



Preliminary Land Use Service

**Application Form**  
**Submitted Time:**  
**January 25, 2023 2:54 PM**

**PLUS ID: 2023-02-04**

**State Strategy Level: 2**

## **PLUS Application Type - Rezoning and Site Plan Review**

**Title:** Long Property

**County:** Sussex County

**Municipality:** Selbyville

**Description of PLUS project/plan:**

48 acres rezoned from GC-General Commercial to R4 w/ RPC Overlay

### **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): 533-16.00-25.00 533-16.00-32.00

Project Location: West of 113, east of Cypress Road, Selbyville, DE

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

### **Section II: Project Contact Information**

#### **Owner Contact Information**

Long Family of Sussex County, LLC  
28867 Cypress Road  
Selbyville, DE 19975  
Phone: (302) 436-5124  
Email: daniel@buntingdevelopment.com  
Fax:

#### **Equitable Owner/Developer Contact Information**

Is there an Equitable Owner/Developer for this project? **Yes**  
Bunting Construction Corporation - Daniel Bunting  
32996 Lighthouse Road  
Selbyville, DE 19975  
Phone: (302) 436-5124

Email: daniel@buntingdevelopment.com  
Fax:

### Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes  
George, Miles, & Buhr, LLC  
Christopher J. Pfeifer  
Phone: (410) 742-3115  
Email: cpfeifer@gmbnet.com  
Fax: (410) 548-5790

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

### **Section III: Project Details**

Project Area (Acres): **48.23**  
Type of Development: **Mixed Use**  
If Mixed Use, what types are included: **Residential, Commercial**

#### Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**  
If Previous PLUS, what was the PLUS ID: **2022-11-04**

#### Zoning Information

Present Zoning for this project area: **GC**  
Proposed Zoning for this project: **R-4 w/RPC Overlay**

#### Land Use Information

Present Use for this project area: **Agricultural**  
Proposed Use for this project: **Residential Planned Community**

### 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, Second home**  
Total number of Homeownership units: **106**

Type of Rental Units:  
Total number Rental Units:

#### Table of Residential Units Proposed

| <b>Total Res. Units</b> | <b>Single Family</b> | <b>Multi-Family</b> | <b>Duplex/Townhouse</b> |
|-------------------------|----------------------|---------------------|-------------------------|
|                         | 106                  |                     |                         |

## Commercial Development Information

Type of Commercial: **Other To be determined.**

Type of Industrial:

Institution Type:

Total Square footage: **5,000**

## School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? **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:

**Daniel Bunting 302-436-5124**

## **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                          | 6.87                    | Yes                               | 5.06                             |

### 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?

**No**

#### Tidal Wetlands

Are there Tidal Wetlands?

If yes, estimated Acres of Tidal Wetlands:

#### Non-tidal Wetlands

Are there Non-Tidal Wetlands?

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?

If yes, estimated acres of wetlands impacted:

#### Wetland Delineation

Have the wetlands been delineated?

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:

**Wet ponds and BMPs**

### Open Space Details

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

Estimated acres of Open Space proposed: **18.15**

What kind of Open Space? **Passive Recreation, Stormwater Management, Other**  
 Please list the "other" type of Open Space: **Dog Park, RV Storage**  
 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.  
**1,100**  
 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)?  
**less than 5%**

**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.  
**Potential connection to shared access w/ commercial use.**

**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?  
**Yes**

Table of Mobility Connectivity Parameters

|                         | <b>Sidewalks</b>              | <b>Bike Paths</b> | <b>Bus Stops</b> |
|-------------------------|-------------------------------|-------------------|------------------|
| <b>Currently exist?</b> | No                            | No                | No               |
| <b>Type existing</b>    |                               |                   |                  |
| <b>Proposed to add?</b> | Yes                           | No                |                  |
| <b>Type proposed</b>    | 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: Long Family Property

Project ID (to be completed by OSPC): \_\_\_\_\_

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

  
Signature of Property Owner

1/26/23  
Date

Steve Persolio  
Property Owner (Please Print)

\_\_\_\_\_  
Signature of Additional Owner (if applicable)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Additional Owner (Please Print)







**SITE DATA:**

OWNER/DEVELOPER: BUNTING CONSTRUCTION CORPORATION  
 32996 LIGHTHOUSE ROAD  
 SELBYVILLE, DE 19975  
 PHONE: 302-436-5124  
 CONTACT: DANIEL BUNTING

CIVIL ENGINEER: GEORGE MILES & BUHR, LLC  
 206 WEST MAIN ST  
 SALISBURY, MD 21801  
 PHONE: 410-742-3115  
 CONTACT: CHRISTOPHER J. PFEIFER

SURVEYOR: DAVIS, BOWEN & FRIEDEL, INC.  
 601 E. MAIN ST #100  
 SALISBURY, MD 21804  
 PHONE: 410-543-9091  
 CONTACT: XXXX

WETLANDS: ENVIRONMENTAL RESOURCES MANAGEMENT  
 3817 DUPONT BLVD  
 SELBYVILLE, DE 19975  
 PHONE: 302-436-9637  
 CONTACT: ED LAUNAY

TAX MAP #: 533-16-00-25.00  
 DEED REFERENCE: DB 3892 PG 19  
 (44.583 AC.)

TAX MAP #: 533-16-00-32.00  
 DEED REFERENCE: DB 3892 PG 19  
 (3.648 AC.)

EXISTING ZONING: GC GENERAL COMMERCIAL  
 PROPOSED ZONING: R-4 WITH RPC OVERLAY  
 EXISTING USE: AGRICULTURAL  
 PROPOSED USE: RESIDENTIAL PLANNED COMMUNITY

**PROPOSED DATA:**

TOTAL SITE AREA: ±48.23 ACRES  
 RESERVED FOR FUTURE COMMERCIAL: ± 2.67 ACRES  
 PROPOSED RESIDENTIAL USE: ±45.56 ACRES

TOTAL DISTURBED AREA: ±36.63 ACRES (80%)  
 PROPOSED LOT AREA: ±19.73 ACRES (43%)  
 OPEN SPACE: ±18.15 ACRES (40%)

NON TIDAL WETLANDS: N/A  
 EXISTING WOODED AREA: ±6.87 ACRES  
 WOODED AREA TO REMAIN: ±1.81 ACRES

LOTS ALLOWED: 106 (48.20 X 2.2)  
 LOTS PROPOSED: 106

PROPOSED AMENITIES: PAVILION, OFF LEASH DOG PARK,  
 BOAT/RV STORAGE

**PARKING CALCULATIONS:**

REQUIRED PARKING: 212 SPACES (2 PER UNIT)  
 PROVIDED PARKING: 212 SPACES

**BUILDING SETBACKS (SINGLE FAMILY):**

FRONT: 30'  
 SIDE: 10'  
 REAR: 20' (CODE REQUIRES 30')  
 MAX BUILDING HEIGHT: 35'  
 MIN LOT AREA: 7,200 SF (CODE REQUIRES 9,000 SF)  
 MIN LOT WIDTH: 60' (CODE REQUIRES 75' X 120')

FLOOD ZONE: ZONE X, PER FEMA FIRM MAP  
 10005C0628J DATED JANUARY 6, 2005

**UTILITIES:**

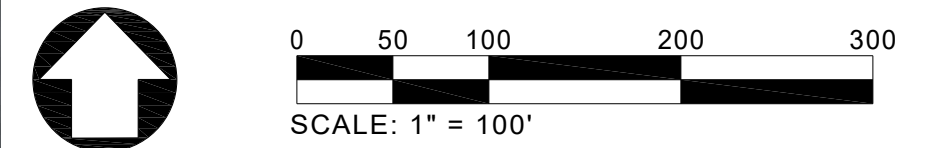
CENTRAL WATER: TOWN OF SELBYVILLE  
 PUBLIC SEWER: TOWN OF SELBYVILLE

| PRINTS ISSUED FOR REVIEW |           |
|--------------------------|-----------|
| DATE                     | REVISIONS |
|                          |           |
|                          |           |
|                          |           |
|                          |           |
|                          |           |
|                          |           |
| NO.                      |           |

**GMB**  
 GEORGE MILES & BUHR, LLC  
 ARCHITECTS & ENGINEERS  
 SALISBURY, BALTIMORE SEAFORD  
 206 WEST MAIN STREET  
 SALISBURY, MARYLAND 21801  
 410-742-3115 FAX 410-644-0790  
 www.gmbnet.com

**LONG PROPERTY  
 SELBYVILLE, DELAWARE**

**PROPOSED  
 SITE PLAN  
 RENDERING**



|                    |               |
|--------------------|---------------|
| SCALE : 1" = 100'  | SHEET NO.     |
| DESIGN BY : OTHERS | <b>PSP5.0</b> |
| DRAWN BY : RLM     |               |
| CHECKED BY :       |               |
| GMB FILE : 230007  |               |
| DATE : JAN 2023    |               |



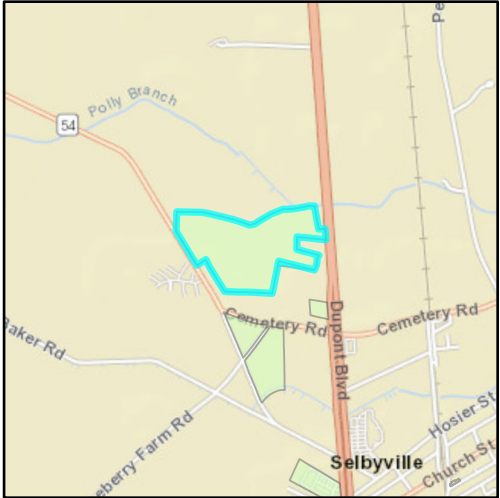
# Preliminary Land Use Service (PLUS)

2023-02-04 Long Property



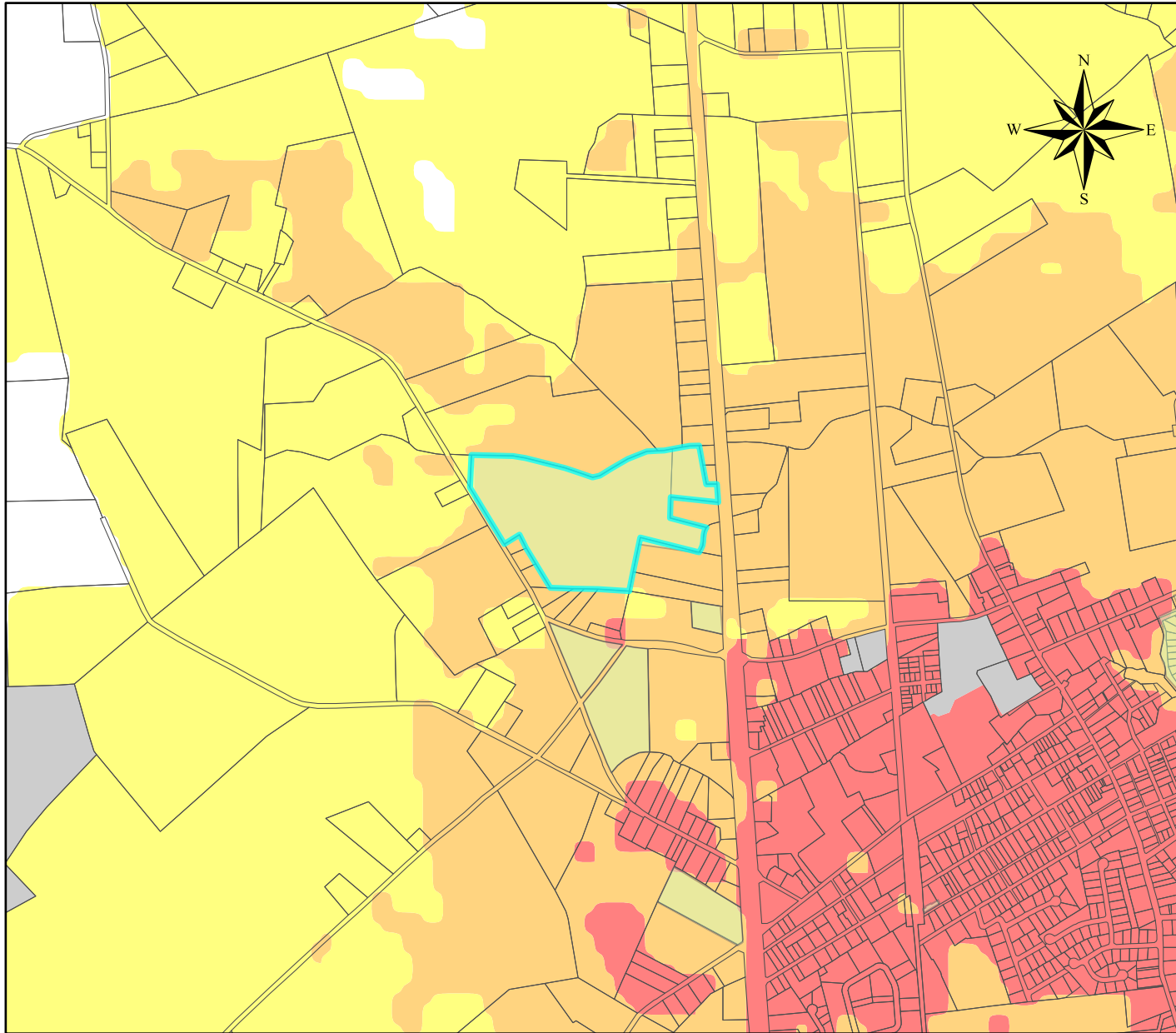
## Legend

 PLUS Project Areas



# Preliminary Land Use Service (PLUS)

2023-02-04 Long Property



## Legend

 PLUS Project Areas

2020 State Strategies

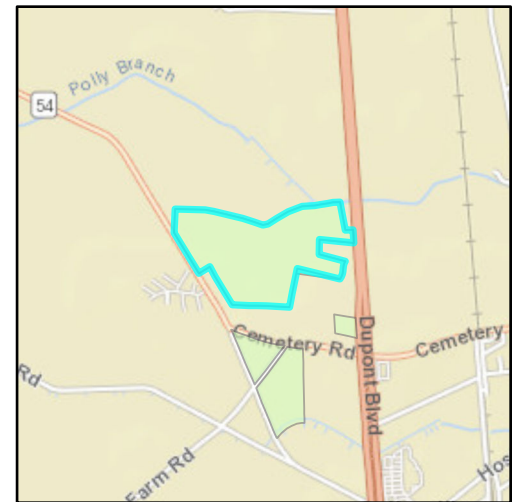
 1

 2

 3

4

 Out of Play



PUBLIC PRE CHECK Results for State Parcel(s): 533-16.00-32.00,533-16.00-25.00

Wetlands: Issue Found

Well Head Protection Areas: Issues Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

SIRB Project Areas: No 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

Underground Storage Tanks: No Issues Found

Delaware Ecological Network: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

Soils - New Castle County: No Issues Found

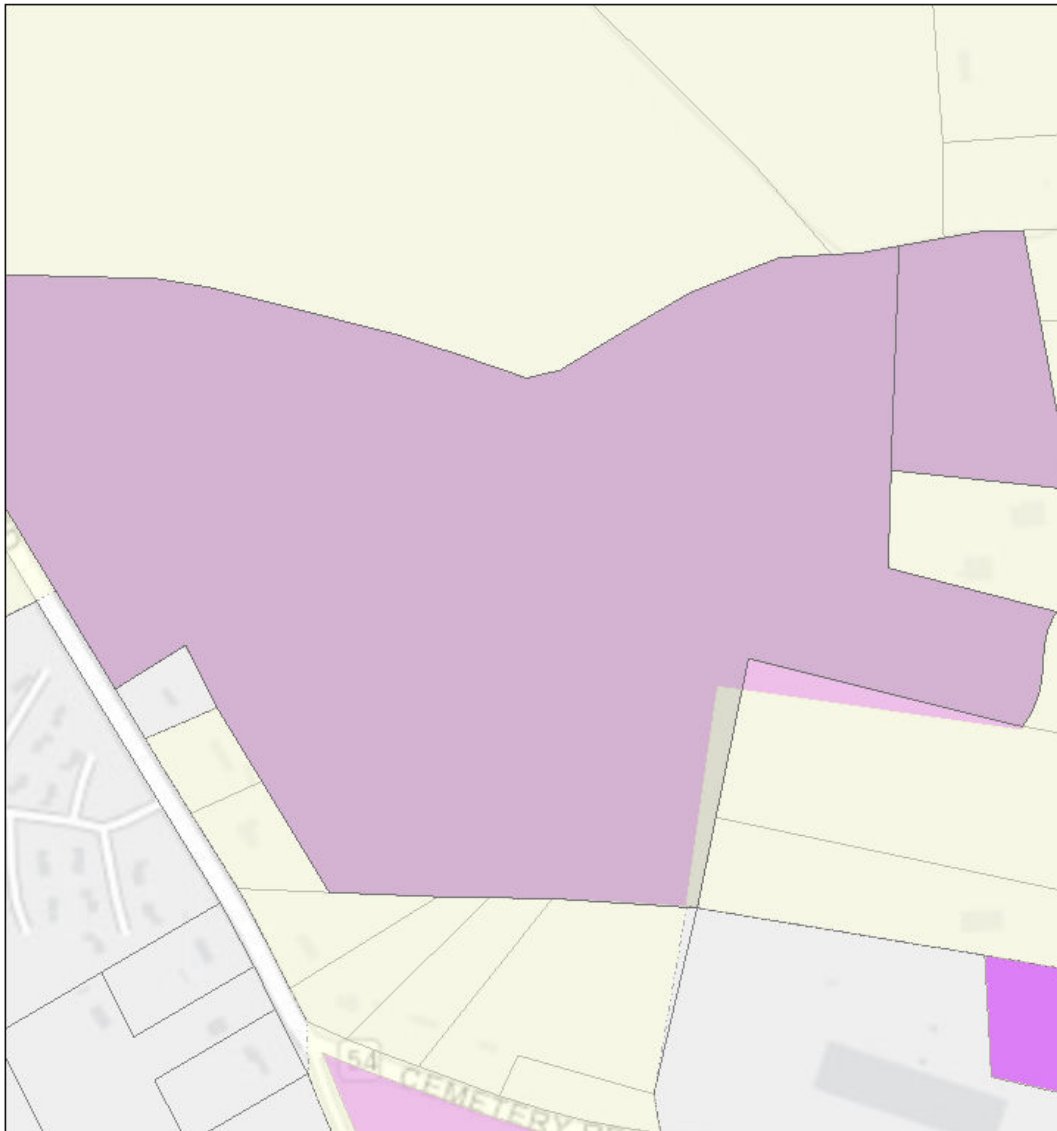


# Screening Report 2023-02-04 Long Property - Selbyville

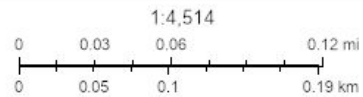
## Area of Interest (AOI) Information

Area : 2,130,322.83 ft<sup>2</sup>

Feb 2 2023 9:53:11 Eastern Standard Time



-  DE\_Boundaries - Municipalities
-  DE\_Boundaries - State and County Boundaries
-  DE PLUS Project Areas
-  DE\_StateParcels - State Parcels



County of Sussex, DE, 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(ft <sup>2</sup> ) | Length(ft) |
|---|-------|------------------------|------------|
| DE PLUS Project Areas                               | 1     | 2,112,809.65           | N/A        |
| DE_StateParcels - State Parcels                     | 2     | 2,130,322.89           | 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                                 | 7     | 2,130,322.68           | N/A        |
| Tax Ditch Maximum ROWs                              | 13    | 427,169.15             | N/A        |
| Tax Ditch Segments                                  | 4     | N/A                    | 2,307.95   |
| Well Head Protection Areas                          | 2     | 55,793.97              | N/A        |
| 2017 High Water Mark (not regulatory)               | 0     | N/A                    | 0          |
| 2017 High Marsh (not regulatory)                    | 0     | 0                      | N/A        |
| 2017 Low Marsh (not regulatory)                     | 0     | 0                      | N/A        |
| 2017 Wetlands (not regulatory)                      | 4     | 58,985.66              | 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     | 2,130,322.83           | N/A        |
| Preliminary FEMA Flood Maps                         | 0     | 0                      | N/A        |

## DE PLUS Project Areas

| # | plus_id    | Area(ft <sup>2</sup> ) |
|---|------------|------------------------|
| 1 | 2022-11-04 | 2,112,809.65           |

## DE\_StateParcels - State Parcels

| # | PIN             | Acres | Area(ft <sup>2</sup> ) |
|---|-----------------|-------|------------------------|
| 1 | 533-16.00-25.00 | 44.84 | 1,953,332.77           |
| 2 | 533-16.00-32.00 | 4.06  | 176,990.12             |

## Soils Sussex County

| # | SOILNAME  | Area(ft <sup>2</sup> ) |
|---|---|------------------------|
| 1 | Mullica-Berryland complex, 0 to 2 percent slopes  | 1,080,398.08           |
| 2 | Hurlock loamy sand, 0 to 2 percent slopes         | 552,351.79             |
| 3 | Askecksy loamy sand, 0 to 2 percent slopes        | 396,760.49             |
| 4 | Berryland mucky loamy sand, 0 to 2 percent slopes | 100,812.33             |

## Tax Ditch Maximum ROWs

| # | Tax Ditch Name | Segment Name  | Area(ft <sup>2</sup> ) |
|---|----------------|---------------|------------------------|
| 1 | PUNCHEON       | Sub 1 Prong 8 | 209,845.42             |
| 2 | PUNCHEON       | Prong 8       | 142,902.14             |
| 3 | PUNCHEON       | Main          | 74,421.59              |

## Tax Ditch Segments

| # | Tax Ditch Name | Segment Name  | Length(ft) |
|---|----------------|---------------|------------|
| 1 | PUNCHEON       | Sub 1 Prong 8 | 1,409.11   |
| 2 | PUNCHEON       | Prong 8       | 898.84     |

## Well Head Protection Areas

| # | FACILITY_N       | Area(ft <sup>2</sup> ) |
|---|------------------|------------------------|
| 1 | Selbyville Water | 55,793.97              |

## 2017 Wetlands (not regulatory)

| # | ACRES | Area(ft <sup>2</sup> ) |
|---|-------|------------------------|
| 1 | 3.64  | 30,722.32              |
| 2 | 0.42  | 18,332.87              |
| 3 | 0.18  | 7,712.11               |
| 4 | 0.37  | 2,218.35               |

## FEMA Flood Maps

| # | DFIRM_ID | Area(ft <sup>2</sup> ) |
|---|----------|------------------------|
| 1 | 10005C   | 2,130,322.83           |

