PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
September 29, 2025 4:40 PM

PLUS ID: 2025-10-07

State Strategy Level: 1 & 2

PLUS Application Type - Subdivision

Title: Boyd's Corner Preserve
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
Develop the subject parcel into 165 single family detached dwelling units

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): 1301200043

Project Location: 562 Boyds Corner Road, Middletown, DE 19709

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

Section II: Project Contact Information

Owner Contact Information

Rausch Enterprises, L.L.C.
14 Wood Street
Middletown, DE 19709
Phone: (302) 540-7241
Email: jrausch829@gmail.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
BCP Associates, LLC, Charles Owensby, Co-Manager
19653 Island Court Drive
Boca Raton, FL 33434
Phone: (302) 528-1122

Email: charles@ceowensby.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherAtwell L.L.C.
John Mascari
Phone: (302) 369-2900
Email: jmascari@atwell.com
Fax: (302) 369-2975

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

Section III: Project Details

Project Area (Acres): **90.657**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2023-07-15**

Zoning Information

Present Zoning for this project area: **S - Suburban**
Proposed Zoning for this project: **S - Suburban**

Land Use Information

Present Use for this project area: **Farm Field**
Proposed Use for this project: **Residential Subdivision**

Residential Development Information

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

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **165**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	165		

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? **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**
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	4.39	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: **0.89**

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? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
Yes

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)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
Infiltration Basin, Bio-Retention, Wet Pond.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **43.18**
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? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
1,600
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.
Whispering Woods (age restricted community) Connection is not permitted.

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?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
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? **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

PLUS

Property 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: Boyd's Corner Preserve

Project ID (to be completed by OSPC): _____

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

Joseph Rausch Jr. — 10/3/25

Signature of Property Owner — Date

Joseph Rausch Jr

Property Owner (Please Print)

Katherine R Kershaw — 10/2/25

Signature of Additional Owner (if applicable) — Date

Katherine R. Kershaw

Additional Owner (Please Print)

Kimbuly D Cox — 10/3/2025

Kimberly A. Cox

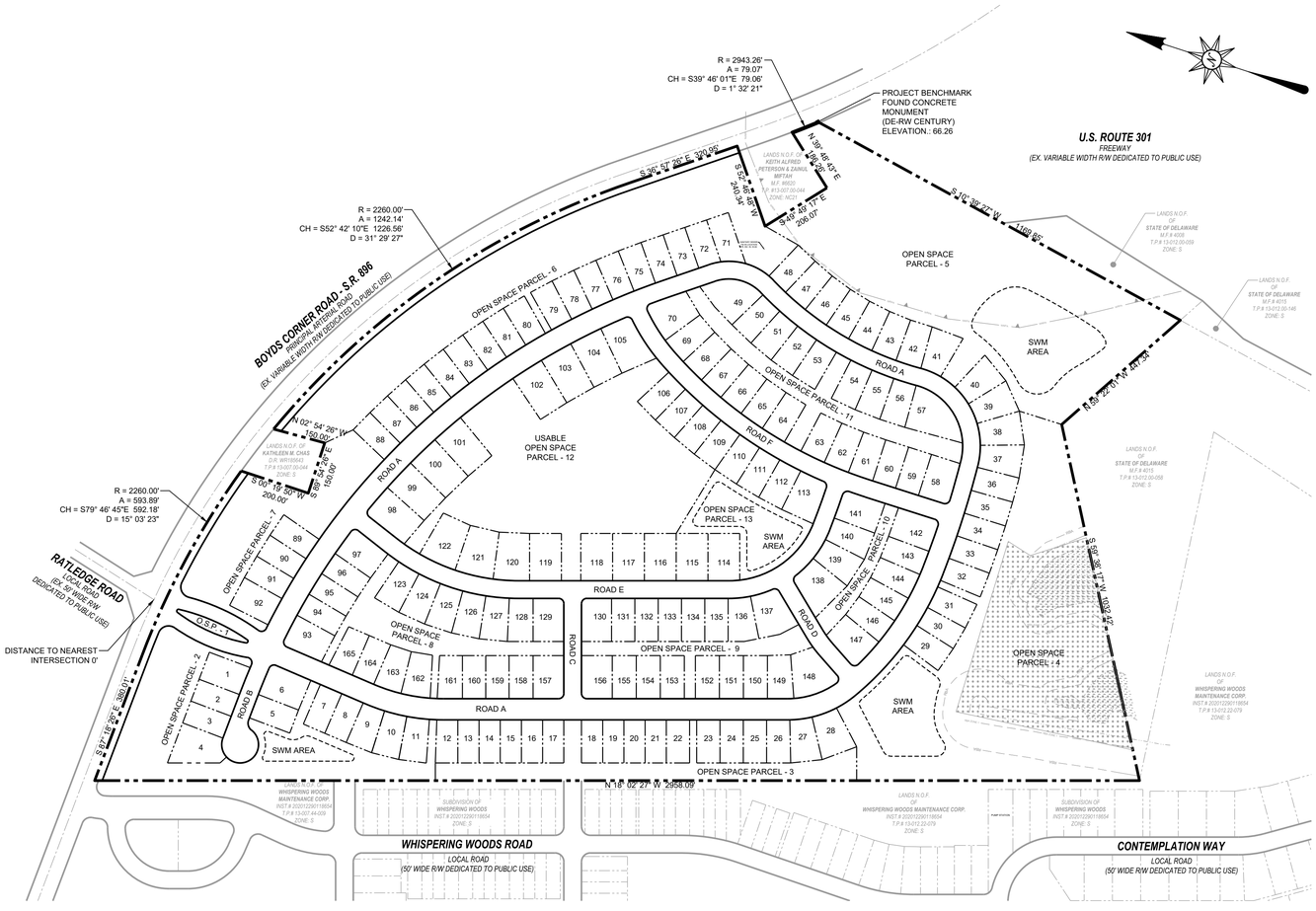
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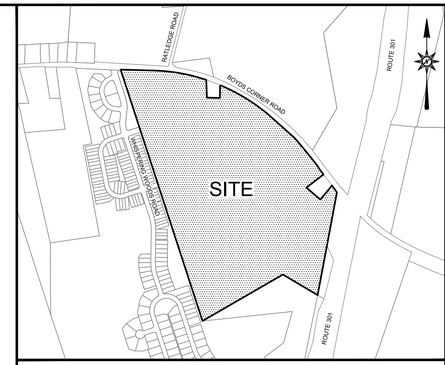
Published January 2022

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
FOR

BOYD'S CORNER PRESERVE

ST. GEORGES HUNDRED - NEW CASTLE COUNTY, DELAWARE





LOCATION MAP | NCC ZONING MAP NUMBERS 82 & 87 | SCALE: 1"= 800'

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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PLAN DATA

1. **TAX PARCEL NUMBER:** 13-012.00-043
2. **APPLICATION NUMBER:** 2025-0468
3. **OWNERSHIP:** RAUSCH ENTERPRISES LLC
   14 WOOD STREET
   MIDDLETOWN, DE 19709
4. **SOURCE OF TITLE** INS. #200604110034295
5. **EXISTING ZONING:** S (SUBURBAN)
   PROPOSED ZONING: S (SUBURBAN) - OPEN SPACE PLANNED
6. **TOPOGRAPHY:**
   THE TOPOGRAPHY DEPICTED ON THESE PLANS WAS DERIVED FROM A FIELD SURVEY PREPARED BY KARINS AND ASSOCIATES, DATED JULY 8, 2022, REVISED THROUGH 10/25/2023.
7. **NUMBER OF EXISTING MONUMENTS:** (▨) 17 BOUNDARY
   NUMBER OF PROPOSED MONUMENTS: (▢) T.B.D.
8. **SUBDIVISION SITE DATA:**

GROSS AREA	90.6566 +/- ACS.
ADDITIONAL R/W (ALONG BOYDS CORNER ROAD)	1.1680 +/- ACS.
BASE SITE AREA	89.4886 +/- ACS.
AREA IN PUBLIC R/W	11.4122 +/- ACS. (12.75%)
AREA IN LOTS	34.8922 +/- ACS. (38.99%)
AREA IN PRIVATE OPEN SPACE	43.1842 +/- ACS. (48.26%)
COMMUNITY OPEN SPACE:	16.2690 +/- ACS.
NATURAL OPEN SPACE AREA:	20.9630 +/- ACS.
USABLE OPEN SPACE.	5.9522 +/- ACS. (1.65 AC. REQ.)

* PRIVATE OPEN SPACE INCLUDES 5.0861+/- ACS. OF STORMWATER MANAGEMENT AREA.

9. **EXISTING LOTS:** 1
   PROPOSED LOTS: 165
   (116 PER SITE CAPACITY + 49 FROM TRANSFER OF DEVELOPMENT RIGHTS)

   PROPOSED UNIT MIX:

SINGLE FAMILY DETACHED 12,000 S.F.:	17 LOTS (10.6%)
SINGLE FAMILY DETACHED 10,000 S.F.:	22 LOTS (13.7%)
SINGLE FAMILY VILLAGE LOT:	74 LOTS (44.7%)
SINGLE FAMILY LOT LINE LOTS(TOTAL):	52 LOTS (31.0%)
LOT LINE SMALL (7,300 SF): 11 LOTS (21.1%)	
LOT LINE LARGE (8,000 SF): 41 LOTS (78.9%)	

10. **HORIZONTAL DATUM:** DELAWARE STATE PLANE COORDINATES (NAD83-2011, USFT)
    VERTICAL DATUM: NAVD 88
    SITE BENCHMARK: FOUND CONCRETE DELDOT RIGHT-OF-WAY MONUMENT WITH CENTURY CAP AT INTERSECTION OF SOUTH SIDE OF BOYDS CORNER ROAD RIGHT-OF-WAY WITH WEST SIDE OF U.S. ROUTE 301 RIGHT-OF-WAY
    ELEVATION: 66.26
11. **LENGTH OF PROPOSED STREETS:** (DEDICATED PUBLIC RIGHT-OF- WAY)
    80' WIDE R/W 322 L.F.
    60' WIDE R/W 3,735 L.F.
    50' WIDE R/W 4,865 L.F.
12. **POSTAL ADDRESS:**
    562 BOYDS CORNER ROAD, MIDDLETOWN, DELAWARE 19709
13. **WATER SUPPLY:** ARTESIAN WATER CO.
    WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
14. **SEWERAGE:** NEW CASTLE COUNTY
    SEWERAGE IS SUBJECT TO THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
15. **SANITARY SEWER FLOW DATA:**
    AVERAGE DAILY FLOW: 165 DETACHED UNITS @ 300 GPD = 49,500 GPD

    PEAK FLOW: 4 X 49,500 GPD = 198,000 GPD/1,440 = 137.5 GPM

(NOTES CONTINUED ON SHEET 2)

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL 13-012.00-043 INTO 165 SINGLE FAMILY DETACHED LOTS USING THE OPEN SPACE PLANNED SUBDIVISION. THE PLAN RELIES ON THE TRANSFER OF DEVELOPMENT RIGHTS (TDR) FROM PARCELS 13-019.00-073, 15-007.00-057,15-007.00-037 & 15-021.00-012.

INDEX OF SHEETS

SHEET 1	TITLE SHEET
SHEET 2	NOTES
SHEETS 3 - 7	PLAN SHEET

CERTIFICATE OF PLAN ACCURACY

I, JOHN M. MASCARI, PE 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.

JOHN M. MASCARI
LICENSE# 9186 _____ DATE

CERTIFICATE OF OWNERSHIP

RAUSCH ENTERPRIZES, LLC, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY WHICH IS 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 NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

KATHERINE R. KERSHAW, MANAGER _____ DATE

JOSEPH R. RAUSCH, JR., MANAGER _____ DATE

KIMBERLY A. COX, MANAGER _____ DATE

CERTIFICATION OF PLAN APPROVAL

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

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

ATWELL
866.850.4200 www.atwell.com
17 POLLY DRUMMOND SHOPPING CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900

CLIENT
BCP ASSOCIATES, LLC,
19653 ISLAND COURT DRIVE, BOCA RATON, FL 33434

BOYD'S CORNER PRESERVE
562 BOYDS CORNER ROAD, MIDDLETOWN, DE
ST GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

TITLE SHEET
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
APPLICATION NO. 2025-0468

DATE
09-12-2025

[DATE] [COMMENT] REVISIONS

SCALE: 1" = 200'
0 100' 200'

DR. J.L.	CH. J.M.
P.M. J.M.	
JOB NO. KR03190.01	
SHEET NO. R01	

CAD FILE: R01.DWG 9/23/2025

PLAN DATA (CONTINUED):

16. PARKING RATIONALE:
REQUIRED:
2.25 SPACES PER DU X 165 DU = 372 PARKING SPACES

PROVIDED:
3 SPACES PER DU X 165 DU = 495 PARKING SPACES PROVIDED*
* TWO CAR DRIVEWAYS ARE PROPOSED FOR EACH DWELLING UNIT ALONG WITH 1 CAR GARAGE

17. FLOODPLAIN
NO PORTION OF THE SITE LIES WITHIN THE FEMA 100 YR FLOODPLAIN, AS PER FLOOD INSURANCE RATE MAP NO. 10003C0240L, DATED 1/22/2020.

18. WATER RESOURCE PROTECTION AREA (WRPA)
AS PER THE "WATER RESOURCE PROTECTION AREAS FOR THE CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY DELAWARE MAP 2 OF 3, REVISED MARCH 2022, A PORTION OF THE SITE IS LOCATED IN THE WRPA RECHARGE AREA.

19. WETLANDS
A WETLANDS STUDY PREPARED BY WATERSHED ECO DATED MAY 5, 2023 DEPICTS THAT WETLANDS AS CONTAINED WITHIN THESE PLANS ARE PRESENT ON THIS SITE. THE SITE WAS INVESTIGATED FOR WETLANDS IN ACCORDANCE WITH THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) WHICH INCLUDES INVESTIGATING SOILS, VEGETATION, AND HYDROLOGY. NO WETLANDS ARE TO BE DISTURBED BY THIS PLAN.

20. CRITICAL NATURAL AREAS
THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS (CNA) EXIST ON SITE.

21. DEED RESTRICTIONS
AT THE TIME OF THIS PLAN SUBMITTAL THERE WERE NO DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL.

22. SUPERSEDES NOTE
THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR SUBDIVISION PLAN FOR THE PROPERTY OF FRANK RAUSCH JR. & MARGARET A. H/W DATED 8/15/1975 AND RECORDED ON 12/2/1975 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, M.F. NO. 4008 AND IN PART, THE RE-SUBDIVISION PLAN FOR THE PROPERTY OF FRANK RAUSCH JR. & MARGARET A. H/W DATED 6/2/1982 AND RECORDED ON 1/26/1983 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, M.F. NO. 6620.

23. TRAFFIC IMPACT STUDY
THIS PROJECT IS WITHIN THE SOUTHERN NEW CASTLE COUNTY TRANSPORTATION IMPROVEMENT DISTRICT (TID).
FURTHER:
A. THE DEVELOPER AGREES TO DEDICATE LANDS AS SHOWN ON THE PLAN ALONG BOYDS CORNER ROAD.
B. THE DEVELOPER SHALL PERFORM ITS OBLIGATIONS FOR TRANSPORTATION IMPROVEMENTS AND OTHER MATTERS AS PROVIDED IN SOUTHERN NEW CASTLE COUNTY TRANSPORTATION IMPROVEMENT DISTRICT INFRASTRUCTURE RECOUPMENT AGREEMENT AS MAY BE AMENDED, "AGREEMENT" IN INSTRUMENT NO._____.
C. THE DEVELOPER SHALL PROVIDE SIDEWALKS ALONG BOTH SIDES OF ALL INTERNAL STREETS (WITH EXCEPTION OF THOSE LOCATIONS WAIVED BY NCCDLU). AND AS NECESSARY THROUGH PARKING AREAS TO ENCOURAGE WALKING AND TO PROVIDE ACCESS TO ANY FUTURE TRANSIT SERVICE EXTENDED TO THE AREA.

24. DEBRIS DISPOSAL
NO DEBRIS SHALL BE BURIED ON THE SITE.

25. IMPACT FEES
THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.

26. LANDSCAPE PLAN
A LANDSCAPE PLAN, PREPARED BY _____ LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.

27. SIDEWALKS
UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

28. MAINTENANCE OF COMMON FACILITIES
FOR MAINTENANCE OF THE COMMON FACILITIES SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED _____, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____.

29. UTILITY EASEMENTS
A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.

30. SUBDIVISION STREETS:
A. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
B. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
C. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING COMPLETION OF THE STREETS TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
D. FOR ALL PROJECTS WITH PLANNED STREET INTERCONNECTIONS, A NOTE STATING "FUTURE INTERCONNECTION TO ADJOINING PROPERTY.

31. EXISTING FIRE HYDRANTS: 2
PROPOSED FIRE HYDRANTS: TBD

32. COASTAL ZONE
THIS SITE DOES NOT LIE WITHIN DELAWARE'S COASTAL ZONE.

33. AVIATION RESTRICTIONS
THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION, SHALL HAVE THE RIGHT AND AUTHORITY TO IMPLEMENT SUCH RESTRICTIONS AND SAFEGUARDS ON THE PREMISES AS MAY BE REASONABLE TO PROTECT THE SAFETY AND WELFARE OF THE PUBLIC.

34. CONSERVATION EASEMENT
ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.

35. COMMUNITY POSTAL BOXES
POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND RESTRICTIONS OF THE UNITED STATES POSTAL SERVICE

36. LAND DEVELOPMENT IMPROVEMENT AGREEMENT
ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____, AT INSTRUMENT NO. _____."

37. RIGHT OF ACCESS
NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.

38. NEW CASTLE COUNTY DRAINAGE CODE
DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

39. RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE FEE
THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, LONG-TERM SEDIMENT CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES. AN AMOUNT OF _____ AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS. SHALL BE FUNDED UPON THE ISSUANCE OF SEVENTY FIVE (75) PERCENT OF THE BUILDING PERMITS FOR THE LOTS IN THE SUBDIVISION, OR PHASE THEREOF. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.

40. ADDRESSES
ADDRESSES SHOWN ON THIS PLAN ARE AS ASSIGNED BY NEW CASTLE COUNTY GIS SERVICES.

41. PROVISION FOR TRESPASSING
THE DEVELOPER SHALL BE PERMITTED TO TRESPASS ON ANY LOT FOR A PERIOD OF AT LEAST ONE YEAR AFTER A LOT IS SOLD FOR THE PURPOSES OF COMPLETING OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.

42. LIMIT OF DISTURBANCE
THE LIMIT OF DISTURBANCE (LOD) AS SHOWN IS TO DELINEATE THE LIMIT OF THE INITIAL CONSTRUCTION, SO AS TO PRESERVE THE MAXIMUM AREA OF NATURAL RESOURCES ON THE SITE. UPON ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT THE FINAL LOD WILL FOLLOW THE PROPERTY LINE.

43. VOLUNTARY SCHOOL ASSESSMENT
THE OWNERS SHALL PAY ANY VOLUNTARY SCHOOL ASSESSMENT REQUIRED BY TITLE 9, SECTION 2661(C) OF THE DELAWARE CODE, CALCULATED ON A PER UNIT BASIS AT THE TIME OF THE ISSUANCE OF THE FIRST BUILDING PERMIT AND IN AN AMOUNT DETERMINED PURSUANT TO TITLE 14 SECTION 103(C)OF THE DELAWARE CODE. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OR UNIT SHOWN ON THIS PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT OR UNIT HAS BEEN PAID. A VOLUNTARY SCHOOL ASSESSMENT AGREEMENT WAS EXECUTED ON _____ AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____, INSTRUMENT NO._____.

44. FIRE MARSHAL NOTE
ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE MARSHAL PREVENTION REGULATIONS.

45. MAINTENANCE ESCROW:
PURSUANT TO SECTION 40.27.220 OF THE COUNTY CODE, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST-BEARING ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD. TO INCLUDE AN AMOUNT EQUAL TO TEN (10) PERCENT OF THE COST OF ACQUIRING AND INSTALLING THE LANDSCAPING. THE AMOUNT SHALL BE $ _____ PER LOT/UNIT SHOWN ON THIS PLAN OR SUBSEQUENT PLANS. ($ _____ X 165 LOTS/UNITS = $ _____)

46. SANITARY AND STORM EASEMENTS
UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED ANYWHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' OF EACH SIDE OF THE CENTER LINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

47. GEOTECHNICAL EVALUATION:
A GEOTECHNICAL EVALUATION HAS BEEN PERFORMED TO APPROXIMATE THE SEASONAL HIGH WATER TABLE (SHWT) ELEVATION(S) AND THE FOLLOWING LOTS REQUIRE FURTHER EVALUATION, AS IT PERTAINS TO THEIR LOWEST PROPOSED FLOOR ELEVATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

DOCUMENTATION OF ANY/ALL CONSTRUCTION LIMITATIONS BASED ON THE GEOTECHNICAL EVALUATION OF THE SHWT ELEVATION(S) IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE. ALL STRUCTURES PROPOSED WITH LOWEST FLOOR WITHIN 3-FEET OF THE ESTIMATED SHWT SHALL BE WATERPROOFED (UDC §40.22.130). NO LOWEST FLOOR SHALL BE CONSTRUCTED WITHIN 2 FEET OF THE ESTIMATED SHWT (UDC §40.22.220).

48. VARIANCES
THE FOLLOWING VARIANCES RECEIVED _____ BY THE NEW CASTLE COUNTY BOARD OF ADJUSTMENT AT THE _____, 2025, HEARING (APP. 2025-___-A, DECISION DATED _____, 2025:

- TO MAINTAIN 0 STREET TREES ALONG BOYDS CORNER ROAD (65 REQUIRED) TABLE 40.04.111C.

49. STREET TREES
STREET TREES ARE REQUIRED TO BE PLANTED AT A MINIMUM RATE OF ONE (1) TREE PER FORTY (40) FEET OF RIGHT-OF-WAY (PER SECTION 40.23.151 OF THE NCCC). PLEASE NOTE THAT SPECIES MUST BE CHOSEN FROM APPENDIX 3, CHAPTER 40 OF THE NCCC AND THAT STREET TREES SHALL BE PLANTED FOR EACH LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

50. STORM SEWER PIPE VIDEO
PER SECTION 40.27.340E, ALL STORM SEWERS REQUIRE VIDEO INSPECTION. A THIRD PARTY PROFESSIONAL MUST CERTIFY THAT THE PRIVATE STORM SEWER AND STREETS ARE CONSTRUCTED IN COMPLIANCE WITH DELDOT STANDARDS. THE DEPARTMENT MUST FIND THE REPORT, AS-BUILT PLAN AND PIPE VIDEO ACCEPTABLE PRIOR TO THE INSPECTION OF OPEN SPACE.

51. TRANSFER OF DEVELOPMENT RIGHTS:
IN ACCORDANCE WITH SECTION 40.07.210.D, THE OWNER OF TAX PARCEL 13-019.00-073 (THE "TRANSFERRING PROPERTY"), RIVERFIELDS ASSOCIATES L.P., HAS ENTERED INTO AN AGREEMENT TO TRANSFER _____ BUILDABLE LOTS TO BOYD'S CORNER PRESERVE AND PLACE A CONSERVATION EASEMENT ON THE TRANSFERRING PROPERTY GOVERNING IT'S FUTURE USE. ALL IN ACCORDANCE WITH THE "DECLARATION OF CONSERVATION EASEMENT" DATED ___/___/_____, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____. THE TRANSACTION AGREEMENT, "ASSIGNMENT OF PROPERTY DEVELOPMENT RIGHTS", IS DATED __/__/____, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____.

IN ACCORDANCE WITH SECTION 40.07.210.D, THE OWNER OF TAX PARCEL 15-007.00-037 & 15-007.00-057 (THE "TRANSFERRING PROPERTY"), BLACKBIRD LANDING, LLC, HAS ENTERED INTO AN AGREEMENT TO TRANSFER ____ BUILDABLE LOTS TO BOYD'S CORNER PRESERVE AND PLACE A CONSERVATION EASEMENT ON THE TRANSFERRING PROPERTY GOVERNING IT'S FUTURE USE. ALL IN ACCORDANCE WITH THE "DECLARATION OF CONSERVATION EASEMENT" DATED ___/___/_____, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____. THE TRANSACTION AGREEMENT, "ASSIGNMENT OF PROPERTY DEVELOPMENT RIGHTS", IS DATED __/__/____, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____.

IN ACCORDANCE WITH SECTION 40.07.210.D, THE OWNER OF TAX PARCEL 15-021.00-012 (THE "TRANSFERRING PROPERTY"), OAK LANE FARM LLC, HAS ENTERED INTO AN AGREEMENT TO TRANSFER ____ BUILDABLE LOTS TO BOYD'S CORNER PRESERVE AND PLACE A CONSERVATION EASEMENT ON THE TRANSFERRING PROPERTY GOVERNING IT'S FUTURE USE. ALL IN ACCORDANCE WITH THE "DECLARATION OF CONSERVATION EASEMENT" DATED ___/___/_____, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____. THE TRANSACTION AGREEMENT, "ASSIGNMENT OF PROPERTY DEVELOPMENT RIGHTS", IS DATED __/__/____, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____.

NATURAL RESOURCE PROTECTION TABLE

NATURAL RESOURCE	TOTAL AREA	REQUIRED PROTECTED %	DISTURBED	PROVIDED PROTECTED %
WRPA (RECHARGE AREA)	6.25± ACRES	50%	1.0± ACRES	84%
WETLAND AREA	0.89± ACRES	100%	0± ACRES	100%
FOREST (TIER 3)	4.39± ACRES	30%	0± ACRES	100%
RIPARIAN BUFFER	3.16± ACRES	100%	0± ACRES	100%

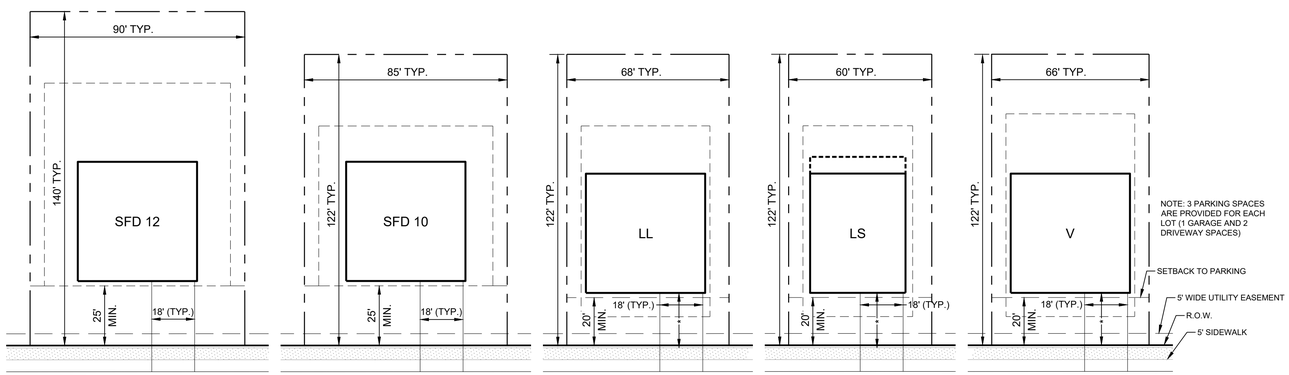
EASEMENT TABLE

DESCRIPTION OF EASEMENT	IN FAVOR OF	MAINTENANCE RESPONSIBILITY
40' WIDE, 20' WIDE AND VARIABLE WIDTH SANITARY SEWER EASEMENT	NEW CASTLE COUNTY	SEWER LINE - NEW CASTLE COUNTY GROUNDS SURFACE - MAINTENANCE ORGANIZATION
TYPE A 20' WIDE AND VARIABLE WIDTH STORM DRAINAGE EASEMENTS (FOR PIPES AND/OR SWALES THAT CONVEY DRAINAGE FROM DELDOT MAINTAINED RIGHT-OF-WAYS THROUGH PRIVATE OPEN SPACE)	DELDOT	STORM PIPE - DELDOT GROUND SURFACE - MAINTENANCE ORGANIZATION
TYPE B 20' WIDE AND VARIABLE WIDTH STORM DRAINAGE EASEMENTS (FOR PIPES LOCATED IN PRIVATE OPEN SPACE OR PRIVATE PROPERTY THAT DO NOT CONVEY DRAINAGE FROM DELDOT MAINTAINED RIGHT-OF-WAYS)	NEW CASTLE COUNTY	MAINTENANCE ORGANIZATION
TYPE C IRREGULAR SHAPE SWM MAINTENANCE EASEMENT	NEW CASTLE COUNTY	MAINTENANCE ORGANIZATION
5' WIDE UTILITY EASEMENT	DELDOT AND UTILITY COMPANIES	PIPES AND UTILITIES - DELDOT AND/OR UTILITY COMPANY AS APPLICABLE GROUND SURFACE - PROPERTY OWNER AND/OR MAINTENANCE ORGANIZATION AS APPLICABLE

DELDOT NOTES

REVISED MARCH 21. 2019

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) FOLLOWING THE ACCEPTANCE OF THE STREETS. DELDOT ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY DELDOT.
6. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
7. A. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
   B. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
   C. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING, RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
8. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
10. A. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.
    B. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
11. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO THIRTY (30) DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN THIRTY (30) CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.



TYPICAL LOT
SINGLE FAMILY DETACHED
12,000 SF
SCALE: 1'=20'

MIN. LOT AREA:	12,000 S.F.
MIN. LOT WIDTH:	85'
MIN. STREET YARD:	25'
MIN. SIDE YARD:	6'
MIN. REAR YARD:	30'
SETBACK TO PARKING:	25' STREET/ 2' OTHER
MAX. HEIGHT:	36'

TYPICAL LOT
SINGLE FAMILY DETACHED
10,000 SF
SCALE: 1'=20'

MIN. LOT AREA:	10,000 S.F.
MIN. LOT WIDTH:	80'
MIN. STREET YARD:	25'
MIN. SIDE YARD:	6'
MIN. REAR YARD:	30'
SETBACK TO PARKING:	25' STREET/ 2' OTHER
MAX. HEIGHT:	36'

TYPICAL LOT
LOT LINE LARGE
(IN VILLAGE MODE PER UDC SECTION 40.26.240(A)(1)
SCALE: 1'=20'

MIN. LOT AREA:	8,000 S.F.
MIN. LOT WIDTH:	65'
MIN. STREET YARD:	12' (*20')
MIN. SIDE YARD:	6' (14' AGGREGATE)
MIN. REAR YARD:	30'
SETBACK TO PARKING:	20'
MAX. HEIGHT:	36'

TYPICAL LOT
LOT LINE SMALL
(IN VILLAGE MODE PER UDC SECTION 40.26.240(A)(1)
SCALE: 1'=20'

MIN. LOT AREA:	7,300 S.F.
MIN. LOT WIDTH:	60'
MIN. STREET YARD:	12' (*20')
MIN. SIDE YARD:	6' (14' AGGREGATE)
MIN. REAR YARD:	30'
SETBACK TO PARKING:	20'
MAX. HEIGHT:	36'

* 20' SETBACK TO GARAGE FROM SIDEWALK
NO SIDE ENTRY GARAGES ARE PROPOSED

TYPICAL LOT
VILLAGE
SCALE: 1'=20'

MIN. LOT AREA:	6,000 S.F.
MIN. LOT WIDTH:	60'
MIN. STREET YARD:	12'
MIN. SIDE YARD:	6'
MIN. REAR YARD:	25'
SETBACK TO PARKING:	20' STREET/ 2' OTHER
MAX. HEIGHT:	36'

CAD FILE: R02.DWG 9/29/2025

Know what's below. Call before you dig.

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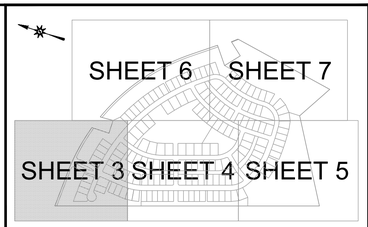
CLIENT
BCP ASSOCIATES, LLC,
19653 ISLAND COURT DRIVE, BOCA RATON, FL 33434

BOYD'S CORNER PRESERVE
562 BOYDS CORNER ROAD, MIDDLETOWN, DE
ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

NOTES
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

DATE
09-12-2025





KEY MAP SCALE: 1" = 800'

LEGEND

PROPOSED		EXISTING
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
PE	PERMANENT EASEMENT	
42	LOT NUMBER	
	P.C.C. CURB	
	CONTOUR	62
SS	SANITARY SEWER MAIN	SS
Ⓢ	SANITARY SEWER MANHOLE	Ⓢ
□	MONUMENT	■
	5' WIDE P.C.C. SIDEWALK	
	SHARED-USE PATH	
	FIRE HYDRANT	
	WATER RESOURCE PROTECTION AREA	WRPA
	RIPARIAN BUFFER AREA	RBA
	TREE LINE	
LOD	LIMIT OF DISTURBANCE	
	WETLANDS	
	TIER 3 FOREST	
RPEA	CONSERVATION EASEMENT	

UNIT TYPE KEY	
SYMBOL	UNIT TYPE
SFD 12	SINGLE FAMILY DETACHED 12,000 S.F.
SFD 10	SINGLE FAMILY DETACHED 10,000 S.F.
V	VILLAGE LOT (6,000 S.F.)
LL	LOTLINE LOT LARGE (8,000 S.F.)
LS	LOTLINE LOT SMALL (7,300 S.F.)

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BOYD'S CORNER PRESERVE
562 BOYDS CORNER ROAD, MIDDLETOWN, DE
ST GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

PLAN SHEET
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

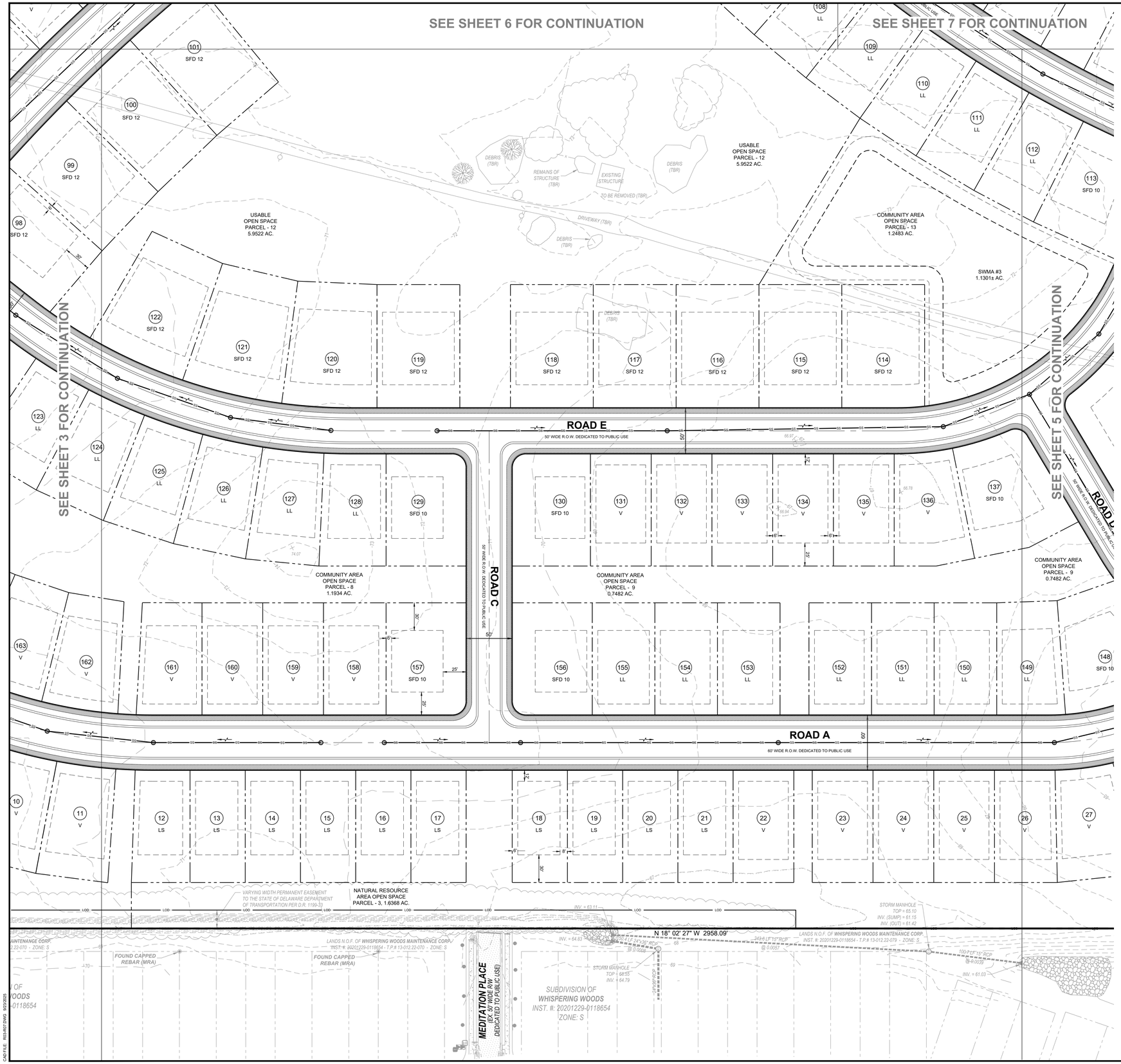
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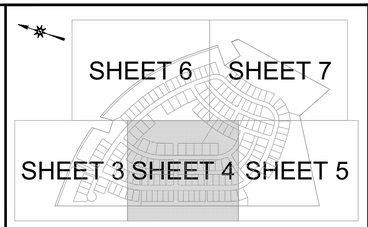
[DATE]	[COMMENT]	REVISIONS

SCALE: 1" = 50'
0 25' 50'

DR. J.L. CH. J.M.
P.M. J.M.
JOB NO. KR03190.01
SHEET NO. R03

CAD FILE R:\3-KR\3190\S 9/23/2025





KEY MAP SCALE: 1" = 800'

LEGEND

PROPOSED		EXISTING
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
PE	PERMANENT EASEMENT	
(42)	LOT NUMBER	
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LOD	LIMIT OF DISTURBANCE	
	WETLANDS	
	TIER 3 FOREST	
RCEA	CONSERVATION EASEMENT	

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BOYD'S CORNER PRESERVE

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ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

PROJECT
PLAN SHEET
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

DATE
09-12-2025

[DATE] [COMMENT] REVISIONS

SCALE: 1" = 50'
0 25' 50'

DR. J.L. | CH. J.M.
P.M. J.M.
JOB NO. KR03190.01
SHEET NO.
R04

CAD FILE R03-R07.DWG 9/23/2025



SHEET 6 SHEET 7

SHEET 3 SHEET 4 SHEET 5

KEY MAP SCALE: 1" = 800'

LEGEND

PROPOSED		EXISTING
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
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LOD	LIMIT OF DISTURBANCE	
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302.369.2900

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BCP ASSOCIATES, LLC,
19653 ISLAND COURT DRIVE, BOCA RATON, FL 33434

BOYD'S CORNER PRESERVE
562 BOYDS CORNER ROAD, MIDDLETOWN, DE
ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

PLAN SHEET
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

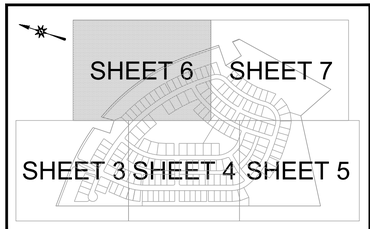
DATE
09-12-2025

[DATE] [COMMENT] REVISIONS

SCALE: 1" = 50'
0 25' 50'

DR. J.L. CH. J.M.
P.M. J.M.
JOB NO. KR03190.01
SHEET NO.
R05

CAD FILE: R03-R07.DWG 9/23/2025



KEY MAP SCALE: 1" = 800'

UNIT TYPE KEY	
SYMBOL	UNIT TYPE
SFD 12	SINGLE FAMILY DETACHED 12,000 S.F.
SFD 10	SINGLE FAMILY DETACHED 10,000 S.F.
V	VILLAGE LOT (6,000 S.F.)
LL	LOTLINE LOT LARGE (8,000 S.F.)
LS	LOTLINE LOT SMALL (7,300 S.F.)

LEGEND

PROPOSED		EXISTING
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
PE	PERMANENT EASEMENT	
42	LOT NUMBER	
	P.C.C. CURB	
	CONTOUR	62
SS	SANITARY SEWER MAIN	SS
Ⓢ	SANITARY SEWER MANHOLE	Ⓢ
□	MONUMENT	■
	5' WIDE P.C.C. SIDEWALK	
	SHARED-USE PATH	
	FIRE HYDRANT	
	WATER RESOURCE PROTECTION AREA	WRPA
	RIPARIAN BUFFER AREA	RBA
	TREE LINE	
LOD	LIMIT OF DISTURBANCE	
	WETLANDS	
	TIER 3 FOREST	
RBA	CONSERVATION EASEMENT	

BOYDS CORNER ROAD - S.R. 896
(EX. VARIABLE WIDTH R/W DEDICATED TO PUBLIC USE)

R = 2260.00'
A = 1242.14'
CH = S52° 42' 10"E 1226.56'
D = 31° 29' 27"

50' FROM C/L DEDICATED TO PUBLIC USE

ADDITIONAL R/W TO BE DEDICATED TO STATE OF DELAWARE

EX. R/W

PROPOSED R/W

S 36° 57' 26" E 320.95'

10' WIDE BITUMINOUS ASPHALT SHARED USE PATH

433.1 LF 30" PVC @ 0.0024

15' WIDE PERPETUAL UTILITY EASEMENT & RIGHT-OF-WAY TO ARTESIAN WATER COMPANY, INC. PER D.R. 20170619003021 4

100' WIDE SCENIC CORRIDOR

15' WIDE DELDOT PERMANENT EASEMENT

40' WIDE SANITARY SEWER EASEMENT PER D.R. 20200416002991 8

391.6 LF 30" PVC @ 0.0023

SANITARY MARKER POST

SANITARY MANHOLE TOP = 68.02 INV. = 54.12

SANITARY MANHOLE TOP = 68.39 INV. = 55.02

SANITARY MANHOLE TOP = 69.05 INV. = 56.06

SANITARY MANHOLE TOP = 69.94 INV. = 56.48

SANITARY MANHOLE TOP = 68.75 INV. = 56.80

SANITARY MANHOLE TOP = 68.02 TOP OF WEIR = 54.97 INV. = 53.71

COMMUNITY AREA OPEN SPACE PARCEL - 6 5.5535 AC.

COMMUNITY AREA OPEN SPACE PARCEL - 11 1.3360 AC.

COMMUNITY AREA OPEN SPACE PARCEL - 7 2.3161 AC.

USABLE OPEN SPACE PARCEL - 12 5.9522 AC.

ROAD A
60' WIDE R.O.W. DEDICATED TO PUBLIC USE

ROAD F
50' WIDE R.O.W. DEDICATED TO PRIVATE USE

50' WIDE R.O.W. DEDICATED TO PUBLIC USE

FOUND MAG NAIL
SET CAPPED REBAR

N 02° 54' 26" W 150.00'

SET CAPPED REBAR

DRIVEWAY (TBR)

LANDS N.O.F. OF
T.P.# 13-007.00-044
ZONE: S

EXIST. DWELL.

EXIST. SHED

EXIST. 18" RCP

EXIST. 24" RCP

EXIST. 30" RCP

EXIST. 36" RCP

SET CAPPED REBAR

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

SFD 10: 70
SFD 12: 101, 102, 103, 104, 105
V: 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88
LL: 66, 68, 106, 107, 108, 109
LF: 67, 69

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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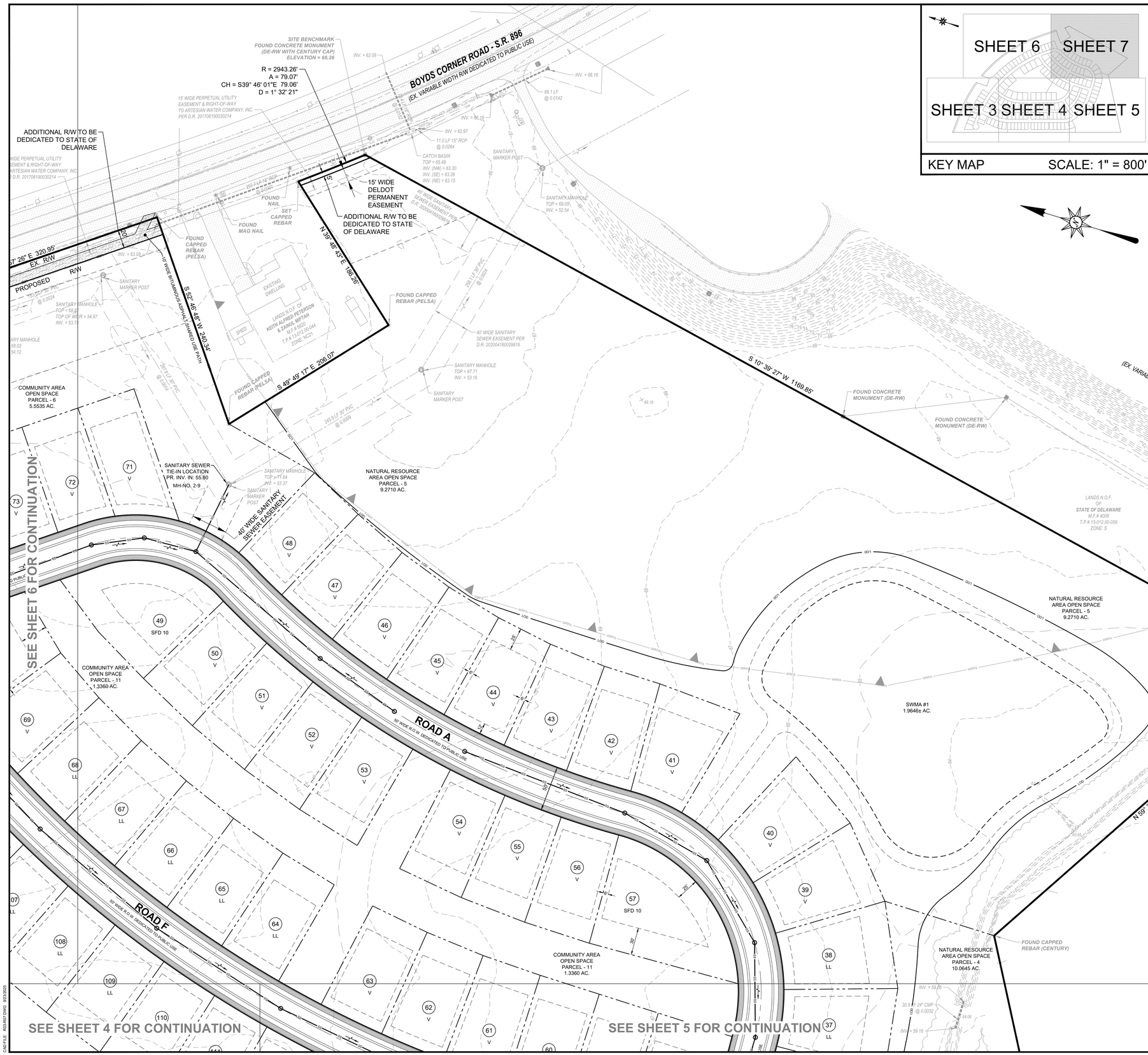
[DATE] [COMMENT]

REVISIONS

SCALE: 1" = 50'
0 25' 50'

DR. J.L. CH. J.M.
P.M. J.M.
JOB NO. KR03190.01
SHEET NO.
R06

CAD FILE R:\3-REGT.DWG 9/23/2025



LEGEND

PROPOSED		EXISTING
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
PE	PERMANENT EASEMENT	
42	LOT NUMBER	
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BOYD'S CORNER PRESERVE

902 BOYDS CORNER ROAD, MIDDLETOWN, DE
ST GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

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EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

DATE
09-12-2025

[DATE] [COMMENT]
REVISIONS

SCALE: 1" = 50'
0 25' 50'

DR. J.L. CH. J.M.
P.M. J.M.
JOB NO. KR03190.01
SHEET NO. R07

CAD FILE: R03JR07.DWG 9/23/2025

PUBLIC PRE CHECK Results for State Parcel(s): 2023-07-15, 2025-10-07

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

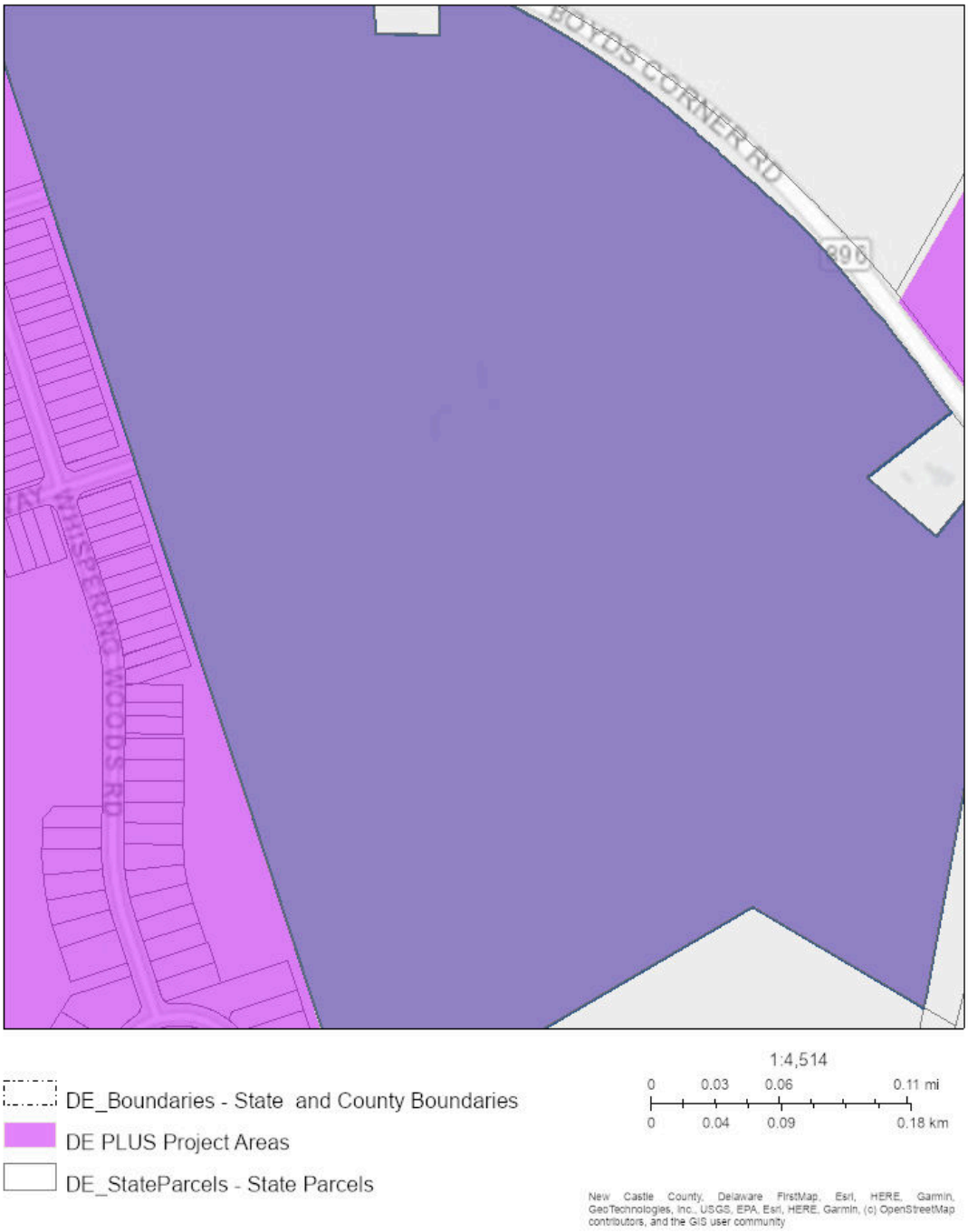
Ocean Area No Build Points: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 3,957,360.26 ft²

Oct 7 2025 14:15:18 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	3	7,910,283.29	N/A
DE_StateParcels - State Parcels	1	3,957,360.26	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	230,893.47	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	18	3,957,358.71	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)	2	24,945.89	N/A
Recharge Areas	1	266,280.35	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	3,957,360.26	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2016-02-04	9,557.57
2	2023-07-15	3,950,362.86
3	2025-10-07	3,950,362.86

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1301200043	90.85	3,957,360.26

Delaware Ecological Network

#	ID	Area(ft²)
1	2,265.00	230,893.47

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	56,223.67
2	Woodstown sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	66,563.73
3	Reybold silt loam, 2 to 5 percent slopes	228,723.28
4	Woodstown loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	373,439.22
5	Reybold-Queponco complex, 0 to 2 percent slopes	396,835.42
6	Sassafras sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	447,184.14
7	Fallsington loams, 0 to 2 percent slopes, Mid-Altlantic Coastal Plain	1,069,052.09
8	Sassafras sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	1,319,337.17

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	8.35	9,536.78
2	0.37	15,409.11

Recharge Areas

#	ACREAGE	Area(ft²)
1	2704	266,280.35

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	3,957,360.26

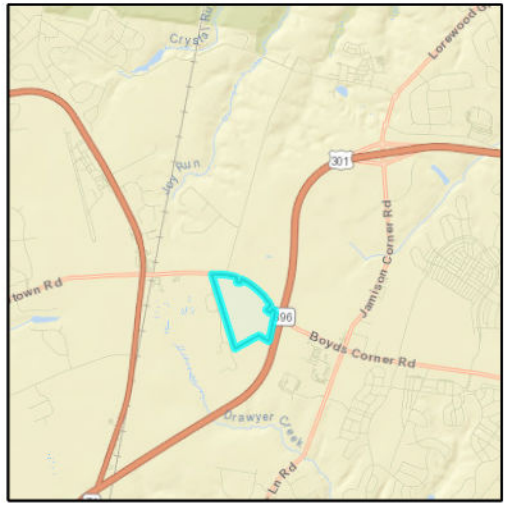
Preliminary Land Use Service (PLUS)

2025-10-07 Boyd's Corner Preserve



Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-10-07 Boyd's Corner Preserve

