



Preliminary Land Use Service

Application Form
Submitted Time:
March 18, 2024 10:00 AM

PLUS ID: 2024-04-02

State Strategy Level: 2 & 3

PLUS Application Type - Rezoning and Site Plan Review

Title: Reynolds

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

Proposed RPC with fee simple single family and townhome lots.

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): 234-29.00-265.00, 234-29.00-264.00

Project Location: South side of Legion Road.

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

Section II: Project Contact Information

Owner Contact Information

Bruce C & Brooks E Reynolds
2950 SW Wayne Avenue, Apartment 14
Topeka, KS 66611
Phone: (999) 999-9999
Email: tyreynolds@gmail.com
Fax:

Equitable Owner/Developer Contact Information

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

ELU DeLuca Mid-Atlantic, LLC
820 Surrey Drive
Gwynedd Valley, PA 19437
Phone: (267) 756-1555

Email: joedeluca@delucahomes.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Solutions IPEM
Jason Palkewicz, PE
Phone: (302) 297-9215
Email: jpalkewicz@solutionsipem.com
Fax: (410) 341-3970

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

Section III: Project Details

Project Area (Acres): **63.3**
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: **General Residential (GR)**
Proposed Zoning for this project: **General Residential / Residential Planned Community (GR/RPC)**

Land Use Information

Present Use for this project area: **Agriculture / Woodlands**
Proposed Use for this project: **Residential community**

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, Second home**
Total number of Homeownership units: **181**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
181	107		74

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

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

Does this project require a Conditional Use decision? **No**
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?

Yes

If yes, please describe/elaborate

Potential wetland impact for stormwater outfall.

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 Tidewater Utilities**

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	51.5	Yes	39.7

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: **0.8**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

Yes
If yes, estimated acres of wetlands impacted: **0.008**

Wetland Delineation

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

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?

No

Stormwater Management Details

List the proposed stormwater management practices for this site:

Extended detention ponds

Open Space Details

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

Estimated acres of Open Space proposed: **28.2**

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.

1,716

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.

None

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?

No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?

No

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

No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
--	------------------	-------------------	------------------

Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	No	
Type proposed	Internal		

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

A handwritten signature in black ink, appearing to be the initials 'JB' with a stylized flourish.

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: _____

Project ID (to be completed by OSPC): _____

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

TM 234-29.00-265.00

<i>Bruce C. Reynolds</i>	dotloop verified 03/25/24 5:01 PM EDT TXOY-QCE4-01AL-HBZA
--------------------------	---

Signature of Property Owner

Date

Bruce C. Reynolds

Property Owner (Please Print)

<i>Ty Reynolds</i>	dotloop verified 03/25/24 2:48 PM CDT DYBG-T2MV-INKW-KAGP
--------------------	---

Signature of Additional Owner (if applicable)

Date

Ty Reynolds

Additional Owner (Please Print)





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: _____

Project ID (to be completed by OSPC): _____

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

TM 234-29.00-264.00

A handwritten signature in black ink, appearing to read "Norman L. Dempster".

Signature of Property Owner

4-1-24

Date

NORMAN L. DEMPSTER

Property Owner (Please Print)

A handwritten signature in black ink, appearing to read "Maureen Z. Dempster".

Signature of Additional Owner (if applicable)

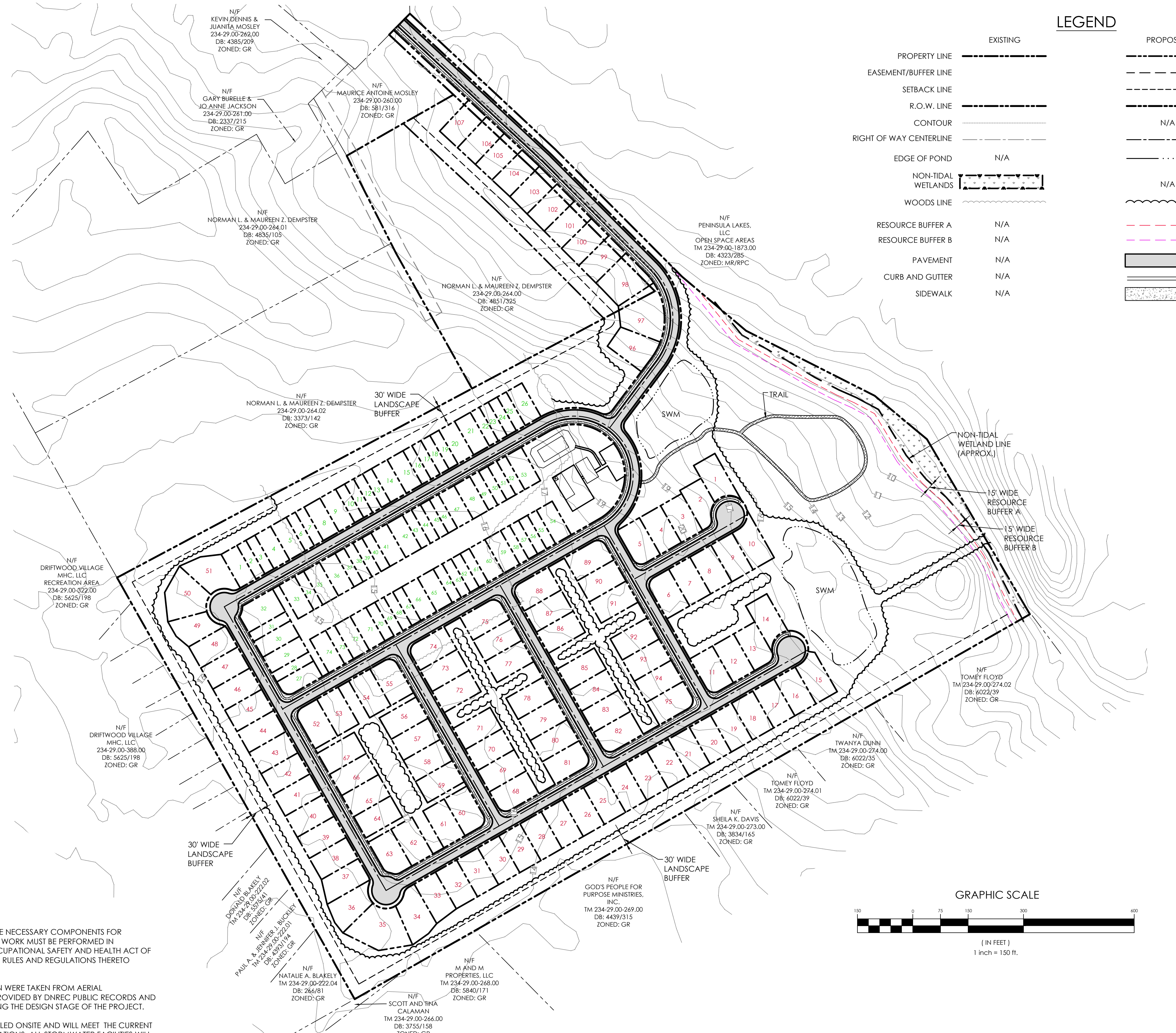
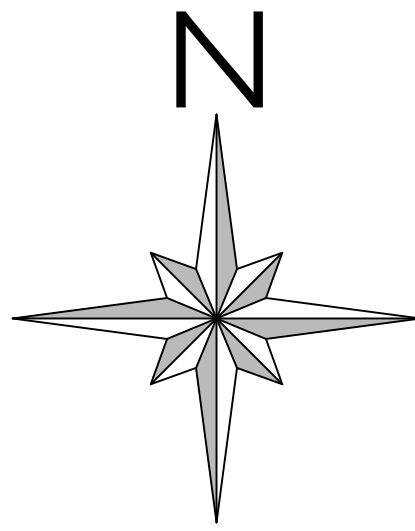
4/1/24

Date

Maureen Z Dempster

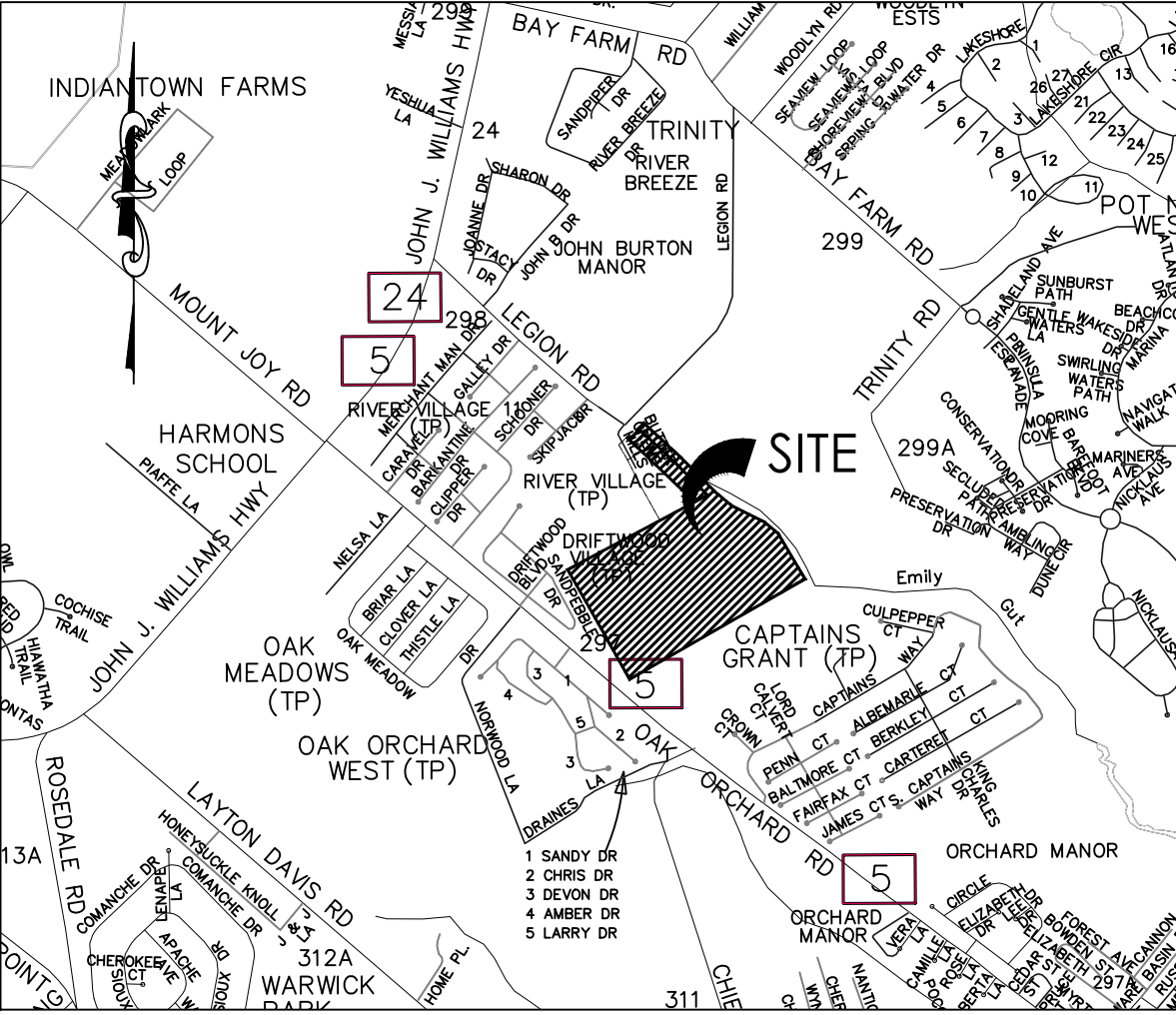
Additional Owner (Please Print)





LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT/BUFFER LINE	---	---
SETBACK LINE	---	---
R.O.W. LINE	---	---
CONTOUR	---	N/A
RIGHT OF WAY CENTERLINE	---	---
EDGE OF POND	N/A	---
NON-TIDAL WETLANDS	---	N/A
WOODS LINE	---	---
RESOURCE BUFFER A	N/A	---
RESOURCE BUFFER B	N/A	---
PAVEMENT	N/A	---
CURB AND GUTTER	N/A	---
SIDEWALK	N/A	---



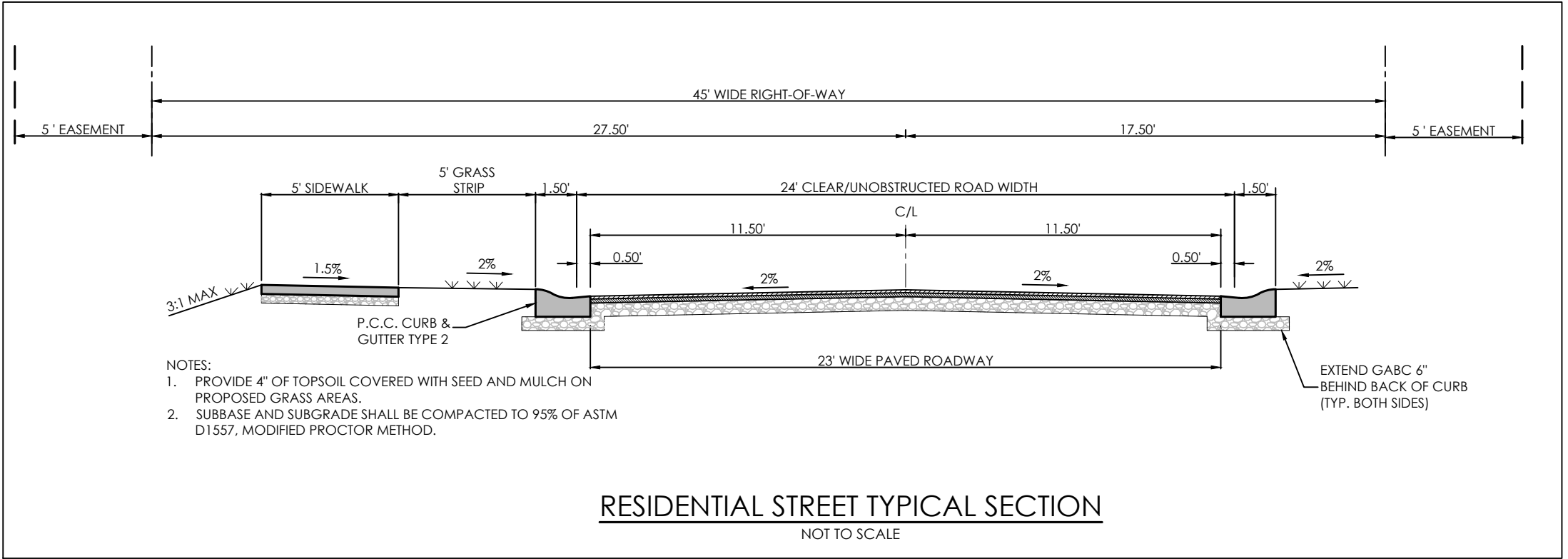
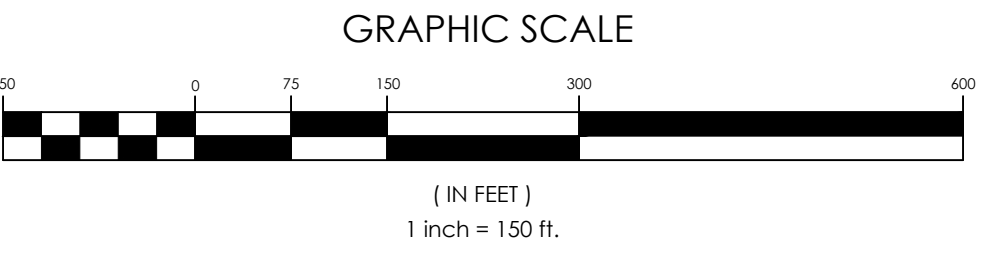
KEY PLAN
SCALE: 1"=2000'

SITE DATA:

- OWNER:
TAX MAP 234-29-00-265.00
BRUCE C. & BROOKS E. REYNOLDS
2950 SW WAYNE AVENUE, APT. 14
TOPEKA, KS 66611
- DEVELOPER:
ELU DELUCA MID-ATLANTIC, LLC
820 SURREY DRIVE
GWYNEDD VALLEY, PA 19437
CONTACT: JOSPEH G DELUCA, JR.
- ENGINEER/
LAND PLANNER:
SOLUTIONS IPEM, LLC
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302.297.9215
CONTACT: JASON PALKEWICZ, PE
- AREAS:
PARCEL 265.00 = 60.599 AC±
PO PARCEL 264.00 = 2.618 AC±
TOTAL AREA = 63.277 AC±
- PROPERTY IS ZONED GR - GENERAL RESIDENTIAL
- PROPOSED ZONING: GR/RPC
SETBACKS:
FRONT = 20'
SIDE = 8' (2 REQUIRED)
REAR = 10'
- MAX. BUILDING HEIGHT = 42'
- NO WELLHEAD PROTECTION AREAS
- POOR GROUNDWATER RECHARGE AREA
- SOIL TYPES
FmA & FmB - FORT MOTT LOAMY SAND - HYDROLOGIC SOIL GROUP A
IeA - INGLESIDE LOAMY SAND - HYDROLOGIC SOIL GROUP A
KsA - KLEJ LOAMY SAND - HYDROLOGIC SOIL GROUP A/D
PsA - PEPPERBOX-ROSEDALE COMPLEX - HYDROLOGIC SOIL GROUP A
- PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 10005C0477K AND 10005C0481K, MAP REVISED MARCH 16, 2015.
- BOUNDARY AS PREPARED BY SOLUTIONS IPEM AND TOPOGRAPHY HEREON TAKEN FROM SUSSEX COUNTY GIS INFORMATION
- ANTICIPATED WATER SUPPLY:
TIDEWATER UTILITIES, INC.
- ANTICIPATED SANITARY SEWER:
SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
- TIDAL WETLANDS = 0.00 AC (+/-)
- NON-TIDAL WETLANDS SHOWN HEREON ARE APPROXIMATE
APPROXIMATE AREA = 0.78 AC±
APPROXIMATE DISTURBANCE = 0.008 AC± (PROPOSED STORMWATER OUTFALL)
- PARCEL AREA = 63.28 AC +/-
ROAD AREA = 8.67 AC +/-
NET AREA = 54.61 AC +/-
ALLOWABLE NET DENSITY = 4.356 DU/AC
237 UNITS PERMITTED.
- PROPOSED:
SINGLE FAMILY LOTS = 107
TOWNHOMES = 74
TOTAL = 181
NET DENSITY = 3.02 DU/AC
- AREAS:
OPEN SPACE AREA = 28.36 AC ± (51.9% ±)
EXISTING WOODS: 51.45 AC±
WOODS TO BE REMOVED = 39.68 AC ± (77.3%)
WOODS TO REMAIN = 14.77 AC ± (28.7%)

NOTES:

- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- EXISTING CONTOURS SHOWN WERE TAKEN FROM AERIAL TOPOGRAPHIC MAPPING PROVIDED BY DNREC PUBLIC RECORDS AND WILL BE FIELD VERIFIED DURING THE DESIGN STAGE OF THE PROJECT.
- STORMWATER WILL BE HANDLED ONSITE AND WILL MEET THE CURRENT STATE OF DELAWARE REGULATIONS. ALL STORMWATER FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE STORMWATER FACILITIES.
- ALL INTERNAL ROADWAYS AND SIDEWALKS ARE "PRIVATE" AND WILL BE MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS OR CONDOMINIUM ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE ROADWAYS AND SIDEWALKS.
- FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.
- BOUNDARY, WETLANDS, AND OTHER FEATURES SHOWN ON THIS DOCUMENT ARE CONCEPTUAL IN NATURE.
- ALL SUBDIVISION LOTS SHALL HAVE FIVE FOOT WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER (RIGHT-OF-WAY AND OPEN SPACE) SHALL BE 5 FEET IN WIDTH.



solutions
IPERM

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Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
F. 410.72.8883
www.solutionsipem.com Copyright © 2021

Seal _____
Date _____

NO.	DATE	DESCRIPTION			
			NO.	DATE	DESCRIPTION

CONCEPTUAL LAND PLAN
FOR
REYNOLDS
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

Date: 3/14/24
Job Number: G24005
Scale: 1" = 150'
Drawn By: ML
Designed By: JP
Approved By: JP

Sheet No.: **1 OF 1**
File Name: g24005-plus

PUBLIC PRE CHECK Results for State Parcel(s): 234-29.00-265.00,234-29.00-264.00

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

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

Wetlands: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: 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

Land and Water Conservation Fund: 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

Ocean Area No Build Points: No Issues Found

Soils - New Castle County: No Issues Found

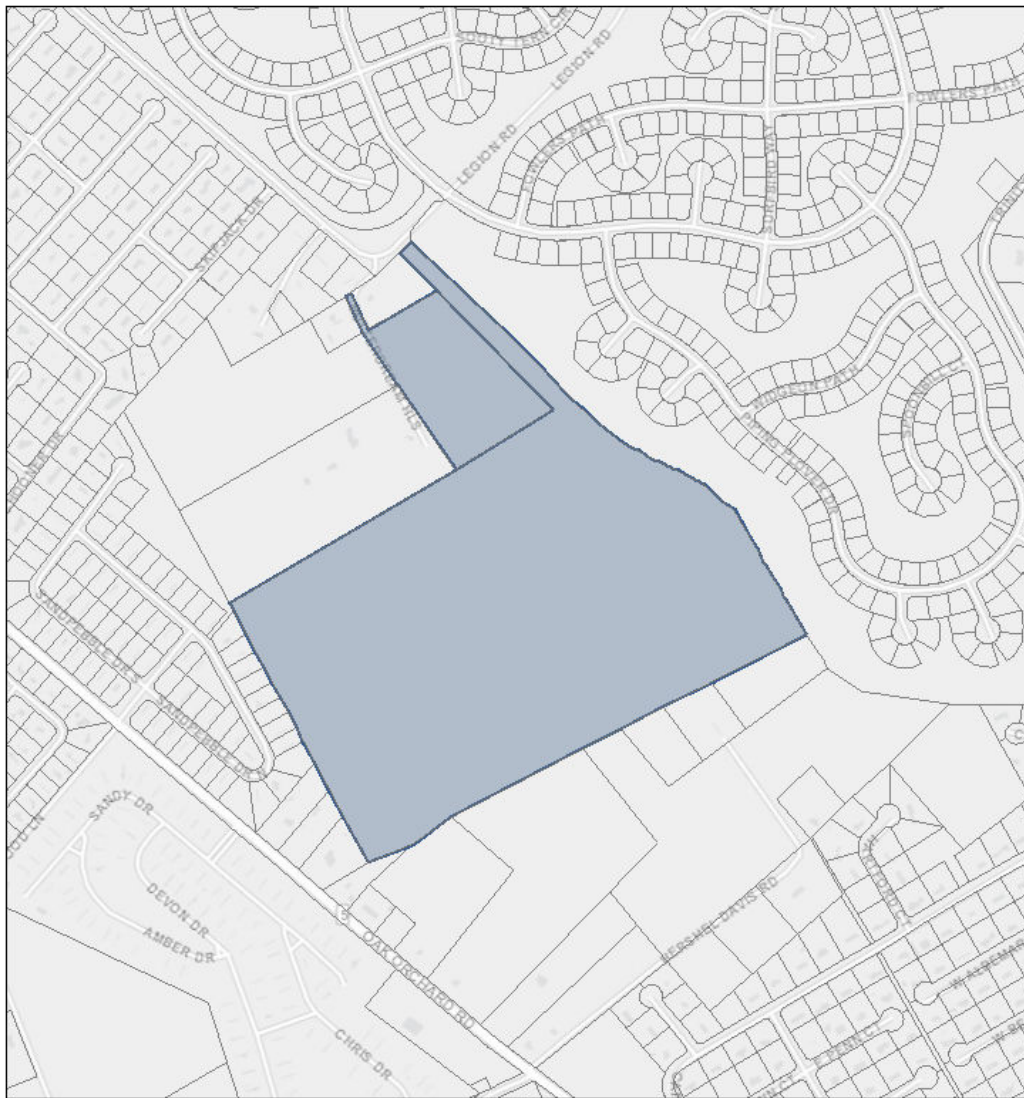


Screening Report

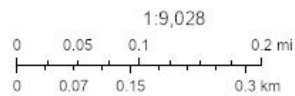
Area of Interest (AOI) Information

Area : 3,012,815.81 ft²

Mar 18 2024 7:59:20 Eastern Daylight Time



- DE_Boundaries - State and County Boundaries
- DE_StateParcels - State Parcels



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

Summary

Name	Count	Area(ft ²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	2	3,012,815.83	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	1	233,981.30	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	3	2,651,008.60	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	5	3,012,815.52	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)	6	149,517.13	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	3,012,815.81	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft ²)
1	234-29.00-264.00	7.08	308,209.84
2	234-29.00-265.00	62.09	2,704,606.00

SIRB Project Areas

#	Site_ID	Area(ft ²)
1	DE-1388	233,981.30

Delaware Ecological Network

#	ID	Area(ft ²)
1	9,729.00	17,937.07
2	9,698.00	502,078.29
3	11,266.00	2,130,993.24

Soils Sussex County

#	SOILNAME	Area(ft ²)
1	Ingleside loamy sand, 0 to 2 percent slopes	41,730.06
2	Klej loamy sand, 0 to 2 percent slopes	396,489.80
3	Fort Mott loamy sand, 0 to 2 percent slopes	613,331.61
4	Fort Mott loamy sand, 2 to 5 percent slopes	760,301.83
5	Pepperbox-Rosedale complex, 0 to 2 percent slopes	1,200,962.22

2017 Wetlands (not regulatory)

#	ACRES	Area(ft ²)
1	0.46	2,195.21
2	1.17	3,427.51
3	1.38	18,895.81
4	1.40	21,002.24
5	0.89	38,851.28
6	1.50	65,145.08

FEMA Flood Maps

#	DFIRM_ID	Area(ft ²)
1	10005C	3,012,815.81

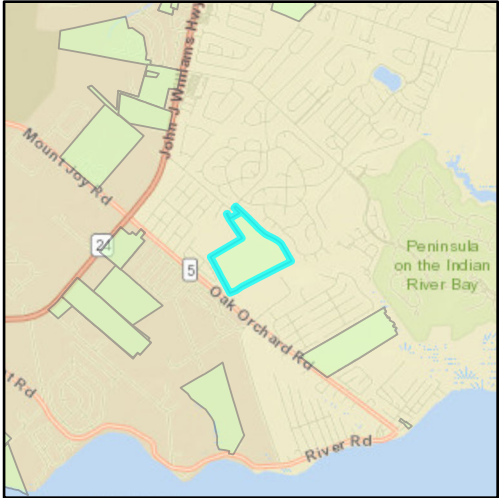
Preliminary Land Use Service (PLUS)

2024-04-02 Reynolds



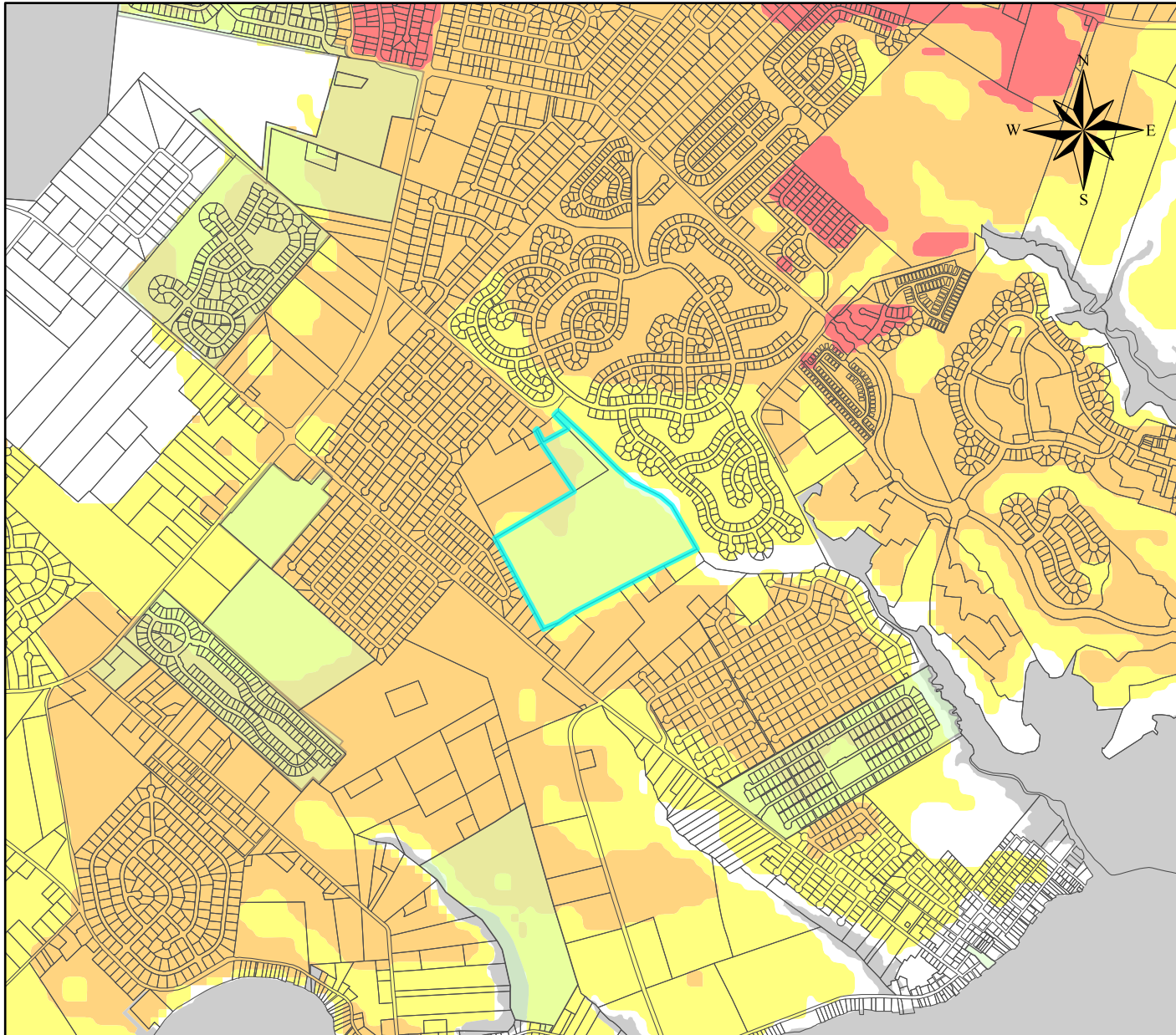
Legend

 PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-04-02 Reynolds



Legend

 PLUS Project Areas


2020 State Strategies

 1

 2

 3

4

 Out of Play

