

<b>Preliminary Land Use Service (PLUS)</b> 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 <u>must</u> be answered. If a question is <u>unknown</u> at this time or <u>not applicable</u> , 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 <u>before</u> 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): <u>2015-05-04</u> Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): <u>1</u>		
1. Project Title/Name: <b>St. Peters Church</b>		
2. Location ( please be specific): <b>521 Harmony Street, New Castle, DE 19720</b>		
3. Parcel Identification #: <b>Part of 21-015.00-061</b>	4. County or Local Jurisdiction Name: where project is located: <b>City of New Castle</b>	
5. If contiguous to a municipality, are you seeking annexation:		
6. Owner's Name: <b>St. Peter the Apostle RC Church- Rev. Steven B. Giuliano, Pastor</b>		
Address: <b>521 Harmony Street</b>		
City: <b>New Castle</b>	State: <b>DE</b>	Zip: <b>19720</b>
Phone: <b>(302) 328-2335</b>	Fax:	Email: <b>giuliano@stpeternewcastle.org</b>
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): <b>St. Peter Triangle, LLC</b>		
Address: <b>92 Reads Way</b>		
City: <b>New Castle</b>	State: <b>DE</b>	Zip: <b>19720</b>
Phone: <b>(302) 545-8479</b>	Fax:	Email: <b>chris.castagno@gmail.com</b>
8. Project Designer/Engineer: <b>McBride &amp; Ziegler, Inc.</b>		
Address: <b>2607 Eastburn Center</b>		
City: <b>Newark</b>	State: <b>DE</b>	Zip: <b>19711</b>
Phone: <b>(302)737-9138</b>	Fax: <b>(302)737-2610</b>	Email: <b>mziegler@mcbrideziegler.com</b>
9. Please Designate a Contact Person, including phone number, for this Project: <b>Mark Ziegler (302) 737-9138</b>		

<b>Information Regarding Site:</b>	
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 4 story building with 1st floor parking and second, third, and fourth floor apartments along with its associated exterior parking and access ways. 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 +/-): 1.78      Number of Residential Units: 66      Commercial square footage: 0	
13. Present Zoning: DG	14. Proposed Zoning: DG
15. Present Use: Vacant portion of T.P.# 21-015.00-61	16. Proposed Use: Multi Family Residential
17. 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	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" 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): Senior Oriented	
20. Environmental impacts: N/A How many forested acres are presently on-site? 0      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: N/A <input type="checkbox"/> Non-tidal      Acres: N/A 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 checked="" type="checkbox"/> No    If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>N/A</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: Bio Retention	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes," how much?      Acres: .56± acres What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Landscape	
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: 394

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

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. Project is contiguous to a car dealership on Ferry Cut Off Road and a residential home on 6th Street.

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: Christopher Castagno phone number: (302) 545-8479

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.

Chris Castagno  
 Signature of property owner

4/29/15  
 Date

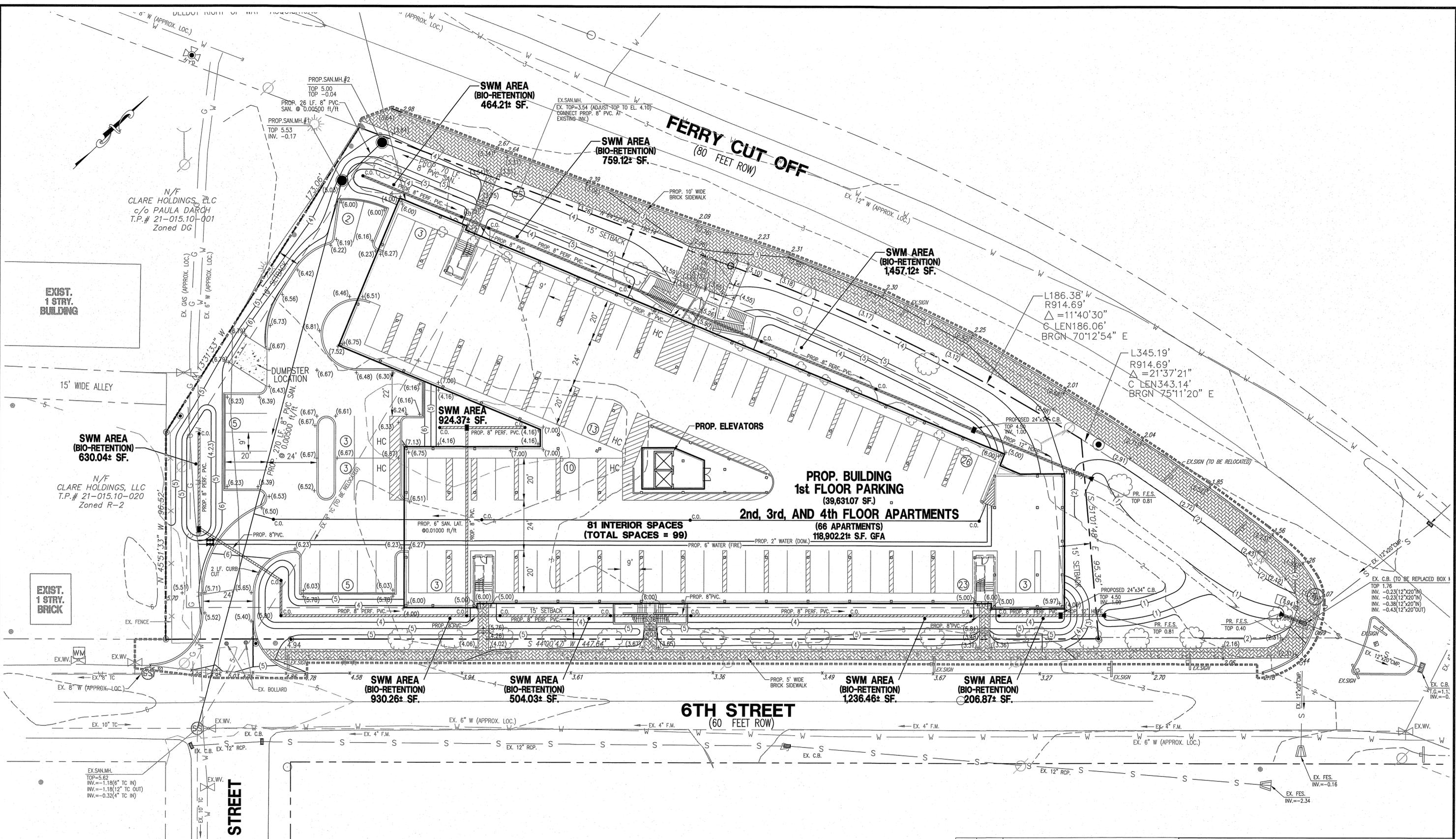
[Signature]  
 Signature of Person completing form  
 (If different than property owner)

4/29/15  
 Date

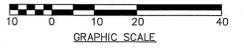
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at PLUS@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 the Office of State Planning 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.





**SITE PLAN**  
 OF  
**A PORTION OF SAINT PETERS CHURCH**  
 PREPARED FOR  
**TRIANGLE AT ST. PETER'S, LLC**  
 CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE



REV. NO.	DATE	REVISION

M  
&  
Z

**McBRIDE & ZIEGLER, INC.**

LAND SURVEYORS • PLANNERS • ENGINEERS

2607 EASTBURN CENTER, NEWARK, DELAWARE 19711

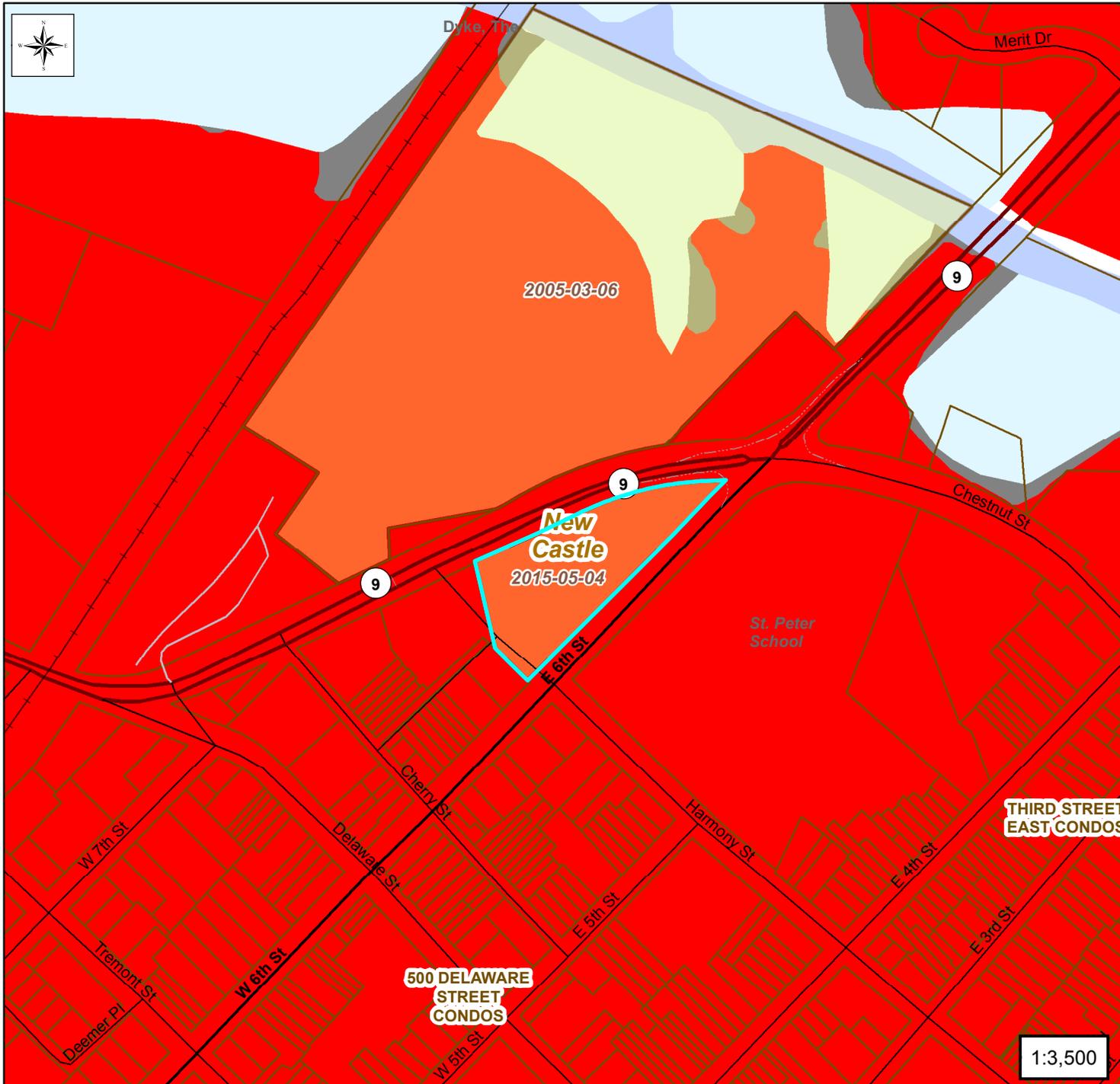
PHONE (302) 737-9138 • FAX (302) 737-2610

**APPROVED BY:** \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR

<b>SURVEY BY:</b> K.Z.	<b>CHECKED BY:</b> K.Z.
<b>DESIGN BY:</b> T.J.W.	<b>SCALE:</b> 1" = 20'
<b>DRAWN BY:</b> T.J.W.	<b>DATE:</b> APRIL 10, 2015
<b>DWG. NO.:</b> 20144667-	<b>SHEET:</b> 2 OF 2

# Preliminary Land Use Service (PLUS)

St. Peters Church  
2015-05-04

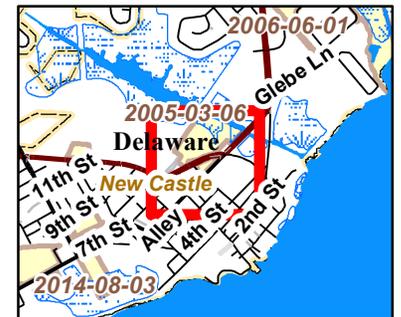


**Legend**

**2010 State Strategies**

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

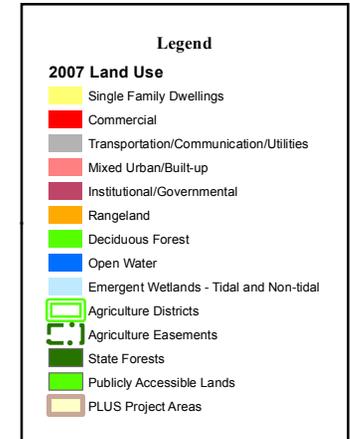
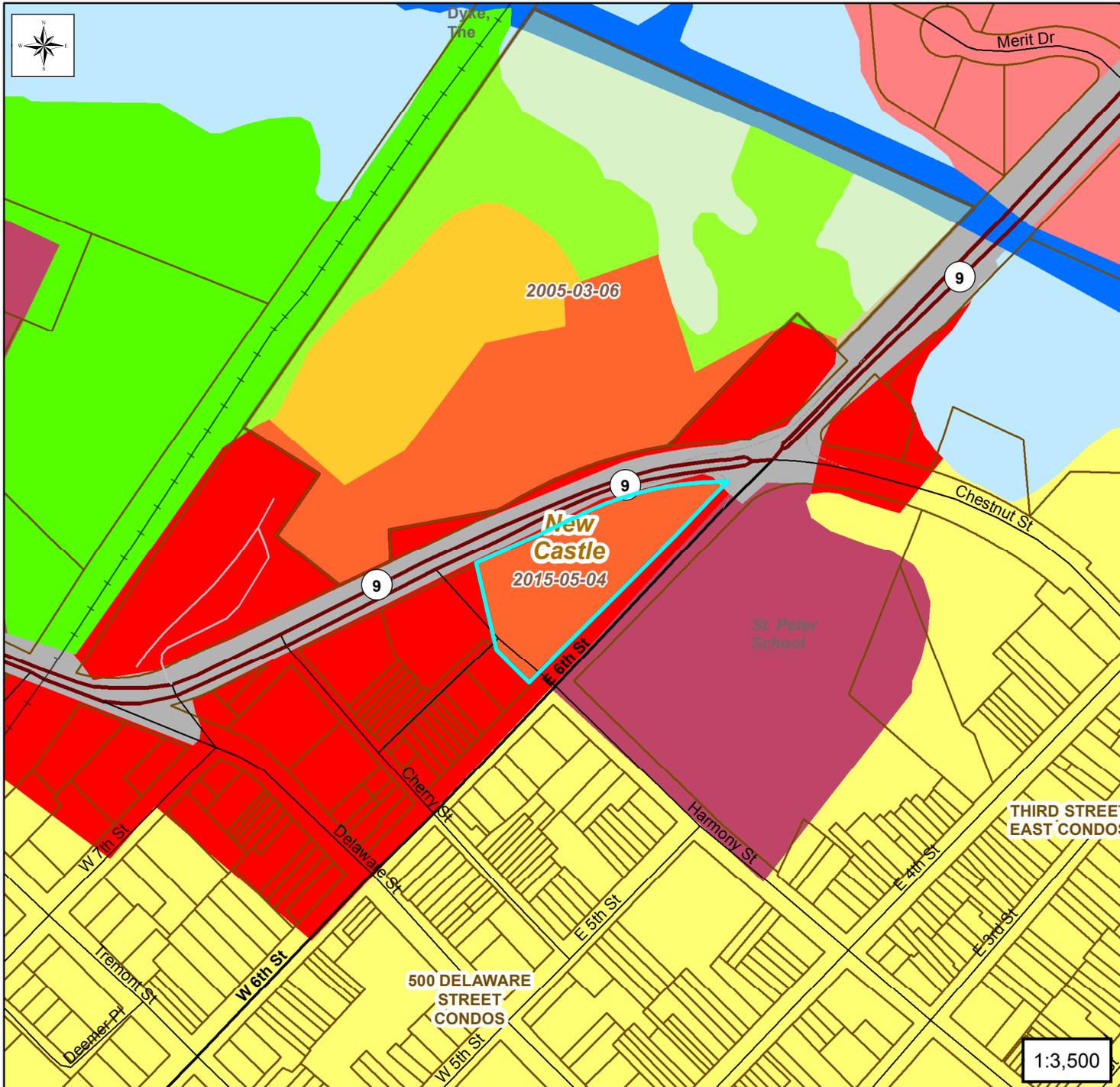
## Location Map



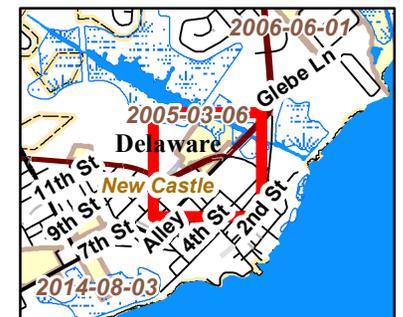
Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

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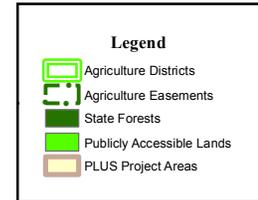
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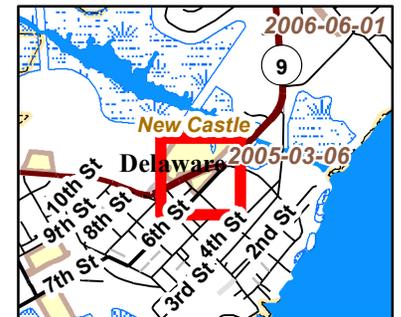
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2015-05-04



## Location Map



1:2,000



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