



Application Form

Submitted By: Anonymous user

Submitted Time:

February 9, 2022 4:29 PM

PLUS ID: 2022-03-02

State Strategy Level: 2

PLUS Application Type - Rezoning

Title: Scarlet Oaks

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

Annexation into Town of Milton

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): 235-20.00-63.02

Project Location: Shingle Point Road and Harbeson Road

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

Section II: Project Contact Information

Owner Contact Information

The Company Store C/O John C. Stamato

8684 Veterans Highway, Suite 203

Millersville, MD 21108

Phone: (443) 871-0486

Email: johnstamato@riberadev.com

Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? Yes

John C. Stamato, Ribera Development, LLC

8684 Veterans Highway, Suite 203

Millersville, MD 21108

Phone: (443) 871-0486
Email: johnstamato@riberadev.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Pennoni Associates, Inc
Eric W. Wahl
Phone: (302) 684-6236
Email: ewahl@pennoni.com
Fax: (302) 684-8030

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

Section III: Project Details

Project Area (Acres): **50.08**
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: **AR-1**
Proposed Zoning for this project: **R-1 with LPD Overlay (Milton)**

Land Use Information

Present Use for this project area: **agricultural/vacant**
Proposed Use for this project: **residential**

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: **163**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
163	75		88

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: **Municipal**

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	8.6	Yes	2.8

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? **No**

If yes, estimated Acres of Non-Tidal Wetlands:

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)?

No

Stormwater Management Details

List the proposed stormwater management practices for this site:

Storm water management ponds and other BMPs

Open Space Details

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

Estimated acres of Open Space proposed: **20**

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.

1,422

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.

parcel south of site, yes we are willing to discuss

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?

Unknown

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?

Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
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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

Eric W. Wahl

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: Scarlet Oaks

Project ID (to be completed by OSPC): _____

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

	dotloop verified 02/24/22 1:43 PM EST MCCW-DT8T-NSNS-BY3W
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Signature of Property Owner

02/24/2022

Date

Signature of Additional Owner (if applicable)

Date



SITE AND DENSITY STATISTICS

TAX MAP ID	235-20.00-63.02
GROSS SITE AREA	50.08 AC
25% INFRASTRUCTURE	-12.52 AC
TOTAL UNITS ALLOWED	37.56 AC / 10,000 SF = 163 UNITS
DWELLING UNITS PROVIDED	163 UNITS (3.25 UNITS PER ACRE)
CURRENT ZONING:	AR-1 (SUSSEX COUNTY)
PROPOSED ZONING:	R-1 WITH LPD OVERLAY (MILTON)
PROPOSED SETBACKS	FRONT 30' SIDE 10' REAR 15'
FUTURE LAND USE DESIGNATION:	RESIDENTIAL (MILTON COMP PLAN)

LOT UNIT BREAKDOWN

SINGLE-FAMILY DETACHED	75 UNITS	
SINGLE-FAMILY ATTACHED	88 UNITS	
TOTAL LOTS	163 UNITS	

PHASE BREAKDOWN

PHASE 1:	25 SF UNITS 20 MF UNITS
PHASE 2:	21 SF UNITS 44 MF UNITS
PHASE 3:	29 SF UNITS 24 MF UNITS
TOTAL:	75 SF UNITS 88 MF UNITS

PARCEL 40.00
LANDS N/F
MASON FARM, LLC
ZONE: AR-1 VACANT-AG LANDS

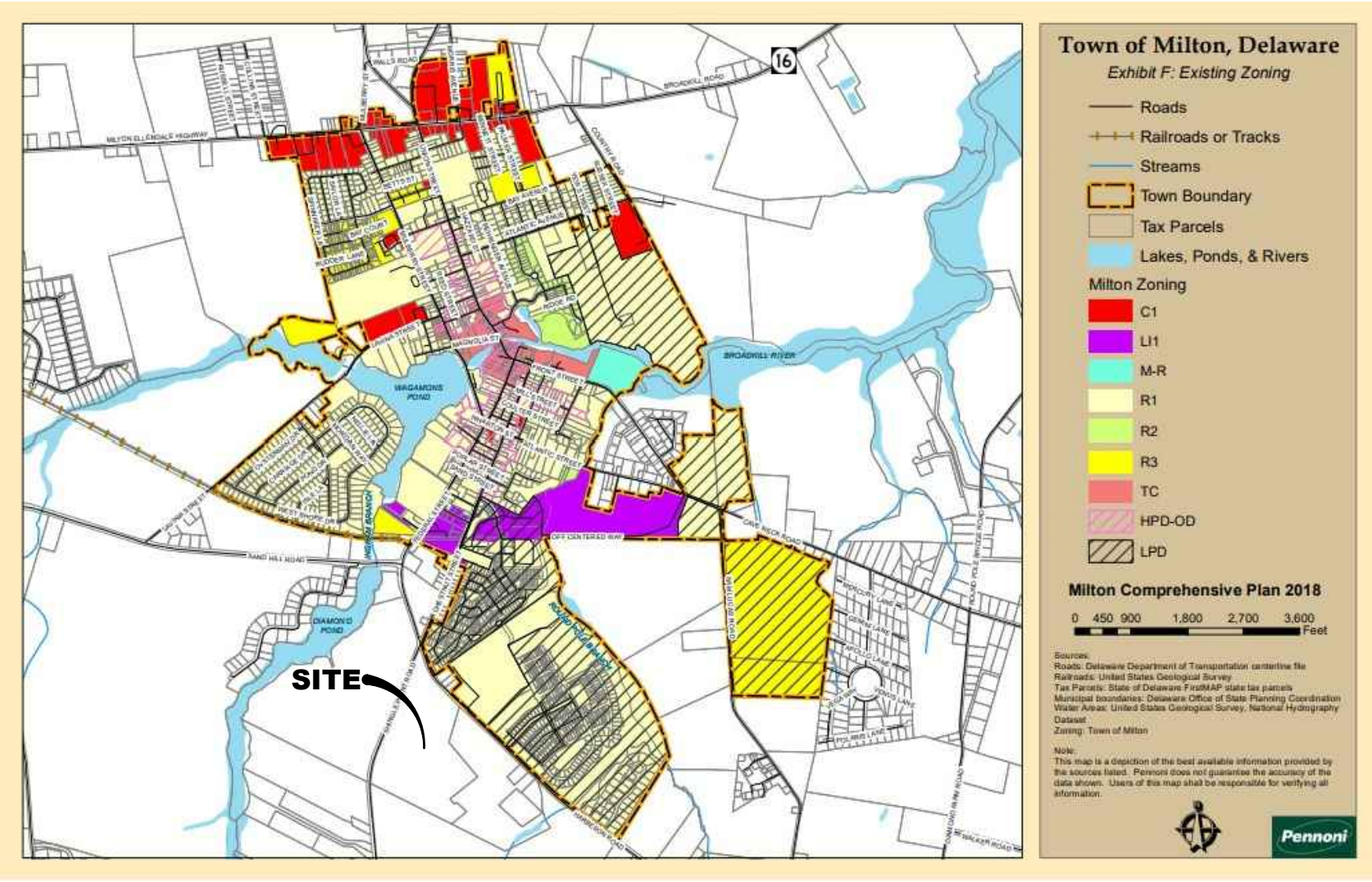


ADJACENT PROPERTY INFORMATION

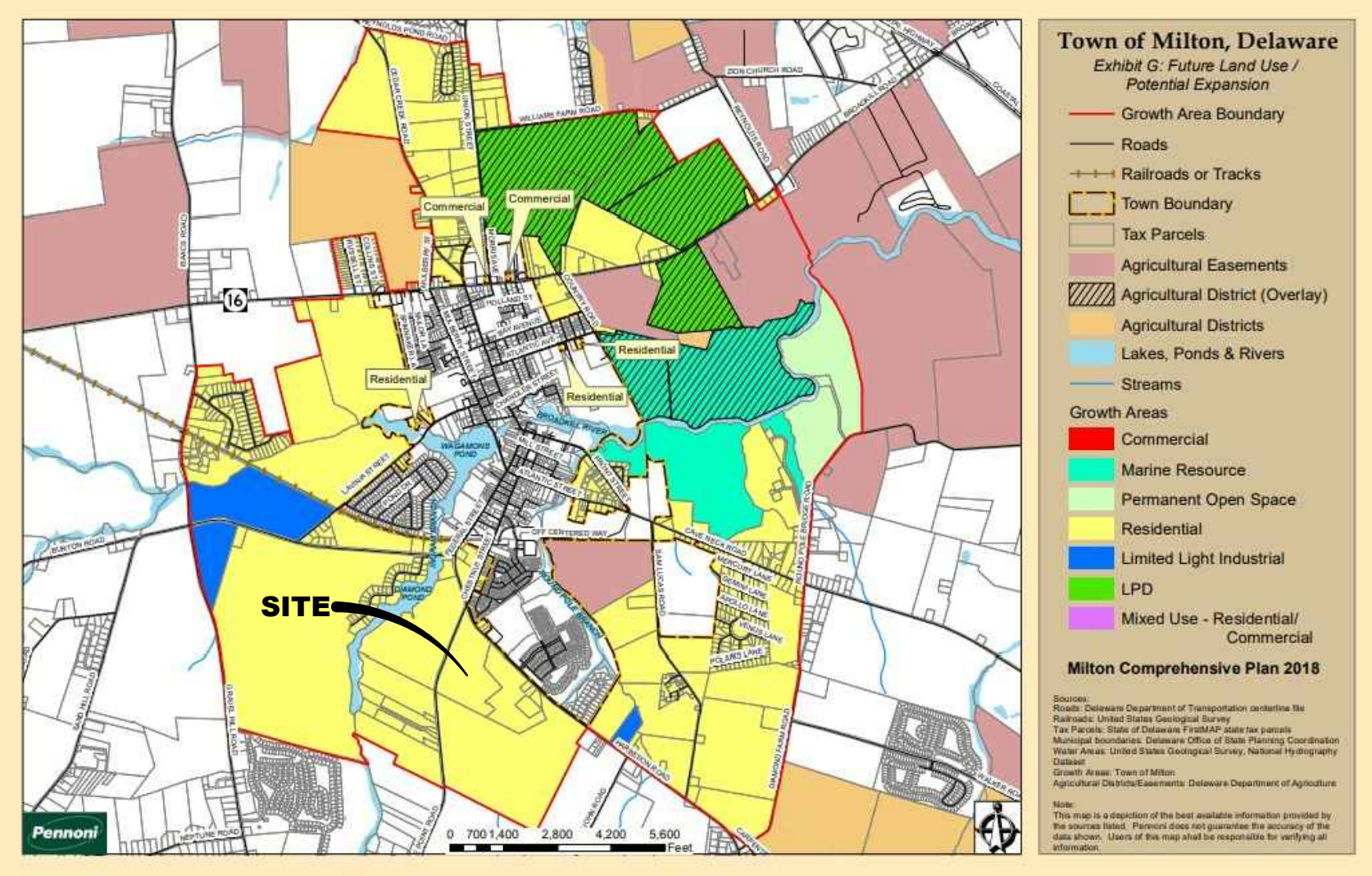
PARCEL #	OWNER	ADDRESS	ZONING DISTRICT	JURISDICTION
235-25.00-38.00	C D CAREY FARMS, LLC	PO BOX 13, LEWES, DE	AR-1	SUSSEX COUNTY
235-20.00-64.00	KATHY M WILLEY	16448 HARBESON ROAD, MILTON, DE	AR-1	SUSSEX COUNTY
235-20.00-64.04	TAYLOR CLENDANIAEL	16306 HARBESON ROAD, MILTON, DE	AR-1	SUSSEX COUNTY
235-20.00-56.01	CAPE HENLOPEN SCHOOL DIST	1270 KINGS HIGHWAY, LEWES, DE	R-1	MILTON
235-20.00-63.01	PEMBERTON FARM & VINEYARD	16793 ISLAND FARM ROAD, MILTON, DE	AR-1	SUSSEX COUNTY
235-20.00-40.00	MASON FARM, LLC	16793 ISLAND FARM LANE, MILTON, DE	AR-1	SUSSEX COUNTY

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE,
THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION,
AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES
AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE

SIGNATURE _____ DATE _____
ALAN M DECKTOR, PE, ENV SP
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE MILTON, DE 19968



TOWN OF MILTON EXISTING ZONING MAP



TOWN OF MILTON FUTURE LAND USE

SITE DATA:

- TAX MAP NUMBERS : 235-20.00-63.02
- OWNER INFO: THE COMPANY STORE, LLC
4917 WATER OAK ROAD, UNIT 6
CHARLOTTE, NC 28211
- SITE ADDRESS : SHINGLE POINT ROAD
MILTON, DELAWARE 19968
- SITE LOCATION: SOUTHEAST SIDE OF SHINGLE POINT ROAD WITH ROAD
FRONTAGE ALONG SOUTHWEST SIDE OF HARBESON ROAD
- EXISTING TOTAL ACREAGE: 50.08± ACRES
- EXISTING ZONING: AR-1 (SUSSEX COUNTY)
- PROPOSED ZONING: R-1 WITH LPD OVERLAY (MILTON)
- FUTURE LAND USE AREA: RESIDENTIAL (MILTON COMPREHENSIVE PLAN 2018)
- PRESENT USE: AGRICULTURAL FIELD AND WOODLANDS
- SEWER PROVIDER: MILTON - TESI (ARTESIAN)
- WATER PROVIDER: TOWN OF MILTON
- WETLANDS: NONE PER K.W. REDINGER, PROF. WETLANDS SCIENTIST #2126
- FLOOD ZONE: ZONE X, AREA UNSHADED FEMA MAP 10005C0164J
- WATERSHED: ROUND POLE BRANCH - BROADKILL RIVER
- SOURCE WATER PROTECTION:NONE

Pennon

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

SCARLET OAKS SUBDIVISION

SHINGLE POINT ROAD
MILTON, DE 19968

CONCEPTUAL PLAN

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

#	#	#	#	#	#	#	#	BY
#	#	#	#	#	#	#	#	REVISIONS
#	#	#	#	#	#	#	#	NO.
#	#	#	#	#	#	#	#	DATE

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES
ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE
PROJECT. THEY ARE NOT INTENDED OR REPRESENTED
TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON
THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER
PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION
OR ADAPTATION BY PENNONI ASSOCIATES FOR THE
SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS
SOLE RISK AND WITHOUT LIABILITY OR LEGAL
EXPOSURE TO PENNONI ASSOCIATES, AND OWNER
SHALL INDEMNIFY AND HOLD HARMLESS PENNONI
ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND
EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT **RIBER21002**

DATE 2021-12-22

DRAWING SCALE **AS NOTED**

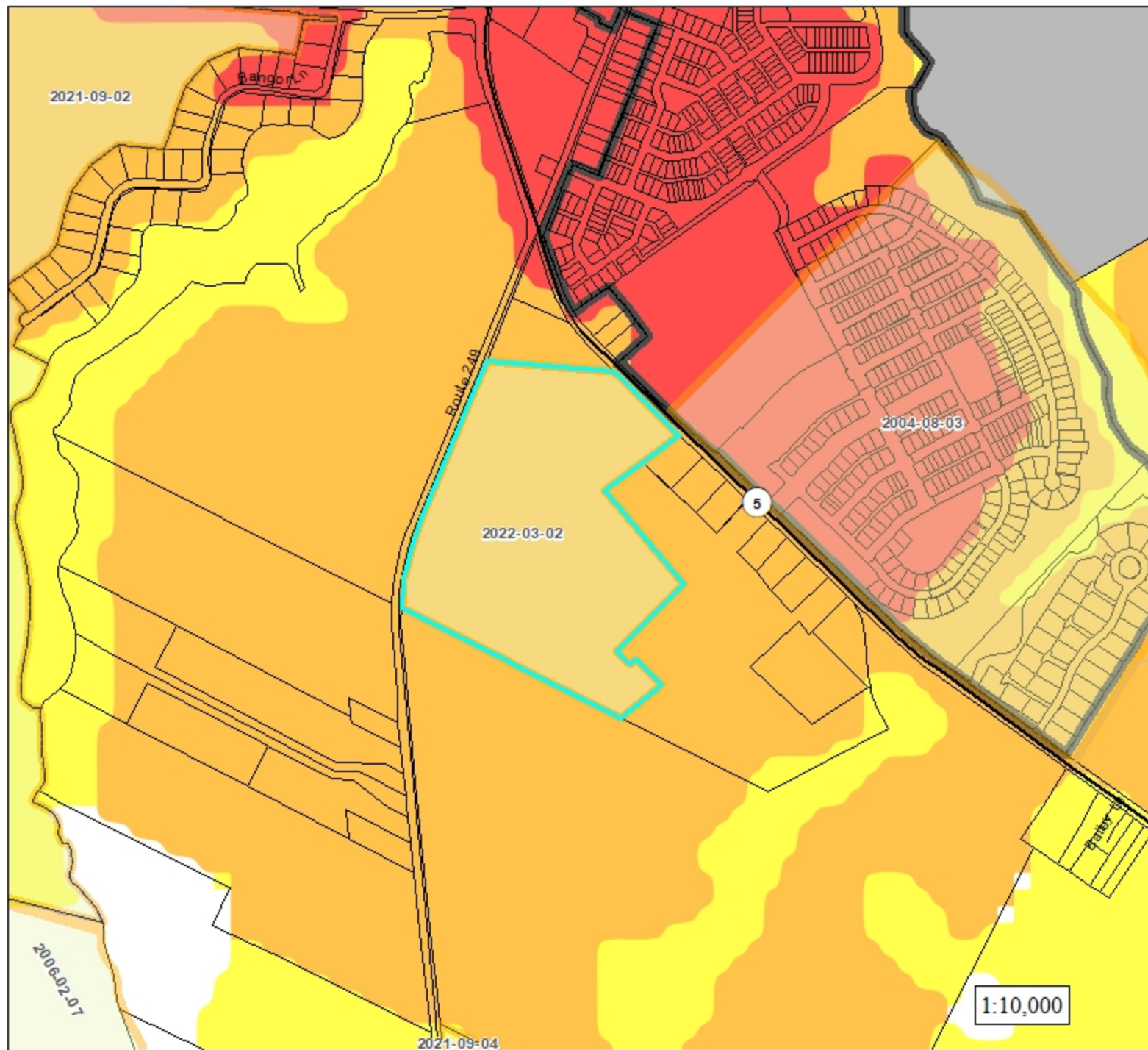
DRAWN BY **EWLM**

APPROVED BY **AMD**

SK1001

SHEET **1** OF **1**

Preliminary Land Use Service (PLUS)



PLUS 2022-03-02
Scarlet Oaks



Location Map



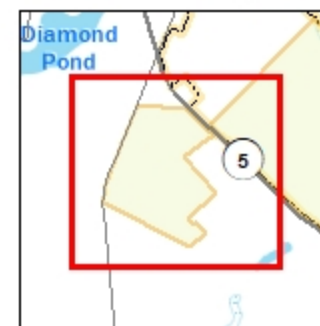
Preliminary Land Use Service (PLUS)



PLUS 2022-03-02
Scarlet Oaks



Location Map



PUBLIC PRE CHECK Results for PLUS ID(s): No Project Area(s) Selected.

Wetlands: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Delaware Ecological Network: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Land and Water Conservation Fund: No Issues Found

Soils - New Castle County: No Issues Found

SIRB Project Areas: Not analyzed

Underground Storage Tanks: Not analyzed

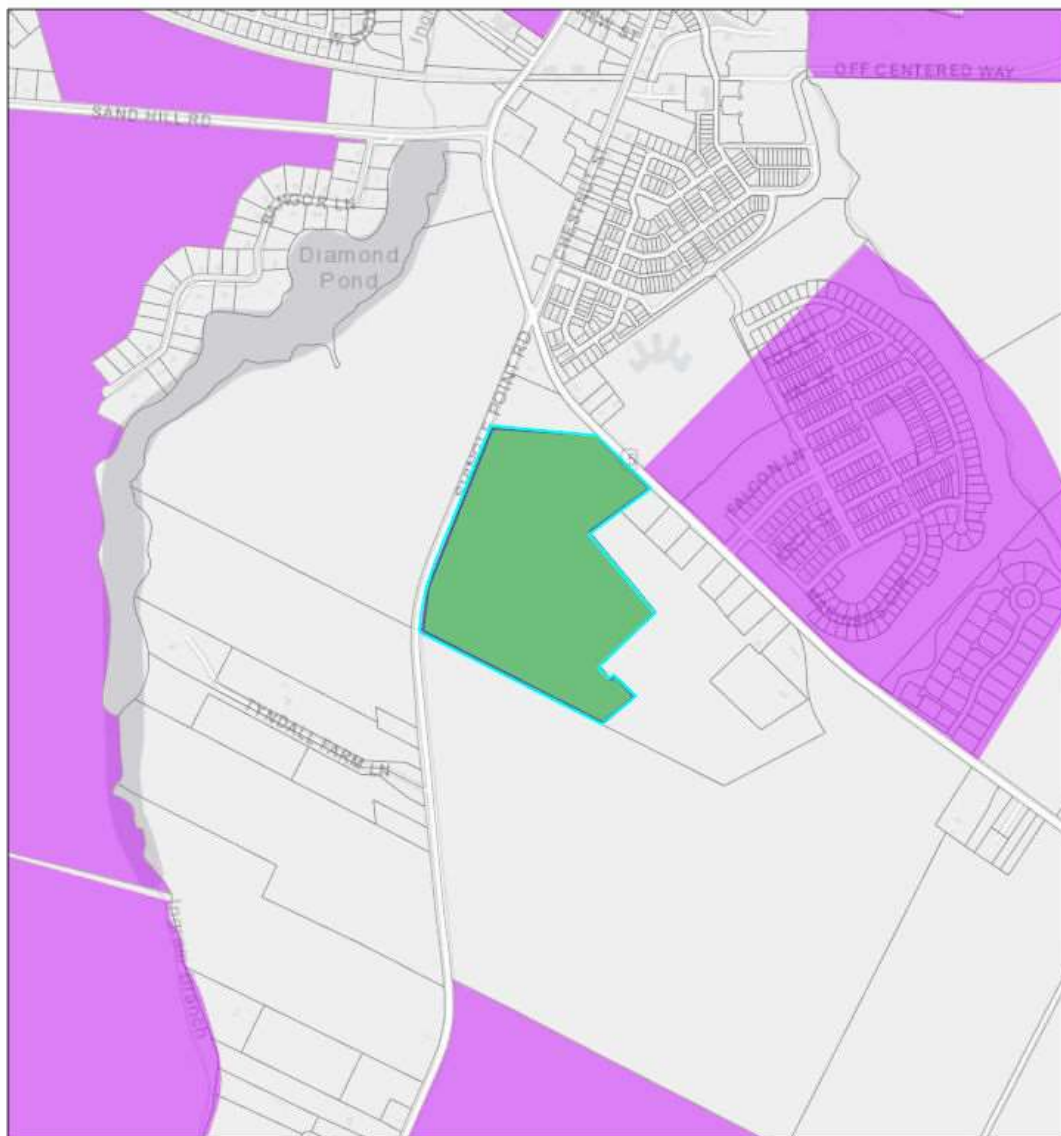


Screening Report

Area of Interest (AOI) Information

Area : 50.41 acres

Mar 4 2022 11:48:09 Eastern Standard Time



 DE PLUS Project Areas
 DE_StateParcels - State Parcels

1:15,448
0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin,
GeoTechnologies, Inc., USGS, EPA, Esri, HERE

Summary

Name	Count	Area(acres)	Length(mi)
Existing PLUS ID	2	100.58	N/A
State Parcel ID	3	50.41	N/A
National Register Place	0	N/A	N/A
Historic District	0	0	N/A
Historic Marker	0	N/A	N/A
Ag. Preserve	0	0	N/A
SIRB Project Area	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Ecological Network	0	0	N/A
Conservation Fund	0	0	N/A
Bay Area No Build	0	N/A	0
Ocean Area No BUILD	0	N/A	N/A
Tax Ditch	0	0	N/A
Tax Ditch Segment	0	N/A	0
Well Head Protection	0	0	N/A
Wetland High Water	0	N/A	0
Wetland Marsh	0	0	N/A
Wetlands	2	0.24	N/A
Low Marsh	0	0	N/A
Recharge Areas	0	0	N/A
Watershed	0	N/A	0
Class A Wellhead (150 Ft)	0	0	N/A
Class A Wellhead	0	0	N/A
Kent Soils	0	0	N/A
New Castle Soils	0	0	N/A
Sussex Soils	5	50.41	N/A

Existing PLUS ID

#	PLUS ID	Area(acres)
1	No Data	100.58

State Parcel ID

#	PIN	Acres	Area(acres)
1	235-20.00-63.02	52.06	50.29
2	235-20.00-64.00	31.83	0.12
3	235-20.00-63.01	3.94	< 0.01

Wetlands

#	Type	Acres	Area(acres)
1	Palustrine Farmed	0.17287697	0.17
2	Palustrine Farmed	0.06822247	0.07

Sussex Soils

#	Name	Area(acres)
1	A	48.30
2	A/D	2.12