PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
December 12, 2023 1:39 PM

PLUS ID: 2024-01-02

State Strategy Level: 1

PLUS Application Type - Site Plan Review

Title: Tull Gardens
County: Sussex County **Municipality:** Seaford
Description of PLUS project/plan:
587 Residential Units (317 Single-Family, 126 Stacked Townhouses, 144 Townhouses

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): 531-12.00-38.00

Project Location: Atlanta Road and Tull Drive

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

Section II: Project Contact Information

Owner Contact Information

Benjamin H. Tull
4671 Osprey Landing
Seaford, DE 19973
Phone: (302) 542-8070
Email: bobbydgh@aol.com

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Double H Development LLC
28107 Beaver Dam Branch Road
Laurel, DE 19956
Phone: (302) 542-7813
Email: bobbydgh@aol.com

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Pennoni Associates, Inc
Douglas D. Barry, PE
Phone: (302) 353-7587
Email: dbarry@pennoni.com
Fax: (302) 654-2895

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

Section III: Project Details

Project Area (Acres): **120**
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: **2004-11-08**

Zoning Information

Present Zoning for this project area: **R-2/R-3**
Proposed Zoning for this project: **R-2/R-3**

Land Use Information

Present Use for this project area: **Agricultural**
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: **Entry-level, Market rate, Condo**
Total number of Homeownership units: **587**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
587	317		270

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)
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: **0.05**

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:
5 Stormwater Ponds

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **6.5**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
4,723
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.
Connectivity to property to north and Tull Drive to south

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	Yes	No
Type existing		Within Right-of-Way	
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	Within Right-of-Way	

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

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

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
Yes

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

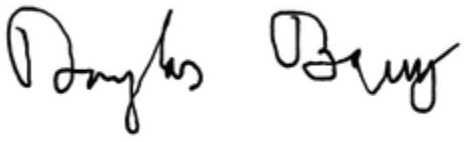
If yes, please provide details regarding known historic/cultural resources near the project site.
CRS Number S-6385, S-6387, S-6388

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

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: Tull Gardens

Project ID (to be completed by OSPC): 2024-01-02

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

Signature of Property Owner

1/02, 2024

Date

Benjamin H. Tull

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

OSPC

CONCEPTUAL PLAN UNIT COUNT SUMMARY

317	SFD LOTS FOR 30' WIDE PRODUCT
126	STACKED 22' WIDE TH UNITS
144	20' WIDE TH UNITS

20' TH (TYP.)

22' STACKED TH (TYP.)

225.60 AC TOTAL

NVR DES - TULL GARDENS

CONCEPTUAL SITE PLAN

SCALE 1"=100'

7/13/23

7/13/2023, NVR - DES, Tull Gardens\USER\KOSTOVIC, STEVE\Tull Gardens - CONCEPTUAL SITE PLAN.dwg, 7/13/2023 11:34:34 PM, Kostovic, 11:00, Copyright 2023 Morris & Ritchie Associates, Inc.

PUBLIC PRE CHECK Results for State Parcel(s): 531-12.00-38.00

Wetlands: Issue Found

Well Head Protection Areas: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Land and Water Conservation Fund: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

WRPA: No Issues Found

Bay Area No Build Line: No Issues Found

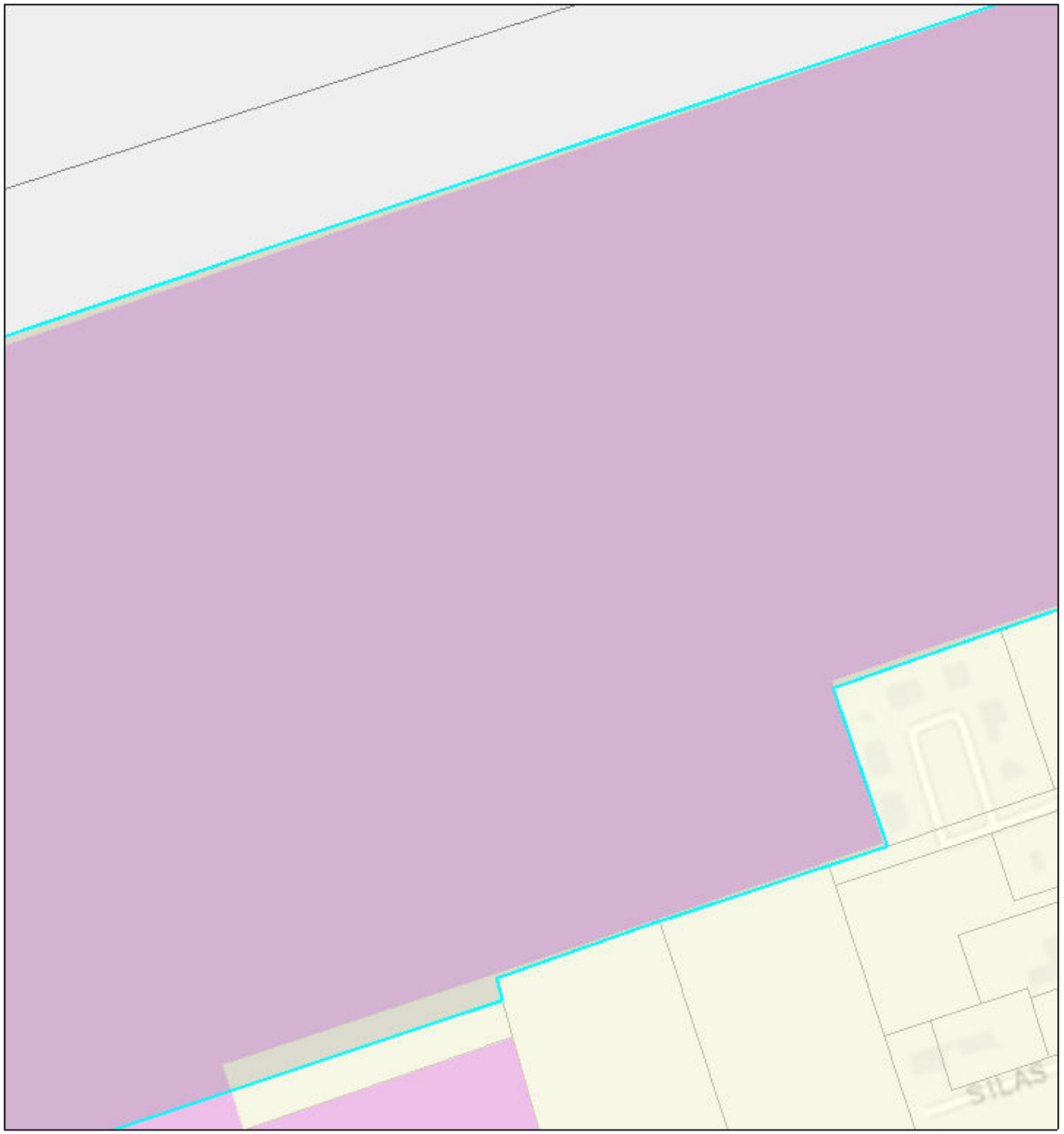
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 5,226,624.14 ft²

Jan 2 2024 10:50:07 Eastern Standard Time


SILAS
1:4,514


DE_Boundaries - Municipalities
DE_Boundaries - State and County Boundaries
DE PLUS Project Areas
DE_StateParcels - State Parcels
0
0.03
0.06
0.12 mi
0
0.05
0.1
0.19 km
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(ft²)	Length(ft)
DE PLUS Project Areas	1	5,141,686.48	N/A
DE_StateParcels - State Parcels	1	5,226,624.14	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	2	223,018.85	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	5,226,646.93	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	43,939.71	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	3	N/A	1,093.84
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	3	5,226,621.95	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2004-11-08	5,141,686.48

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	531-12.00-38.00	119.99	5,226,624.14

Delaware Ecological Network

#	ID	Area(ft²)
1	9,007.00	211,120.67
2	9,068.00	11,898.18

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Rosedale loamy sand, 0 to 2 percent slopes	4,137,827.88
2	Fort Mott loamy sand, 2 to 5 percent slopes	440,000.42
3	Runclint loamy sand, 2 to 5 percent slopes	404,006.26
4	Ingleside loamy sand, 0 to 2 percent slopes	205,811.39
5	Hambrook-Urban land complex, 0 to 5 percent slopes	38,643.53
6	Longmarsh and Indiantown soils, frequently flooded	357.44

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.85	37,172.24
2	20.41	6,767.47

Cross Sections

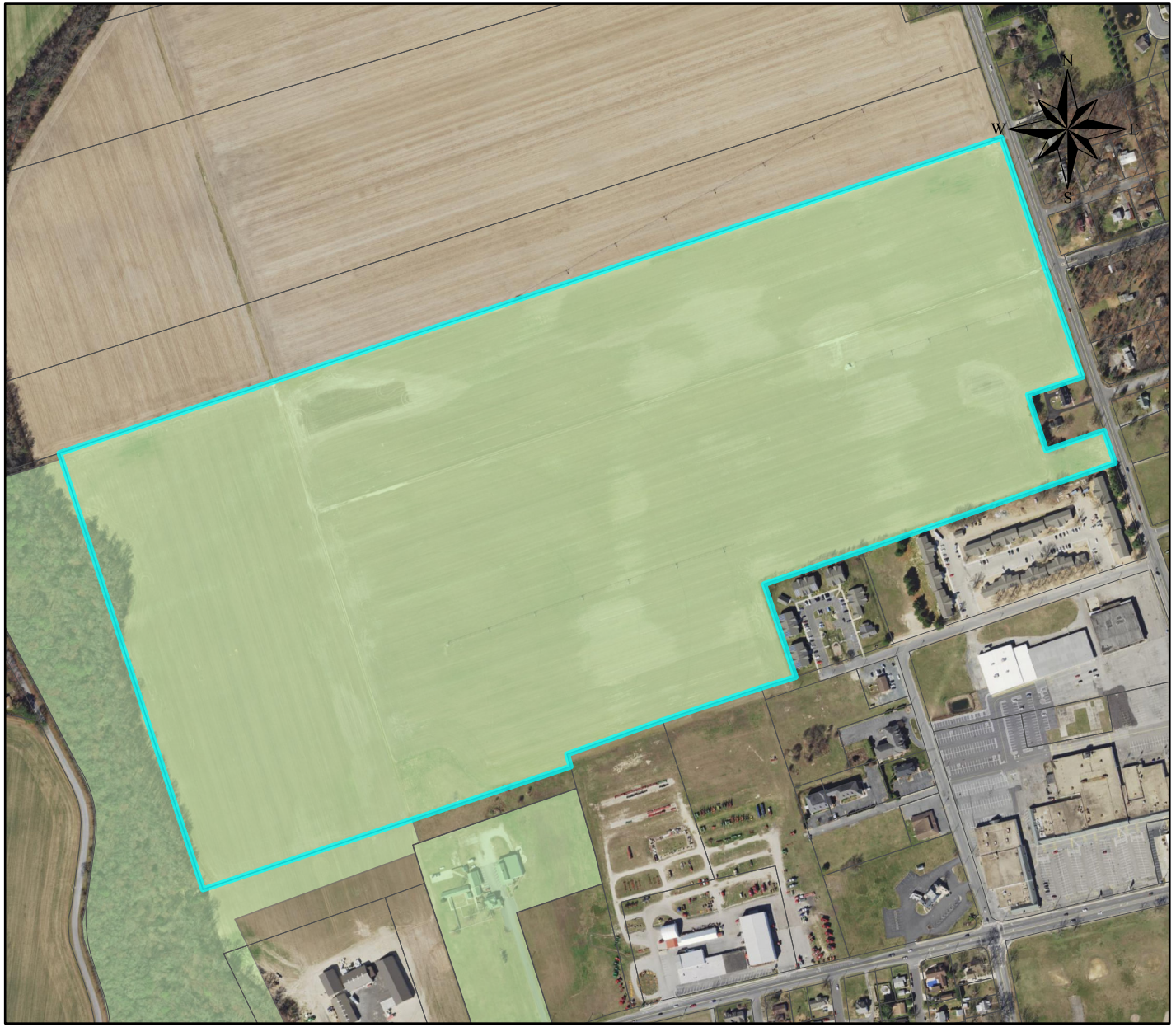
#	DFIRM_ID	Length(ft)
1	10005C	1,093.84

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	5,226,621.95

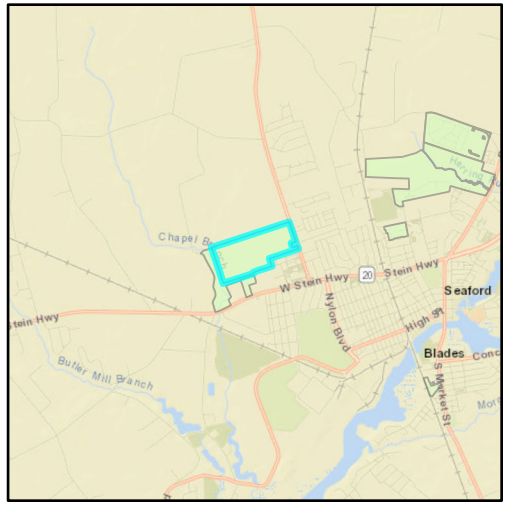
Preliminary Land Use Service (PLUS)

2024-01-02 Tull Gardens



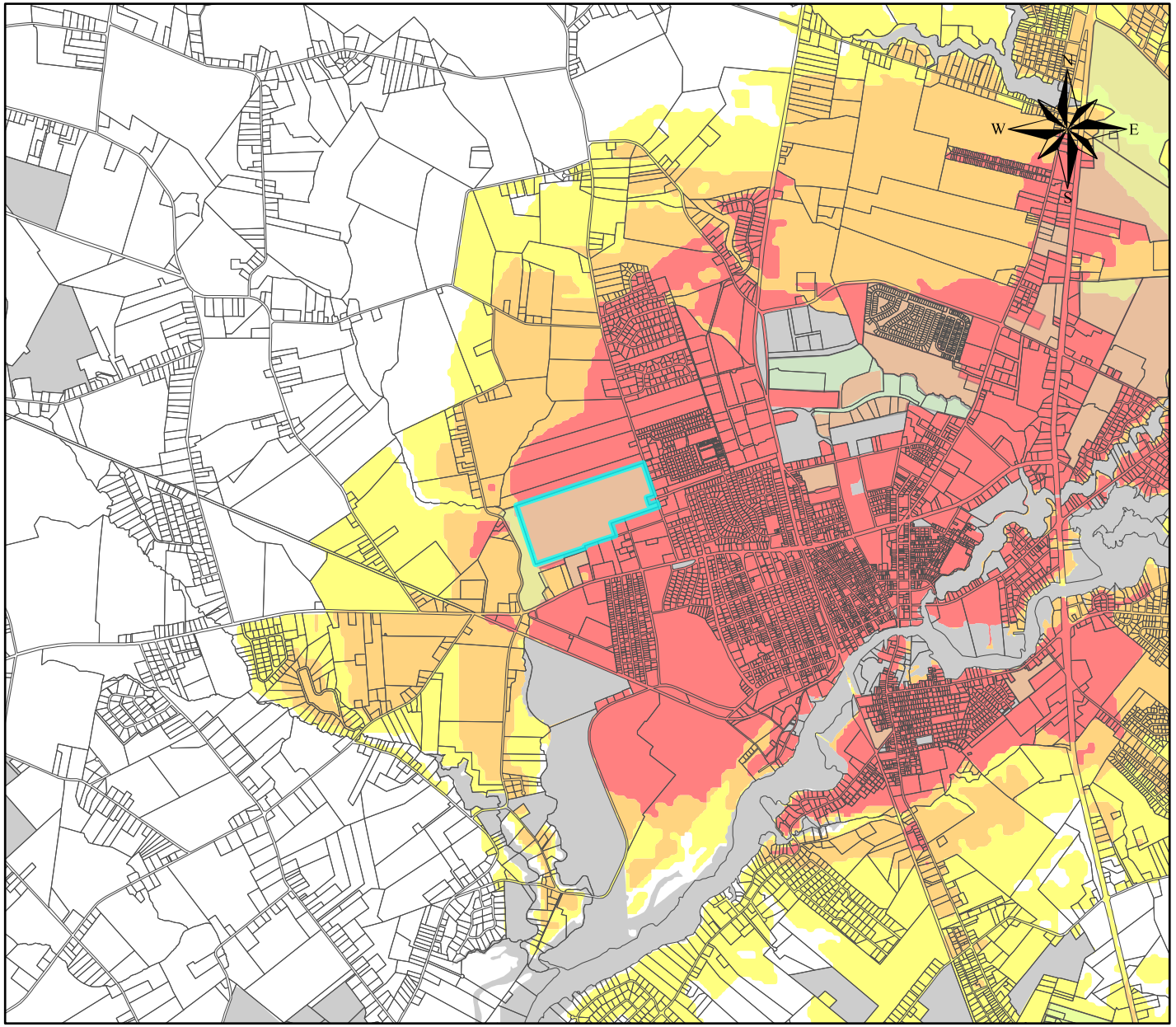
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-01-02 Tull Gardens



Legend

PLUS Project Areas

2020 State Strategies

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

