PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
May 31, 2024 1:56 PM

PLUS ID: 2024-06-08

State Strategy Level: 1

PLUS Application Type - Subdivision

Title: Warrington Property
County: Sussex County **Municipality:** Lewes
Description of PLUS project/plan:
Townhouse Community consisting of 90 units

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): 335-8.00-36.00 335-8.00-36.01 335-8.00-36.02

Project Location: East side of Savannah Road, +/- 400' north of Donovans Road, Near the City of Lewes

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

Section II: Project Contact Information

Owner Contact Information

Oscar H. Jr. & Thlema M. Warrington Trustees
1006 Kings Highway
Lewes, DE 19958
Phone: (302) 424-1441
Email: wzc@dbfinc.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Breakwater Partners, LLC.
28855 Lewes-Georgetown Highway
Lewes, DE 19958

Phone: (302) 430-4060
Email: joe@reedventures.net
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Davis, Bowen & Friedel, Inc.
W. Zachary Crouch, P.E.
Phone: (302) 424-1441
Email: wzc@dbfinc.com
Fax: (302) 424-0430

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

Section III: Project Details

Project Area (Acres): **12.679**
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: **R-5**
Proposed Zoning for this project: **R-5**

Land Use Information

Present Use for this project area: **Residential/Vacant**
Proposed Use for this project: **Residential**

Residential Development Information

Type of Residential: **Duplex or Townhouse**
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: **90**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
			90

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?
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:
Stormwater Management Ponds and Infiltration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **5.706**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Other**
Please list the "other" type of Open Space: **Clubhouse with pool**
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. **652**
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? **No**

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.
The project connects to an existing combined entrance to the south. A connection is provided to the property to the north.

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?
Yes

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	Yes
Type existing			Within Right-of-Way
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	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.

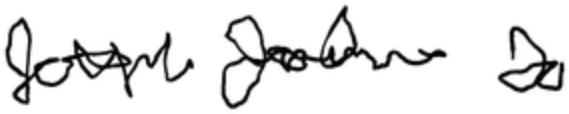
Section IX: Signatures

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



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: Overfall Preserve

Project ID (to be completed by OSPC): _____

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

Sue Ann Newsham _____ 06-03-2024

Signature of Property Owner Date

Sue Ann Newsham (Warrington)

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)

Published January 2022

DATA COLUMN

		TAX MAP ID	DEED REF.	
1	PARCEL DATA	3-35-8.00-36.00 3-35-8.00-36.01 3-35-8.00-36.02		
2	APPROXIMATE PROJECT CENTER	LATITUDE 38.7624	LONGITUDE -75.1481	
3	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 W. ZACHARY CROUCH PHONE: (302) 424-1441 EMAIL: wzc@dbfinc.com	DEVELOPER BREAKWATER PARTNERS, LLC 28855 LEWES GEORGETOWN HWY LEWES, DELAWARE 19958 PHONE: (302) 430-4060		
4	DATUM	HORIZONTAL NAD 83 (DE STATE PLANE)		VERTICAL NAVD 88
5	ZONING	EXISTING R-5, RESIDENTIAL LOW DENSITY		PROPOSED R-5, RESIDENTIAL LOW DENSITY
6	LAND USE	EXISTING AGRICULTURAL	PROPOSED RESIDENTIAL	
7	TOTAL PROPOSED UNITS	90 TOWNHOUSE UNITS WITH AMENITIES		
8	UTILITY PROVIDERS	SEWER LEWES BOARD OF PUBLIC WORKS	WATER LEWES BOARD OF PUBLIC WORKS	ELECTRIC LEWES BOARD OF PUBLIC WORKS
	GROSS SITE AREA	12.679 AC.		

N/F
PLUMMER PROPERTIES, LLC
3-35-8.15-59.00
D.B.4057/342

N/F
STATE OF DELAWARE
3-35-8.15-59.00
D.B. 4427/78

SAVANNAH ROAD - U.S. ROUTE 9

50' WIDE RAILROAD R.O.W.

OPTIONAL SUNROOM INCLUDED IN FOOTPRINT (TYPICAL)

8' SETBACK

S 47°33'51" E 980.79'

ROAD A

ROAD B

ROAD C

15' SETBACK

S 19°58'15" W 121.61'

N/F
LBV PARTNERS, LLC
3-35-8.15-62.00
D.B. 3770 PAGE 86

20'x8' MAILBOX CLUSTER

N/F
WARRINGTON OSCAR H JR
TRUSTEE & THELMA M TRUSTEE
3-35-8.00-36.06
D.B. 2472 PAGE 216

POOL HOUSE

POOL

S 12°08'25" W 213.34'

10'x28' CONCRETE PATIO (TYPICAL)

S 20°47'10" W 91.07'

S 68°56'18" E 6.10'

S 20°48'38" W 53.34'

N 54°52'15" W 154.61'

N 48°22'00" W 787.25'

N 50°53'25" W 195.19'

N 50°49'22" W 222.96'

20' SETBACK

N 41°36'01" E 26.03'

N 50°30'18" W 160.17'

N 40°24'17" E 26.05'

N 67°40'38" E 232.59'

N 67°43'58" E 277.28'

EXISTING BUILDINGS & DRIVEWAY TO BE REMOVED

EXISTING LOT LINES TO BE REMOVED

EXISTING LOT LINE TO BE REMOVED

APPROXIMATE SWM AREA

50' WIDE ACCESS EASEMENT

EMDEN LANE

MUSTARD LANE

BLDG. 1 4-3BR, 4-2BR, 2-1BR
BLDG. 2 2-3BR, 6-2BR, 2-1BR
BLDG. 3 2-3BR, 6-2BR, 2-1BR
BLDG. 4 2-3BR, 6-2BR, 2-1BR
BLDG. 5 4-3BR, 4-2BR, 2-1BR
BLDG. 6 4-3BR, 4-2BR, 2-1BR
BLDG. 7 2-3BR, 6-2BR, 2-1BR
BLDG. 8 2-3BR, 6-2BR, 2-1BR
BLDG. 9 4-3BR, 4-2BR, 2-1BR
BLDG. 10 2-3BR, 6-2BR, 2-1BR
BLDG. 11 4-3BR, 4-2BR, 2-1BR
BLDG. 12 4-3BR, 4-2BR, 2-1BR
BLDG. 13 4-3BR, 4-2BR, 2-1BR

N/F
LEWES ATTAINABLE HOUSING, LLC.
3-35-8.00-36.07
D.B. 5762/335

N/F
LEWES SENIOR LIVING OWNER LLC
3-35-8.00-36.08
D.B. 5499/37

0 50' 100'

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS - ENGINEERS - SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

WARRINGTON PROPERTY
CITY OF LEWES
LEWES REHOBETH HUNDRED
SUSSUX COUNTY, DELAWARE

Date: JUNE, 2024
Scale: 1" = 50'
Dwn.By: JGA
Proj.No.: 1661B003

CONCEPT PLAN

Dwg.No.: **CP-01**

P:\Users\P Reed\1661B003 Warrington\Preliminary\1661B003-CONCEPT PLAN.dwg, Jun 03, 2024 - 2:00pm, AUSJ

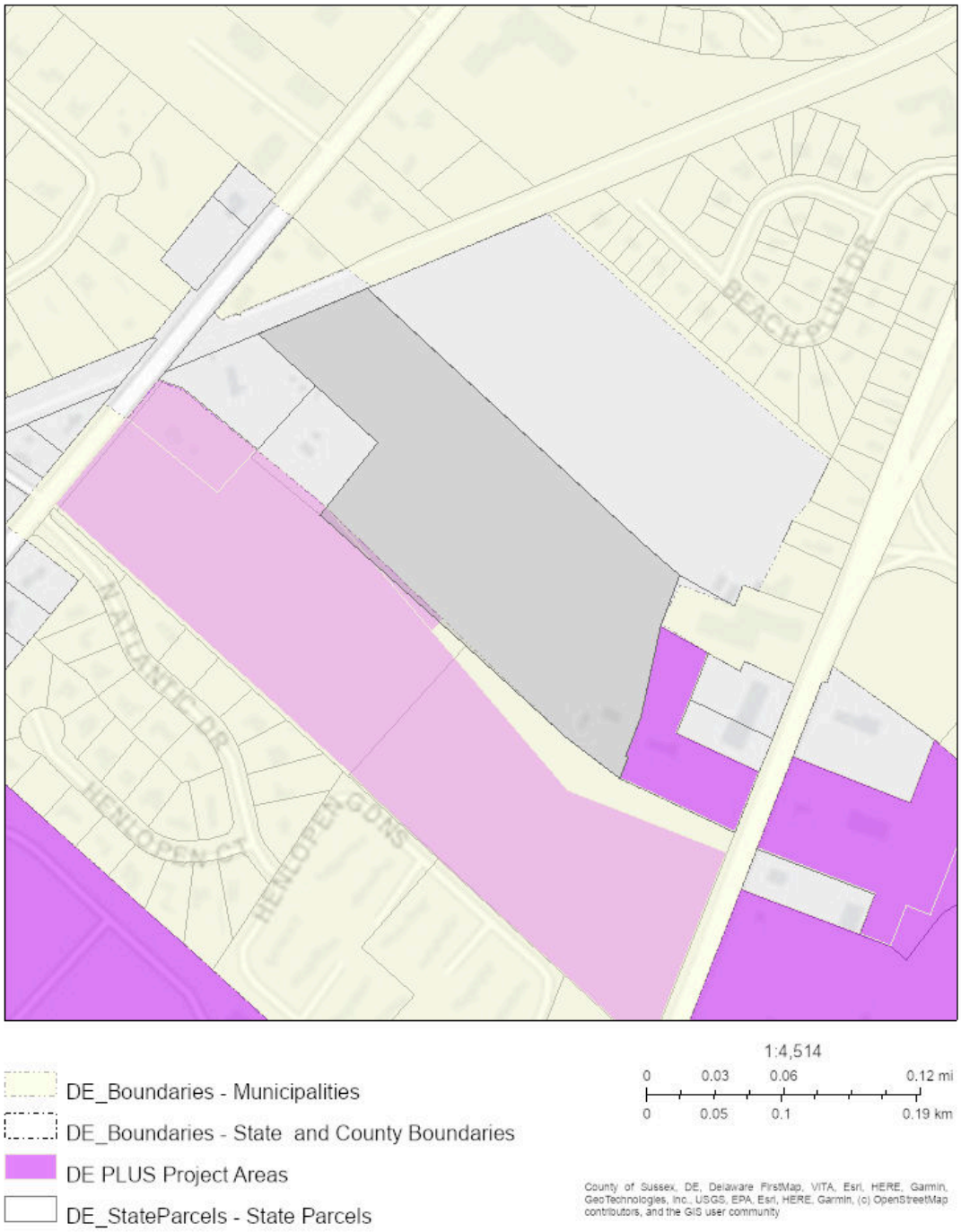
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Screening Report

Area of Interest (AOI) Information

Area : 451,272.4 ft²

May 31 2024 8:39:17 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	3	8,641.46	N/A
DE_StateParcels - State Parcels	2	451,317.27	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	3	451,272.53	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)	0	0	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	451,272.38	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2024-02-01	448.85
2	2017-10-04	1,824.46
3	2019-06-02	6,368.16

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	335-8.00-36.08	8.52	44.86
2	335-8.00-36.00	10.36	451,272.40

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	22,766.62
2	Hammonton sandy loam, 0 to 2 percent slopes	77,860.77
3	Fort Mott loamy sand, 2 to 5 percent slopes	350,645.15

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	451,272.38

PUBLIC PRE CHECK Results for State Parcel(s): 335-8.00-36.00

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

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

DE FIRM: Issues Found

WRPA: No Issues Found

Well Head Protection Areas: No Issues Found

Tax Ditch Segments: No Issues Found

Tax Ditch ROWs: No Issues Found

Soils - Sussex County: No Issues Found

Soils - New Castle County: No Issues Found

Soils - Kent County: No Issues Found

Park Facilities: 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

Aglands Preservation Districts: No Issues Found

Wetlands: No Issues Found

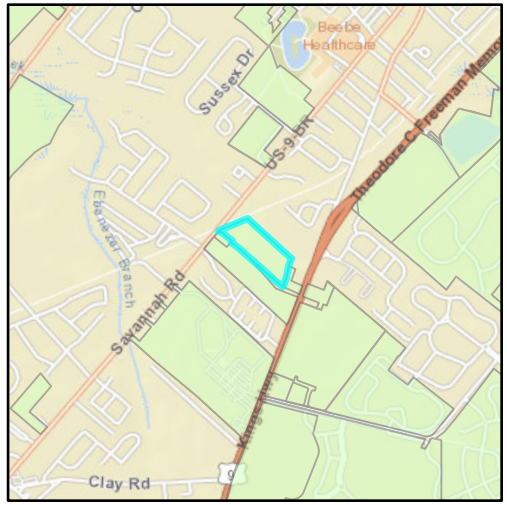
Preliminary Land Use Service (PLUS)

2024-06-08 Warrington Property

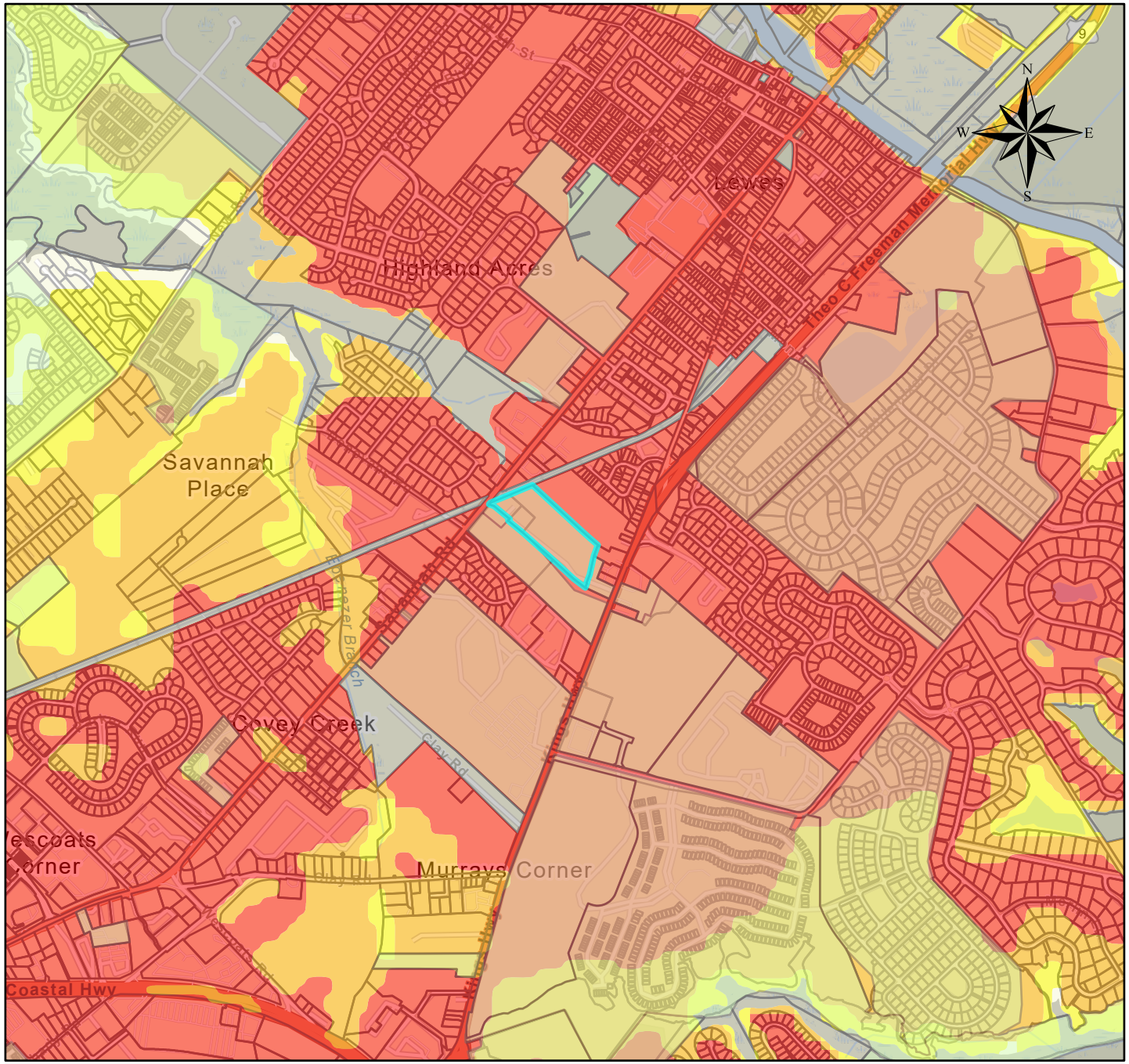


Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)



Legend

- PLUS Project Areas

2020 State Strategies

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

