Submit by Email

Preliminary Land Use Service PLUS Delaware State Planning Coordination

122 William Penn Steet • 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. NOT ALLOWED IN NEW CASTLE COUNTY LAND USE

Please complete this PLUS application in its entirety. **All questions <u>must</u> 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 <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 Numbe	er (t o be c	omplete	d by OSPC):	2011-0	2011-06-07							
Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): Level 1 & 2												
1. Project Title/Name: BOYDS CORNER FARM												
2. Location (please be	specific)	: Boyds Corn	er Road a	and U.S. Route	13, Saint Georges	Hundred, N	New Castle County, Delaware				
3. Parcel Identification	#: 13-013.0	0-054, 13-0	013.00-154 & 13	-013.00-156		4. County or Local Jurisdiction Name: where project is located: New Castle County						
5. If contiguous to a municipality, are you seeking annexation?						N/A						
6. Owner's Name: Charles D. & Patricia Cobourn (054 & 156); W. Eugene Bullen (154)												
Address:	645 Greylag Road (054 & 156); 1184 Boyds Corner Road (154)											
City:	Wilming	Wilmington			te: Delaware		Zip:	19709				
Phone :							Email:					
7. Equitable (This Person			end the PLU	S meetin	g): Charles	E. Owensby, Boyd	's Corner Fa	rm, L.L.C.				
Address:	19653 Highland Court Drive											
City:	Boca Rat	ca Raton		State:	Florida		Zip:	33434				
Phone :	(3	(302) 528-1122		Fax	(302) 3	338-8887	Email:	charles@ceowensby.com				
8. Project De	esigner/En	igineer:	Mark A. Russ	o, VanDe	mark & Lynch,	Inc.						
Address:	4305 Mi	ller Road										
City:	Wilming	Wilmington		State:	Delaware		Zip:	19802				
Phone :	(3	(302) 764-7635		Fax	(302)	764-4170	Email:	mrusso@vandemarklynch.com				
9. Please Designate a Contact Person, including phone number, for this Project:												

Information Regardi	_			Pag	
10. Type of Review:	Rezoning, if	not in compliance wit	h comprehensive plan		
	Subdivision		Site Plan Review		
11. Brief Explanation of	Project being reviewe	ed:			
				detached residential dwelling units and CR Zoning opment Rights into this project.	
If this property has be date(s) of those applie	•	previous LUPA or PLU	S review, please provide	e the name(s) and	
N/A					
12. Area of Project	(Acres +/-):	Number of Res	sidential Units:	Commercial square footage:	
62.78		116		146,800	
13. Present Zoning:	: S		14. Proposed Zoi	ning: ST & CR	
15. Present Use:	5. Present Use: Farming		16. Proposed Us	se: Residential and Commercial	
17. Water:	Central (Commur	nity system)	Individual On-Site	Public (Utility)	
Will a new public	well be located on t	:his site?		Service Provider Name:	
○ Yes	No			Artesian Water Company (Franchise)	
8. Wastewater:	Central (Commur	nity system)	Individual On-Site	Public (Utility)	
	ınity wastewater sy:	stem be located on thi	s site?	Service Provider Name:	
○ Yes	No			New Castle County	
				non cours county	
19. If residential, desc	cribe style and mark	et segment you plan t	o target (Example Ag	ge restricted):	
Single Family Detach	ned Units (Average	Lot Size: 60' x 110') ma	rketed towards working	g middle class.	
20. Environmental im	pacts:				
Water Resource Prote	ection Areas (WRPA)				
How many forested ac	cres presently on-sit	te? 0	How many fore	ested acres will be removed? 0	
•		I	•	neers or the Department of Natural Resources	
Environmental Contro	L on the site?	Yes • No		leers of the Department of Natural Nesources	
Are the wetlands:		Acres			
Г	Non-tidal	Acres			
f "yes," have the wetla		d? Yes	No		
Has the Army Corps of	Engineer signed of	f on the delineation?	○ Yes	No	
Will the wetlands be d	irectly impacted an	d/or do you anticipate	the need for wetland p	permits? Yes • No	
If "Yes" describe the in	mnacts:				

How close do you anticipate ground disturbance to wetlands, stream, 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)?
○ Yes	
22. List the proposed method(s) of stormwater management for the site:	
Bio-retention Basin, Bio-filtration Swale, Grass Filter Strip	
23. Is open space proposed? Yes No If "Yes," how m	nuch? Acres: 17.25
What is the intended use of the open space (for example, active recreation, passiv wildlife habitat, historical or archeological protection)?	re recreation, stormwater management,
Active recreation, Passive recreation, Stormwater management	
24. Are you considering dedicating any land for community use (e.g., police, fire, s	chool)?
25. Please estimate how many vehicle trips will this project generate on an average traffic is seasonal, assume peak season:	ge weekday? A trip is a vehicle entering or exiting. If
5796 ADT	
What percentage of those trips will be trucks, excluding vans and pick-up trucks?	10%
26 Will the project connect to state maintained roads?	
27. Please list any locations where this project physically could be connected to eindicate your willingness to discuss making these connections.	xisting or future development on adjacent lands and
Lorewood Grove Road	
28. Are there existing sidewalks? Yes No bike paths?	○ Yes ⑥ No
Are there proposed sidewalks? • Yes O No bike paths?	• Yes O 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 res	ources 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	ce?
30. To promote an accurate review of your parcel's features, would you permit a S	tate agency site visit? Yes No
Person to contact to arrange visit: Charles E. Owensby	Phone number: (302) 528-1122
31. Are any federal permits, licensing, or funding anticipated?	No
I hereby certify that the information on this application is complete, true and corre	ct, to the best of my knowledge.
Signature of Property Owner	Date/Time Field
Signature of Person Completing form (if different than property owner)	Date/Time Field May 18, 2011

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 <u>Dorothy.morris@state.de.us</u> 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) 739-3090for further instructions. If electronic signature is not attached, a signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover,DE19901. 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.**

10. UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE

11. FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING, PAVED AREAS, SIDEWALKS,

CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT

FACILITIES SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED

COUNTY, STATE OF DELAWARE, INSTRUMENT NO.

STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.

14. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.

THEN EXISTING IN SAID EASEMENT.

OF THE UNITED STATES POSTAL SERVICE.

THE SEWER EASEMENTS SHOWN ON THIS PLAN.

AT INSTRUMENT NO.

NATURAL VEGETATIVE COVER.

DELAWARE FIRE PREVENTION REGULATIONS.

24.LIMITS OF DISTURBANCE: 2,217,204 SQUARE FEET. (50.9 ACRES)

OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS

SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE

12. A SIX FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY

ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE

13. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS

15. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY

AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED

THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES

DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE

OF DELAWARE FOLLOWING COMPLETION OF THE STREETS TO THE SATISFACTION OF THE

17. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS

SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA) AND

19. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSE OF

THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE

OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON ______,

OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN

20. DRAINAGE, EROSION, AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE

FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY

CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.

DRAINAGE FACILITIES AND UTILITIES WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR

22. THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS WAYS, RECREATIONAL FACILITIES,

THE LANDSCAPE PLAN SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS ANY

23. ALL FIRE LANES, FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT STATE OF

25.A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS

AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE

SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF IDENTIFIED ON THE PLAN. AND ALL

WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE

10' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A

GENERAL ACCESS FASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY

SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE

RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY

TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL

BE FOR PEDESTRIAN, VEHICULAR, AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS

AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED

TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED

WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT

JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS

MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED

THREAT TO LIFE, HEALTH, OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO

MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED

AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE

STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND

DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF

21. ALL COMMON FACILITIES, INCLUDING, BUT NOT LIMITED TO PAVED AREAS, SIDEWALKS,

CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT

PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.

STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.

16. THERE ARE NO PROHIBITIVE STEEP AND/OR PRECAUTIONARY SLOPES ON THIS SITE.

18. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE

STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED

LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF

RIGHT OF WAY: DELDOT RIGHT OF WAY TAKING: 2.78 ACS. TOTAL RIGHT OF WAY:

8.94 ACS. (7.42 ACS. ST-ZONING & 1.53 ACS. CR-ZONING) 50' WIDE: 4.695 L.F. 60' WIDE: 1,810 L.F.

PROPOSED SEWER FLOWS: SINGLE FAMILY DETACHED 116 UNITS X 300 GPD/DWELLING UNIT = 34,800 GPD 98,800 S.F. X 0.1 GPD/S.F. = 9,880 GPD 48,000 S.F. X 0.1 GPD/S.F. = 4,800 GPD

SHEET INDEX

EXPLORATORY SKETCH MAJOR LAND DEVELOPMENT PLAN 3-5

REVISION

INDEX PLAN/EXPLORATORY SKETCH MAJOR LAND DEVELOPMENT PLAN

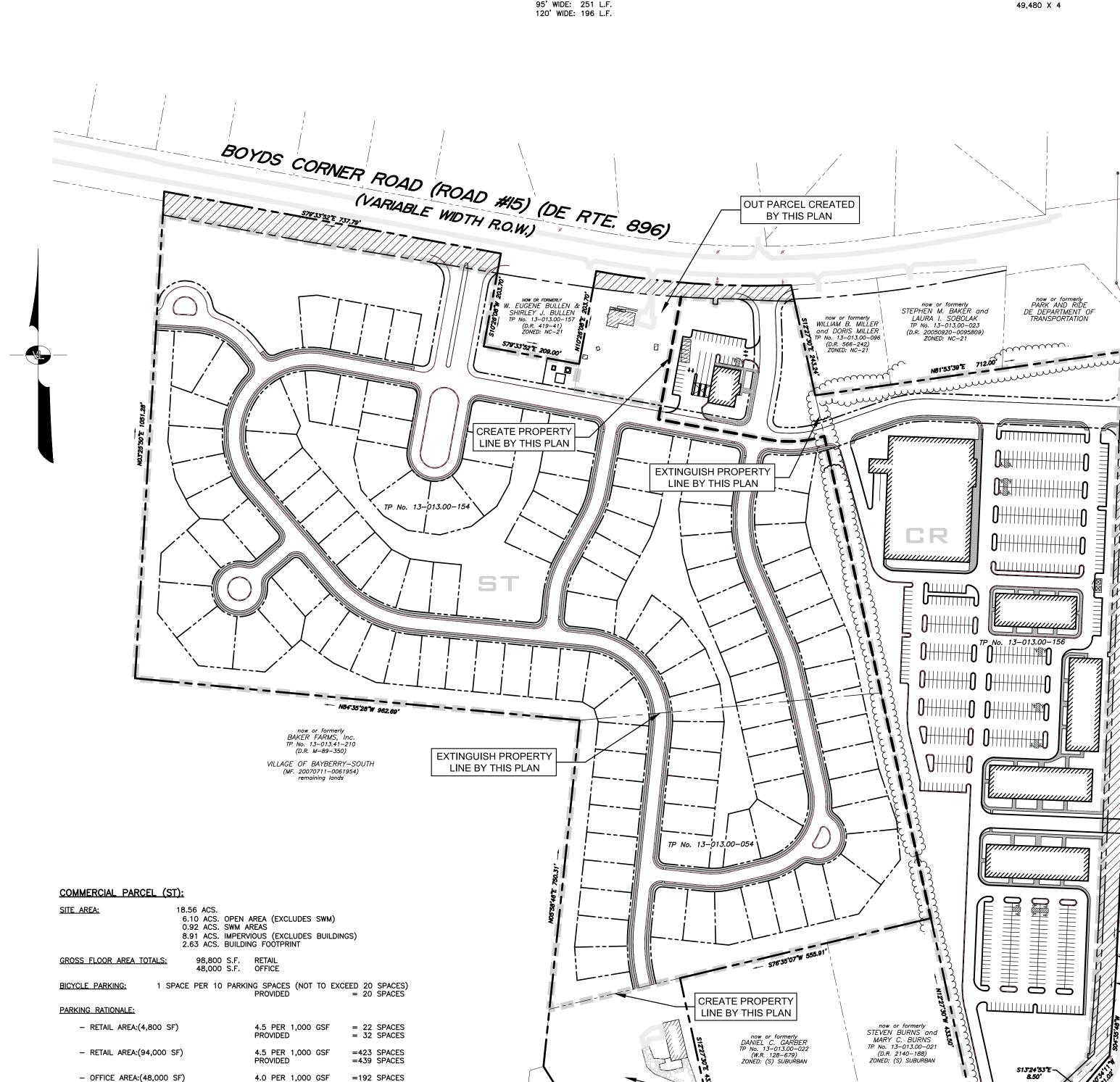
SCHEMATIC PRE-BULK EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE

IO. DATE

SHEET NO

= 49,480 GPD (AVERAGE) 49,480 X 4 =197,920 GPD (PEAK)



I, ______, 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 ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

CERTIFICATION OF OWNERSHIP I, ______, 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 AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

(*14 HANDICAP SPACES REQUIRED AND 22 HANDICAP SPACES PROVIDED)

TOTAL REQUIRED

TOTAL PROVIDED

SITE AREA:

RESIDENTIAL PARCEL(ST):

SINGLE FAMILY DETACHED: DWELLING UNITS:

CERTIFICATION OF PLAN APPROVAL

GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

BOYDS CORNER ROAD POLE BRIDGE ROAD (RD. 15) (DE RTE. 896) SITE\ BAYVIEW ROAD PLAN SCALE: 1" = 2400" LOCA TION 22 & 23

GENERAL DATA: OWNERS:

(13-013.00-054, 12.23± ACRES) CHARLES D. & PATRICIA COBOURN 645 GREYLAG ROAD MIDDLETOWN, DE 19709 (13-013.00-154, 32.35± ACRES) W. EUGENE BULLEN

1184 BOYDS CORNER ROAD MIDDLETOWN, DE 19709 (13-013.00-156, 18.20± ACRES) CHARLES D. & PATRICIA COBOURN 645 GREYLAG ROAD MIDDLETOWN, DE 19709

MODIFIED GRID:

3. TAX PARCEL NOS.: 13-013.00-054, 13-013.00-154 & 13-013.00-156

4. SOURCE OF TITLE: D.R. N115 35, D.R. 200108060063288, D.R. 303 204 5. EXISTING ZONING: S (SUBURBAN)

6. REZONED:

ST (SUBURBAN TRANSITION) SINGLE FAMILY LOT AREA: LOT WIDTH: SIDE YARD: REAR YARD: CR (REGIONAL COMMERCIAL) OFFICE/RETAIL LOT AREA: _OT WIDTH: STREET YARD: REAR YARD:

PAVING 7. TOTAL AREA (DEEDED): 62.78± ACRES (37.63 ACS. ST-ZONING, 18.56 ACS. CR-ZONING,

3.81 ACS. S-ZONING & 2.78 ACS. DELDOT TAKING) 8. COUNCILMANIC DISTRICT: 12

9. DATE OF FIELD SURVEY: A FIELD SURVEY WAS PERFORMED BY VANDEMARK & LYNCH, INC. ON OCTOBER

10. HORIZONTAL DATUM: NAD-1983

11. VERTICAL DATUM:

12. SITE BENCHMARK EXISTING CONCRETE MONUMENT #215, ELEV: 58.72'

ARTESIAN WATER COMPANY (FRANCHISE) — WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH. 11. WATER:

12. SEWER:

NEW CASTLE COUNTY — SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE

WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS. SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.

THE PURPOSE OF THIS PLAN IS TO:

A. COMBINE AND REZONE THE EXISTING THREE PARCELS TO SUBURBAN TRANSITION(ST) AND REGIONAL COMMERCIAL(CR) ZONING FOR MIXED USE, RETAIL AND COMMERCIAL, WITH ASSOCIATED IMPROVEMENTS. CREATE TWO (2) OUT PARCELS TO REMAIN AS SUBURBAN(S) ZONING. TRANSFER DEVELOPMENT RIGHTS TO SUBJECT PARCEL.

APPLICATION NO. EXPLORATORY SKETCH MAJOR LAND DEVELOPMENT W/ REZONING **BOYD'S CORNER FARM**

ST. GEORGES HUNDRED NEW CASTLE COUNTY

DELAWARE SCALE: 1"=150' MAY 12, 2011





VANDEMARK & LYNCH, INC. ENGINEERS - PLANNERS - SURVEYORS

WILMINGTON, DE 19802/(302) 764-7635 WWW.VANDEMARKLYNCH.COM APPROVED B' 080/298 REFERENCE DRAWINGS K. GOLDSTONE M. RUSSO PROJECT NO. 40328-1 21966

CERTIFICATION OF PLAN ACCURACY

OUT PARCEL CREATED

BY THIS PLAN

GREYLAG ROAD - ROAD #425 (VARIABLE WIDTH R.O.W.)

DAVID D. POPFENBERGER
III and DEBORAH A.
POFFENBERGER
TP No. 13–013.00–050
(D.R. L–122–3)
ZONED: (S) SUBURBAN

PROVIDED

19.98 ACS. TOTAL LOTS AREA 7.42 ACS. RIGHT OF WAY AREA

2.10 ACS. SWM AREAS

116 DWELLING UNITS

37.63 ACS. (EXCLUDES 3.81 ACS. OUT PARCELS)

8.13 ACS. TOTAL OPEN SPACE AREA (EXCLUDES SWM)

10.47 ACS. IMPERVIOUS (ASSUMES 2,400 S.F. OF IMPERVIOUS

AREA PER DWELLING UNIT)

=202 SPACES

=637 SPACES*

=673 SPACES*



