

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: **Sussex Technical School District - (SVT) - OPTION 6**

2. Location (please be specific): **Between Georgetown & Laurel - S/E Side of Rt. 9**

3. Parcel Identification #: _____ 4. County or Local Jurisdiction Name: where project is located: **SUSSEX / Town of Georgetown**

5. If contiguous to a municipality, are you seeking annexation: **Yes - Town of Georgetown**

6. Owner's Name: **Please Reference OPTION 6 - PARCEL INFORMATION.**

Address:

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Sussex Technical School District**

Address: **PO Box 351, 17137 County Seat Highway - Attn: Terry Little**

City: **Georgetown** State: **DE** Zip: **19947**

Phone: **302-381-9858** Fax: **302-856-7078** Email: **tlittle@sussexvt.k12.de.us**

8. Project Designer/Engineer: **PROJECT MANAGER - Common Sense Solutions, LLC (Mike Horsey)**

Address: **14127 Rottwaller Road**

City: **Laurel** State: **DE** Zip: **19956**

Phone: **302-542-9669** Fax: **n/a** Email: **Mike@css-de.com**

9. Please Designate a Contact Person, including phone number, for this Project: **Terry Little - 302-381-9858**

Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with certified comprehensive plan Site Plan Review
 Subdivision **X -GOVERNMENTAL SITE SELECTION**

11. Brief Explanation of Project being reviewed:
 Approx. 420,000 Sq-Ft Career & Educational Facility with Related Amenities.
 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. Unknown if Parcel has been previously submitted.

12. Area of Project (Acres +/-): 141+/- Ac Number of Residential Units: 0 Commercial square footage: 0

13. Present Zoning:
AR / Commercial

14. Proposed Zoning:
AR - Conditional Use

15. Present Use:
Agricultural

16. Proposed Use:
Career & Educational Facilities

17. Water: Central (Community system) Individual On-Site Public (Utility)

Service Provider Name: Town of Georgetown

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 Georgetown

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? 60 +/-Acres How many forested acres will be removed? 25 +/- 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: 10 +/- 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: Ditch Crossings

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? Generally 100' +/- except at Crossings

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: Yet to be evaluated and determined

23. Is open space proposed? Yes No If "Yes," how much? 20+/- Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active Recreation, Passive Recreation, Wildlife Habitat, Eco-Studies

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No ****SEE NOTE****

****Potentially as connected to Areas of Educational Study**

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: 5,250

What percentage of those trips will be trucks, excluding vans and pick-up trucks? <1% Trucks - 7% +/- with BUSES

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. Possibly with Security Concerns for Campus

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: Terry Little phone number: 302-381-9858

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

11-1-2013

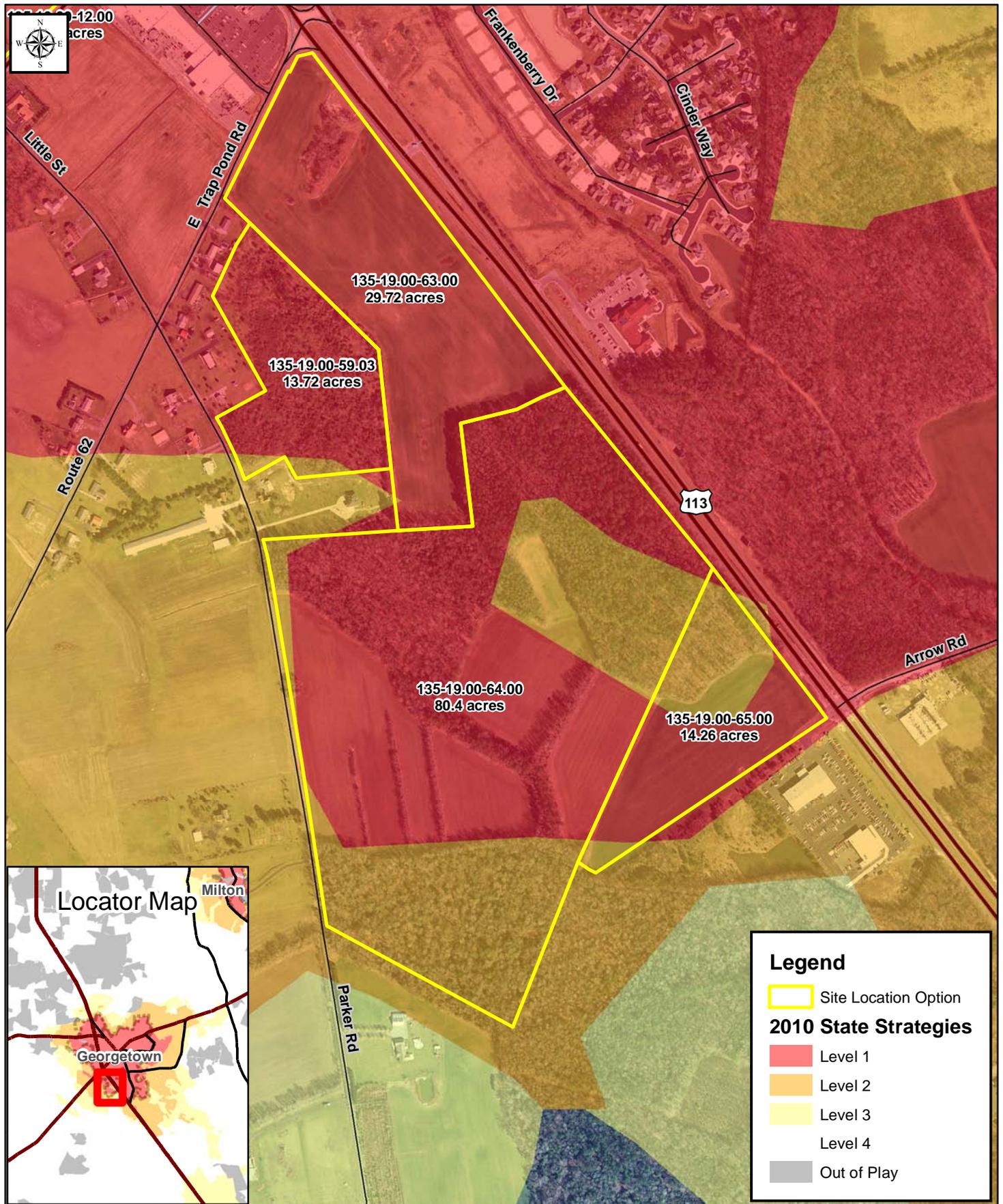
Signature of Person completing form
(If different than property owner)

Date

Signed application must be received before application is scheduled for PLUS review.

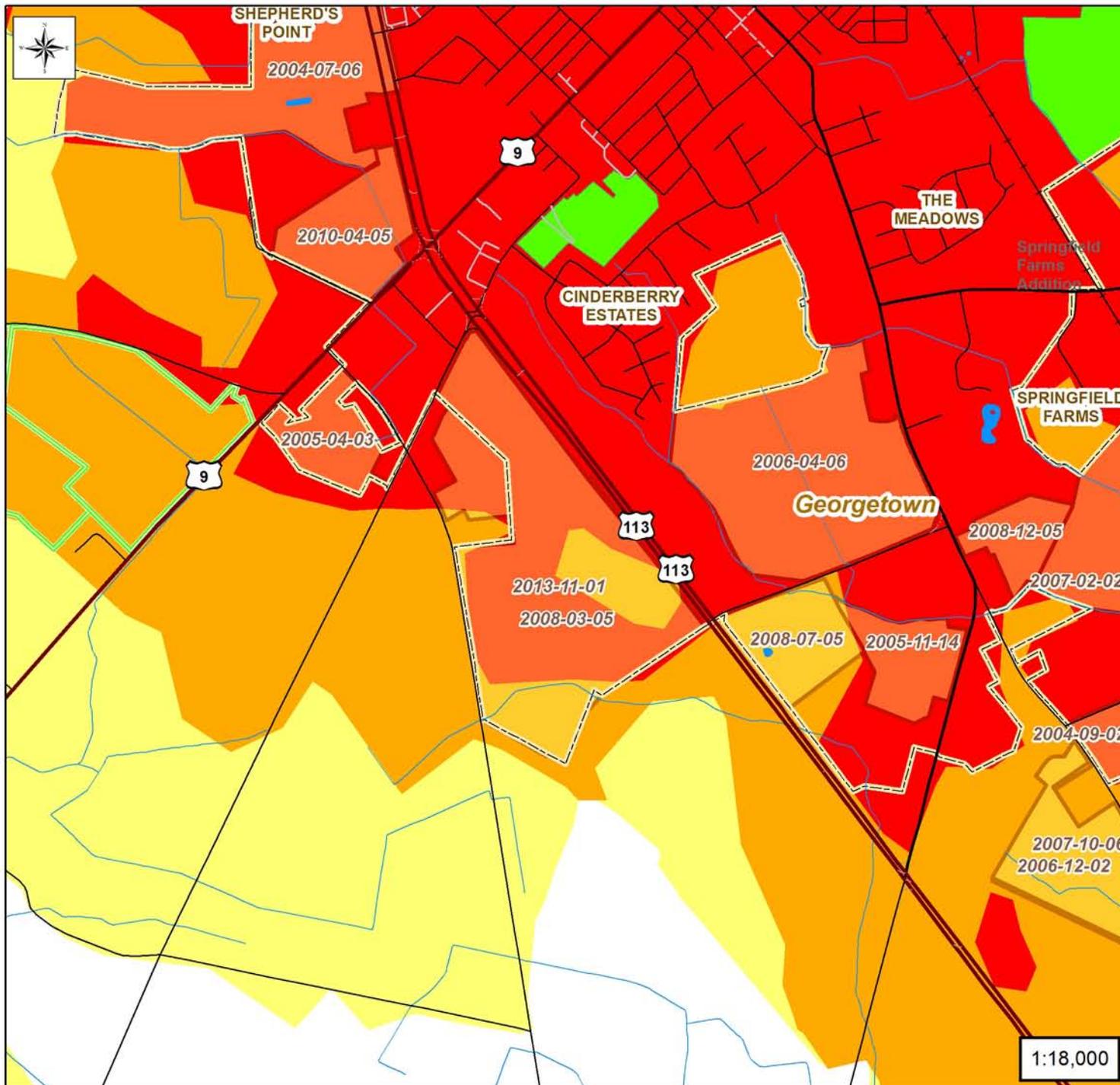
This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as 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.**

Sussex Vocational School District - Location Map Option 6



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Sussex Tech
School District
2013-11-01

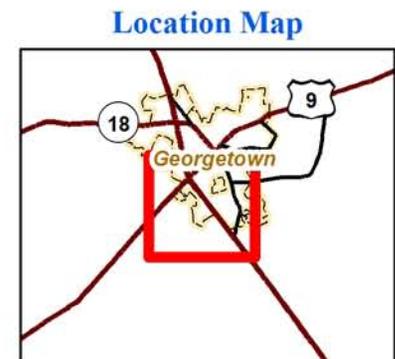


Legend

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

2010 State Strategies

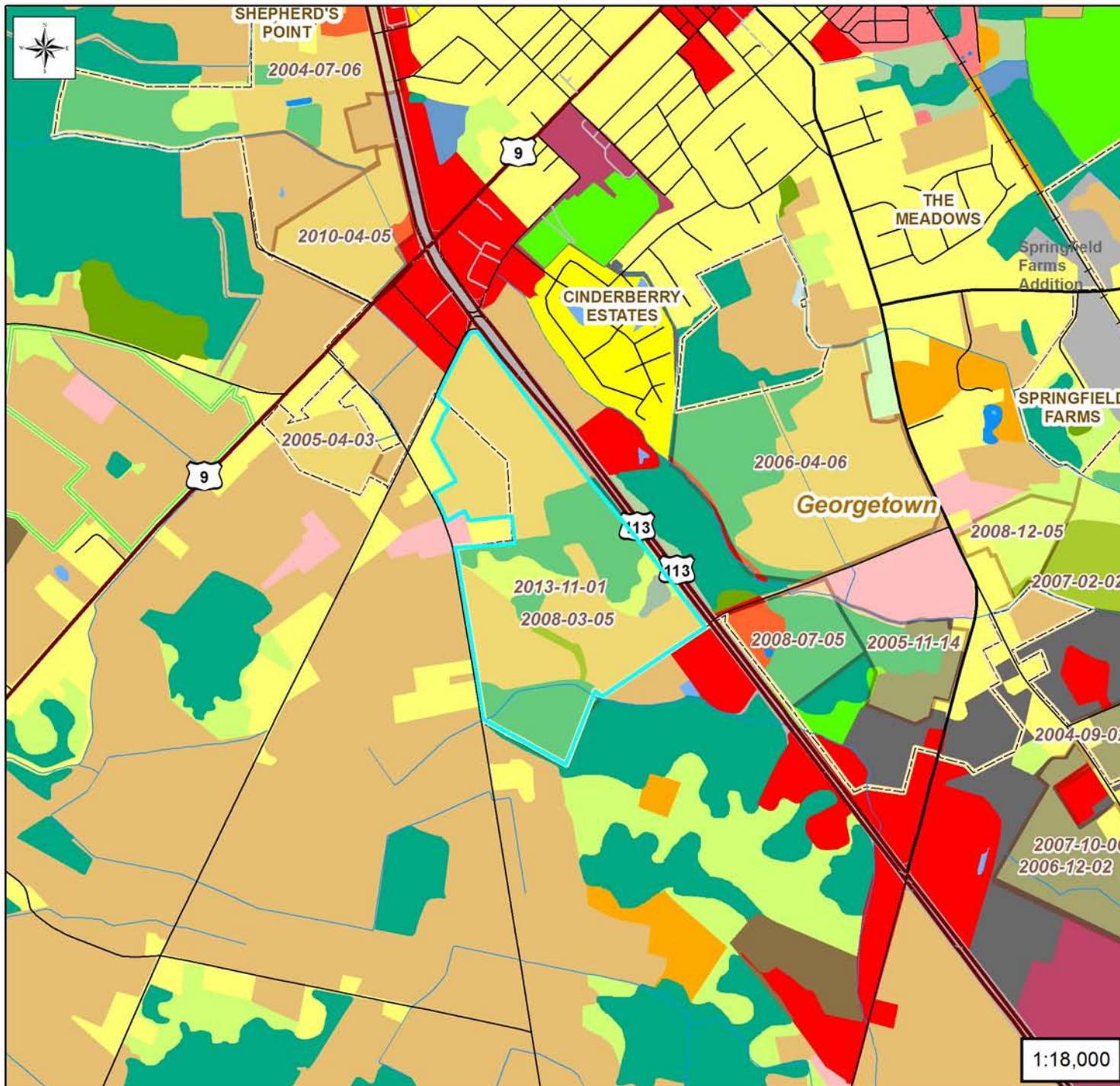
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play



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

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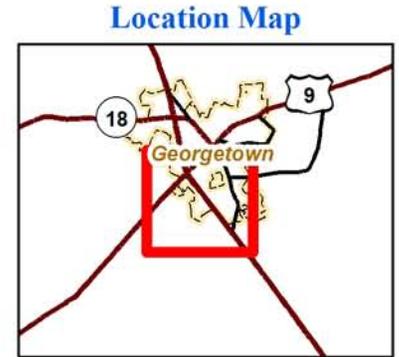


Legend

- PLUS Project Areas
- Agriculture Districts
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2007 Land Use

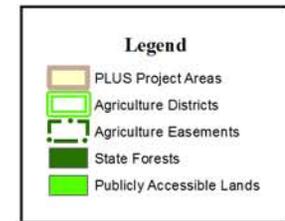
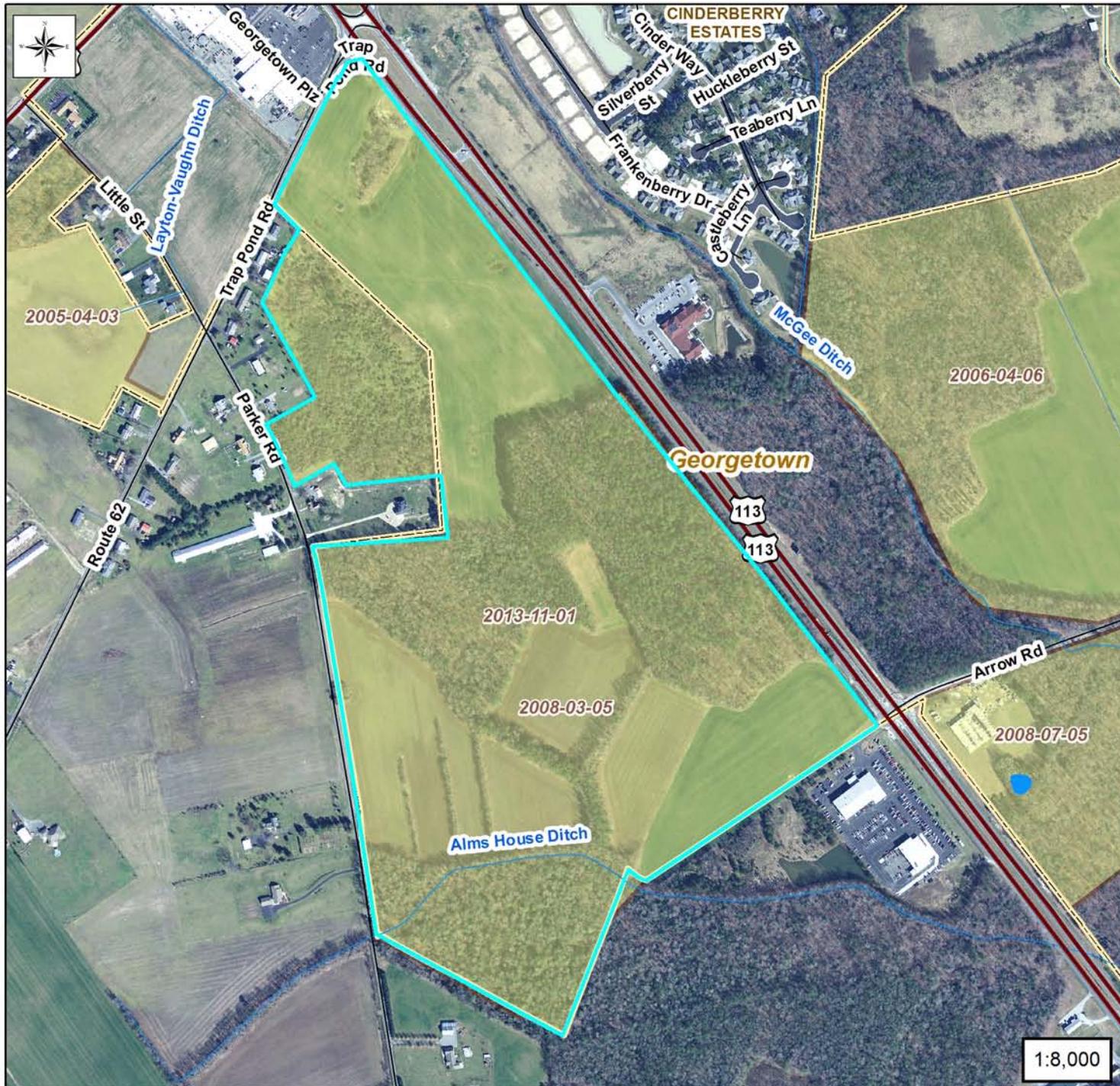
- Single Family Dwellings
- Multi-Family Dwellings
- Commercial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Extraction and Transitional



1:18,000

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2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

Location Map



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