Preliminary Land Use Service

Application Form

Submitted Time:
April 1, 2025 10:09 AM

PLUS ID: 2025-04-07

State Strategy Level: Level 4

PLUS Application Type - School Site Feasibility

Title: Woodbridge School District
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Woodbridge School District is exploring the option to build a new middle school at their high school campus

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 530-13.00-30.00

Project Location: Woodbridge Road Woodbridge, Delaware

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

Section II: Project Contact Information

Owner Contact Information

Woodbridge Board of Education
16359 Sussex Highway
Bridgeville, DE 19933
Phone: (302) 337-7990
Email: Kevin.Long@wsd.k12.de.us
Fax: (302) 337-7998

Equitable Owner/Developer Contact Information

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

,

Phone:
Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Becker Morgan Group, Inc.
Jonathan Richard
Phone: (302) 734-7950
Email: jrichard@beckermorgan.com
Fax: (302) 734-7965

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

Section III: Project Details

Project Area (Acres): **14**
Type of Development: **Institutional**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2012-01-02**

Zoning Information

Present Zoning for this project area: **AR-1 Agricultural Residential**
Proposed Zoning for this project: **AR-1 Agricultural Residential**

Land Use Information

Present Use for this project area: **High School**
Proposed Use for this project: **High School and Middle School**

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: **96,000**

School Development Information

School Level: **Middle School**

Estimated Square Footage of School: **96000**

Estimated Number of Students: **650**

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?
2025

Does this project require a Conditional Use decision? Yes
If yes, please provide a brief description of the conditional use justification:
Per Sussex County Zoning Code a conditional use is needed for public or governmental buildings, including schools.

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? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Kevin Long (Superintendent) (302)337-7990

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Individual On-Site**
Who is the Water Service Provider:
Will a new public well be located at this site? **Unknown**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Unknown**
Who is the Wastewater Service Provider:
Will a new public wastewater system be located at this site?
Unknown

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	48.13	Yes	5.6

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? **Unknown**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

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

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

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:

Extended detention or submerged gravel wetland

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **95.27**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
Yes
Please describe anticipated community use
Middle School

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

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)?
35

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.
There is potential to provide interconnectivity to a parcel to the west of the site

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

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?
Unknown

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	Yes	No	Unknown
Type existing	Internal		
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

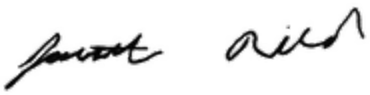
If yes, please provide details regarding known historic/cultural resources near the project site.

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: Woodbridge Middle School

Project ID (to be completed by OSPC): _____

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

_____ 4/2/2025

Signature of Property Owner Date

Kevin Long, Ed. D

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable) 4/2/2025

Date

_____

Additional Owner (Please Print)

DE PLUS - PreCheck



3/31/2025, 3:53:58 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

DE_Boundaries - State and County Boundaries

DE_StateParcels - State Parcels

Aglands Preservation Districts

Ag Easement

Expansion

Underground Storage Tanks

Extent of Right-of-Way

Tax Ditch Segments

Tax Ditch Channel

Pipe - DelDOT

Pipe - Tax Ditch

Permitting_and_Monitoring - Wellhead Protection Areas

2017 Wetlands (not regulatory)

FEMA Flood Maps

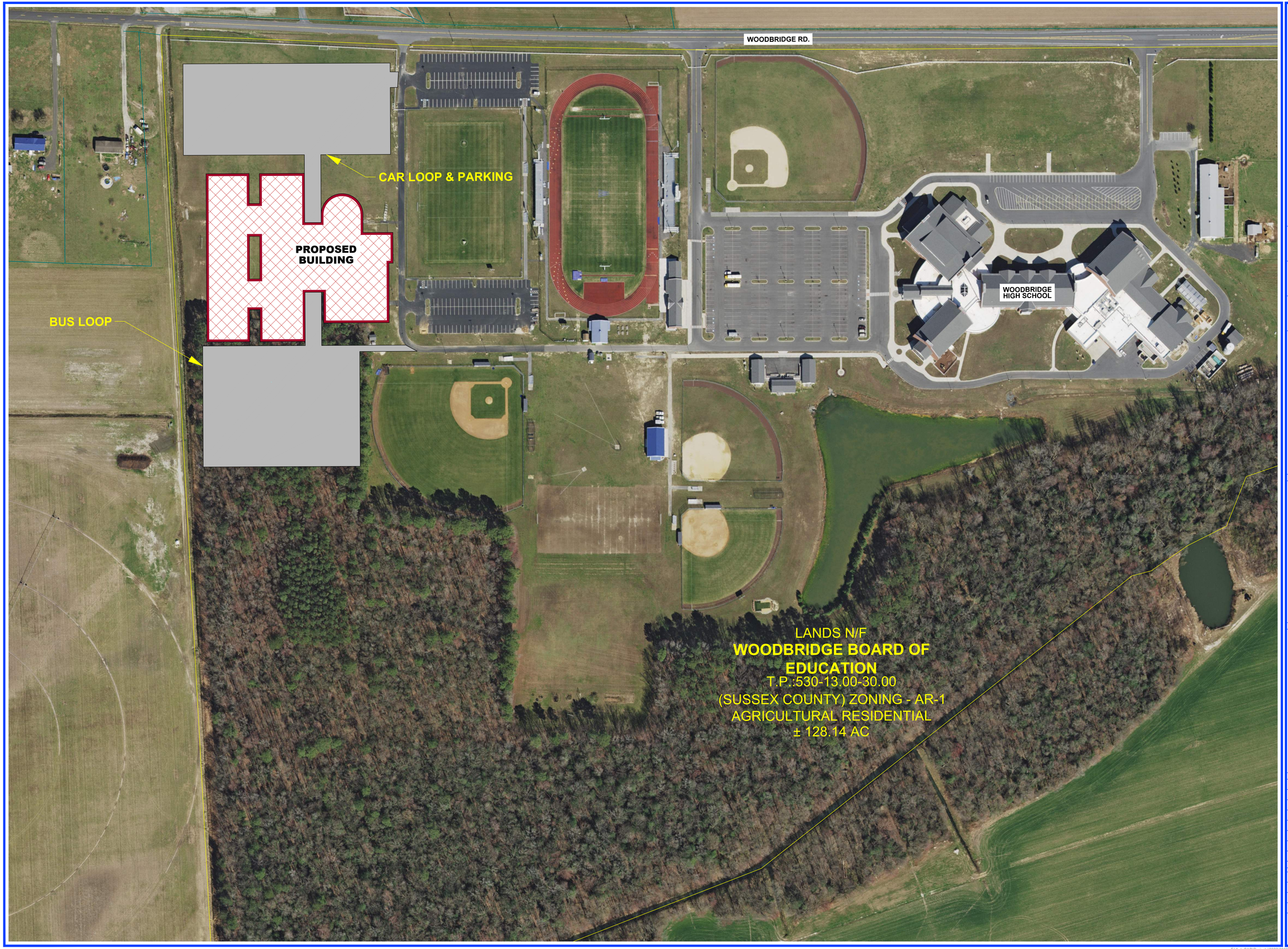
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FIRM Panel

Wetland mapping is supported with funding provided by the Environmental Protection Agency., FEMA, Maxar

ArcGIS Web AppBuilder

FEMA | Wetland mapping is supported with funding provided by the Environmental Protection Agency. | State of Delaware, DNREC, Division of Watershed Stewardship, Drainage | DNREC, Division of Watershed Stewardship, Drainage Program | Delaware Office of



BECKER MORGAN GROUP

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ENGINEERING

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Newark, DE 19713
302.369.3700

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312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

PROPOSED WOODBRIDGE MIDDLE SCHOOL

GREENWOOD
SUSSEX COUNTY,
DELAWARE

SHEET TITLE

CONCEPT SITE PLAN

0 50 100 200

SCALE: 1" = 100'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: CONCEPT-2

PROJECT NO.:	2023040.01
DATE:	05/15/2024
SCALE:	1" = 100'
DRAWN BY: J.L.M.P.	PROJ. MGR.: J.D.R.

SHEET
1

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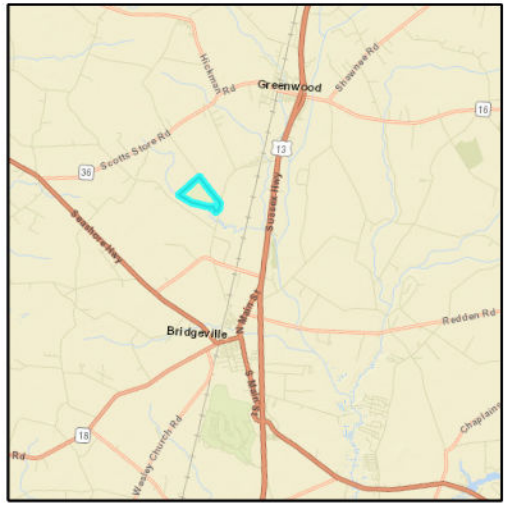
Preliminary Land Use Service (PLUS)

2025-04-07 Woodbridge School District Middle School



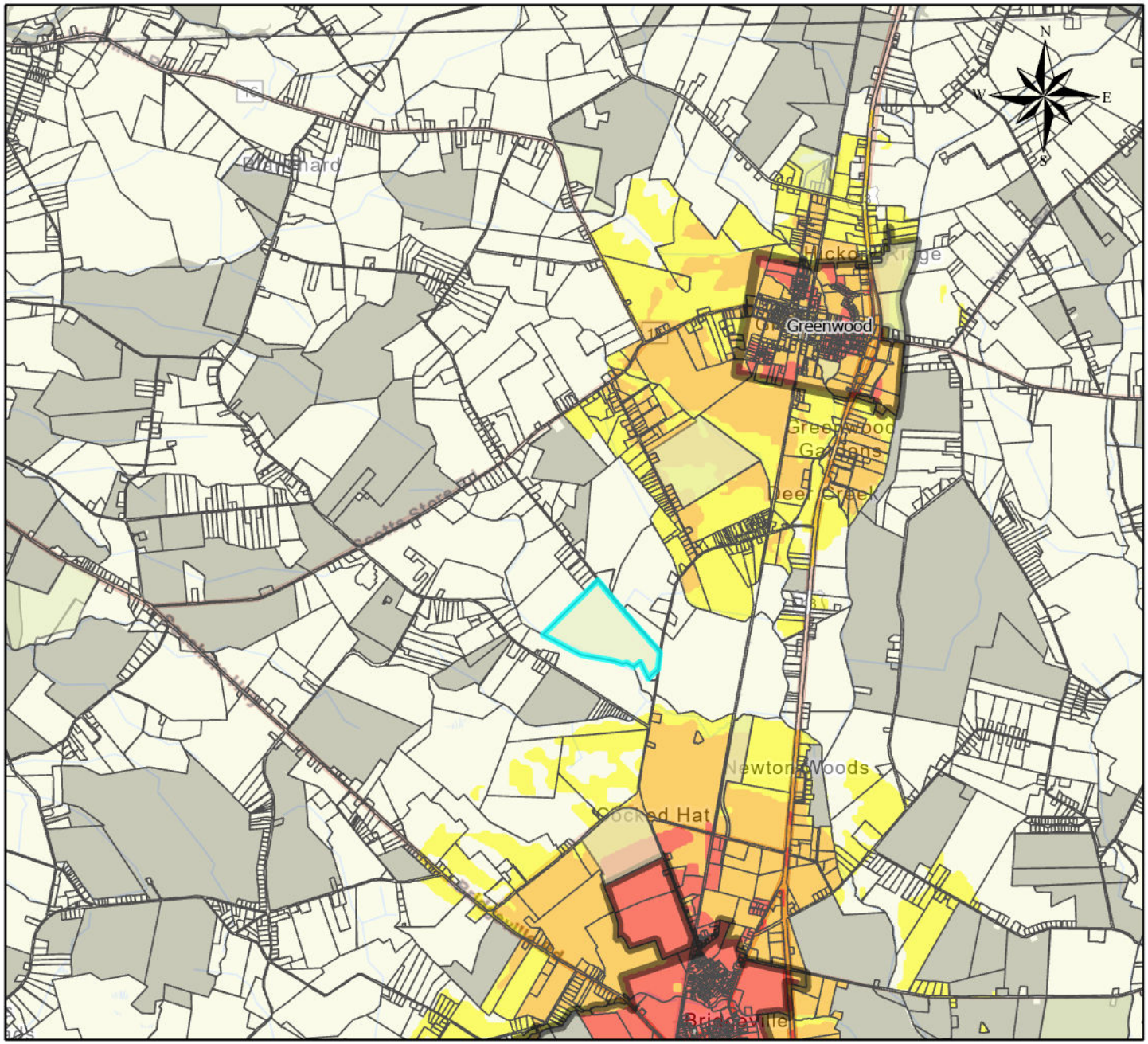
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-04-07 Woodbridge School District Middle school



Legend

2020 State Strategies

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

