

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 7**
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 7 - 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: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input type="checkbox"/> 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 +/-): 300+/- Ac Number of Residential Units: 0 Commercial square footage: 0	
13. Present Zoning: AR / Urban Residential / RPC	14. Proposed Zoning: AR - Conditional Use
15. Present Use: Agricultural	16. Proposed Use: Career & Educational Facilities
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 Georgetown Will a new public well be located on the site? <input type="checkbox"/> Yes <input 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 Georgetown 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? 50 +/-Acres How many forested acres will be removed? 30 +/- 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: 3 +/- Acres If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: Ditch Crossings How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>Generally 100' +/- except at Crossings</u>	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Yet to be evaluated and determined	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 170+/-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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 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

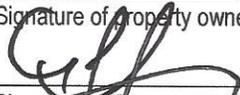
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
 Person to contact to arrange visit: Terry Little phone number: 302-381-9858

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

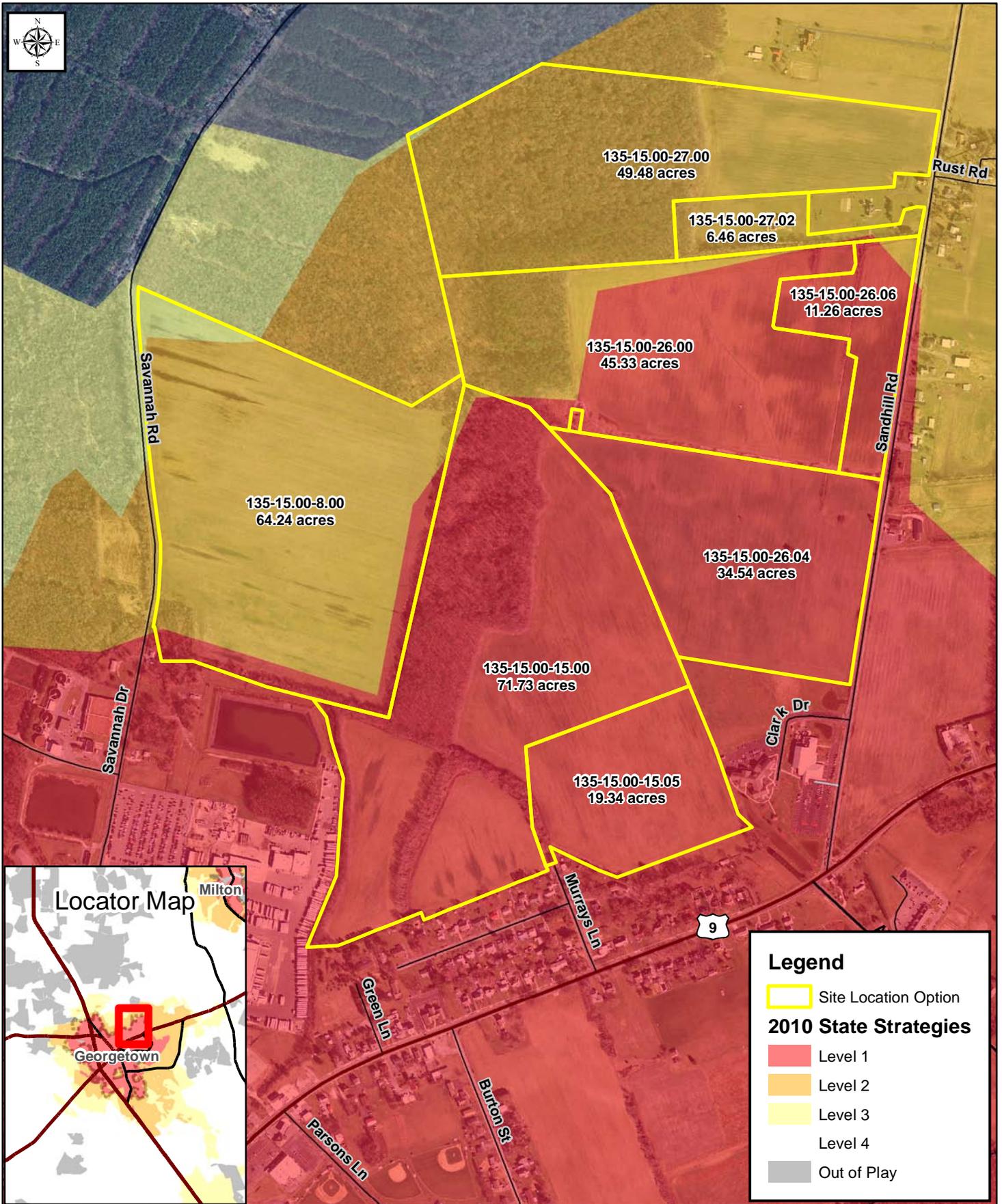
Signed application must be received before application is scheduled for PLUS review.

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.**

OPTION 7 - PARCEL INFORMATION

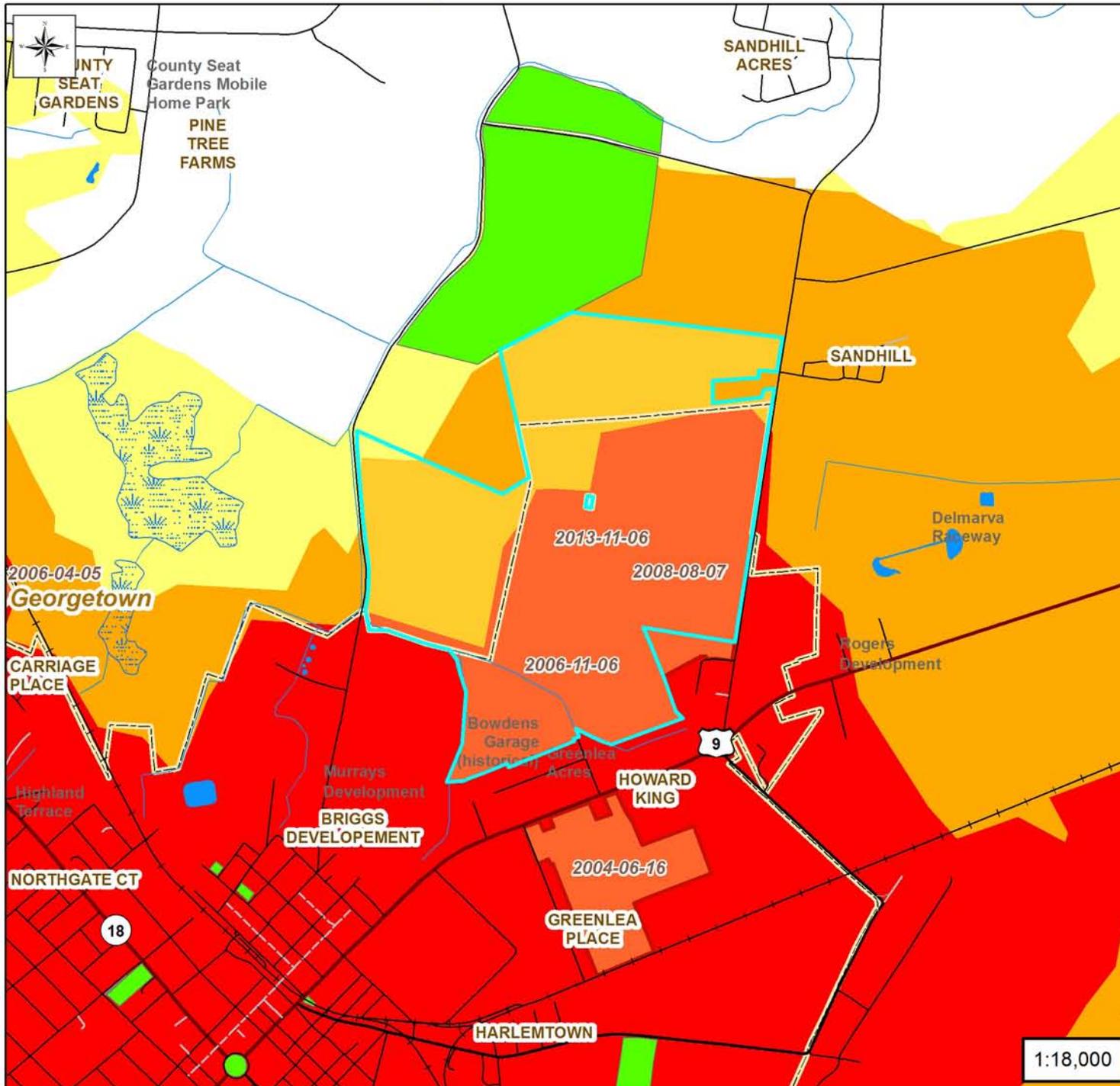
OPTION #7		
PARCEL NUMBER	OWNER	ACRES
135-15.00-8.00	RUTHI ADAMS JOSEPH & EDWARD J KAYE	64.24
135-15.00-15.00	JOSEPH SCHELL (DELAWARE DEVELOPMENT PARTN	71.73
135-15.00-15.05	JOSEPH SCHELL (DELAWARE DEVELOPMENT PARTN	19.34
135-15.00-26.00	JOSEPH SCHELL (DELAWARE DEVELOPMENT PARTN	45.33
135-15.00-26.06	JOSEPH SCHELL (DELAWARE DEVELOPMENT PARTN	11.26
135-15.00-26.04	CHEER INC.	34.54
	Total Acreage	246.44

Sussex Vocational School District - Location Map Option 7



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Sussex Technical
School District
2013-11-06



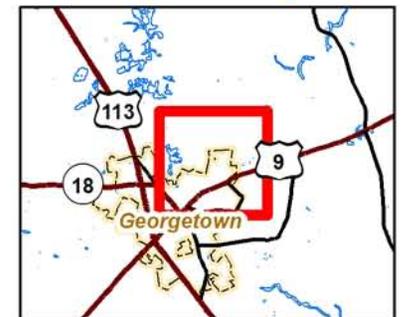
Legend

- 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

Location Map



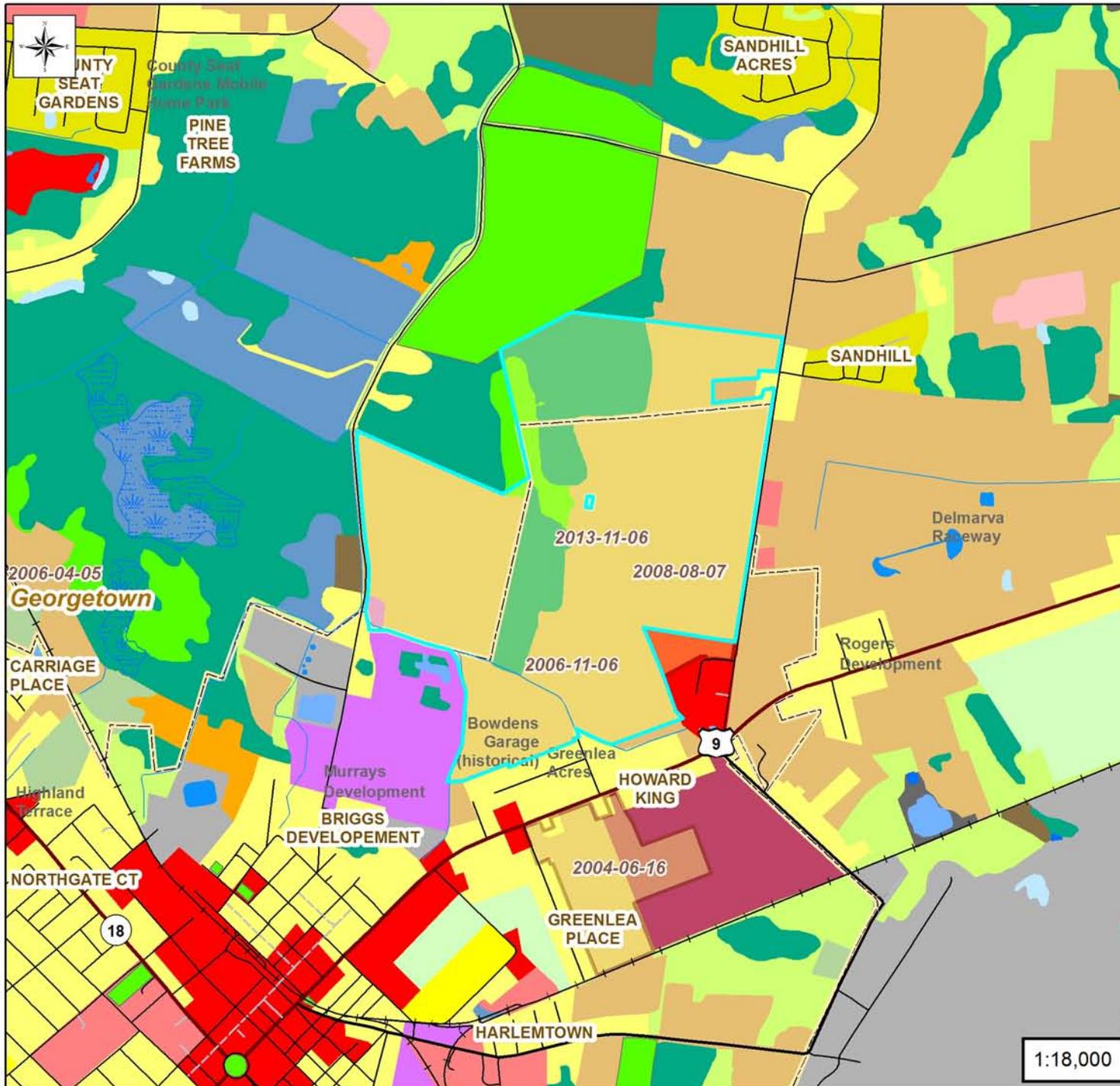
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Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

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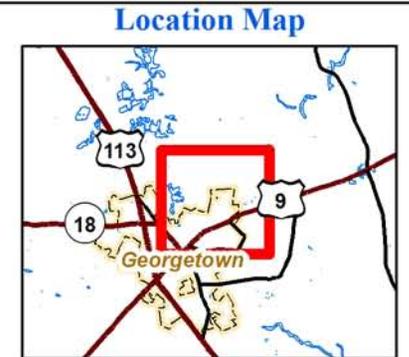


Legend

- PLUS Project Areas
- Agriculture Districts
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2007 Land Use

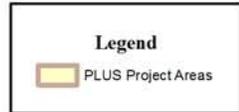
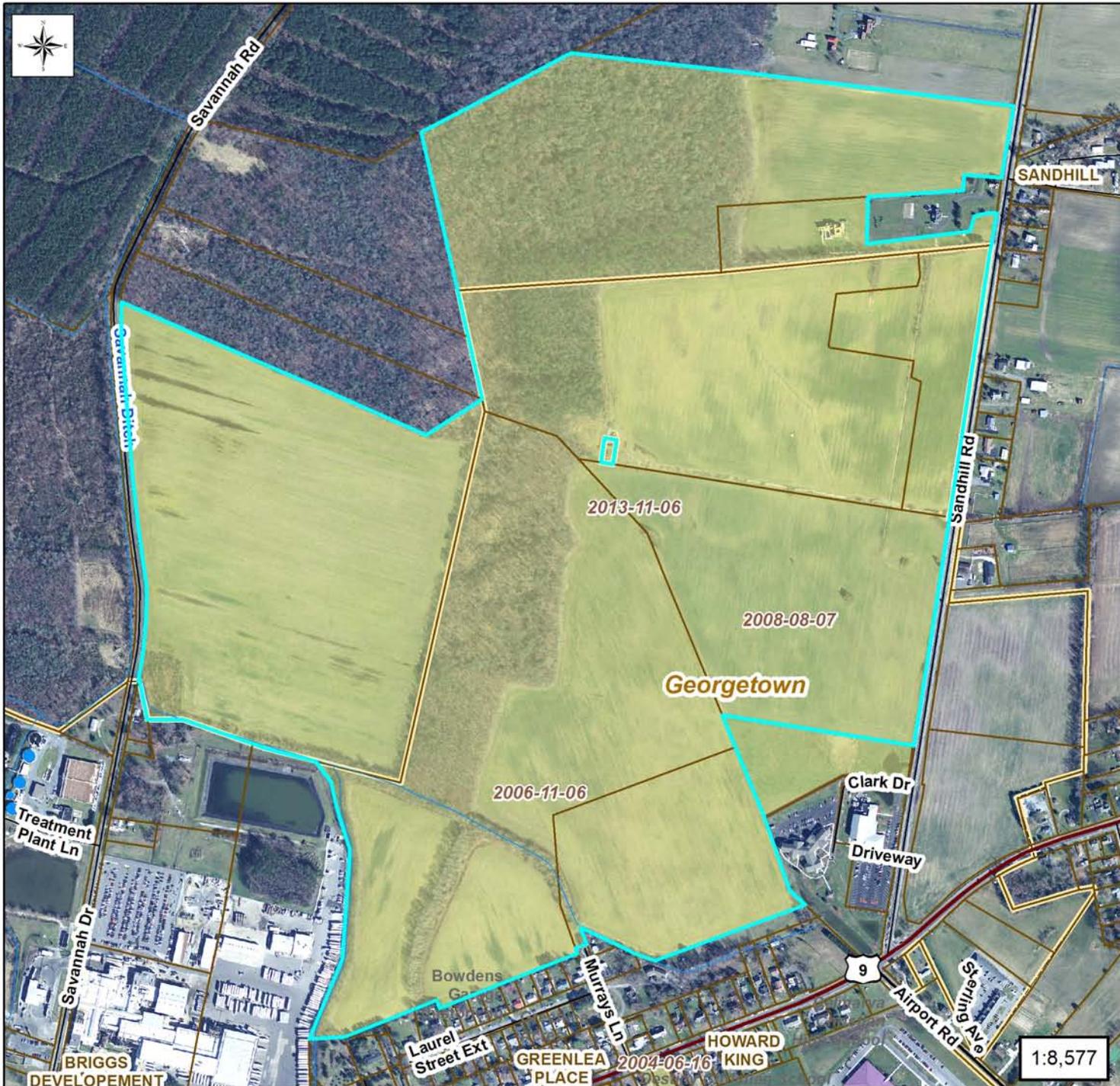
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Deciduous 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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2013-11-06



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

Location Map



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Office of State Planning Coordination
www.stateplanning.delaware.gov