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Sussex County

DELAWARE
sussexcountyde.gov

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COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

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Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager; Lauren DeVore, Planner III; Christin Scott, Planner I; and Elliott Young, Planner I

CC: Vince Robertson, Assistant County Attorney

Date: October 21, 2021

RE: Other Business for the October 28, 2021 Planning Commission Meeting

This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the October 28, 2021 meeting of the Planning & Zoning Commission.

Sussex Central High School Addition

KH

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for the establishment of a 3-story 303,297 square feet High School addition, accessory buildings, multiple recreational fields, parking and other site improvements. The proposed addition will become the new High School, while the current existing High School will become a Middle School. The property is located on the west side of Patriots Way (S.C.R. 318). Change of Zone No. 1930 was approved by the Sussex County Council at their meeting of Tuesday December 1, 2020 in order to change the zoning from AR-1 (Agricultural Residential) to I-1 (Institutional). The plan complies with the Sussex County Zoning Code. Tax Parcel: 133-11.00-105.00. Zoning: I-1 (Institutional Zoning District). Staff are awaiting agency approvals.



SUSSEX CENTRAL HIGH SCHOOL

PRELIMINARY SITE PLAN INDIAN RIVER SCHOOL DISTRICT DAGSBORO HUNDRED SUSSEX COUNTY, DELAWARE

DBF PROJECT NO. 3153A004

DATA COLUMN

TAX PARCEL NO.: 133-11.00-105.00
EXISTING ZONING: I-1 (INSTITUTIONAL)
PROPOSED ZONING: I-1 (INSTITUTIONAL)
CURRENT AND PROPOSED USE: HIGH SCHOOL

NO FEDERAL OR STATE WETLANDS EXIST ON THIS SITE PER NATIONAL WETLANDS INVENTORY AND STATE WETLANDS MAPPING.

THIS SITE IS NOT IMPACTED BY THE 100-YEAR FLOOD HAZARD AREA (FEMA PANEL #10005C0325L, DATED JUNE 20, 2018)

SITE AREA
EXISTING: 154.63 AC.
PROPOSED: 154.63 AC.

IMPERVIOUS SURFACE
TOTAL EXISTING: 9.00 AC. (5.82% COVERAGE)
TOTAL PROPOSED: 27.89 AC. (18.04% COVERAGE)

MINIMUM ZONING REQUIREMENTS

SETBACKS
FRONT YARD: 60 FT
SIDE YARD: 10 FT
REAR YARD: 10 FT

BUILDING CONSTRUCTION: IBC TYPE II-B, NFPA TYPE II

MAXIMUM BUILDING STORIES
PERMITTED: 3
PROVIDED: 3

MAXIMUM BUILDING HEIGHT
PERMITTED: 42 FT.
PROVIDED: 42 FT.

BUILDING AREAS
EXISTING SCHOOL: 183,802 SF GROSS
PROPOSED SCHOOL: 303,297 SF GROSS

EXISTING ACCESSORY BUILDINGS: 24,846 S.F.
PROPOSED ACCESSORY BUILDINGS: 7,345 S.F.
EXISTING TO REMAIN: 5,089 S.F.
PROPOSED: 12,434 S.F.
TOTAL: 12,434 S.F.

PARKING REQUIRED:

MIDDLE SCHOOL
(20) ADMINISTRATION OFFICES ● 60 SPACES
3 SPACES PER ROOM = 75 SPACES
(75) CLASSROOMS ● 1 SPACE PER ROOM = 75 SPACES
TOTAL REQUIRED = 135 SPACES

HIGH SCHOOL
(60) ADMINISTRATION OFFICES ● 180 SPACES
3 SPACES PER ROOM = 220 SPACES
(2200) STUDENTS ● 1 SPACE PER 10 STUDENTS = 220 SPACES
TOTAL REQUIRED = 400 SPACES

4500 SEAT STADIUM ● 1 SPACE PER 5 SEATS = 900 PARKING SPACES

TOTAL PARKING SPACES REQUIRED: 1,435 SPACES
ADA= 48 SPACES

TOTAL SPACES PROVIDED= 1,437 SPACES
ADA= 50 SPACES

WATER SERVICE PROVIDER: PRIVATE
SEWER SERVICE PROVIDER: TOWN OF GEORGETOWN

THE PROPERTY IS PARTIALLY LOCATED WITHIN A WELLHEAD PROTECTION AREA.

THE PROPERTY IS LOCATED WITHIN AN AREA OF "FAIR" GROUNDWATER RECHARGE POTENTIAL.

OWNER
INDIAN RIVER SCHOOL DISTRICT
31 HOSIER STREET
SELBYVILLE, DELAWARE 19975
PHONE: (302) 436-1000

ENGINEER
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963
PHONE: (302) 424-1441
FAX: (302) 424-0430

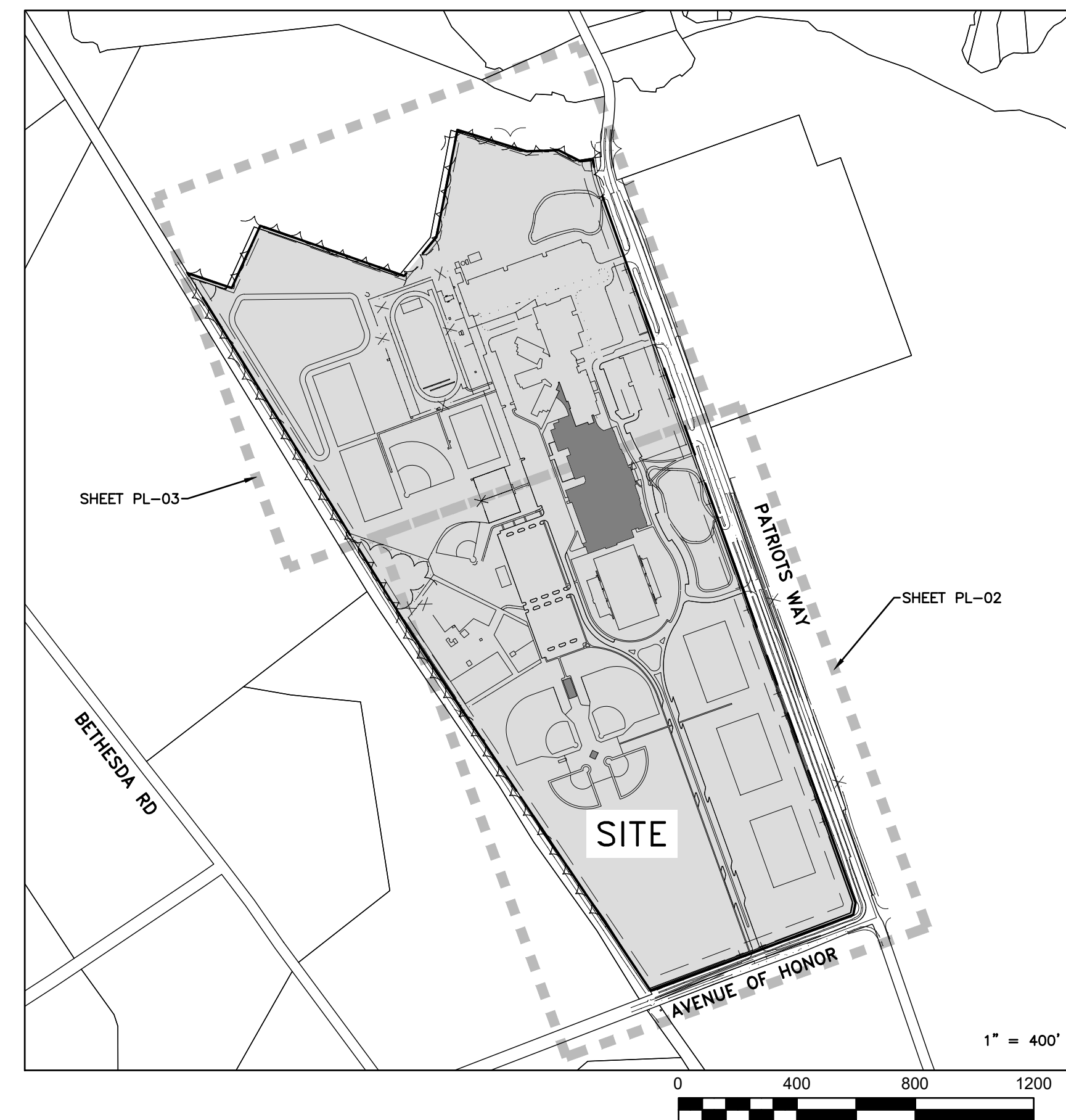
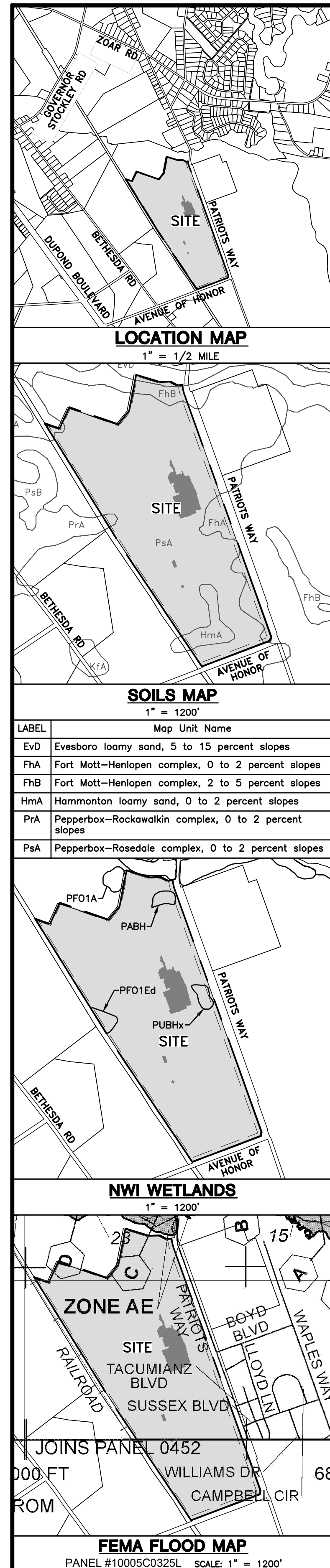
LEGEND:

EXISTING

PROPERTY LINE	---
BUILDING SETBACK LINE	---
SEWER MAIN (APPROXIMATE)	S S S
WATER MAIN (APPROXIMATE)	W W W
FENCE	X X
STORM INLET, PIPE, MANHOLE	○
EASEMENT	++
SEWER CLEANOUT	○
UTILITY POLE	+
WATER VALVE	+
FIRE HYDRANT	+
LIGHT POLE	+
SIGN	+
WOODS LINE	~

PROPOSED

8" WATER SERVICE AND VALVE	8W
6" WATER SERVICE AND VALVE	6W
STORM INLET AND PIPE	SI
SANITARY SEWER LATERAL	SSL
ELECTRIC POWER LINE	E
SIDEWALK	
PROPOSED BUILDING	▨
POLE LIGHTS	□ □



INDEX OF SHEETS

PL-01	PRELIMINARY TITLE
PL-02 - PL-03	SITE PLAN

GENERAL NOTES

- ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT ISSUED BY THE COUNTY.
- ALL LIGHTING IS TO BE DOWNWARD SCREENED TO MINIMIZE GLARE ON PROPERTIES WITHIN A RESIDENTIAL AREA

OWNER'S CERTIFICATION

I, BRIAN BASSETT, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO ORDINANCE.

BRIAN BASSETT
DIRECTOR OF ADMINISTRATIVE SERVICES,
CAPE HENLOPEN SCHOOL DISTRICT,

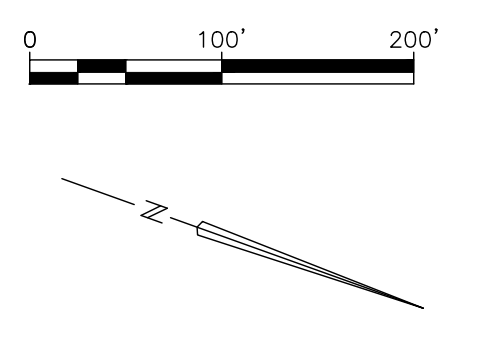
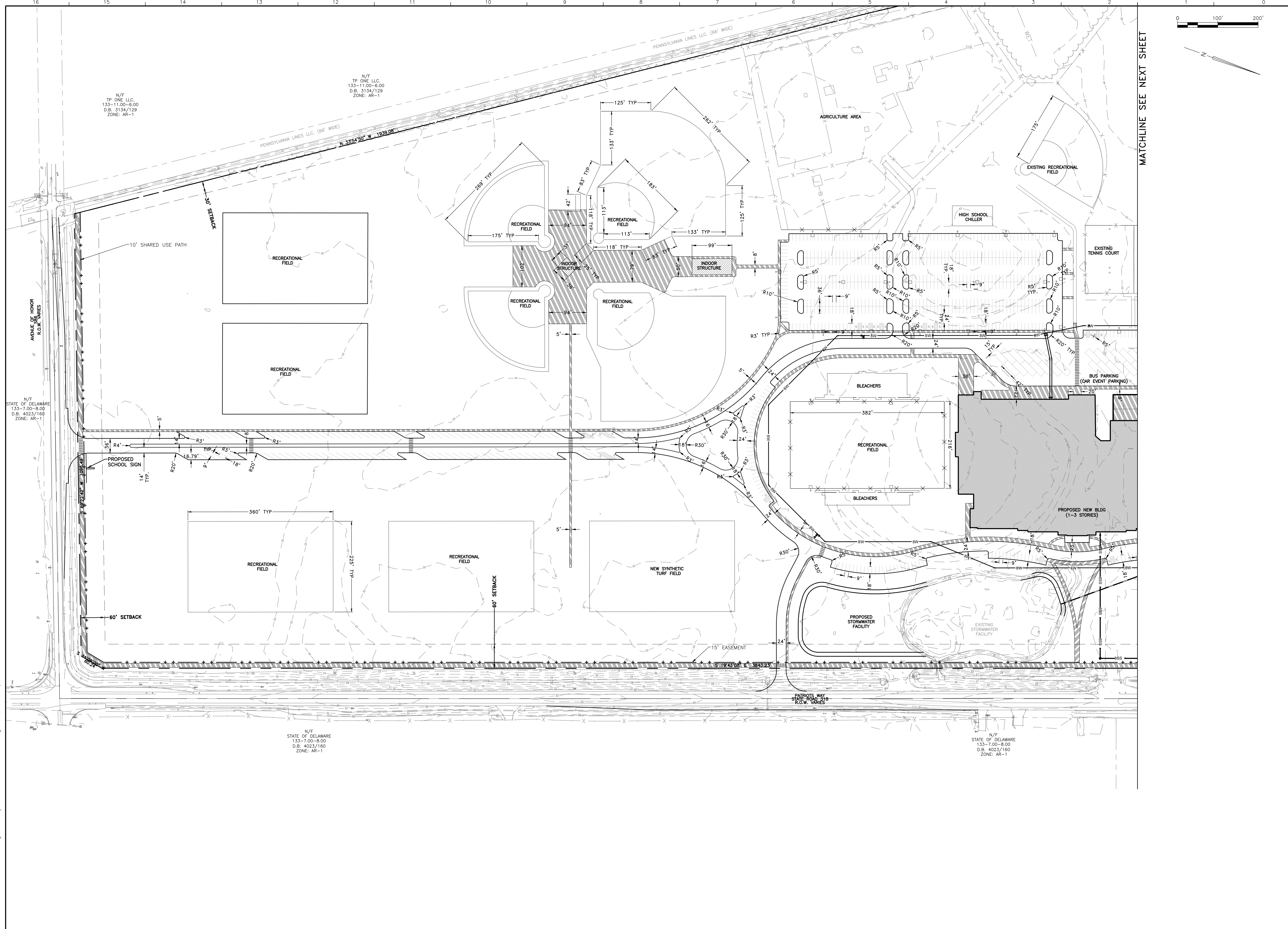
DATE

ENGINEER'S STATEMENT

I, W. ZACHARY CROUCH, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

W. ZACHARY CROUCH, P.E.
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963

DATE



MATCHLINE SEE NEXT SHEET

N/F
TP ONE LLC.
133-11.00-6.00
D.B. 3134/129
ZONE: AR-1

N/F
TP ONE LLC.
133-11.00-6.00
D.B. 3134/129
ZONE: AR-1

N/F
STATE OF DELAWARE
133-7.00-8.00
D.B. 4023/160
ZONE: AR-1

N/F
STATE OF DELAWARE
133-7.00-8.00
D.B. 4023/160
ZONE: AR-1

N/F
STATE OF DELAWARE
133-7.00-8.00
D.B. 4023/160
ZONE: AR-1

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DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS

CALDWELL, MARYLAND (301) 653-2000
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

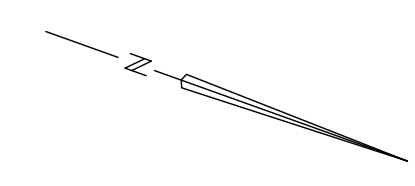
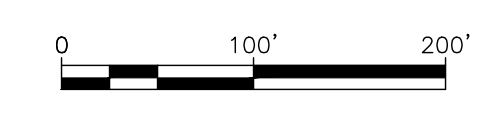
SUSSEX CENTRAL HIGH SCHOOL
INDIAN RIVER SCHOOL DISTRICT
SUSSEX COUNTY, DELAWARE

Revisions:
8/30/21 SCHEMATIC DESIGN SET
10/14/21 P&Z COMMENTS

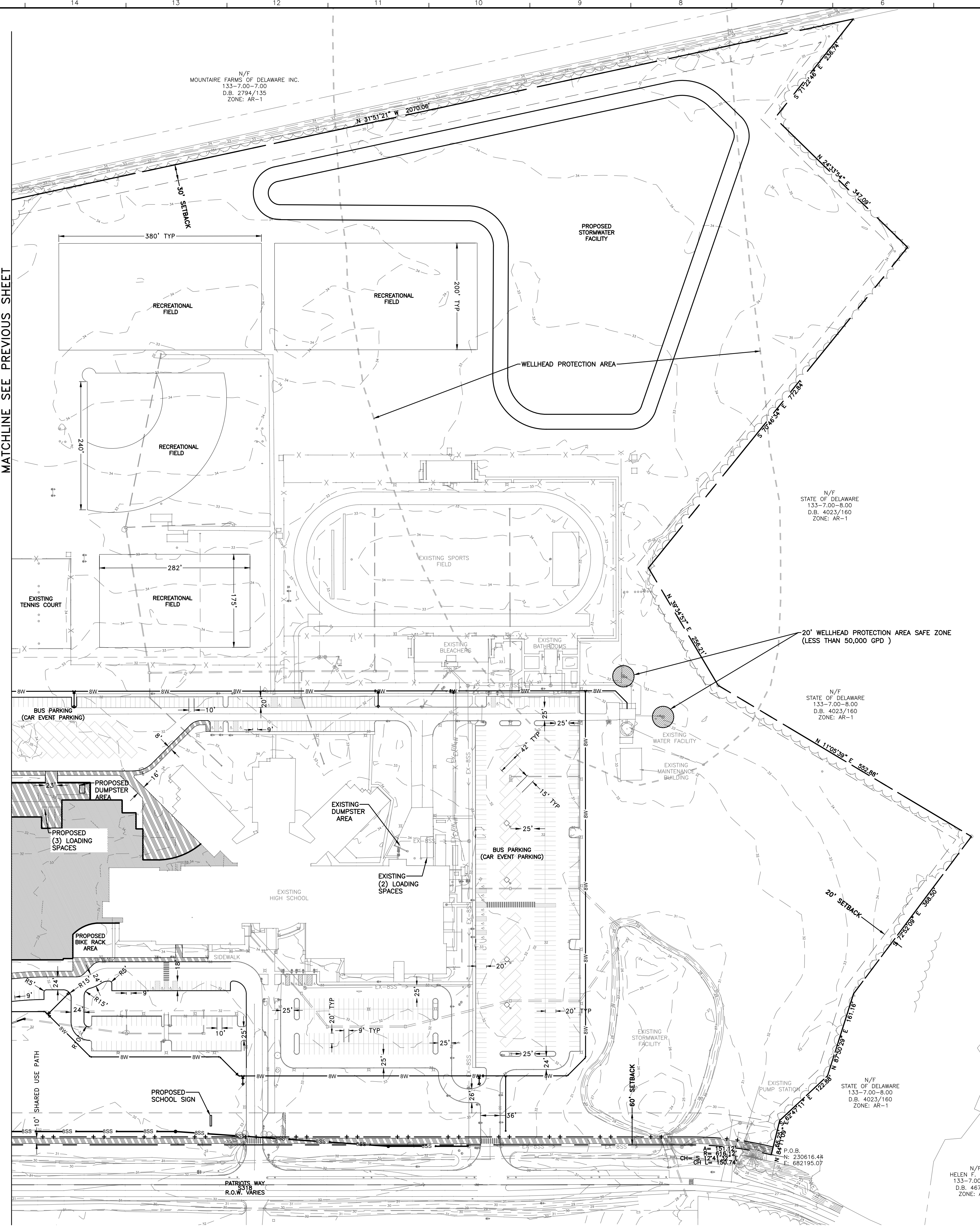
Date: **SEPT. 22, 2021**
Scale: **1"=100'**
Dwn.By: **TPS/IMO**
Proj.No.: **3153A004**
Dwg.No.:

PL-02

MATCHLINE SEE PREVIOUS SHEET



N/F
MONTAIRE FARMS OF DELAWARE INC.
133-7.00-7.00
D.B. 2794/135
ZONE: AR-1



RECREATIONAL FIELD
380' TYP

RECREATIONAL FIELD
200' TYP

RECREATIONAL FIELD
207'

EXISTING TENNIS COURT
RECREATIONAL FIELD
282' x 175'

EXISTING SPORTS FIELD

PROPOSED STORMWATER FACILITY

WELLHEAD PROTECTION AREA

N/F
STATE OF DELAWARE
133-7.00-8.00
D.B. 4023/160
ZONE: AR-1

N/F
STATE OF DELAWARE
133-7.00-8.00
D.B. 4023/160
ZONE: AR-1

N/F
STATE OF DELAWARE
133-7.00-8.00
D.B. 4023/160
ZONE: AR-1

N/F
HELEN F. PEPPER
133-7.00-9.00
D.B. 4673/45
ZONE: AR-1

BUS PARKING (CAR EVENT PARKING)
PROPOSED DUMPSTER AREA
PROPOSED LOADING SPACES
PROPOSED BIKE RACK AREA

EXISTING DUMPSTER AREA
EXISTING (2) LOADING SPACES
EXISTING HIGH SCHOOL

BUS PARKING (CAR EVENT PARKING)

20' WELLHEAD PROTECTION AREA SAFE ZONE (LESS THAN 50,000 GPD)

20' SETBACK

60' SETBACK

SHARED USE PATH
PROPOSED SCHOOL SIGN
PATRIOTS WAY
R.O.W. VARIES

P.O.B.
N: 230616.44
E: 682195.07
CH = 151.12
CH = 124.18
CH = 150.74

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS

STATE OF DELAWARE (13) 653-890
STATE OF MARYLAND (10) 424-1411
STATE OF DELAWARE (30) 424-1411
STATE OF MARYLAND (10) 770-4714

PRELIMINARY SITE PLAN

SUSSEX CENTRAL HIGH SCHOOL
INDIAN RIVER SCHOOL DISTRICT
SUSSEX COUNTY, DELAWARE

Revisions:
8/30/21 SCHEMATIC DESIGN SET
10/14/21 P&Z COMMENTS

Date: SEPT. 22, 2021
Scale: 1"=100'
Dwn. By: TPS/IMO
Proj. No.: 3153A004
Dwg. No.:

PL-03

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