Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 Martin Luther King Jr. Blvd., South • 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): 2018-05-05

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

1. Project Title/Name: Brick Mill Early Childhood Center
2. Location (please be specific): East of Brick Mill Road north of SR 299
3. Parcel Identification #: 23-057.00-002
4. County or Local Jurisdiction Name: where project is located: Town of Middletown
5. If contiguous to a municipality, are you seeking annexation: In Town
6. Owner's Name: Mayor and Council of Middletown

   Address: 19 W. Green Street

   City: Middletown State: DE Zip: 19709

   Phone: 302-449-3839 Fax: Email: bob.hershey@appo.k12.de.us

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

   Address: 106 S. Sixth Street

   City: Odessa State: DE Zip: 19730

   Phone: 302-449-3839 Fax: Email: bob.hershey@appo.k12.de.us

8. Project Designer/Engineer: Landmark Science & Engineering - Ted C. Williams, PE

   Address: 200 Continental Drive, Suite 400

   City: Newark State: DE Zip: 19713

   Phone: 302-444-0796 Fax: 302-323-9461 Email: tedw@landmark-se.com

9. **Please Designate a Contact Person, including phone number, for this Project:** Ted C. Williams, PE

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: Conceptual Plan to construct new earlychildhood school

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 +/-): 25 Number of Residential Units: Commercial square footage: 40,000

13. Present Zoning: none

14. Proposed Zoning: R-1B

15. Present Use: farm/compost

16. Proposed Use: Early Childhood School

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

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: Town of Middletown

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:

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? ☐ 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? 100 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: bio-retention, bio-swales, filter strips

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: unknown at this time

    What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2%

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 ☐

    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 with notification

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: _____ phone number: _____

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: 4/27/18

Signature of Person completing form (If different than property owner) — Date: 4/27/18

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.

EARLYCHILDHOOD CENTER
3/16/18

Brickmill Property

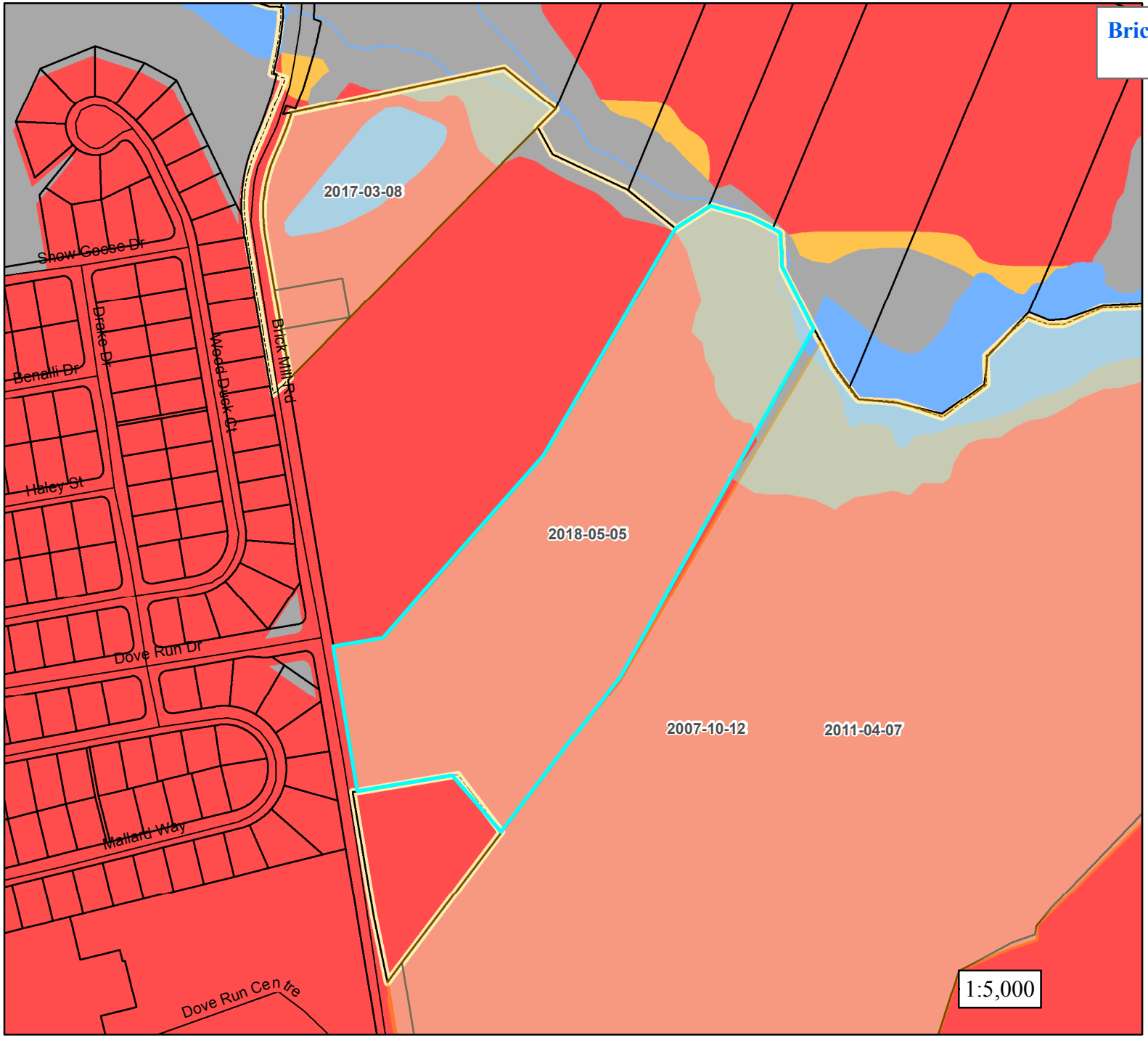
SIte Topography and Wetlands

Christiana Executive Campus
200 Continental Drive, Suite 400
Newark Delaware 19713
302-323-9377

Landmark Science & Engineering

Preliminary Land Use Service (PLUS)

Brick Mill Early Childhool Center
2018-05-05



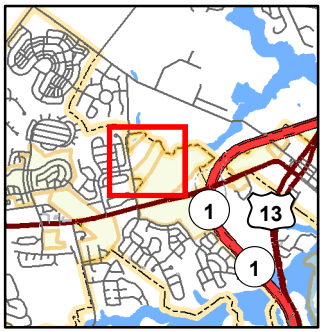
Legend

- PLUS Project Areas

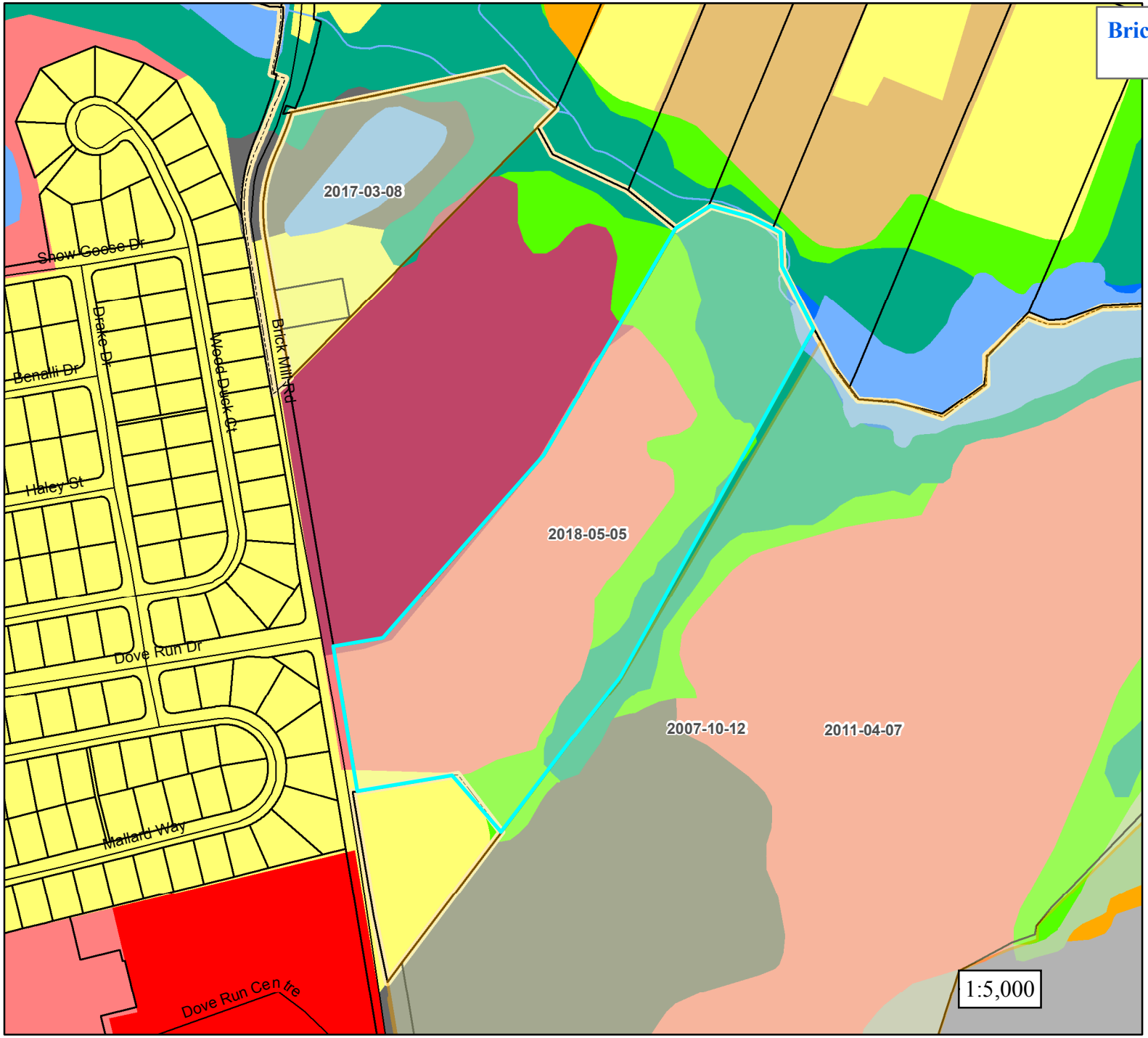
2015 State Strategies

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

Location Map



Preliminary Land Use Service (PLUS)



Brick Mill Early Childhool Center
2018-05-05

Legend

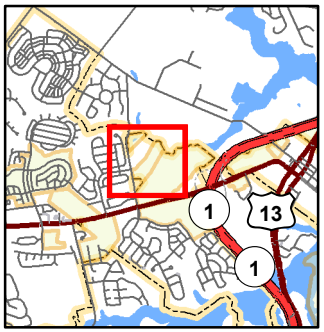
- PLUS Project Areas

2012 Land Use

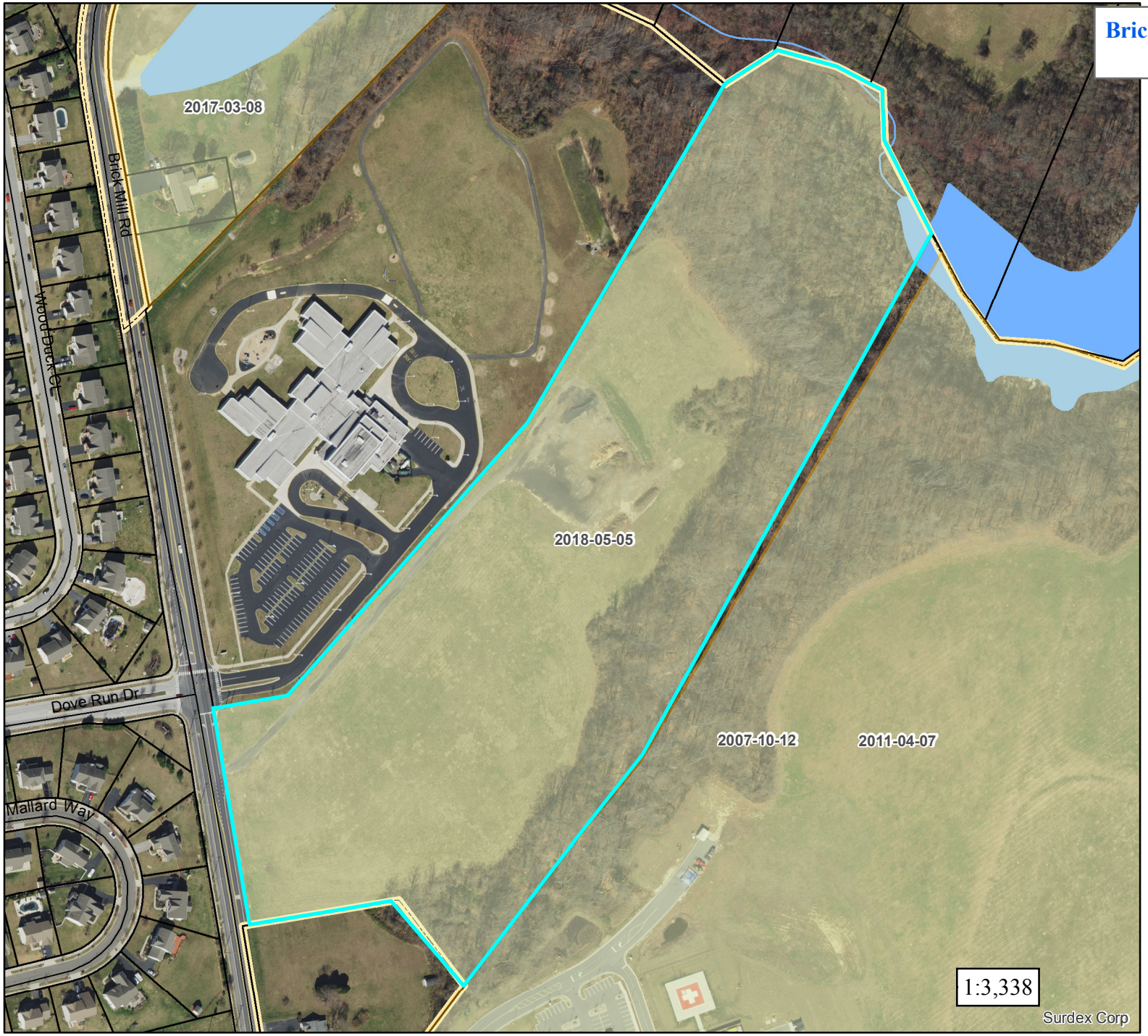
LULC Category

- 110
- 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
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Orchards/Nurseries/Horticulture
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Man-made Reservoirs and Impoundments
- Marinas/Port Facilities/Docks
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Sandy Areas and Shoreline
- Extraction and Transitional

Location Map

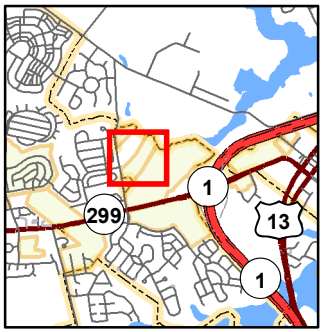


Preliminary Land Use Service (PLUS)



Brick Mill Early Childhool Center
2018-05-05

Legend

PLUS Project Areas

Location Map