

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

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

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: Seeds of Greatness

2. Location (please be specific): 828 Frenchtown Road, New castle, DE 19720

3. Parcel Identification #: 10-024.00-047

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

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

6. Owner's Name: Cheminter Investments Inc - c/o Marco Palmese

Address: 188 East 64th Street

City: New York

State: NY

Zip: 10065

Phone: 917-664-7607

Fax: 646-861-1366

Email: marco.palmese@bgllp.com

7. Equitable Owner/Developer (**This Person is required to attend the PLUS meeting**): 273 Properties LLC – c/o Mike Cirillo

Address: 261 Grantham Lane

City: New Castle

State: DE

Zip: 19720

Phone: 302-998-8486

Fax: 302-998-9208

Email: Cirillo_dmedlar@verizon.net

8. Project Designer/Engineer: Mark Ziegler, PE

Address: 2607 Eastburn Center

City: Newark

State: DE

Zip: 19711

Phone: 302-737-9138

Fax: 302-737-2610

Email: mziegler@mcbrideziegler.com

9. **Please Designate a Contact Person, including phone number, for this Project: Mark Ziegler, PE; 302-737-9138**

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: Construction of a 53,000 +/- sf church with associated parking, access and stormwater management facilities 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 +/-): 16.9722 Number of Residential Units: N/A Commercial square footage: 53,670 +/-	
13. Present Zoning: GC (General Commercial)	Proposed Zoning:
14. Present Use: Vacant land	15. Proposed Use: Church
16. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of New Castle Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
17. 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):	
20. Environmental impacts: How many forested acres are presently on-site? 12.66+/- How many forested acres will be removed? 5.21+/- 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input checked="" type="checkbox"/> Non-tidal Acres: 1.12+/- If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u> No disturbance </u>	
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: Proposed Bioretention areas	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres: 10.6+/- What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Open area and stormwater management areas	

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: Church = 489 trips; am peak = 69 trips; pm peak = 76 trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5%

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. Proposed access easement and access to Airport Industrial Park

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

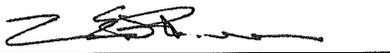
Has this site been evaluated for historic and/or cultural resources? Yes No

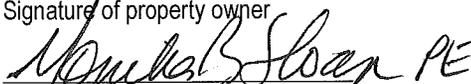
Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

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: Bill Ganc – Office - (302) 658-6681 x 206; Cell (302) 743-8024

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 8/30/11
 Date


 Signature of Person completing form 8/30/11
 Date
 (If different than property owner)

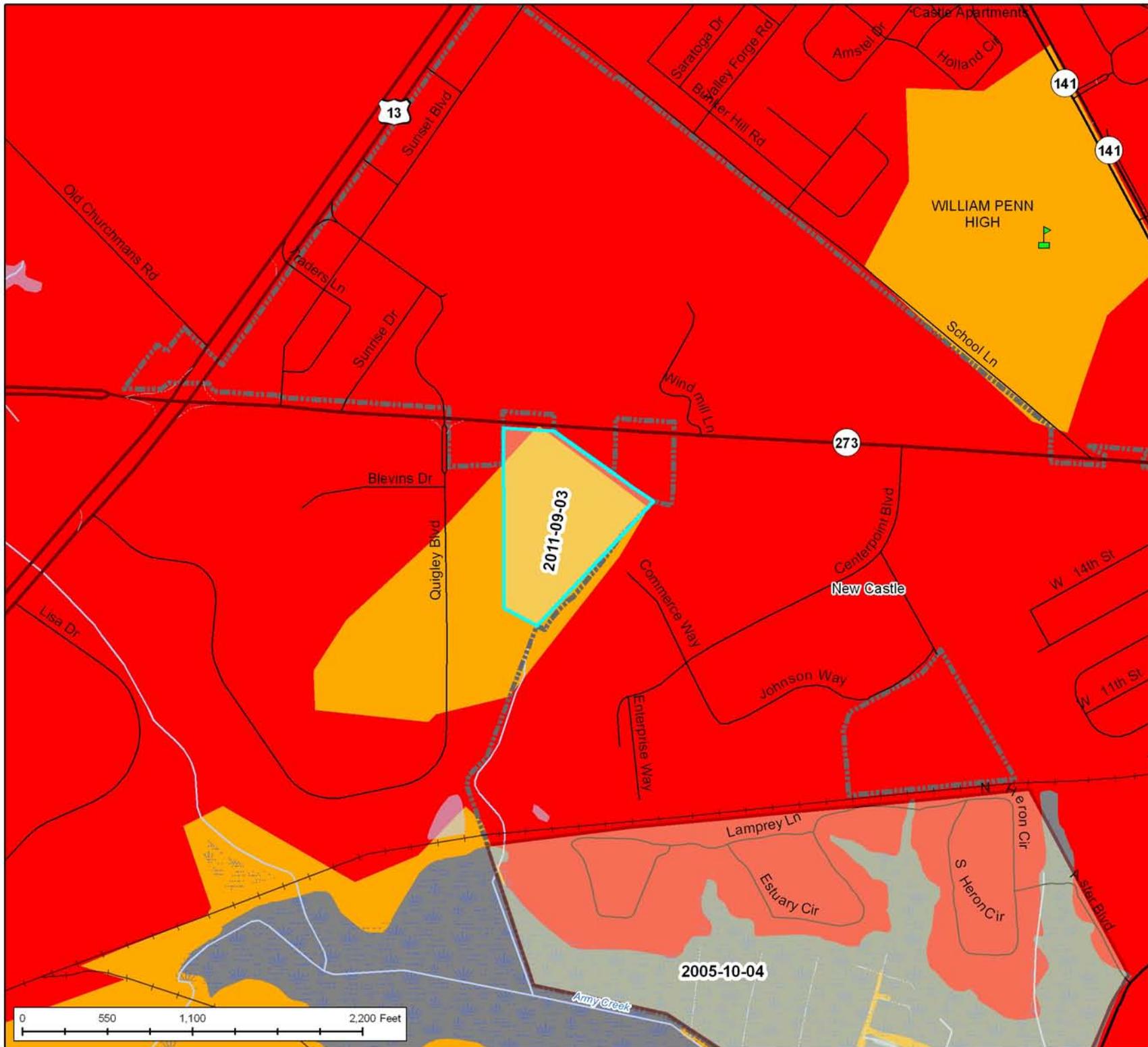
Signed application must be received before application is scheduled for PLUS review.

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.

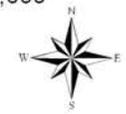
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Seeds of Greatness
828 Frenchtown Road
2011-09-03

-  PLUS Project Areas
-  Municipalities
-  State Parks
-  Forestry Easements
-  Purchased Dev. Rights
-  Ag District
-  Nat. Res. & Rec. Priorities
-  Working Forests
-  Highest Value Agriculture
- 2010 State Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Out of Play



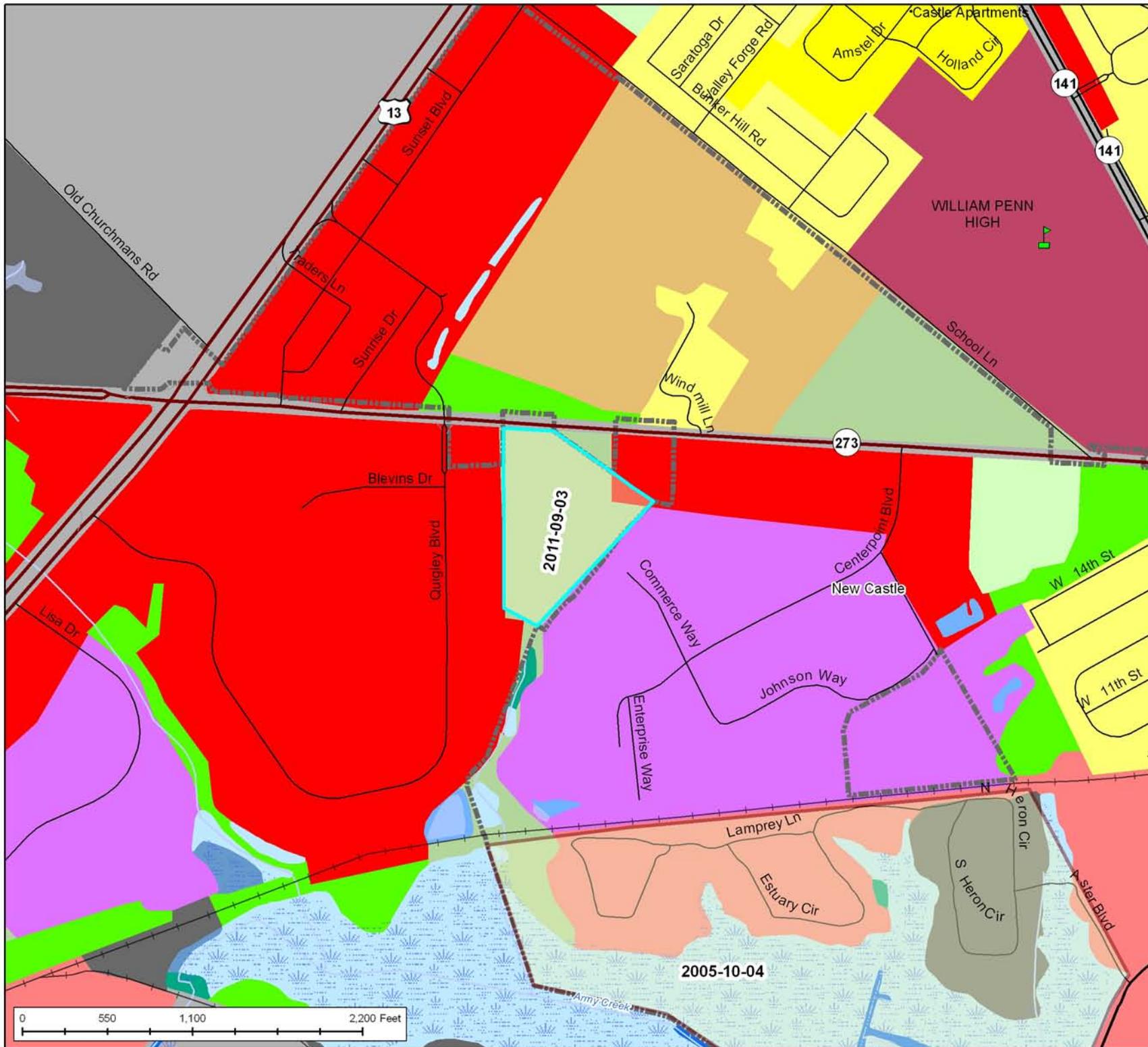
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stateplanning.delaware.gov



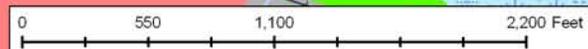
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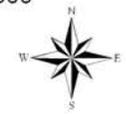
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 Project Areas

 Municipalities

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

1:3,500



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New Castle

273

2011-09-03

0 187.5 375 750 Feet