

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

1. Project Title/Name:

2. Location (please be specific):

3. Parcel Identification #: _____ 4. County or Local Jurisdiction Name: where project is located: _____

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

6. Owner's Name:

Address:

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

Address:

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ 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: **Proposed location for a new Sussex Consortium 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.

12. Area of Project (Acres +/-): **20** Number of Residential Units: **n/a** Commercial square footage: **66,285sq ft**

13. Present Zoning: 14. Proposed Zoning:

15. Present Use: 16. Proposed Use:
school

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? **unknown** How many forested acres will be removed? **0**

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:

23. Is open space proposed? Yes No If "Yes," how much? **12** Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **stormwater management, playground, ball fields**

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: 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

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

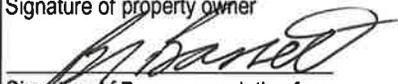
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No

Person to contact to arrange visit: Walter Hopkins phone number: 43023810316

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

9/28/15

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.

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#: 334-4.00-28.00 and 334-4.00-42.00

Contact Name: Walter C Hopkins

Address: 18186 Dairy Farm Rd
Lewes, DE 19958

Email Address: Wchopkins626@gmail.com

Contact Telephone Number: (Daytime) _____
(Evening) _____
(Mobile) 302-381-0316

17822 Sweetbriar Rd, Lewes, DE 19958-3937, Sussex County



N/A	N/A	2,893,255	N/A
<i>Beds</i>	<i>Bldg Sq Ft</i>	<i>Lot Sq Ft</i>	<i>Sale Price</i>
N/A	N/A	FARMS	N/A
<i>Baths</i>	<i>Yr Built</i>	<i>Type</i>	<i>Sale Date</i>

Bank Owned

Owner Information

Owner Name:	Hopkins Walter C Sr	Tax Billing Zip:	19958
Tax Billing Address:	18186 Dairy Farm Rd	Tax Billing Zip+4:	4505
Tax Billing City & State:	Lewes, DE	Owner Occupied:	No

Location Information

School District:	6	Property Carrier Route:	R805
School District Name:	Cape Henlopen	Census Tract:	508.03
MLS Area:	Lewes And Rehoboth Hundred	Zoning:	AR1
Property Zip Code:	19958	District:	334
Property Zip+4:	3937	Map:	04.00

Tax Information

Tax-Id:	334-04.00-28.00	Tax Area:	6
Legal Description:	W/RD 261 NE/RD 247 *FX*		

Assessment & Tax

Assessment Year	2014	2013	2012
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Taxable Assesd Value	\$2,500	\$2,500	\$2,500
Tax Year	Total Tax	Change (\$)	Change (%)
2012	\$92		
2013	\$92	\$0	0.38%
2014	\$95	\$3	2.9%

Characteristics

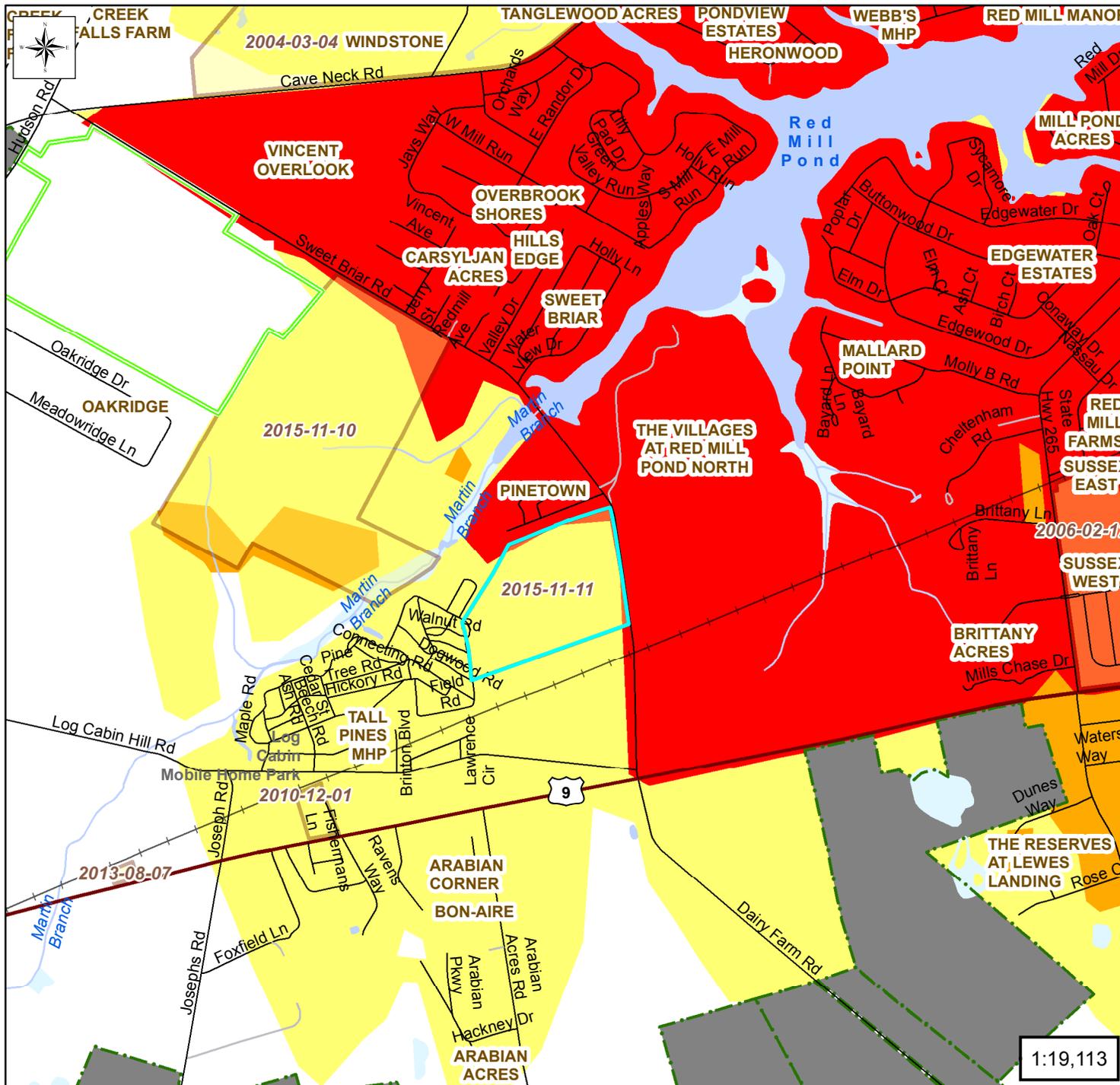
Land Use - County:	Land In Farmland Assessment A	Lot Sq Ft:	2,893,255
Land Use - CoreLogic:	Farms	Lot Acres:	66.42

Last Market Sale & Sales History

Sale/Settlement Date	01/29/2014	04/23/2013
Recording Date	02/04/2014	04/24/2013
Sale Price		\$69,330
Nominal	Y	
Buyer Name	Hopkins Walter C Sr	Department Of Transportation
Seller Name	Green Acres Farm Inc	Green Acres Farm Inc
Document Number	4224-339	4117-309
Document Type	Deed (Reg)	Deed (Reg)

Preliminary Land Use Service (PLUS)

Cape Henlopen School District -
Sussex Consortium - 3
2015-11-11

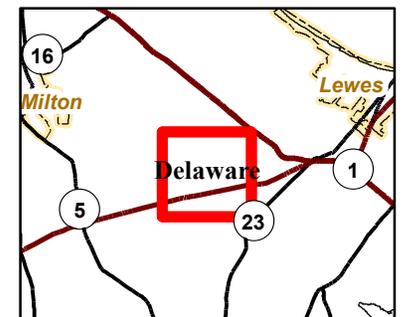


Legend

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



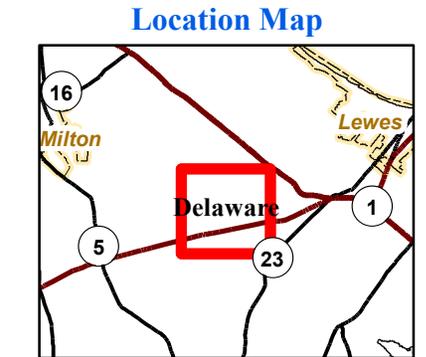
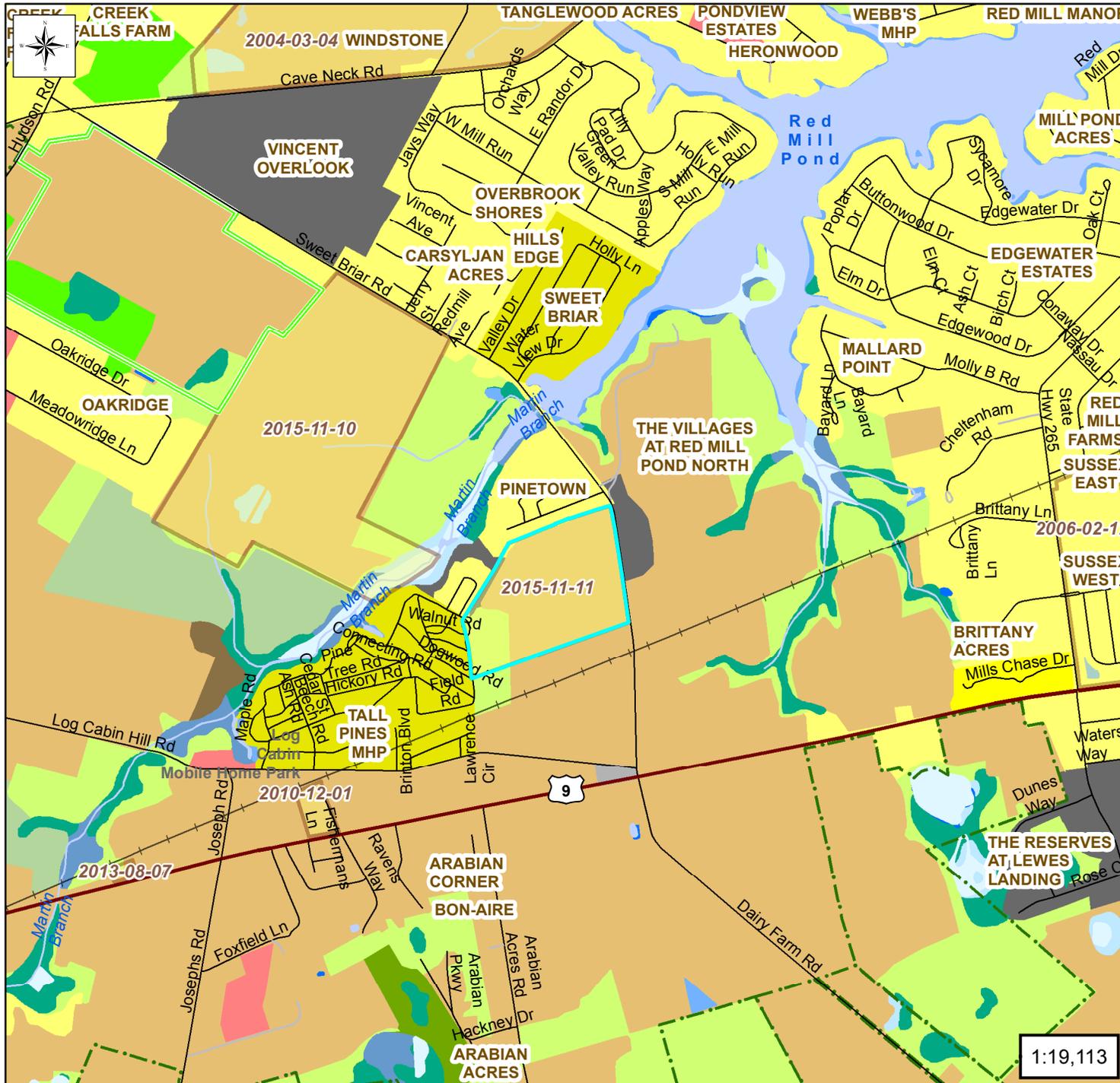
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Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

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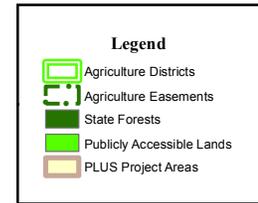
Cape Henlopen School District -
Sussex Consortium - 3
2015-11-11



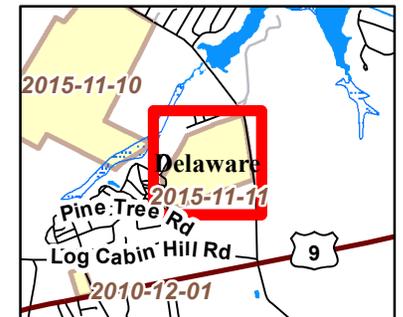
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Preliminary Land Use Service (PLUS)

Cape Henlopen School District -
Sussex Consortium - 3
2015-11-11



Location Map



1:3,360



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