

### 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): 2015-08-04  
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): **County Seat Highway Georgetown, DE 19947**
- 3. Parcel Identification #: **23101900000700**
- 4. County or Local Jurisdiction Name: where project is located: **Sussex County**
- 3. Parcel Identification #: **23101900000800**

- 5. If contiguous to a municipality, are you seeking annexation:
- 6. Owner's Name: **Sussex Technical School District**

Address: **17137 County Seat Highway**

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

Phone: **302-856-2541** Fax: **302-856-7078** Email: **hud.athey@sussexvt.k12.de.us**

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

Address: **17137 County Seat Highway**

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

Phone: **302-856-2548** Fax: **302-856-7078** Email: **hud.athey@sussexvt.k12.de.us**

- 8. Project Designer/Engineer: **Sussex Technical S.D.**

Address: **17137 County Seat Highway**

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

Phone: **302-856-2548** Fax: **302-856-7078** Email: **hud.athey@sussexvt.k12.de.us**

- 9. Please Designate a Contact Person, including phone number, for this Project: **Hud Athey**

<b>Information Regarding Site:</b>	
10. Type of Review:	<input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Review
11. Brief Explanation of Project being reviewed:	Existing school replacements/renovations/additions TBD
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 +/-):	145      Number of Residential Units:      Commercial square footage:
13. Present Zoning: Local Government - Public School	14. Proposed Zoning:
15. Present Use: Education	16. Proposed Use: Education
17. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:	
Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" 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:	
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):	
20. Environmental impacts: +/- 20	
How many forested acres are presently on-site?	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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Are the wetlands: <input type="checkbox"/> Tidal    Acres: <input checked="" type="checkbox"/> Non-tidal    Acres: .07	
If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Has the Army Corps of Engineers signed off on the delineation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: TBD	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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/passive recreation, stormwater management, environmental	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: Previous Del-Dot sur

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

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: \_\_\_\_\_ 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.

7/30/2015

Signature of property owner

Date



7/30/2015

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](mailto: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.

In this application the District is reviewing 3 alternative scenarios for this school site. Specifically:

- 1: Major renovation of existing structures. New or reconfigured sports fields may be constructed.
- 2: New construction on open space, selective demolition, keep and renovate structures. New or reconfigured sports fields may be constructed.
- 3: New construction on open space, demolition of existing structures, new sports fields in place of existing structures. New or reconfigured sports fields may be constructed.



SUSSEX TECHNICAL HIGH  
Sussex Benjamin Franklin Information Center

COUNTY SEAT HWY

1099A

Source: Esri, DigitalGlobe, GeoEye, Earthstar



French + Ryan, Inc.

Architecture  
Interior Design  
Site Planning

GEORGETOWN  
DELAWARE

PROJECT NAME:

SUSSEX TECH MASTER PLAN

TITLE:

EXISTING SITE

PROJECT NO:

26006

DATE:

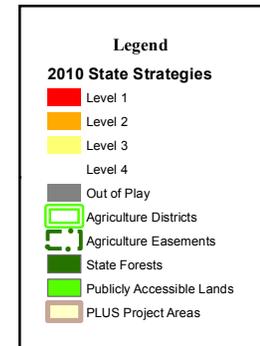
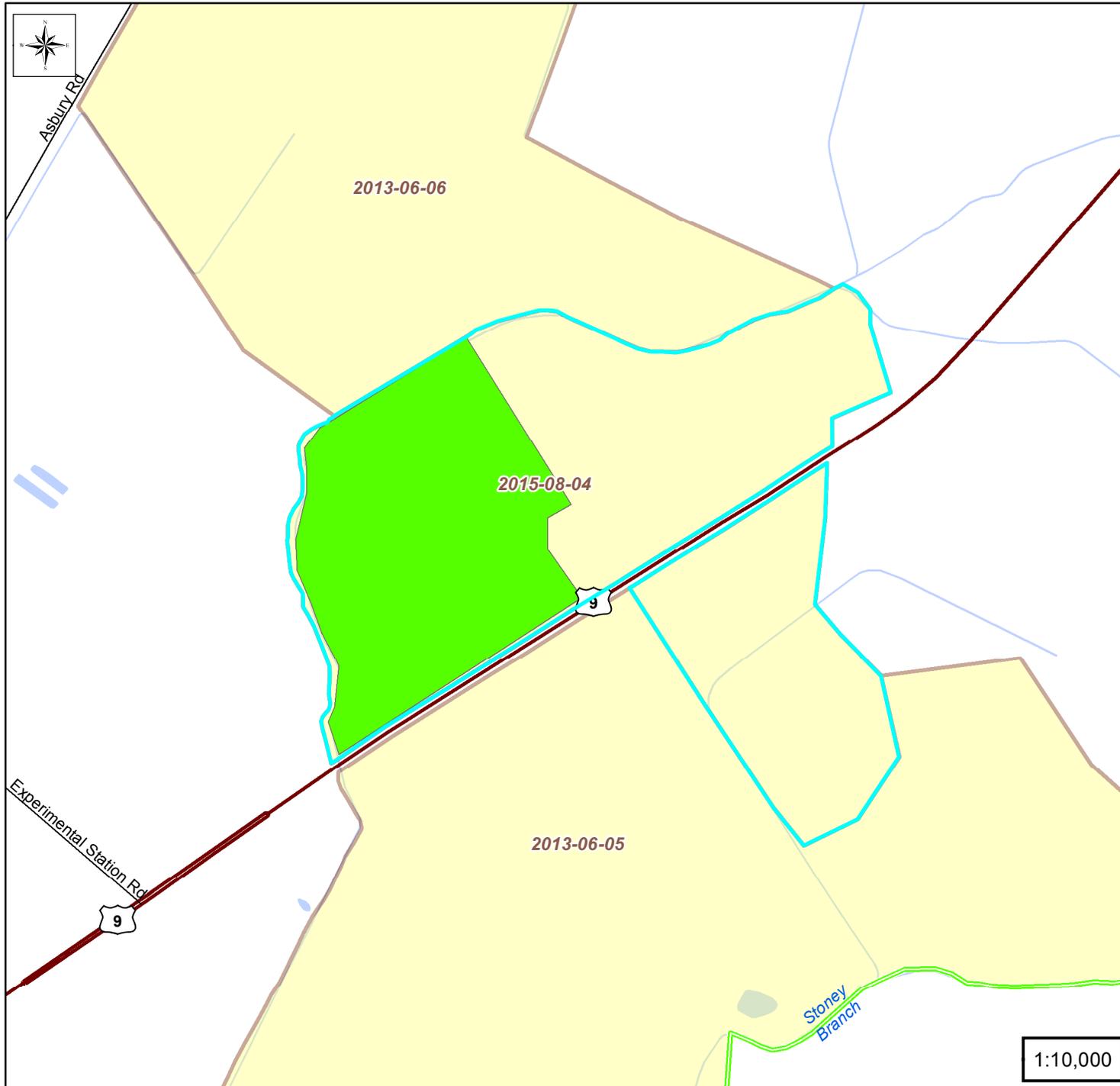
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DWG NO.

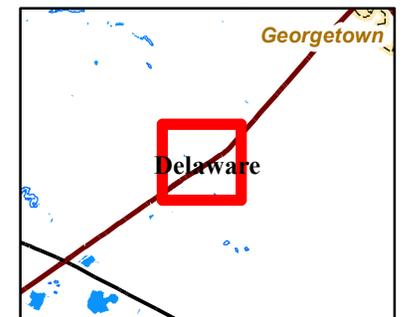
EX-1

# Preliminary Land Use Service (PLUS)

Sussex Technical School District  
2015-08-04



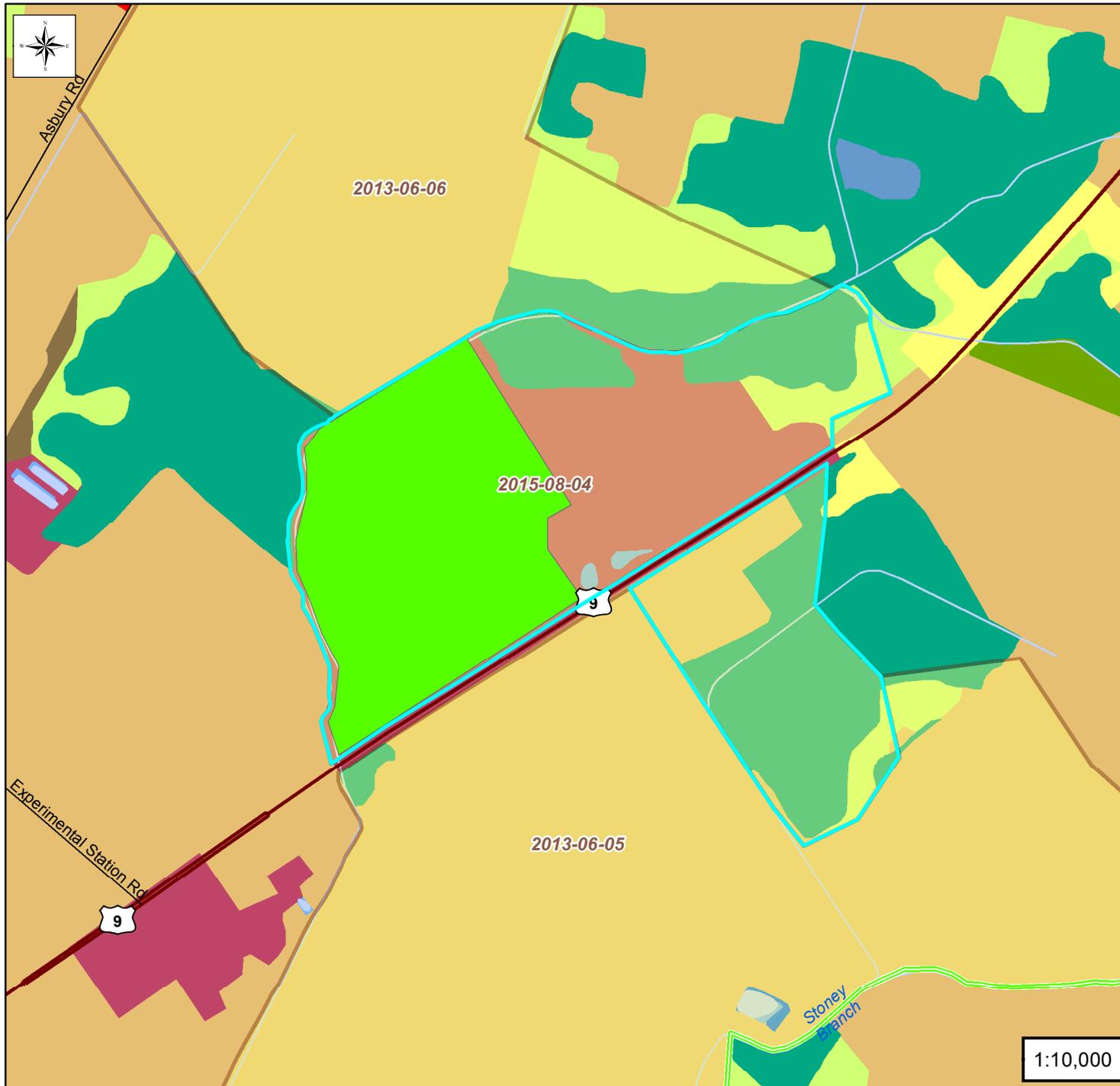
## Location Map



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

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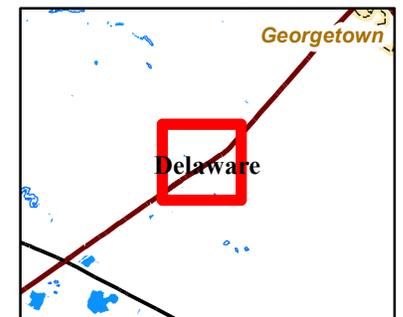


**Legend**

**2007 Land Use**

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

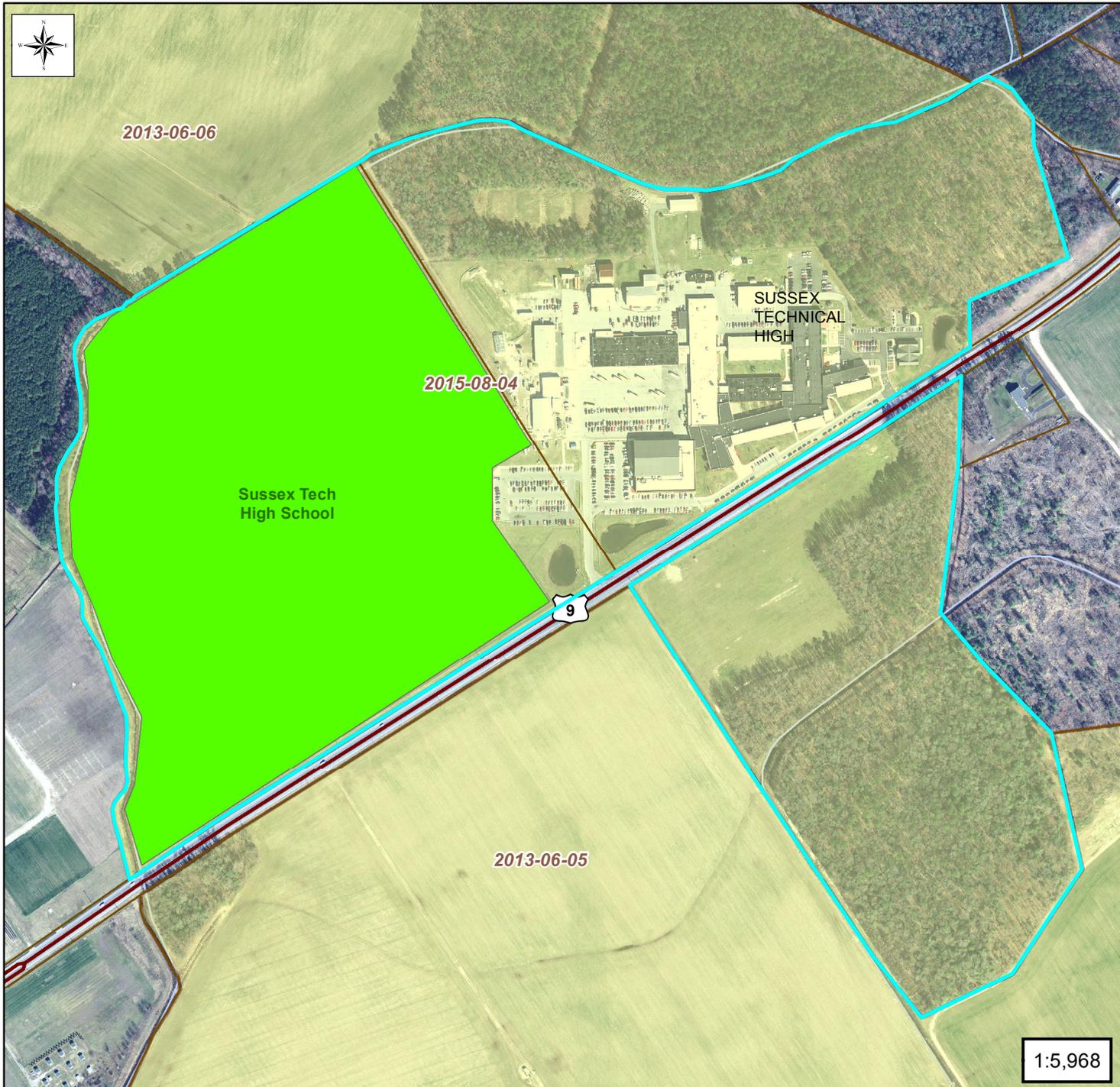
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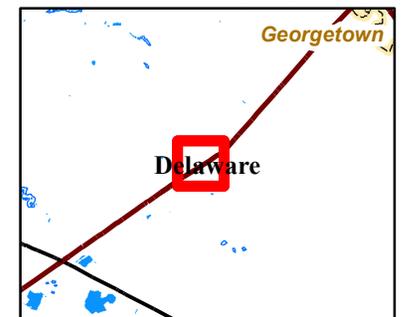
Sussex Technical School District  
2015-08-04



**Legend**

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

## Location Map



1:5,968



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