PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
May 15, 2024 7:09 PM

PLUS ID: 2024-06-03

State Strategy Level: 2 & 3

PLUS Application Type - Subdivision

Title: Ocean Sand Holdings
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Multifamily subdivision with a commercial section

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
3

Parcel ID(s): 134-11.00-180.00, 134-11.00-188.00, 134-11.00-188.02

Project Location: 34802 Atlantic Ave - Ocean View is the entrance location on parcel 180.00

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

Section II: Project Contact Information

Owner Contact Information

Ocean Sand Holdings, LLC c/o Joel Sens
179 Rehoboth Avenue, #1081
Rehoboth Beach, DE 19971
Phone: (703) 622-6191
Email: jpsen@aol.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

,
Phone:

Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherPlitko Engineering
Will Kernodle/Rob Plitko
Phone: (302) 537-1919
Email: will@pliko.com
Fax: (302) 537-1919

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

Section III: Project Details

Project Area (Acres): **22.2**
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: **Bebee medical center**

Zoning Information

Present Zoning for this project area: **Ar-1**
Proposed Zoning for this project: **MR - multi family residential**

Land Use Information

Present Use for this project area: **residential and commercial (rv & boat storage)**
Proposed Use for this project: **Multi-family residential subdivision with commercial space for retail/office space**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Multi-Family *5+ units/bldg, Duplex or Townhouse**

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate, Second home, Condo**
Total number of Homeownership units: **94**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
94		80	14

Commercial Development Information

Type of Commercial: **Other mixed use for retail/office space or contractor space**
Type of Industrial:
Institution Type:
Total Square footage: **19,200**

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? Unknown
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
Wetland permitting for crossing, tax ditch

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:
Contact the owner on this application

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	17.87	Yes	17.15

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: **0.5**

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: **0.014**

Wetland Delineation

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

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)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:

BMP ponds

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **9**
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)? **Unknown**
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.
678
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)?
1.1

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.
Interconnection areas have been placed in the plan. Open for discussion

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?
Unknown

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	No	
Type proposed	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? **Yes**

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

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: OCEAN SAND HOLDINGS MULTI FAMILY

Project ID (to be completed by OSPC): 2024-06-03

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

Signature of Property Owner

5/28/24
Date

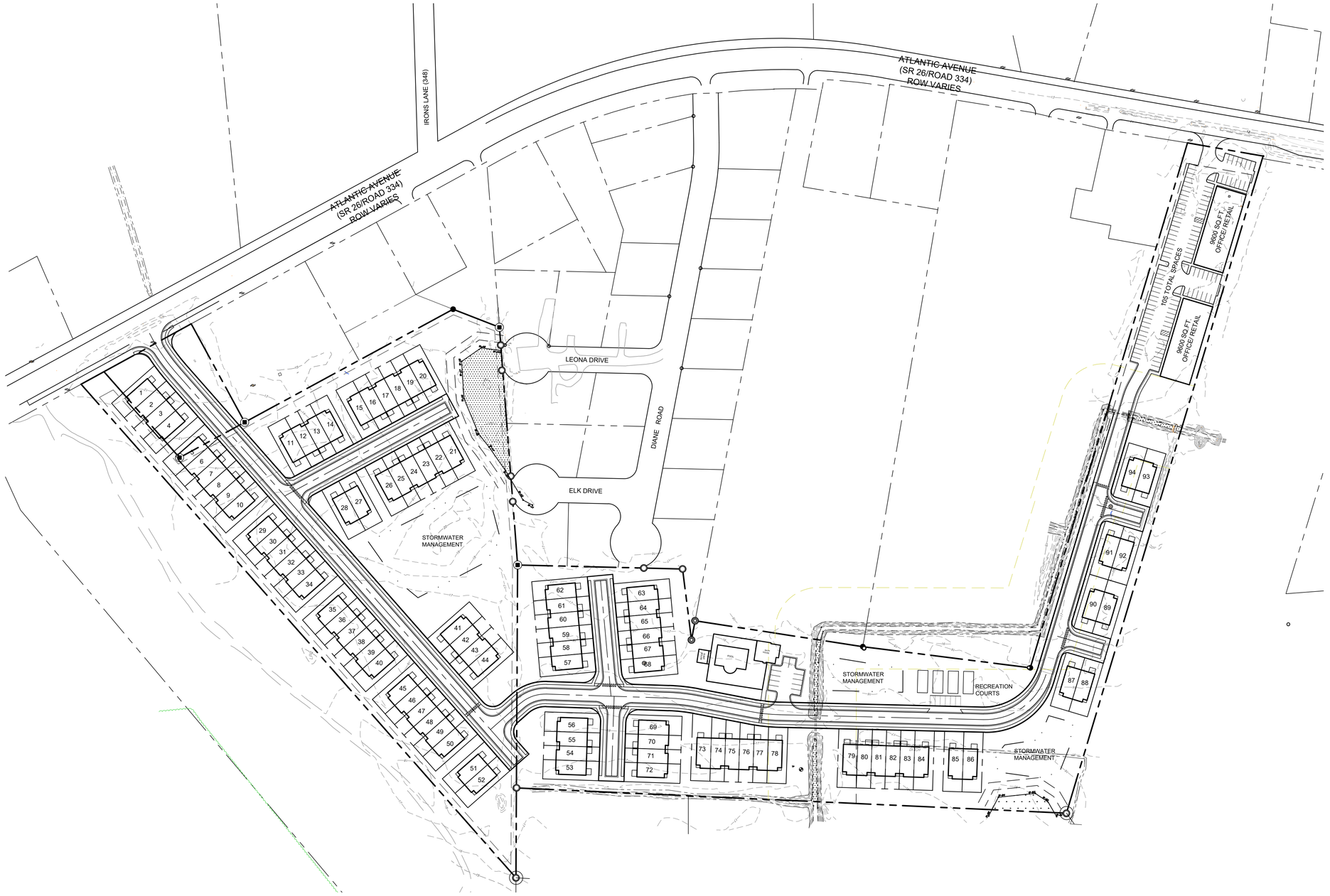
JOEL PATRICK SENS
Property Owner (Please Print)

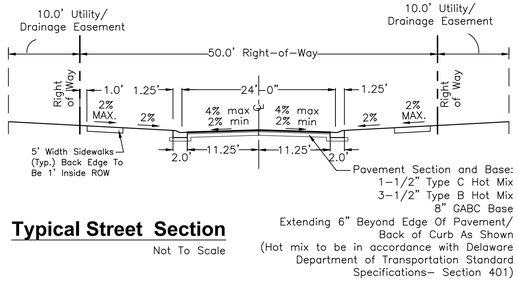
Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

Published January 2022





Typical Street Section

Not To Scale

SITE DATA:

TAX PARCEL:	134-11.00-180.00 & 188.02
PARCEL AREA:	±22.20 ACRES
OWNER/ DEVELOPER:	OCEAN SAND HOLDINGS, LLC 179 REHOBOTH AVENUE, #1081 REHOBOTH BEACH, DE 19971
LOCATION:	34802 ATLANTIC AVENUE
EXISTING ZONING: PRESENT LAND USE:	AR-1 RESIDENTIAL / UNDEVELOPED
STATE POLICIES AND SPENDING LEVEL	LEVEL 3

PROPOSED:

PROPOSED ZONING:	MR
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
DENSITY ALLOWED:	4.356 D.U./ ACRE
UNITS PROPOSED:	94 UNITS
PROPOSED DENSITY:	94 DU/ 22.20 AC. = 4.23 DU/ AC.

PARKING REQUIREMENT: 2 SPACES/ UNIT WITH 15% REDUCTION FOR UNITS BEYOND THE FIRST 50.

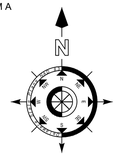
FIRST 50 D.U.:	100 SPACES
REMAINING 44 D.U.:	75 SPACES (88 SPACES LESS 13 SPACES)
TOTAL REQUIRED PARKING:	175 SPACES
PROPOSED PARKING:	206 SPACES (2/ D.U. + 18 AMENITY)

PROPOSED COMMERCIAL ZONING: C-3

PROPOSED LAND USE: 19,200 SQ.FT. OFFICE/ RETAIL

NOTES:

1. SITE IS IN FLOOD ZONE X (UNSHADED) PER FEMA MAP #10005C0495K DATED MARCH 16, 2015.
2. BOUNDARY SURVEY PROVIDED BY ARH ASSOCIATES, INC. FROM A DRAWING TITLED "BEEBE MEDICAL CENTER, SOUTH COASTAL CAMPUS", DATED 9/17/07. HORIZONTAL DATUM NAD '83.
3. THERE ARE FEDERALLY REGULATED WETLANDS ON SITE AS SHOWN. THERE ARE NO STATE TIDAL WETLANDS ON SITE.
4. SITE IS NOT WITHIN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.
5. SITE IS NOT WITHIN A WELLHEAD PROTECTION AREA.



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLAN

ROBERT PLITKO LICENSE NO. 15 DELAWARE PROFESSIONAL ENGINEER

REVISIONS

PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

PRELIMINARY PLAN
OCEAN SAND HOLDINGS
MULTIFAMILY
ATLANTIC AVENUE
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

SITE PLAN:	DATE
DRAWING: DJC	5/14/24
REVIEW: RP	

SHEET 1

C:\Users\lanz\Dropbox\Family Room\PLITKO LLC_Proj\1Sens_Beebe\Current\Preliminary Plan.dwg, 5/14/2024 1:23:49 PM, Plitko LLC

PUBLIC PRE CHECK Results for State Parcel(s): 134-11.00-565.00,134-11.00-189.00,134-11.00-569.00,134-11.00-188.02,134-11.00-188.00,134-11.00-180.00,134-11.00-568.00,134-11.00-184.03

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

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

Wetlands: Issue Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: 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

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

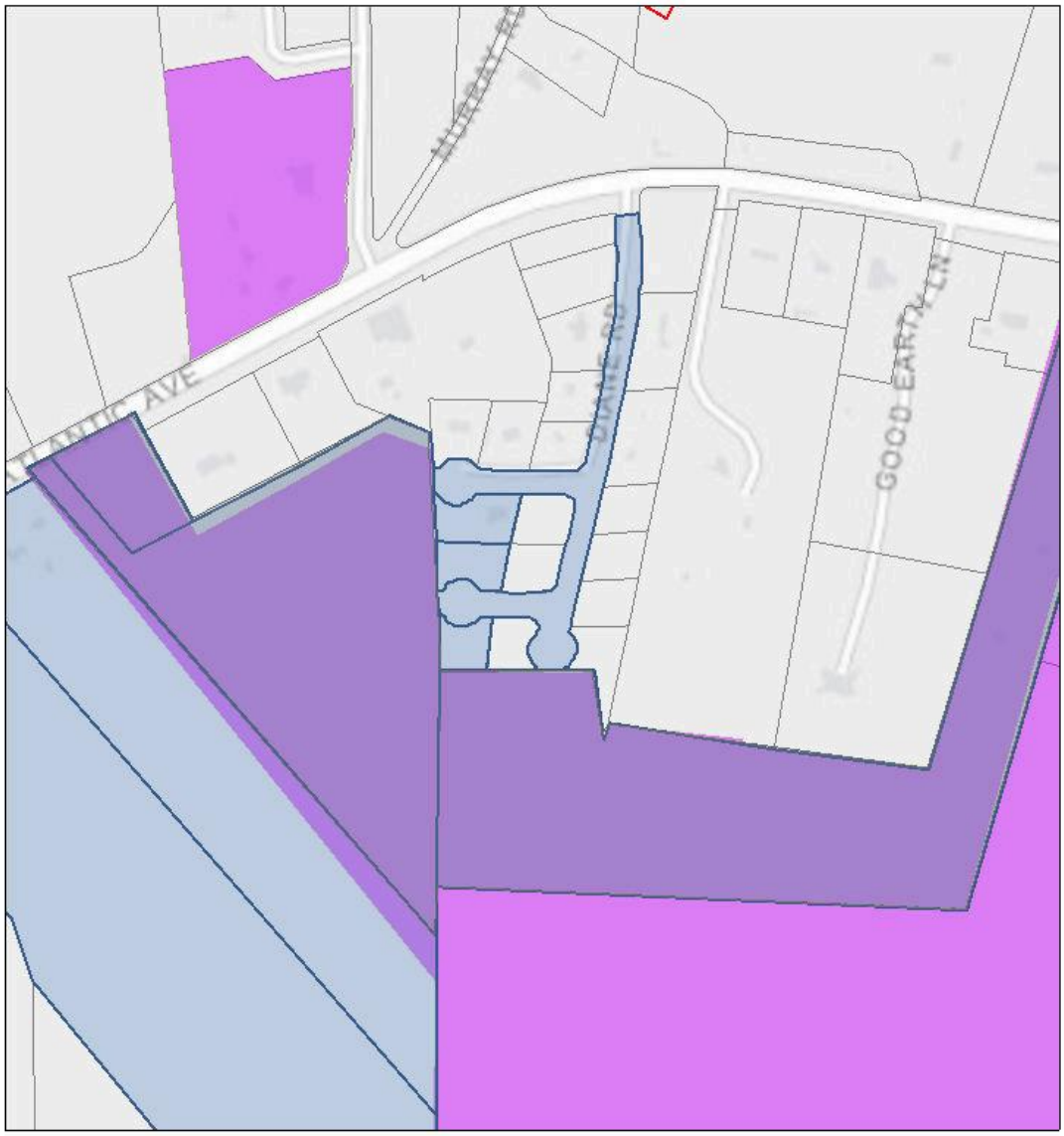
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 11,337,983.56 ft²

May 16 2024 9:31:12 Eastern Daylight Time



DE_Boundaries - State and County Boundaries

DE PLUS Project Areas

DE_StateParcels - State Parcels

1:4,514

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	7	4,018,339.10	N/A
DE_StateParcels - State Parcels	99	10,999,735.92	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	1	30,887.90	N/A
Underground Storage Tanks	2	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	22	11,337,976.02	N/A
Tax Ditch Maximum ROWs	66	1,600,440.26	N/A
Tax Ditch Segments	29	N/A	10,511.55
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)	15	327,717.91	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	2	11,337,983.56	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2023-09-01	740.08
2	2005-07-16	74,921.63
3	2023-08-09	161,396.87
4	2021-03-03	178,923.90
5	2022-06-12	191,788.50
6	2007-09-07	1,054,626.29
7	2004-06-13	2,355,941.83

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	134-11.00-894.00	0.18	490.89
2	134-11.00-199.00	2.05	665.60
3	134-11.00-895.00	0.18	1,708.58
4	134-11.00-906.00	0.30	2,102.81
5	134-11.00-162.02	0.58	2,180.64
6	134-11.00-896.00	0.18	2,662.20
7	134-11.00-897.00	0.18	3,552.64
8	134-11.00-905.00	0.18	3,949.20
9	134-11.00-807.00	0.70	4,258.75
10	134-11.00-898.00	0.18	4,384.95
11	134-11.00-904.00	0.18	4,395.12
12	134-11.00-899.00	0.18	5,052.98
13	134-11.00-903.00	0.18	5,067.89
14	134-11.00-900.00	0.18	5,399.93
15	134-11.00-902.00	0.18	5,422.38
16	134-11.00-901.00	0.18	5,586.91
17	134-11.00-177.00	0.23	9,097.94
18	134-11.00-162.01	2.28	9,927.00
19	134-11.00-570.00	0.24	10,316.37
20	134-11.00-569.00	0.25	10,695.52
21	134-11.00-159.00	0.25	11,092.27
22	134-11.00-574.00	0.26	11,302.42
23	134-11.00-573.00	0.26	11,459.91
24	134-11.00-567.00	0.26	11,531.89
25	134-11.00-566.00	0.27	11,634.55
26	134-11.00-561.00	0.27	11,666.59
27	134-11.00-572.00	0.27	11,716.79
28	134-11.00-562.00	0.27	11,770.63
29	134-11.00-568.00	0.31	13,428.95
30	134-11.00-571.00	0.32	13,723.36
31	134-11.00-153.00	1.56	13,770.87
32	134-11.00-558.00	0.34	14,753.31
33	134-11.00-564.00	0.34	14,912.64
34	134-12.00-3.03	6.21	15,057.72
35	134-11.00-563.00	0.37	15,916.96
36	134-11.00-565.00	0.37	15,932.33
37	134-11.00-560.00	0.42	18,341.58
38	134-11.00-175.04	0.46	19,827.61
39	134-11.00-154.00	0.47	19,882.46
40	134-11.00-175.02	0.46	20,064.29
41	134-11.00-175.05	0.46	20,100.32
42	134-11.00-175.03	0.46	20,212.73

43	134-11.00-559.00	0.47	20,395.32
44	134-11.00-158.00	0.49	21,319.00
45	134-11.00-158.02	0.51	22,188.73
46	134-11.00-575.00	0.51	22,216.00
47	134-11.00-577.00	0.53	23,128.05
48	134-11.00-162.04	0.60	26,338.66
49	134-11.00-171.01	1.16	26,528.77
50	134-11.00-172.01	0.64	27,866.82
51	134-11.00-170.00	2.87	28,294.35
52	134-11.00-183.00	0.69	29,945.01
53	134-11.00-169.00	32.88	30,325.40
54	134-11.00-184.00	0.72	31,362.23
55	134-11.00-179.04	1.03	31,389.31
56	134-11.00-182.00	0.73	31,843.85
57	134-11.00-173.00	0.75	32,743.14
58	134-11.00-187.00	0.83	36,227.08
59	134-11.00-181.00	0.84	36,554.98
60	134-11.00-175.00	0.88	38,511.95
61	134-11.00-192.00	2.22	42,309.27
62	134-11.00-805.00	9.11	43,350.62
63	134-11.00-181.02	1.01	44,099.91
64	134-11.00-188.00	1.05	45,570.47
65	134-11.00-160.00	1.26	54,896.70
66	134-11.00-188.03	1.27	55,235.34
67	134-11.00-161.01	1.41	61,275.28
68	134-11.00-162.07	1.53	66,499.00
69	134-11.00-179.03	1.54	67,240.26
70	134-11.00-155.00	1.99	76,718.80
71	134-11.00-156.00	1.87	81,340.83
72	134-11.00-184.03	1.94	84,310.58
73	134-11.00-162.00	3.80	92,807.55
74	134-11.00-179.06	2.18	94,934.18
75	134-11.00-176.00	9.38	115,301.85
76	134-11.00-185.00	2.68	116,577.71
77	134-11.00-178.00	2.68	116,898.53
78	134-11.00-172.00	2.87	125,126.46
79	134-11.00-181.01	3.50	152,602.27
80	134-11.00-179.01	6.23	160,224.89
81	134-11.00-179.05	3.99	173,708.34
82	134-11.00-191.00	4.14	178,789.48
83	134-11.00-162.06	4.40	191,788.37
84	134-11.00-181.03	4.68	203,673.54
85	134-11.00-204.00	18.06	205,749.08

86	134-11.00-194.00	23.72	207,245.64
87	134-11.00-197.00	5.53	240,981.98
88	134-11.00-198.00	7.00	242,800.56
89	134-11.00-174.00	5.81	253,039.77
90	134-11.00-183.01	7.15	311,273.68
91	134-11.00-189.00	8.01	348,749.90
92	134-11.00-196.00	19.39	374,054.23
93	134-11.00-188.02	9.14	398,159.38
94	134-11.00-175.01	11.34	467,165.78
95	134-11.00-171.00	13.93	472,525.62
96	134-11.00-180.00	13.38	582,726.95
97	134-11.00-190.00	15.20	662,193.52
98	134-11.00-161.00	35.83	952,054.51
99	134-11.00-197.01	48.07	1,893,538.01

SIRB Project Areas

#	Site_ID	Area(ft²)
1	DE-1786	30,887.90

Underground Storage Tanks

#	LOCID	Count
1	23,491	1
2	1,082,553	1

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Longmarsh and Indiantown soils, frequently flooded	18,441.02
2	Evesboro loamy sand, 5 to 15 percent slopes	95,044.30
3	Henlopen loamy sand, 2 to 5 percent slopes	110,941.44
4	Runclint loamy sand, 0 to 2 percent slopes	141,267.33
5	Henlopen loamy sand, 0 to 2 percent slopes	271,243.58
6	Rosedale loamy sand, 2 to 5 percent slopes	314,613.06
7	Hammonton loamy sand, 0 to 2 percent slopes	319,489.34
8	Ingleside loamy sand, 0 to 2 percent slopes	338,841.85
9	Klej loamy sand, 0 to 2 percent slopes	351,073.16
10	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	393,102.68
11	Mullica mucky sandy loam, 0 to 2 percent slopes	494,490.70
12	Pepperbox-Rosedale complex, 0 to 2 percent slopes	551,418.25
13	Rosedale loamy sand, 0 to 2 percent slopes	1,770,683.07
14	Pepperbox loamy sand, 0 to 2 percent slopes	2,853,898.07
15	Hurlock loamy sand, 0 to 2 percent slopes	3,313,428.18

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	ST. GEORGES	Sub 2A Prong 1	13.85
2	MILLVILLE	Main	3,549.04
3	ST. GEORGES	Prong 5	10,553.87
4	ST. GEORGES	Sub 3 Prong 1	40,494.31
5	ST. GEORGES	Prong 3	51,497.45
6	ST. GEORGES	Prong 1	184,259.31
7	ST. GEORGES	Sub 1 Prong 1	227,827.14
8	ST. GEORGES	Main	456,478.25
9	ST. GEORGES	Prong 4	625,767.04

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	MILLVILLE	Main	59.57
2	ST. GEORGES	Sub 3 Prong 1	290.30
3	ST. GEORGES	Prong 3	353.38
4	ST. GEORGES	Prong 1	1,164.11
5	ST. GEORGES	Sub 1 Prong 1	1,303.49
6	ST. GEORGES	Main	3,219.53
7	ST. GEORGES	Prong 4	4,121.16

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.05	2,338.04
2	0.09	3,903.43
3	2.61	4,502.72
4	0.22	4,967.78
5	0.16	6,837.23
6	0.10	8,827.94
7	0.37	16,123.20
8	0.21	18,186.99
9	0.79	34,413.50
10	0.86	37,465.85
11	3.45	48,868.05
12	4.12	54,539.07
13	1.99	86,744.10

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	11,337,983.56

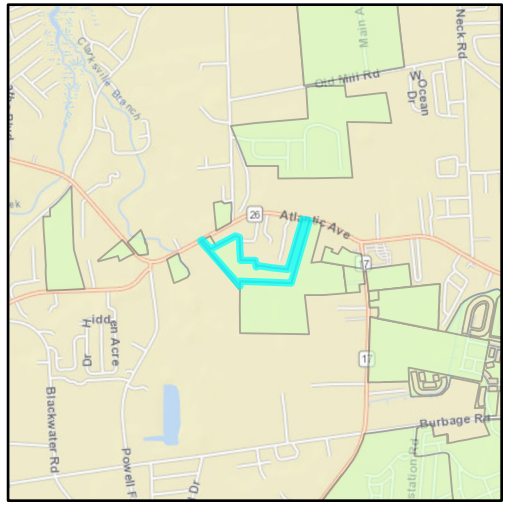
Preliminary Land Use Service (PLUS)

2024-06-03 Ocean Sand Holdings

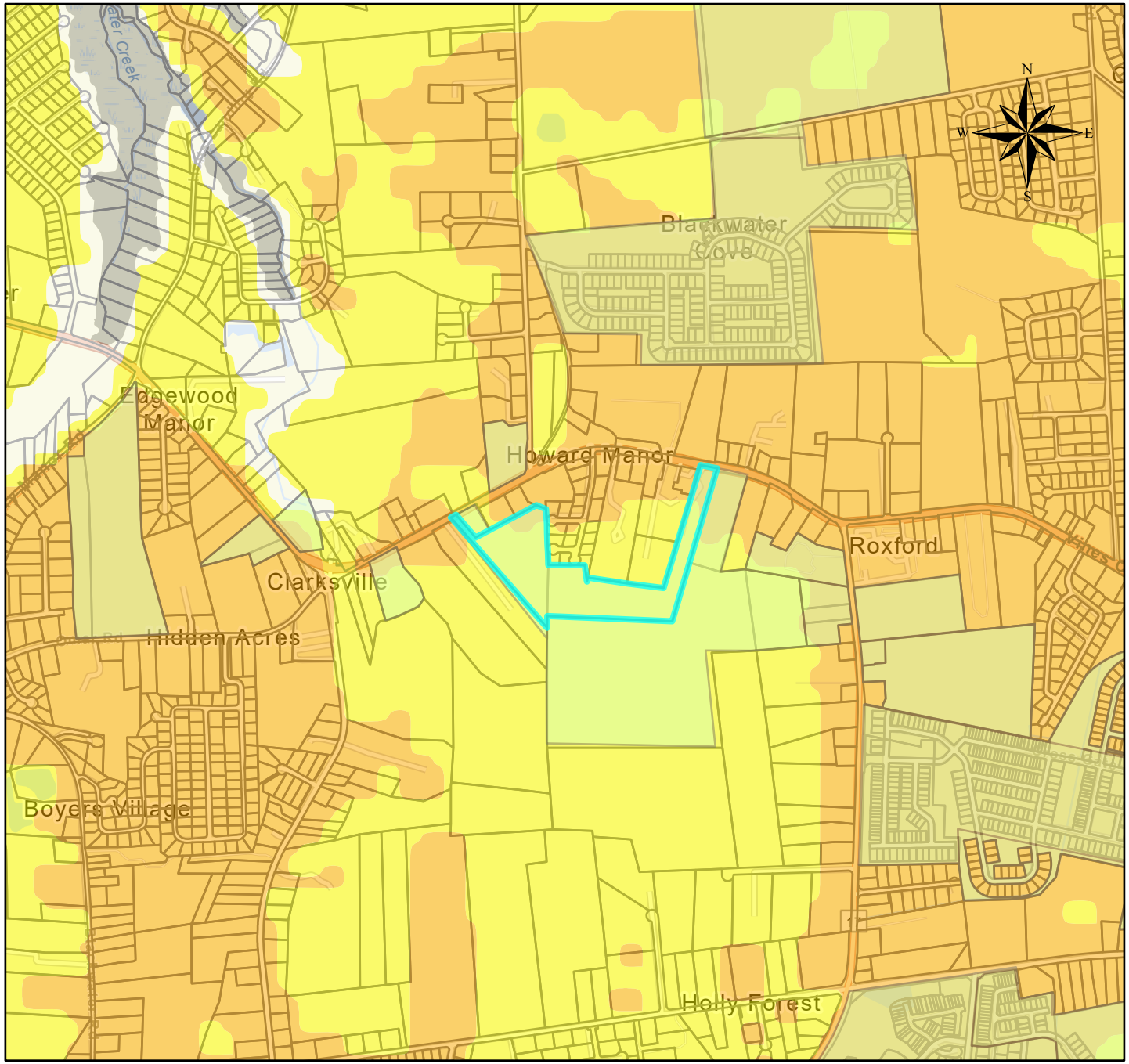


Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)



Legend

- PLUS Project Areas
- 2020 State Strategies
  - 1
  - 2
  - 3
  - 4
- Out of Play

