE DELINEATED BY JAMES C. MCQUILLEY, ENVIRONMENTAL CONSULTANTS, INC. AND TEN NEARBY ENVIRONMENTAL U.L.C. AND FIELD SURVEYED BY VANDEMARK & LYNCH, INC. IN BETWEEN AUGUST 2, 2007 AND SEPTEMBER 13, 2007. THE WETLAND BOUNDARY WAS RE-EVALUATED BY LANDMARK ENGINEERING, INC. AT WETMORE ROAD 28 AND APRIL 4, 2013. NO WETLANDS WERE FOUND ON THE PROPOSED SUBJECT PROPERTY.
- THIS PLAN SUPERSEDES IN PART, THE PLAN OF THE TOWN OF WHITEHALL DATED 12/18/2012, AND RECORDED ON (LOCAL) ZONE IN THE RECORD OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20120100043048.
- NO DEEDS SHALL BE BURNED ON THE SITE.
- THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14, OF THE NEW CASTLE COUNTY CODE AS MAY BE AMENDED BY NEW CASTLE COUNTY BOARD.
- A LANDSCAPE PLAN PREPARED BY VANDEMARK & LYNCH, INC., LAST DATED _____, OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIGNATURES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE RECORD PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIGNATURES SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- FOR MAINTENANCE OF COMMON FACILITIES INCLUDING COMMON AREAS AND STORMWATER MANAGEMENT AREAS SHOWN ON THIS PLAN, SEE THE MAINTENANCE DECLARATION DATED _____ AND RECORDED IN THE OFFICE OF RECORDS OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON _____ AT INSTRUMENT NO. _____.
- A 4 FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS DEDICATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES NOW EXISTING IN SAID EASEMENT.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
- THE AREA DESIGNATED FOR PROTECTION AS A WETLAND RESOURCE PASTURE WITHIN THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL REMAIN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA SO PROTECTED DESIGNATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE, EXCLUSIVE OF ANY REFORESTATION REQUIRED BY THE COUNTY CODE.
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA) AND THE PERFORMANCE GUARANTEE, INCORPORATED THEREIN. THE LDA IS RECORDED IN THE OFFICE OF RECORDS OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ AT INSTRUMENT NO. _____.
- NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
- TRANSPORTATION CONFORMANCE - IN ACCORDANCE WITH THE PROVISIONS OF: (A) THE INFRASTRUCTURE RECOUPMENT AGREEMENT BETWEEN ODOTD AND THE DEVELOPER, AND (B) SECTION 46.11.12(C) OF THE NEW CASTLE COUNTY CODE, THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTRIBUTING ITS PROPORTIONATE SHARE OF IMPROVEMENT COSTS TO THE SOUTHERN NEW CASTLE COUNTY TRANSPORTATION INVESTMENT DISTRICT FUND (SNCTIF FUND) AND INDICATE THE REQUIRED RIGHT-OF-WAY FOR THIS PROJECT.
- GRADE, EROSION, AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY GRASSHOPPER CODE.
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBS, LANDSCAPING, OPEN SPACE, DRAINAGE, AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 27 OF THE UNIFIED DEVELOPMENT CODE OF NEW CASTLE COUNTY.
- ALL STORMWATER MANAGEMENT, GRADING AND RELATED INSTALLATIONS SHALL UTILIZE URBAN TECHNOLOGY STORMWATER BEST MANAGEMENT PRACTICES (BMP'S).
- ALL FIRE LINES, FIRE HYDRANTS, SPRINKLERS AND STANFORD CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE CURRENT STATE FIRE PREVENTION REGULATIONS.
- STANDARD PARKING SPACES SHALL BE 9' WIDE BY 18' LONG. HANDICAP PARKING SPACES SHALL BE 9' WIDE (MIN) BY 18' LONG. VAN ACCESSIBLE SPACES SHALL BE 11' WIDE BY 18' LONG. ASILE WIDE W/ADJACENT TO HANDICAP SPACES SHALL BE 5' (MIN).
- DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS, RECREATIONAL FACILITIES, DRAINAGE FACILITIES, AND UTILITIES AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS REQUIRED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR THE LANDSCAPE PLAN SHALL BE PROTECTED AND PROPERLY MAINTAINED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHT-OF-WAYS AND EASEMENTS, ANY DISTURBED AREA SHALL BE RESTORED BY AS TO ACHIEVE A RECOGNITION OF NATURAL AESTHETIC COVER.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, BIRMINGHAM OF COUNTRACT.
- A STORM WATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND AGESIES IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORM WATER MANAGEMENT FACILITIES INCLUDING STORM WATER CONDUIT, STORM WATER SYSTEMS, DRAINAGE, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERWAYS FOR THE PURPOSES OF MAINTENANCE, CHALLENGING AND MAINTAINING THE STORM WATER MANAGEMENT FACILITIES AND WATERWAYS. THE EASEMENT SHALL EXTEND FROM THE OUTER EDGE OF EACH SUCH STORM WATER MANAGEMENT FACILITY TO A GENERAL ACCESS EASEMENT TO THE OUTER EDGE OF EACH SUCH STORM WATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND AGESIES, THE RIGHT OF ACCESS AND AUTHORITY TO ENTER, LOAN, AND TRAVEL ACROSS THE PROPERTY TO EACH STORM WATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PROTECTIVE, INSPECTION AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR AGESIES DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORM WATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY, NO NOTICE SHALL BE REQUIRED INSIDE NEW CASTLE COUNTY PROPERTY BOUNDARIES, WHERE THERE IS MARKET THREAT TO LIFE HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORM WATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSIGNED UNILY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
- THE DEVELOPER, AND/OR PRIVATE OWNERS SHALL OBTAIN THE TRAFFIC CONTROL DEVICES ON THE NON-STATE MAINTAINED ROADWAYS OPEN TO PUBLIC TRAVEL ARE IN COMPLIANCE WITH THE DELAWARE MUTC.
- OBSCURE PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE DEFINED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL APPLICATED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- SIDEWALK/PATH MAINTENANCE - MULTI-MODAL PATHS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS, OR BOTH WITHIN THIS SUBDIVISION. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF SIDEWALKS AND/OR MULTI-MODAL PATHS.
- ALL STREET TREES ARE THE MAINTENANCE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STREET TREES.
- MONUMENTS
 - EXISTING - 0 (WHITEHALL- VILLAGE 1, INSTRUMENT NO. 2010100046334)
 - PROPOSED - 3

CERTIFICATION OF PLAN ACCURACY
 I, CHRISTOPHER W. GIBBS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BIRMINGHAM CIVIL ENGINEERING IN THE STATE OF DELAWARE AND CURRENTLY PROVIDING ENGINEERING SERVICES TO THE CLIENT. THIS PLAN IS HEREBY PREPARED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE: _____ SIGNATURE: CHRISTOPHER W. GIBBS, P.E.

CERTIFICATION OF OWNERSHIP
 I, _____ HEREBY CERTIFY THAT I AM AN AUTHORIZED AGENT OF WELFARE FOUNDATION, INCORPORATED, WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE, ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE: _____ SIGNATURE: _____

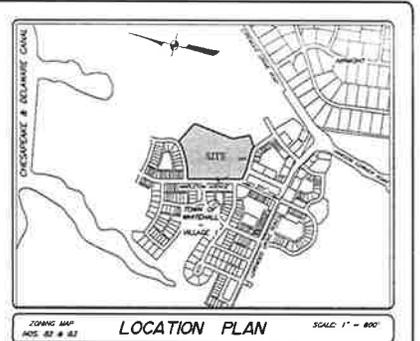
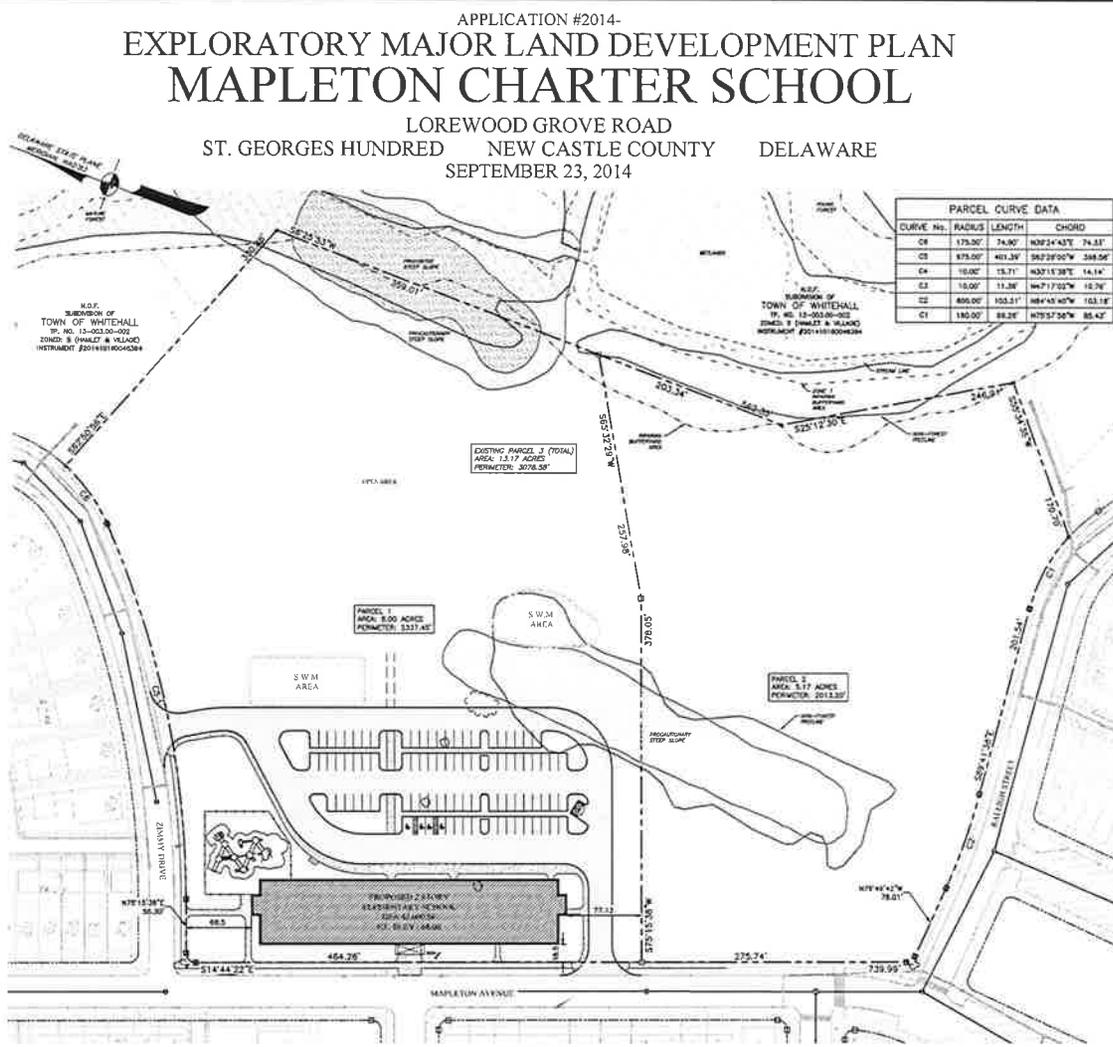
CERTIFICATION OF PLAN APPROVAL
 APPROVED: _____ 2015 BY: _____ GENERAL MANAGER FOR THE DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.
 APPROVED: _____ 2015 BY: _____ COUNTY PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

PLAN DATA - ELEMENTARY SCHOOL - PARCEL 1 & PARCEL 2

SITE COVERAGE BREAKDOWN	
BUILDING	0.49AC (2.2%)
PAVED/DIRT DRIVEWAY	1.66AC (7.6%)
OPEN AREA (LANDSCAPING)	6.03AC (28.4%)
(INCLUDES 2.0 AC OF SWM AREA)	
PROPOSED SANITARY SEWER FLOW	4,500 GPD (AVERAGE)
SCISSOR	750 GPD (AVERAGE)
TOTAL	1,260 GPD (AVERAGE)
	3,230 x 4 = 13,000 GPD (PEAK)

PARKING RATIONALE

(PARKING REQUIRED)	49 SPACES
3 SPACES PER CLASSROOM (24 ROOMS)	
7.5 SPACES PER 1,000 SF ASSEMBLY	32 SPACES
8,000 SF ASSEMBLY	
(HANDICAP SPACES INCLUDING 3 VAN ACCESSIBLE SPACES REQUIRED)	88 SPACES
TOTAL SPACES PROVIDED	88 SPACES
(INCLUDES 4 HANDICAP ACCESSIBLE SPACES)	



- GENERAL DATA**
- OWNER: WELFARE FOUNDATION, INC. 100 W. TOWN STREET, SUITE 1100 WILMINGTON, DE 19810
 - TAX PARCEL NUMBER: 18-00126-001 (SPINSON 03)
 - NAME OF FILE: D.R. 106-14C
 - DEED INSTRUMENT NO.: 20030703-007804
 - AREA: 1.517 ACRES (TO BE DEVELOPED BY THIS SUBDIVISION)
 - ZONING: S (SUBDIVISION) - HAMLET AND WILGAGE
 - FRONTSET ZONE:
 - FRONT SETBACK (PRINCIPAL): 5' MIN.
 - FRONT SETBACK (SECONDARY): 5' MIN/20' MAX
 - REAR SETBACK: 5' MIN/20' MAX
 - REAR SETBACK: 2' MIN.
 - FRONT-REAR W/SETBACK: 805' MIN.
 - LOT WIDTH: 18'-0"
 - BUILDING COVERAGE: 70% MAX.
 - WOODED CREW: 497/534, 574/524, 574/538
 - COGNOMINE DISTRICT: 18
 - BOUNDARY OF TOPOGRAHY: THE TOPOGRAPHIC PLAN WAS COMPLETED IN JANUARY 1987 BY HATCH & BANTA ASSOCIATES, P.A., BY ESTABLISHING A NETWORK OF HORIZONTAL AND VERTICAL CONTROL, AND TOPOGRAPHIC FEATURES WERE CONTROLLED BY THESE. THE PLAN WAS CONVERTED INTO DELAWARE STATE PLANE (NAD 83) AND N.A.S.D. 1988 BY VANDEMARK & LYNCH, INC. IN JUNE 2007.
 - HORIZONTAL DATUM: DELAWARE STATE PLANE, COORDINATES DERIVED FROM GPS OBSERVATION REFERENCED TO N.A.S.D. 1983
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM - 1988
 3" BY BENCHMARK
 2' TYPICAL ON CONCRETE QUALITY ELEVATION = 32.34
 - HAZARDOUS WASTE: WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
 - SEWER: NEW CASTLE COUNTY - SOUTHERN SEWER SERVICE AREA. SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC SERVICES AT THE TIME OF APPROVAL OF THIS PLAN. SEWER CAPACITY IS DEDICATED TO ACCOMMODATE THE AN ANTICIPATED ALLOW AS SHOWN BY THE ADDITIONAL DEVELOPMENT NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THE DEVELOPMENT OF THE OWNER OF THIS PROPERTY. HIS SUCCESSORS OR AGENTS, SHALL BE RESPONSIBLE FOR PROVIDING SEWER SERVICE TO EACH LOT SHOWN OR CREATED BY THIS PLAN.

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO:

- SUBDIVIDE THE SUBJECT PROPERTY INTO AN 8.0 ACRE (SCHOOL) PARKING AND A 5.17 ACRE RESIDUAL PARCEL.
- CONSTRUCT A TWO STORY ELEMENTARY CHARTER SCHOOL CONTAINING 43,000 SQUARE FEET OF GROSS FLOOR AREA AND ASSOCIATED IMPROVEMENTS.



SHEET NO.
 C1.01
 C1.02

SHEET TITLE
 THE SHEET
 SITE PLAN



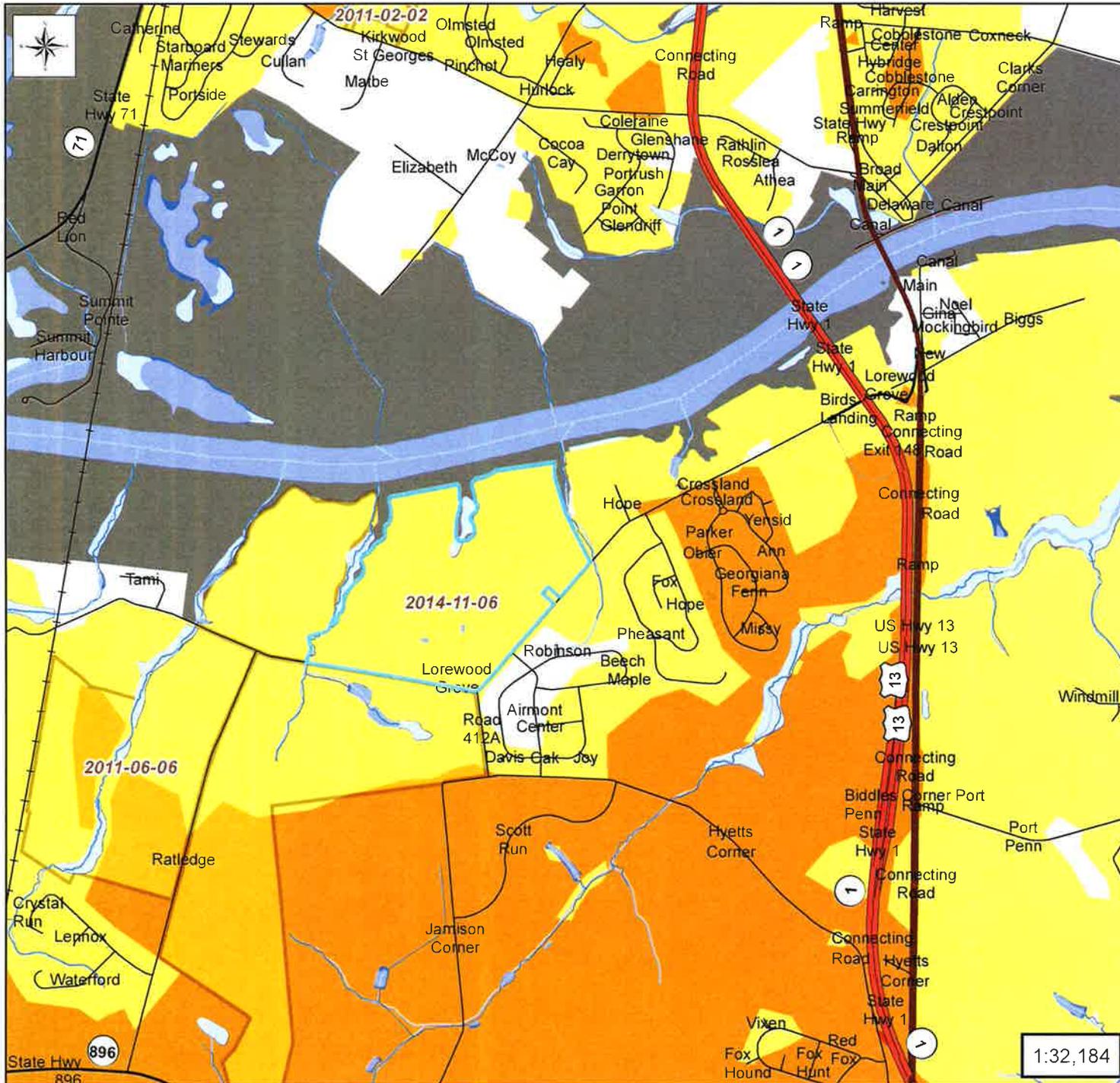
VANDEMARK & LYNCH, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 100 W. TOWN STREET, SUITE 1100 WILMINGTON, DE 19810
 TEL: 302.426.1000 FAX: 302.426.1001
 WWW.VANDEMARK-AND-LYNCH.COM

APPROVED BY:	DATE:	PROJECT NO.:	DATE:	SCALE:	SHEET NO.:
_____	2015	23682.00-EXPLOR-C1	_____	1" = 800'	1 OF 2
PROJECT MANAGER:	DATE:	DATE:	DATE:	DATE:	DATE:
_____	_____	_____	_____	_____	_____

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CAD PLZ WITHOUT ITS WRITTEN AUTHORIZATION.

Preliminary Land Use Service (PLUS)

Mapleton Charter School
2014-11-06



Legend

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

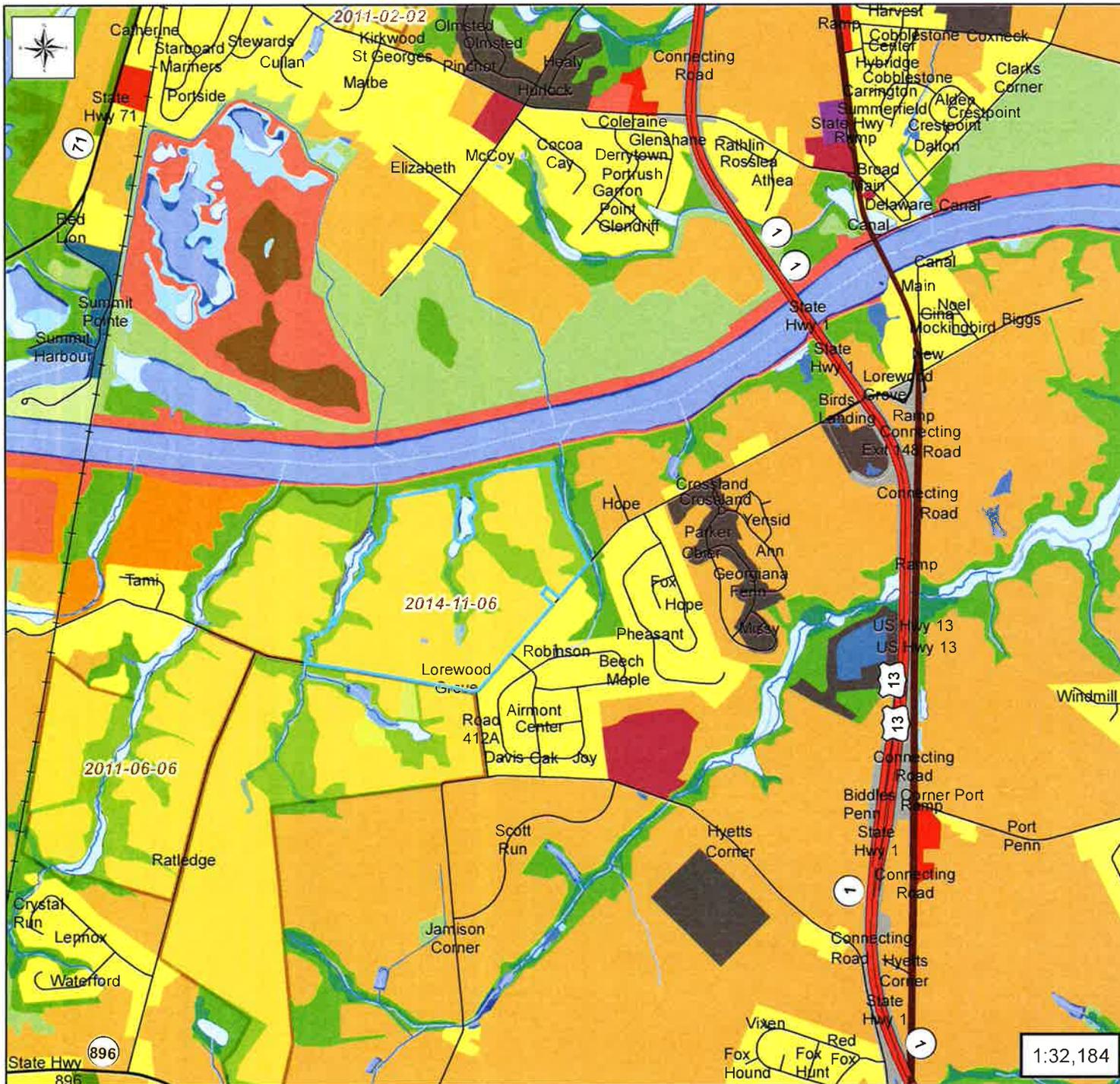
Location Map



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

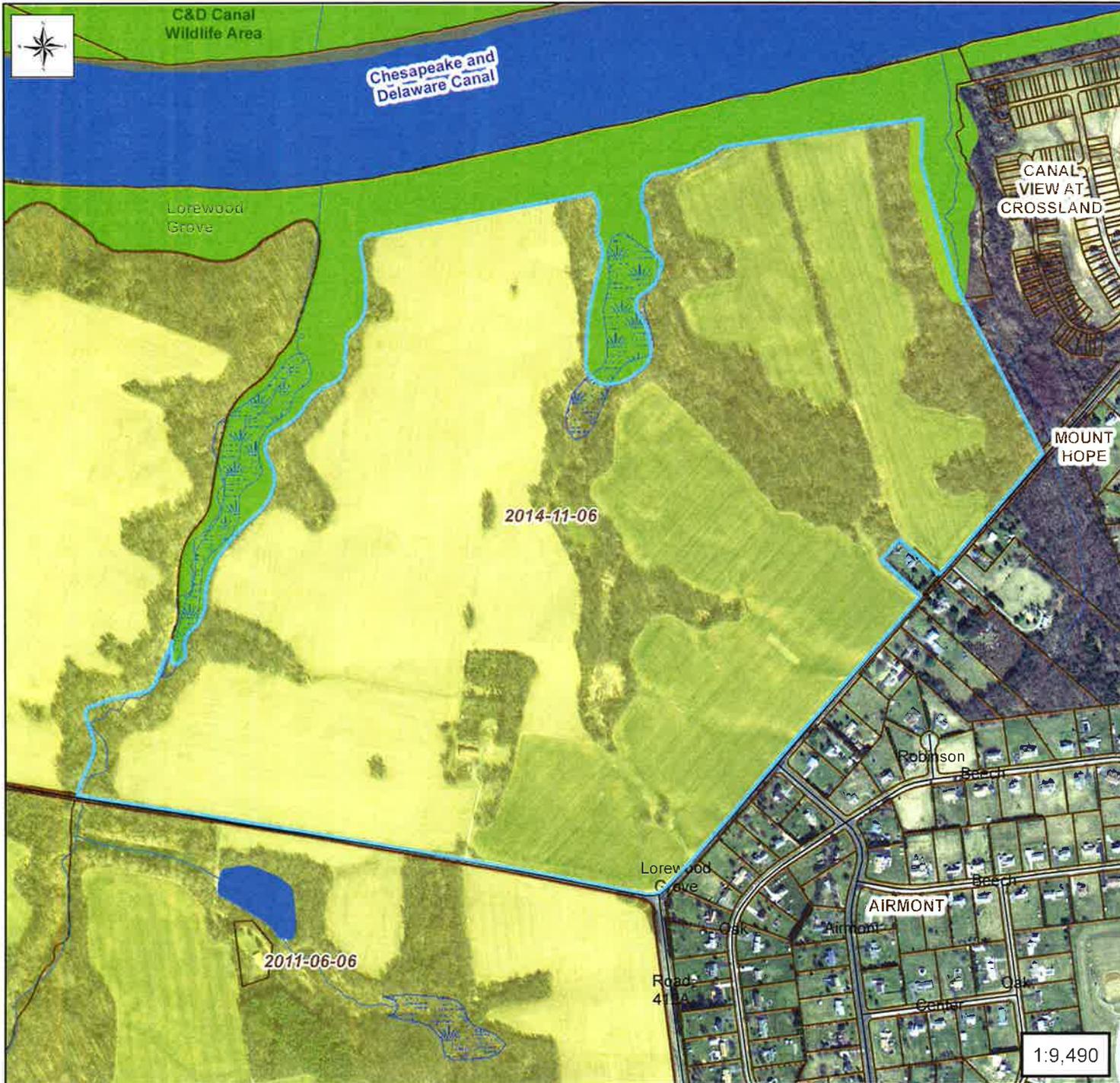
Preliminary Land Use Service (PLUS)

Mapleton Charter School
2014-11-06



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Legend

- PLUS Project Areas
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands



1:9,490