

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): 2015-04-04

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2

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

2. Location (please be specific): **John J Williams Hwy/Dorman Farm Ln/Mulberry Knoll Road**

3. Parcel Identification #: **3-34-12.00-45.01**

4. County or Local Jurisdiction Name: where project is located: **Sussex County**

5. If contiguous to a municipality, are you seeking annexation: **No**

6. Owner's Name: **Paul Townsend (JG Townsend Jr Co)**

Address: **P.O. Box 430 316 N Race St**

City: **Georgetown**

State: **Delaware**

Zip: **19947**

Phone: **302-236-3212**

Fax:

Email:

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Cape Henlopen School Di**

Address: **1270 Kings Highway**

City: **Lewes**

State: **Delaware**

Zip: **19958**

Phone: **302-645-6686**

Fax:

Email: **brian.bassett@cape.k12.de**

8. Project Designer/Engineer: **Davis, Bowen & Friedel, Inc.**

Address: **23 North Walnut Street**

City: **Milford**

State: **Delaware**

Zip: **19963**

Phone: **(302) 424-1441**

Fax: **(302) 424-0430**

Email: **wzc@dbfinc.com**

9. Please Designate a Contact Person, including phone number, for this Project: **Zachary Crouch, (302)424-1441**

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: Site Plan - 79,990 Sq. Ft. New 720 Student Elementary 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.
 Conditional Use

12. Area of Project (Acres +/-): 25.4 Number of Residential Units: 0 Commercial square footage: 79,990 Sq. Ft.

13. Present Zoning:
AR-1

14. Proposed Zoning:
Public School Site

15. Present Use:
Farm

16. Proposed Use:
Elementary School site

17. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Tidewater Utilities, Inc.

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: Sussex County

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? How many forested acres will be removed? 0
 0 Acre

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: Infiltration areas and Stormwater Infiltration ponds

23. Is open space proposed? Yes No If "Yes," how much? 14 Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Playground, Student Recreation Fields, Storm water management

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: 929 Trips

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

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. Connection will be made to a future DSP Troop7 property

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

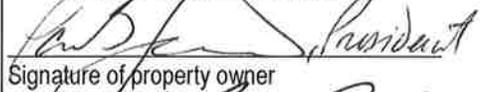
Has this site been evaluated for historic and/or cultural resources? Yes No

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

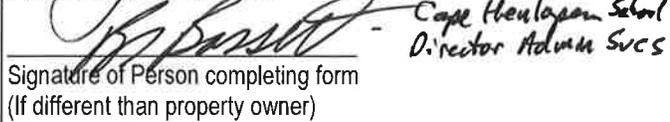
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
Person to contact to arrange visit: _____ phone number: _____

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

3/24/15
Date


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

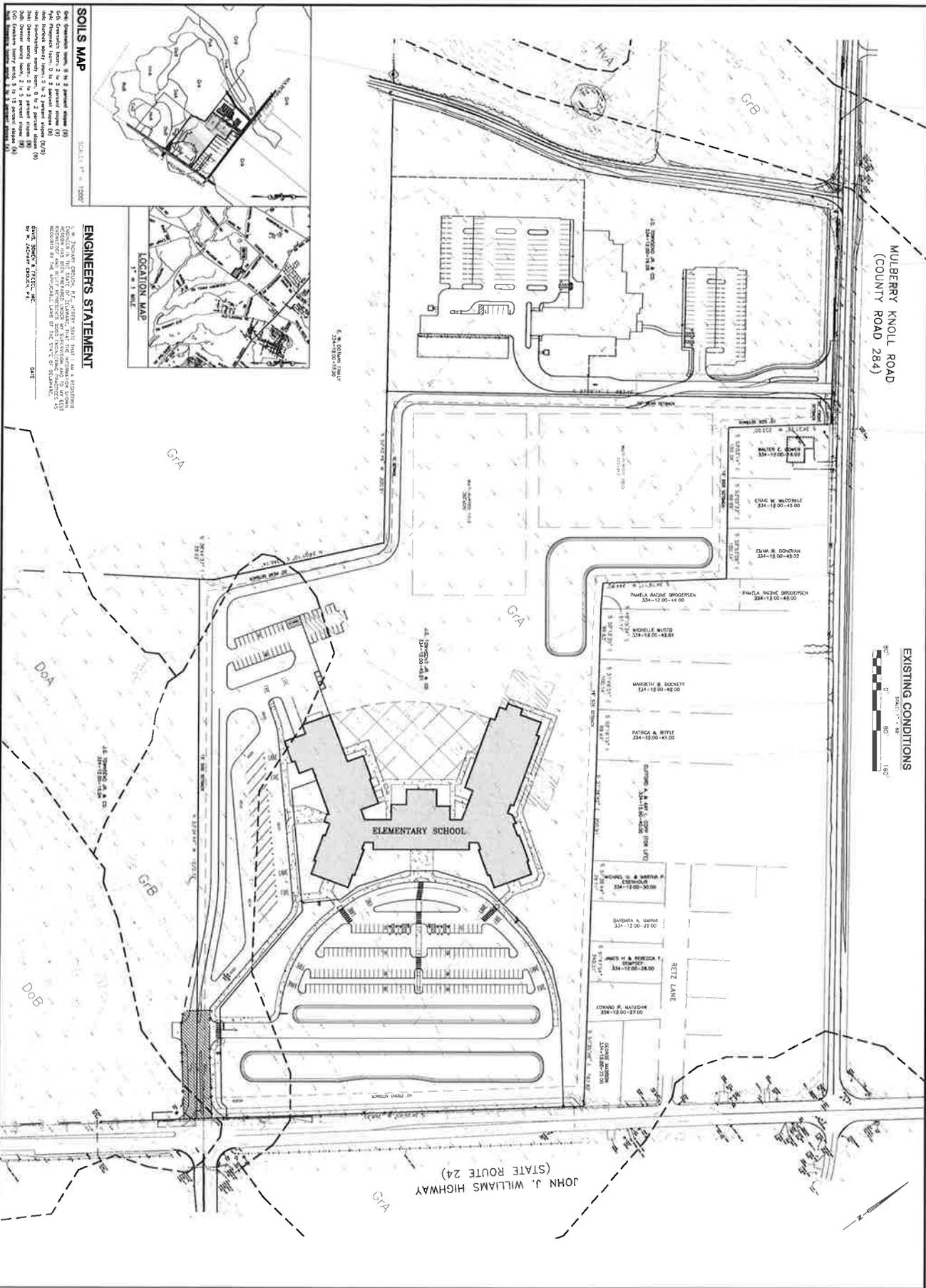
3/26/15
Date

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 PLUS@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 the Office of State Planning 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.

MULBERRY KNOLL ROAD
(COUNTY ROAD 284)

EXISTING CONDITIONS
SCALE: 1" = 80'
0 50 100 150



SOILS MAP

SCALE: 1" = 1000'

Soil Classification Legend:
 G1B - 2 percent slopes (0)
 G1C - 2 percent slopes (0)
 G1D - 2 percent slopes (0)
 G1E - 2 percent slopes (0)
 G1F - 2 percent slopes (0)
 G1G - 2 percent slopes (0)
 G1H - 2 percent slopes (0)
 G1I - 2 percent slopes (0)
 G1J - 2 percent slopes (0)
 G1K - 2 percent slopes (0)
 G1L - 2 percent slopes (0)
 G1M - 2 percent slopes (0)
 G1N - 2 percent slopes (0)
 G1O - 2 percent slopes (0)
 G1P - 2 percent slopes (0)
 G1Q - 2 percent slopes (0)
 G1R - 2 percent slopes (0)
 G1S - 2 percent slopes (0)
 G1T - 2 percent slopes (0)
 G1U - 2 percent slopes (0)
 G1V - 2 percent slopes (0)
 G1W - 2 percent slopes (0)
 G1X - 2 percent slopes (0)
 G1Y - 2 percent slopes (0)
 G1Z - 2 percent slopes (0)
 DoA - 2 percent slopes (0)
 DoB - 2 percent slopes (0)

ENGINEER'S STATEMENT

I, the undersigned, being a duly licensed Professional Engineer in the State of Delaware, do hereby certify that I am a duly licensed Professional Engineer in the State of Delaware, and that I am the author of the design and construction of the above described project, and that I am a duly licensed Professional Engineer in the State of Delaware, and that I am the author of the design and construction of the above described project, and that I am a duly licensed Professional Engineer in the State of Delaware, and that I am the author of the design and construction of the above described project.



ELEMENTARY SCHOOL

JOHN J. WILLIAMS HIGHWAY
(STATE ROUTE 24)

C-01

Project	January 24, 2013
Drawn	1/24/13
Checked	1/24/13
Scale	1" = 80'
Sheet	1 of 1
Project	RT. 24 ELEMENTARY SCHOOL
Location	CAPE HENLOPEN SCHOOL DISTRICT
Client	SUSSEX COUNTY, DELAWARE

**PROPOSED RT. 24 ELEMENTARY SCHOOL
CAPE HENLOPEN SCHOOL DISTRICT
SUSSEX COUNTY, DELAWARE**

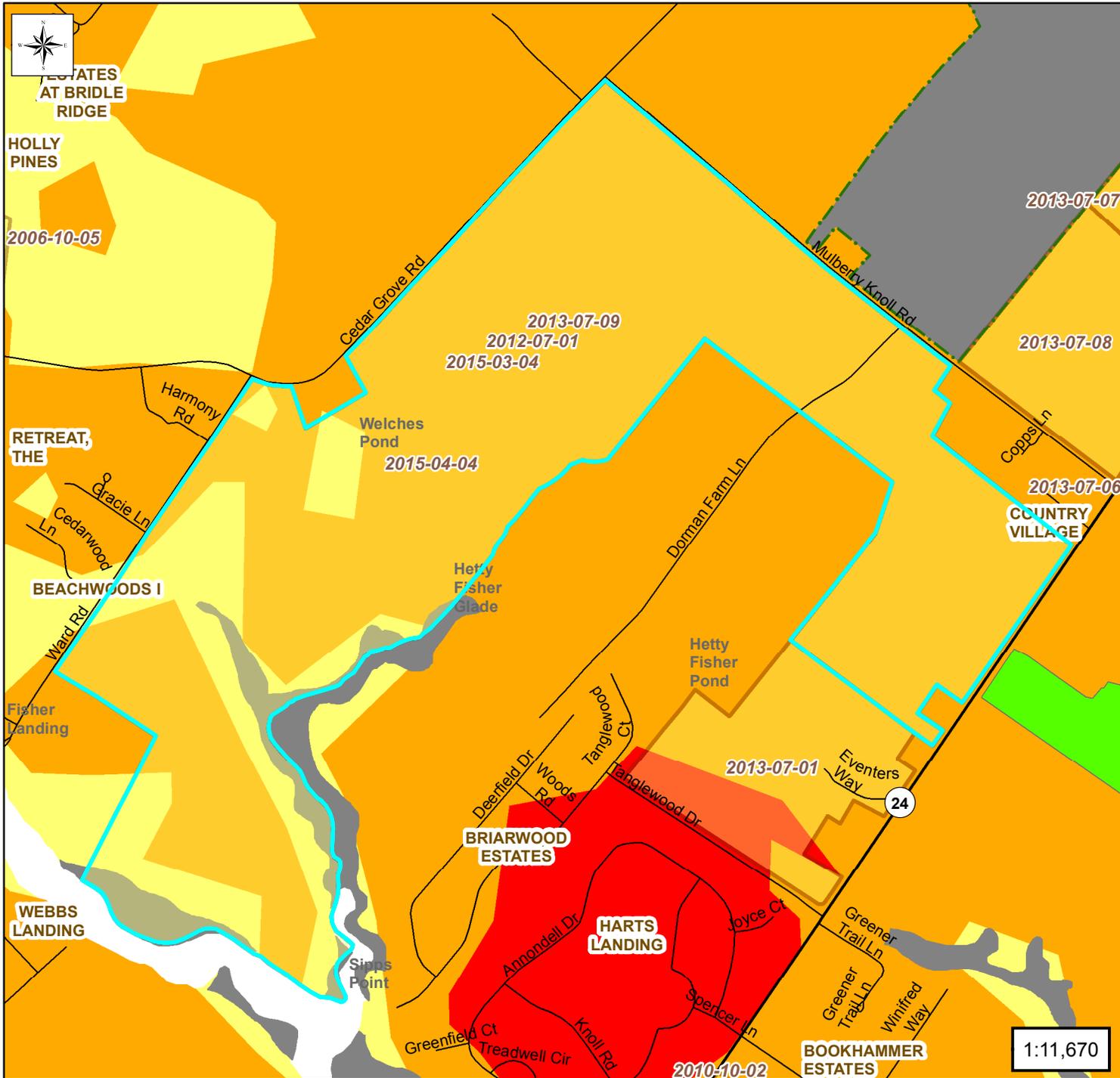


DAVIS, BOWEN & FRIEDEL, INC.
ENGINEERS & SURVEYORS
WILMINGTON, DELAWARE (302) 441-1001
PHILADELPHIA, PENNSYLVANIA (215) 343-0001
WILMINGTON, MASSACHUSETTS (508) 624-1841

EXISTING CONDITIONS

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Cape Henlopen School District
2015-04-04

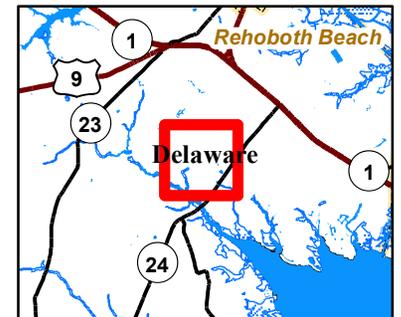


Legend

2010 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands

Location Map



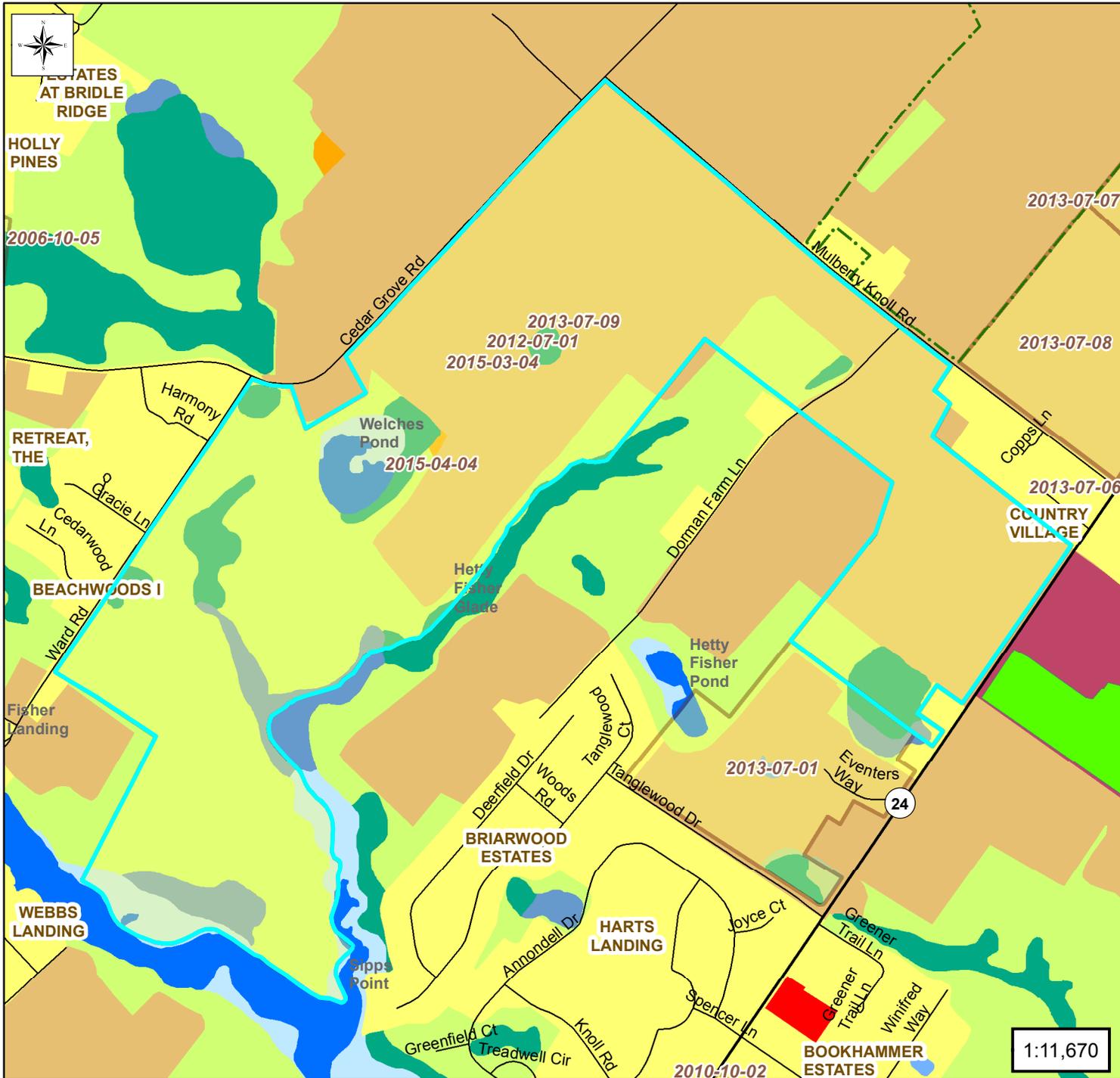
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Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

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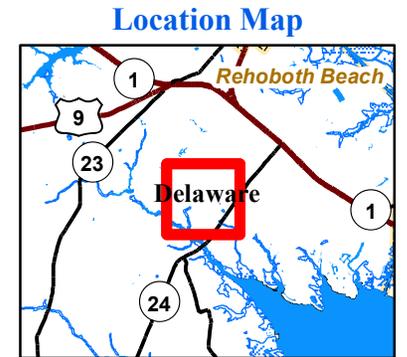
Cape Henlopen School District
2015-04-04



Legend

2007 Land Use

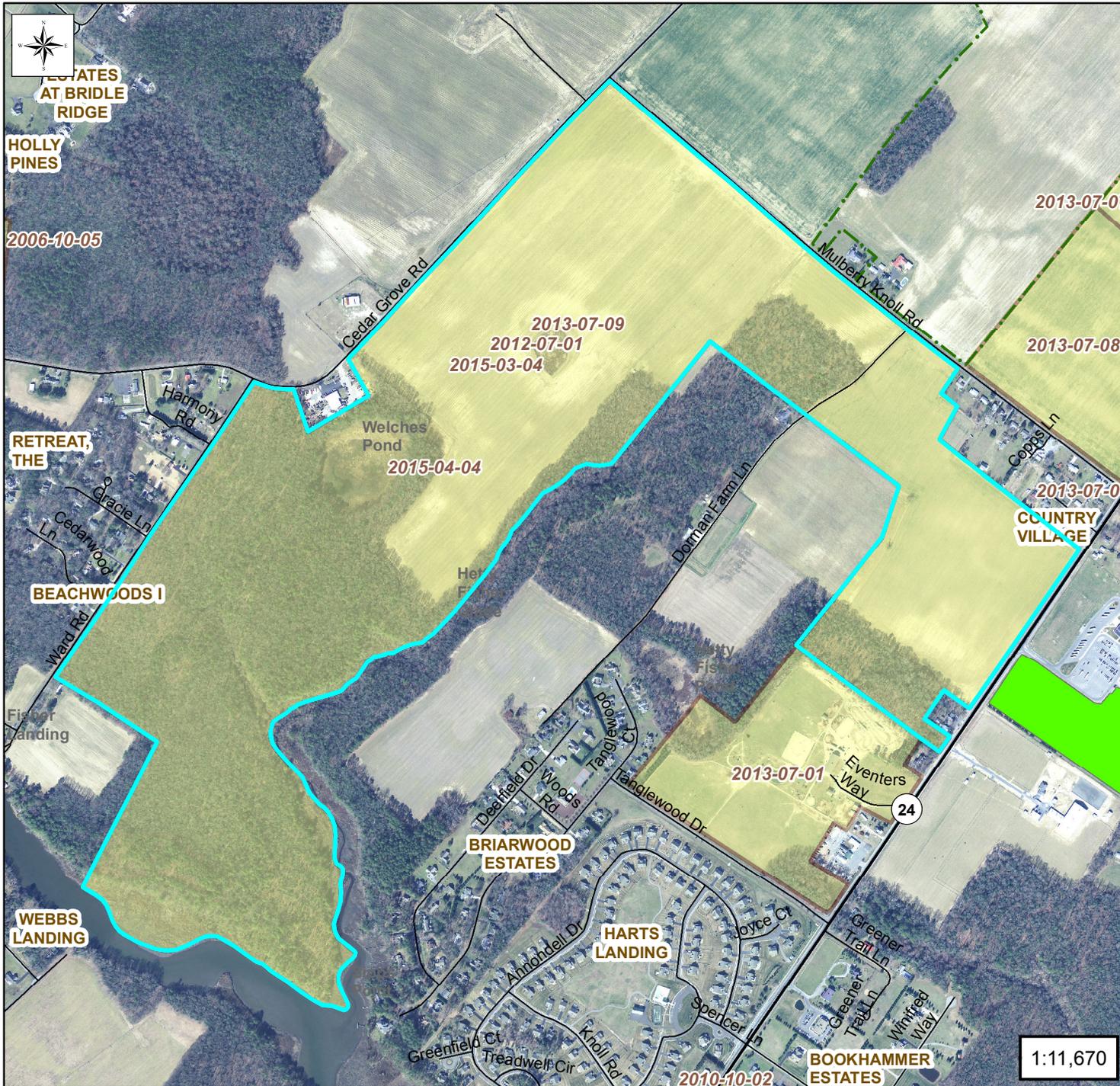
- Single Family Dwellings
- Commercial
- Institutional/Governmental
- Farms, Pasture, Cropland
- Rangeland
- Mixed Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands



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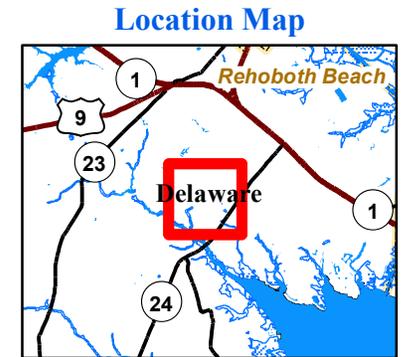
Preliminary Land Use Service (PLUS)

Cape Henlopen School District
2015-04-04



Legend

-  Agriculture Districts
-  Agriculture Easements
-  State Forests
-  Publicly Accessible Lands



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