

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: **Northeast Christian Church**

2. Location (please be specific): **1309 Cedar Lane Rd., Middletown, DE 19709**

3. Parcel Identification #: **13-013.00-246**

4. County or Local Jurisdiction Name: where project is located: **New Castle**

5. If contiguous to a municipality, are you seeking annexation:

6. Owner's Name: **Northeast Christian Church Corporation of New Castle County, DE, Inc.**

Address: **5097 Summit Bridge Road**

City: **Middletown**

State: **Delaware**

Zip: **19709**

Phone: **302-378-0161**

Fax: **302-378-0161**

Email:

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): **Richard Woodin**

Address: **111 Patriot Drive, Suite D**

City: **Middletown**

State: **Delaware**

Zip: **19709**

Phone: **302-420-5823**

Fax: **302-378-7300**

Email: **rwoodin@woodinassociates.com**

8. Project Designer/Engineer: **Jayme Baer, P.E.**

Address: **111 Patriot Drive, Suite D**

City: **Middletown**

State: **Delaware**

Zip: **19709**

Phone: **302-494-0082**

Fax: **302-378-7300**

Email: **jbaer@woodinassociates.com**

9. Please Designate a Contact Person, including phone number, for this Project: **Jayme Baer**

Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Proposed church facility with parking and SWM. Relocation of ex. building 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 +/-): 22.92 Number of Residential Units: 0 Commercial square footage: 36,000 (Church)	
13. Present Zoning: Suburban	14. Proposed Zoning: n/a
15. Present Use: Agricultural	16. Proposed Use: Church
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: New Castle County Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): n/a	
20. Environmental impacts: n/a How many forested acres are presently on-site? How many forested acres will be removed? n/a 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres: If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Filter strips, bioswales, and recharge	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 19.6 Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? agricultural and active recreation	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: 301

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 3%

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. Entrance connection to access road for adjacent project.

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

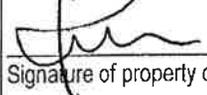
Has this site been evaluated for historic and/or cultural resources? Yes No

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: _____ phone number: _____

31. Are any federal permits, licensing, or funding anticipated? Yes No

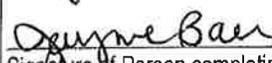
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.



 Signature of property owner

1/30/14

 Date



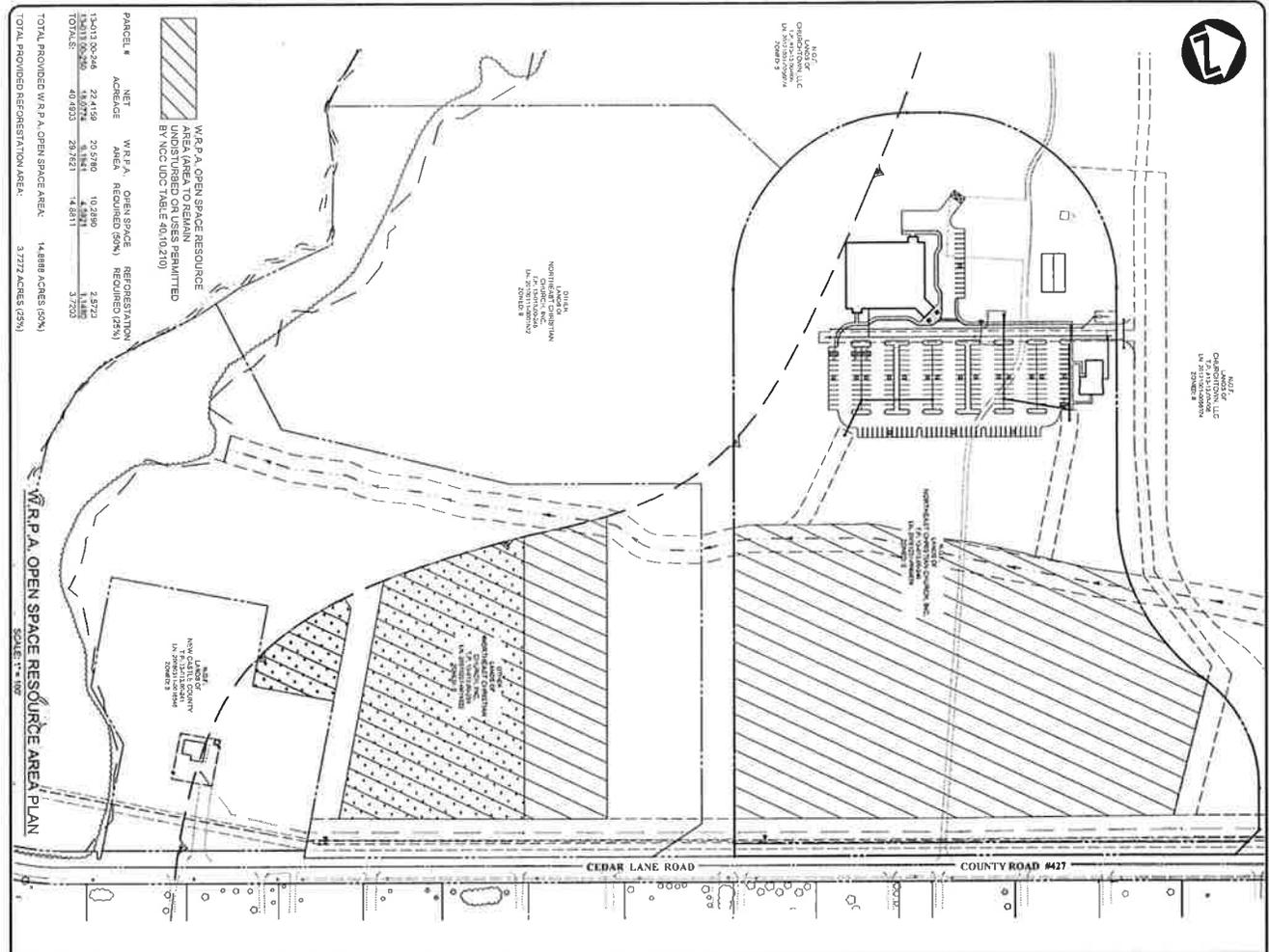
 Signature of Person completing form
 (If different than property owner)

1/30/14

 Date

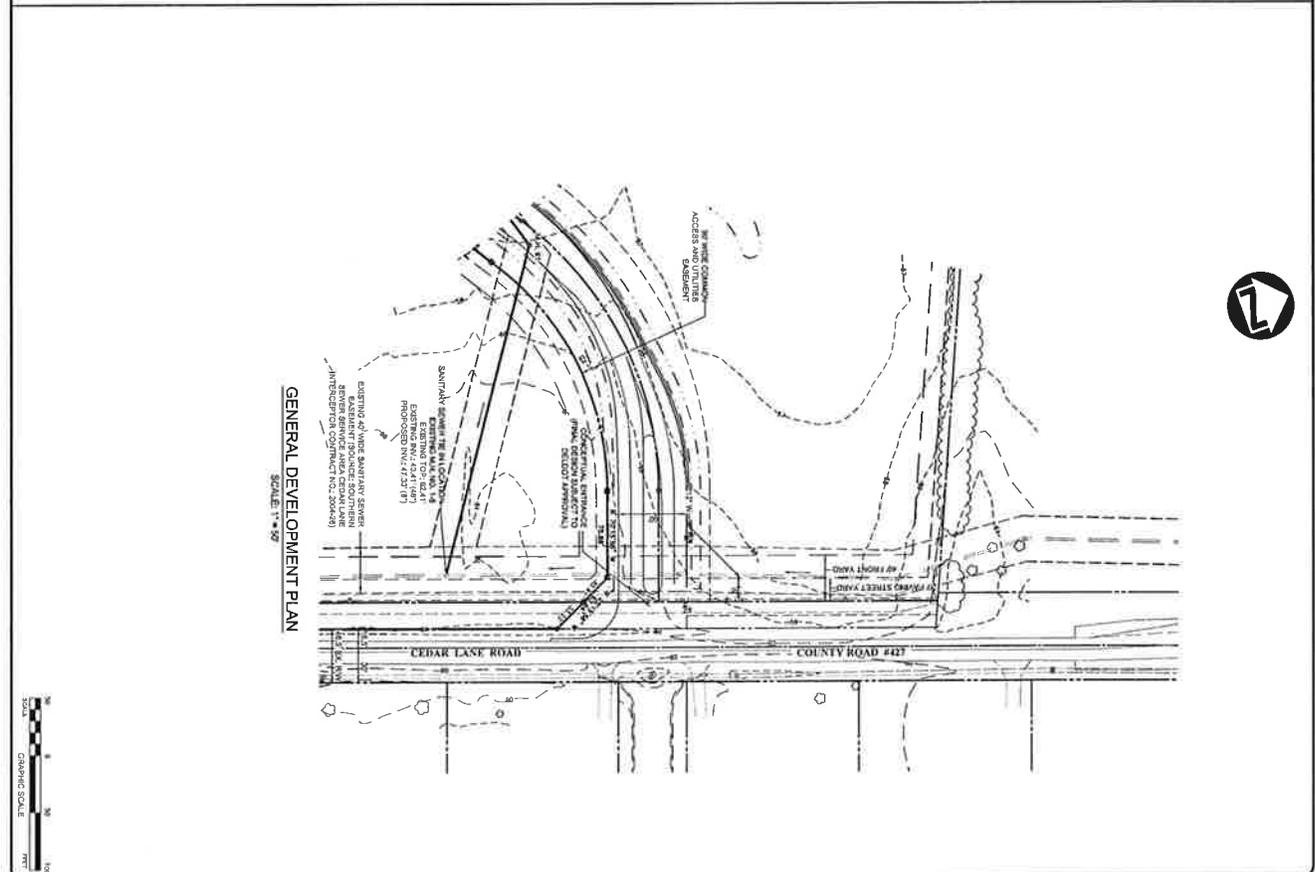
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **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.



PARCEL #	NET ACRES	W.R.P.A. OPEN SPACE AREA (AREA TO REMAIN UNDISTURBED ON USES PERMITTED BY NCC UDC TABLE 40.10.210)	OPEN SPACE AREA REQUIRED (50%)	RESTORATION AREA REQUIRED (25%)
13413 00-246	22.4159	20.2780	10.2390	5.1195
13413 00-245	14.8724	14.8723	7.4361	3.7180
TOTALS:	40.8923	29.7623	14.8871	7.2023

W.R.P.A. OPEN SPACE RESOURCE AREA PLAN
SCALE: 1" = 100'



NO.	DATE	REVISION	BY

DESIGN	RCW
DRAWN	JLB
APPROVED	RCW
DATE	12/17/13
SCALE	AS SHOWN

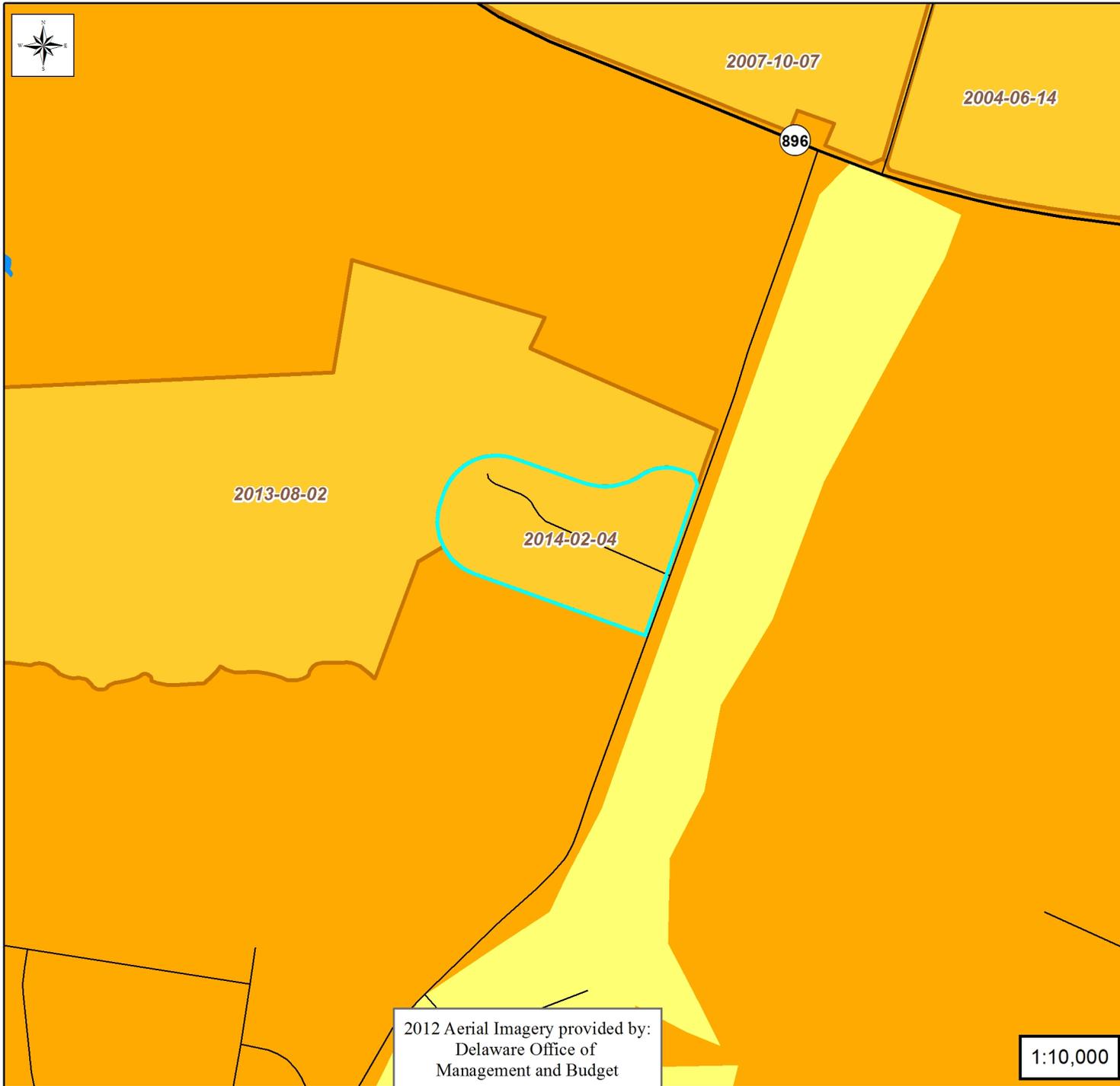
EXPLORATORY SKETCH MAJOR SUBDIVISION PLAN
GENERAL DEVELOPMENT PLAN
NORTHEAST CHRISTIAN CHURCH
ST. GEORGES HUNDRED - NEW CASTLE COUNTY - STATE OF DELAWARE

WOODIN + ASSOCIATES
Civil + Geotechnical Engineers
Land Planners + Land Surveyors
Lynnda Business Park Tel: 302-476-7300
111 Parcel Drive Fax: 302-378-1134
Suite D
Middletown, DE 19708



Preliminary Land Use Service (PLUS)

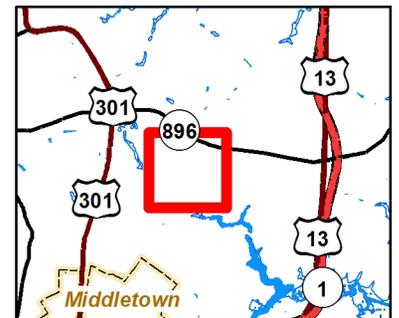
Northeast Christian Church
2014-01-04



Legend

- PLUS Project Areas
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

Location Map



2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

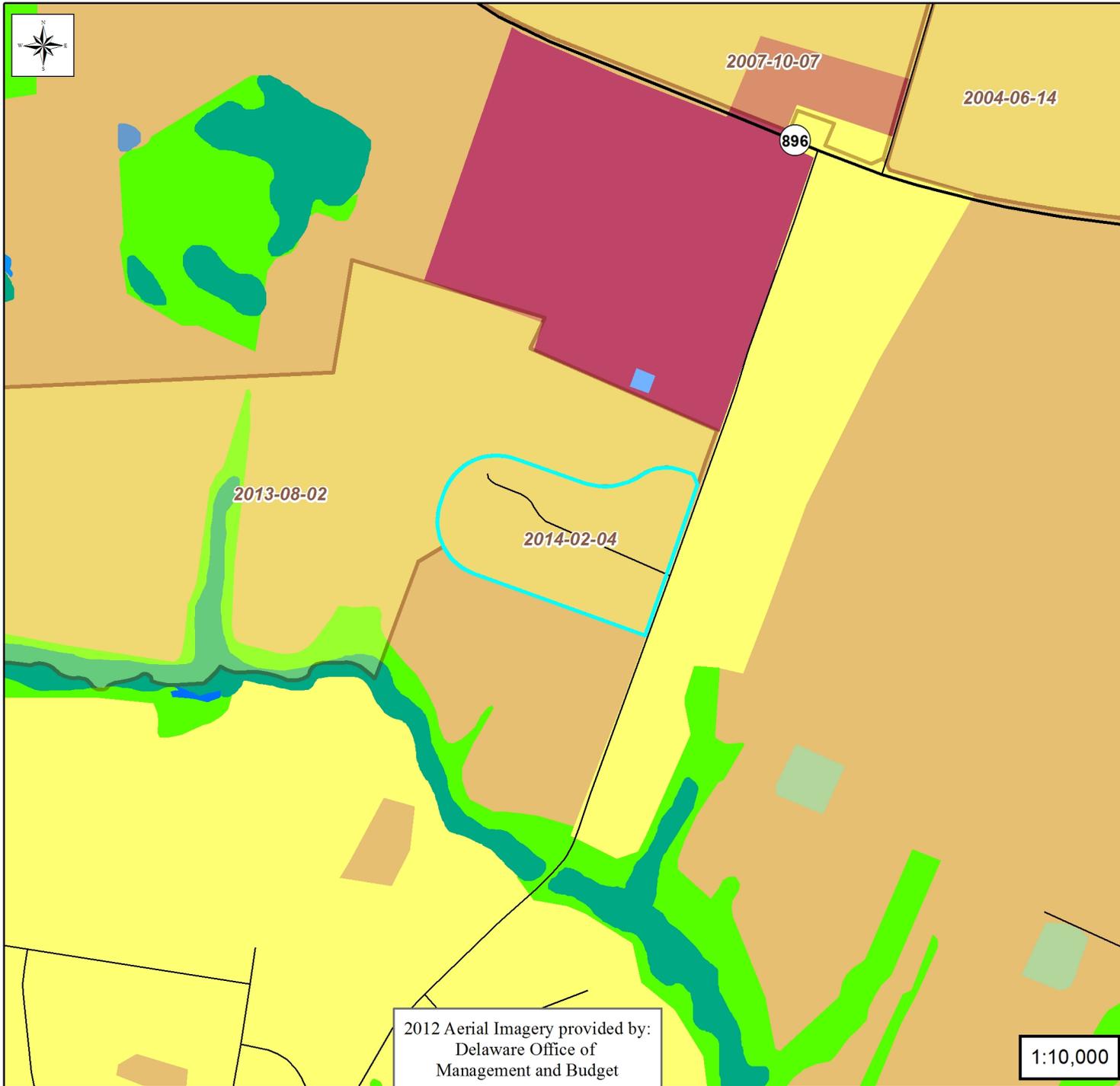
1:10,000



Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

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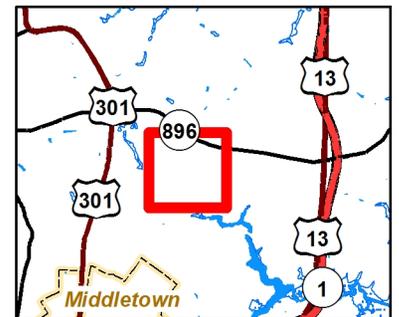
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Legend

- PLUS Project Areas
- 2007 Land Use**
- Single Family Dwellings
- Institutional/Governmental
- Farms, Pasture, Cropland
- Deciduous Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Open Water
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal

Location Map



2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

1:10,000



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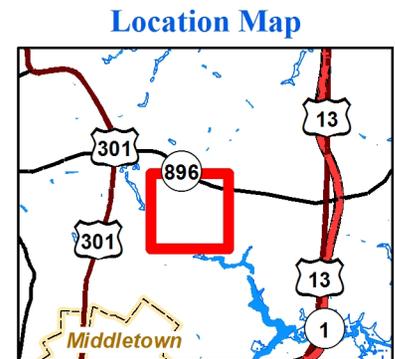
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Legend

 PLUS Project Areas



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