Preliminary Land Use Service (PLUS)

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 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): 2015-04-06

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 2

1. Project Title/Name: Baker Farm
2. Location (please be specific): 665 Shallcross Lake Road, Middletown, DE 19810
3. Parcel Identification #: 13-013.41-210
4. County or Local Jurisdiction Name: where project is located: New Castle County
5. If contiguous to a municipality, are you seeking annexation: No
6. Owner's Name: Baker Farms inc.

Address: 665 Shallcross Lake road		
City: Middletown	State: DE	Zip: 19810
Phone:	Fax:	Email:

7. Equitable Owner/Developer **(This Person is required to attend the PLUS meeting)**: Charles Owensby

Address: 19653 Island Court		
City: Boca Raton	State: Florida	Zip: 33434
Phone: 302-528-1122	Fax: 302-338-8887	Email: charles@ceowensby.com

8. Project Designer/Engineer: Dev Sitaram, PE

Address: 17 Polly Drummond Center, Suite 201		
City: Newark	State: DE	Zip: 19711
Phone: 302-369-2900	Fax: 302-369-2975	Email: dsitaram@karinsengineering.com

9. **Please Designate a Contact Person, including phone number, for this Project:** Dev Sitaram

Information Regarding Site:

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

11. Brief Explanation of Project being reviewed: Rezone property from s(Suburban) to ST(Suburban Transition) for a 143 detached single family subdivision with associated amenities

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 +/-): 65.39 Number of Residential Units: 143 Commercial square footage: 0

13. Present Zoning:	14. Proposed Zoning:
S	ST
15. Present Use:	16. Proposed Use:
Farmland	143 lot detached single family subdivision

17. Water: ☐ Central (Community system) ☐ Individual On-Site ■ Public (Utility)
Service Provider Name: Artesian Water Co.

Will a new public well be located on the site? ☐ Yes ■ No

18. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ■ Public (Utility)
Service Provider Name: New Castle County

Will a new community wastewater system be located on this site? ☐ Yes ■ No

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

20. Environmental impacts:

How many forested acres are presently on-site? How many forested acres will be removed? 0
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 Engineers 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, streams, wells, or waterbodies? NA

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: Bioretention, Bioswale, Filter Strip, Underground storage as needed

23. Is open space proposed? ■ Yes ☐ No If "Yes," how much? 32.7 Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active and 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: 1460

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 2%

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. Connection to Boyd's Corner Farm Subdivision via Flint Drive and Irongable Drive and connection to relocated Shallcross Lake Road.

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: _____ phone number: _____

31. Are any federal permits, licensing, or funding anticipated? ☐ Yes ■ No

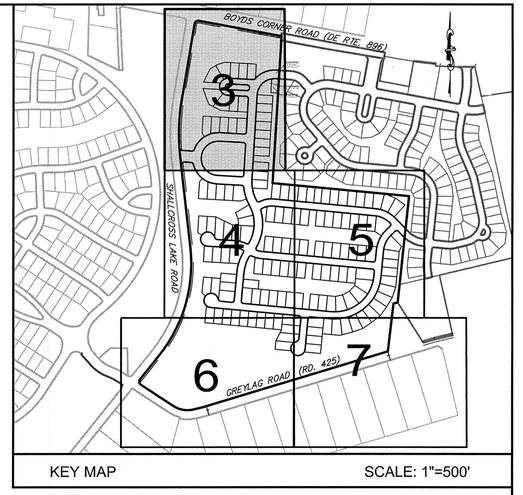
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner _____ Date _____

Signature of Person completing form _____ Date 3/18/2015
(If different than property owner)

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.



KEY MAP SCALE: 1"=500'

BOYDS CORNER ROAD ROAD #15 (DE ROUTE 896)
VARIABLE WIDTH R/W

RELOCATED SHALLCROSS LAKE ROAD
60' WIDE R/W

ReA

ReB

SaB

SWM AREA

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE (2.4498 AC.)

BOYDS CORNER FARM SWM AREA

50' WIDE COMBINATION ACCESS EASEMENT (FOR BENEFIT OF NCC PUMP STATION), SANITARY SEWER & UTILITY EASEMENT (APPLICATION NO. 2011-0319 BOYD'S CORNER FARM)

S79° 33' 52"E 589.29'

PROPOSED 15' WIDE PERMANENT DELDOT EASEMENT

EXISTING 35' WIDE SANITARY SEWER EASEMENT (INSTRUMENT No. 20131209007635 1)

15' WIDE WATER MAIN EASEMENT PER APPLICATION #2011-0319

N09° 39' 57"E 529.91'

PROPOSED 15' WIDE PERMANENT DELDOT EASEMENT

EXISTING 5' WIDE UTILITY EASEMENT (INS. NO. 20070711-0061954)

ROAD A
40' WIDE R/W DEDICATED TO PUBLIC USE

FLINT DRIVE
60' WIDE R/W DEDICATED TO PUBLIC USE

IRREGULAR WIDTH SANITARY SEWER EASEMENT TO BE ESTABLISHED AND DEDICATED TO NEW CASTLE COUNTY (APPLICATION NO. 2011-0319 - BOYD'S CORNER FARM)

0.1148 AC. PARCEL DEDICATED TO NEW CASTLE COUNTY FOR SANITARY SEWER PUMP STATION (APPLICATION NO. 2011-0319 - BOYD'S CORNER FARM)

S03° 25' 51"W 1031.13'

SUBDIVISION OF
VILLAGE OF BAYBERRY SOUTH
INS. N0. 20070711-0061954

EXISTING SANITARY SEWER EASEMENT PER INSTRUMENT No. 20070711-0061954 TO BE EXTINGUISHED

FLINT DRIVE
60' WIDE R/W DEDICATED TO PUBLIC USE

LYNAM PARKWAY
60' WIDE R/W DEDICATED TO PUBLIC USE

LANDSCAPE ISLAND

USEABLE OPEN SPACE (1.5 ACRES)

SUBDIVISION OF
BOYDS CORNER FARM
APPLICATION No. 2011-0319
ZONED ST

P.O.S. (0.0288 AC.)

FOR CONTINUATION SEE SHEET 4

EXPLORATORY SKETCH MAJOR SUBDIVISION PLAN FOR *BAKER FARM*

SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

Karins and Associates
ENGINEERS • PLANNERS • SURVEYORS
NEWARK, DE • GEORGETOWN, DE
www.karinsengineering.com

17 POLLY DRUMMOND CENTER * SUITE 201
NEWARK, DELAWARE 19711
PHONE: (302) 369-2900 FAX: (302) 369-2975

128 W. MARKET STREET
GEORGETOWN, DELAWARE 19947
PHONE: (302) 858-4331 FAX: (302) 629-2175

OWNER:
BAKER FARMS INC
665 SHALLCROSS LAKE ROAD
MIDDLETOWN, DE 19709

PREPARED FOR:
210 HOLDINGS, LLC
19653 ISLAND COURT DRIVE
BOCA RATON, FL 33434

SURVEY BY: K&A	SCALE: 1" = 50' (0, 50, 100)
DESIGNED BY: G.R.C. / D.E.	
DRAWN BY: G.R.C. / B.F.K.	DATE: 2/18/15 SHEET: 3 0F 7
CHECKED BY: J.M.M.	DRAWING NO. 2710-R03

revisions | date | checked

FOR CONTINUATION SEE SHEET 3

USEABLE OPEN SPACE (1.5 ACRES)

PRIVATE OPEN SPACE

LYNAM PARKWAY
60' WIDE R/W DEDICATED TO PUBLIC USE

PROPOSED 15' WIDE PERMANENT DELDOT EASEMENT (TO)

60' R.O.W.

32' PAVEMENT

RELOCATED SHALLCROSS LAKE ROAD
60' WIDE R/W

SUBDIVISION OF
VILLAGE OF BAYBERRY SOUTH
INSTRUMENT No.
20070711-0061954

SUBDIVISION OF
BOYDS CORNER FARM
APPLICATION No. 2011-0319
ZONED ST

SWM AREA

PRIVATE OPEN SPACE

ROAD B
50' WIDE R/W DEDICATED TO PUBLIC USE

FLINT DRIVE
60' WIDE R/W DEDICATED TO PUBLIC USE

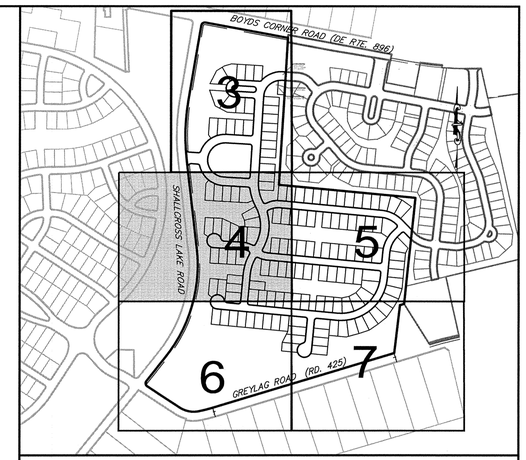
ROAD C
50' WIDE R/W DEDICATED TO PUBLIC USE

BAKER FARM DRIVE
50' WIDE R/W DEDICATED TO PUBLIC USE

EXISTING 5' WIDE UTILITY EASEMENT
(MF NO. 20070711-0061954)

FOR CONTINUATION SEE SHEET 5

FOR CONTINUATION SEE SHEET 6



KEP MAP SCALE: 1"=500'

EXPLORATORY SKETCH
MAJOR SUBDIVISION PLAN
FOR
BAKER FARM

SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

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DRAWN BY: G.R.C. / B.F.K.	DATE: 2/18/15 SHEET: 4 OF 7
CHECKED BY: J.M.M.	DRAWING NO. 2710-R04

revisions | checked | date

FOR CONTINUATION SEE SHEET 3

SUBDIVISION OF
BOYDS CORNER FARM
APPLICATION No. 2011-0319
ZONED ST

IRONGABLE DRIVE DRIVE
50' WIDE R/W DEDICATED TO PUBLIC USE

S84° 35' 28"E 962.69'

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE

VESSEL DRIVE
50' WIDE R/W DEDICATED TO PUBLIC USE

ReB

SUBDIVISION OF
BOYDS CORNER FARM
APPLICATION No. 2011-0319
ZONED ST

SaB

SWM AREA

PRIVATE OPEN SPACE

SWM AREA

VESSEL DRIVE

50' WIDE R/W DEDICATED TO PUBLIC USE

S05° 58' 46"W 150.21'

ROAD C
50' WIDE R/W DEDICATED TO PUBLIC USE

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE

SWM AREA

PRIVATE OPEN SPACE

BAKER FARM DRIVE
50' WIDE R/W DEDICATED TO PUBLIC USE

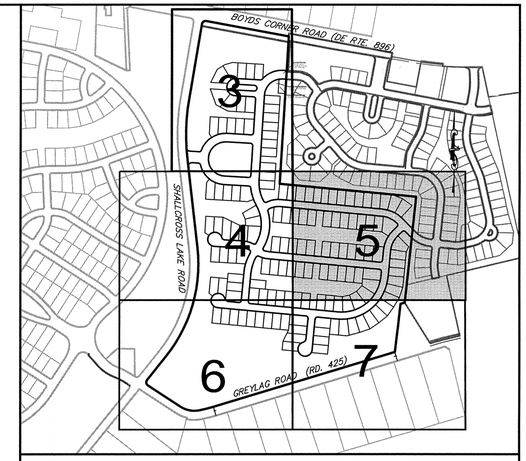
PRIVATE OPEN SPACE

N.O.F.
CHARLES D COBOURN
TP No. 13-013.00-054
M.F. NO. 2379
INS. 200130326-0019150
ZONED: S

N.O.F.
DAVID D. POFFENBERGER III
& DEBORAH A. POFFENBERGER
TP No. 13-013.00-050
M.F. NO. 2739
(D.R. LC 122-31)
ZONED: S

FOR CONTINUATION SEE SHEET 4

FOR CONTINUATION SEE SHEET 5



KEY MAP SCALE: 1"=500'

EXPLORATORY SKETCH
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SURVEY BY: K&A	SCALE: 1" = 50' (0, 50, 100)
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DRAWN BY: G.R.C. / B.F.K.	DATE: 2/18/15 SHEET: 5 0F 7
CHECKED BY: J.M.M.	DRAWING NO. 2710-R05

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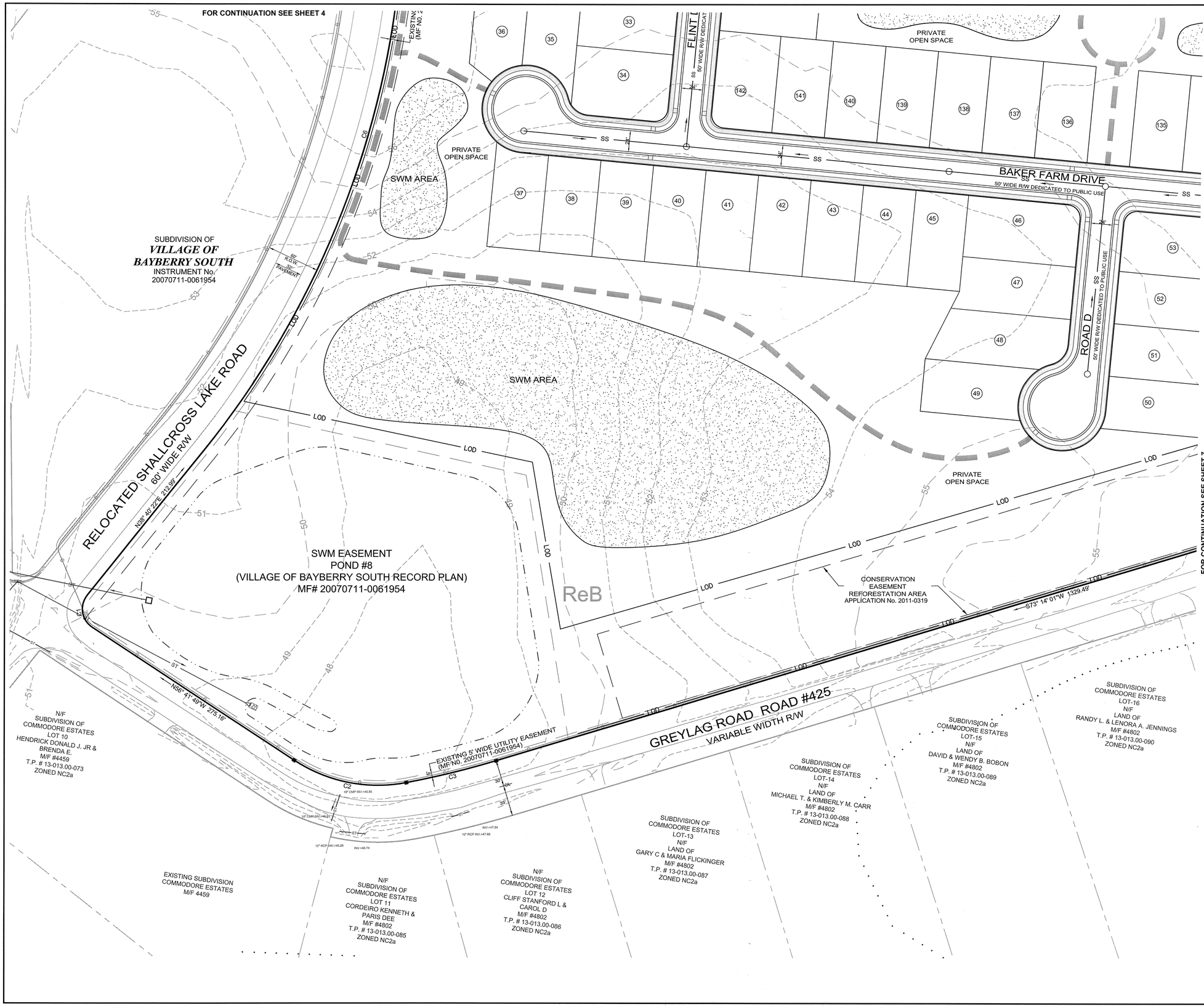

KEY MAP SCALE: 1"=500'

EXPLORATORY SKETCH MAJOR SUBDIVISION PLAN FOR

BAKER FARM

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CHECKED BY: J.M.M.	DRAWING NO. 2710-R06

date
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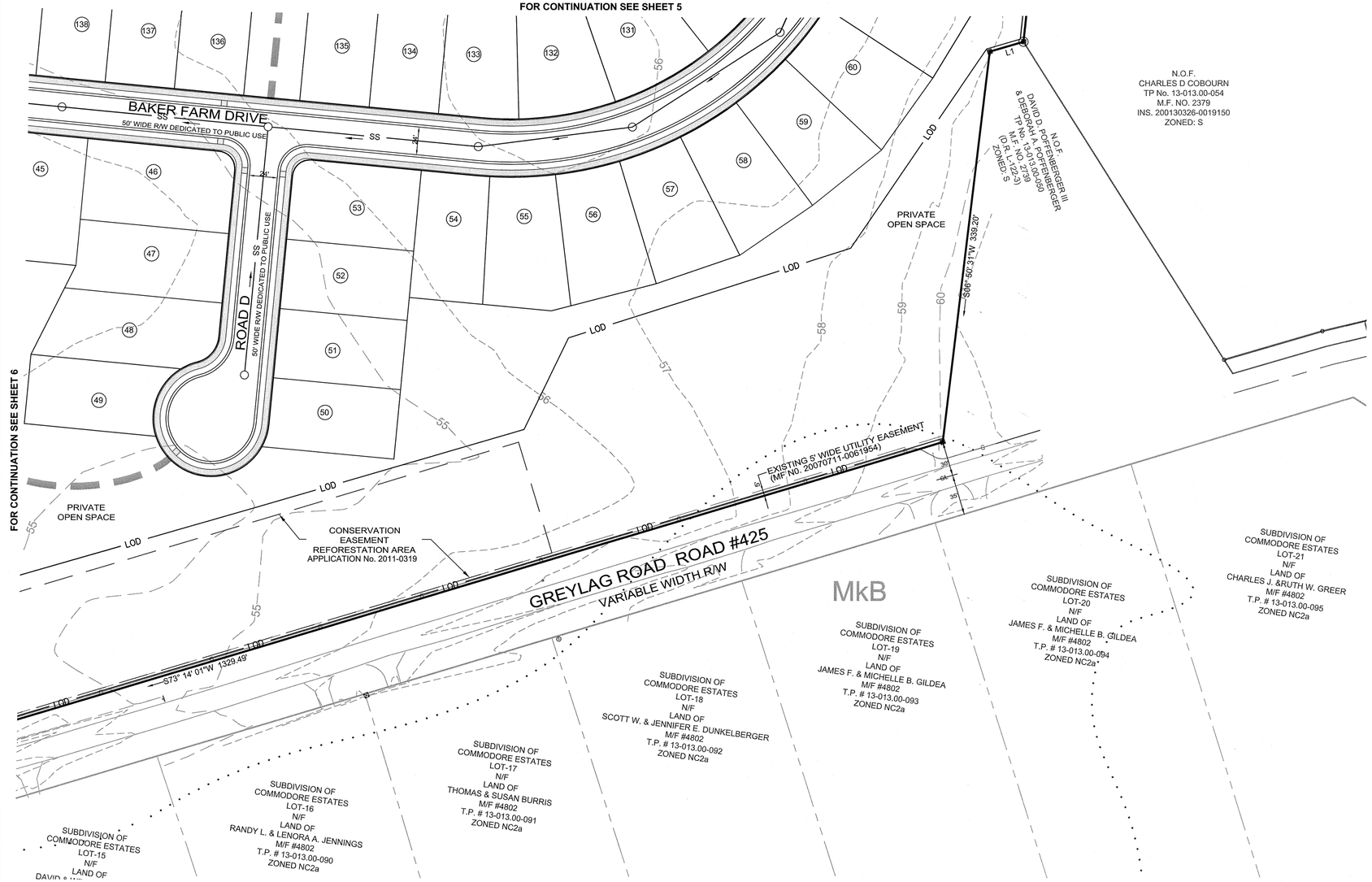

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EXPLORATORY SKETCH MAJOR SUBDIVISION PLAN FOR

BAKER FARM

SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

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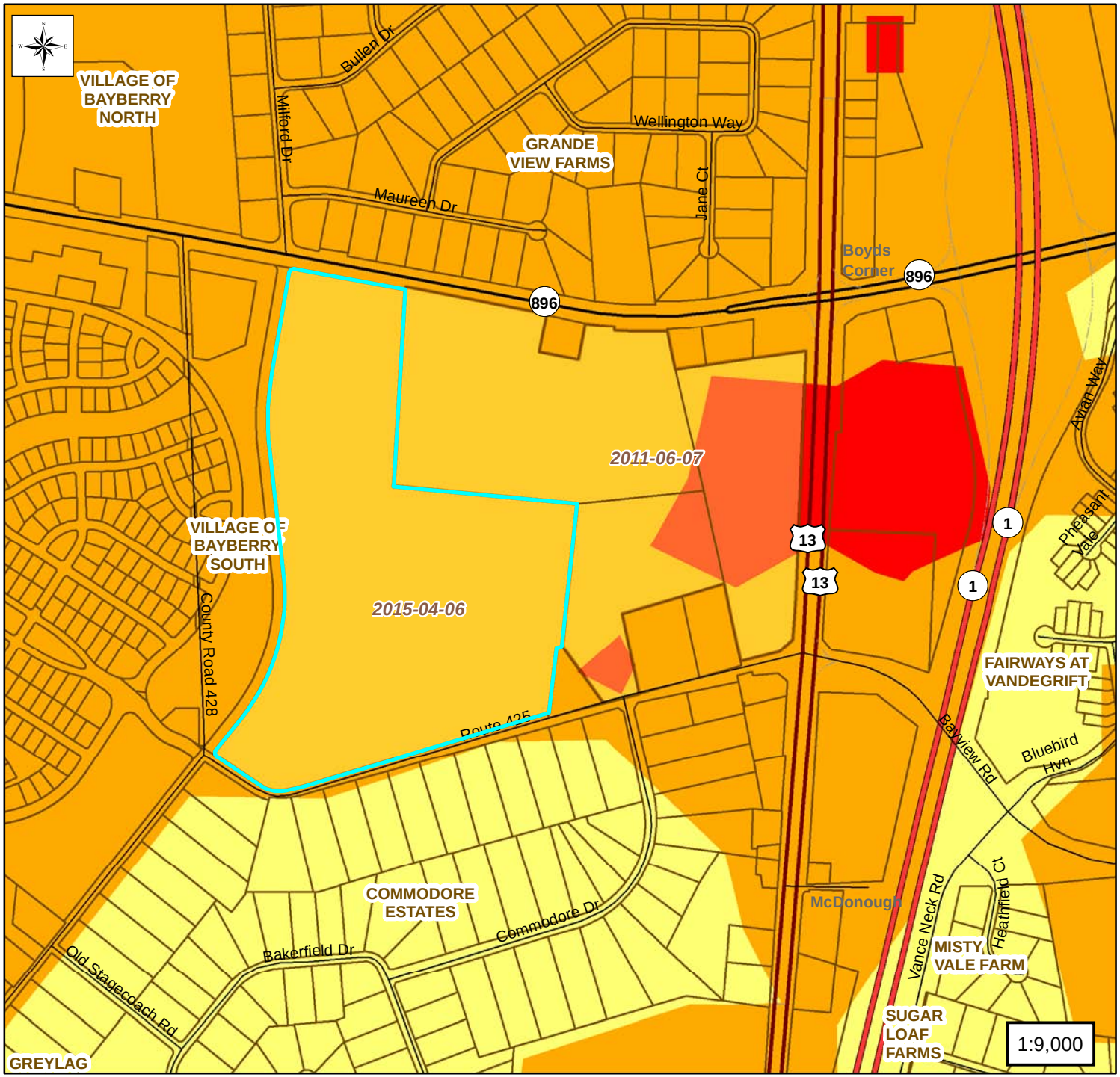
DRAWN BY: G.R.C. / B.F.K.	DATE: 2/18/15 SHEET: 7 OF 7
CHECKED BY: J.M.M.	DRAWING NO. 2710-R07

revisions | checked | date

Preliminary Land Use Service (PLUS)

Baker Farm
2015-04-06

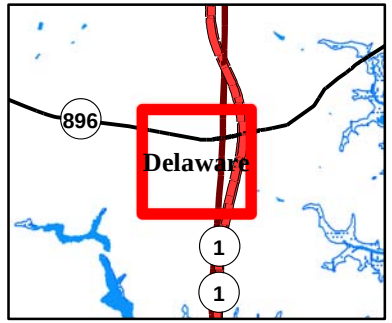


Legend

2010 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

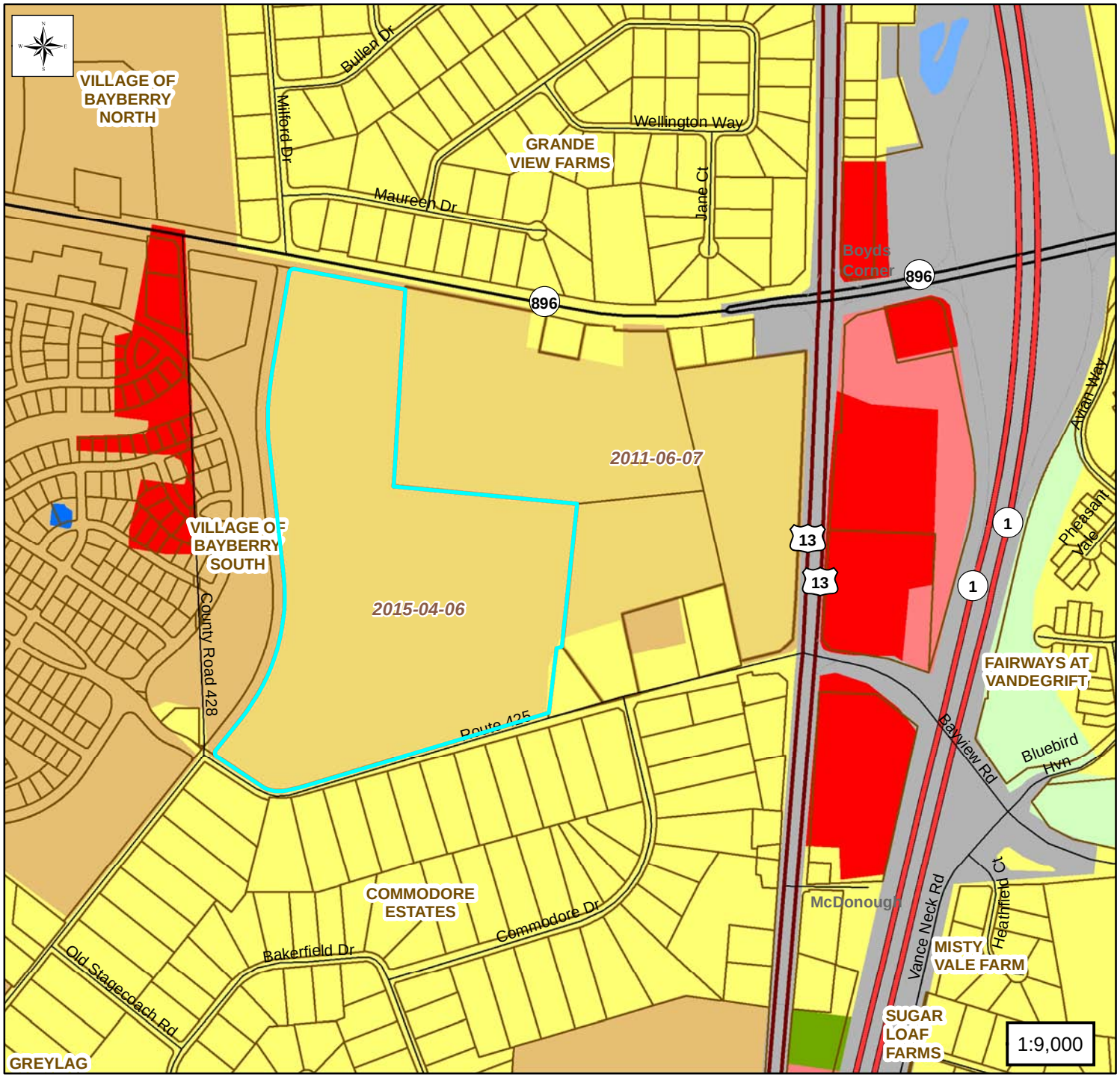
Location Map



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

Preliminary Land Use Service (PLUS)

Baker Farm
2015-04-06

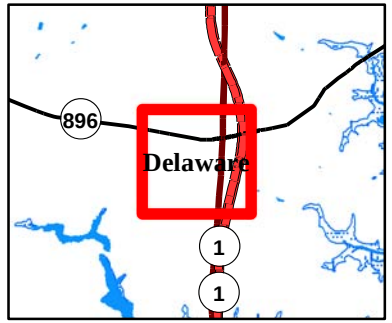


Legend

2007 Land Use

- Single Family Dwellings
- Commercial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Recreational
- Farms, Pasture, Cropland
- Evergreen Forest
- Man-made Reservoirs and Impoundments
- Open Water

Location Map



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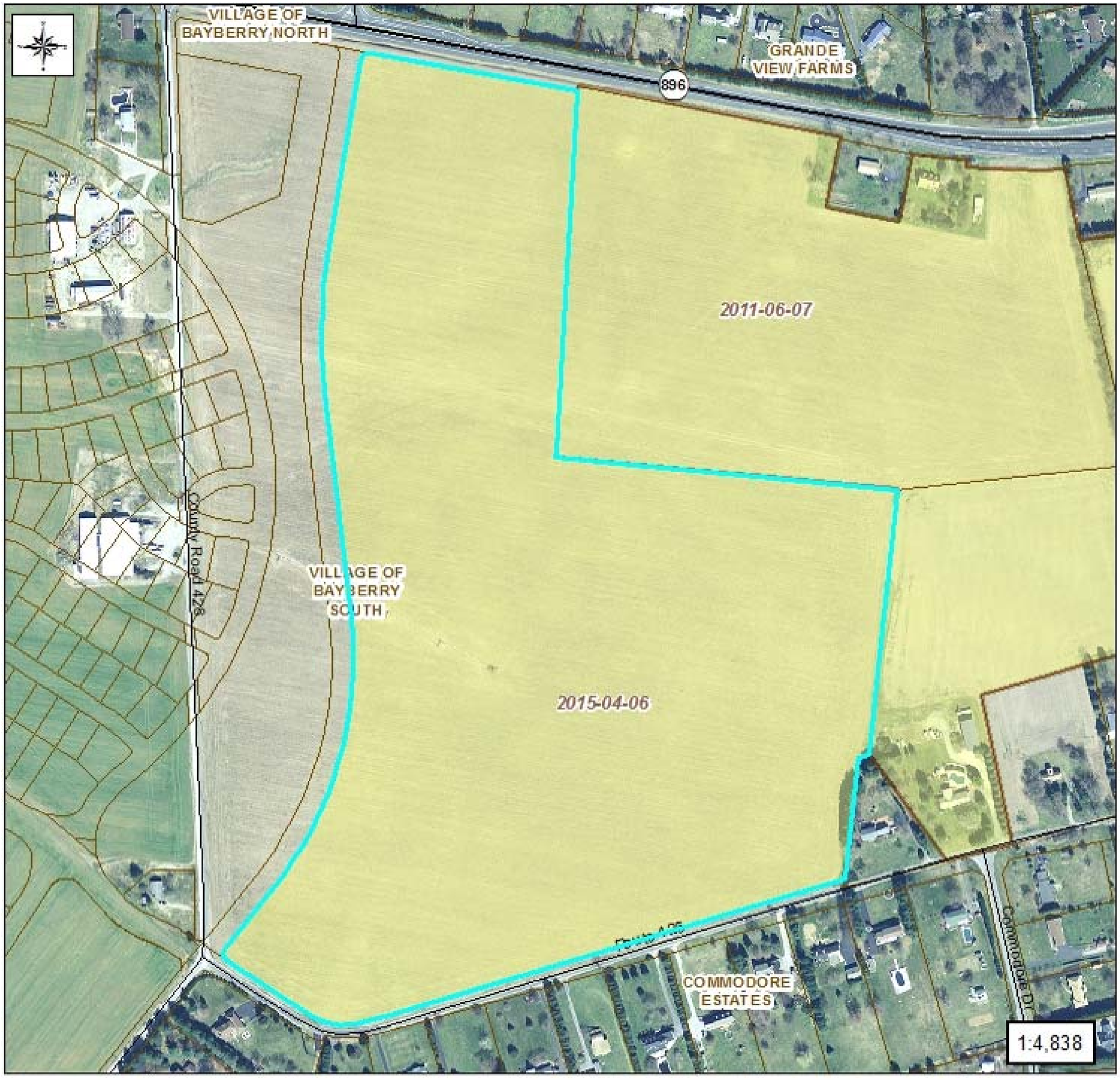
Preliminary Land Use Service (PLUS)

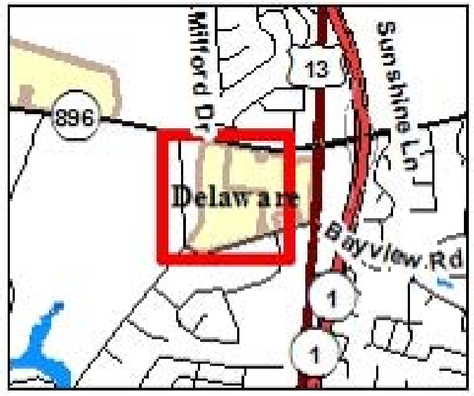
Baker Farm
2015-04-06



Legend

- Agriculture Districts
- Agriculture Easements
- State Forests
- PLUS Project Areas

Location Map



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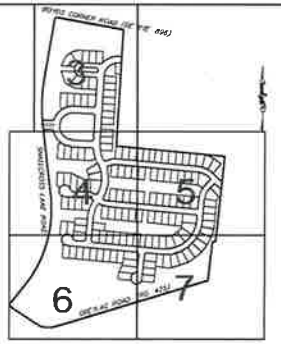
EXPLORATORY SKETCH MAJOR SUBDIVISION PLAN

BAKER FARM

ST. GEORGES HUNDRED – NEW CASTLE COUNTY – DELAWARE
APPLICATION NO. 2014-0739



LOCATION MAP BLOCK MAP NO 22 & 23 SCALE 1"=500'

LOCATION MAP BLOCK MAP NO. 22 & 23 SCALE: 1"=2400'

LEGEND

EXISTING		PROPOSED
●	LOT NUMBER	(200)
■	MONUMENT	
	PCC SIDEWALK W/ HANDICAP RAMP	
	LOW IMPACT PERVIOUS TRAIL	
	PCC CURB	
	FIRE HYDRANT	
	LIMIT OF DISTURBANCE	LOD
	TREE LINE	
	GAS LINE	
	STORM SEWER	
	SANITARY SEWER	SS
	SANITARY SEWER FORCE MAIN	
	CONTOURS	
	SOIL BOUNDARY	

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00	41.81	95°50'11"	N9° 55' 44"W	36.97
C2	175.15	153.34	44°56'11"	N75° 40' 50"W	148.11
C3	1016.08	106.21	5°59'09"	S70° 12' 22"W	106.17
C4	25.00	39.81	90°49'11"	N68° 23' 02"E	35.80
C5	1475.00	414.83	16°06'53"	N71° 34' 48"E	413.55
C6	1305.00	812.16	35°39'43"	N78° 54' 39"E	791.31

Line Table

Line #	Direction	Length
L1	S73° 57' 57"W	30.23

INDEX OF SHEETS:

SHEET 1	COVER SHEET
SHEET 2	NOTES/DETAILS
SHEETS 3-7	PLAN SHEETS

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO:

REZONE THE PROPERTY FROM S TO ST FOR DEVELOPMENT OF A 143 SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION AND ASSOCIATED AMENITIES / IMPROVEMENTS.

CERTIFICATION OF OWNERSHIP

I, DAVID BAKER, HEREBY CERTIFY THAT BAKER FARMS, INC. IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE UDC

BAKER FARMS, INC. DATE

CERTIFICATION OF ACCURACY

I, DEV SITARAM, 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

REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING DATE

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____
DATE: _____ GENERAL MANAGER FOR DEPT. OF LAND USE OF NEW CASTLE COUNTY

APPROVED _____ BY _____
DATE _____ COUNCIL PRESIDENT FOR COUNTY
COUNCIL OF NEW CASTLE COUNTY

APPLICATION NO. 2014-0739
EXPLORATORY SKETCH
MAJOR SUBDIVISION PLAN
FOR
BAKER FARM
SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

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ENGINEERS – PLANNERS – SURVEYORS
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OWNER: BAKER FARMS INC 855 SHALLCROSS LAKE ROAD MIDDLETOWN, DE 19709	PREPARED FOR: 710 HOLDINGS, LLC 19455 ISLAND COURT DRIVE BOCA RATON, FL 33434
SURVEY BY: K&A	SCALE: 1" = 200'
DESIGNED BY: C.R.C. / D.E.	
DRAWN BY: C.R.C. / S.F.A.	DATE: 2/23/15 SHEET 1 OF 7
CHECKED BY: J.M.M.	DRAWING NO: 2710-001