

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

1. Project Title/Name: Cape Henlopen School District New Elementary School

2. Location ( please be specific): Rt 9 and Beaver Dam Rd, near 5 points Lewes, DE

3. Parcel Identification #: 334-5.00-175.00      4. County or Local Jurisdiction Name: where project is located: Sussex County

5. If contiguous to a municipality, are you seeking annexation:

6. Owner's Name: Delaware Farm & RCTDE LLC (Rollins Family)

Address: 1908 Cliff Valley Way

City: Atlanta      State: GA      Zip: 30329

Phone:      Fax:      Email:

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

Address:

City:      State:      Zip:

Phone:      Fax:      Email:

8. Project Designer/Engineer: Cape Henlopen School District

Address: 1270 Kings Hwy

City: Lewes      State: DE      Zip: 19958

Phone: 302-644-6314      Fax: 302-644-7915      Email: brian.bassett@cape.k12.de

9. Please Designate a Contact Person, including phone number, for this Project: Brian Bassett 302-542-7315



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: 300

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 10% buses / trucks

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. Unknown but willing to discuss connections if they exist

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

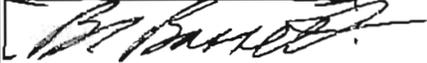
Would you be open to a site evaluation by the State Historic Preservation Office?  Yes  No

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: Brian Bassett phone number: 302-542-7315

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

6/28/13

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

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.

**Subject:** Rollins Property

**Date:** Thursday, June 27, 2013 4:27:53 PM Eastern Daylight Time

**From:** Camilla Conlon

**To:** Bassett Brian

Hi Brian,

I spoke to the representative for the Rollins Family today. He gave me a verbal ok to include their land in the Pool of Potential Properties. As a rule, the Rollins do not sell much and they are partial to their holdings but in the interest of a school, they are willing to be considered.

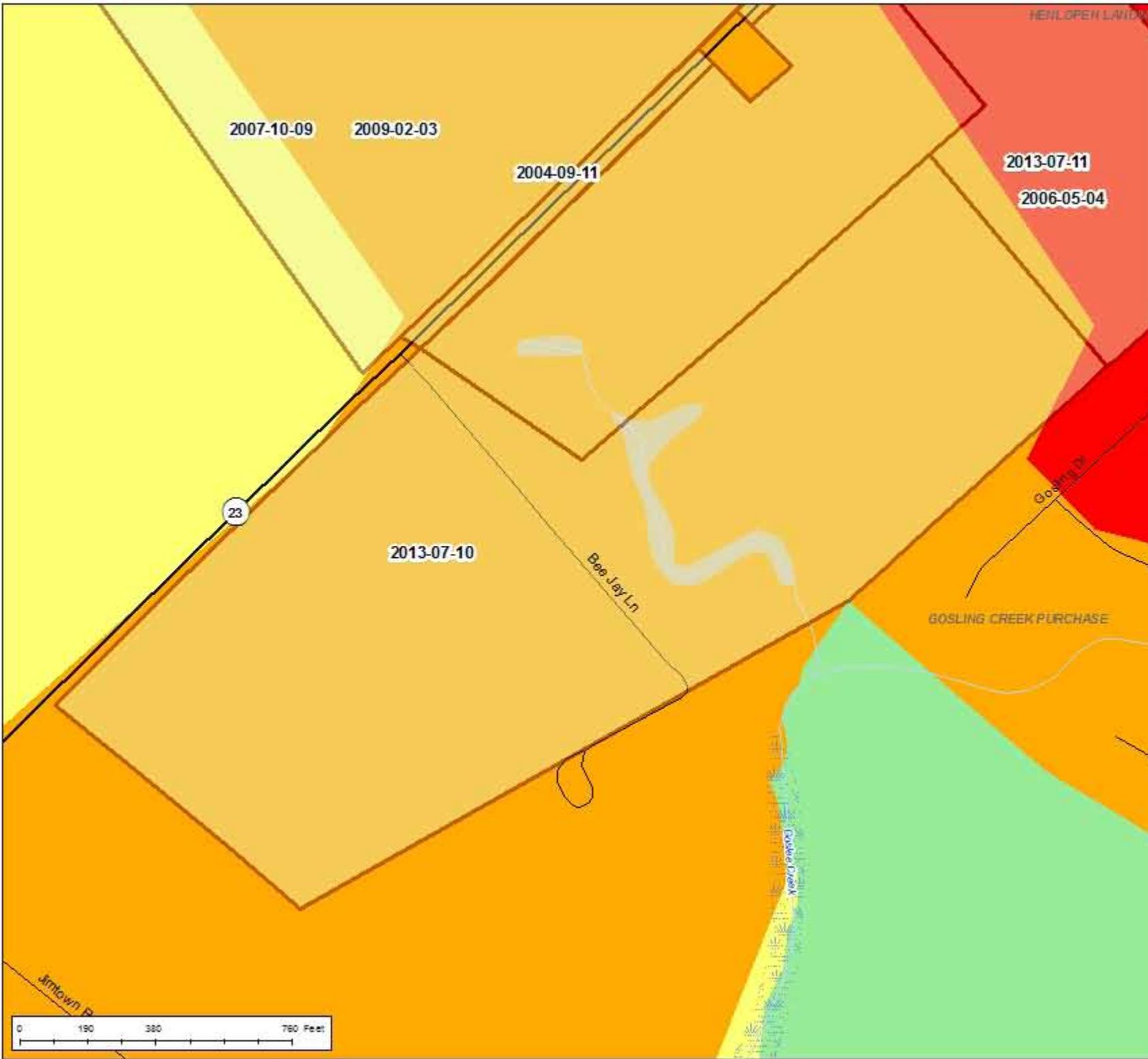
Camilla

Parcel # 334-5.00-175.00

contact - Delaware Farm & RCTOELLCC  
1908 Cliff Valley Way  
Atlanta, GA. 30329

# Preliminary Land Use Service (PLUS)

Cape Henlopen School District  
2013-07-10

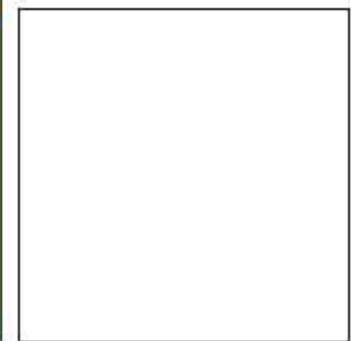


- Kent
- PLUS Project Areas
- Municipalities
- State Parks
- Forestry Easements
- Purchased Dev. Rights
- Ag District
- 2010 State Strategies**
  - Level 1
  - Level 2
  - Level 3
  - Level 4
  - Out of Play
  - Nat. Res. & Rec. Priorities
  - Working Forests
  - Highest Value Agriculture

1:4,366

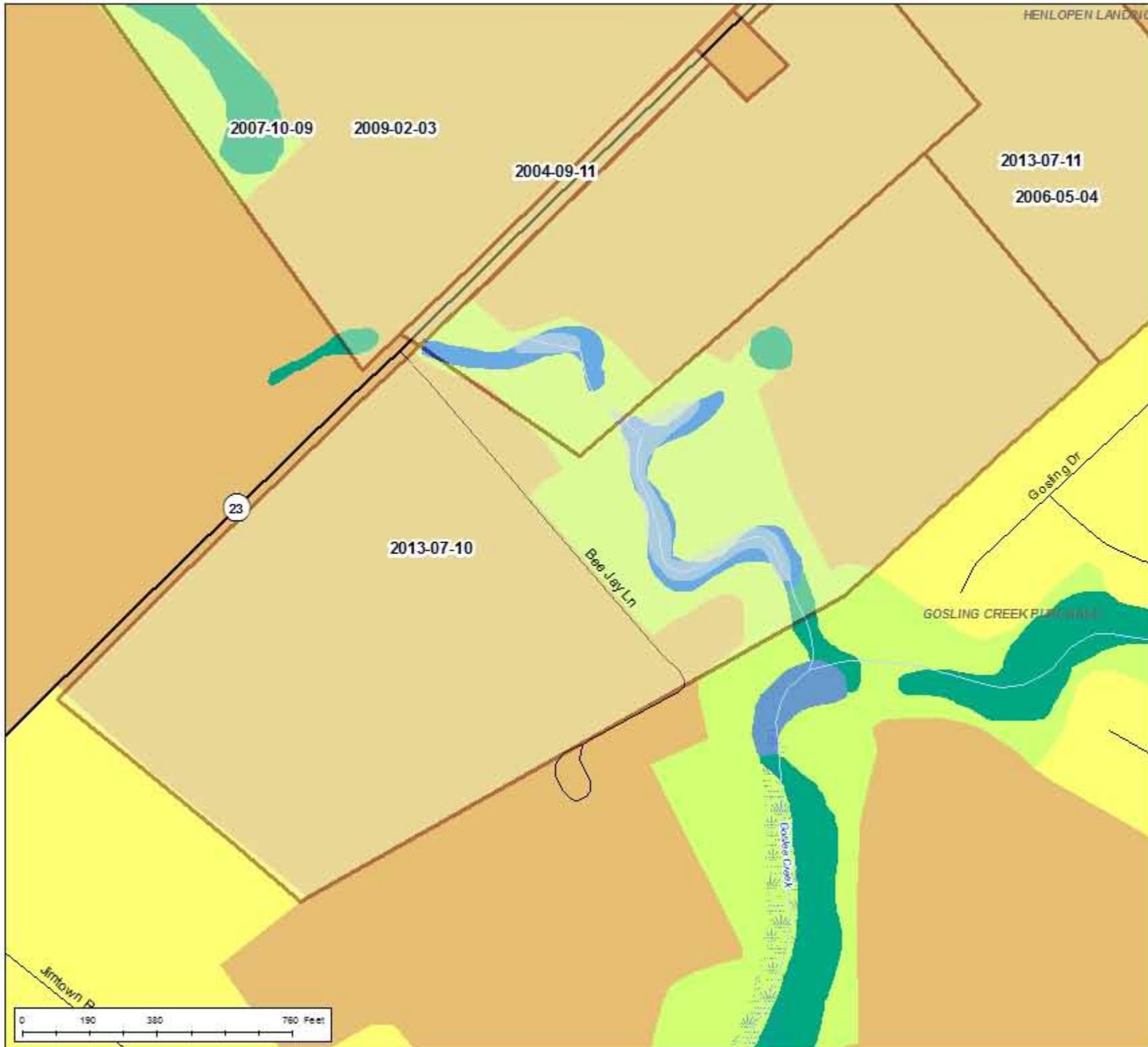


Produced by the Delaware Office of State Planning Coordination  
stateplanning.delaware.gov



# Preliminary Land Use Service (PLUS)

Cape Henlopen School District  
2013-07-10



- 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

1.4,366



Produced by the Delaware Office of State Planning Coordination  
stateplanning.delaware.gov



# Preliminary Land Use Service (PLUS)

Cape Henlopen School District  
2013-07-10



- Kent
  - PLUS Project Areas
  - Municipalities
- Imagery\_20121SD ef  
RGB
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

1:4,366



Produced by the Delaware Office of State Planning Coordination  
stateplanning.delaware.gov

