PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
October 31, 2024 3:20 PM

PLUS ID: 2024-11-02

State Strategy Level: Levels 1 & 2

PLUS Application Type - Rezoning

Title: St. John Properties Middletown Site
County: New Castle County **Municipality:** Middletown
Description of PLUS project/plan:
Mixed use development consisting of townhomes and flex space.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 2302400287

Project Location: 1023 Bunker Hill Road, Middletown, DE 19709

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

Maple Grove Associates, LP
1719 Fern Glen Drive
Drumore, PA 17518
Phone: (410) 369-1275
Email: ehaney@sjpi.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
St. John Properties
2560 Lord Baltimore Drive
Baltimore, MD 21244
Phone: (410) 369-1275

Email: ehaney@sjpi.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherCentury Engineering, LLC
Dana Dunphy
Phone: (302) 734-9188
Email: ddunphy@kleinfelder.com
Fax: (302) 734-9188

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **75.8**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Residential, Commercial**

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2022-07-08**

Zoning Information

Present Zoning for this project area: **MI**
Proposed Zoning for this project: **R3 and C3**

Land Use Information

Present Use for this project area: **Vacant/Farm**
Proposed Use for this project: **Residential/Flex Space**

Residential Development Information

Type of Residential: **Duplex or Townhouse**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **450**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
			450

Commercial Development Information

Type of Commercial: **Other Flex space**
Type of Industrial:
Institution Type:
Total Square footage: **200,000**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Dana Dunphy 302-734-9188

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Other Artesian Water**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**

Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
No

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
Infiltration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **5**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)? **No**
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
3,314
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
5

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
Site has a proposed to connect to Doc Levinson Drive and Bunker Hill Road

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops

Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	Within Right-of-Way	

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**
If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge



ST. JOHN
PROPERTIES

2560 Lord Baltimore Dr. - Baltimore, MD 21244
Ph: 410-788-0100 Fax: 410-788-0851 - www.sjpi.com

THIS PLAN IS CONCEPTUAL AND IS SUBJECT TO REVIEW & FUTURE REVISIONS

CENTURY ENGINEERING
A Kleinfelder Company
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

St. John Properties

Conceptual Site Plan

Bunker Hill Road
Middletown, Delaware

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: X
EXPIRATION DATE: X

DATE: 10.23.24 | SCALE: 1" = 100 | DRAWING: 1 of 1
PROJECT NUMBER: (CSP-01) StJo

W:\DO-ProjectData\Projects\2230\00.00 Bunker Hill WH\StJohnProperty\CADD\Sheets\(CSP-01) StJohn Middletown-Concept Site Plan - Khalef.dwg Oct 25, 2024 8:29am cgoodwin

PUBLIC PRE CHECK Results for State Parcel(s): 2302400287

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

DE FIRM: Issues Found

WRPA: Issues Found

Soils - New Castle County: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Land and Water Conservation Fund: No Issues Found

Well Head Protection Areas: No Issues Found

Delaware Ecological Network: No Issues Found

Ocean Area No Build Points: No Issues Found

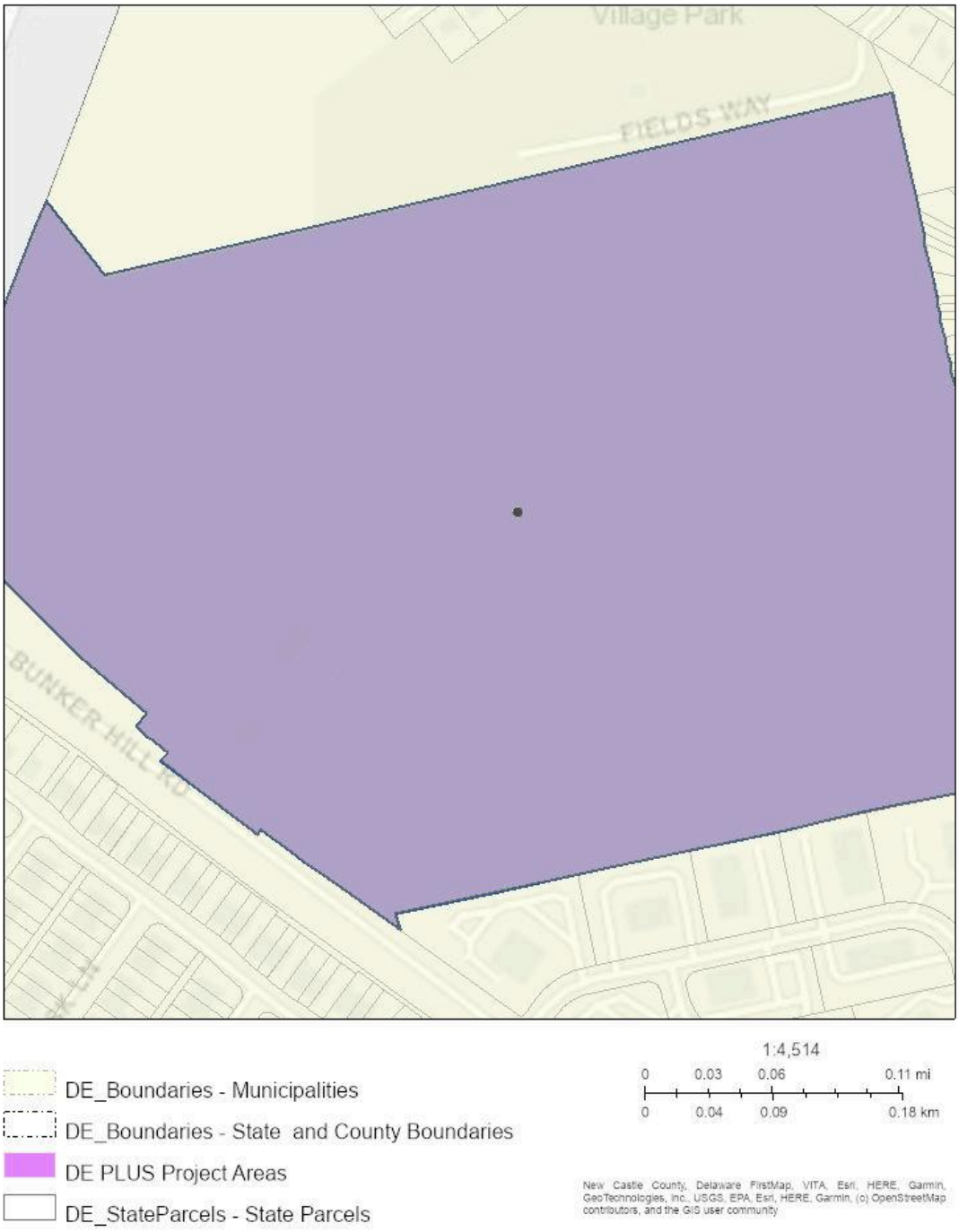
Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 3,255,323.67 ft²

Nov 4 2024 6:44:58 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	3,248,133.80	N/A
DE_StateParcels - State Parcels	1	3,255,323.67	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	7	3,255,324.07	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	0	0	N/A
Recharge Areas	1	3,255,323.62	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	3,255,323.62	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2022-07-08	3,248,133.80

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	2302400287	74.73	3,255,323.67

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	150,984.11
2	Woodstown loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	220,687.43
3	Reybold silt loam, 2 to 5 percent slopes	937,241.91
4	Reybold-Queponco complex, 0 to 2 percent slopes	1,946,410.61

Recharge Areas

#	ACREAGE	Area(ft²)
1	11404	3,255,323.62

FEMA Flood Maps

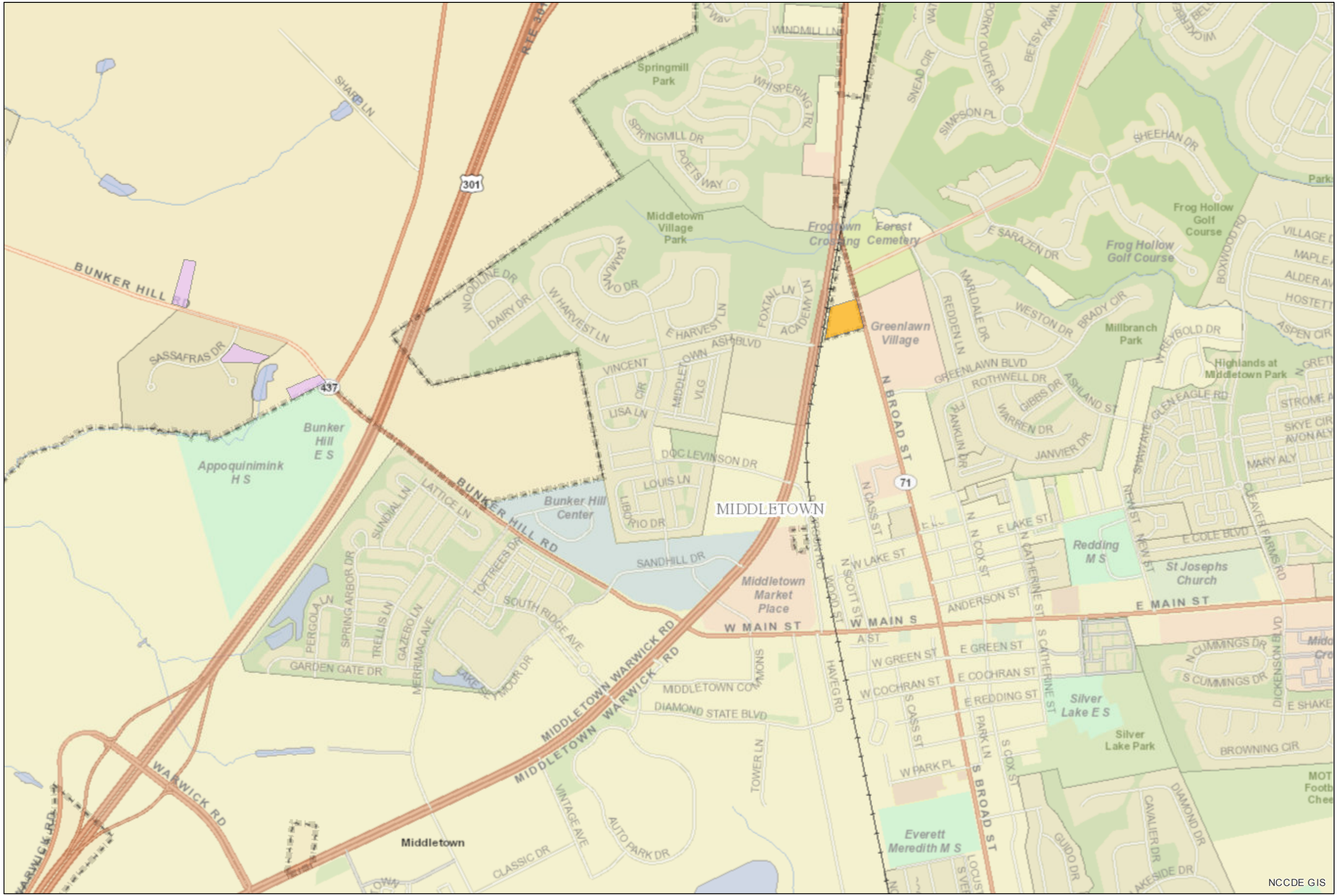
#	DFIRM_ID	Area(ft²)
1	10003C	3,255,323.62

Note: Layout Size 11 x 17 (LEDGER)

Legend

Developm... Activity

- Active
- Compl...
- Expired
- Inactive
- Recor...
- Munici...



Development Activity

N W E S

0 0.05 0.1 0.2 0.3 0.4 mi

1 inch = 1,505 feet

Disclaimer: For informational purposes only - not to be used as official documentation.

New Castle County 1673 Delaware

Map prepared by:
New Castle County Government
Division of Geographic Information Systems
Department of Land Use.

Author: Explore New Castle County mapapp

Date: 6/22/2022

Note: Layout Size 11 x 17 (LEDGER)

Legend

- Histori...
- Signifi...
- Sites
- Munici...



Historically Significant Site

1 inch = 1,505 feet

Disclaimer: For informational purposes only - not to be used as official documentation.

Map prepared by:
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Date: 6/22/2022

Note: Layout Size 11 x 17 (LEDGER)

Legend

Parks and Open Spaces

- Unspe...
- Private Conse... Ease...
- Federal Land
- Munici...
- County Public
- Private Open
- State Protec... Land

Ag Overlay Districts

- Perma...
- Ten Year
- Forests
- Erosion Prone Soils
- State Wetla...
- National Wetla...
- Critical Natural Areas
- Coastal Zone
- Parcels

13-021.00-041
13-021.00-039
13-021.00-038
13-021.00-035
13-021.00-064
13-021.00-063
13-021.00-094
23-024.00-172
23-023.00-096
23-001.00-141
Middletown Village Park
23-003.00-125
23-003.00-010
23-003.00-009
23-003.00-057
13-022.00-001
Doc Levinson Park
23-003.00-056
23-003.00-015
23-003.00-005
23-005.00-330
23-005.00-006
23-005.00-007
23-005.00-326
23-005.00-295
Middletown Market Place
23-005.00-132
Matapeake Park
Appoquinimink H S
Bunker Hill E S
23-047.00-001
Spring Arbor at South Ridge
Spring Arbor at South Ridge Park
Parkway at South Ridge Park
Bunker Hill Center
23-048.00-035
23-048.00-003
23-022.00-199
23-022.00-086
23-022.00-190
23-021.00-119
23-008.00-102
23-008.00-001
Middletown Commons
NCCDE GIS

WOODLINE DR
JENNIFER LN
OAKLEY DR
W HARVEST LN
FIELDS WAY
E HARVEST LN
ASH BLVD
NRAMUNNO DR
MIDDLETOWN VLG
LISA LN
DOC LEVINSON DR
BUNKER HILL RD
SCOOPY HOLLOW DR
SANDHILL DR
CASA DR
MARKET PL
W MAIN ST
PETERSON RD
SPRING ARBOR DR
SUMMERLIN
OBELISK LN
LATTICE LN
TOPIARY LN
WINING LN
PERGOLA LN
GAZEBO LN
GARDEN GATE DR
SOUTH RIDGE DRIVE
437

Protected Lands Map

N W E S

0 0.025 0.05 0.1 0.15 0.2 mi

1 inch = 752 feet

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New Castle County 1673 Delaware

Map prepared by:
New Castle County Government
Division of Geographic Information Systems
Department of Land Use.

Author: Explore New Castle County mapapp

Date: 6/22/2022

Parcel Map



10/30/2024, 11:26:37 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Structures

Residential

Apartments

Parks and Rec

School/Daycare

Office

Retail/Commercial

Restaurant

Industrial

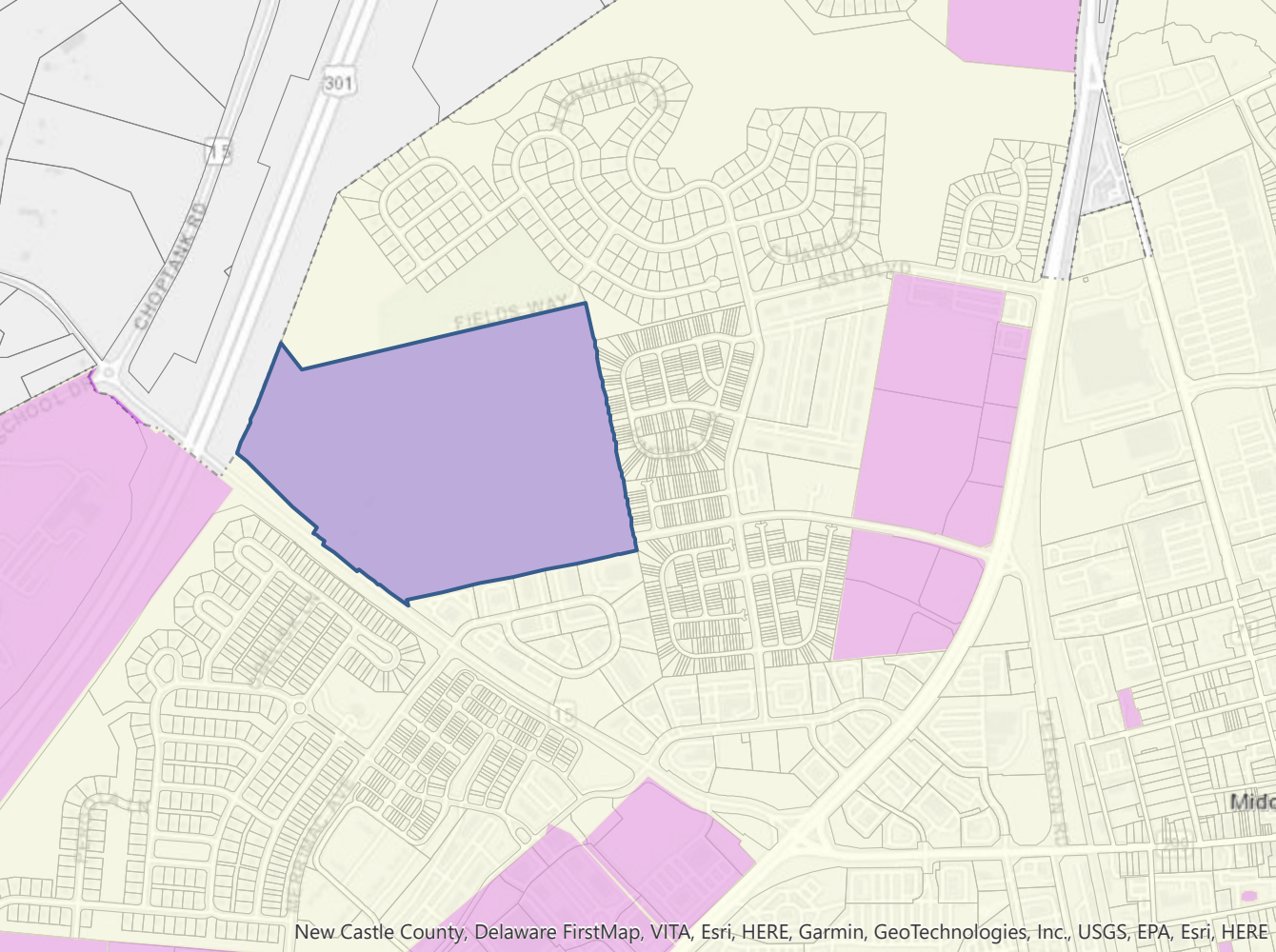
Common

Parcels

NCCDEGIS, NCCDE GIS, Esri Community Maps Contributors, New Castle County, Delaware FirstMap, VGIN, © OpenStreetMap, Microsoft, Esri,

Explore New Castle County Map App

Esri Community Maps Contributors, New Castle County, Delaware FirstMap, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | NCCDE GIS |

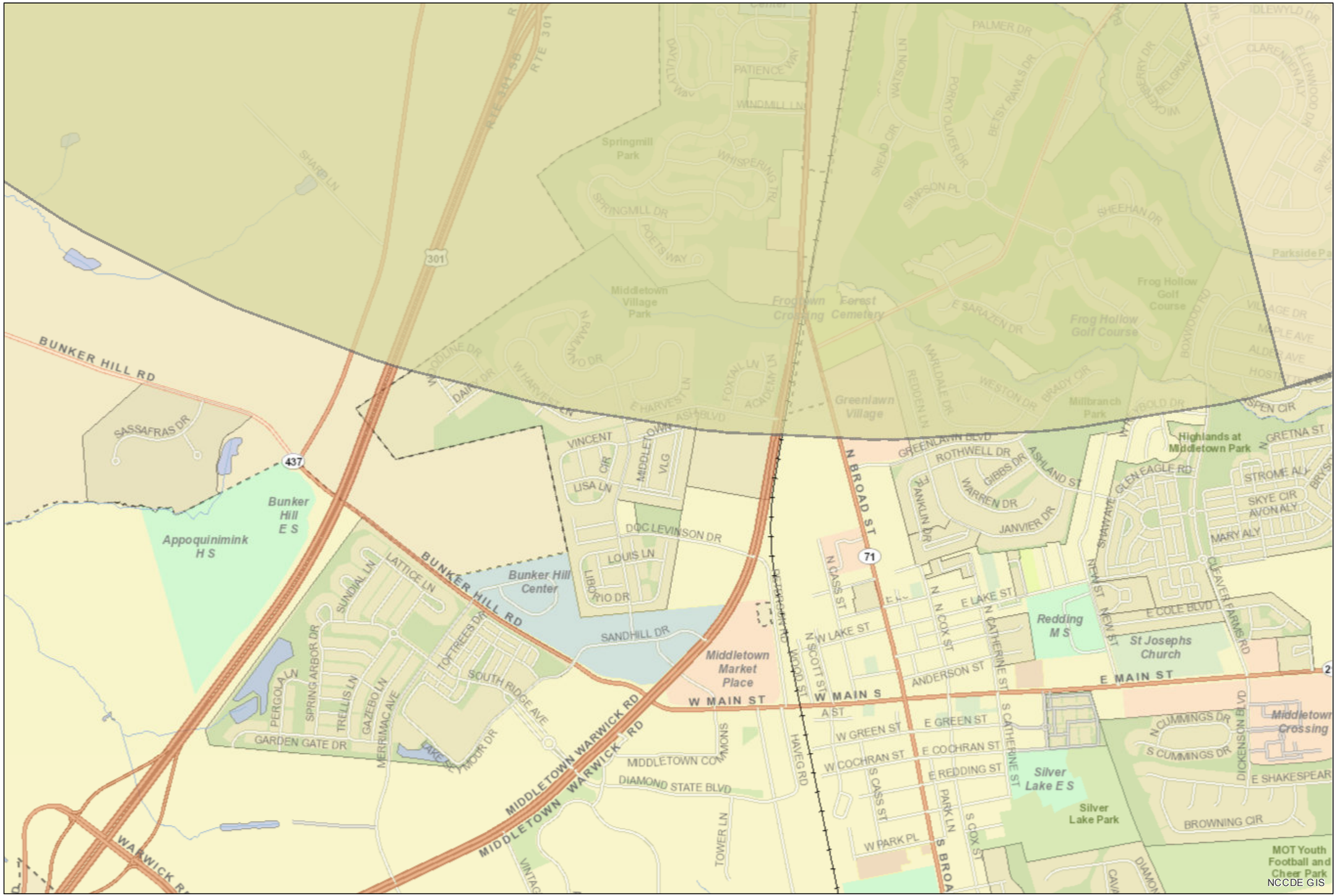

301
15
CHOPTANK RD
FIELDS WAY
New Castle County, Delaware FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE

Note: Layout Size 11 x 17 (LEDGER)

Legend

Airport Zones

- RUN...
- 20,000 FT
- 3,000 FT INNER RING
- 3,000 FT OUTER RING



Airport Zone Map

N W E S

0 0.05 0.1 0.2 0.3 0.4 mi

1 inch = 1,505 feet

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Department of Land Use.

Author: Explore New Castle County mapapp

Date: 6/22/2022



Map Scale: 1:4,970 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: New Castle County, Delaware
Survey Area Data: Version 16, Aug 26, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2020—Jun 13, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
OtcA	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	3.6	4.6%
RdA	Reybold-Queponco complex, 0 to 2 percent slopes	46.4	60.3%
ReB	Reybold silt loam, 2 to 5 percent slopes	22.0	28.5%
WocA	Woodstown loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	5.1	6.6%
Totals for Area of Interest		**77.0**	**100.0%**

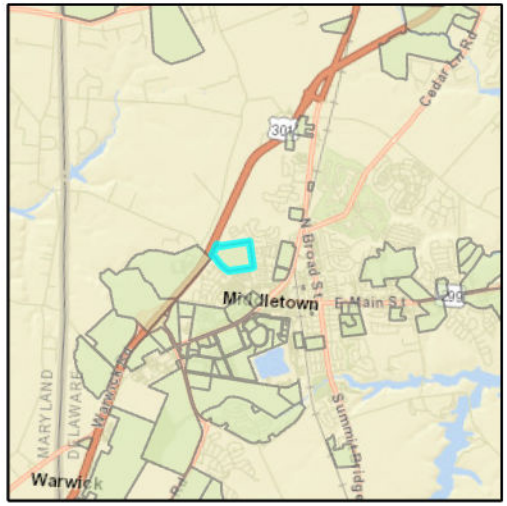
Preliminary Land Use Service (PLUS)

2024-11-02 St. John Properties Middletown Site



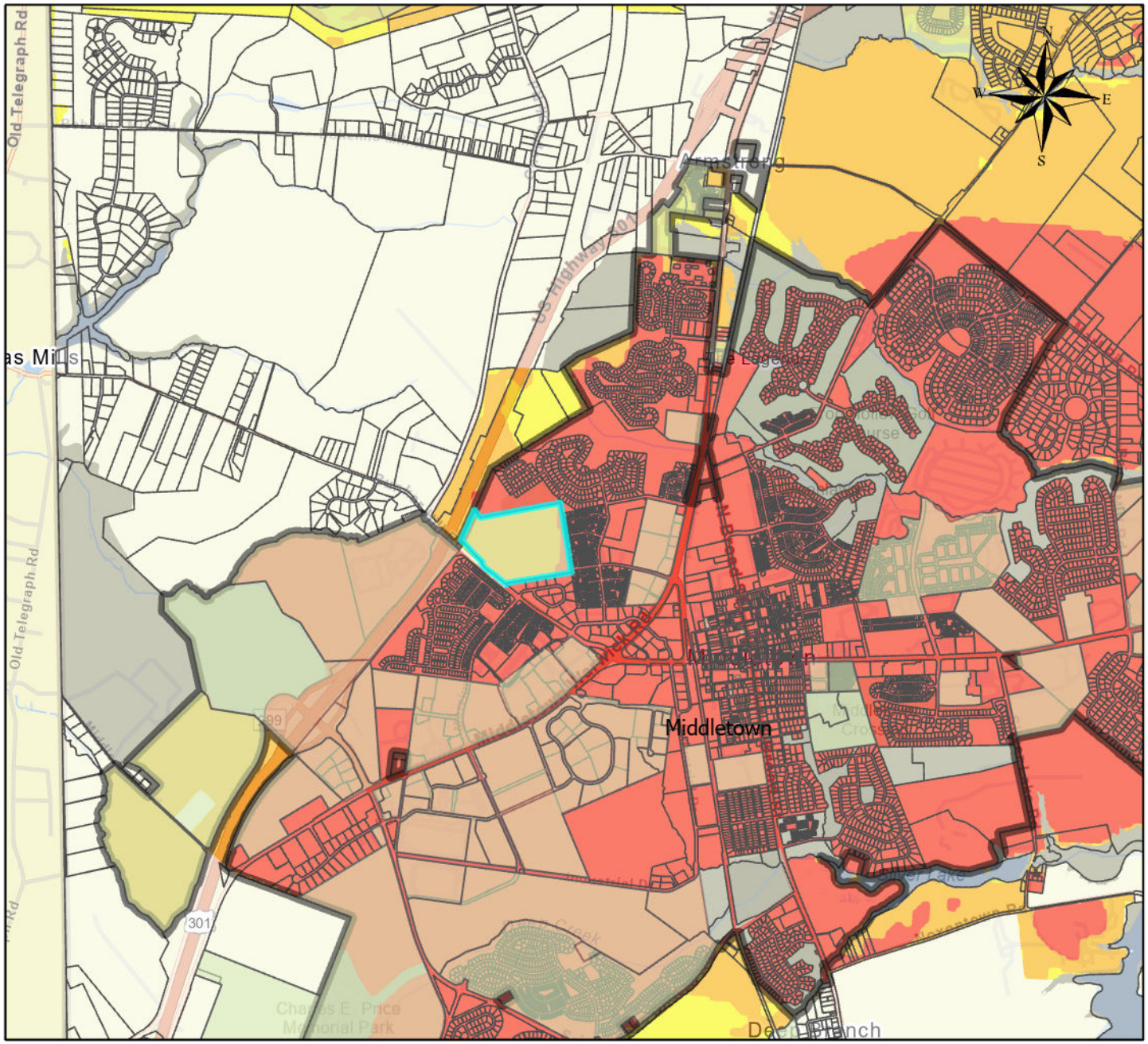
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-11-02 St. John Properties Middletown Site



Legend

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play
- Middletown Boundry

