



Preliminary Land Use Service

Application Form
Submitted Time:
January 31, 2023 4:04 PM

PLUS ID: 2023-02-11

State Strategy Level: 1 & 2

PLUS Application Type - Site Plan Review

Title: Family-Owned, Hi-Tech, Hydroponic Berry and Fruit Greenhouse

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

Multi-generational family farm that will develop roughly 60-acre greenhouse facility that will be built in phases to grow year-round fruits.

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): SC: 131-6.00-1.00

Project Location: Intersection of Adams Road and Newton Road, Bridgeville

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

Section II: Project Contact Information

Owner Contact Information

Tijmen van Den Bosch
8th The Green STE B
Dover, DE 19901
Phone: (226) 970-1654
Email: tijmen@boschgrowers.com
Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? **No**

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherBlueforest Environmental Development & Havecon Horticultural Projects
Susan van de Merwe & Adnan Tunovic (904-256-9643 & adnan@havecon.com)
Phone: (226) 970-1654
Email: susanv@blueforested.com
Fax: (999) 999-9999

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

Section III: Project Details

Project Area (Acres): **93**
Type of Development: **Commercial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR-1**
Proposed Zoning for this project: **AR-1**

Land Use Information

Present Use for this project area: **crop farming**
Proposed Use for this project: **Greenhouse for year-round berry growing**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

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

Commercial Development Information

Type of Commercial: **Other Agricultural - Greenhouse with functional support area**
Type of Industrial: **Other N/A**
Institution Type:
Total Square footage: **2,600,000**

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? **Yes**

If yes, please provide a brief description of the conditional use justification:

It was recommended by the County of Sussex planning department

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:

Susan van de Merwe; 226-970-1654

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Individual On-Site**

Who is the Water Service Provider:

Will a new public well be located at this site? **Yes**

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?

Unknown

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)
Yes	0.25	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?

Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**

If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**

If yes, estimated Acres of Non-Tidal Wetlands: **0.2**

Wetland Impact

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

No

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **No**

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)?

Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:

All roof water will be collected in irrigation ponds that will be used to irrigated the berry plants

Open Space Details

Is there Open Space proposed for this project? **No**

Estimated acres of Open Space proposed:

What kind of Open Space?

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.

140

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)?

Phase 1: 3/day; Phase 2: additional 3/day the remaining will be from workers and visitors

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.

Had initial conversation with DelDot and told to locate entrance on Adams Rd

Mobility Details

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

No

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	Unknown
Type existing			
Proposed to add?	No	No	
Type proposed			

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.

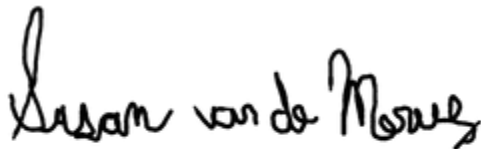
Section IX: Signatures

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



Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Bosch Growers

Project ID (to be completed by OSPC): 2023-02-11

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

T.J. van den Bosch

Signature of Property Owner

1-2-2023

Date

Tijmen van den Bosch - President Bosch Growers corp

Property Owner (Please Print)

In the process of purchasing the land from Rob Rider

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)



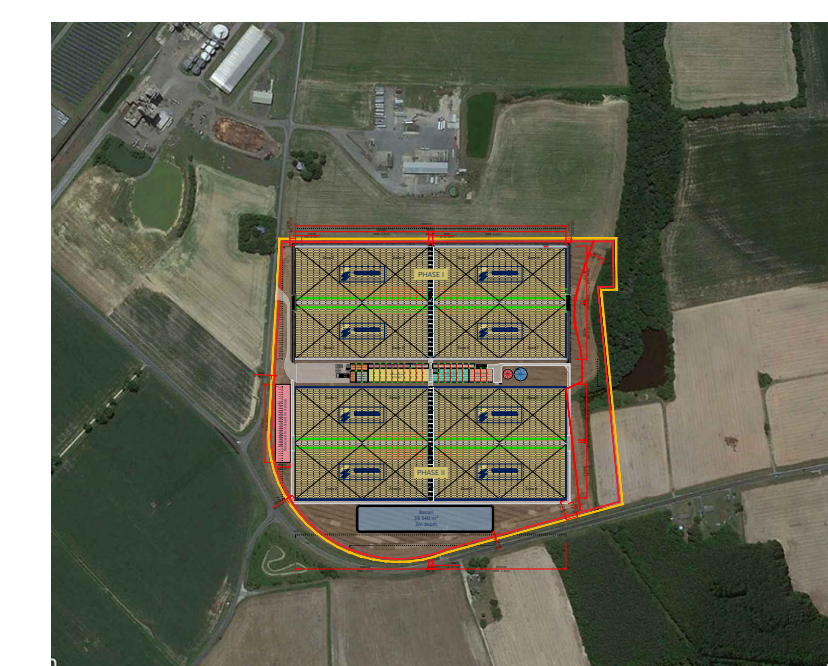


Total area			
Nr.	Name of area	Surface (m ²)	Surface (ft ²)
1	Greenhouse growing phase I	114 177.6	1 228 996
2	Greenhouse walkway phase I	2 378.7	25 604
3	Greenhouse central corridor phase I	1 764	18 988
4	Connection corridor phase I	72	775
5	Climate corridor phase I	2 378.7	25 604
	Warehouse	9 900	106 563
Total Greenhouse - Phase I		120 771	1 299 967
Total Greenhouse + Warehouse		130 671	1 392 773

***GH Phase II is with same area as GH phase I**

Siteplan

Scale 1:10 000



	Project name Van den Bosch Address W Newton road City Bridgeville, DE, USA Phone E-mail Site address W Newton road
	Lorentzstraat 8 2665 JH Bleiswijk, Nederland +31 (0)10 266 32 70 info@havecon.com www.havecon.com
This drawing remains the property of Havecon Horticultural Projects and may not be copied or reproduced without the prior written permission of the owner or given to third parties for inspection or use.	Scale Size A1 Drawn by Sedina F. Area 12 ha per phase Date 2023-February-01 Drawing no. 1.1. Siteplan - 1st and 2nd phase (A)
All dimensions in millimeters and feet.	

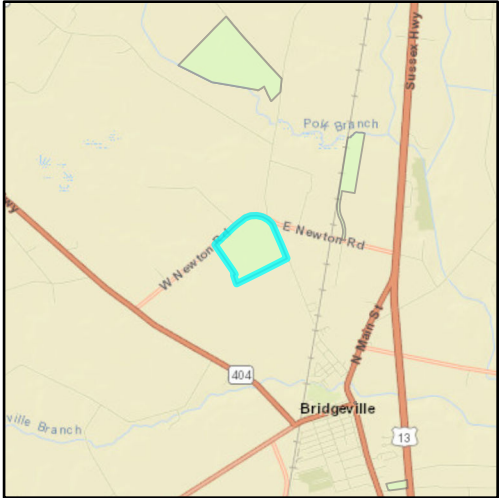
Preliminary Land Use Service (PLUS)

2023-02-11 Family-Owned, Hi-Tech, Hydroponic Berry and Fruit Greenhouse



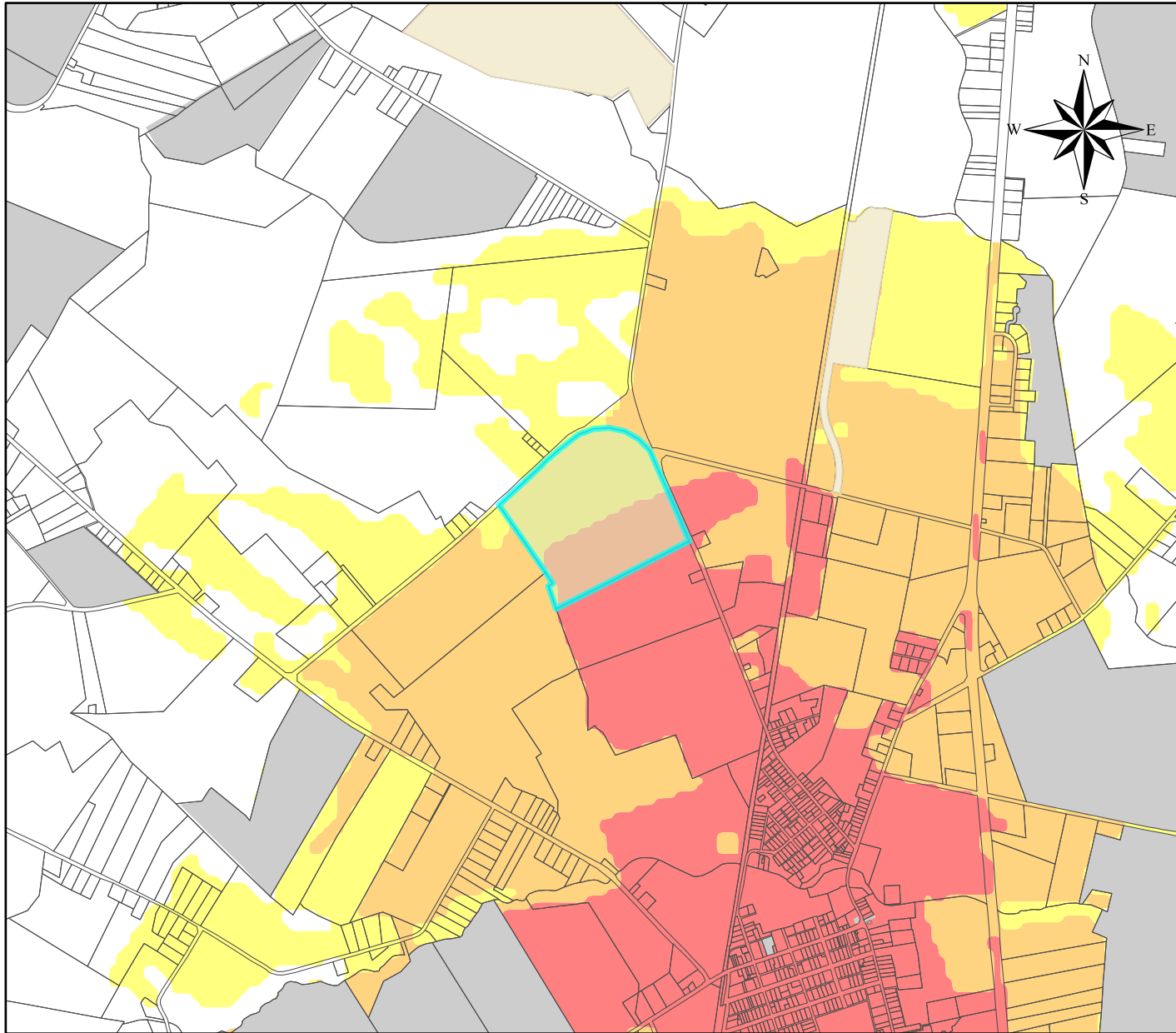
Legend

 PLUS Project Areas



Preliminary Land Use Service (PLUS)

2023-02-11 Family-Owned, Hi-Tech, Hydroponic Berry and Fruit Greenhouse



Legend

 PLUS Project Areas

2020 State Strategies

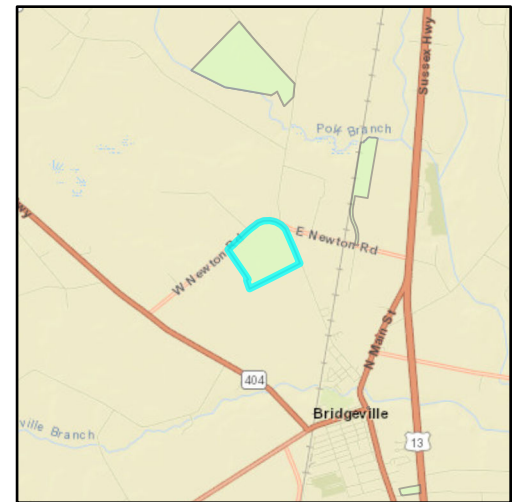
 1

 2

 3

4

 Out of Play



PUBLIC PRE CHECK Results for State Parcel(s): 131-6.00-1.00

Wetlands: Issue Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

Soils - New Castle County: No Issues Found



Screening Report

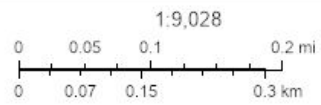
Area of Interest (AOI) Information

Area : 3,995,607.57 ft²

Jan 31 2023 17:04:57 Eastern Standard Time



-  DE_Boundaries - Municipalities
-  DE_Boundaries - State and County Boundaries
-  DE_StateParcels - State Parcels



Maxar

We will not be building anything in the wetlands or forested area. In the plus application under wetland area I estimated the acreage based on the wetlands located in the property boundary and not the entire wetland that was over multiple parcels.

Summary

Name	Count	Area(ft ²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	4	3,991,836.84	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	0	0	N/A
Soils Sussex County	6	3,995,599.81	N/A
Tax Ditch Maximum ROWs	3	43,869.54	N/A
Tax Ditch Segments	1	N/A	827.87
Well Head Protection Areas	0	0	N/A
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)	2	21,292.09	N/A
Recharge Areas	0	0	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	3,995,607.55	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft ²)
1	131-6.00-1.00	93.38	3,987,168.22
2	131-10.00-8.01	99.68	2,647.99
3	131-6.00-2.00	50.72	1,079.96
4	131-6.00-18.00	69.02	940.66

Soils Sussex County

#	SOILNAME	Area(ft ²)
1	Hambrook sandy loam, 0 to 2 percent slopes	2,915,625.90
2	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	413,666.35
3	Sassafras sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	367,772.90
4	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	245,148.75
5	Fallsington loams, 0 to 2 percent slopes, Northern Tidewater Area	53,385.91

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft ²)
1	BRIDGEVILLE BRANCH	Prong 1	43,869.54

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	BRIDGEVILLE BRANCH	Prong 1	827.87

2017 Wetlands (not regulatory)

#	ACRES	Area(ft ²)
1	2.77	16,301.35
2	16.88	4,990.73

FEMA Flood Maps

#	DFIRM_ID	Area(ft ²)
1	10005C	3,995,607.55