

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Seeds of Greatness Church

2. Location (please be specific): West Seventh Street

3. Parcel Identification #: 2101400132, 2101700127
2101700126

4. County or Local Jurisdiction Name: City of New Castle

5. Owner's Name: J. H. Fisher Inc., c/o Eric Mayer

Address: 1580 Gravenor Lane

City: Newark State: DE Zip: 19711

Phone: 302-379-1111 Fax: Email: Sabre3@comcast.net

6. Applicant's Name: Seeds of Greatness Ministries, c/o Robert Hawkins

Address: 190 Quigley Boulevard

City: New Castle State: DE Zip: 19720

Phone: 302-494-2985 Fax: Email: RHawkins@HawkinsCounselGroup.com

7. Project Designer/Engineer: Mark Parker, P.E., Landmark Engineering, Inc.

Address: 100 W. Commons Boulevard, Suite 301

City: New Castle State: DE Zip: 19720

Phone: 302-323-9377 Fax: 302-323-9461 Email: Mark.Parker@LandmarkEngineering.com

8. Please Designate a Contact Person, including phone number, for this Project:

Information Regarding Site:	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: Subdivide existing parcel 21-014.00-132 into (2) parcels, construct a 53,000 s.f. church, 256 apartment units (4 buildings), 10,500 s.f. of commercial retail space and 30 condo units on existing parcel 21-017.00-126.	
11. Area of Project(Acres +/-): 17.619	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. 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. N/A	
14. Present Zoning: I - Industrial	15. Proposed Zoning: GC - General Commercial
16. Present Use: vacant	17. Proposed Use: Church/Retail/Residential
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Steel Manufacturing Company	
19. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input checked="" type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input checked="" type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? 103,250 gpd How will this demand be met? Water is existing at site.	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Wilmington Wastewater Treatment Plant	
22. If a site plan please indicate gross floor area: 393,098	
23. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: 2/286 Gross Density of Project: ac. ^{38 Units/} Net Density 38 Units/ac. Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:

Number of renter-occupied units: 256

Number of owner-occupied units: 30

Target Population (check all that apply):

Renter-occupied units

Family For Parcel 2101400132

Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

First-time homebuyer – if checked, how many units

Move-up buyer – if checked, how many units

Second home buyer – if checked, how many units

Active Adult (Check only if entire project is restricted to persons over 55) For Parcel 2101700126

26. Present Use: % of Impervious Surfaces: 35.02%

Square Feet: 269,724

Proposed Use: % of Impervious Surfaces: 66.13%

Square Feet: 509,304

27. What are the environmental impacts this project will have? Wetland Remediation/Reconstruction

How much forest land is presently on-site? 0 How much forest land will be removed? 0

Are there known rare, threatened, or endangered species on-site? Yes No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map. Area is tidal influenced

29. 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 1.703

If "Yes", have the wetlands been delineated? Yes No

Has the Army Corp of Engineers signed off on the delineation? Yes No Not at this time

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts: Wetlands to be reconstructed. Under Brownfield Redevelopment Program and Green Project Reserve (City of New Castle and EPA).

Will there be ground disturbance within 100 feet of wetlands Yes No

30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input checked="" type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe: Existing wetlands that currently discharge to the existing drainage ditch shall be reconstructed.
31. 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 If yes, please list name:
32. List the proposed method(s) of stormwater management for the site: Wetlands Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Wetlands discharge to existing roadside storm sewer system. Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 2.54 Acres Square Feet Open space proposed (not including stormwater management ponds and waste water disposal areas) 0.315 acres/Sq ft. What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Wetlands, Quantity and Quality Management For Church Facility. Where is the open space located? Passive recreation for apartments throughout the site. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Capping of site under Brownfield Redevelopment Program.
36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Acres on-site that will be permanently protected 1.58 Acres of Wetlands - Proposed. Acres on-site that will be restored 17.619+/- (Existing Brownfield Site) Acres of required wetland mitigation 1.58 Acres Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Wetlands Reconstruction, Storm Piping System, Silt Fence, Construction Entrance, Construction Sequencing Buffers from wetlands, streams, lakes, and other natural water bodies 20 ft. wide riparian buffer
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

38. Will this project generate additional traffic? Yes No

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 the peak season

Total Weekday for Church/Apts/Condo - 2525 trips
Total Saturday for Church/Apts/Condo - 2637 trips
Total Sunday for Church/Apts/Condo - 3088 trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks?
Less than 1% - Trash Trucks Only.

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. Three connections to public road.
Main Entrance - 3 Lanes - 36 ft., Condo Ingress - 1 Lane - 14 ft., Egress - 1 Lane - 14 ft.

40. Will the street rights of way be public, private, or town? Public

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

42. 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. This property is bounded by a major roadway, railroad and developed land.

43. Are there existing or proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

44. 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 Website Indicated No Historic Resources.

Will this project affect, physically or visually, any historic or cultural resources? Yes No
If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

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

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them: Brownfields, solid waste generated from site construction only.

45. Please make note of the time-line for this project:

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

Signature of property owner

10/18/09

Date

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

10/19/09

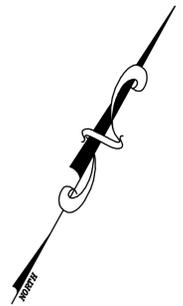
Date

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, Suite 302, Haslet Building, Third Floor, 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.

DELAWARE DIVISION OF THE PHILADELPHIA BALTIMORE AND WASHINGTON RAILROAD COMPANY (CONRAIL)

LOCATION MAP 1" = 800'
 COPYRIGHT ADC THE MAP PEOPLE ADC
 PERMITTED USE NUMBER 21103191 MAP NO. 13



WETLAND FIELD DELINEATION
 PERFORMED BY JCM ENVIRONMENTAL
 SEPTEMBER 2009

8th STREET
 (50' WIDE)

CLARK STREET
 (60' WIDE)

LARKIN STREET
 (60' WIDE)

WASHINGTON AVENUE
 (60' WIDE)

DELAWARE
 (ALSO KNOWN AS WEST 7TH STREET)

ROUTE 9
 (WIDTH VARIES)

DELAWARE AVENUE
 (ALSO KNOWN AS WEST 7TH STREET)

ROUTE 9
 (WIDTH VARIES)

OS&R SC
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THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
 ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THEREOF APPURTAINANT

EXISTING CONDITIONS PLAN
 FOR
SEEDS OF GREATNESS
 CITY OF NEW CASTLE - NEW CASTLE COUNTY
 DELAWARE

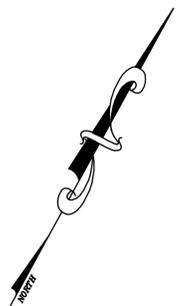
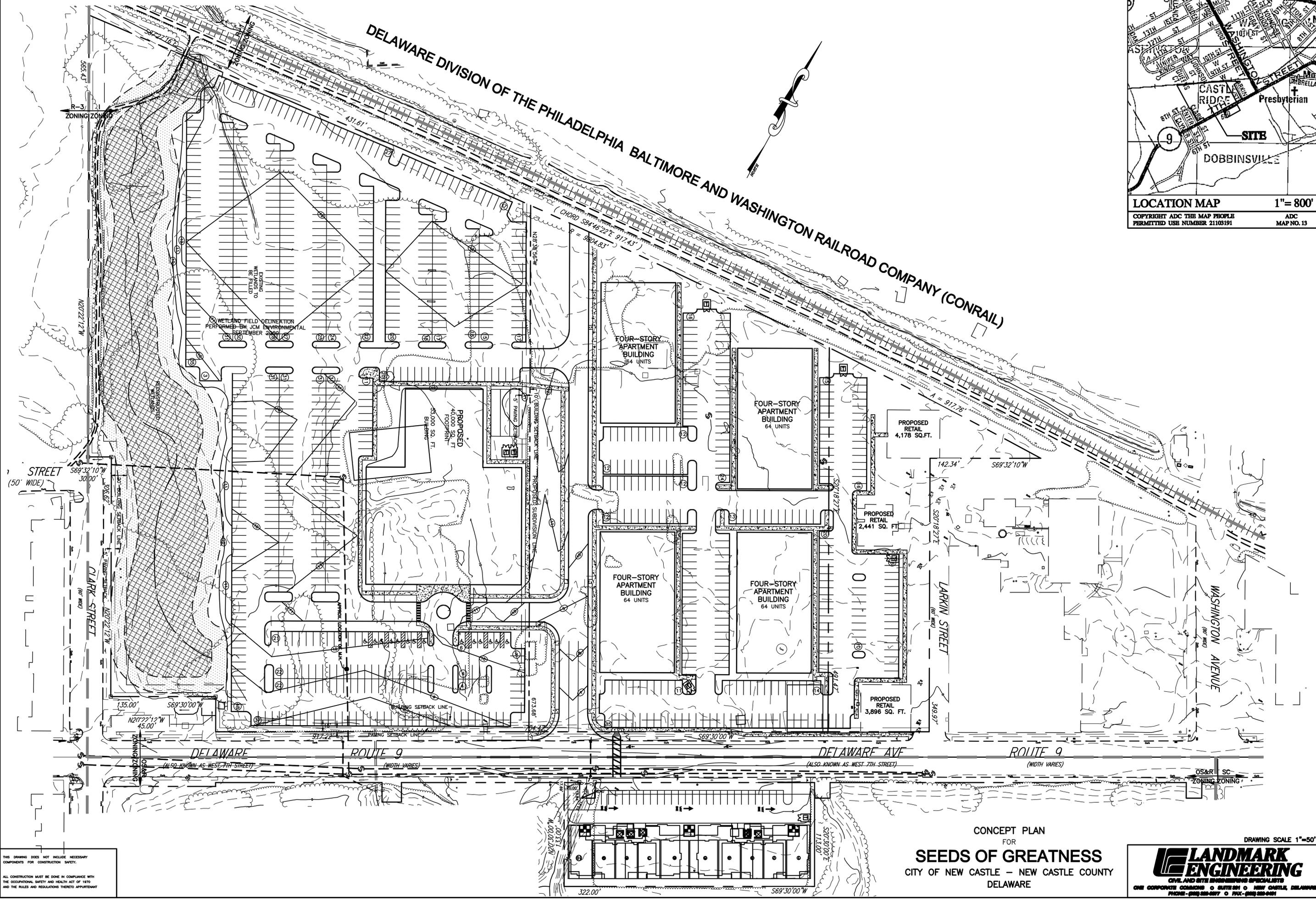
DRAWING SCALE 1"=50'

LANDMARK ENGINEERING
 CIVIL AND SITE ENGINEERING SPECIALISTS
 ONE CORPORATE COMMONS @ SUITE 501 • NEW CASTLE, DELAWARE
 PHONE: (302) 289-0277 • FAX: (302) 289-0281

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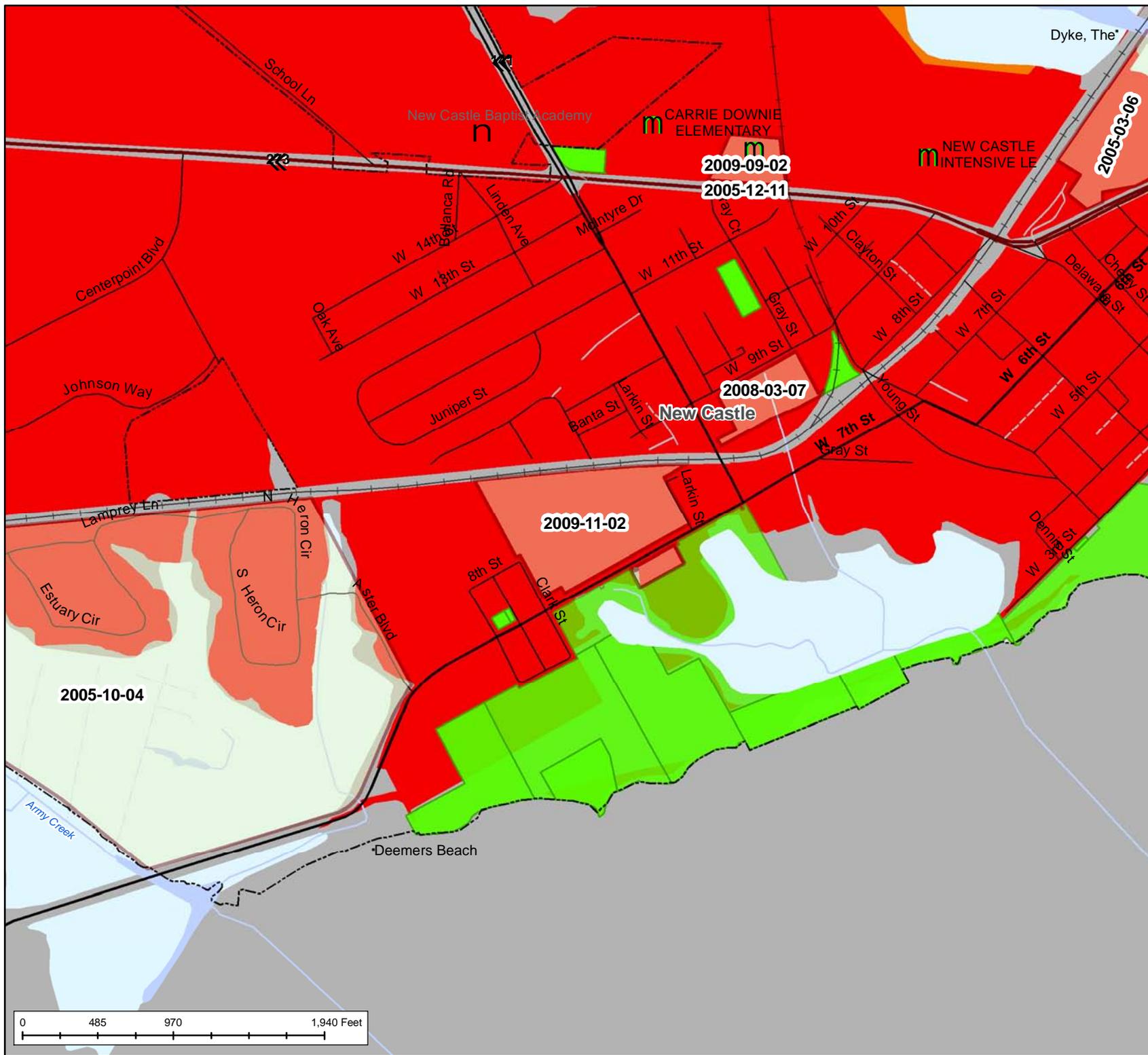
CONCEPT PLAN FOR
SEEDS OF GREATNESS
 CITY OF NEW CASTLE - NEW CASTLE COUNTY
 DELAWARE

DRAWING SCALE 1"=50'

CIVIL AND SITE ENGINEERING SPECIALISTS
 ONE CORPORATE COMMONS • SUITE 301 • NEW CASTLE, DELAWARE
 PHONE: (302) 893-0077 • FAX: (302) 893-0401

Preliminary Land Use Service (PLUS)

Seeds of Greatness Church
2009-11-02

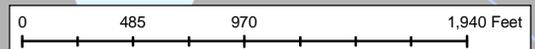


- Project Areas
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of Play
 - Area of Dispute
 - Area of Study
 - Env. Sens. Dev. (Sussex)

1:10,000

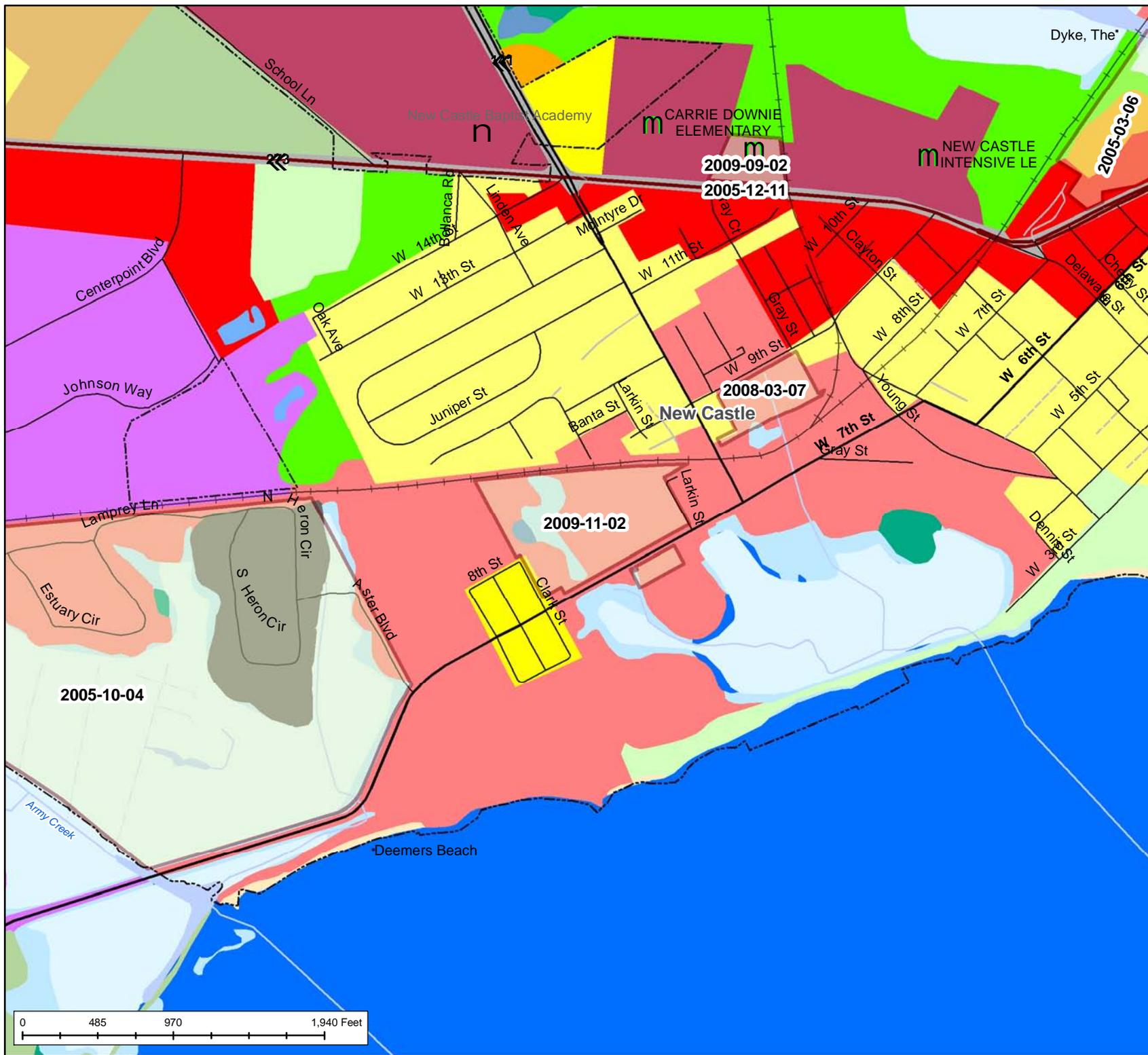


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Seeds of Greatness Church
2009-11-02

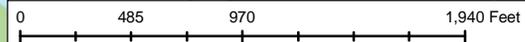
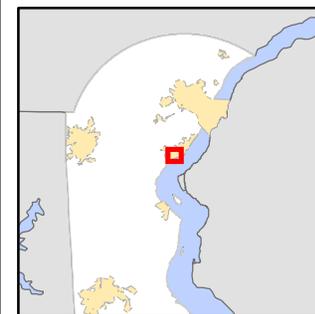


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

1:10,000



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Preliminary Land Use Service (PLUS)

Seeds of Greatness Church
2009-11-02

-  Project Areas
-  Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



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