

# Preliminary Land Use Service PLUS

## Delaware State Planning Coordination

Submit by Email

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 must 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 before 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): 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 Corner Road and U.S. Route 13, Saint Georges Hundred, New Castle County, Delaware

3. Parcel Identification #: 13-013.00-054, 13-013.00-154 & 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: Wilmington

State: Delaware

Zip: 19709

Phone :

Fax

Email:

7. Equitable Owner/Developer

**(This Person is required to attend the PLUS meeting):** Charles E. Owensby, Boyd's Corner Farm, L.L.C.

Address: 19653 Highland Court Drive

City: Boca Raton

State: Florida

Zip: 33434

Phone : (302) 528-1122

Fax (302) 338-8887

Email: charles@ceowensby.com

8. Project Designer/Engineer: Mark A. Russo, VanDemark & Lynch, Inc.

Address: 4305 Miller Road

City: Wilmington

State: Delaware

Zip: 19802

Phone : (302) 764-7635

Fax (302) 764-4170

Email: mrusso@vandemarklynch.com

9. Please Designate a Contact Person, including phone number, for this Project: Charles E. Owensby, Phone: (302) 528-1122

10. Type of Review:  Rezoning, if not in compliance with comprehensive plan  
 Subdivision  Site Plan Review

11. Brief Explanation of Project being reviewed:

To rezone and develop 60.00 acres of farmland to an ST Zoning consisting of 112 single family detached residential dwelling units and CR Zoning consisting of 146,800 square feet GFA of office and retail. There will also be a Transfer of Development Rights into this project.

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.

N/A

12. Area of Project (Acres +/-):

62.78

Number of Residential Units:

116

Commercial square footage:

146,800

13. Present Zoning: S

14. Proposed Zoning: ST & CR

15. Present Use: Farming

16. Proposed Use: Residential and Commercial

17. Water:  Central (Community system)  Individual On-Site  Public (Utility)

Will a new public well be located on this site?

- Yes  No

Service Provider Name:

Artesian Water Company (Franchise)

18. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)

Will a new community wastewater system be located on this site?

- Yes  No

Service Provider Name:

New Castle County

19. If residential, describe style and market segment you plan to target (Example -- Age restricted):

Single Family Detached Units (Average Lot Size: 60' x 110') marketed towards working middle class.

20. Environmental impacts:

Water Resource Protection Areas (WRPA)

How many forested acres 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?

- Yes  No

Are the wetlands:  Tidal Acres

Non-tidal Acres

If "yes," have the wetlands been delineated?  Yes  No

Has the Army Corps of Engineer signed off on the delineation?  Yes  No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits?  Yes  No

If "Yes" describe the impacts:

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  No

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 much? Acres: 17.25

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

Active recreation, Passive recreation, Stormwater management

24. Are you considering dedicating any land for community use (e.g., police, fire, school)?  Yes  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:

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?  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.

Lorewood Grove Road

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: Charles E. Owensby Phone number: (302) 528-1122

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.

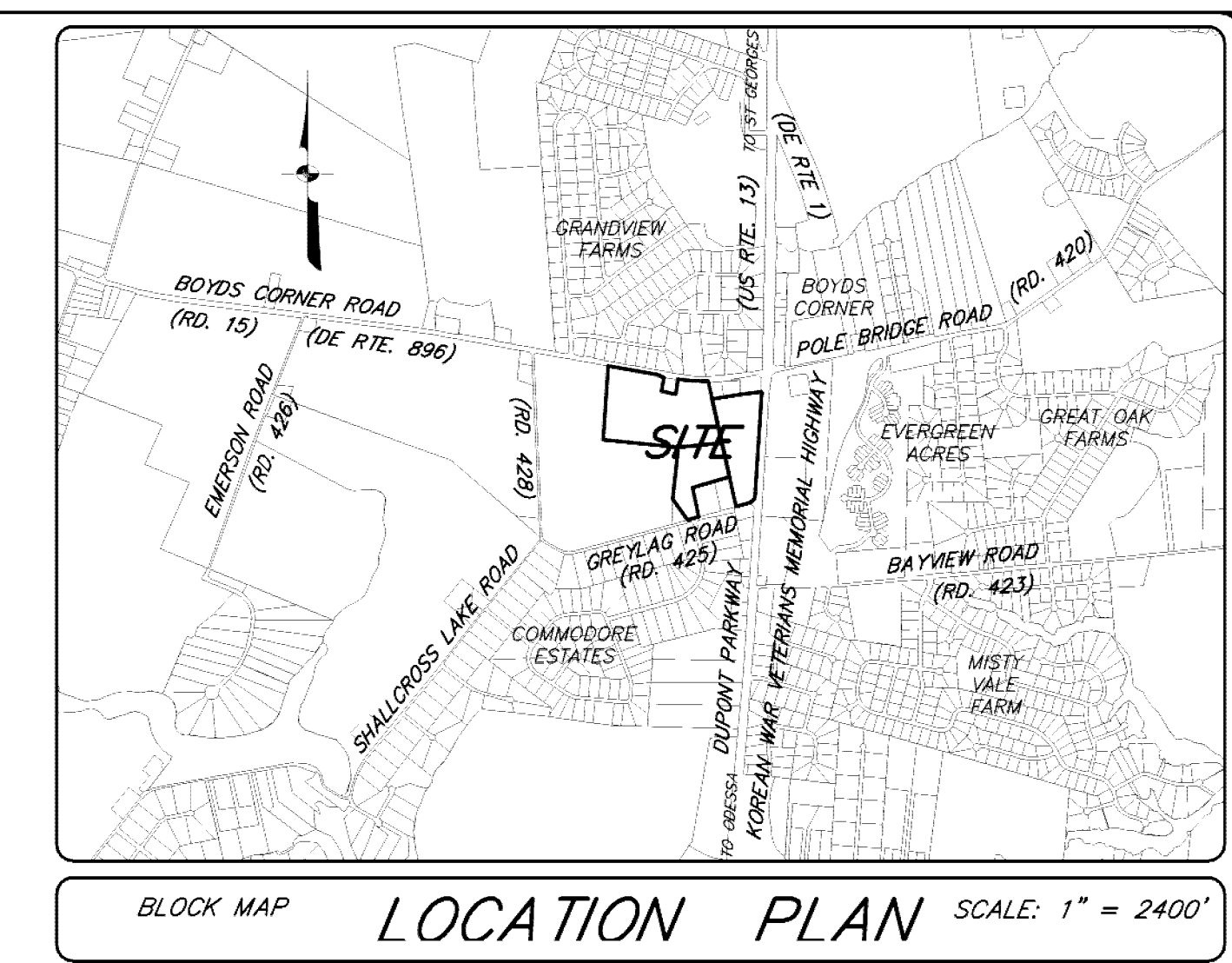
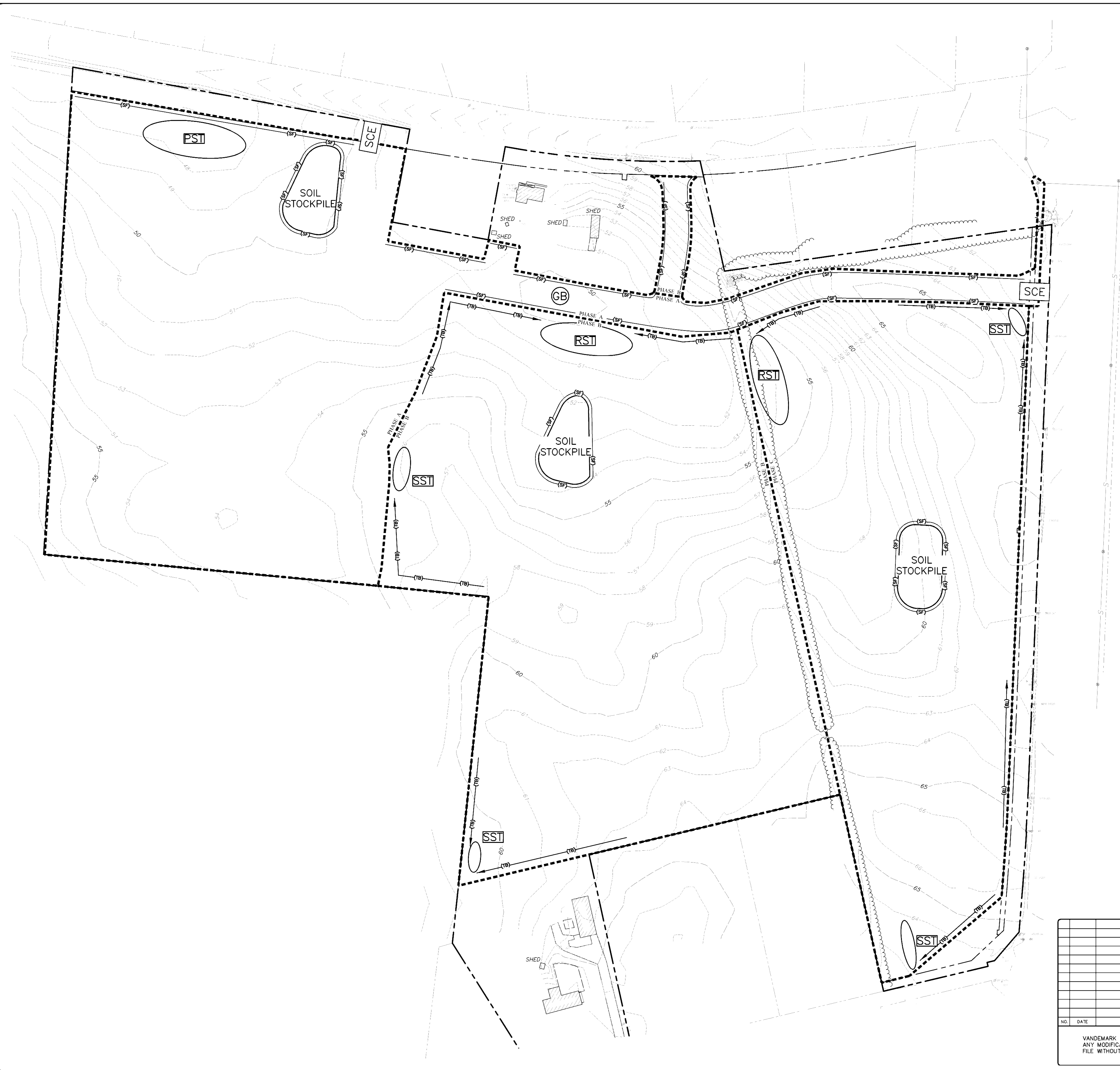
Signature of Property Owner [Signature Box] Date/Time Field [Date/Time Box]

Signature of Person Completing form (if different than property owner) [Signature Box] 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 [Dorothy.morris@state.de.us](mailto: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. If electronic signature is not attached, 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.**





- LEGEND**
- TB → TEMPORARY EARTH BERM, TYPE A, STABILIZATION METHOD #1
  - SCE [ ] STABILIZED CONSTRUCTION ENTRANCE
  - GB ( ) GEOTEXTILE DE-WATERING BAG
  - RST [ ] RIPRAP OUTLET SEDIMENT TRAP
  - PST [ ] PIPE OUTLET SEDIMENT TRAP
  - SST [ ] STONE OUTLET SEDIMENT TRAP
  - - - 10' - - - MAJOR CONTOUR LINE
  - - - 1' - - - MINOR CONTOUR LINE
  - PHASE B --- PHASE LINE
  - PHASE C --- PHASE LINE

APPLICATION NO. \_\_\_\_\_  
 SCHEMATIC PRE-BULK  
 EROSION AND SEDIMENT CONTROL PLAN OF  
 MAJOR LAND DEVELOPMENT W/ REZONING  
**BOYD'S CORNER FARM**  
 ST. GEORGES HUNDRED NEW CASTLE COUNTY  
 DELAWARE  
 SCALE: 1"=100' MAY 12, 2011

GRAPHIC SCALE (FEET)

NO.	DATE	REVISION	BY	APPROVED

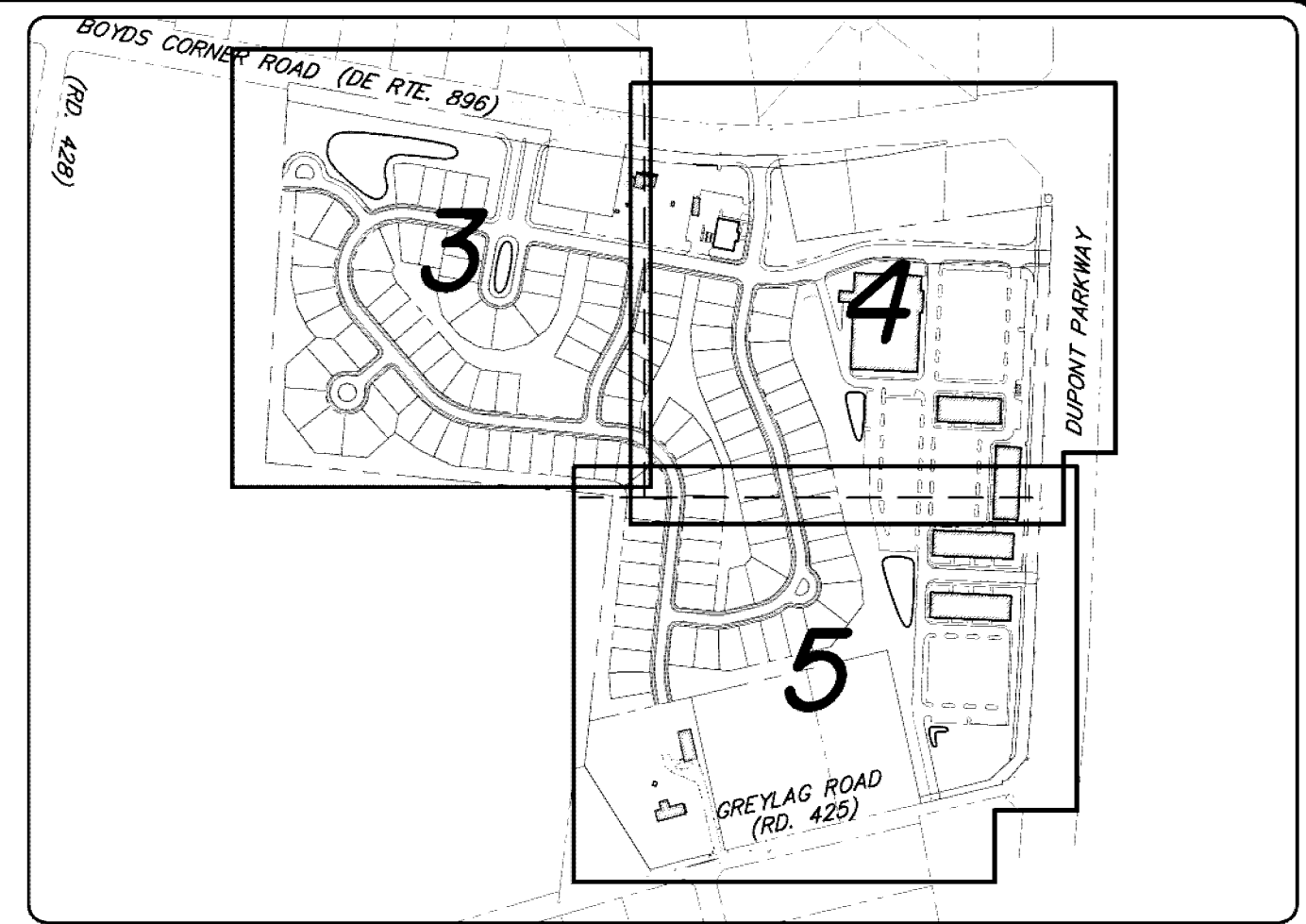
VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

**VANDEMARK & LYNCH, INC.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 4305 MILLER RD.  
 WILMINGTON, DE 19802/(302) 764-7635  
 WWW.VANDEMARKLYNCH.COM

PERMANENT FILE 080/298	QA REVIEW	APPROVED BY	
SURVEYED BY K. RICH	PROJECT MANAGER C. O'KEEFE	REFERENCE DRAWINGS	
COMPUTED BY K. GOLDSONE	DRAWN BY S. SLUSHER		
PROJECT NO. 21966	FILE NO. 40328-L	SHEET 2 OF 5	REVISION 0

**BOYD'S CORNER ROAD - ROAD #15**  
 (85' WIDE PUBLIC ROAD)  
 aka MT. PLEASANT TO BOYDS CORNER ROAD

SHEET 2



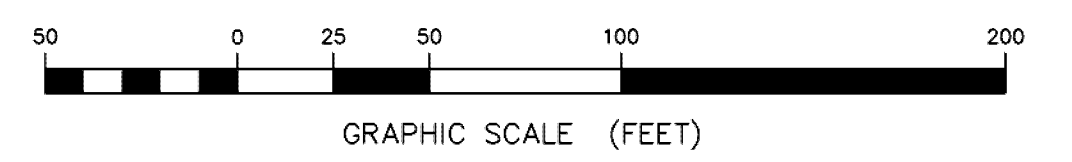
BLOCK MAP 22 & 23 **LOCATION PLAN** SCALE: 1" = 500'



**LEGEND**

EXISTING	PROPOSED	
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	MAJOR CONTOUR
[Symbol]	[Symbol]	MINOR CONTOUR
[Symbol]	[Symbol]	ZONING LINE
[Symbol]	[Symbol]	P.C.C. CURB TYPE 3
[Symbol]	[Symbol]	P.C.C. SIDEWALK
[Symbol]	[Symbol]	SANITARY LINE & MANHOLE
[Symbol]	[Symbol]	LOT LINE
[Symbol]	[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	[Symbol]	STORMWATER MANAGEMENT AREA (SWMA)
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	TREELINE

APPLICATION NO. \_\_\_\_\_  
 EXPLORATORY SKETCH  
 MAJOR LAND DEVELOPMENT W/ REZONING  
**BOYD'S CORNER FARM**  
 ST. GEORGES HUNDRED NEW CASTLE COUNTY  
 DELAWARE  
 SCALE: 1"=50' MAY 12, 2011



now or formerly  
 BAKER FARMS, Inc.  
 (D.R. M-89-350)  
 TP No. 13-013.41-210  
 VILLAGE OF BERRY - SOUTH  
 (MF. 20070711-0061954)  
 remaining lands

NO.	DATE	REVISION	BY	APPROVED
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 WWW.VANDEMARKLYNCH.COM

APPROVED BY: \_\_\_\_\_

PERMANENT FILE: **080/298**

GA REVIEW: \_\_\_\_\_

PROJECT MANAGER: **C. O'KEEFE**

COMPUTED BY: **K. GOLDSONE**

DRAWN BY: **S. SLUSHER**

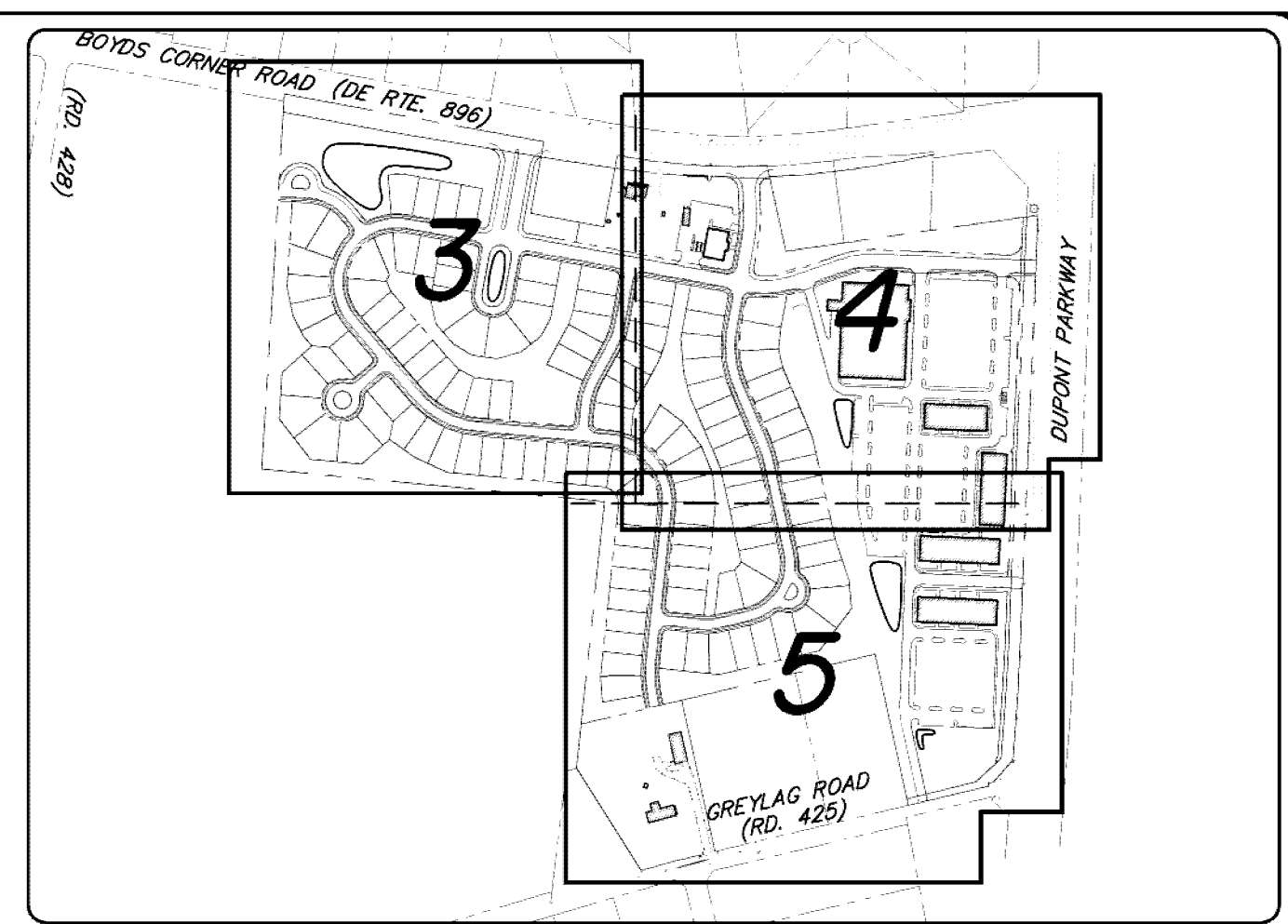
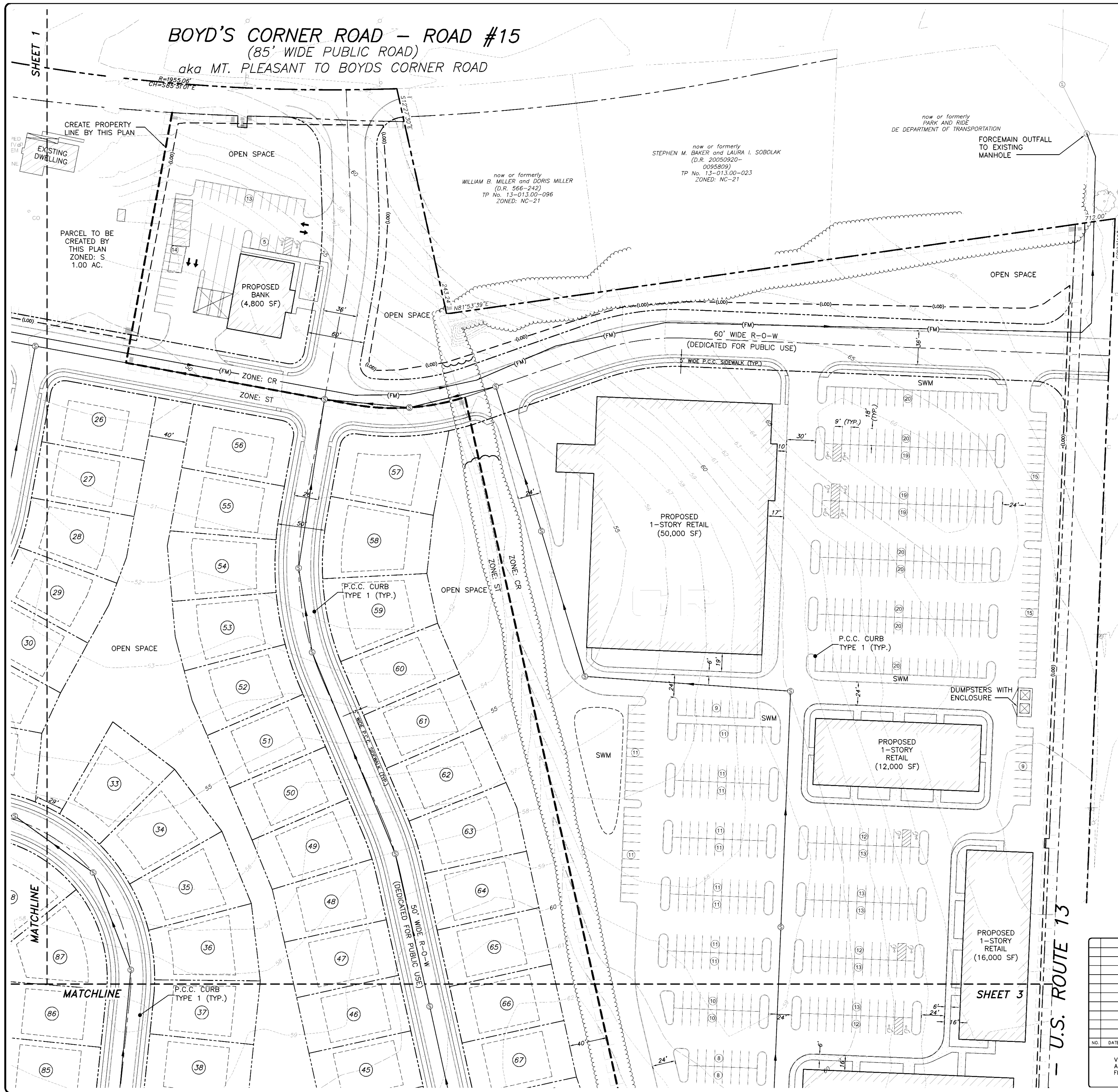
PROJECT NO.: **21966**

FILE NO.: **40328-L**

SHEET: **3 OF 5**

REVISION: **0**

**BOYD'S CORNER ROAD - ROAD #15**  
 (85' WIDE PUBLIC ROAD)  
 aka MT. PLEASANT TO BOYDS CORNER ROAD



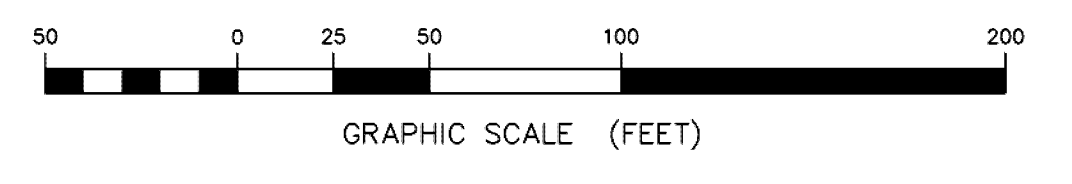
BLOCK MAP **LOCATION PLAN** SCALE: 1" = 500'

**LEGEND**

EXISTING	PROPOSED	
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	MAJOR CONTOUR
[Symbol]	[Symbol]	MINOR CONTOUR
[Symbol]	[Symbol]	ZONING LINE
[Symbol]	[Symbol]	P.C.C. CURB TYPE 3
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[Symbol]	[Symbol]	LOT LINE
[Symbol]	[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	[Symbol]	STORMWATER MANAGEMENT AREA (SWMA)
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	TREELINE

**DuPONT HIGHWAY - U.S. ROUTE 13**  
 (VARIABLE WIDTH PUBLIC ROAD)

APPLICATION NO. \_\_\_\_\_  
**EXPLORATORY SKETCH**  
**MAJOR LAND DEVELOPMENT W/ REZONING**  
**BOYD'S CORNER FARM**  
 ST. GEORGES HUNDRED NEW CASTLE COUNTY  
 DELAWARE  
 SCALE: 1"=50' MAY 12, 2011



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PERMANENT FILE: **080/298**

GA REVIEW: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

REFERENCE DRAWINGS: \_\_\_\_\_

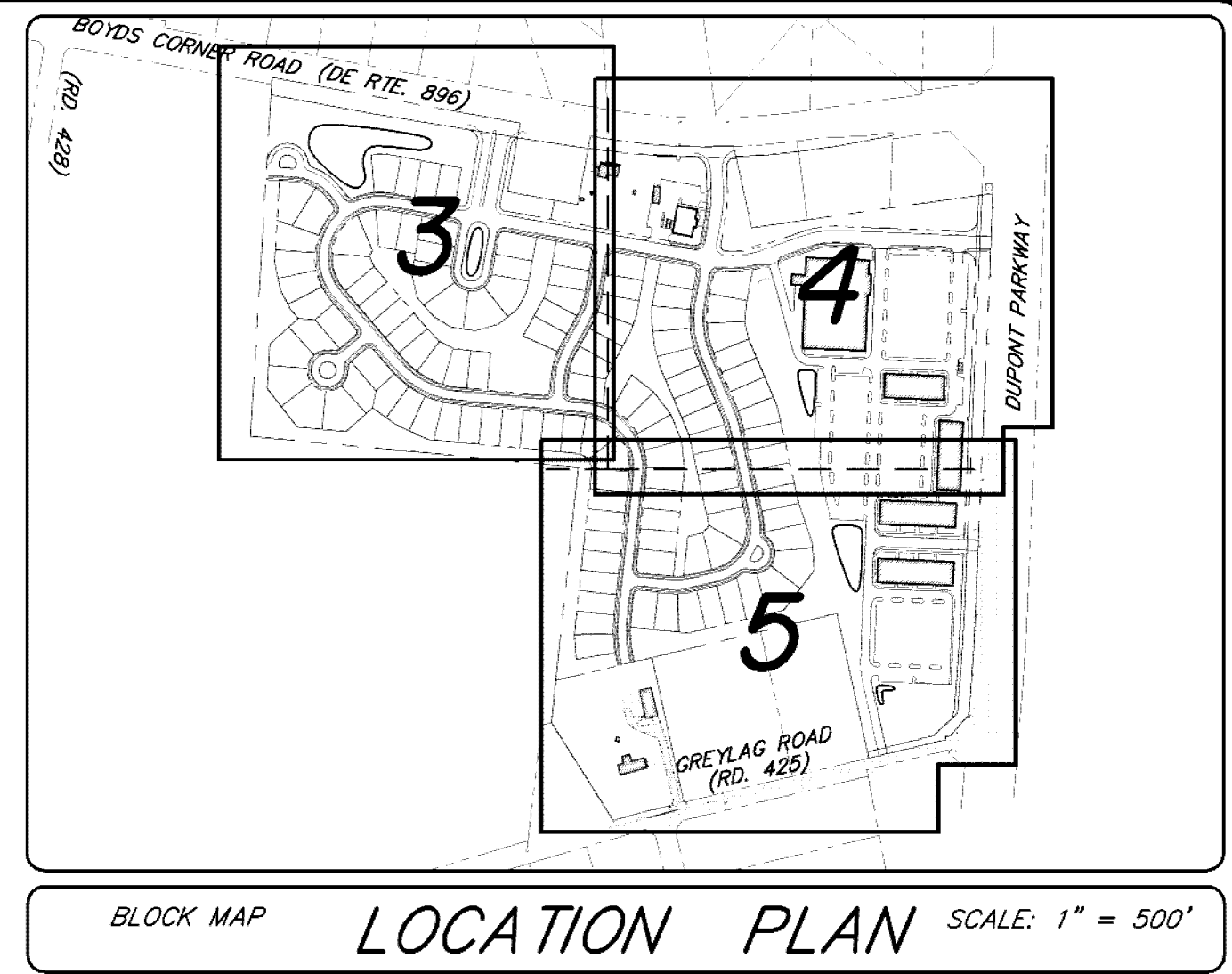
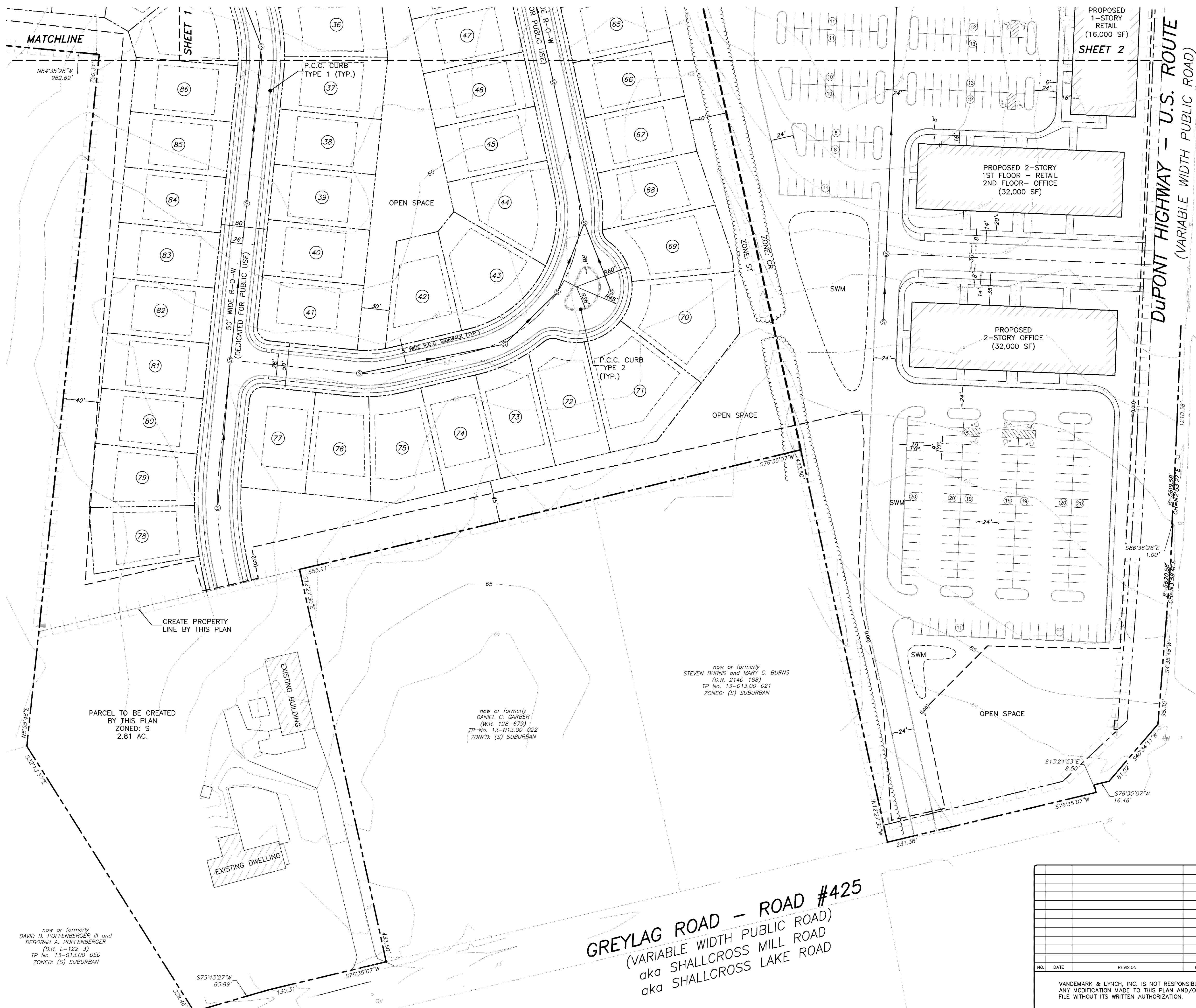
PROJECT NO.: **21966**

FILE NO.: **40328-L**

SHEET: **4 OF 5**

REVISION: **0**

**SHEET 3**

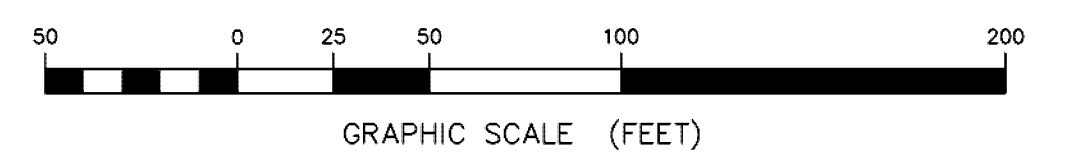


BLOCK MAP LOCATION PLAN SCALE: 1" = 50'

LEGEND

EXISTING	PROPOSED	
		BUILDING
	N/A	PROPERTY LINE
	N/A	MAJOR CONTOUR
	N/A	MINOR CONTOUR
	N/A	ZONING LINE
	N/A	P.C.C. CURB TYPE 3
	N/A	P.C.C. SIDEWALK
	N/A	SANITARY LINE & MANHOLE
	N/A	LOT LINE
	N/A	LIMIT OF DISTURBANCE
	N/A	STORMWATER MANAGEMENT AREA (SWMA)
	N/A	FIRE HYDRANT
	N/A	SIGN
	N/A	WATER VALVE
	N/A	UTILITY POLE
	N/A	TREE LINE

APPLICATION NO. \_\_\_\_\_  
 EXPLORATORY SKETCH  
 MAJOR LAND DEVELOPMENT W/ REZONING  
 BOYD'S CORNER FARM  
 ST. GEORGES HUNDRED NEW CASTLE COUNTY  
 DELAWARE  
 SCALE: 1"=50' MAY 12, 2011



GREYLAG ROAD - ROAD #425  
 (VARIABLE WIDTH PUBLIC ROAD)  
 aka SHALLCROSS MILL ROAD  
 aka SHALLCROSS LAKE ROAD

now or formerly  
 DAVID D. POFFENBERGER III and  
 DEBORAH A. POFFENBERGER  
 (D.R. L-122-3)  
 TP No. 13-013.00-050  
 ZONED: (S) SUBURBAN

now or formerly  
 DANIEL C. GARBER  
 (W.R. 128-679)  
 TP No. 13-013.00-022  
 ZONED: (S) SUBURBAN

now or formerly  
 STEVEN BURNS and MARY C. BURNS  
 (D.R. 2140-188)  
 TP No. 13-013.00-021  
 ZONED: (S) SUBURBAN















NO.	DATE	REVISION	BY	APPROVED

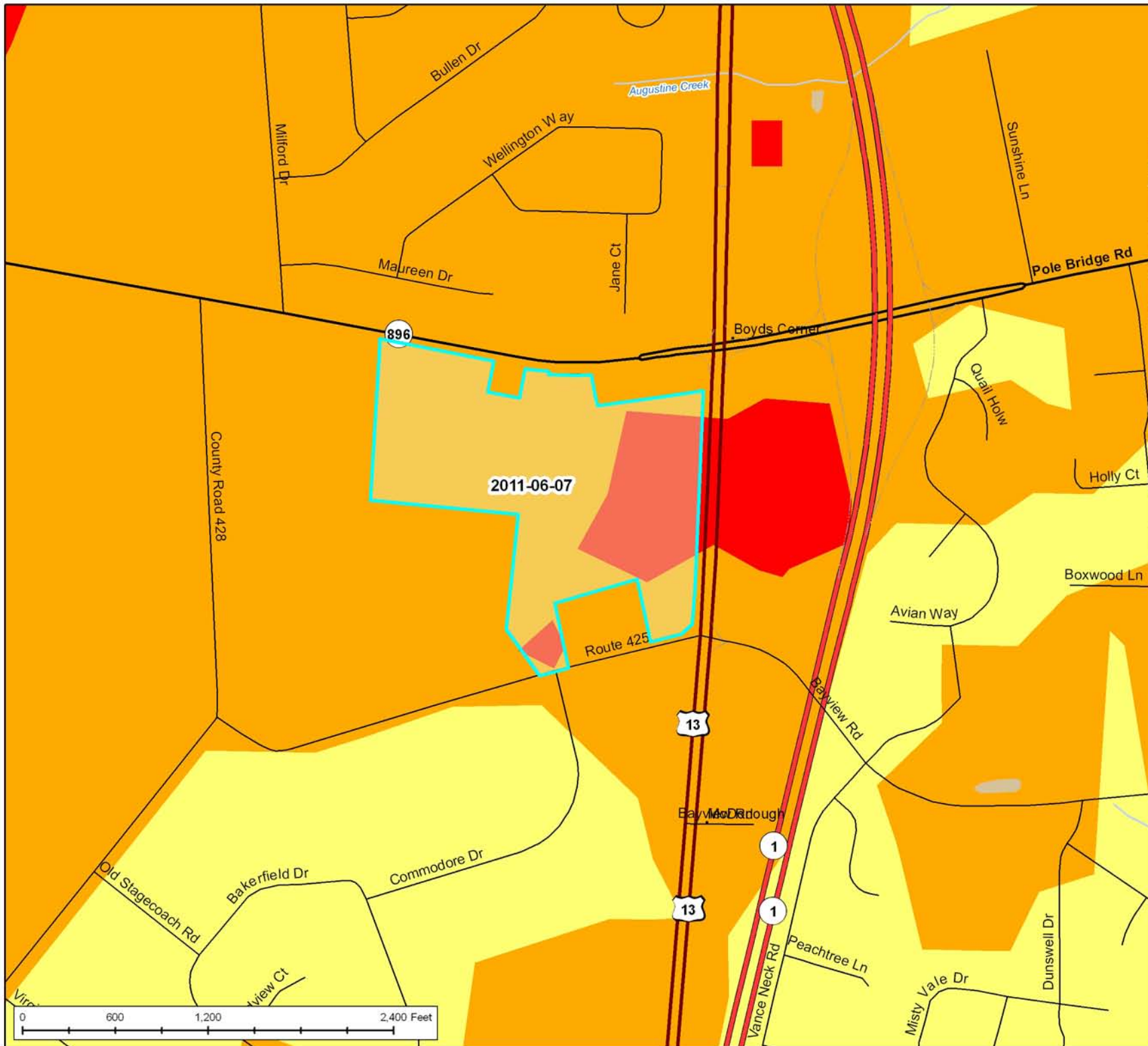
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<p><b>VANDEMARK &amp; LYNCH, INC.</b>          ENGINEERS - PLANNERS - SURVEYORS          4305 MILLER RD.          WILMINGTON, DE 19802/(302) 764-7635          WWW.VANDEMARKLYNCH.COM</p>		PERMANENT FILE	GA REVIEW	APPROVED BY	
		PROJECT NO.	FILE NO.	SHEET	REVISION
PROJECT NO. 21966		FILE NO. 40328-L		SHEET 5 OF 5	REVISION 0



**Preliminary Land Use Service (PLUS)**  
**Boyd's Corner Farm**  
 2011-06-07

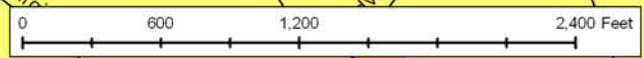
-  PLUS Project Areas
  -  Municipalities
  -  State Parks
  -  Forestry Easements
  -  Purchased Dev. Rights
  -  Ag District
  -  Nat. Res. & Rec. Priorities
  -  Working Forests
  -  Highest Value Agriculture
- 2010 State Strategies**
-  Level 1
  -  Level 2
  -  Level 3
  -  Level 4
  -  Out of Play



1:10,000



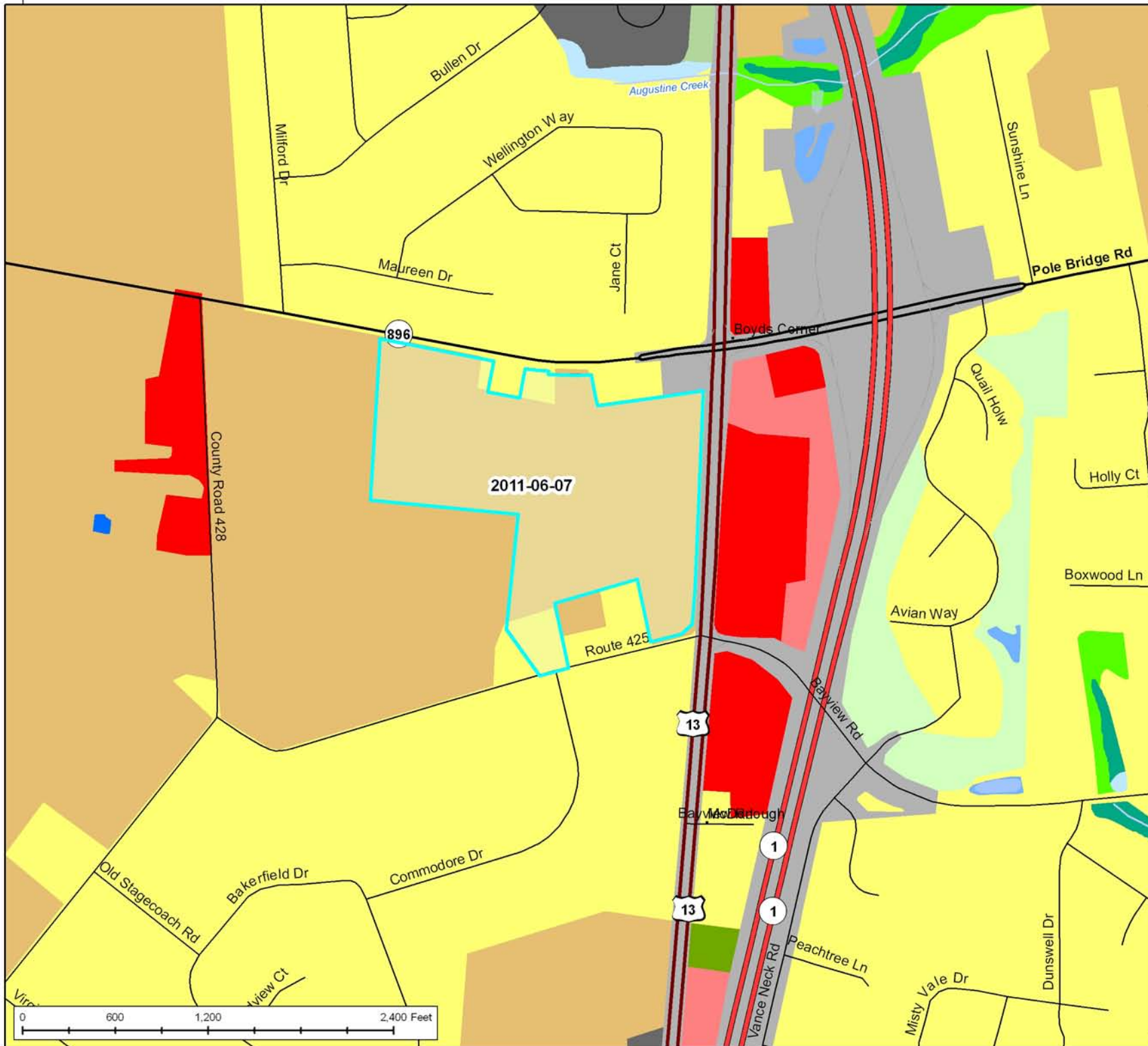
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# Preliminary Land Use Service (PLUS)

## Boyd's Corner Farm

2011-06-07

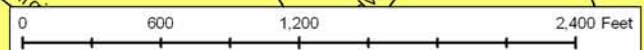


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

1:10,000



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# Preliminary Land Use Service (PLUS)

Boyd's Corner Farm  
2011-06-07



-  Project Areas
-  Municipalities

2007 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget

1:4,888



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