

## 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: Cape Henlopen School District New Elementary School                                 |   |                                  |
| 2. Location ( please be specific): John J Williams Hwy and Mulberry Knoll Rd, Lewes, DE                    |   |                                  |
| 3. Parcel Identification #: 334-12.00-47.00  | 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: Paul Townsend (JG Townsend Jr Co)   |   |                                  |
| Address: PO Box 430 316 N Race St  |   |                                  |
| City: Georgetown   | State: DE   | Zip: 19947                       |
| Phone: 302-236-3212  | Fax:  | Email: ptownsend.townsend@       |
| 7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):                         |   |                                  |
| Address:   |   |                                  |
| City:  | State:  | Zip:                             |
| Phone:   | Fax:  | Email:                           |
| 8. Project Designer/Engineer: Cape Henlopen School District  |   |                                  |
| Address: 1270 Kings Hwy  |   |                                  |
| City: Lewes  | State: DE   | Zip: 19958                       |
| Phone: 302-644-6314  | Fax: 302-644-7915   | Email: brian.bassett@cape.k12.de |
| 9. Please Designate a Contact Person, including phone number, for this Project: Brian Bassett 302-542-7315 |   |                                  |

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: School district is looking for land to build a 720 student elementary 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 - 25    Number of Residential Units:    Commercial square footage:

13. Present Zoning: State Strategy Level 2    14. Proposed Zoning: Public school site

15. Present Use: farm    16. Proposed Use: Elementary School site

17. Water:  Central (Community system)     Individual On-Site     Public (Utility)  
 Service Provider Name: not known at this time  
 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: not known at this time  
 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?    How many forested acres will be removed? 0  
 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: To Be Determined by engineer if school approved

23. Is open space proposed?  Yes     No    If "Yes," how much?    Acres:  
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? playground, stormwater management, outside open space for students

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: 300

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

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. Unknown but willing to discuss connections if they exist

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: Brian Bassett phone number: 302-542-7315

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

6/26/13

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 [Dorothy.morris@state.de.us](mailto: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.



### 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#:** 334-12.00-116.00, 334-12.00-116.00, 334-12.00-46.01, 334-12.00-113.00, 334-12.00-46.00, 334-12.00-47.00, and 334-12.00-1600

**Contact Name:**

Paul Townsend

**Address:**

P.O. Box 430

316 N. Race St.

Georgetown, DE 19947

**Email Address:**

ptownsend.townsend@comcast.net

**Contact Telephone Number:**

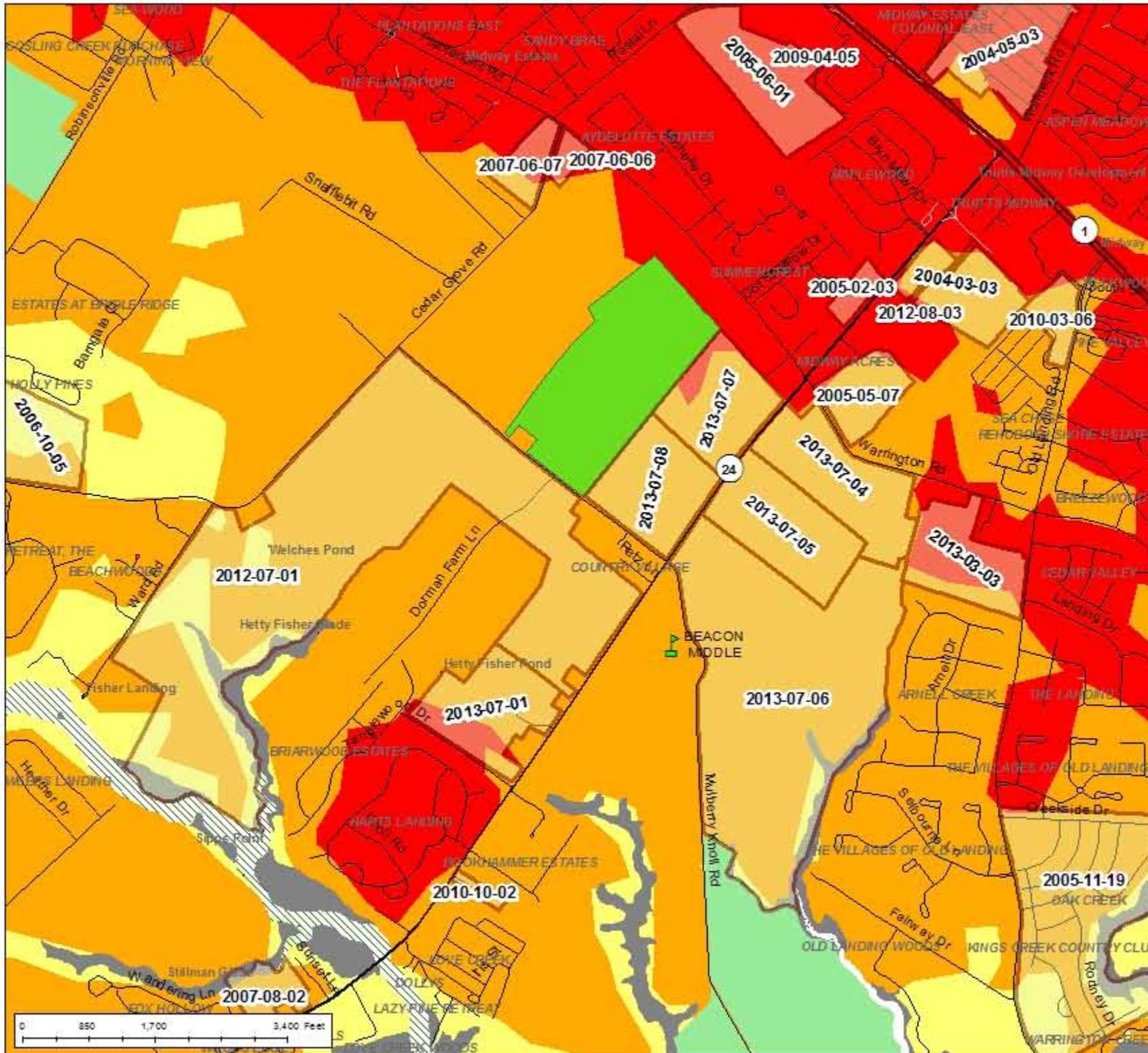
(Daytime) 302-236-3212 OR 856-2525

(Evening) 302-645-0522

(Mobile) 302-236-5212

# Preliminary Land Use Service (PLUS)

Cape Henlopen School District  
2013-07-04 to 2013-07-08



- Kent
- 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

1:20,000

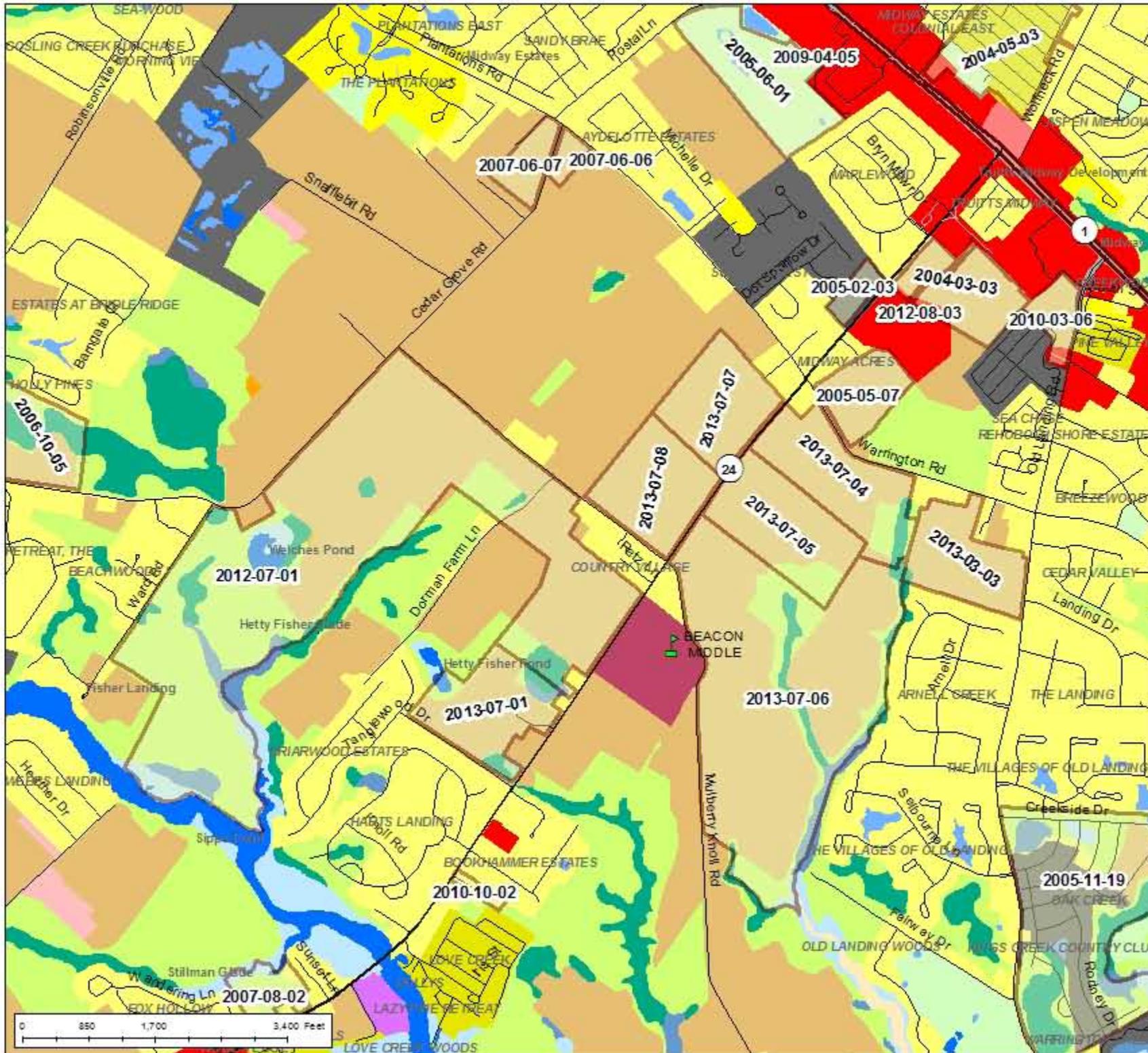


Produced by the Delaware Office of State Planning Coordination  
stateplanning.delaware.gov



# Preliminary Land Use Service (PLUS)

Cape Henlopen School District  
2013-07-04 to 2013-07-08

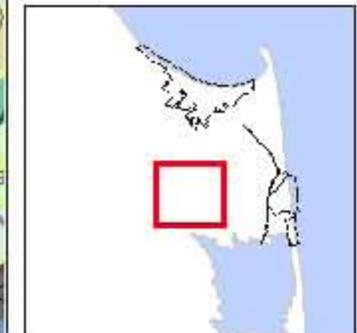


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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 Areas

1:20,000



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



# Preliminary Land Use Service (PLUS)

Cape Henlopen School District  
2013-07-04 to 2013-07-08



- Kent
  - PLUS Project Areas
  - Municipalities
- Imagery\_2012ISD ef

- RGB
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

1:3,741



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

