PLUS

Preliminary Land Use Service

# Application Form

**Submitted Time:**
**March 3, 2025 1:34 PM**

**PLUS ID: 2025-03-06**

**State Strategy Level: 4**

## PLUS Application Type - Site Feasibility

**Title:** Dexter Corner Parcels
**County:** New Castle County **Municipality:** Unincorporated
**Description of PLUS project/plan:**
Parcel Annexation

## Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
2

Parcel ID(s): 1401600009 1401600008

Project Location: 0 Dexter Corner Road, Townsend, DE

If contiguous to a municipality, are you seeking Annexation? Yes

## Section II: Project Contact Information

### Owner Contact Information

Dexter Corner LLC
5169 W. Woodmill Drive
Wilmington, DE 19808
Phone: (302) 223-4301
Email: delawaredevelopment1@gmail.com
Fax: (999) 999-9999

### Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**,
Phone:
Email:
Fax:

## Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherFirst State Engineering
Scott Lobdell, P.E.
Phone: (302) 824-5942
Email: slobdell@firststateengineering.com
Fax: (999) 999-9999

Please designate a Primary Contact for this Project/Application.
Owner

## Section III: Project Details

Project Area (Acres): **116.26**
Type of Development: **Residential**
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: **SR - Suburban Reserve**
Proposed Zoning for this project: **R2/R3**

Land Use Information

Present Use for this project area: **Unused Lot**
Proposed Use for this project: **Residential**

## Residential Development Information

Type of Residential: **Single Family**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate**
Total number of Homeownership units: **250**

Type of Rental Units:
Total number Rental Units:

### Table of Residential Units Proposed

| Total Res. Units | Single Family | Multi-Family | Duplex/Townhouse |
|---|---|---|---|
| | 250 | | |

## Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

## 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:
**delawaredevelopment1@gmail.com**

# 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**
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: **Other New Castle County**
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) |
|---|---|---|---|
| Yes | 98 | Unknown | |

### 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: **47**

Wetland Impact

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

### Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **50**
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?
Please provide estimated vehicle trips this project will generate on an average weekday.

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)?

### 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.
**Woods at Hidden Creek & Dexter Corner 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?
**Yes**

Table of Mobility Connectivity Parameters

| | Sidewalks | Bike Paths | Bus Stops |
|---|---|---|---|
| **Currently exist?** | No | No | Yes |
| **Type existing** | | | Within Right-of-Way |

| | | | |
|---|---|---|---|
| **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**

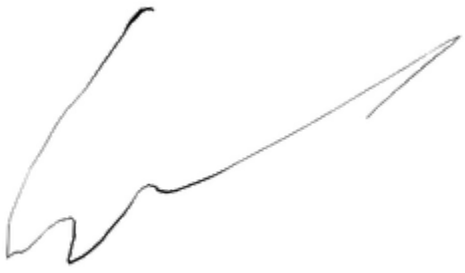
If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
**Acknowledge**

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? **Yes**

If yes, Signature of Owner completing form



# 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: Dexter Corner Parcels

Project ID (to be completed by OSPC): _____

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



_____ 03-04-25

Signature of Property Owner Date

Rob Allen

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)

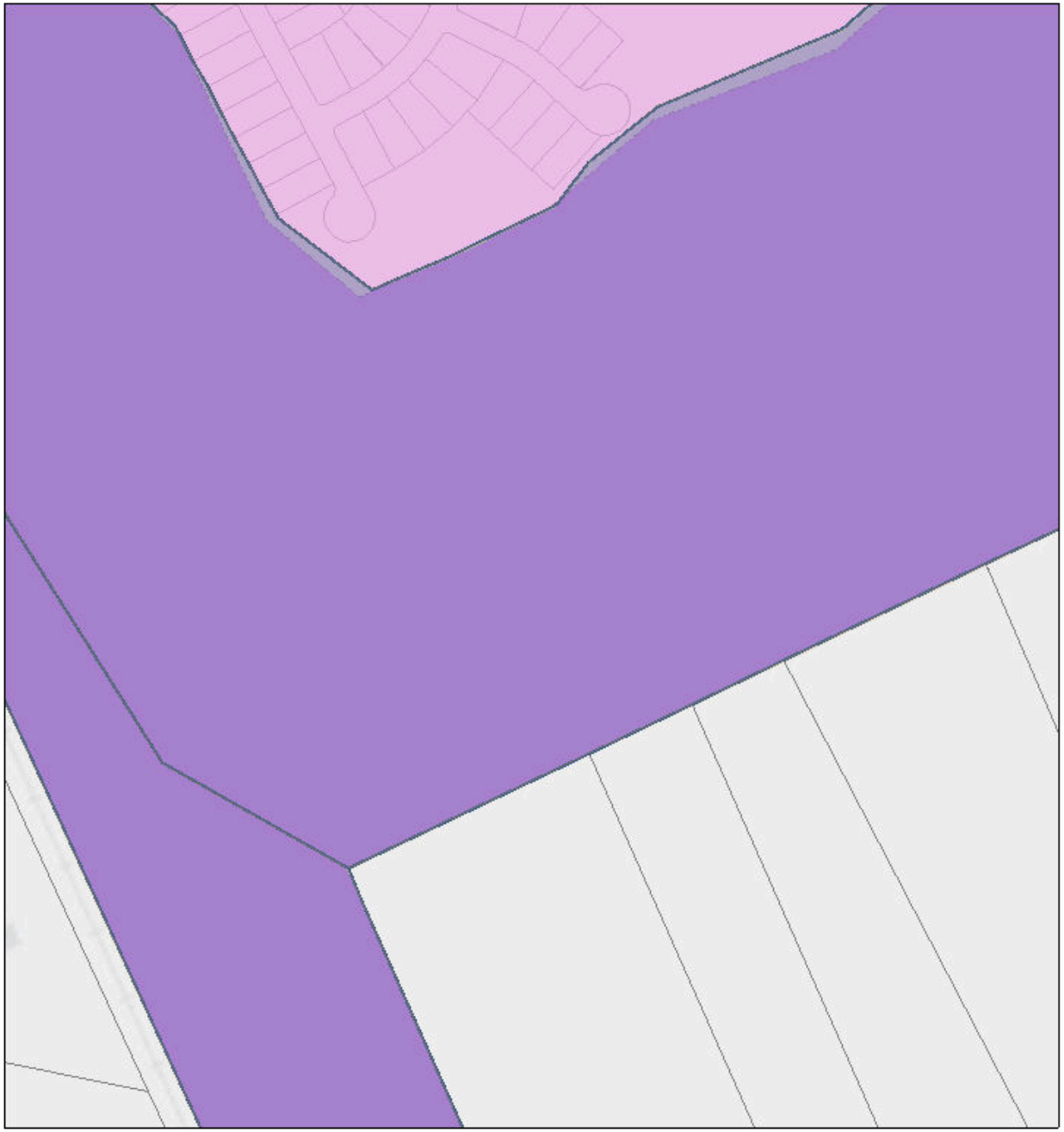
Published January 2022

# Screening Report

## Area of Interest (AOI) Information

Area : 4,884,192.42 ft²

Mar 3 2025 11:03:57 Eastern Standard Time



1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

DE_Boundaries - Municipalities

DE_Boundaries - State and County Boundaries

DE PLUS Project Areas


DE_StateParcels - State Parcels
New Castle County, Delaware FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

| Name | Count | Area(ft²) | Length(ft) |
|---|---|---|---|
| DE PLUS Project Areas | 1 | 4,873,045.41 | N/A |
| DE_StateParcels - State Parcels | 2 | 4,884,192.42 | 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 | 4 | 4,806,767.36 | 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 | 11 | 4,884,191.18 | 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) | 29 | 1,887,588.51 | N/A |
| Recharge Areas | 1 | 14,885.69 | 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 | 4,884,192.42 | N/A |
| Preliminary FEMA Flood Maps | 0 | 0 | N/A |

## DE PLUS Project Areas

| # | plus_id | Area(ft²) |
|---|---|---|
| 1 | 2024-03-03 | 4,873,045.41 |

## DE_StateParcels - State Parcels

| # | PIN | Acres | Area(ft²) |
|---|---|---|---|
| 1 | 1401600009 | 30.11 | 1,311,792.78 |
| 2 | 1401600008 | 82.01 | 3,572,399.64 |

## Delaware Ecological Network

| # | ID | Area(ft²) |
|---|---|---|
| 1 | 2,679.00 | 17,222.24 |
| 2 | 2,668.00 | 140,213.39 |
| 3 | 2,688.00 | 412,552.79 |
| 4 | 2,693.00 | 4,236,778.95 |

## Soils New Castle County

| # | SOILNAME | Area(ft²) |
|---|---|---|
| 1 | Longmarsh and Indiantown soils, frequently flooded | 8,123.51 |
| 2 | Greenwich-Urban land complex, 0 to 5 percent slopes | 14,234.62 |
| 3 | Woodstown sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain | 95,019.13 |
| 4 | Hammonton sandy loam, 0 to 2 percent slopes | 356,964.30 |
| 5 | Lenni silt loam, 0 to 2 percent slopes | 969,742.32 |
| 6 | Hammonton-Fallsington-Mullica complex, 0 to 2 percent slopes | 1,549,345.60 |
| 7 | Ingleside-Hammonton-Fallsington complex, 0 to 5 percent slopes | 1,890,761.70 |

## 2017 Wetlands (not regulatory)

| # | ACRES | Area(ft²) |
|---|---|---|
| 1 | 0.72 | 1,988.59 |
| 2 | 1.03 | 3,155.53 |
| 3 | 0.14 | 6,215.93 |
| 4 | 0.18 | 7,040.84 |
| 5 | 0.19 | 8,063.66 |
| 6 | 0.22 | 9,695.13 |
| 7 | 0.23 | 9,891.26 |
| 8 | 0.24 | 10,282.37 |
| 9 | 0.30 | 13,016.38 |
| 10 | 0.52 | 16,862.53 |
| 11 | 0.42 | 18,149.07 |
| 12 | 0.48 | 21,108.32 |
| 13 | 0.55 | 24,135.17 |
| 14 | 0.56 | 24,197.71 |
| 15 | 0.70 | 30,486.91 |
| 16 | 0.37 | 32,215.21 |
| 17 | 0.78 | 34,013.09 |
| 18 | 1.11 | 48,178.34 |
| 19 | 1.19 | 51,847.21 |
| 20 | 1.27 | 55,302.51 |
| 21 | 1.30 | 56,699.91 |
| 22 | 1.38 | 60,165.44 |
| 23 | 1.82 | 79,375.45 |
| 24 | 2.78 | 97,712.34 |
| 25 | 5.10 | 222,046.96 |
| 26 | 6.57 | 285,978.37 |
| 27 | 47.01 | 659,764.28 |

## Recharge Areas

| # | ACREAGE | Area(ft²) |
|---|---|---|
| 1 | 516 | 14,885.69 |

## FEMA Flood Maps

| # | DFIRM_ID | Area(ft²) |
|---|---|---|
| 1 | 10003C | 4,884,192.42 |

PUBLIC PRE CHECK Results for State Parcel(s): 1401600008,1401600009

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

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

Wetlands: Issue Found

WRPA: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: 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

Ocean Area No Build Points: No Issues Found

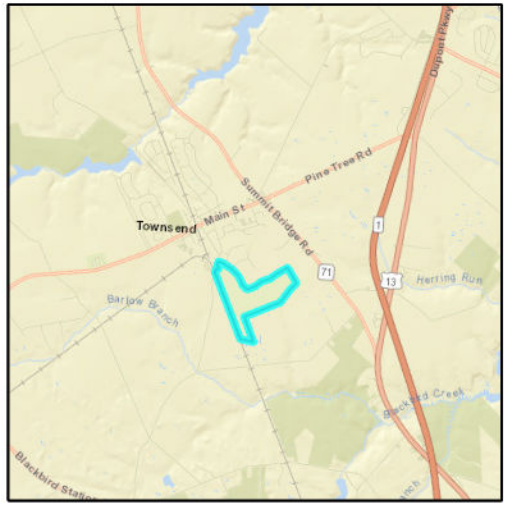
# Preliminary Land Use Service (PLUS)

## 2025-03-06 Dexter Corner Parcels



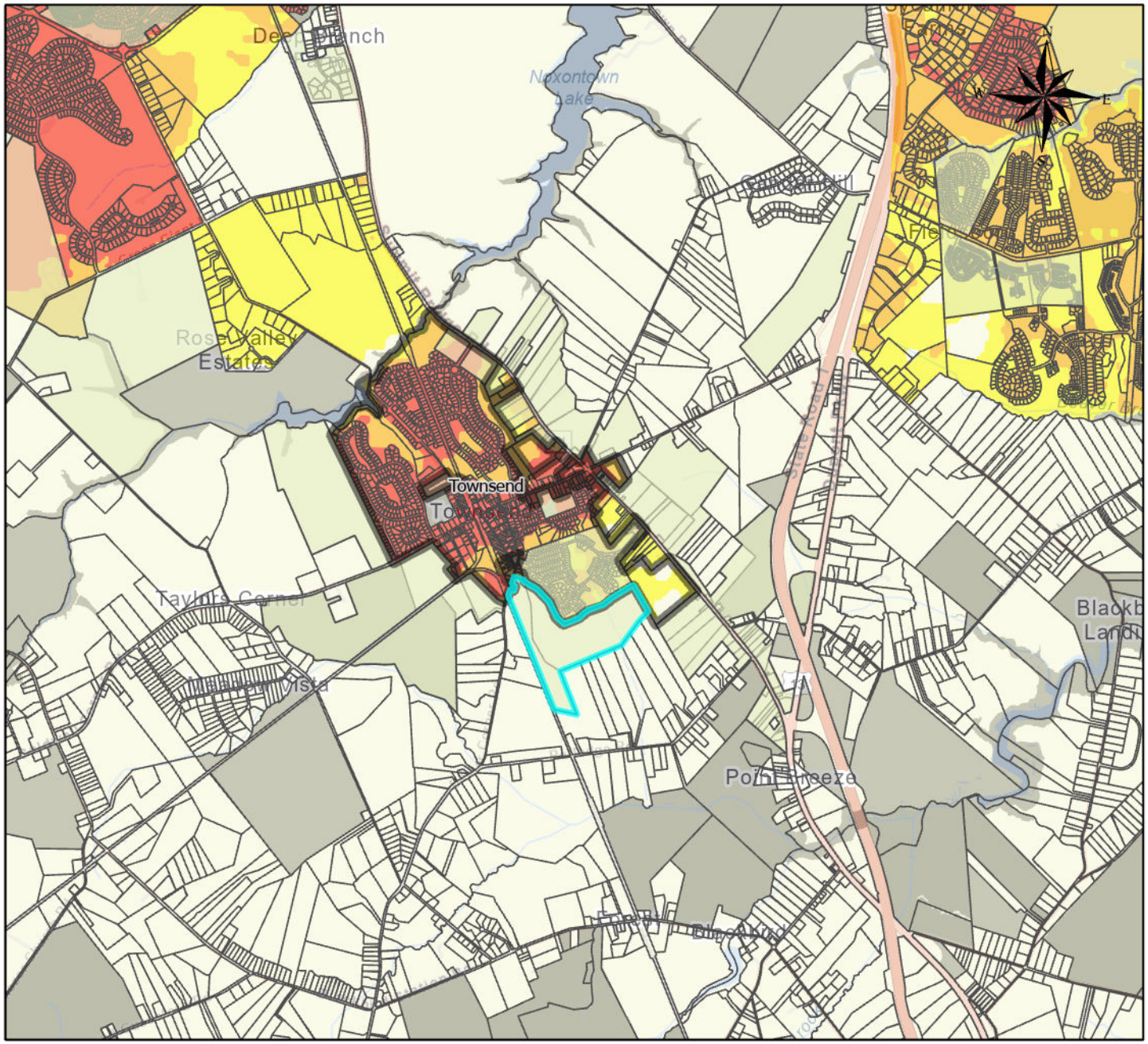

**Legend**

PLUS Project Areas



# Preliminary Land Use Service (PLUS)

2025-03-06 Dexter Corner Parcels




**Legend**

2020 State Strategies

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

