

## Preliminary Land Use Service (PLUS)

### Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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

- |   |  |   |
|---|--|---|
| 1. Project Title/Name: Laurel High School / Middle School   |  |   |
| 2. Location ( please be specific): Central Avenue (existing High School site)                                     |  |   |
| 3. Parcel Identification #: 3-32-1.00-56.00; 3-32-1.11-127; 3-32-1.00-57.03 (To Be Purchased)                     | 4. County or Local Jurisdiction Name: where project is located: Laurel |   |
| 5. If contiguous to a municipality, are you seeking annexation: N/A   |  |   |
| 6. Owner's Name: Laurel School District c/o Dr. Dorothy Nave  |  |   |
| Address: 1160 Central Avenue  |  |   |
| City: Laurel  | State: DE  | Zip: 19956  |
| Phone: 302.875.6100   | Fax: 302.875.6106  | Email: <a href="mailto:dnave@laurel.k12.de.us">dnave@laurel.k12.de.us</a>           |
| 7. Equitable Owner/Developer ( <b>This Person is required to attend the PLUS meeting</b> ): N/A                   |  |   |
| Address:  |  |   |
| City:   | State:   | Zip:  |
| Phone:  | Fax:   | Email:  |
| 8. Project Designer/Engineer: Becker Morgan Group, Inc.   |  |   |
| Address: 309 S. Governors Avenue  |  |   |
| City: Dover   | State: DE  | Zip: 19904  |
| Phone: 302.734.7950   | Fax: 302.734.7965  | Email: <a href="mailto:jfalkowski@beckermorgan.com">jfalkowski@beckermorgan.com</a> |
| 9. <b>Please Designate a Contact Person, including phone number, for this Project: Jon Falkowski 302.734.7950</b> |  |   |

<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: Construct a joint High School / Middle 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 +/-): 82.43      Number of Residential Units:      Building square footage: 190,000 SF	
13. Present Zoning: R-1 (Single Family Residential Use District) C-B (Commercial & Business Use District)	14. Proposed Zoning: R-1 (Single Family Residential Use District) C-B (Commercial & Business Use District)
15. Present Use: High School / Athletic Fields	16. Proposed Use: Middle / High School & Athletic Fields
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Laurel  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: Town of Laurel  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): N/A	
20. Environmental impacts:  How many forested acres are presently on-site? 27.54      How many forested acres will be removed? 3.07  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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Are the wetlands: <input type="checkbox"/> Tidal      Acres: <input checked="" type="checkbox"/> Non-tidal      Acres: 6.54  If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input 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>100 ft</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: Stormwater Pond w/ a series of green technology BMPs.	
23. Is open space proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes," how much?      Acres: N/A  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? N/A	
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: Per our meeting w/ DelDOT on 01/31/12, existing trips from the high school and middle school are included in the roadway AADT of 5,829 for Central Avenue. Proposed entrance on Oak Lane Drive (dedicated bus entrance) will generate approximately 50 peak hour bus trips.

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 4.65% (Central Avenue); 5.36% (Oak Lane Drive)

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. N/A

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: Dr. Dorothy Nave phone number: 302.875.6100

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

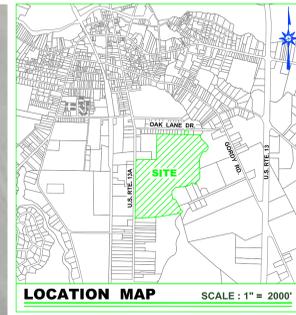
Date

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

2/1/12  
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.



**BECKER MORGAN GROUP**  
 ARCHITECTURE ENGINEERING  
**Dover**  
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 3205 Randall Parkway, Suite 211  
 Wilmington, North Carolina 28403  
 Ph. 910.341.7600  
 Fax 910.341.7506  
 www.beckermorgan.com

PROJECT TITLE  
**LAUREL MIDDLE SCHOOL / HIGH SCHOOL**  
 1131 SOUTH CENTRAL AVENUE  
 TOWN OF LAUREL  
 SUSSEX COUNTY, DE

SHEET TITLE  
**PLUS SUBMISSION**

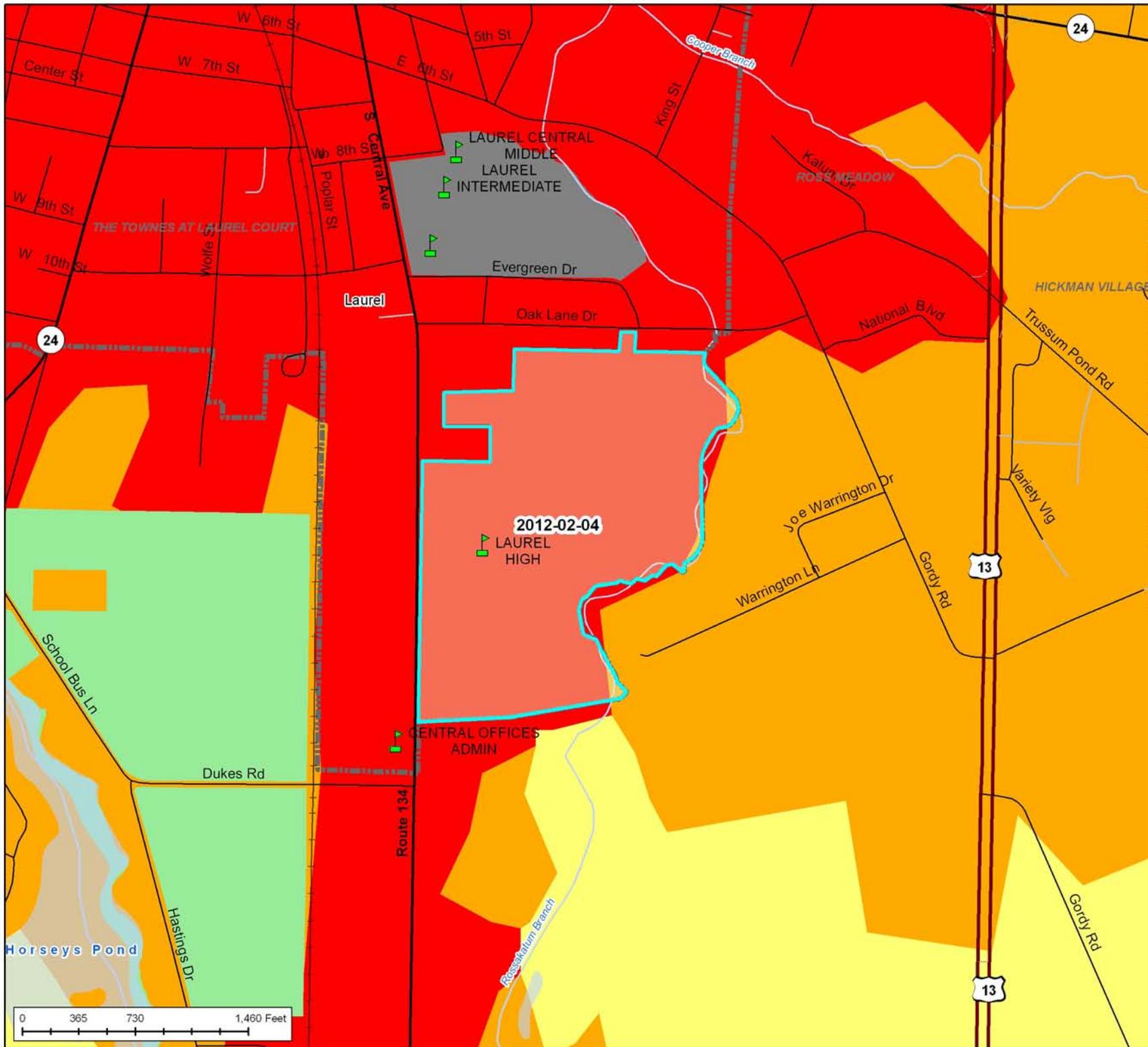


MARK	DATE	DESCRIPTION

PROJECT NO.:	2011111.00
DATE:	01-31-2012
SCALE:	1" = 80'
DRAWN BY:	J.S.F.   PROJ. MGR.: J.S.F.

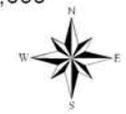
# Preliminary Land Use Service (PLUS)

Laurel School District  
2012-02-04

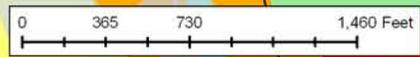


- PLUS Project Areas
- Municipalities
- State Parks
- Forestry Easements
- Purchased Dev. Rights
- Ag District
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture

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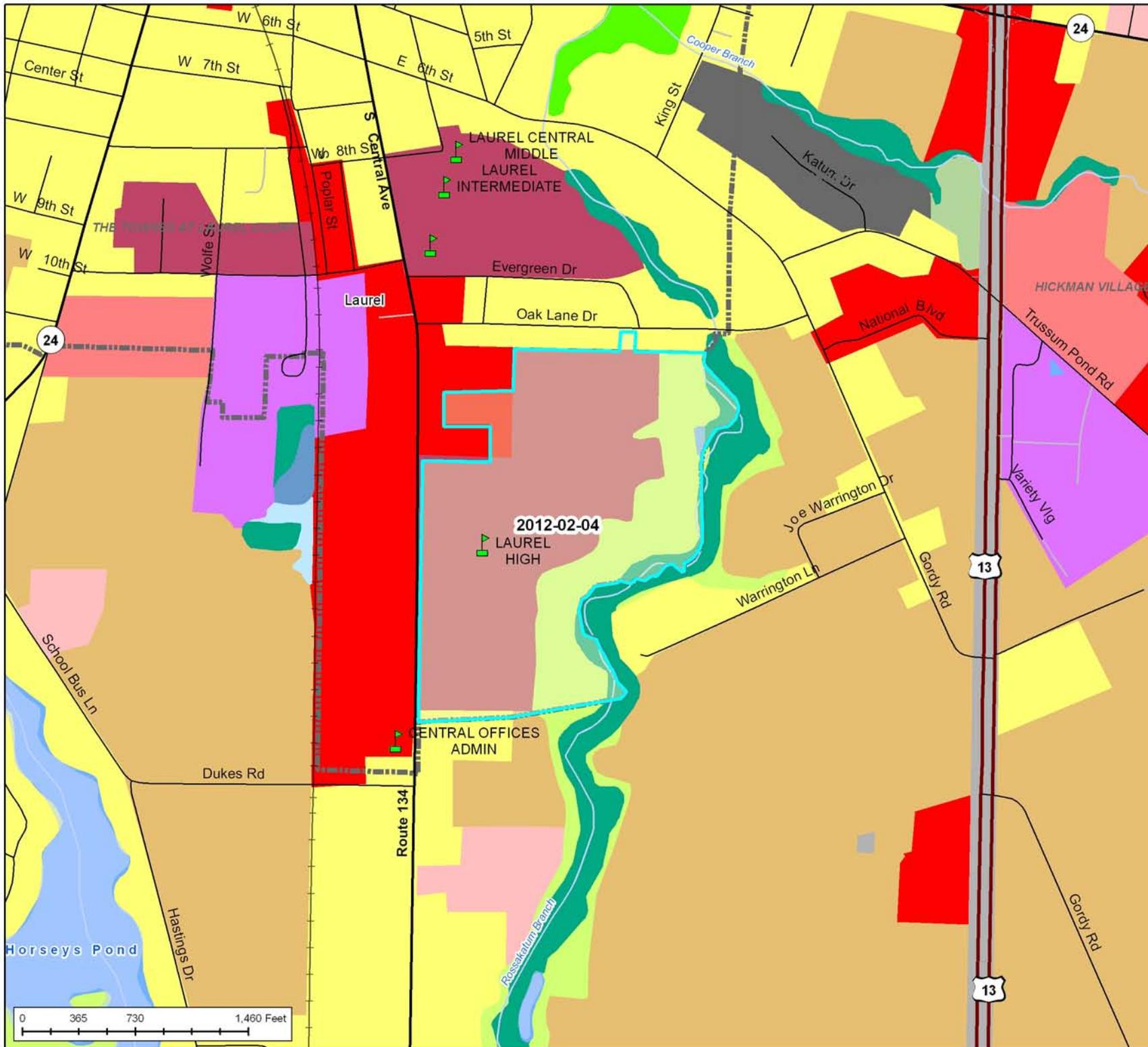


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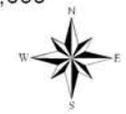
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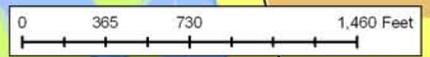


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

1:10,000



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Laurel School District  
2012-02-04

-  Project Areas
-  Municipalities

2007 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget



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