In June, we will review four sites for the feasibility of a new 420,000 sq. ft. school and related amenities.

Please give full comments on all sites so they can be evaluated by the school district, OSPC, OMB and the Department of Education. The fact that three out of the 4 sites are in Level 4 will be taken into account when determining the best option for the school.

Per 29 Del Code §7525, a new school site must be approved by the Director of the Office of Management and Budget, the Secretary of Education, and the Director of the Office of State Planning Coordination.

Sussex Technical School District

A Natio11al Blue Ribbon Sc/wol

ADMINISTRATION

Allen F. (A.J.) Lathbury, Jr., Ed.D.
Superintendent

T. Curt Bunting, Ed.D.
Assistant Superintendent

Kevin A. Dickerson, Ed.D.
Director of Support Services

Edward B. Seibert, Ed.D.
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BOARD OF EDUCATION

Patrick J. Cooper
President

John E. Oliver
Vice President

Teresa G. Carey

Judy L. Emory

Dr. Mark A. Isaacs

Annelle L. O'Neal

George H. Torbert III

Mailing Address
P.O. Box 351
Georgetown, DE 19947

Shipping Address
17137 County Seat Hwy.
Georgetown, DE 19947

Telephone
302-856-2541

Fax
302-856-7078

INTRODUCTION

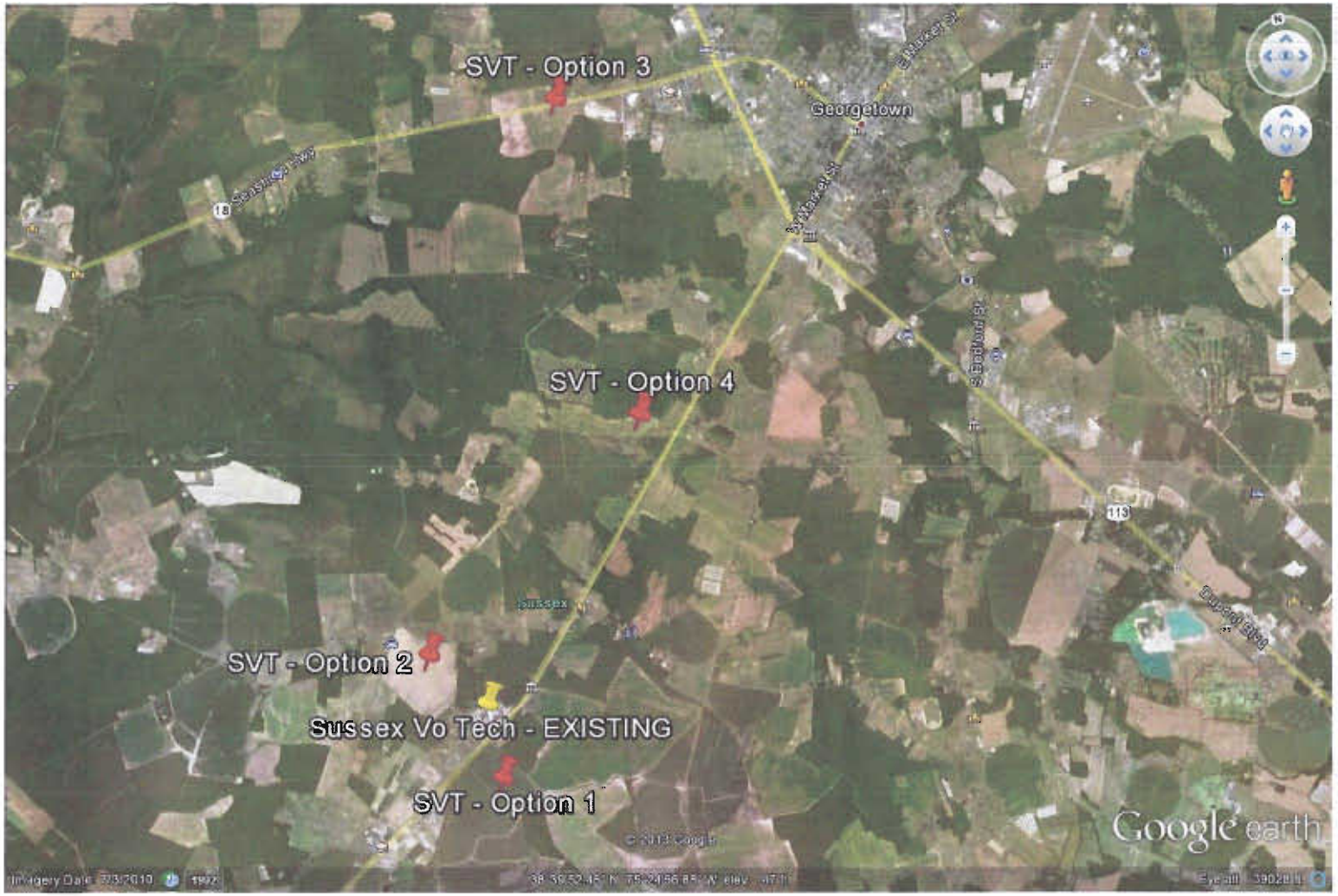
The Sussex Technical School District has identified the need to update and expand facilities to best meet the continuing and increased demand for service from the community. At this time, the Sussex Technical School District only accepts approximately one-half of those students who apply each school year to Sussex Technical High School. The district's current enrollment is 1409 students for our high school and we are anticipating the need to accommodate 2000 high school students by the 2020-2021 school year. While this does not meet the estimated enrollment given supply and demand, it does attempt to address serious deficiencies in ability to supply requested services. Those numbers would be over 3300 high school students at this time.

Updating and expanding our facilities would enable us to advance our mission/goal of providing the best educational services/opportunities possible for the community. The demand on facilities extends beyond our high school to the community's young adult/adult population. Our Extended Learning/Adult Education Division provides services for over an average of 3000 individuals per year.

The initial step is to identify and evaluate numerous properties which may be suitable for the potential expansion/growth of our educational facilities. Then submit that information to the Delaware Department of Education for their review and input. We have chosen five feasible sites for review and have included information for each of the five identified locations.

Attached is a copy of the letter we have sent to the property owners of each of these sites in order to gauge their interest and potentially their approval for further evaluation of their property.

The Sussex Technical School District does not discriminate on the basis of race, color, gender, religion, age, disability, national status, national origin, genetic information, or other legally protected categories in its programs and activities. The following person has been designated to handle inquiries regarding non-discrimination policies: Assistant Superintendent, P.O. Box 351, Georgetown, DE 19947, telephone 302-856-9509.


SVT - Option 3
Georgetown
SVT - Option 4
SVT - Option 2
Sussex Vo Tech - EXISTING
SVT - Option 1
Google earth

General Information – Option 3 Continued

District-Map-Parcel:
1-35 13.00 9.00

Owner(s) Names
DENNY , MICHAEL ANDREW

Property Address
RD GEO -BRIDGEVILLE
S/RT 18 1000'

Billing Address
37602 LOUIS BAILEY RD
AVENUE , MD 20609

Land Use
Farm in Farmland Assessment Act

Zoning
Agricultural/Residential

Town/Municipality
-No Town or Municipality Specified-

Fire District(s)
Georgetown Fire District

Tax Ditch(es)
Deep Creek
Georgetown-Vaughn
Layton-Vaughn

Sewer/Water District
-No Sewer Records-

Deed Book:
3654

Deed Book Page:
262

Watershed:
NANTICOKE

General Information – Option 4

District-Map-Parcel:
1-35 22.00 7.00

Owner(s) Names
CEDARCREST , FARM LLC

Property Address
N & S/RT 518A
W/RT 28

Billing Address
109 MONROE AVE
LEWES , DE 19958

Land Use
Farm in Farmland Assessment Act

Zoning
Agricultural/Residential

Town/Municipality
-No Town or Municipality Specified-

Fire District(s)
Georgetown Fire District

Tax Ditch(es)
Deep Creek
993
998
New Ditch

Sewer/Water District
-No Sewer Records-

Deed Book:
3841

Deed Book Page:
315

Watershed:
NANTICOKE

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: Sussex Technical School District - (SVT)
2. Location (please be specific): Between Georgetown & Laurel, NW of Rt. 9 & N. of Warrington Rd.
3. Parcel Identification #: 135-22.00-7.00
4. County or Local Jurisdiction Name: where project is located: SUSSEX
5. If contiguous to a municipality, are you seeking annexation: N/A
6. Owner's Name: Cedar Crest Farm, LLC

   Address: 109 Monroe Avenue

   City: Lewes State: DE Zip: 19958

   Phone: Fax: Email:

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

   Address: PO Box 351, 17137 County Seat Highway - Attn: Terry Little

   City: Georgetown State: DE Zip: 19947

   Phone: 302-381-9858 Fax: 302-856-7078 Email: tlittle@sussexvt.k12.de.us

8. Project Designer/Engineer: PROJECT MANAGER - Common Sense Solutions, LLC (Mike Horsey)

   Address: 14127 Rottwaller Road

   City: Laurel State: DE Zip: 19956

   Phone: 302-542-9669 Fax: n/a Email: Mike@css-de.com

9. **Please Designate a Contact Person, including phone number, for this Project:** Terry Little - 302-381-9858

Information Regarding Site:

10. Type of Review: ☐ Rezoning, if not in compliance with certified comprehensive plan ☐ Site Plan Review ☐ Subdivision X -Conditional Use Application Process

11. Brief Explanation of Project being reviewed:
Approx. 420,000 Sq-Ft Career & Educational Facility with Related Amenities.

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. This Project has NOT been previously submitted.

12. Area of Project (Acres +/-): 229 Number of Residential Units: 0 Commercial square footage: 0

13. Present Zoning:	14. Proposed Zoning:
AR	AR - Conditional Use
15. Present Use:	16. Proposed Use:
Agricultural	Career & Educational Facilities

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):
N/A

20. Environmental impacts:

How many forested acres are presently on-site? 77 +/- Acres How many forested acres will be removed? 55 +/- Acres

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: 80 +/- 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: Ditch Crossings, Construction Activities, Loss of Wetlands

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? Generally 50' +/- except at Crossings

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: Yet to be evaluated and determined

23. Is open space proposed? ■ Yes ☐ No If "Yes," how much? 120 +/- 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 Recreation, Passive Recreation, Wildlife Habitat, Eco-Studies

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? ■ Yes ☐ No **See Note **

**Potentially as connected to Areas of Educational Study

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: 5,250

What percentage of those trips will be trucks, excluding vans and pick-up trucks? <1% Trucks - 7% +/- with BUSES

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. Possibly with Security Concerns for Campus

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: Terry Little phone number: 302-381-9858

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

Signature of Person completing form (If different than property owner) — Date 6-3-13

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 Dorothy.morris@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 Dorothy 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.

Sussex Technical School District

A National Blue Ribbon School

ADMINISTRATION

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Fax
302-856-7078

Cedarcrest Farm, LLC
109 Monroe Ave.
Lewes, DE. 19958

Attention: President, Cedarcrest Farm, LLC

Regarding: Potential land evaluation

Dear Cedarcrest Farm, LLC:

The Sussex Technical School District strives to provide and maintain excellent learning opportunities and facilities for the children and adults of Sussex County. In looking towards the future, there is a need to update and expand our facilities to continue to serve the needs of our community members. As an initial step, the Delaware Department of Education requested that we identify and evaluate numerous properties that may be suitable for the potential growth of our educational facilities.

Your property located near N & S/RT 518A W/RT28, and further identified by the Sussex County Tax Records as Parcel # 1-35 22.00 7.00, containing approximately 229.34 acres was one of the parcels identified by various state agencies as an area that should receive evaluation. We would like to know if you would like your property included in the "Pool of Properties" for further evaluation. We have no desire to locate any future potential expansion in an area or community where the Land Owner is not desirous of having an educational institute located on their property.

On behalf of Sussex Technical School District, I am respectfully requesting that you indicate your preference on the attached form and return it in the enclosed envelope. There is no ill will or repercussions regarding any decision that you make. We appreciate your consideration and time in filling out the attached form so that we can determine those who would like to further explore this evaluation option. Should you desire to have your property included in the "Pool of Properties", we will contact you as the evaluation process proceeds.

Once again, thank you for your time and consideration in this matter.

Respectfully yours,

Allen F. (A.J.) Lathbury, Jr., Ed.D.
Superintendent Sussex Technical School District

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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 Sussex Technical School District.

_____ - **NO** - I **DO NOT** desire to have my Property included in the "Pool of Potential Properties" for further evaluation.

Tax Map #: _____

Contact Name: _____

Address: _____

_____

_____

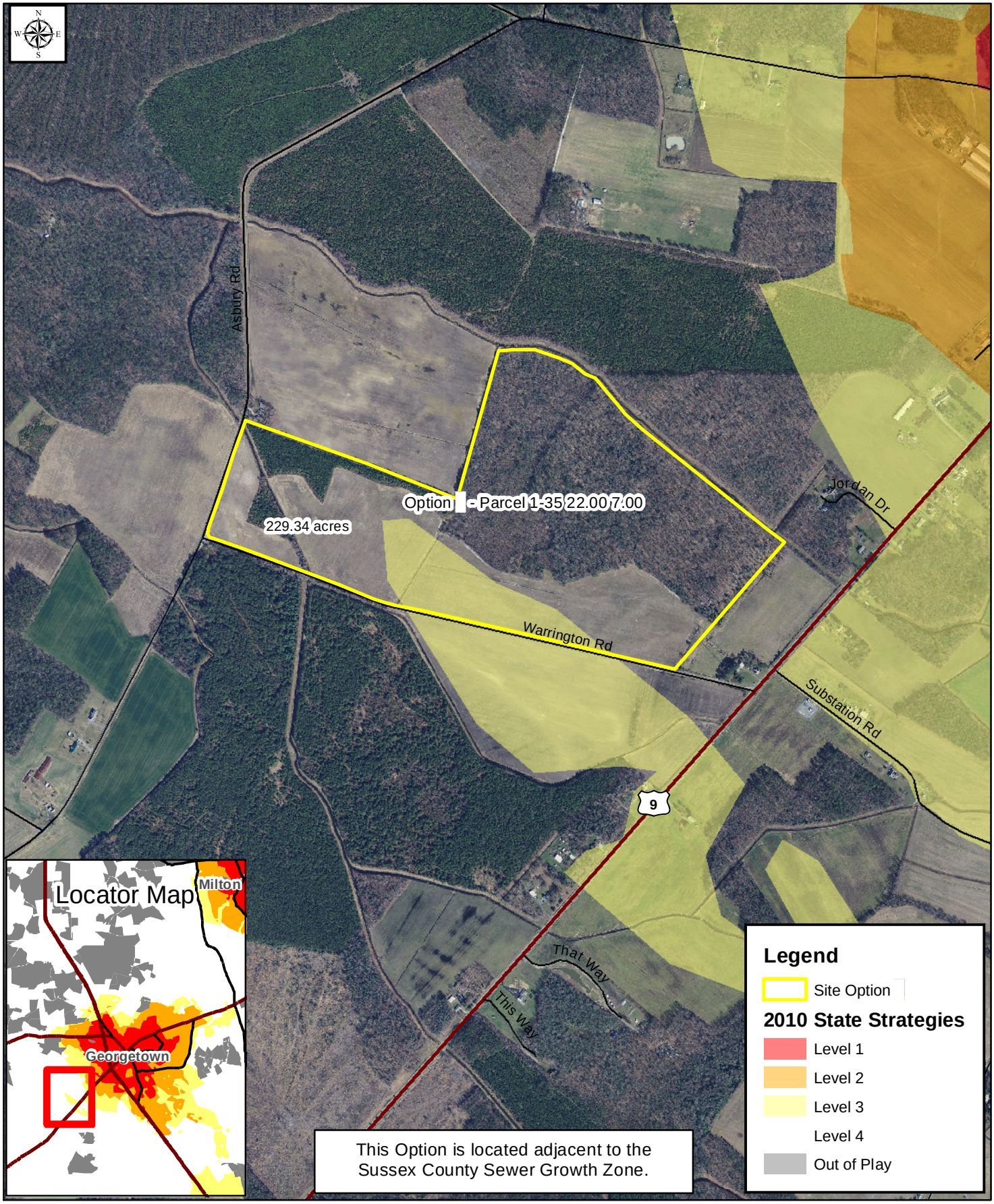
Email Address: _____

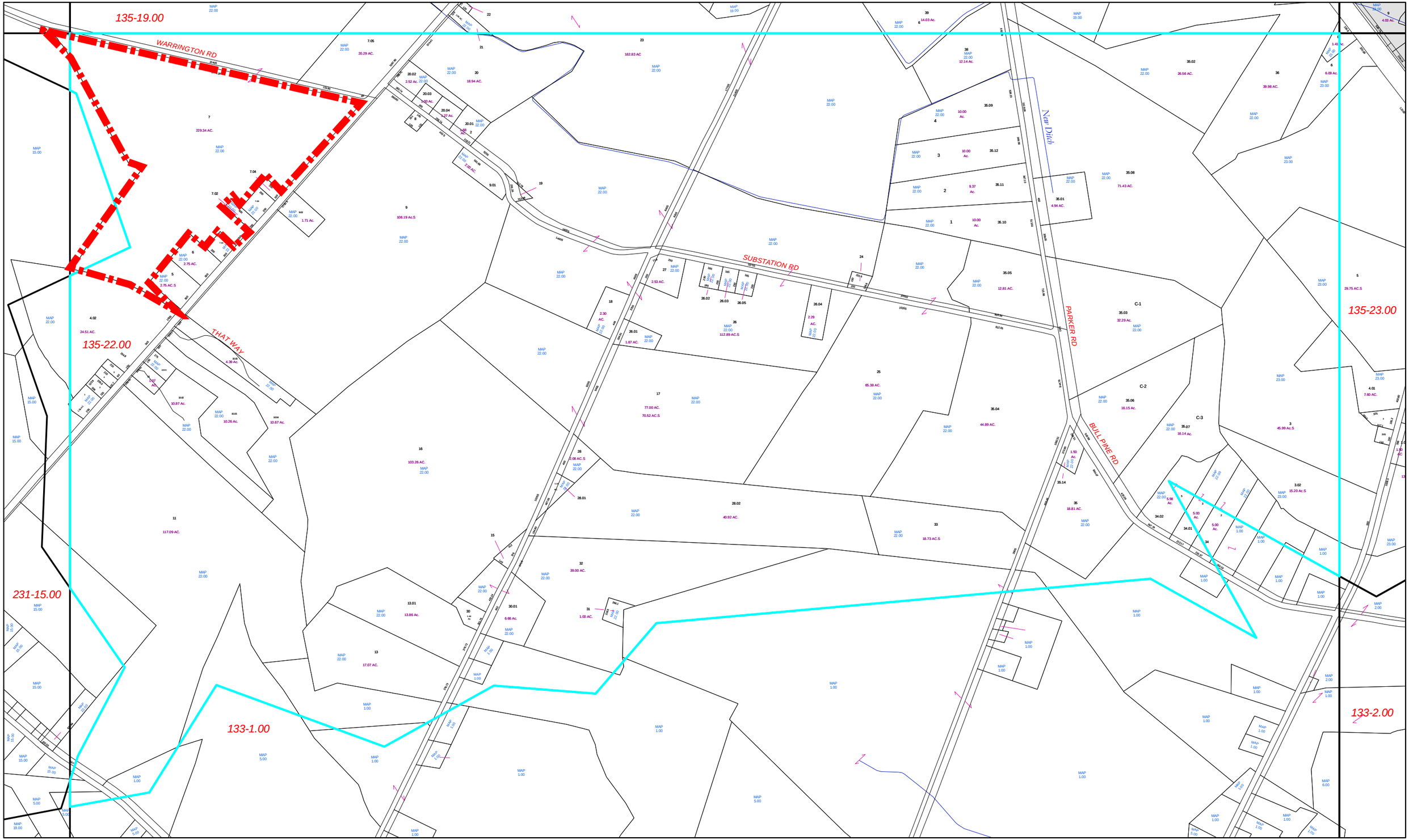
Contact Telephone Number: (Daytime) _____

(Evening) _____

(Mobile) _____

Sussex Vocational School District - Location Map
Option 4- Along Route 9





Date Printed: May 31, 2011

0 400 800 1,600 2,400 3,200 Feet

Sussex County Delaware

135-22.00

Legend

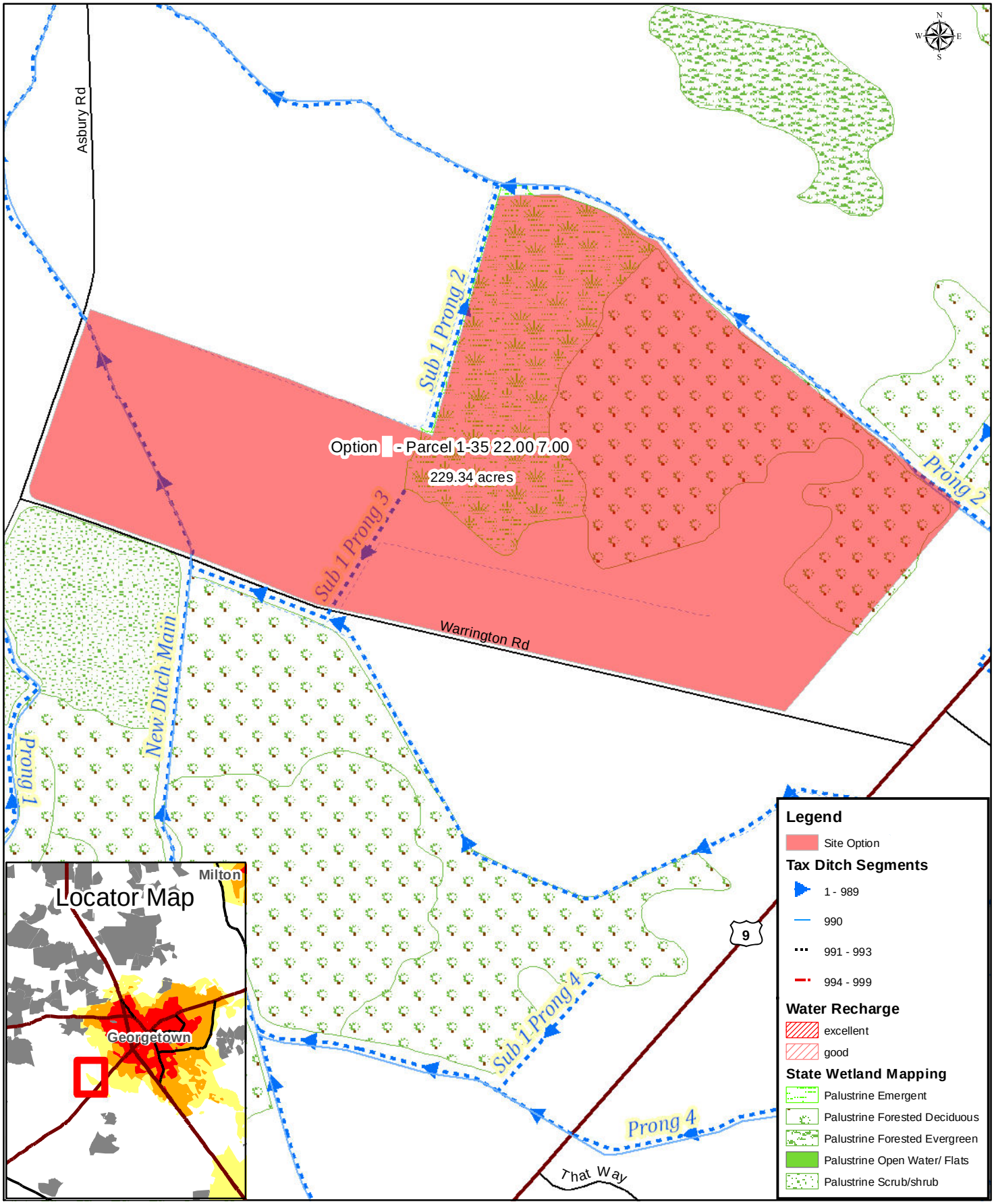
Map Line --

Map Number -- 14.00

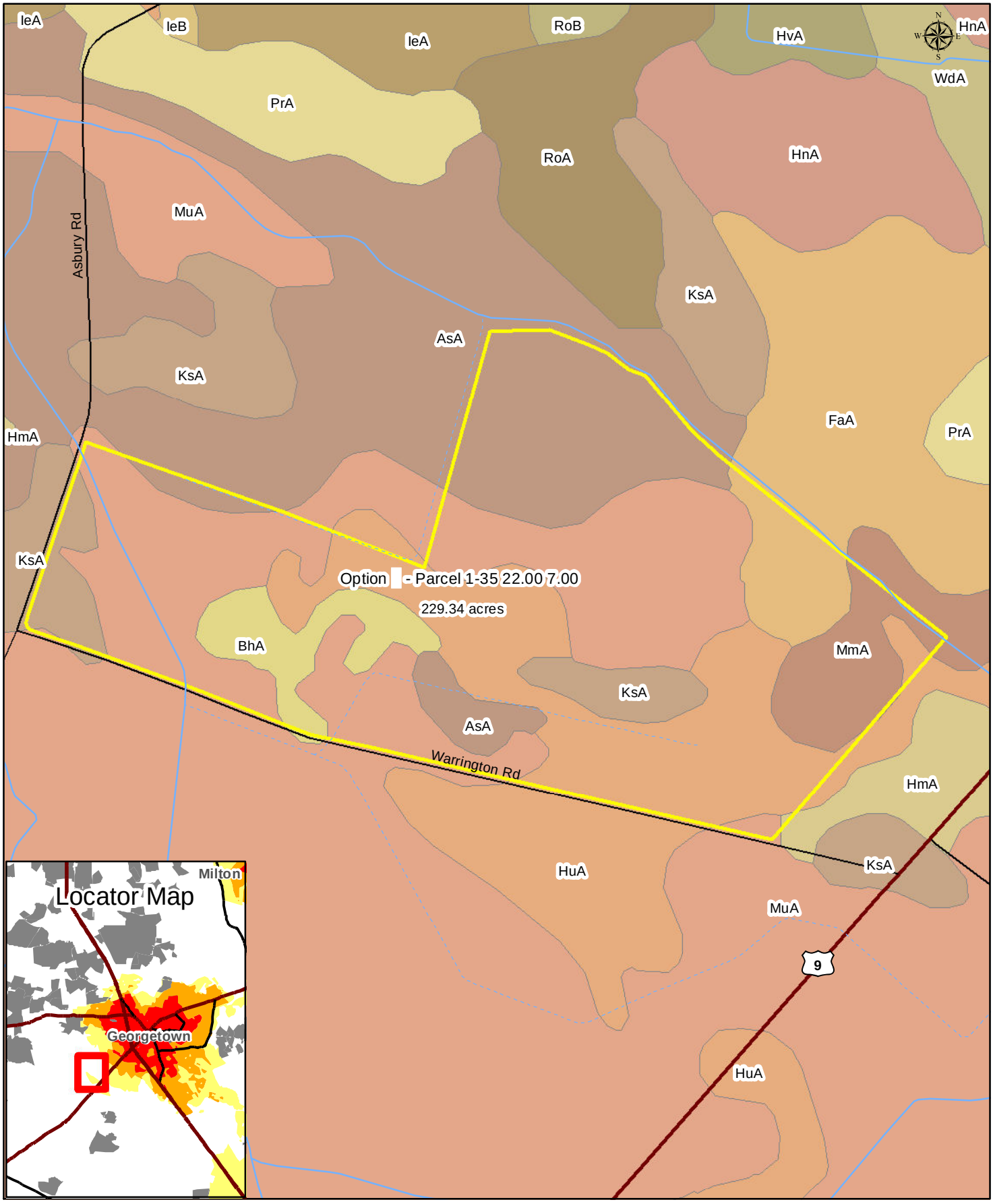
Adjacent Map -- 135-1.00

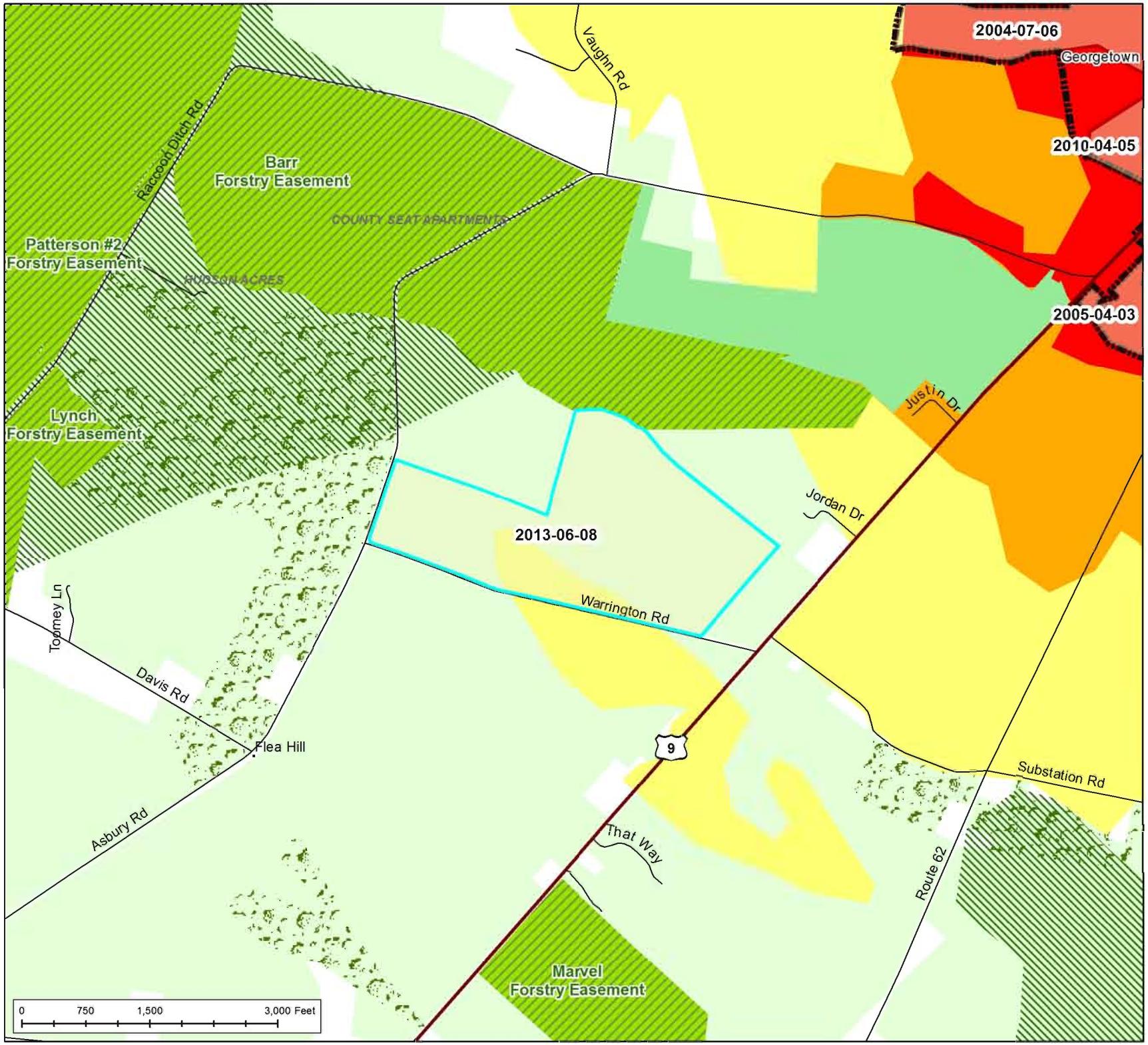
N W E S

Sussex Vocational School District - Environmental Data
Option 4 - Along Route 9



Sussex Vocational School District - Soils Data
Option 4 - Along Route 9





Preliminary Land Use Service (PLUS)

Sussex Tech
Option 4
2013-06-08

- PLUS Project Areas
- Municipalities
- Forestry Easements
- Purchased Dev. Rights
- Ag District

2010 State Strategies

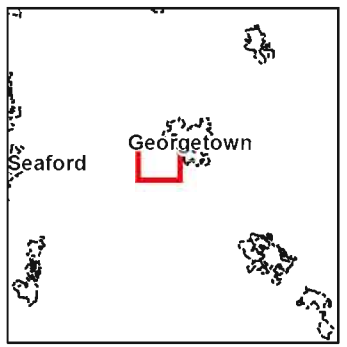
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture

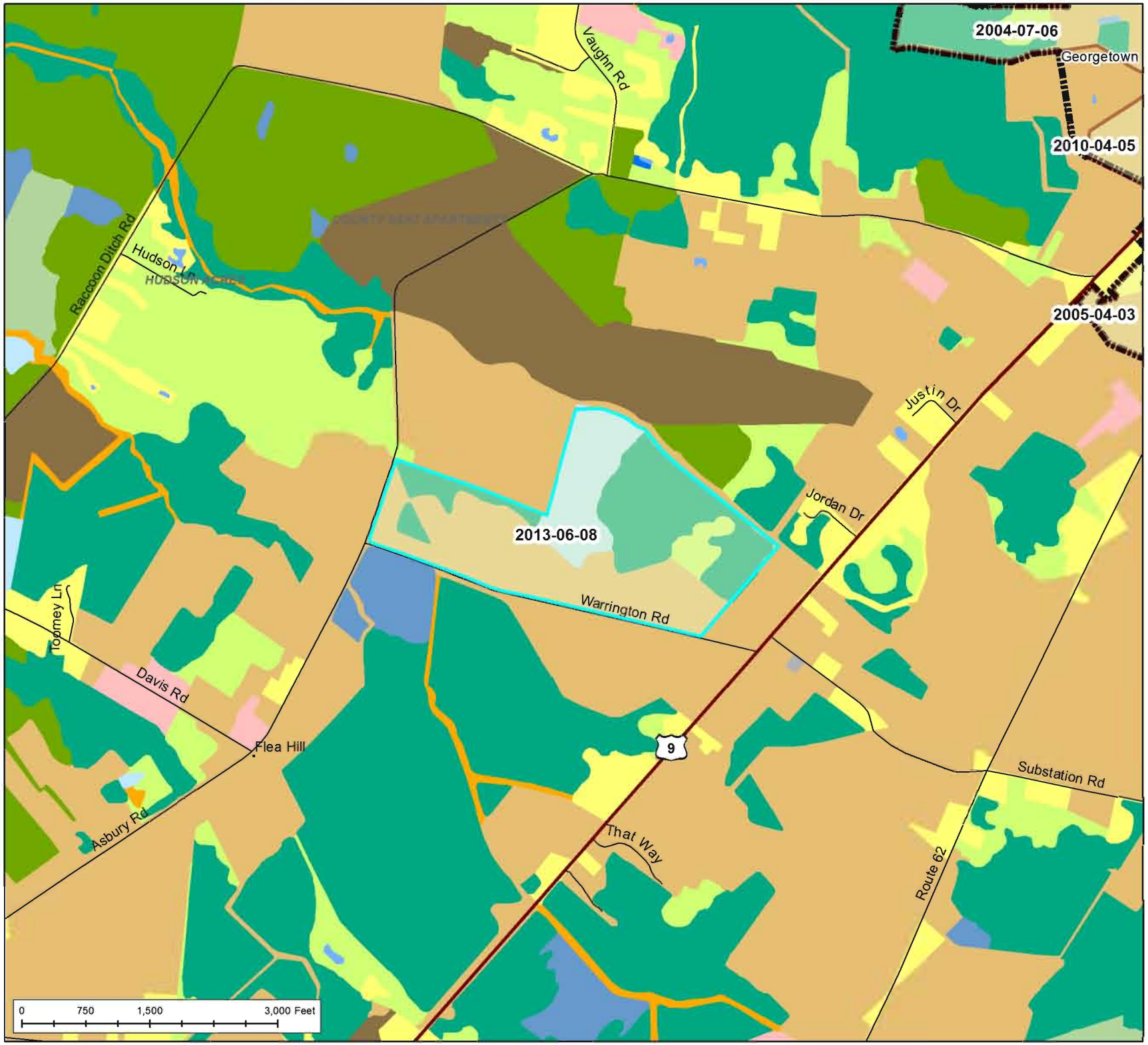
1:18,000

OSPC Delaware Office of State Planning Coordination

N W E S

Produced by the Delaware Office of State Planning Coordination.
stateplanning.delaware.gov





Preliminary Land Use Service (PLUS)

Sussex Tech Option 4 2013-06-08

- Project Areas
- Municipalities

Land Use/Land Cover

- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

1:18,000

OSPC Delaware Office of State Planning Coordination

N W E S

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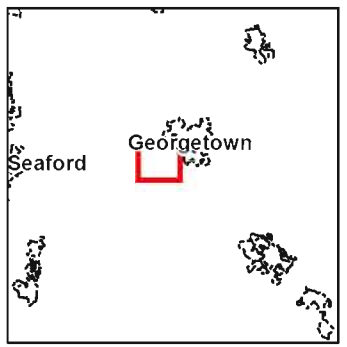
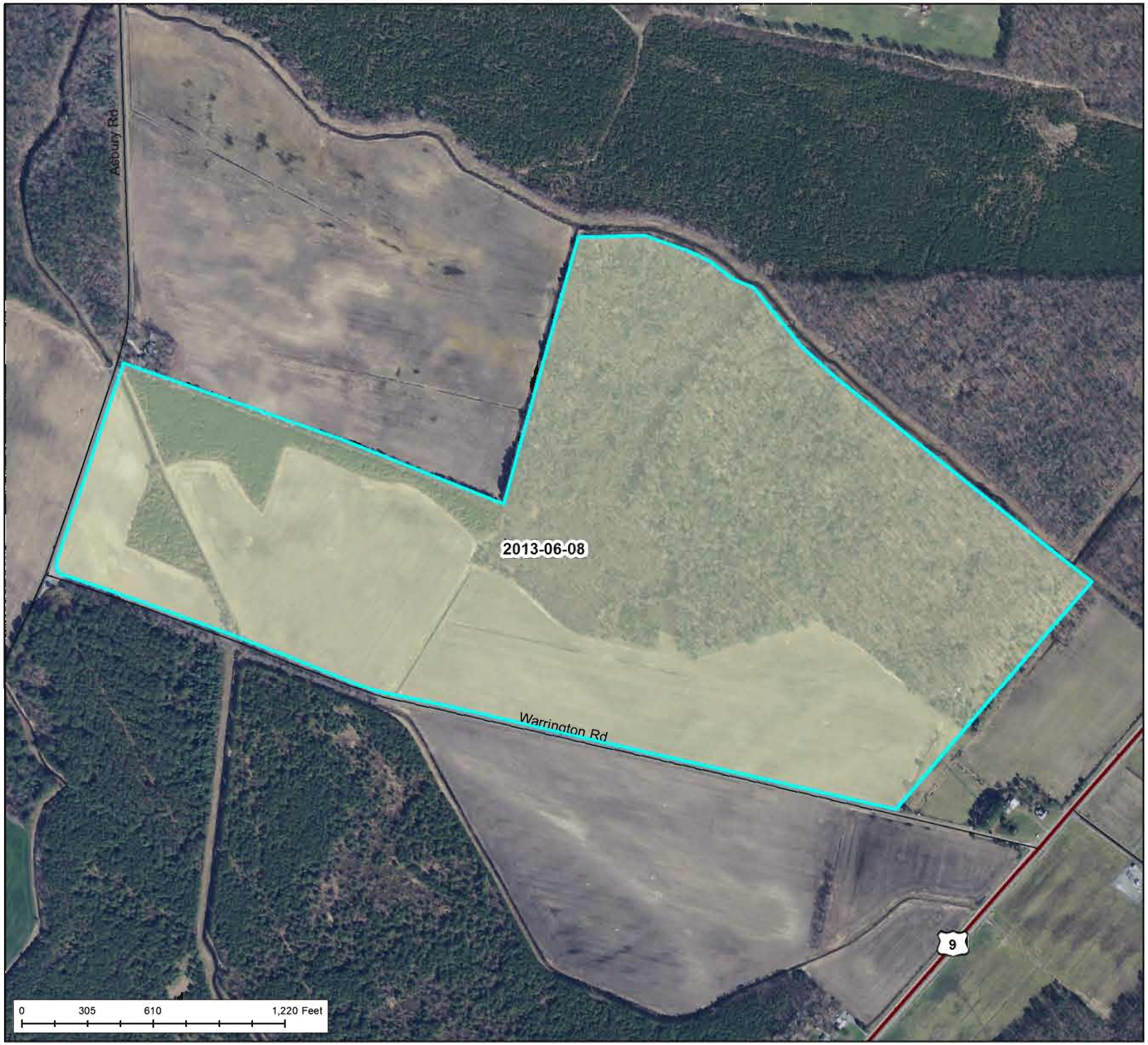
stateplanning.delaware.gov





Preliminary Land Use Service (PLUS)

Sussex Tech
Option 4
2013-06-08

Project Areas

Municipalities

2012 Aerial Photography: Provided by Delaware Office of Management and Budget

1:7,114

OSPC Delaware Office of State Planning Coordination

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