PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
May 29, 2025 2:30 PM

PLUS ID: 2025-06-02

State Strategy Levels: 1-3

PLUS Application Type - Subdivision

Title: Lynch Farm - Residential Subdivision
County: Sussex County **Municipality:** Frankford
Description of PLUS project/plan:
Proposed residential subdivision with mix of single family, villa, and townhome lots, for a total of 460 dwelling units.

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
3

Parcel ID(s): 433-6.00-1.00, 433-6.00-1.01, AND 433-6.10-13.00

Project Location: Dupont Blvd (113) & Clayton Ave (Rt 401), Frankford, DE

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

Section II: Project Contact Information

Owner Contact Information

BERNARD R. LYNCH JR. AND JANET L. HEARN
P.O. BOX 38
Frankford, DE 19945
Phone: (302) 222-2250
Email: cindyy869@gmail.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Attar Enterprises, LLC - Jay Attar
P.O. BOX 21542
Baltimore, MD 21282

Phone: (443) 922-1931
Email: jay@attarenterprises.net
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Bohler Engineering, LLC
Steve Fortunato, P.E.
Phone: (302) 644-1155
Email: amccaa@bohlereng.com
Fax: (302) 644-1155

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

Section III: Project Details

Project Area (Acres): **115.02**
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: **RPC (Residential Planned Community)**
Proposed Zoning for this project: **RPC (Residential Planned Community)**

Land Use Information

Present Use for this project area: **Agriculture/Wooded**
Proposed Use for this project: **Residential Subdivision**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, Duplex or Townhouse**

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **460**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
460	101		359

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?
Yes
If yes, please describe/elaborate
Army Corps of Engineers Nationwide Permit for tax ditches impacts

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

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 Water**
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: **Municipal**
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	40.4	Yes	23.34

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: **0.99**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Yes
If yes, estimated acres of wetlands impacted: **0.99**

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
No

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:
6 proposed wet ponds, 1 dry pond

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **52.26**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat**
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? **No**
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.
Site has connections to both Rt 113 & Clayton Ave. Further connectivity is not anticipated/desired.

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	No
Type existing			
Proposed to add?	Yes	No	
Type proposed	Internal, 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? **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: Lynch Farm - Residential Subdivision

Project ID (to be completed by OSPC): 2025-06-02

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

Janet Hearn
Janet Hearn (Jun 1, 2025 08:27 EDT)

Signature of Property Owner _____ Date _____

Property Owner (Please Print)

[illegible] Harris (May 31, 2025 14:29 EDT)

Signature of Additional Owner (if applicable) _____ Date _____

Additional Owner (Please Print)

Donald L Holladay
Donald L Holladay (May 30, 2025 05:39 EDT)
Owner Name (Print)

Owner Signature

Robert L Holladay
Robert L Holladay (May 30, 2025 06:10 EDT)
Date

05/30/2025
Owner Name (Print)

Owner Signature

05/30/2025
Date

Owner Name (Print)

Owner Signature

Bernard P. Lynch, Jr.
Bernard P. Lynch, Jr. (May 29, 2025 23:19 EDT)
Date

Owner Name (Print)

Owner Signature

05/29/2025
Date

Thomas D Caball Jr
Thomas D Caball Jr (May 31, 2025 14:45 EDT)
Owner Name (Print)

Owner Signature

AF Lynch
AF Lynch (May 31, 2025 15:19 EDT)
Date

05/31/2025
Owner Name (Print)

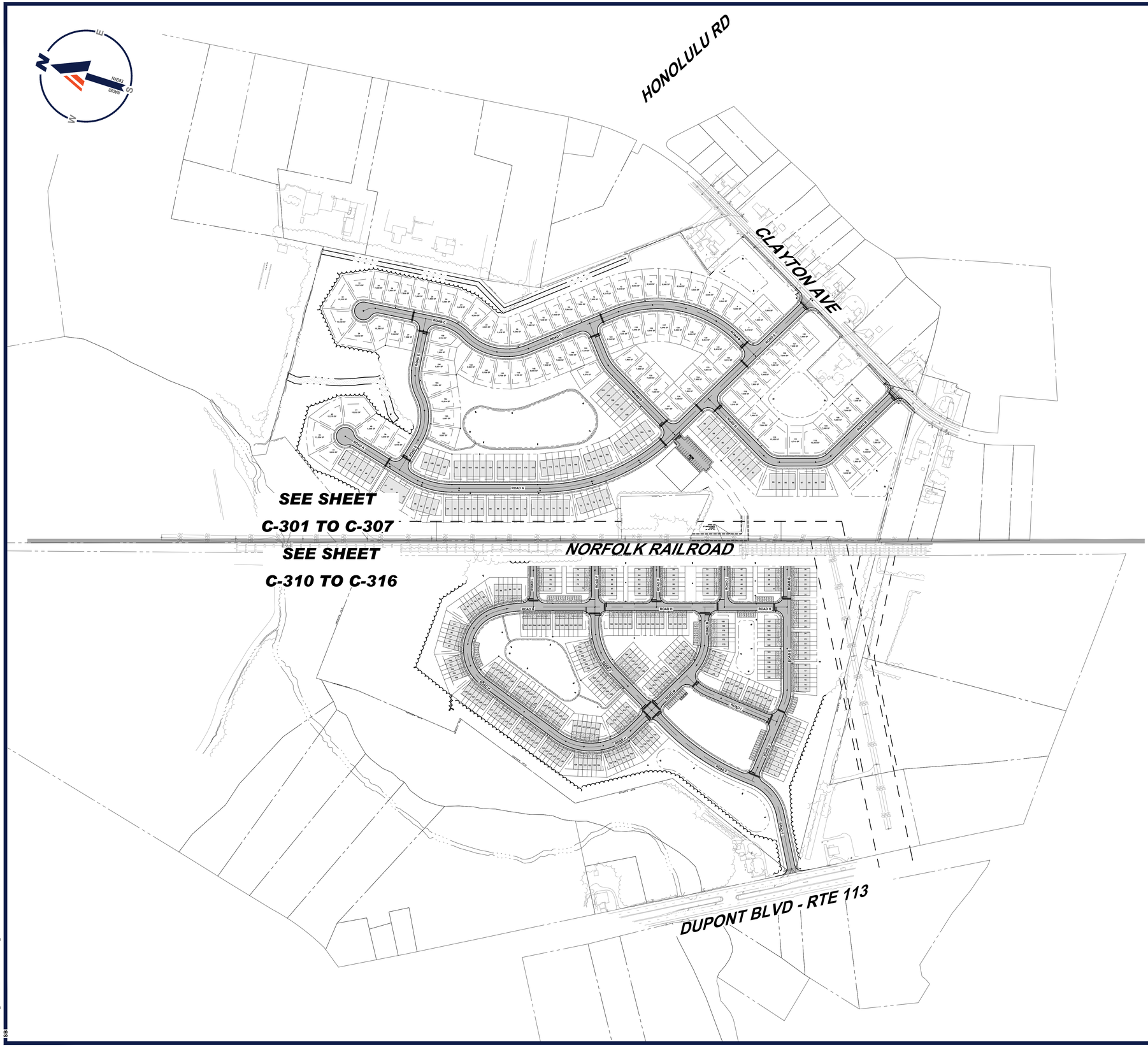
Owner Signature

05/31/2025
Date

Dinah Lingo
Owner Name (Print)

Dinah Lingo 5/31/2025
Owner Signature

Date



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE DESIGN, CIVIL DESIGN AND CONTENT OF THESE PLANS ARE PROPRIETARY AND SHALL NOT BE USED FOR ANY PURPOSE, WITHOUT THE EXPRESS AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES
© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's **below.** **Call** before you dig.

ALWAYS CALL 811

It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	DEA230066.00-0
DRAWN BY:	SLB/SMK
CHECKED BY:	STF
DATE:	05/23/2025
CAD I.D.:	P-PRLM-CNDS

PROJECT:

PRELIMINARY SITE PLAN

FOR

LYNCH FARM

PROPOSED RESIDENTIAL DEVELOPMENT

DUPONT BLVD (RT. 113) & CLAYTON AVENUE (RT. 401)
TOWN OF FRANKFORD
SUSSEX COUNTY, DELAWARE
PARCEL #: 433-6.00-1.00, 433-6.00-1.01, AND 433-6.10-13.00

BOHLER

18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
www.BohlerEngineering.com

S.T. FORTUNATO
PROFESSIONAL ENGINEER
5/23/25
DELAWARE
PROFESSIONAL ENGINEER

SHEET TITLE:

OVERALL PRELIMINARY SITE PLAN

SHEET NUMBER:

C-300

ORG. DATE - 05/23/2025

May 23, 2025
C:\BOHLER\CAD_USERS\DATA\TEMP\ACPUBLISH_15859\P-PRLM-CNDS-DEA230066.00-0-----LAYOUT: C-300 OVRL
SSB

PUBLIC PRE CHECK Results for State Parcel(s): 233-11.00-272.00,433-6.00-1.01,433-6.10-13.00,433-6.00-1.00

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

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

Wetlands: Issue Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

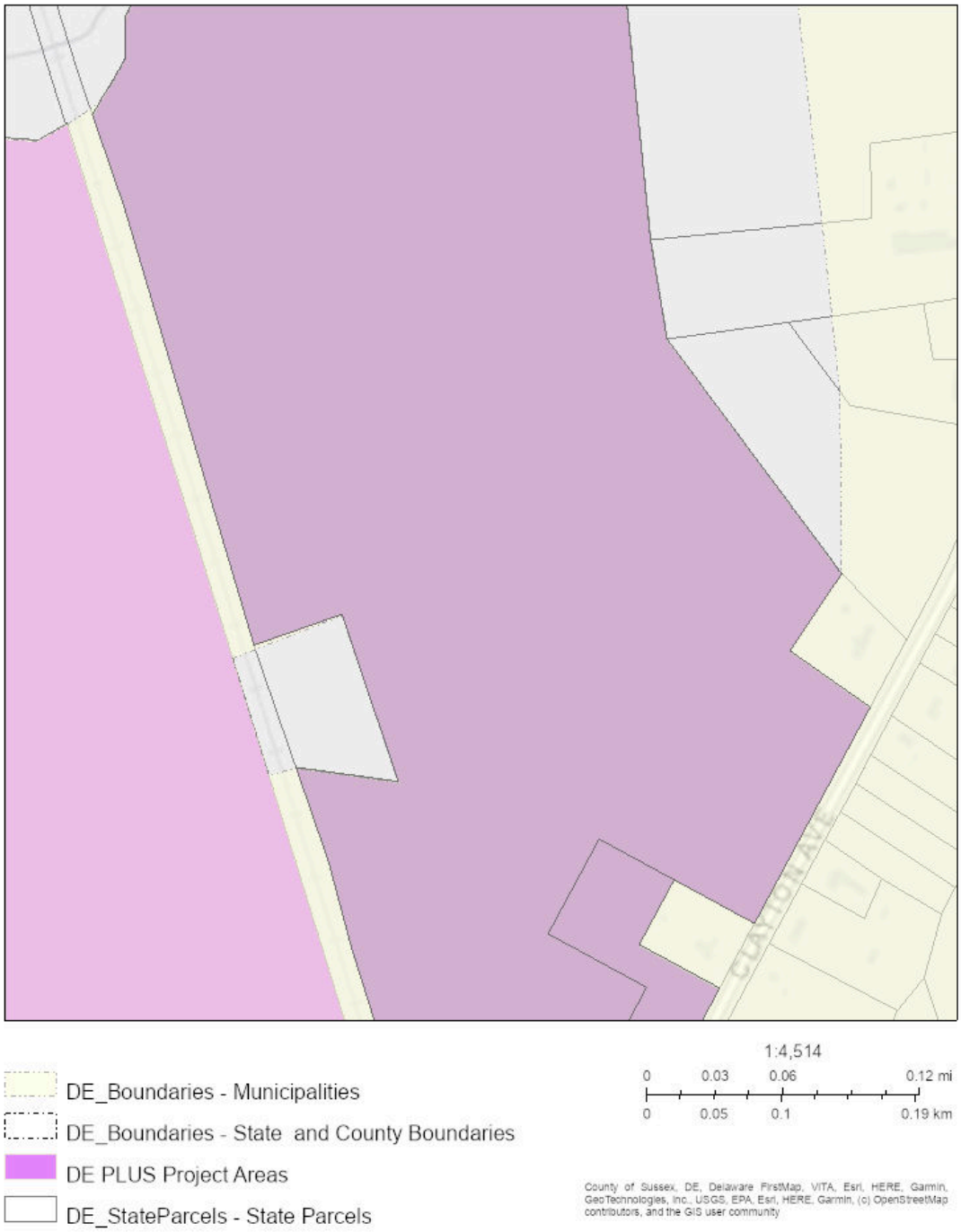
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 3,022,314.75 ft²

Jun 6 2025 9:34:26 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	3,016,173.21	N/A
DE_StateParcels - State Parcels	2	3,022,314.80	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	5	3,022,314.80	N/A
Tax Ditch Maximum ROWs	42	727,910.60	N/A
Tax Ditch Segments	19	N/A	5,113.21
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)	4	146,584.59	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	3,022,314.75	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2025-06-02	3,016,173.21

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	433-6.10-13.00	1.86	81,053.13
2	433-6.00-1.00	67.52	2,941,261.67

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Longmarsh and Indiantown soils, frequently flooded	990.17
2	Klej loamy sand, 0 to 2 percent slopes	143,283.90
3	Mullica mucky sandy loam, 0 to 2 percent slopes	266,815.75
4	Hurlock loamy sand, 0 to 2 percent slopes	2,611,224.97

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	HERRING BRANCH	Sub 2 Prong 7	28.70
2	PEPPER CREEK	Main	17,822.77
3	PEPPER CREEK	Sub 3 of Prong 7	27,195.21
4	HERRING BRANCH	Prong 7	56,978.49
5	PEPPER CREEK	Sub 1 of Prong 7	65,043.35
6	PEPPER CREEK	Sub 2 of Prong 7	115,801.39
7	PEPPER CREEK	Prong 7	445,040.71

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	HERRING BRANCH	Sub 2 Prong 7	4.78
2	PEPPER CREEK	Main	133.48
3	PEPPER CREEK	Sub 1 of Prong 7	591.38
4	HERRING BRANCH	Prong 7	599.14
5	PEPPER CREEK	Sub 2 of Prong 7	750.13
6	PEPPER CREEK	Prong 7	3,034.30

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.17	3,018.10
2	6.55	4,059.13
3	1.42	61,922.46
4	2.42	77,584.90

FEMA Flood Maps

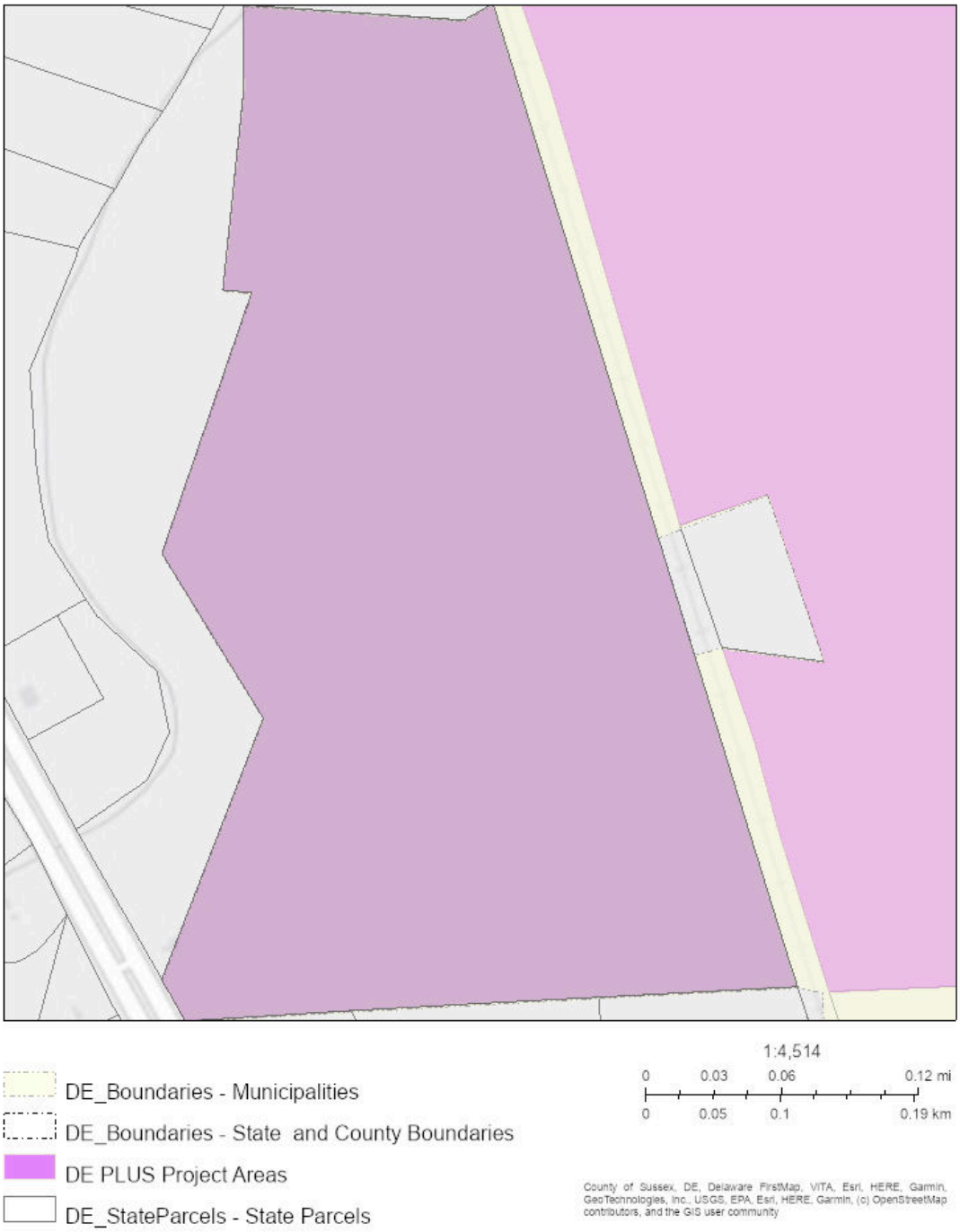
#	DFIRM_ID	Area(ft²)
1	10005C	3,022,314.75

Screening Report

Area of Interest (AOI) Information

Area : 2,298,552.53 ft²

Jun 6 2025 9:34:12 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	2,293,721.72	N/A
DE_StateParcels - State Parcels	2	2,298,630.11	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	1	946,979.28	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	2,298,553.90	N/A
Tax Ditch Maximum ROWs	5	8,135.39	N/A
Tax Ditch Segments	2	N/A	24.04
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)	4	187,061.67	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	2,298,552.53	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2025-06-02	2,293,721.72

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	433-6.14-6.00	13.11	77.58
2	433-6.00-1.01	52.77	2,298,552.53

Delaware Ecological Network

#	ID	Area(ft²)
1	11,420.00	946,979.28

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Longmarsh and Indiantown soils, frequently flooded	7,638.02
2	Askecksy loamy sand, 0 to 2 percent slopes	82,088.46
3	Klej loamy sand, 0 to 2 percent slopes	491,294.14
4	Hurlock loamy sand, 0 to 2 percent slopes	792,376.18
5	Mullica mucky sandy loam, 0 to 2 percent slopes	925,157.09

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	PEPPER CREEK	Sub 1 of Sub 2 of Prong 10	547.17
2	PEPPER CREEK	Main	7,588.22

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	PEPPER CREEK	Main	24.04

2017 Wetlands (not regulatory)

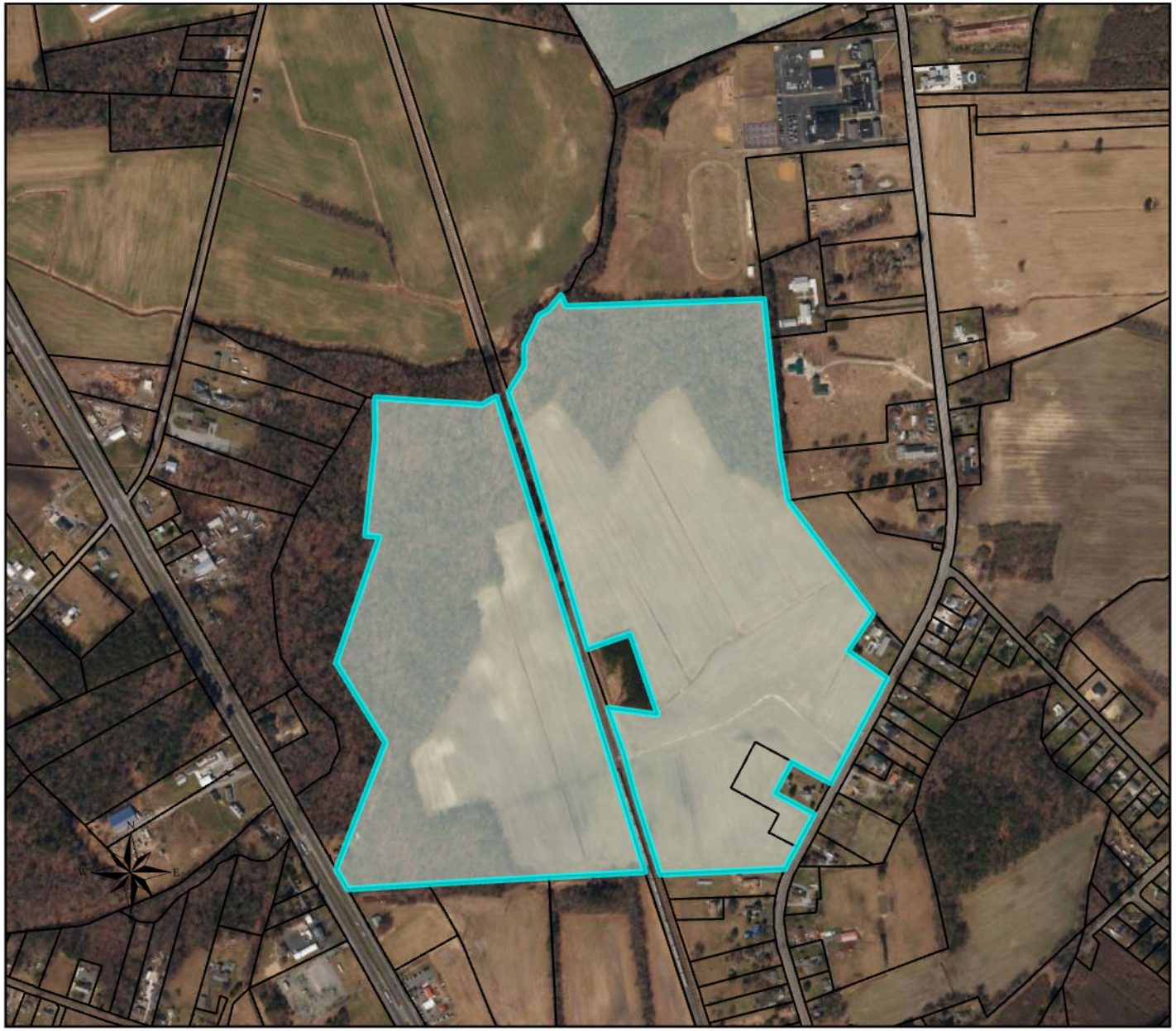
#	ACRES	Area(ft²)
1	0.36	14,308.75
2	0.42	18,502.24
3	20.63	29,350.11
4	3.15	124,900.57

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	2,298,552.53

Preliminary Land Use Service (PLUS)

2025-06-02 Lynch Farm



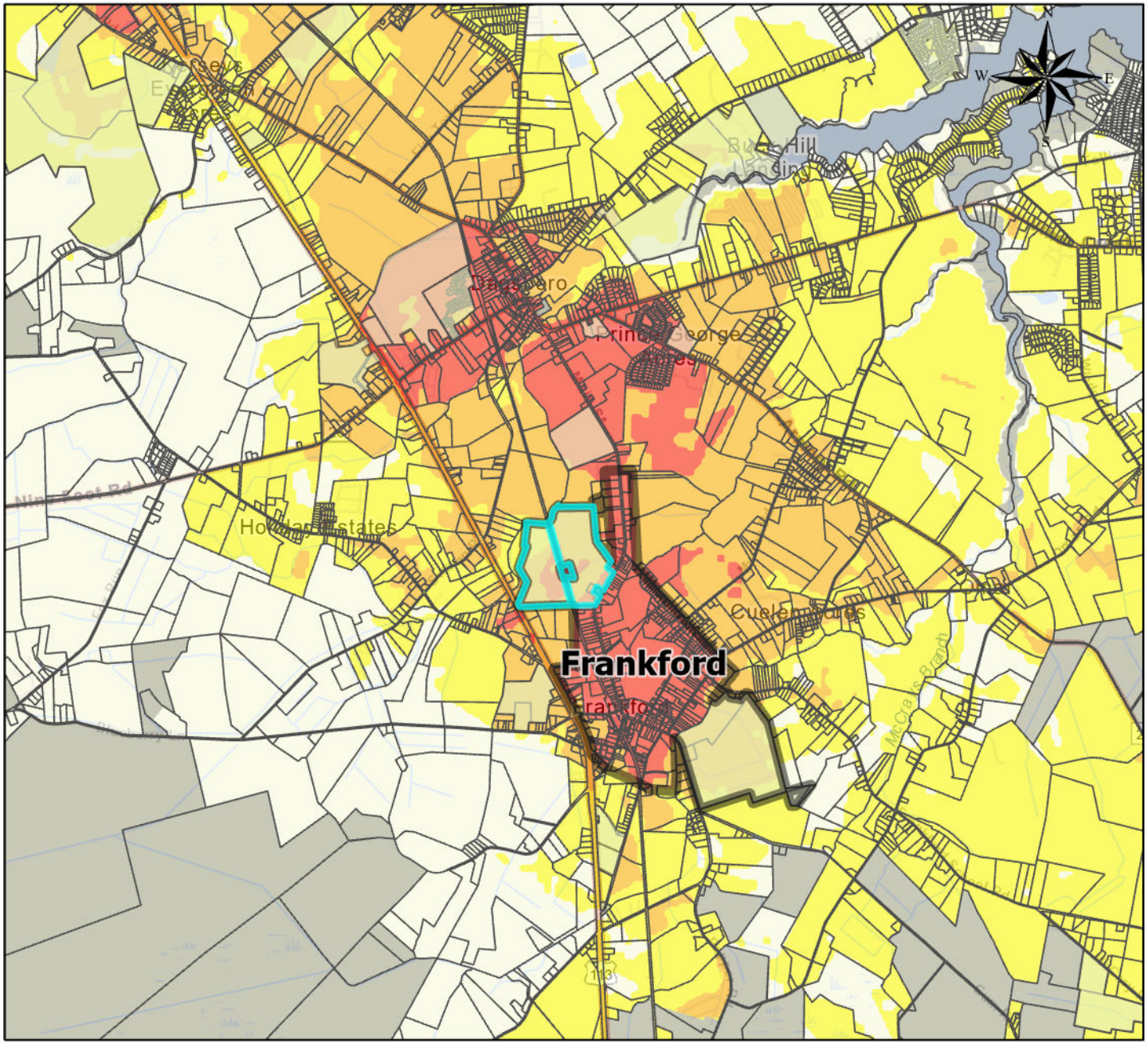
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-06-02 Lynch Farm



Legend

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play
- Frankford Boundary

