PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
February 26, 2024 10:31 AM

PLUS ID: 2024-03-02

State Strategy Level: 2 & 3 and Out of Play

PLUS Application Type - Rezoning and Site Plan Review

Title: Delmarva Christian High School
County: Sussex County **Municipality:** Georgetown
Description of PLUS project/plan:
Delmarva Christian High School Expansion and Plan for Future Growth

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
2

Parcel ID(s): 135-20.00-26.00 135-20.00-31.00

Project Location: Northeast corner of Zoar Road and Sussex Pines Road

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Delmarva Christian High School, C/O Justin Savini
2177 Sussex Pines Road
Georgetown, DE 19947
Phone: (302) 856-4040
Email: jsavini@delmarvachristian.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Pennoni Associates, Inc
Alan M. Decktor
Phone: (302) 684-8030
Email: ADecktor@pennoni.com
Fax: (302) 684-8054

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **60.41**
Type of Development: **Institutional**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **ED and UR-3**
Proposed Zoning for this project: **ED**

Land Use Information

Present Use for this project area: **Education/Institutional**
Proposed Use for this project: **Educational/Institutional**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type: **Educational**
Total Square footage: **92,146**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Municipal**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	26.8	No	

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **0.26**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
No

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:
On-site dry swm ponds with outlet to tax ditch.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **51**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
2,350
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
5%

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
Connection to adjacent properties does not appear viable at this time.

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	No	
Type proposed	Internal		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Delmarva Christian High School

Project ID (to be completed by OSPC): 2024-03-02

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Signature of Property Owner

2/26/24

Date

Justin Savini

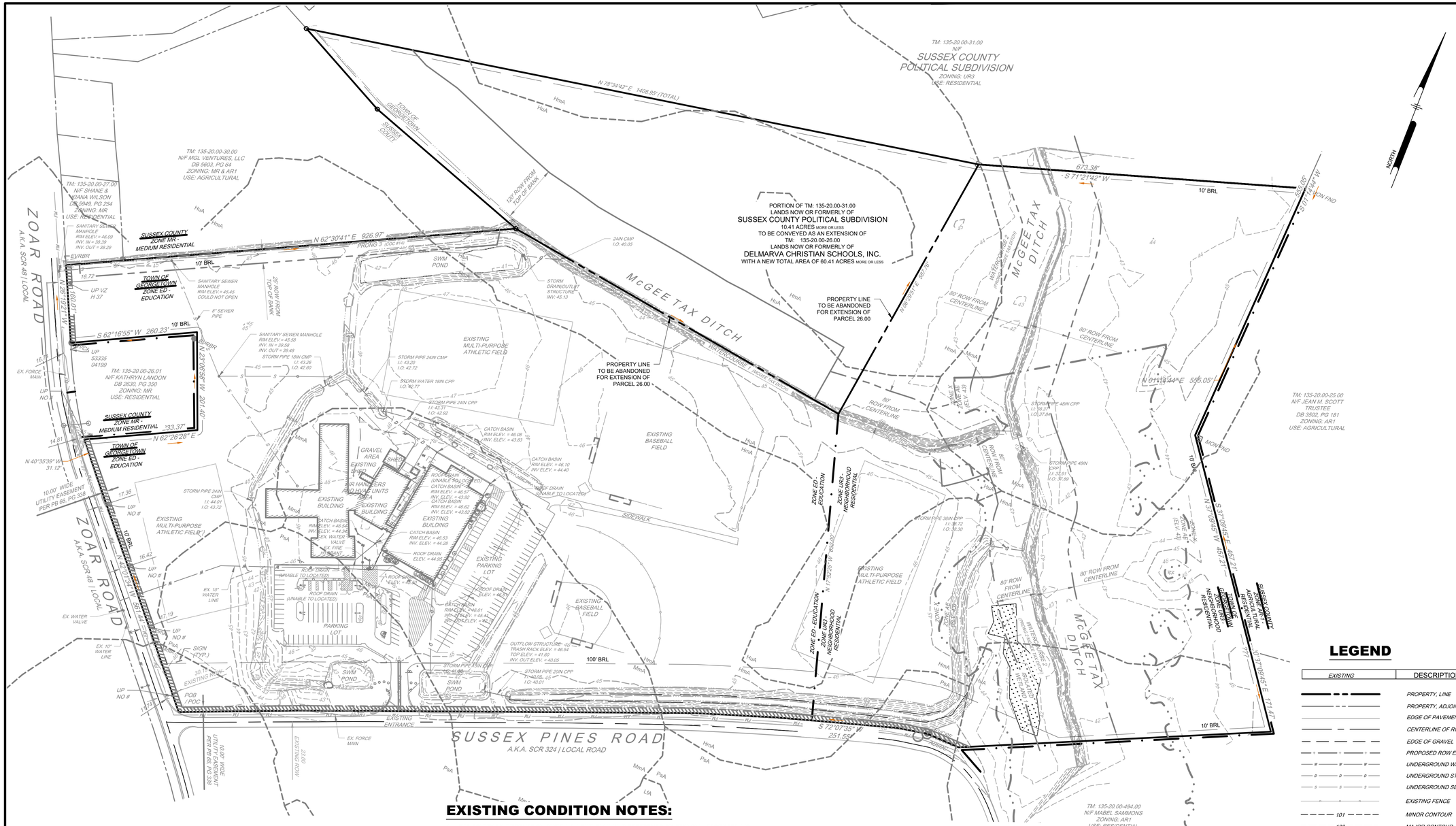
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

Published January 2022



SOILS

TYPE	DESCRIPTION	HYDROLOGIC SOIL
HuA	HURLOCK LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
PsA	PEPPERBOX-ROSEDALE COMPLEX, 0 TO 2 SLOPES	A
MmA	MULLICA MUCKY SANDY LOAM, 0 TO 2 PERCENT SLOPES	A/D
HmA	HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES	B

BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM 10005C0325L,MAP REVISED JUNE 20, 2018, ARE DESIGNATED PARTLY AS FLOOD ZONE 'X', (UNSHADED), WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOODPLAIN.& ZONE AE WITH BFE 43

* HuA SOILS WILL BE MODDELED AS HYDROLOGIC SOIL A

SITE INFORMATION:

SITE ADDRESS:
2177 SUSSEX PINES ROAD - (SCR324)
GEORGETOWN HUNDRED, GEORGETON 19947
SUSSEX COUNTY

OWNER/DEVELOPER:
DELMARVA CHRISTIAN ACADEMY INC.
2177 SUSSEX PINES ROAD
GEORGETOWN, DE 19947

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

EXISTING CONDITION NOTES:

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS PERFORMED BY PENNONI ASSOCIATES INC. DEED REFERENCE: 4136, PG. 110
2. ELEVATIONS ARE BASED ON NAVD 88, AND DE STATE PLANE COORDINATE SYSTEM NAD 83 HORIZONTAL DATUM.
3. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
   - 3.1. RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OR ANY FEDERAL, STATE, OR LOCAL AGENCY.
   - 3.2. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
   - 3.3. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
4. UTILITY NOTES:
   - 4.1. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE. LOCATIONS OF UTILITIES AS SHOWN AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
   - 4.2. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
   - 4.3. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
   - 4.4. THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
   - 4.5. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
5. THIS SITE IS ZONED ED (EDUCATION).
6. THERE IS AN AREA OF WETLANDS FOUND ON THE SOUTH EAST CORNER OF THIS PROPERTY. THIS AREA WAS DELINEATED BY MICHAEL A. MARRA, PWS NO. 3557 AND PENNONI ASSOCIATES.
7. STORMWATER IS HANDLED BY OVERLAND FLOW INTO THE EXISTING DITCH.

REFERENCE:
1. EXISTING CONDITIONS SURVEY PERFORMED AND INFORMATION BY PENNONI ASSOCIATES INC.

FLOOD ZONE INFORMATION:
BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0325L, EFFECTIVE DATE JUNE 20, 2018, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THE PROPERTY ALSO LIES WITH IN ZONE AE WITH BASE FLOOD ELEVATION OF 43 WHICH IS AN AREA LOCATED INSIDE THE 1% ANNUAL CHANCE FLOOD

LEGEND

EXISTING	DESCRIPTION
	PROPERTY, LINE
	PROPERTY, ADJOINING LINE
	EDGE OF PAVEMENT
	CENTERLINE OF ROAD
	EDGE OF GRAVEL
	PROPOSED ROW EASEMENT
W W W	UNDERGROUND WATER LINE
D D D	UNDERGROUND STORM PIPE
S S S	UNDERGROUND SEWER PIPE
	EXISTING FENCE
101	MINOR CONTOUR
100	MAJOR CONTOUR
+43.5	SPOT ELEVATION
	BUILDING
	PROPERTY; PINCH PIPE FOUND (PPF)
	IRON PIPE TO BE SET
	CONCRETE MONUMENT FOUND
	POWER, UTILITY POLE
	LIGHT POLE
	SITE BOLLARD (TYP.)
	GAS VALVE
	GAS MANHOLE
	SIGN (TYP.)
	FIRE HYDRANT
W	WATER MANHOLE
	WATER VALVE
	WATER STUB OUT
	FLAG POLE
D	STORM MANHOLE
	STORM INLET
	WETLANDS AREA
	WETLANDS BOUNDARY LINE

0 100' 200'

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

DELMARVA CHRISTIAN HIGH SCHOOL
TAX MAP#135-20.00-26.00&31.00
2177 SUSSEX PINES ROAD - (SCR324)
GEORGETOWN HUNDRED, GEORGETON 19947
SUSSEX COUNTY, DE

EXISTING CONDITIONS PLAN

DELMARVA CHRISTIAN ACADEMY INC.
2177 SUSSEX PINES ROAD
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM

PROJECT	DMCHS22001
DATE	2023-12-20
DRAWING SCALE	1"=100'
DRAWN BY	LAC
APPROVED BY	AMD

CS0201

SHEET 2 OF 17

PROJECT STATUS: —
PLOTSTYLE Pennoni NCS.stb
PLOTTED: 2/27/2024 11:00 AM, BY: Emmanuel Chikaka
U:\Accounts\DMCHS\DMCHS22001 - Delmarva Christian\DESIGN_SHEETS\CS0201.dwg



PHASE 1 SITE PLAN

DELMARVA CHRISTIAN SCHOOL

1/2/24

BGW ARCHITECTS

PUBLIC PRE CHECK Results for State Parcel(s): 135-20.00-26.00

Wetlands: Issue Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

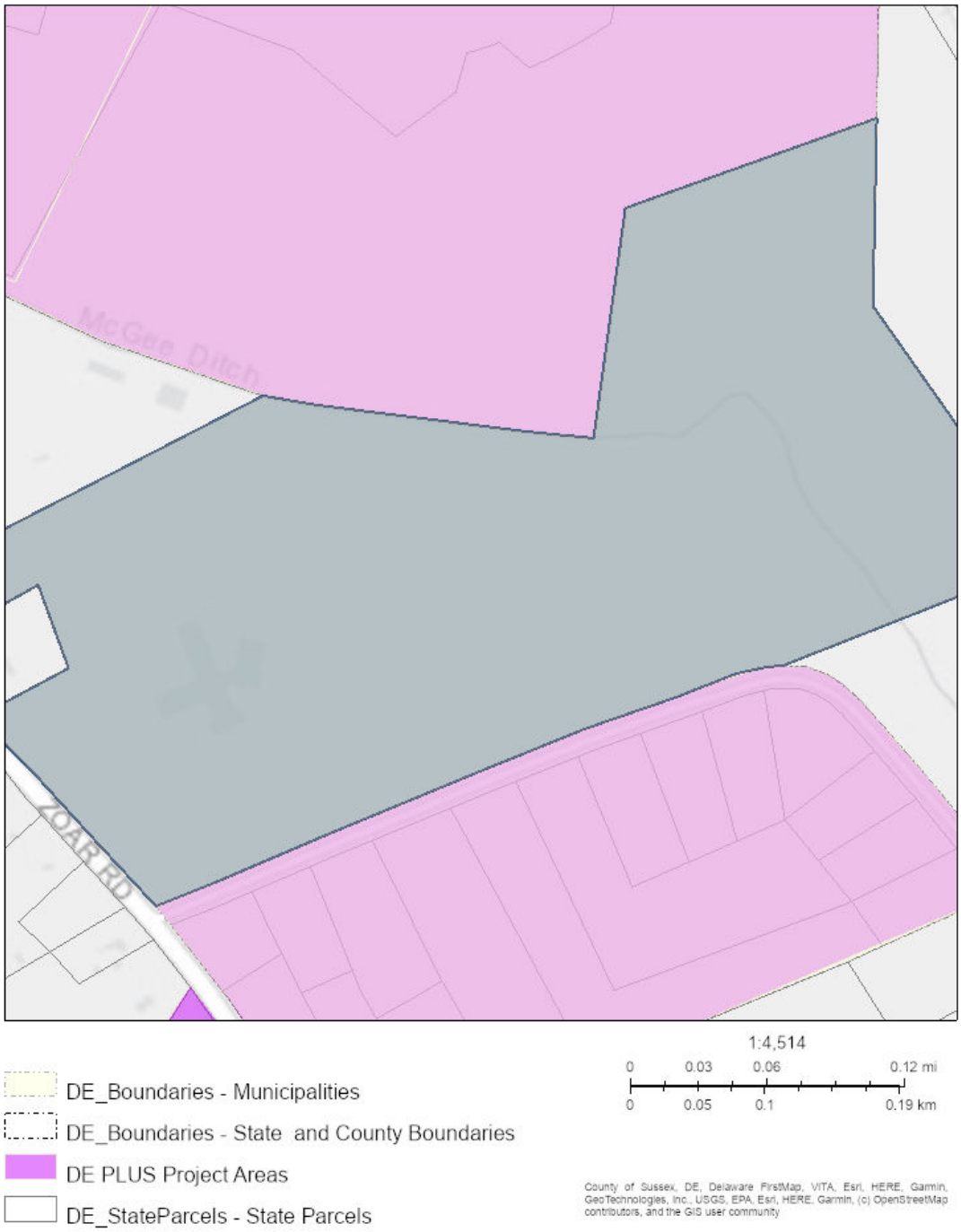
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 2,102,562.24 ft²

Feb 26 2024 8:26:11 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	659.16	N/A
DE_StateParcels - State Parcels	1	2,102,562.24	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	2	686,999.27	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	9	2,102,562.91	N/A
Tax Ditch Maximum ROWs	11	283,216.06	N/A
Tax Ditch Segments	6	N/A	2,631.27
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	11	391,884.36	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	2	N/A	924.11
Transect	0	N/A	0
Cross Sections	2	N/A	1,346.44
Stream Centerline Segments	1	N/A	1,274.10
FEMA Flood Maps	2	2,102,561.52	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2007-02-02	581.86
2	2004-09-02	77.30

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	135-20.00-26.00	48.27	2,102,562.24

Delaware Ecological Network

#	ID	Area(ft²)
1	8,546.00	481,121.80
2	8,628.00	205,877.47

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Hammonton loamy sand, 0 to 2 percent slopes	993,045.41
2	Mullica mucky sandy loam, 0 to 2 percent slopes	607,741.90
3	Hurlock loamy sand, 0 to 2 percent slopes	333,970.88
4	Pepperbox-Rosedale complex, 0 to 2 percent slopes	167,804.72

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	MCGEE	Main	168,382.25
2	MCGEE	Prong 2	77,962.65
3	MCGEE	Prong 3	36,871.17

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	MCGEE	Main	1,224.10
2	MCGEE	Prong 3	888.78
3	MCGEE	Prong 2	518.39

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	2.69	113,010.23
2	3.78	94,926.51
3	10.38	62,357.04
4	18.38	40,463.18
5	0.43	18,734.44
6	2.75	17,881.40
7	0.34	14,747.36
8	0.24	10,655.54
9	0.20	8,764.09
10	0.15	6,613.48
11	0.09	3,731.10

Base Flood Elevation

#	DFIRM_ID	Length(ft)
1	10005C	924.11

Cross Sections

#	DFIRM_ID	Length(ft)
1	10005C	1,346.44

Stream Centerline Segments

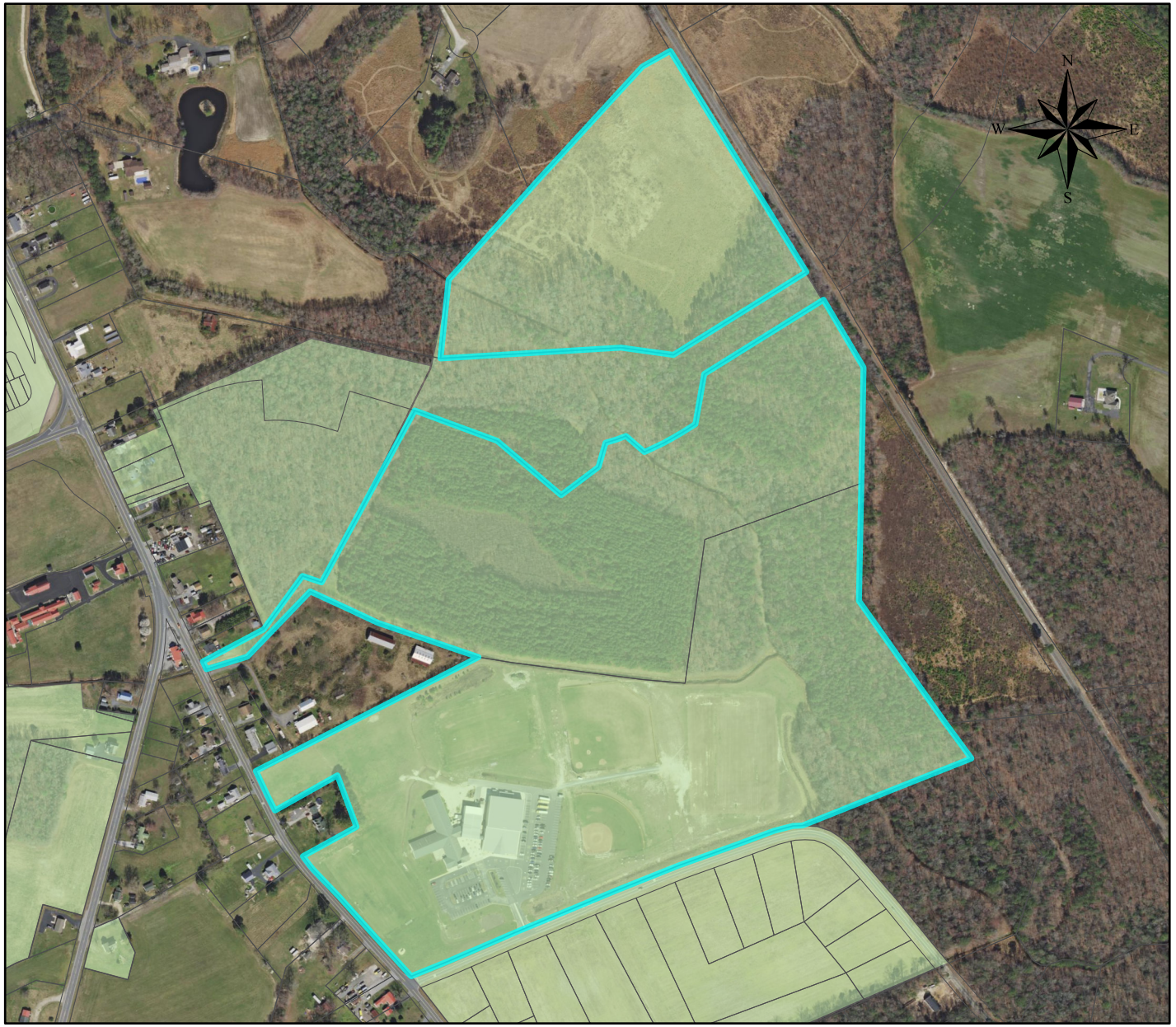
#	ID	Length(ft)
1	0	1,274.10

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	2,102,561.52

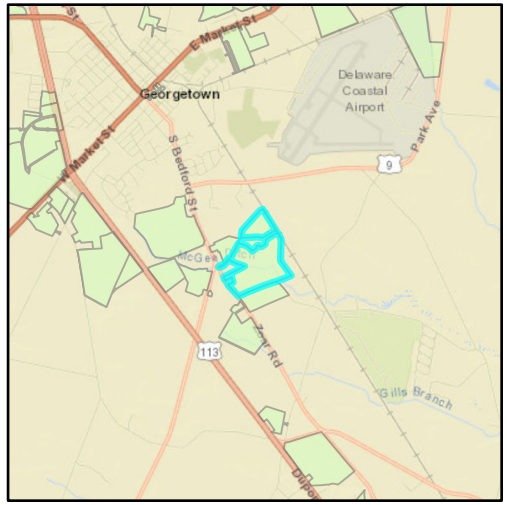
Preliminary Land Use Service (PLUS)

2024-03-02 Delmarva Christian High School



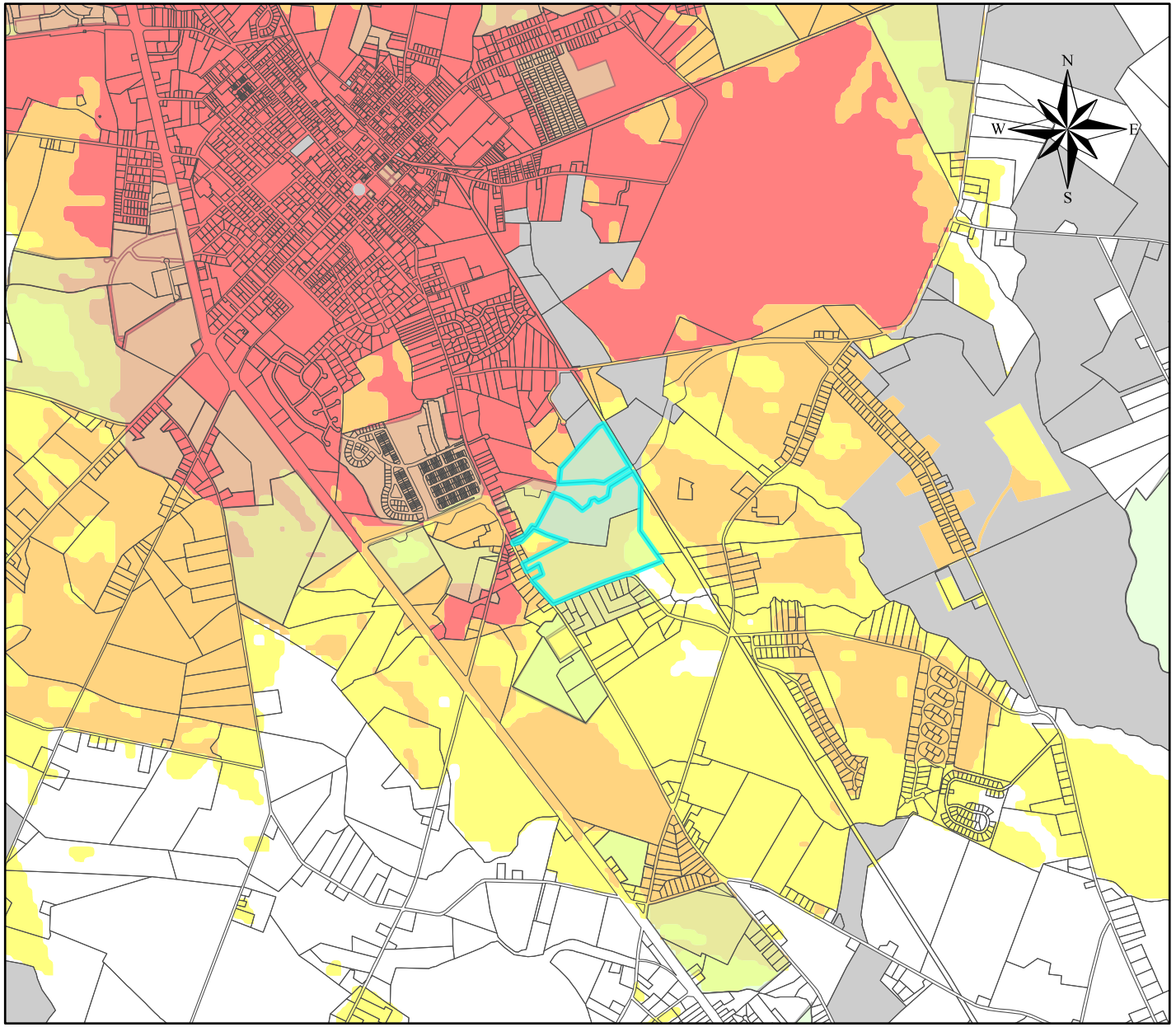
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-03-02 Delmarva Christian High School



Legend

PLUS Project Areas

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play

