

## 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): 2014-08-10  
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1

1. Project Title/Name: **Delmar School District Renovation and Addition Project**
2. Location ( please be specific): **Rear Property Adjacent to the North Parking Lot**
3. Parcel Identification #: ~~5-3200.116.00~~ 53202015005400
4. County or Local Jurisdiction Name: where project is located: Sussex County Delmar

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

6. Owner's Name: **Delmar School District**

Address: **200 North Eighth Street**

Delmar	DE	Zip: 19940
Phone: 302-846-9544	Fax: 302-846-2793	Email: <a href="mailto: david.ring@delmar.k12.de.us">david.ring@delmar.k12.de.us</a>

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

Address:

City:	State:	Zip:
Phone:	Fax:	Email:

8. Project Designer/Engineer: **Becker Morgan (Brad Hastings)**

Address: **312 West Main Street, Suite 300**

City: <b>Salisbury</b>	State: <b>MD</b>	Zip: <b>21801</b>
Phone: <b>410-546-9100</b>	Fax: <b>410-546-5824</b>	Email: <a href="mailto: bhastings@beckermorgan.com">bhastings@beckermorgan.com</a>

9. Please Designate a Contact Person, including phone number, for this Project: **David C Ring Jr 302-846-9544**

**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: **The current project necessitates additional space required for the Physical Education and Athletic Departments for the Delmar Middle School and High School. Our current facility is under one room and includes the district office, the Middle School and the High School. The project is designed to meet the needs for students in grades 5-12 who are required to enroll in physical education classes, as well as, students who participate in athletic programs in the Middle and High School. This is to include but not limited to middle school, junior varsity and varsity interscholastic athletic programs.**

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 +/-): - 13      Number of Residential Units: n/a      Commercial square footage: n/a

13. Present Zoning: **Medium Residential**

14. Proposed Zoning: n/a

15. Present Use: **Athletic Rest Rooms and Concession**

16. Proposed Use: **Locker Rooms, Office, Storage and Restrooms**

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

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 Delmar

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: n/a

How many forested acres are presently on-site?      How many forested acres will be removed? **None**

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? \_\_\_\_\_

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: **Existing Stormwater Facilities exist on the property. It is our intent to utilize rooftop disconnection in conjunction with grass filter strips in order to meet stormwater quality management and to utilize existing stormwater facilities for purposes of stormwater quantity management.**

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: **The facility is intended to serve the existing high school programs, functions, and facilities. The school student count is not increasing as a result of this project. As a result, additional traffic is not anticipated with this project.**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? *n/a*

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  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: Robert Searcey, Director of Facilities phone number: 302-846-9544, ext. 108

[robert.searcey@delmar.k12.de.us](mailto:robert.searcey@delmar.k12.de.us)

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.

\_\_\_\_\_  
 David C. Ring Jr, Superintendent  
 Signature of property owner

July 29, 2014  
 Date

\_\_\_\_\_  
 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.**



- 1 - School Building
- 2 - Visitor Parking Lot
- 3 - Administration, Staff, and Student Parking
- 4 - Custodial Garage
- 5 - Student Parking
- 6 - South Parking Lot (Staff)
- 7 - Substitute and Visitor Parking
- 8 - North Parking Lot (Staff and Buses)
- 9 - Concession Stand
- 10 - VersaCourt
- 11 - Football Field
- 12 - Practice Field
- 13 - Baseball Field
- 14 - Soccer Field
- 15 - Field Hockey Field
- 16 - Softball
- 17 - Field for Physical Education Use
- 18 - Middle School Football Field
- 19 - Field for Physical Education Use

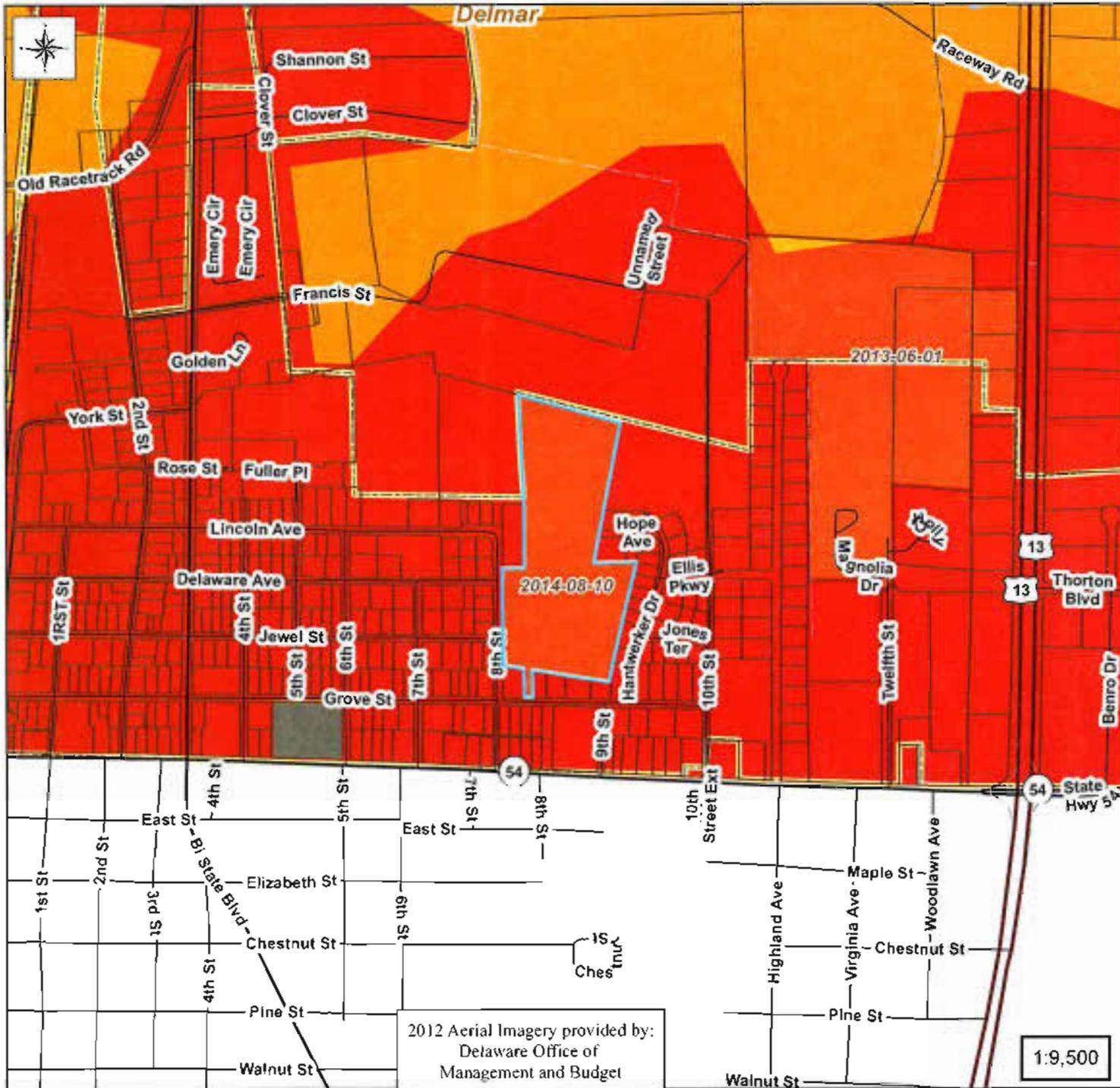


# Delmar School District Campus Map



# Preliminary Land Use Service (PLUS)

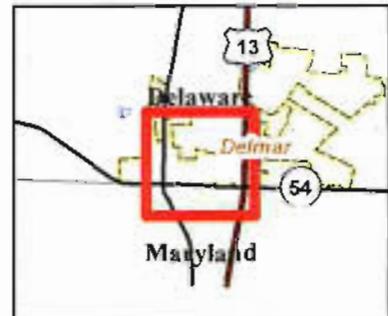
Delmar School District Addition  
2014-08-10



**Legend**

- PLUS Project Areas
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

## Location Map

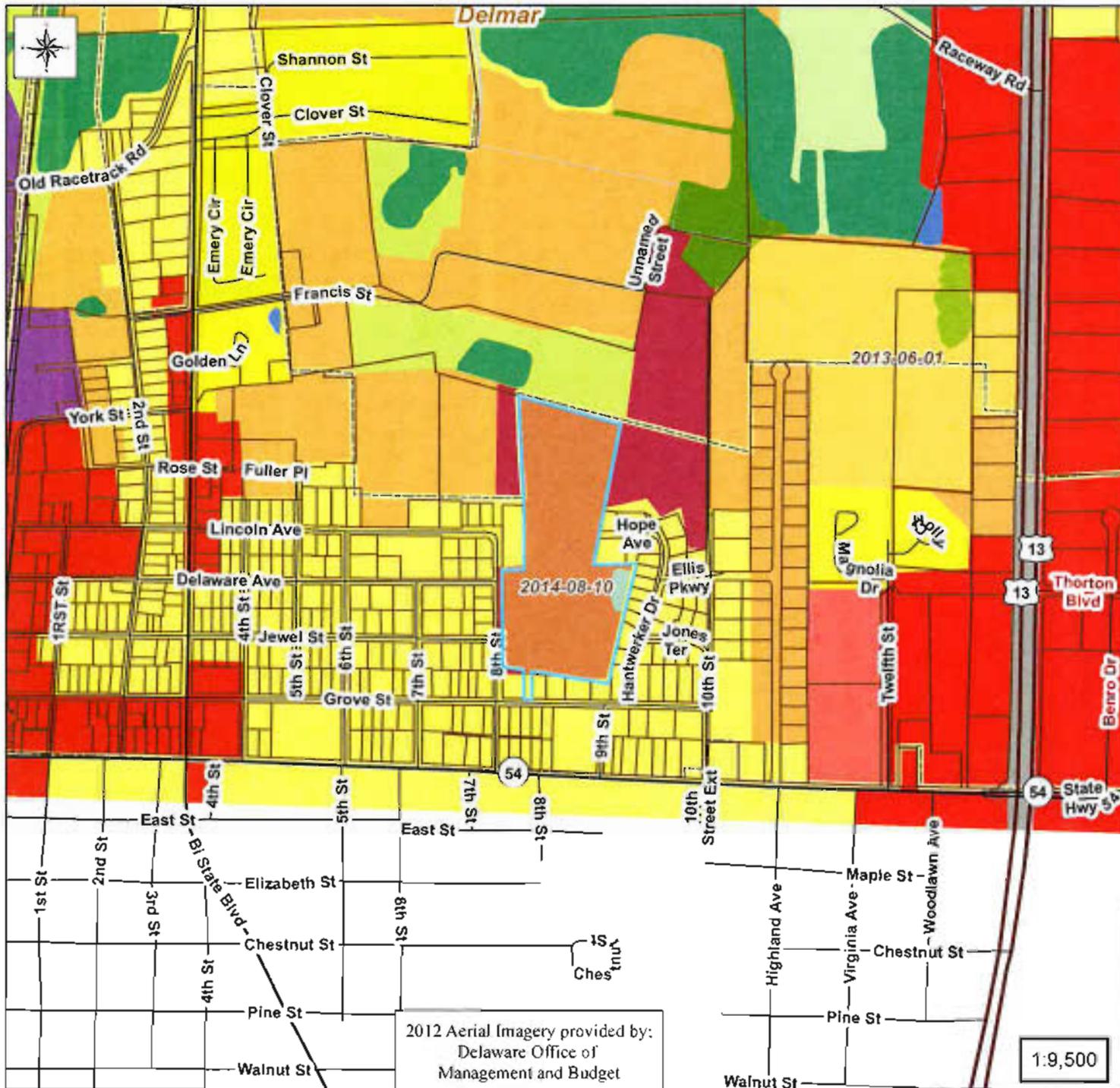


2012 Aerial Imagery provided by:  
Delaware Office of  
Management and Budget

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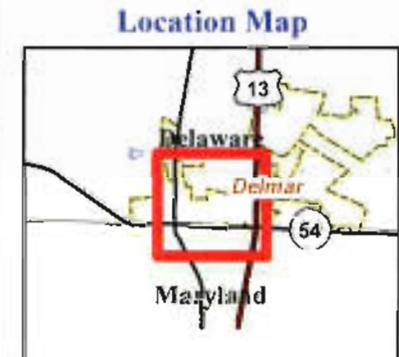
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**Legend**

- PLUS Project Areas
- 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
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Forested Wetlands - Tidal and Non-tidal



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**Legend**

- PLUS Project Areas

### Location Map



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

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Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)