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): 2015-01-04

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

1. Project Title/Name: Wilmington University - North Campus
2. Location (please be specific): 5014 Concord Pike & 5 Beaver Valley Road, Wilmington, DE 19803
3. Parcel Identification #: 06-019.00-004 & 06-010.0025 County or Local Jurisdiction Name: where project is located: New Castle County
5. If contiguous to a municipality, are you seeking annexation:
6. Owner's Name: Woodlawn Trustees, Inc.

   Address: 1020 North Bankcroft Parkway, Suite 200

   City: Wilmington State: DE Zip: 19805

   Phone: (302) 655-6215 Fax: (302) 655-6294 Email: vgreen@woodlawntrustees.com

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

   Address: 320 DuPont Highway

   City: New Castle State: DE Zip: 19720

   Phone: (302) 356-4636 Fax: (302) 328-1568 Email: jpv@wilmu.edu

8. Project Designer/Engineer: Apex Engineering, Inc.

   Address: 27 West Market Street

   City: Newport State: DE Zip: 19804

   Phone: (302) 995-1900 Fax: (302) 994-9099 Email: sdavies@apexengineeringinc.com

9. **Please Designate a Contact Person, including phone number, for this Project:** Stephen G. Davies

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: Construction of 150,000 sf institutional use building(s) for new campus

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 +/-): 41.17± Number of Residential Units: N/A Commercial square footage: 150,000

13. Present Zoning: ST

14. Proposed Zoning: ST

15. Present Use: farmland

16. Proposed Use: Institutional - Colleges/Universities

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

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:

How many forested acres are presently on-site? 5.6 How many forested acres will be removed? None

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: 5.74

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? 50 feet

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 facilities, SCE, IP-2, and silt fence

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: 2,380

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2% (~ 24± veh/day)

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. Willing to discuss connections to any future development

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: ~~Vernon Green~~ phone number: ~~(302) 655-6215~~

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.

Jack P. Vansant
Signature of property owner

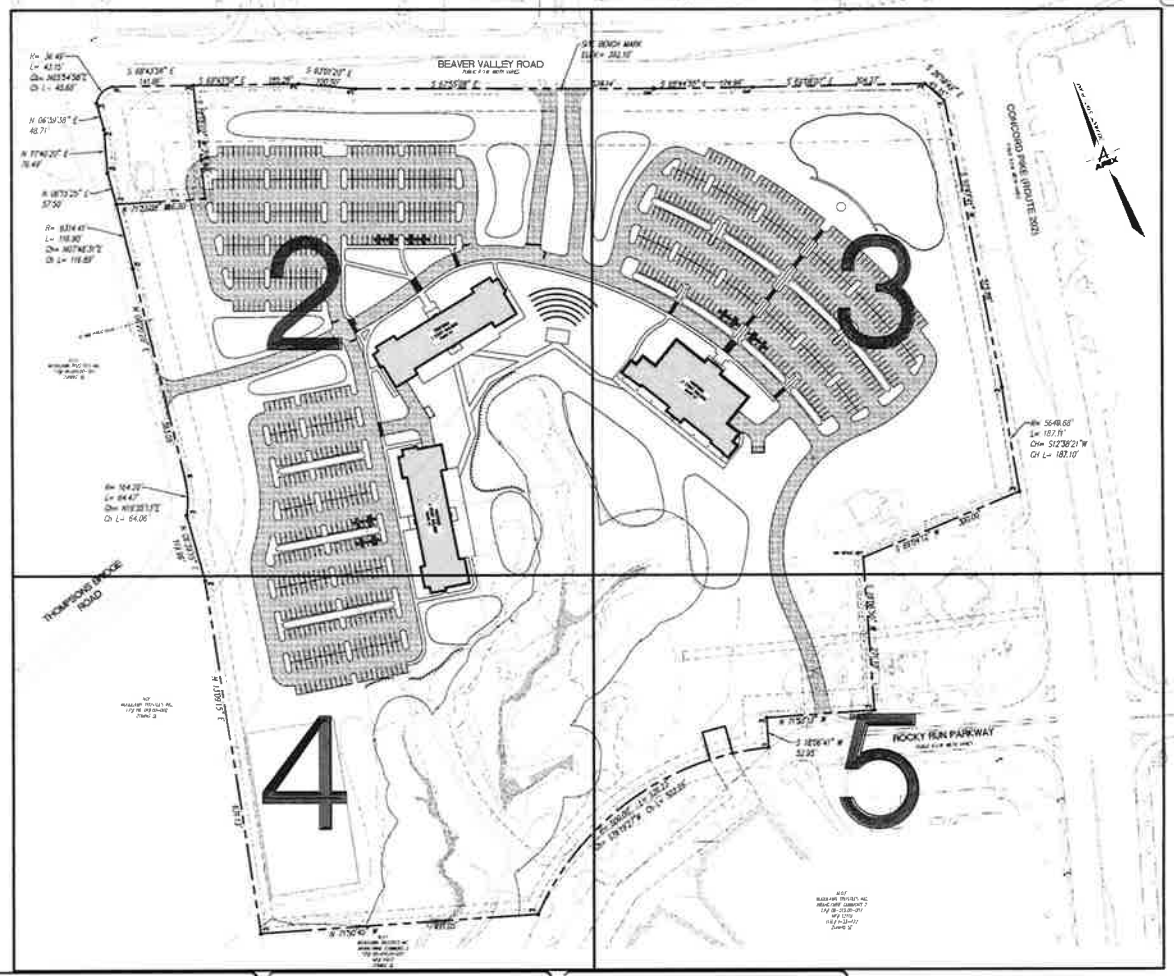
12/11/14
Date

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

12/19/14
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 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.



SITE DATA

		EXISTING	PROPOSED
22.	ACREAGE:	BUILDING: 0.11 ACS. (0.1%) ASPHALT: 0.37 ACS. (0.5%) TOTAL: 48.17 ACS. (100.0%)	7.69 ACS. (15.9%) 10.55 ACS. (21.9%) 29.93 ACS. (62.2%) 48.17 ACS. (100.0%)
23.	SUPERSEDED NOTE:	THIS PLAN SUPERSEDES, IN PART, THE PLAN OF BRANDYWINE COMMONS, PHASE 1 DATED 6/28/94 AND RECORDED ON 12/21/98 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, MICROFILM NO. 115043	
24.	WASTE DISPOSAL:	[illegible]	
25.	PARKING LOT USE:	[illegible]	
26.	SEWER FLOWS:	STUDENTS: 7.5 G.P.D./STUDENT x 1000 STUDENTS = EMPLOYEES: 10.2 G.P.D./EMPLOYEE x 250 EMPLOYEES =	7,500 G.P.D. 2,125 G.P.D. 9,625 G.P.D.

LOCATION MAP 1" = 800'

SITE DATA

1.	PURPOSE NOTE:	THE PURPOSE OF THIS PLAN IS TO SHOW THE 5 PROPOSED BUILDINGS (200,000 S.F.) AND ALL ASSOCIATED SITE IMPROVEMENTS
2.	OWNER: ADDRESS:	WOOLMAN INSIGHTS LLC 1100 NORTH MARKET PARKWAY WILMINGTON, DE 19890
3.	EMPLOYEE OWNER:	WILMINGTON UNIVERSITY 320 DUPONT HIGHWAY NEW CASTLE, DE 19720
4.	SITE ADDRESS:	5014 CONCORD PIKE WILMINGTON, DE 19803 — 5 BEAVER VALLEY ROAD WILMINGTON, DE 19803
5.	TAX PARCEL NUMBER:	06-019.00-004 — 06-019.00-006
6.	AREA OF PARCEL:	46.39± ACRES — 0.73± ACRES
7.	SOURCE OF TITLE:	M# J 1602 — D.B.# 1-224-472
8.	ZONING:	ST BUILDING SETBACKS: ST STREET YARD — 40' MIN SIDE YARD — 15' MIN REAR YARD — 25' MIN PARKING SETBACKS: ST STREET YARD — 15' MIN OTHER YARD — 10' MIN BUILDING HEIGHT — 40' MAX
9.	DATUM:	NAD 83
10.	BENCHMARK:	ELEVATION 342.10, DRILL HOLE IN RR GUARD ENTRANCE FROM BEAVER VALLEY ROAD TO THE 06-019.00-004
11.	DATE OF SURVEY:	MARCH 25, 2014, AND UPDATED OCTOBER 27, 2014 BY APEX ENGINEERING INCORPORATED PHOTOGRAMMETRY BY AAG GEOSPATIAL LLC
12.	CRITICAL NATURAL AREA:	A PORTION OF THE SITE IS WITHIN A CRITICAL NATURAL AREA ACCORDING TO THE STATE INVENTORY OF NATURAL AREAS
13.	FLOODPLAIN:	THE SITE IS NOT WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO ITEMS FIRM MAP # 10003C0030J DATED JANUARY 17, 2007
14.	WETLANDS:	A WETLANDS INVESTIGATION WAS CONDUCTED BY TETRA TECH, ENVIRONMENTAL DATED JUNE 10, 2011. WETLANDS WERE FOUND TO EXIST PER 1987 COE WETLAND DELINEATION MANUAL (Y=N=N)
15.	W.H.P.A.:	THE SITE IS NOT WITHIN A WHPA ACCORDING TO THE WHPA MAP FOR CITY OF NEWARK, CITY OF WILMINGTON AND NEW CASTLE COUNTY, DELAWARE, DATED DECEMBER 2011
16.	WATER:	UNITED WATER - 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
17.	SANITARY SEWER:	NEW CASTLE COUNTY - SERVICE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES AT THE TIME OF APPROVAL OF THE FINAL SEWER CAPACITY EXISTS TO ACCOMMODATE THE ANTICIPATED FLOW GENERATED BY THE ABOVE-NOTED DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT AGREEMENT AGREEMENT FOR THE DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT WITHIN OR ON LOTS BY THIS PLAN.
18.	EXISTING S.F.A.:	3,861 S.F. RESIDENTIAL EXISTING GARAGE (4,076 S.F. TOTAL)
19.	PROPOSED S.F.A.:	[illegible]
20.	PARKING REQUIRED:	[illegible]
21.	PARKING PROVIDED:	[illegible]

APPLICATION NO.:

EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN

WILMINGTON UNIVERSITY

NORTH CAMPUS

BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE

APEX ENGINEERING INCORPORATED
47 W. MARKET STREET NEWARK, DELAWARE 19711
(302) 894-1900 (302) 894-8099 FAX

SCALE	DATE	SHEET NO
1" = 100'	12/10/2014	1
DRAWN BY: JS/KP	CHECKED BY: RSD	OF 5
INSTRUMENT NO:	CHECKED BY: RSD	
PROJECT / FILE NUMBER: 03258007PLOT-EXP		REVISION: -

The professional services of Apex Engineering Incorporated were performed for and prepared solely for the benefit of its client. No other party may rely on the product of our services without the express written consent of Apex Engineering Incorporated and any unauthorized use without such consent shall be at the user's sole risk without liability to Apex Engineering Incorporated.

CERTIFICATION OF PLAN ACCURACY

I, STEPHEN G. DANIELS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

STEPHEN G. DANIELS — DATE
REGISTRATION #[illegible]

CERTIFICATION OF OWNERSHIP

I, _____, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS OUTLINED ON 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.

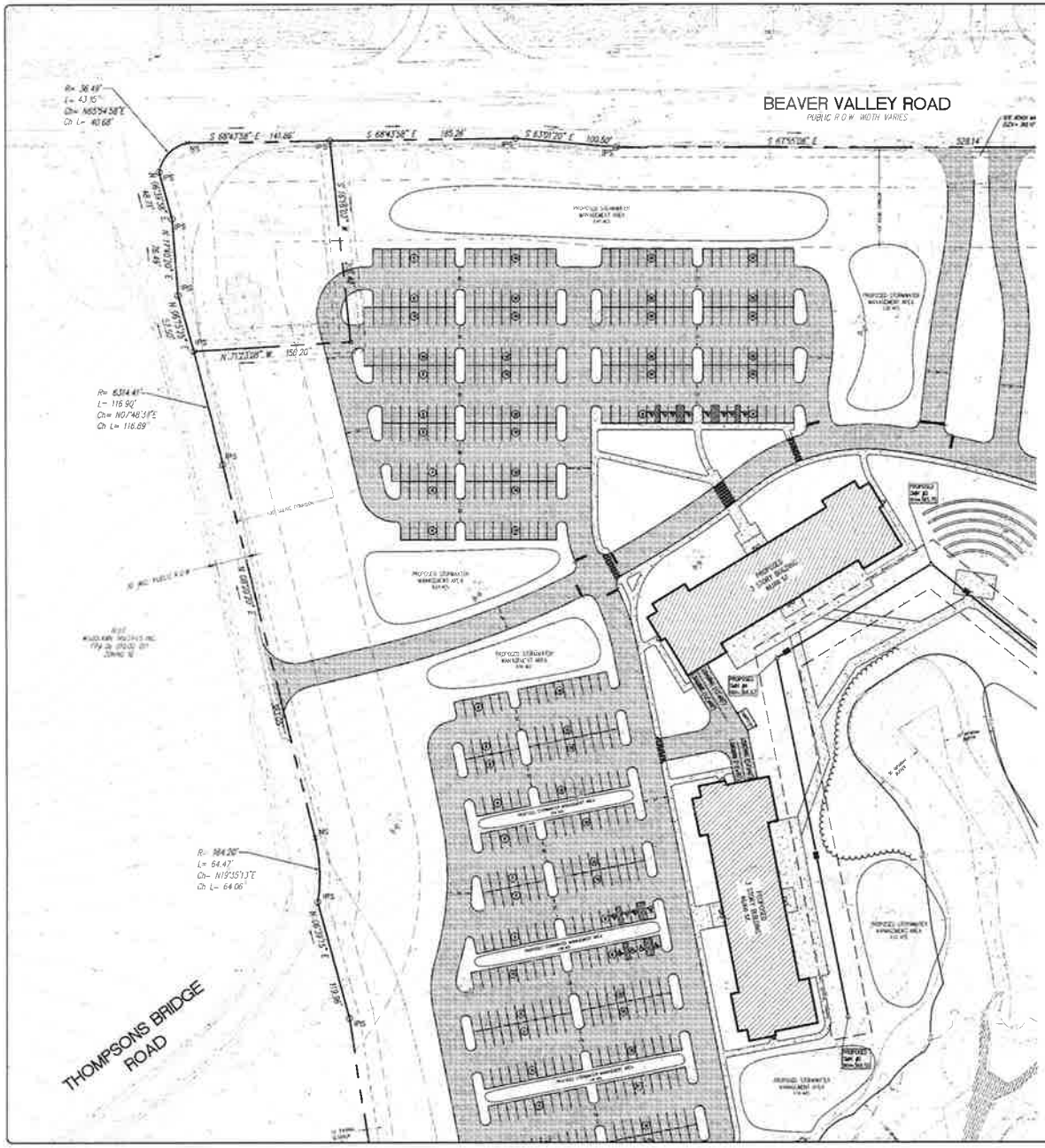
_____ DATE

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY: _____
DATE — GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED _____ BY: _____
DATE — COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

NO.	DATE	COMMENT	INITIAL



LEGEND

EXISTING	ITEM	PROPOSED
	FIRE HYDRANT	
	WATER VALVE	WV
	WATER METER	WM
	WATER LINE W/SIZE	2" PVC
	TELEPHONE BOX	TB
	TELEPHONE MH	
	IRON PIPE	IPC
	CONCRETE MONUMENT	CMS
	SURVEY NAIL	NS
	DRILL HOLE	DHS
	CONTOUR	150
	SPOT ELEVATION	50.00
	SOIL BORING	
		CO
	SANITARY MH	
	SANITARY MAIN	
	UTILITY POLE	
	UNDERGROUND UTILITY BOX	EB
	ELECTRIC METER	
	LIGHT POLE	
	TRAFFIC SIGNAL	TS
	FIBER OPTIC MH	
	PULL BOX	PB
	DRAINAGE PIPE W/ SIZE & TYPE	12"RCP
	CATCH BASIN	
	DRAINAGE MH	
	DOWNSPOUT	
	GAS METER	GM
	GAS VALVE	
	GAS MAIN W/ SIZE	GVENT
	GAS MAIN	GAS
	CURB & GUTTER	
	CONCRETE SIDEWALK SLAB PAVING	
	BITUMINOUS SURFACED ROAD, DRIVE OR PARKING	
	STRUCTURE	
	PROPERTY LINE	
	CENTER LINE	
	EXIST. STREAM, DITCH OR SWALE	
	EMERGENCY TREE	
	DELIVERING TREE	
	WOODS	
	WETLANDS	

APPLICATION NO.:

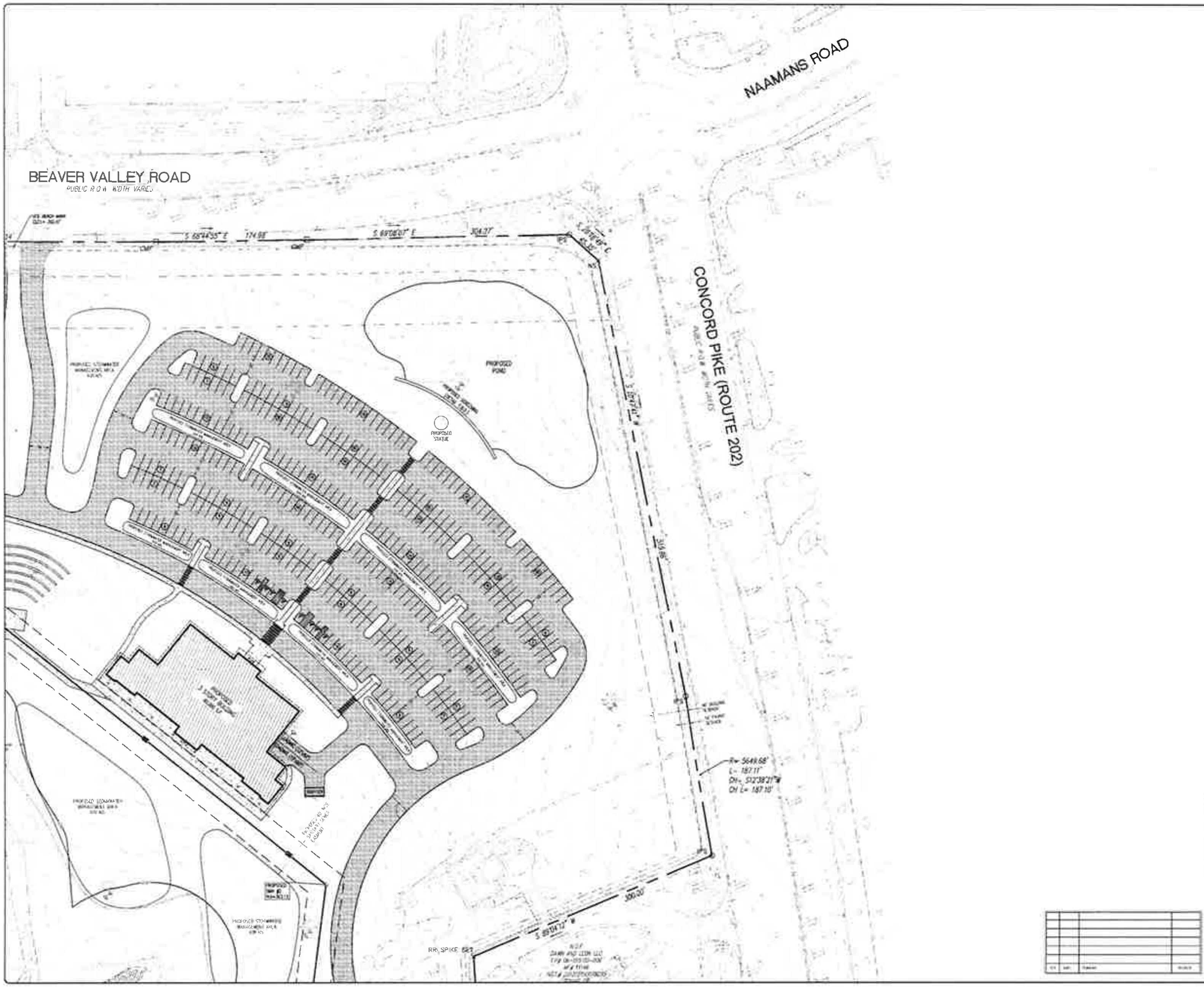
EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN

WILMINGTON UNIVERSITY

NORTH CAMPUS

BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE

APEX ENGINEERING INCORPORATED			
SCALE: 1" = 50'	DATE: 12/10/2014	SHEET NO: 2	
SURVEYED BY:	DRAWN BY:	OF 5	
BENCHMARK NO:	CHECKED BY:		
PROJECT / FILE NUMBER: 03258007PLOT-EXP		REVISION:	



LEGEND

EXISTING	ITEM	PROPOSED
	FIRE HYDRANT	
	WATER VALVE	WV
	WATER METER	WM
	WATER LINE W/SIZE	2" PVC
	TELEPHONE BOX	TB
	TELEPHONE M.H.	
IPF	IRON PIPE	IPS
CMF	CONCRETE MONUMENT	CMS
NF	SURVEY NAIL	NS
DHF	DRILL HOLE	DHS
	CONTOUR	50
	SPOT ELEVATION	50.00
	SOIL BORING	
	SAN. CLEAN OUT	CO
	SANITARY M.H.	
	SANITARY MAIN	
	UTILITY POLE	
	ELECTRIC BOX	EB
	ELECTRIC METER	
	LIGHT POLE	
	TRAFFIC SIGNAL	TS
	ELECTRIC M.H.	
	PULL BOX	PB
	DRAINAGE PIPE W/ SIZE & TYPE	12"RCP
	CATCH BASIN	
	DRAINAGE M.H.	
	DOWNSPOUT	
	GAS METER	GM
	GAS VALVE	
	GAS VENT	GVENT
	GAS LINE W/ SIZE	GAS
	GAS M.H.	
	CURB & GUTTER	
	CONCRETE SIDEWALK SLAB, PAVING	
	IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING	
	STRUCTURE	
	PROPERTY LINE	
	CENTER LINE	
	FENCE	
	STREAM, DITCH OR SWALE	
	EVERGREEN TREE	
	DECIDUOUS TREE	
	WOODS	
	WETLANDS	

APPLICATION NO.:____________

EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN

WILMINGTON UNIVERSITY

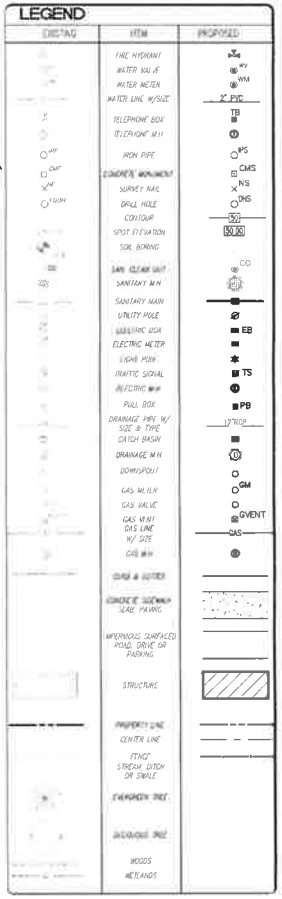
NORTH CAMPUS

BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE

APEX ENGINEERING INCORPORATED

SCALE: 1" = 50'	DATE: 12/10/2014
SURVEYED BY	DRAWN BY
INSTRUMENT NO.	CHECKED BY
PROJECT / FILE NUMBER: 03258007PLOT-EXP	

SHEET NO. 3 OF 5



APPLICATION NO:_____

EXPLORATORY

MAJOR LAND DEVELOPMENT PLAN

WILMINGTON UNIVERSITY

NORTH CAMPUS

BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE

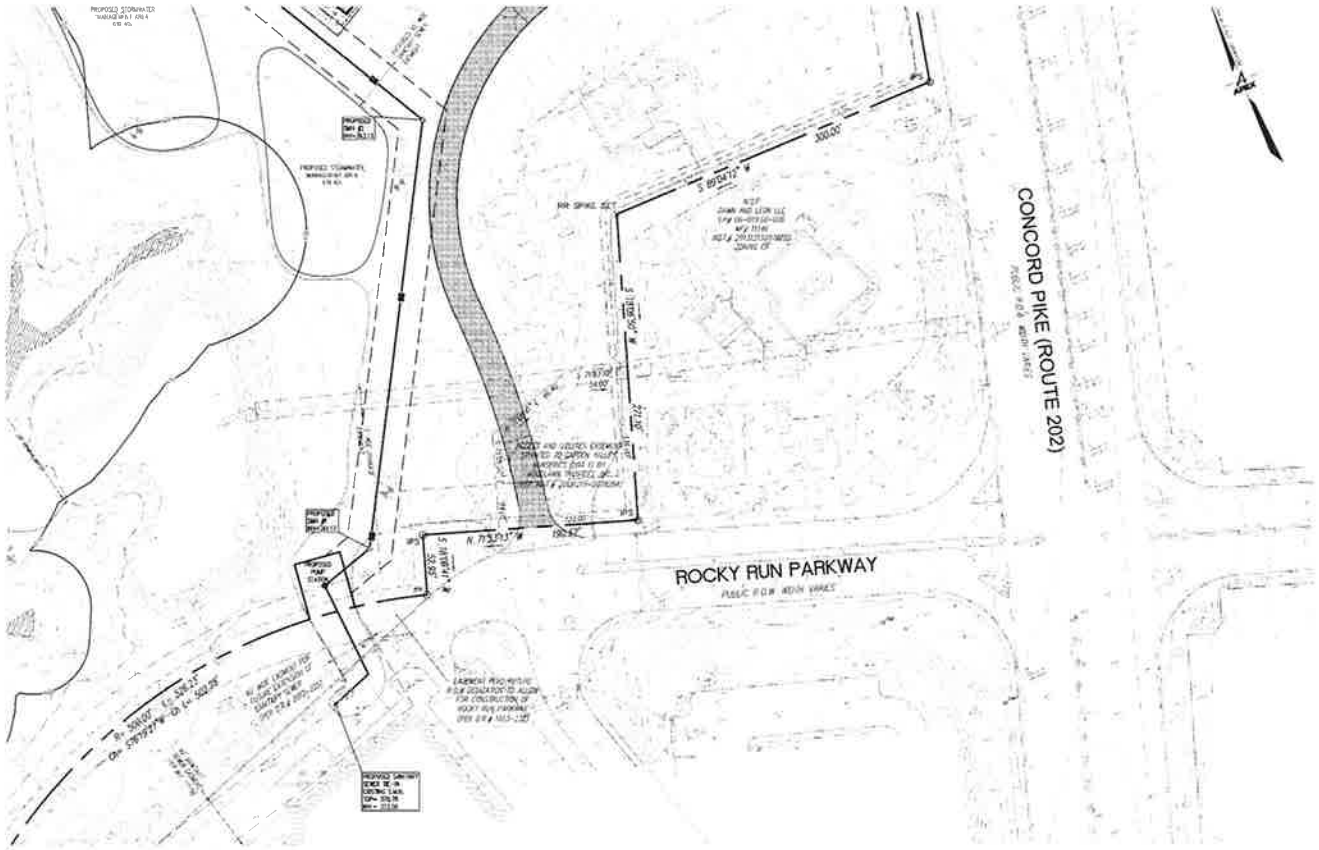
APEX ENGINEERING INCORPORATED

27 W MARKET STREET NEWPORT, DELAWARE 19804
(302) 994-1900 (302) 994-9088 FAX

SCALE: 1" = 50'	DATE: 12/10/2014
SURVEYED BY: J.S./K.R.	DRAWN BY: R.G.S.
DESIGNED BY: S.D.B.	CHECKED BY:
PROJECT / FILE NUMBER: 03258007PLOT-EXP	REVISION:

SHEET NO. 4 OF 5

The professional engineering services rendered and delivered for this project and the plans, drawings, and other documents prepared and instruments of service furnished by Apex Engineering Incorporated, for the benefit of any other entity, are copyrighted and owned by Apex Engineering Incorporated. These documents shall not be reused without our written permission. All rights reserved by Apex Engineering Incorporated.



LEGEND

EXISTING	ITEM	PROPOSED
	FIRE HYDRANT	
	WATER VALVE	WV
	WATER METER	WM
	WATER LINE W/SIZE	2" PVC
	TELEPHONE BOX	TB
	TELEPHONE MH	T
IPF	IRON PIPE	PS
CMF	CONCRETE MONUMENT	CMS
MF	SURVEY NAIL	NS
	DRILL HOLE	DHS
	CONTOUR	50
	SPOT ELEVATION	50.00
	SOIL BORING	
CO	SAN. CLEAN OUT	CO
	SANITARY M.H.	
	SANITARY MAIN	
	UTILITY POLE	
	ELECTRIC BOX	EB
	ELECTRIC METER	
	LIGHT POST	
	TRAFFIC SIGNAL	TS
	ELECTRIC M.H.	E
	PULL BOX	PB
	DRAINAGE PIPE W/ SIZE & TYPE	12"RCP
	CATCH BASIN	
	DRAINAGE M.H.	D
	DOWNSPOUT	
	GAS METER	GM
	GAS VALVE	
	GAS VENT	GVENT
	GAS LINE W/ SIZE	GAS
	GAS M.H.	
	CURB & GUTTER	
	CONCRETE SIDEWALK, SLAB, PAVING	
	IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING	
	STRUCTURE	
	PROPERTY LINE	
	CENTER LINE	
	(TYPE) STREAM, DITCH OR SWALE	
	EVERGREEN TREE	
	DECIDUOUS TREE	
	WOODS	
	WETLANDS	

4' PORTLAND CEMENT CONCRETE SIDEWALK
NOT TO SCALE

TYPICAL PAVEMENT SECTION
(FOR PARKING AISTS)
NOT TO SCALE

NO.	DATE	COMMENT	DRAWN

APPLICATION NO.: _____

EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN
WILMINGTON UNIVERSITY
NORTH CAMPUS

BRANDYWINE HUNDRED NEW CASTLE COUNTY DELAWARE

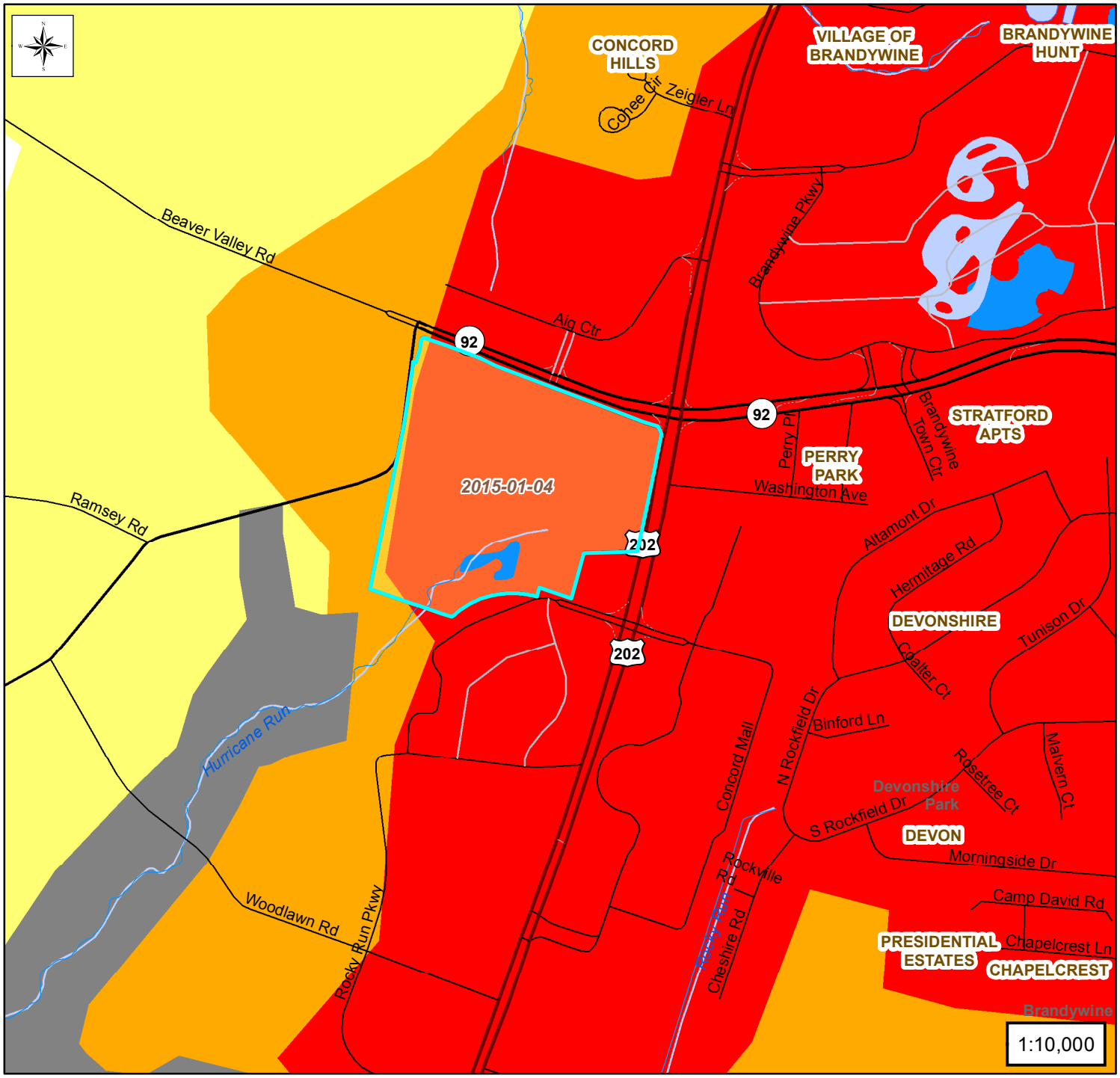
APEX ENGINEERING INCORPORATED
87 W MARKET STREET NEWPORT, DELAWARE 19804
(302) 684-1900 (302) 994-0092 FAX

SCALE	DATE	SHEET NO.
1" = 50'	12/10/2014	5
SURVEYED BY: JS/KH	DRAWN BY: PJS	OF 5
INSTRUMENT NO.	CHECKED BY: SGD	
PROJECT / FILE NUMBER: 03258007PLOT-EXP		REVISIONS

The professional services of Apex Engineering Incorporated were undertaken for its particular use in the project as specified. No unauthorized alteration is executed by Apex Engineering Incorporated for the benefit of any other party. This document is owned by Apex Engineering Incorporated and it shall not be reused without our written permission. All copyrights are reserved by Apex Engineering Incorporated.

Preliminary Land Use Service (PLUS)

Wilmington University
2015-01-04



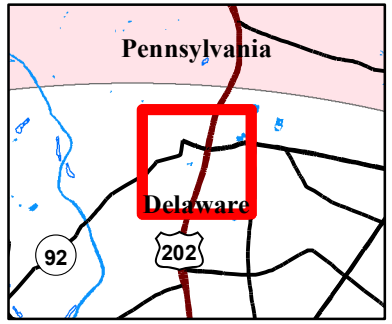
Legend

- PLUS Project Areas
- Agriculture Districts
- Agriculture Easements
- State Forests

2010 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

Location Map

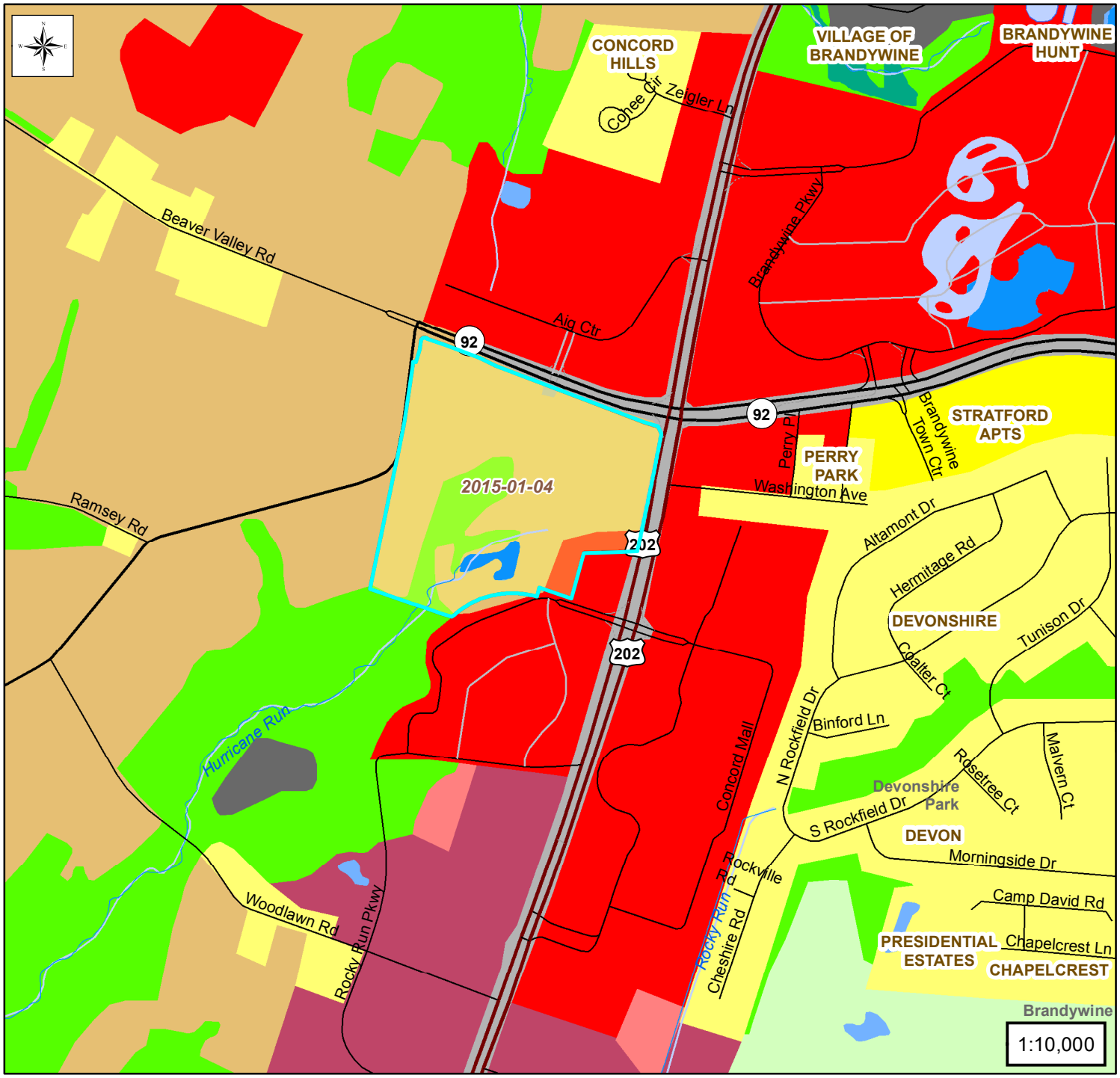


OSPC Delaware Office of State Planning Coordination

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

Preliminary Land Use Service (PLUS)

Wilmington University
2015-01-04



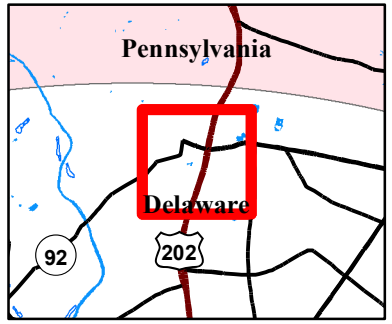
Legend

- PLUS Project Areas
- Agriculture Districts
- Agriculture Easements
- State Forests

2007 Land Use

- Single Family Dwellings
- Multi-Family Dwellings
- Commercial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Deciduous Forest
- Man-made Reservoirs and Impoundments
- Forested Wetlands - Tidal and Non-tidal
- Extraction and Transitional

Location Map

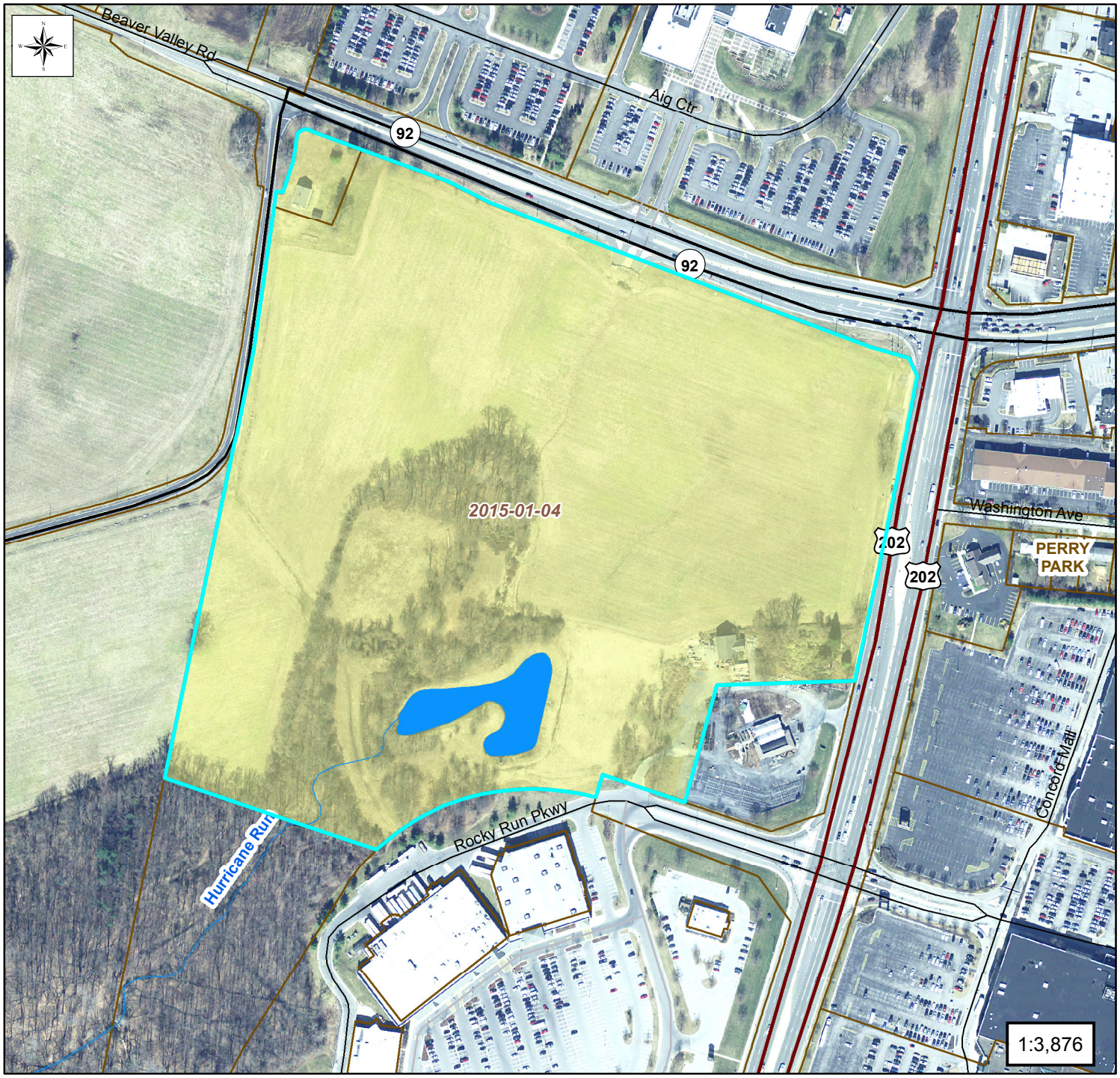


OSPC

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

Preliminary Land Use Service (PLUS)

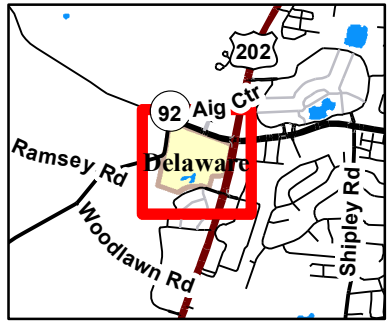
Wilmington University
2015-01-04



Legend

- PLUS Project Areas
- Agriculture Districts
- Agriculture Easements
- State Forests

Location Map



OSPC

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