

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): 2015-07-07
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 4

1. Project Title/Name: Sussex Technical School District		
2. Location (please be specific): Revel Road, Millsboro, Delaware		
3. Parcel Identification #: 233-4.00-1.00	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: Grace United Methodist Church		
Address: 330 E Church Street		
City: Millsboro	State: DE	Zip: 19966
Phone: 302-934-7969	Fax:	Email:
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Sussex Technical School		
Address: 17099 County Seat Highway		
City: Georgetown	State: DE	Zip: 19947
Phone: 302-856-2548	Fax: 302-856-7078	Email:
8. Project Designer/Engineer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
9. Please Designate a Contact Person, including phone number, for this Project:		

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: **Potential New High School Site**

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 +/-): **304+** Number of Residential Units: Commercial square footage:

13. Present Zoning:
Agriculture

14. Proposed Zoning:
Educational

15. Present Use:
Farmland/Woodland

16. Proposed Use:
Public Education

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

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:

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):

20. Environmental impacts:

How many forested acres are presently on-site? **60%** How many forested acres will be removed? **TBD**

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 **UNKNOWN**

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

SEE ATTACHED MAP

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? **TBD**

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: **TBD**

23. Is open space proposed? Yes No If "Yes," how much? **TBD** 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, stormwater management & wildlife habitat**

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

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: TBD

What percentage of those trips will be trucks, excluding vans and pick-up trucks? TBD

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. TBD

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: _____ 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

 Date

6/9/15

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

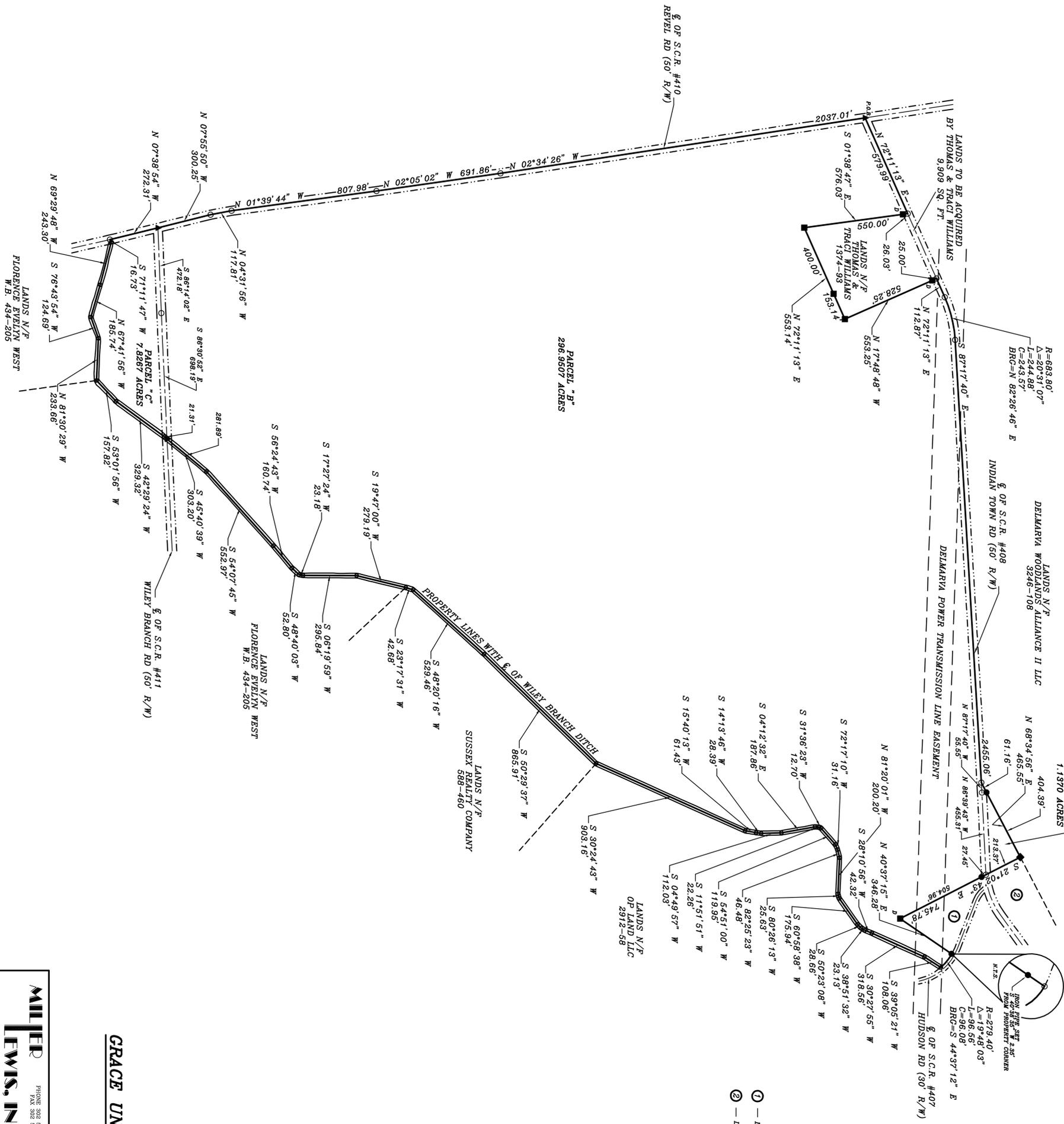
 Date

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 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.



- CONCRETE MONUMENT (FOUND)
- DISTURBED CONCRETE MONUMENT (FOUND)
- ◆ T-BAR (FOUND)
- ▲ "PK" NAIL (SET)
- IRON PIPE (SET)
- POINT



- ① — LOT #8 OR "JERRY L. PASSWATERS" SUBDIVISION, P.B. 62-163
- ② — LOT #1 OR "JERRY L. PASSWATERS" SUBDIVISION, P.B. 62-163

**PROPERTY SURVEY FOR
GRACE UNITED METHODIST CHURCH**

TOTAL AREA: 306.9144 ACRES

SCALE: 1" = 300'

		HUNDREDS COUNTY	
PHONE 302 541 5850 FAX 302 541 5851		SUSSEX	
LAND SURVEYING 34313 PEPPERS CORNER RD. FRANKFORD, DELAWARE 19945		DRAWN BY K.R.K.	
JULY 17, 2008		REF. 3528-294	
SUBURBAN SURVEY		DWG. NO. 2-33-9-1	



U.S. Fish and Wildlife Service National Wetlands Inventory

school site B

Jun 9, 2015



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

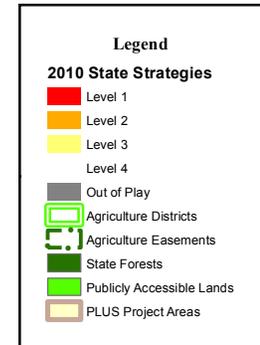
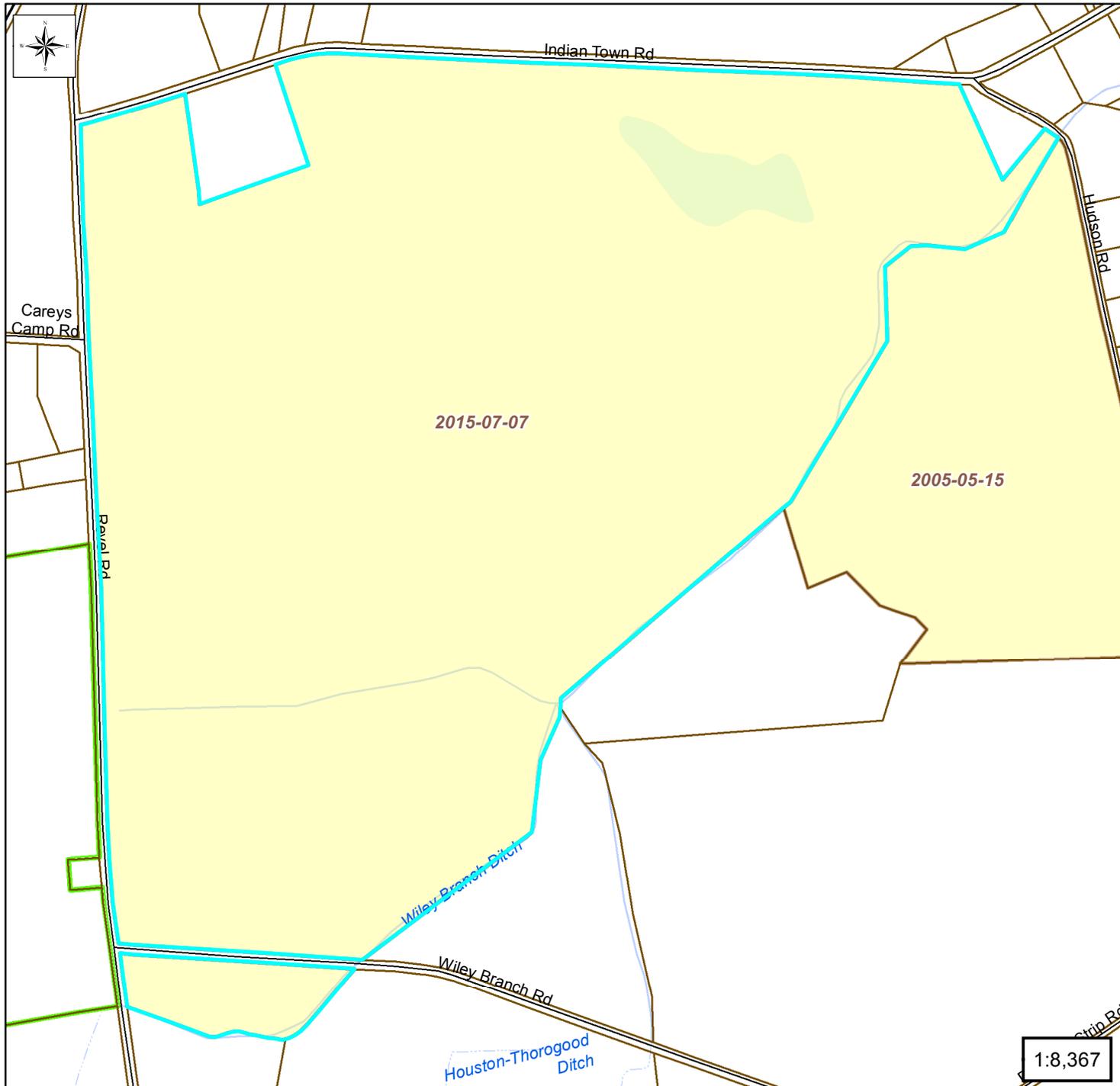
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

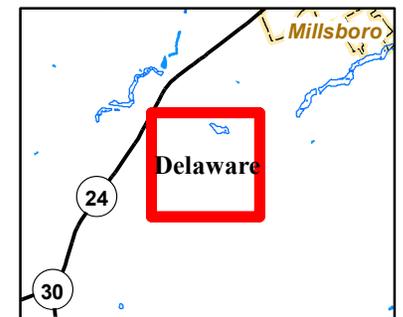
millsboro

Preliminary Land Use Service (PLUS)

Sussex Tech
2015-07-07



Location Map



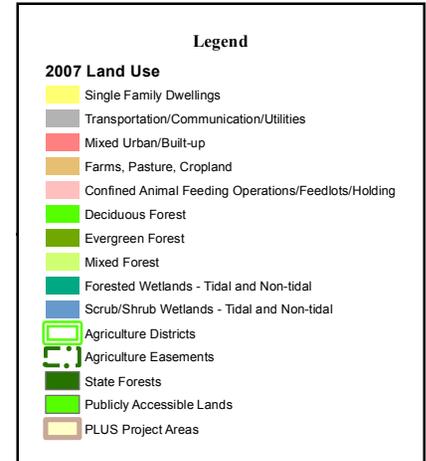
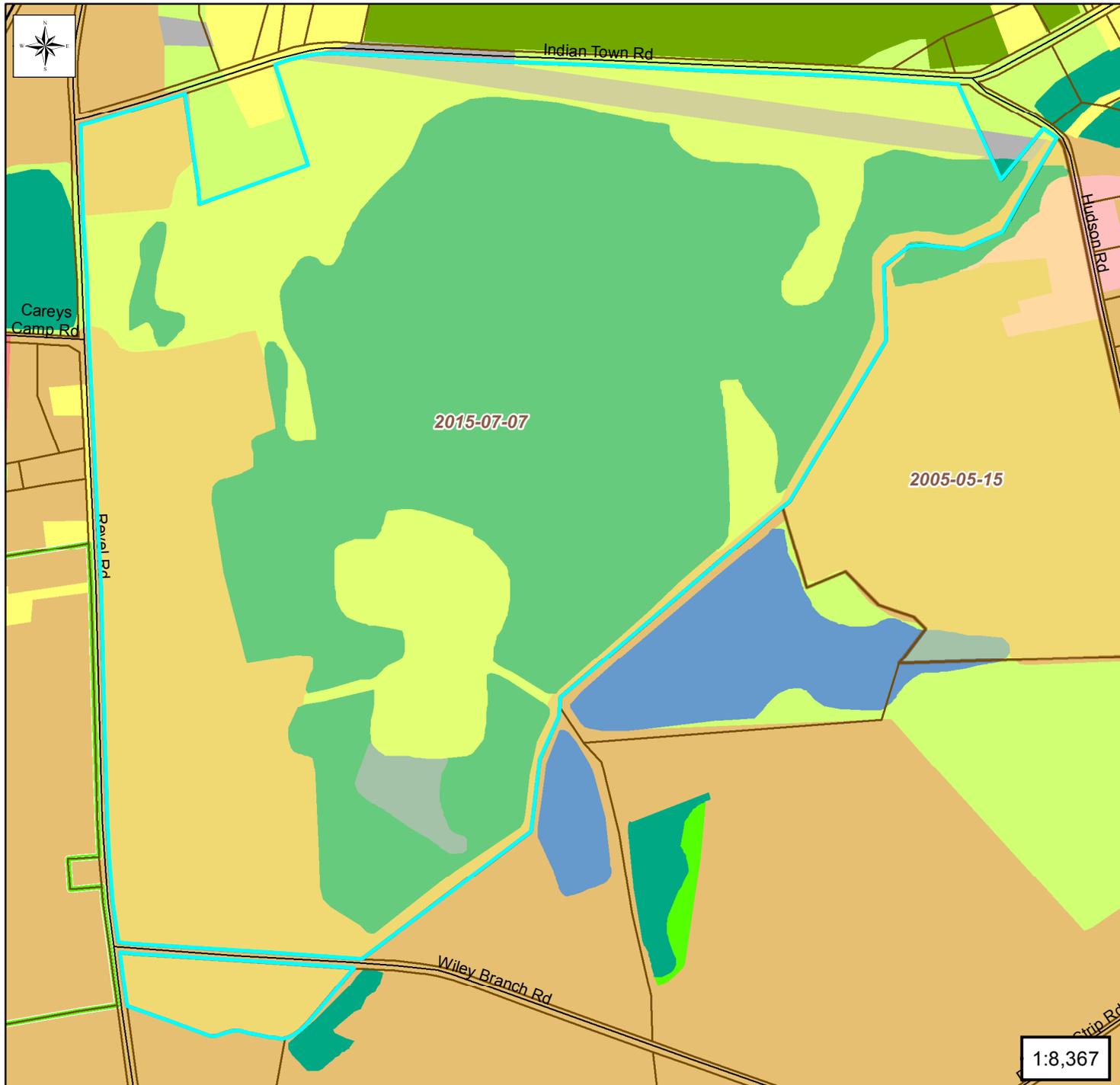
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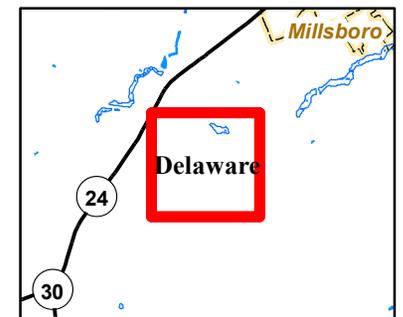
Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

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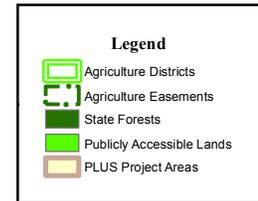
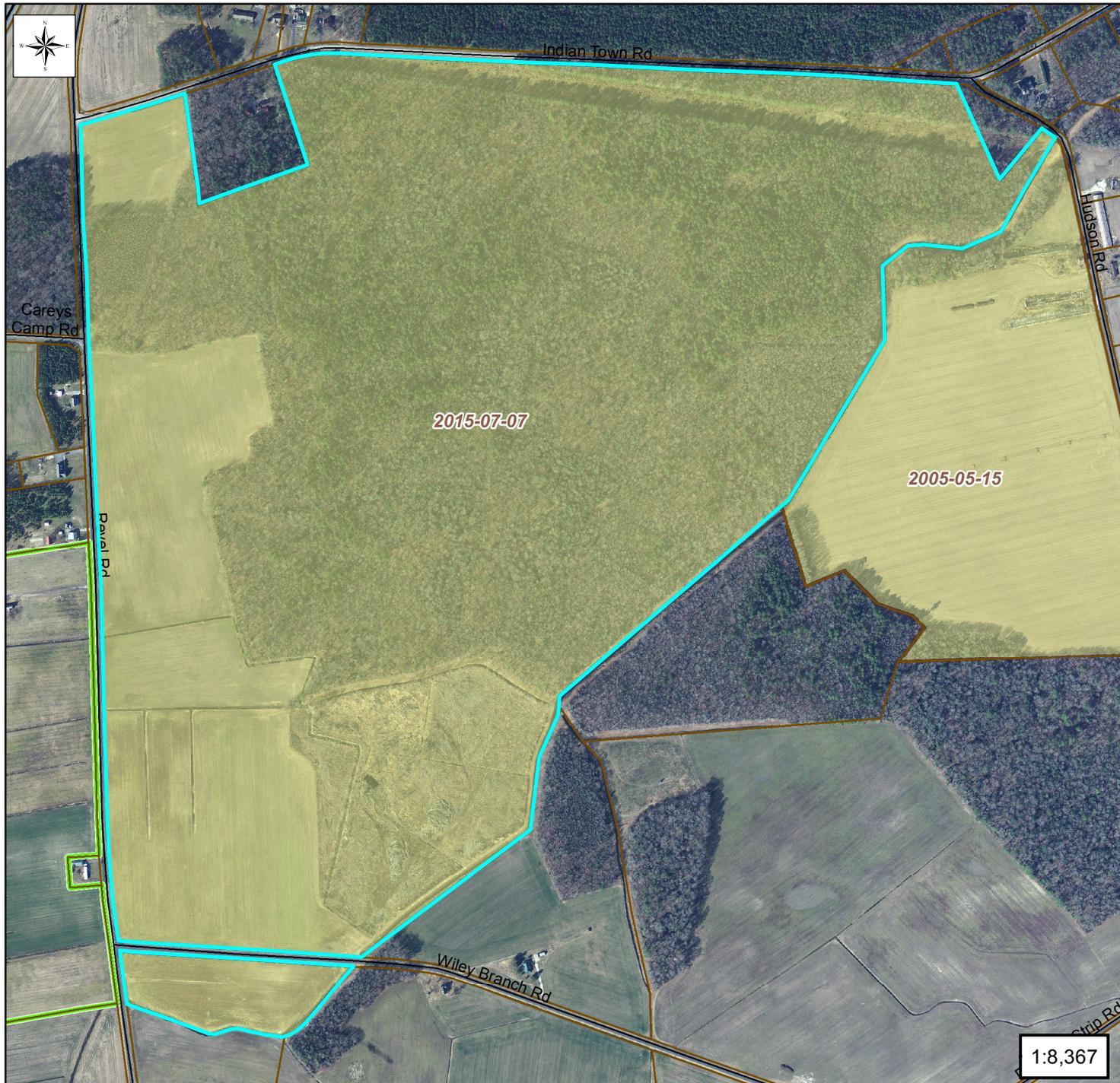
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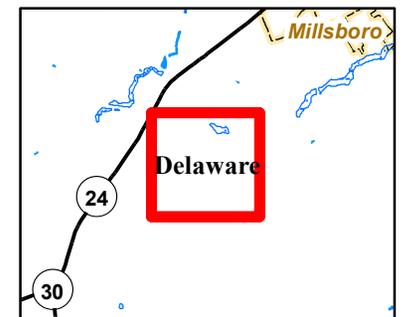
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