

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 new church and supporting infrastructure 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 +/-): 27.2 +/- Number of Residential Units: 0 Commercial square footage: 24,747 +/-	
13. Present Zoning: Suburban	14. Proposed Zoning: Suburban
15. Present Use: Agriculture	16. Proposed Use: Church
17. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: 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: Site is a water recharge area How many forested acres are presently on-site? 0.3 +/- How many forested acres will be removed? 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: Not applicable <input type="checkbox"/> Non-tidal Acres: Not applicable If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input checked="" 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: Not applicable How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>Not applicable</u>	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Bioretention	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 22.5 Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? active/passive recreation, stormwater management	
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: 325 Sunday Peak Hr

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0

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. None

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

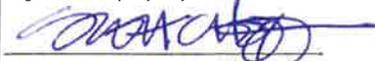
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
Person to contact to arrange visit: Scott Hoffman phone number: 302-674-9280

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

7/18/14
Date


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

7/21/14
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.

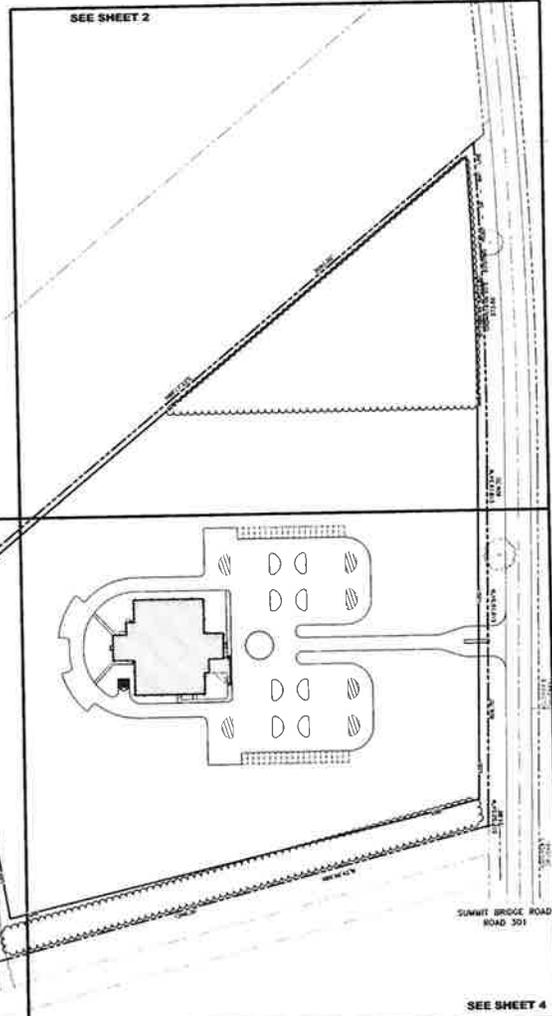
NOTES:
 1. PROPERTY KNOWN AS PARCEL #13-012-00-053 ON THE OFFICIAL PROPERTY MAP OF GEORGES HUNDRD, NEW CASTLE COUNTY, STATE OF DELAWARE.

2. ZONING: S (SUBURBAN)
3. SOURCE OF TITLE: INSTRUMENT NO 20670998-0078544
4. NUMBER OF LOTS AND/OR DWELLINGS: 1
5. PROPOSED BUILDING GROSS FLOOR AREA: 24,747 S.F.
6. SITE ACREAGE: 1,186,236 S.F. 27.23 ACRES
7. LOT AREA: 27.23 ACRES
 GROSS AREA DEDICATED TO EASEMENTS/UTILITY NET AREA: 28.43 ACRES
8. LOT COVERAGE: 24,747 S.F. 0.57 ACRES (2.1%)
 BUILDING: 100,380 S.F. 3.06 ACRES (11.4%)
 IMPERVIOUS AREA: 16,000 S.F. 0.37 ACRES (1.4%)
 ON-SITE WASTEWATER SYSTEM DISPOSAL AREA: 1,000,809 S.F. 23.06 ACRES (96.4%)
9. TOTAL PROPOSED LOTS: (0.5) 13.22 ACRES
 REQUIRED: (0.85) 22.49 ACRES
10. MAXIMUM GROSS FLOOR AREA ALLOWED PROVIDED: 8.81 ACRES
11. STEPPED WEDGE MANAGEMENT AREAS: 0.86 ACRES
12. NATURAL RESOURCE AREAS:
 W.R.P.A. RECHARGE AREA: 25.43 ACRES
 W.R.P.A. OPEN SPACE PROTECTION REQUIRED (SOPR): 13.22 ACRES
 W.R.P.A. OPEN SPACE PROTECTION PROVIDED: 22.48 ACRES
13. IMPERVIOUS AREA WITHIN W.R.P.A. PERMITTED (20%) PROVIDED: 5.29 ACRES
14. W.R.P.A. REFORESTATION AREA REQUIRED (25% OF W.R.P.A. REQUIRED OPEN SPACE): 3.31 ACRES
15. MONUMENTS:
 EXISTING: 5 (CAPPED REMAIN)
 PROPOSED: 0
16. PARKING SPACE REQUIREMENTS BASED ON NCC CHAPTER 40.03.202 IS 1 PER 4 PERMANENT SEATS OR 16/1000 SF OF PUBLIC ASSEMBLY AREA, WHICHEVER IS GREATER. REQUIRED NUMBER OF SPACES TO BE PROVIDED ON THE FOLLOWING:
 344 PERMANENT SEATS REQUIRES 86 PARKING SPACES.
 16,000 SF OF PUBLIC ASSEMBLY AREA REQUIRES 100 PARKING SPACES.
 136 BUILDING SPACES PROVIDED, INCLUDING 8 REGULAR HANDICAPPED SPACES AND 2 BIKER ACCESSIBLE SPACES. OWNER MAY EXERCISE THE OPTION TO CONSTRUCT 38 ADDITIONAL SPACES FOR A TOTAL OF 174 SPACES.
17. WATER SUPPLY:
 POTABLE WATER FOR THE SITE IS TO BE PROVIDED BY AN ON-SITE WELL AND IS SUBJECT TO THE APPROVAL OF THE STATE OF DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
18. SEWAGE DISPOSAL:
 SEWER SERVICE FOR THE SITE IS TO BE PROVIDED BY AN ON-SITE WASTEWATER SYSTEM AND IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
19. PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO 100030300A, DATED JANUARY 17, 2007 THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
20. BASED ON THE NEW CASTLE COUNTY WATER RESOURCE AGENCY WATER RESOURCE PROTECTION AREA MAP (SHEET 2 OF 3), DATED DECEMBER 2011, THE SUBJECT SITE IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA DISTRICT (DELAWARE AREA). THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH SECTION 10.300 OF THE UNIFIED DEVELOPMENT CODE.
21. THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA. THERE ARE NO KNOWN RESTRICTIONS OR LEGAL DEVELOPMENT.
22. THIS PLAN SUPERSEDES THE PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLANNING LANDS OF CAPR DEVELOPMENT LLC", PREPARED BY CLYTON L. BRAUN, DRAWING NO. M41881 DATED 11-16-2005, LAST REVISION 08-22-2007.
23. NO DEBRIS WILL BE BARRIED ON THIS SITE.
24. IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE FEDERAL MANUAL FOR DETERMINING THE DELAWARE ANTI-CORRUPTION ACT (DACA) DATED JANUARY 10, 1999 OR AS LATER AMENDED, THIS SITE DOES NOT CONTAIN ANY FRESHWATER WETLANDS. WETLANDS MAPPING/STUDY COMPLETED BY ATLANTIC HYDROLOGIC, INC AND DOCUMENTED IN A REPORT DATED JUNE 11, 2014.
25. SURVEY DATUM HAS BEEN DETERMINED STATE PLANE GRID PER GPS RELATIVE POSTIONING OBSERVATIONS.

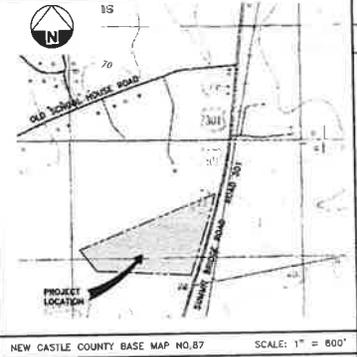


PURPOSE NOTE: THE PURPOSE OF THIS PLAN IS TO DEVELOP THE SUBJECT PROPERTY AS A WORSHIP FACILITY.

SUMMIT BRIDGE ROAD ROAD 301



CONNECTION COMMUNITY CHURCH - OVERALL SITE PLAN
 SCALE: 1" = 100'



- SHEET INDEX
- 1 - EXPLORATORY PLAN MAJOR LAND DEVELOPMENT TITLE SHEET
 - 2 - EXPLORATORY PLAN MAJOR LAND DEVELOPMENT SITE PLAN
 - 3 - EXPLORATORY PLAN MAJOR LAND DEVELOPMENT SITE PLAN
 - 4 - EXPLORATORY PLAN MAJOR LAND DEVELOPMENT SITE PLAN

- LEGEND
- 71 --- PROPOSED CONTOUR
 - --- EXISTING CONTOUR
 - W --- EXISTING WATER LINE W/ VALVE
 - NEW WATER MAIN
 - NEW SANITARY SEWER
 - PROPERTY LINE
 - DITCH / SWALE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND GAS
 - FENCE LINE
 - EXISTING STRUCTURES
 - NEW STRUCTURES
 - EXISTING STORM SEWER
 - NEW STORM SEWER
 - OVERHEAD ELECTRIC LINE
 - GRASSLINE PIPE
 - EXISTING PRELIMINE
 - LIMIT OF DISTURBANCE
 - SALT FENCE
 - PROPOSED REFORESTATION AREA
 - EXISTING MANHOLE
 - EXISTING WELL
 - NEW WELL
 - POWER POLE
 - EXISTING CATCH BASIN
 - ELECTRIC TRANSFORMER
 - TELEPHONE BOX
 - LIGHT POLE
 - FIRE HYDRANT
 - NEW FIRE HYDRANT ASSEMBLY
 - EXISTING SPOT ELEVATION
 - NEW SPOT ELEVATION
 - CONCRETE MONUMENT
 - CAPPED IRON PIPE
 - ROAD SIGN
 - CURB STOP
 - WALL STOP
 - TREE
 - EVERGREEN TREE
 - BUSH

APPLICATION NUMBER: TO BE DETERMINED
 CERTIFICATION OF PLAN ACCURACY:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM NOT PROVIDING ANY SERVICES OR PROFESSIONAL OPINION IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

CERTIFICATION OF OWNERSHIP:

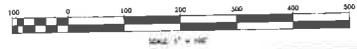
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I HAVE AUTHORIZED THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

CERTIFICATION OF PLAN APPROVAL:

APPROVED: _____ BY _____
 DATE: _____ GENERAL MANAGER
 FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY
 APPROVED: _____ BY _____
 DATE: _____ COUNCIL PRESIDENT
 FOR COUNTY COUNCIL, NEW CASTLE COUNTY

OWNER:
 CONNECTION COMMUNITY CHURCH INC
 PO BOX 226
 MIDDLETOWN, DE 19709

ENGINEER:
 CABE ASSOCIATES, INC
 P.O. BOX 877
 DOVER, DELAWARE 19903
 302-874-8280



NO.	DATE	BY	REVISION

SCALE	AS SHOWN
CHECKED BY:	RWK
FILE #	363F022C
SHEET 1 OF 4	



NEW CHURCH FACILITY - CONNECTION COMMUNITY CHURCH
 ST. GEORGES HUNDRD
 MIDDLETOWN, DELAWARE

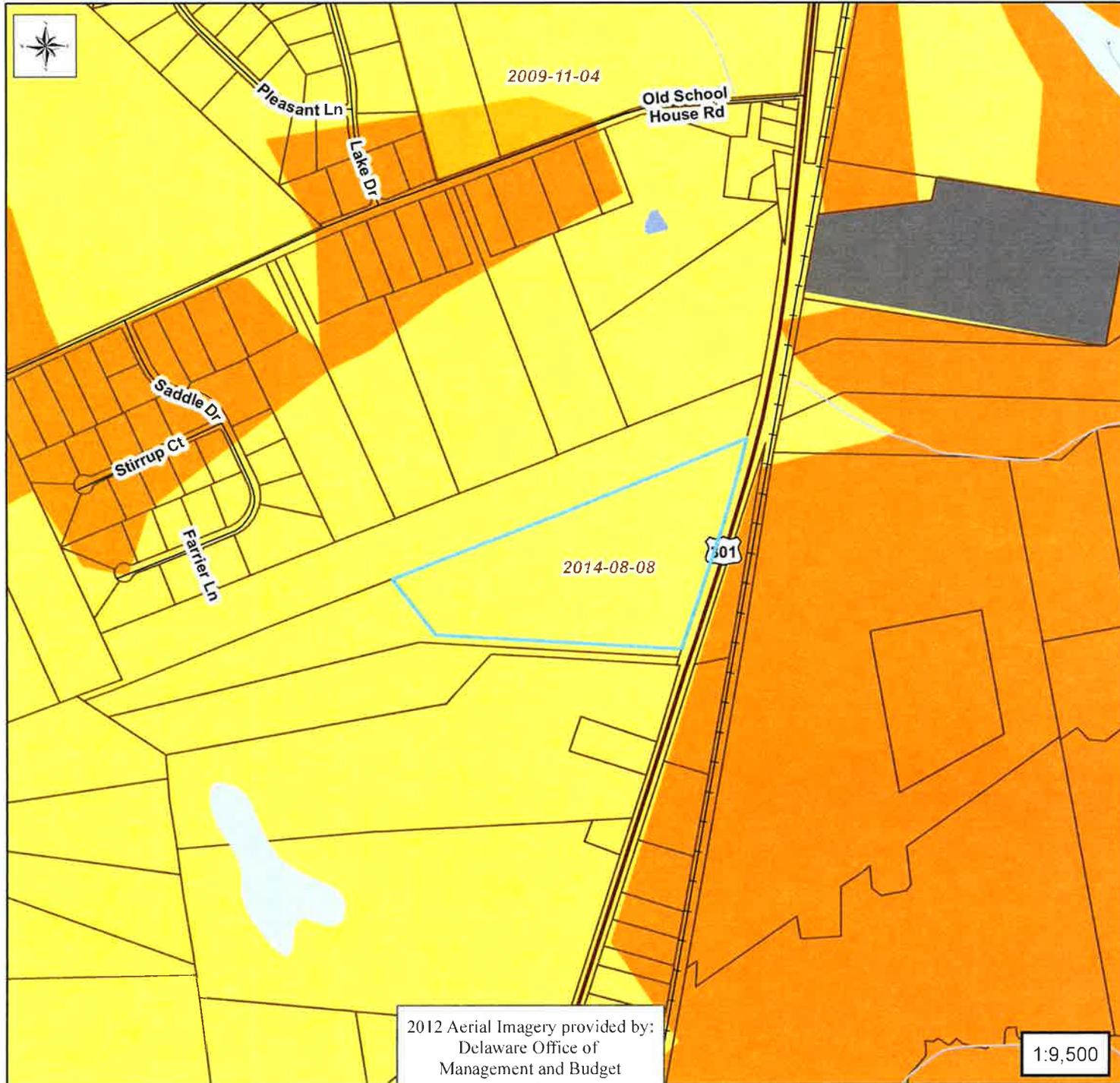
EXPLORATORY PLAN
 MAJOR LAND DEVELOPMENT
 TITLE SHEET

SHEET NO.
 1

FILE NO.: 363F022C

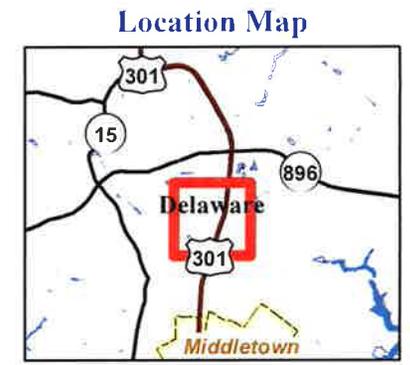
Preliminary Land Use Service (PLUS)

Connection Community Church
2014-08-08



Legend

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

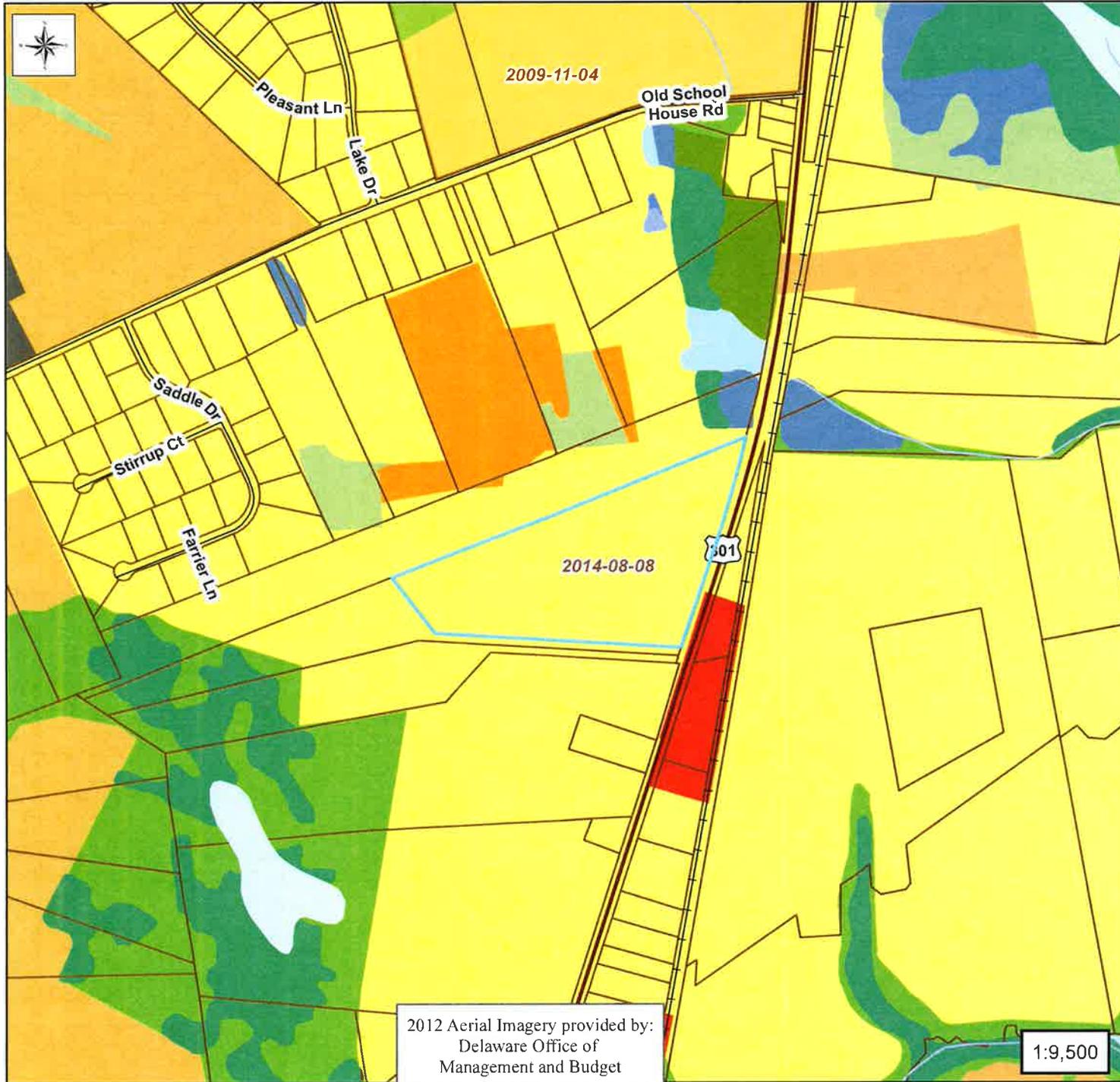


2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

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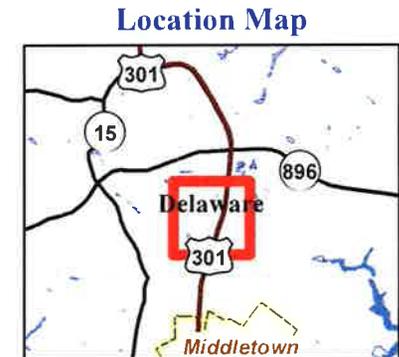
Preliminary Land Use Service (PLUS)

Connection Community Church
2014-08-08



Legend

- PLUS Project Areas
- 2007 Land Use**
- Single Family Dwellings
- Commercial
- Farms, Pasture, Cropland
- Rangeland
- Deciduous Forest
- Evergreen Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Extraction and Transitional

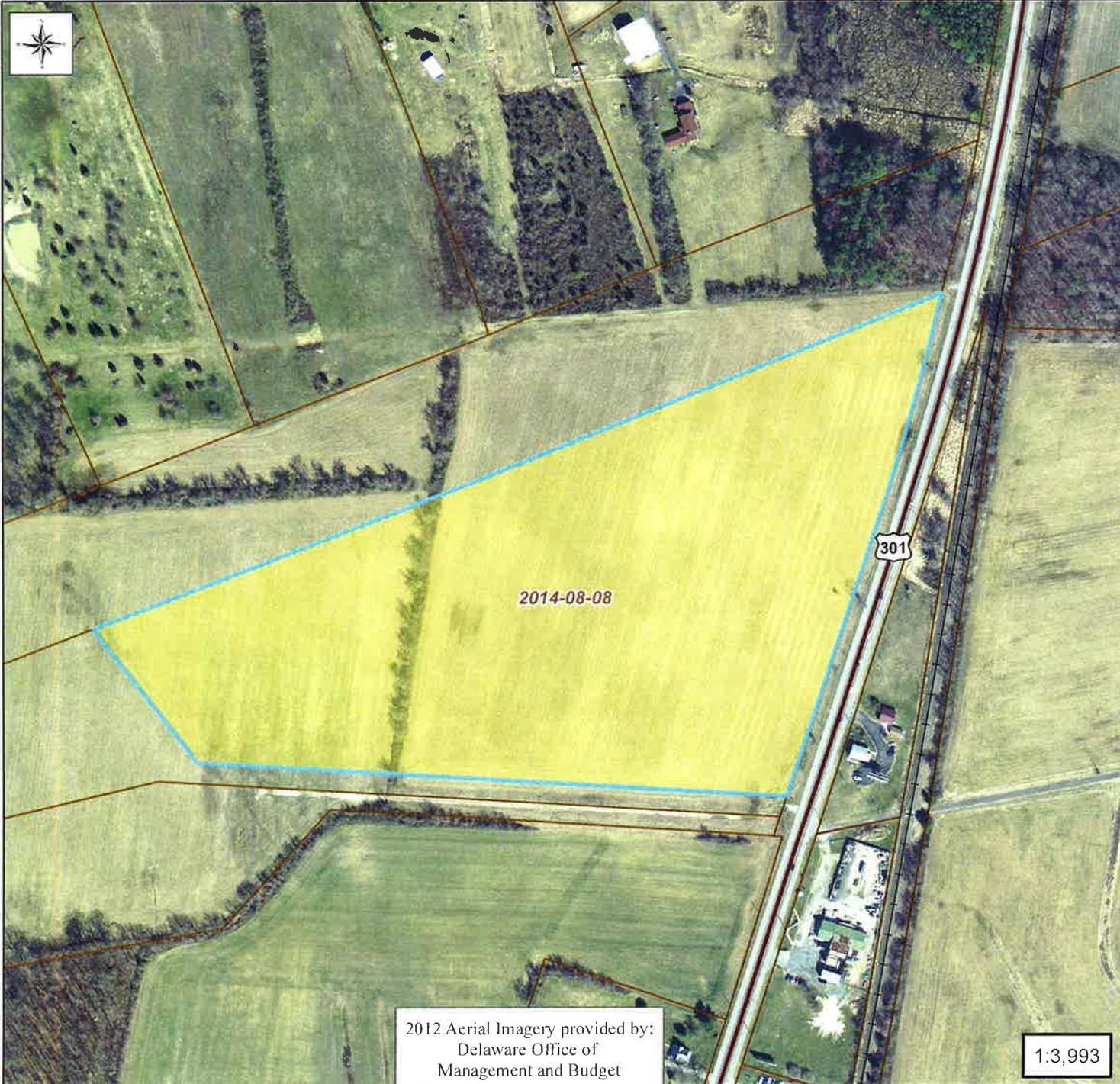


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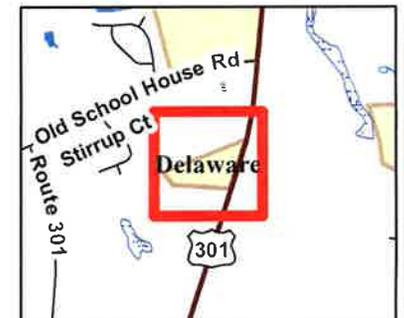
Connection Community Church
2014-08-08



Legend

PLUS Project Areas

Location Map



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



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