

## 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): 2015-11-09  
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1

1. Project Title/Name: **Sussex Consortium New School**
2. Location ( please be specific): **Plantation Rd Lewes DE 19958**
3. Parcel Identification #: **33400600055300**
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: **Tidewater Environmental Service, Inc (c/o Kirsten Higgins)**  
 Address: **1100 S Little Creek Rd**  
 City: **Dover** State: **DE** Zip: **19901**  
 Phone: **1-302-747-1325** Fax: Email: **khiggins@tuiwater.com**
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: **TBD**  
 Address:  
 City: State: Zip:  
 Phone: Fax: Email:
9. Please Designate a Contact Person, including phone number, for this Project: **Brian Bassett 1-302-644-6314**

<b>Information Regarding Site:</b>	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: <b>Proposed location for a new Sussex Consortium School</b>  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 +/-): <b>25</b>	Number of Residential Units: <b>n/a</b> Commercial square footage: <b>66,285sq ft</b>
13. Present Zoning:	14. Proposed Zoning:
15. Present Use:	16. Proposed Use: <b>school</b>
17. Water: <input type="checkbox"/> Central (Community system) <input 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 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: <b>unknown</b>  How many forested acres are presently on-site?      How many forested acres will be removed? <b>unknown</b> <b>unknown</b> 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Are the wetlands: <input type="checkbox"/> Tidal      Acres: <input type="checkbox"/> Non-tidal    Acres:  If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No  Has the Army Corps of Engineers signed off on the delineation? <input 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 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 type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site:	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes," how much? <b>12</b> Acres:  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? <b>stormwater management, playground, ball fields</b>	
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: 200

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

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.

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

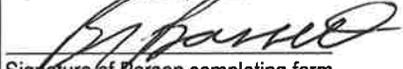
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No

Person to contact to arrange visit: Kirsten Higgins phone number: 4-302-218-2961

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

10/16/15

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](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.

# Task Force Construction Task-Line

Construct **new HOB Elementary** school (720 students) on current land behind HOB

**Renovate MES** and build new additions. Use old HOB for swing space for MES during renovation

**Renovate Lewes Building and build new additions for Shields Elementary (720 students).** Demo old Shields and hold land for future use



Phase 1

Phase 2

Phase 3



Construct **new Rehoboth Elementary** (720 students) on current Rehoboth land. Demo existing Rehoboth schools after construction

Construct **new Sussex Consortium** on land purchased in Phase 1

Purchase **new land for Sussex Consortium**

**Land Evaluation Form**

-YES -

Please include the Property for which I am the Legal Representative or Owner into the "Pool of Potential Properties" for further evaluation. I recognize and acknowledge that I am **NOT** subject or accepting **any costs** for the evaluation that will be performed on my Property and that I will be contacted for my approval prior to any entry on to the Property. I as well acknowledge that this endorsement **DOES NOT** indicate any offer of purchasing this property by the Cape Henlopen School District

-NO -

**I DO NOT** desire to have my Property included in the "Pool of Potential Properties" for further evaluation.

**Tax Map#:** 334-6.00-553.00

**Contact Name:** Kirsten Higgins

**Address:** Tidewater Environmental Services, Inc.  
1100 S. Little Creek Rd.  
Dover, DE 19901

**Email Address:** khiggins@twater.com

**Contact Telephone Number:** (Daytime) 302-747-1325  
(Evening) 302-218-2961  
(Mobile) 302-218-2961

# 334-06.00-553.00, DE, Sussex County



<b>3</b>	<b>3,363</b>	<b>1,090,730</b>	<b>\$47,250</b>
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
<b>N/A</b>	<b>2006</b>	<b>COM-NEC</b>	<b>10/01/2013</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>

## Owner Information

Owner Name:	<b>Tidewater Enviromental Services Inc</b>	Tax Billing Zip:	<b>19901</b>
Tax Billing Address:	<b>1100 S Little Creek Rd</b>	Tax Billing Zip+4:	<b>4727</b>
Tax Billing City & State:	<b>Dover, DE</b>		

## Location Information

School District:	<b>6</b>	Zoning District:	<b>MR 334</b>
School District Name:	<b>Cape Henlopen</b>	Map#:	<b>06.00</b>
MLS Area:	<b>Lewes And Rehoboth Hundred</b>	Location Influence:	<b>Pond</b>
Census Tract:	<b>510.04</b>		

## Tax Information

Tax Id:	<b>334-06.00-553.00</b>	Legal Book/Page:	<b>82-129</b>
Tax Area:	<b>6</b>		
Legal Description:	<b>NE &amp; SW/RT 275 950' SE/RT 277</b>		

## Assessment & Tax

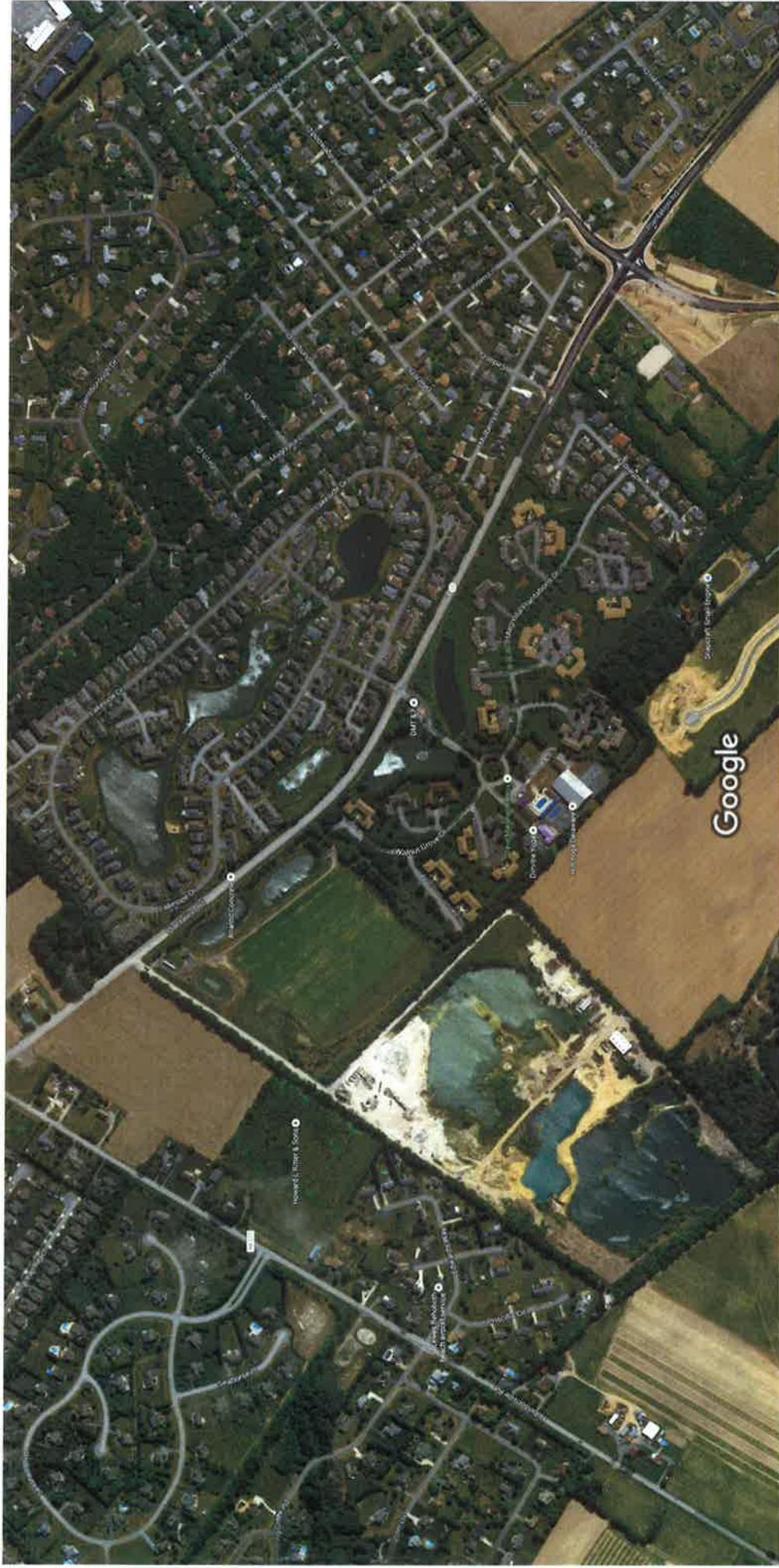
Assessment Year	2014	2013	2012
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Taxable Assessed Value	\$3,400	\$3,400	\$3,400
Tax Year	Total Tax	Change (\$)	Change (%)
2012	\$125		
2013	\$125	\$0	0.38%
2014	\$129	\$4	2.9%

## Characteristics

Land Use - County:	<b>Commercial</b>	Year Built:	<b>2006</b>
Land Use - CoreLogic:	<b>Commercial (NEC)</b>	Stories:	<b>1</b>
Lot Sq Ft:	<b>1,090,730</b>	Fireplaces:	<b>1</b>
Lot Acres:	<b>25.0397</b>	Cooling Type:	<b>Central</b>
Total Rooms:	<b>6</b>	Heat Type:	<b>Forced Air</b>
Bedrooms:	<b>3</b>	Porch:	<b>Open Porch</b>
Bath Fixtures:	<b>10</b>	Roof Material:	<b>Wood</b>
Building Sq Ft:	<b>3,363</b>	Construction:	<b>Frame</b>
Garage Sq Ft:	<b>420</b>	Exterior:	<b>Aluminum/Vinyl</b>
Parking Type:	<b>Built-In Garage</b>	Foundation:	<b>Masonry</b>

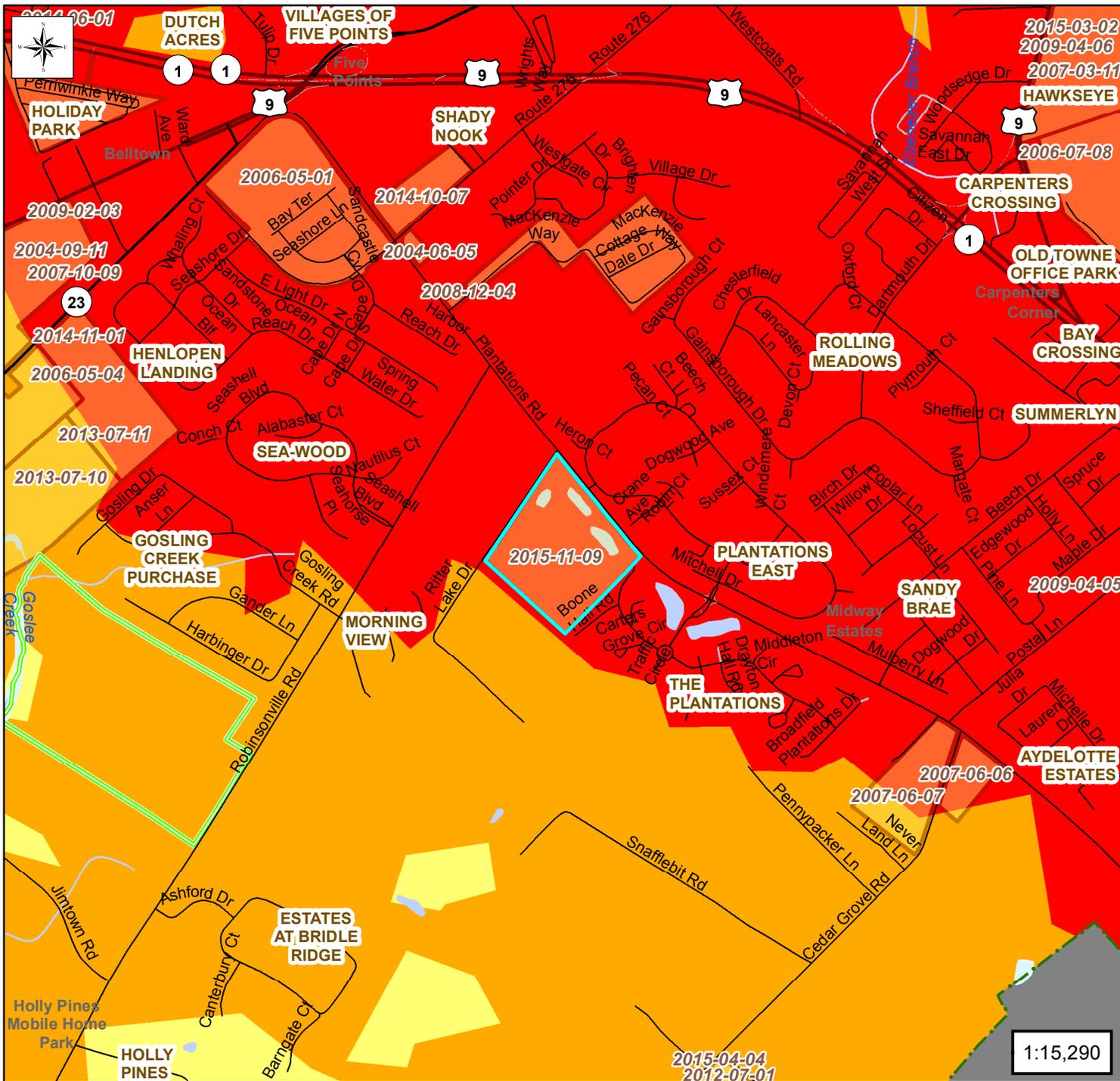
## Last Market Sale & Sales History

Recording Date:	<b>10/02/2013</b>	Price Per Square Feet:	<b>\$14.05</b>
Settle Date:	<b>10/01/2013</b>	Document Number:	<b>4179-206</b>
Sale Price:	<b>\$47,250</b>	Deed Type:	<b>Deed (Reg)</b>



# Preliminary Land Use Service (PLUS)

Cape Henlopen School District -  
Sussex Consortium - 1  
2015-11-09

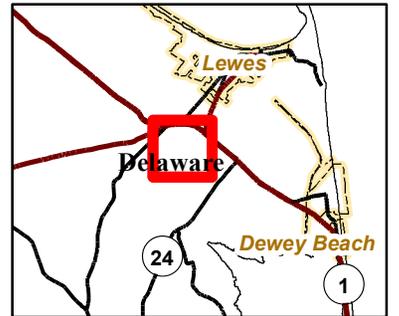


**Legend**

**2010 State Strategies**

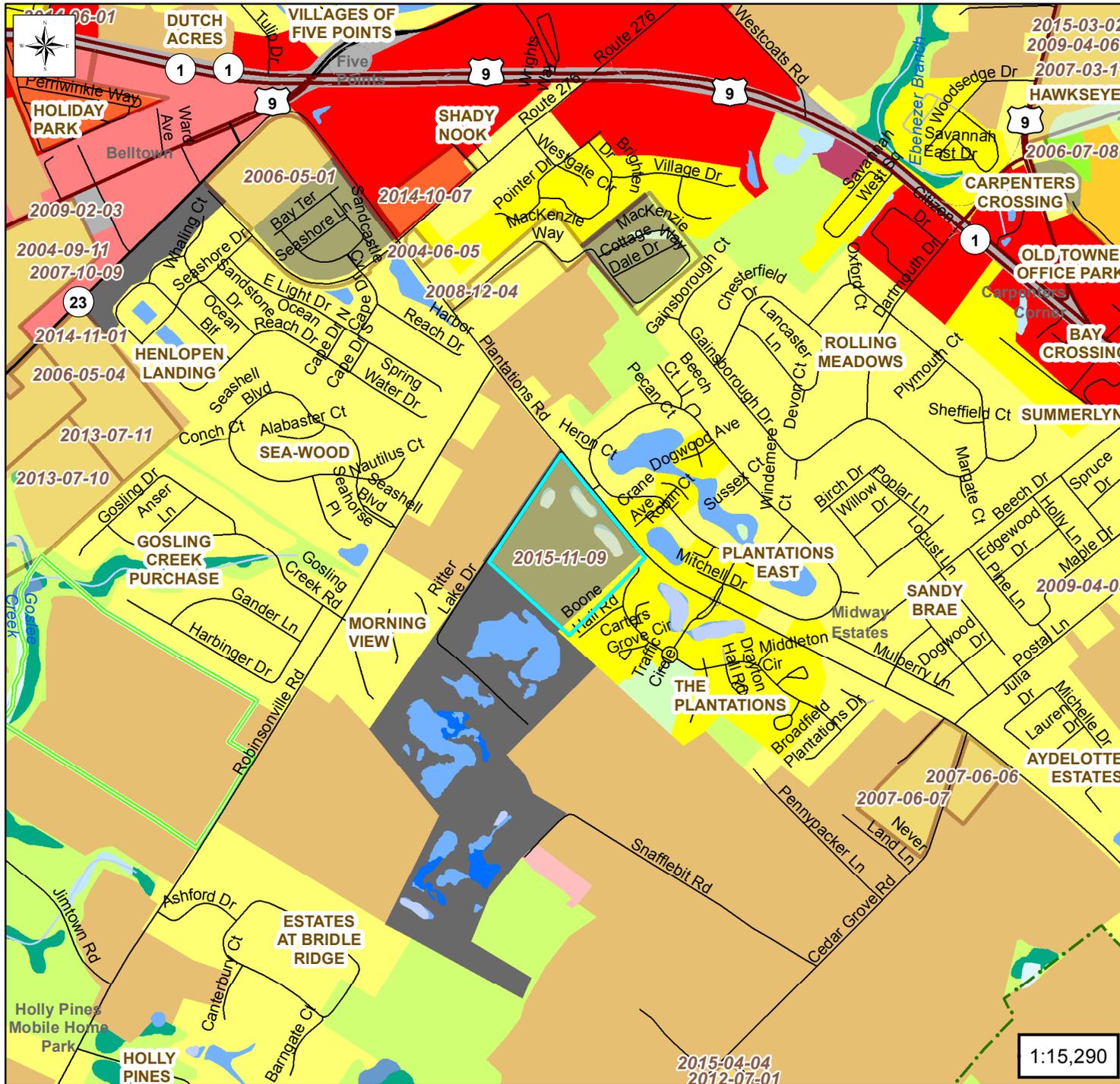
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

## Location Map



# Preliminary Land Use Service (PLUS)

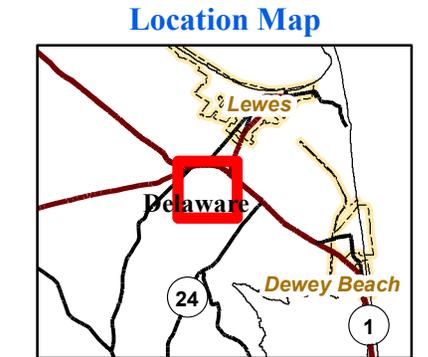
Cape Henlopen School District -  
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### Legend

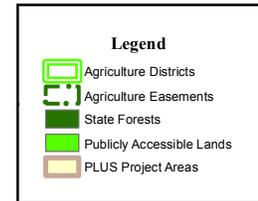
**2007 Land Use**

- Single Family Dwellings
- Multi-Family Dwellings
- Commercial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Deciduous Forest
- Mixed Forest
- 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
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

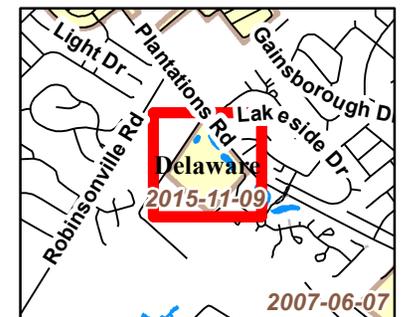


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## Location Map



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