

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:	Sports Complex for indoor and outdoor 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. Delaware Sports Complex - May 2015
12. Area of Project (Acres +/-):	320 Number of Residential Units: 0 Commercial square footage: 156,750 SF
13. Present Zoning:	23AP
14. Proposed Zoning:	23AP
15. Present Use:	Spray irrigation field / Public Park
16. Proposed Use:	Sports Complex
17. Water:	<input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Middletown/Artesian Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
18. Wastewater:	<input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Town of Middletown 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:	None 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: 0 <input type="checkbox"/> Non-tidal Acres: 0 If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A 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: N/A How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? N/A
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:	Infiltration, Grass filter strips, Bio-swales
23. Is open space proposed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 300+ Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Athletic Fields
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: 2.283

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5.36

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. n/a

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

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 Lobdell phone number: 302-824-5942

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]
Signature of property owner

5/29/15
Date

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

5/29/15
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.

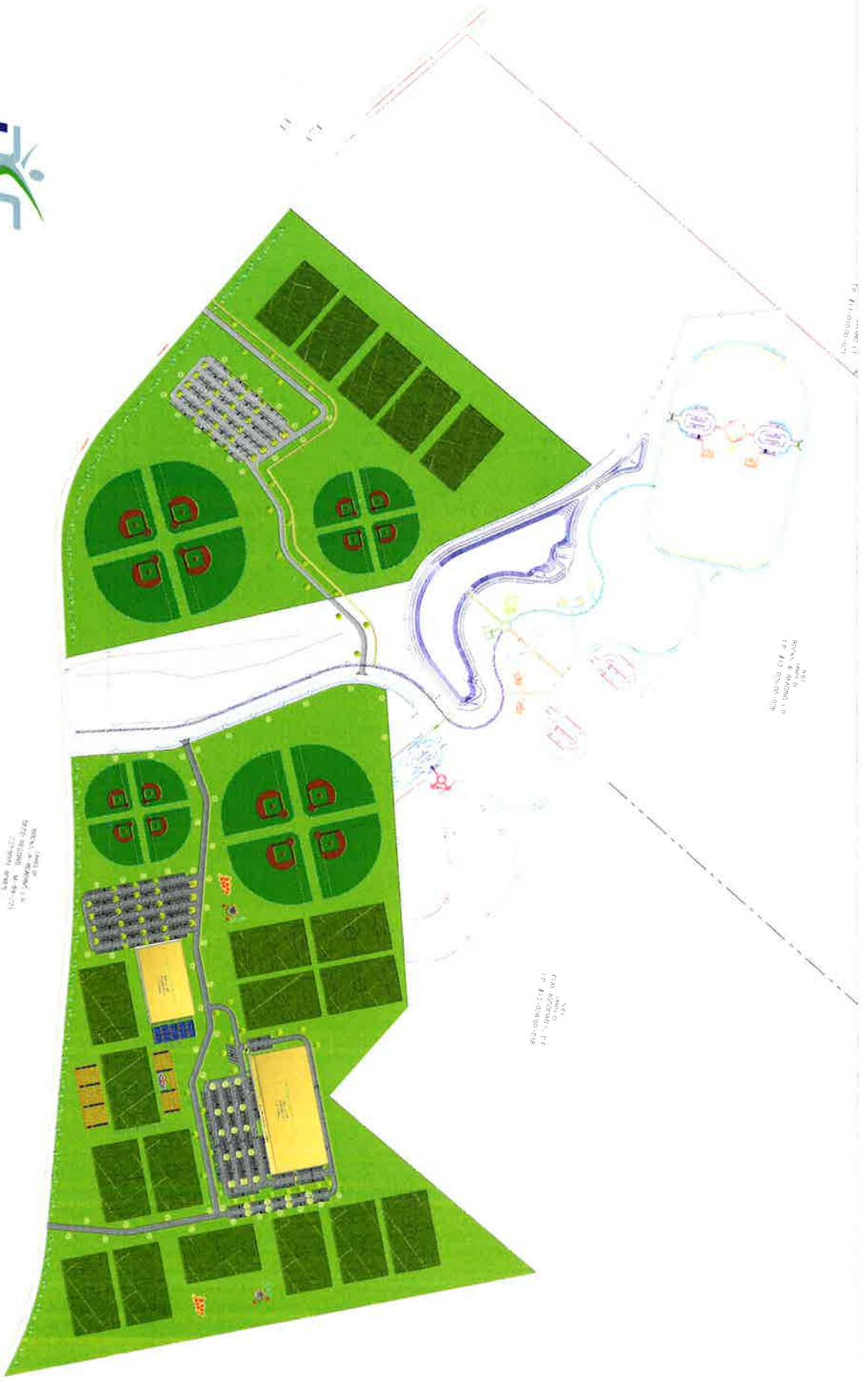


Delaware Sports Complex
DREAM BELIEVE ACHIEVE

DELAWARE SPORTS COMPLEX MIDDLETOWN, DELAWARE

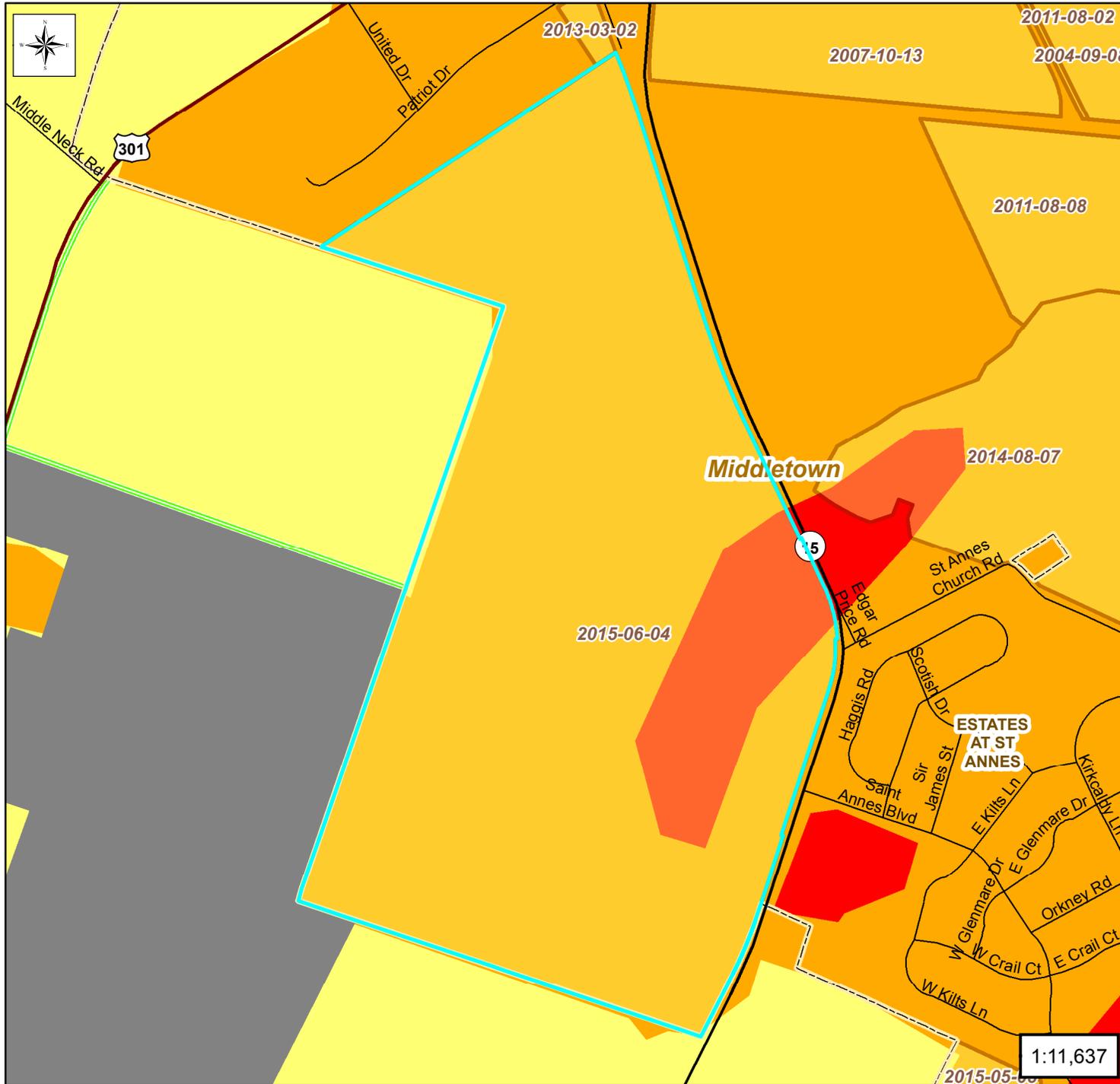


Van Cleef
ENGINEERING ASSOCIATES



Preliminary Land Use Service (PLUS)

**Delaware Sports Complex
2015-06-04**

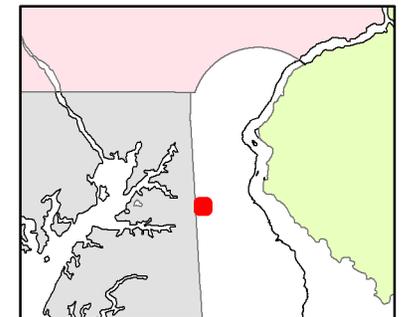


Legend

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

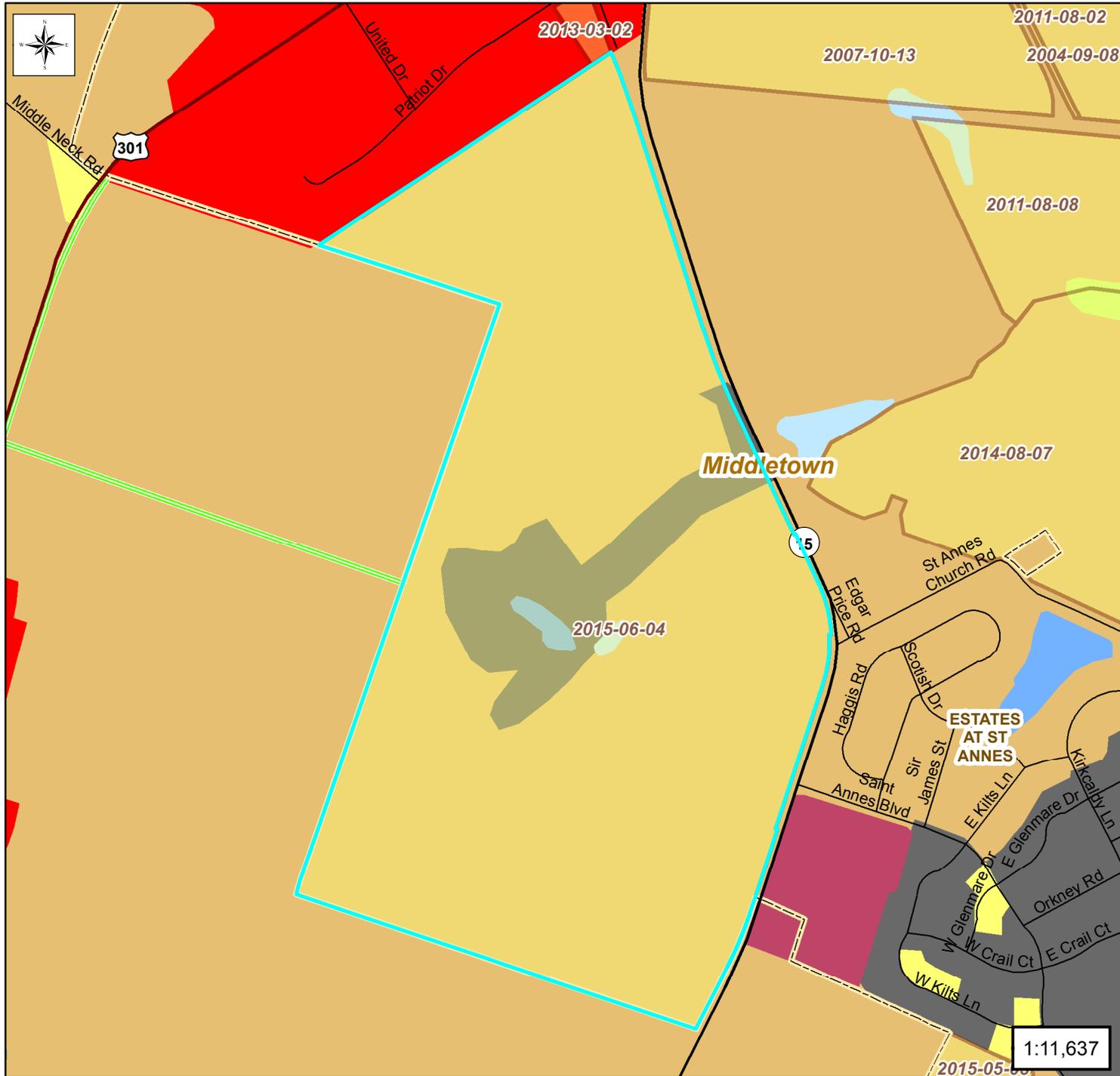
Location Map



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

Preliminary Land Use Service (PLUS)

**Delaware Sports Complex
2015-06-04**

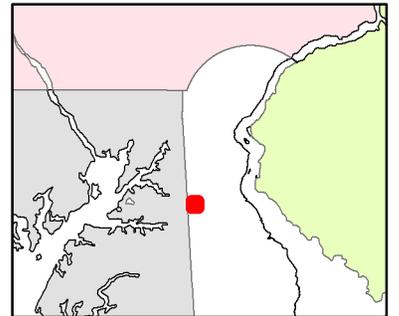


Legend

2007 Land Use

- Single Family Dwellings
- Commercial
- Institutional/Governmental
- Farms, Pasture, Cropland
- Mixed Forest
- Man-made Reservoirs and Impoundments
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Extraction and Transitional
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

Location Map



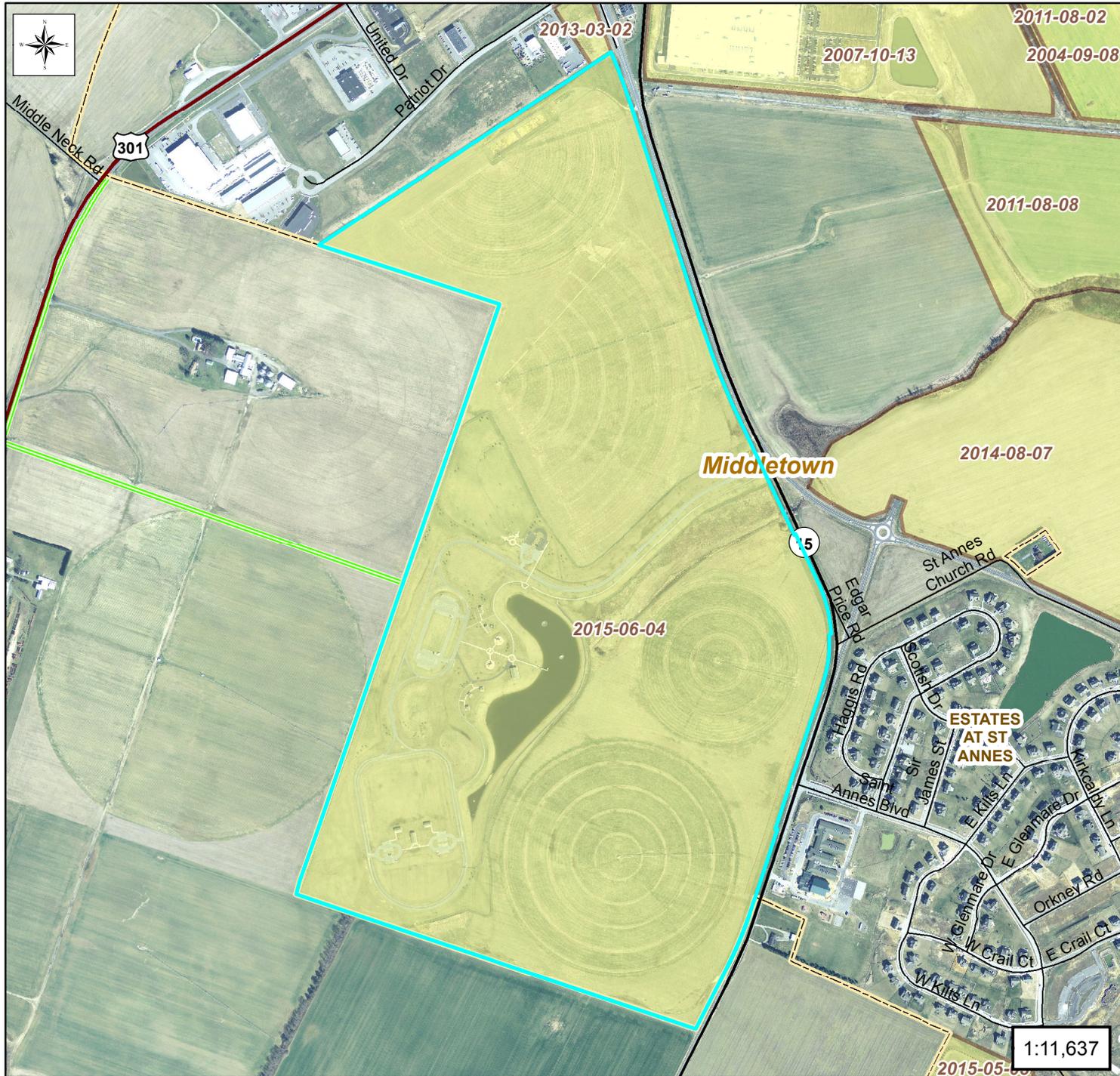
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Mapping provided by the Delaware Office of State Planning Coordination
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Preliminary Land Use Service (PLUS)

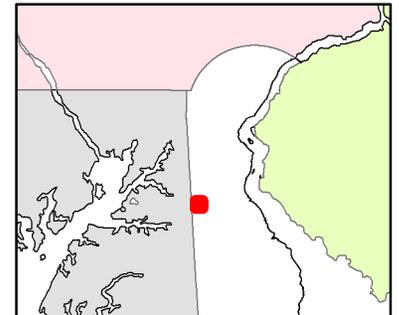
**Delaware Sports Complex
2015-06-04**



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