PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
June 30, 2024 2:30 PM

PLUS ID: 2024-08-02

State Strategy Level: 2

PLUS Application Type - Rezoning

Title: GLEN COVE 2
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
REZONE FROM AR-1 TO MR - 50 UNITS

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
19

Parcel ID(s): 134-12.00-375.00, 134-12.00-374.01, 134-12.00-374.02, 134-12.00-3445.00, 134-12.00-3446.00, 134-12.00-3447.00. 134-12.00-3448.00, 134-12.00-3449.00, 134-12.00-3450.00, 134-12.00-3451.00, 134-12.00-3452.00, 134-12.00-3453.00, 134-12.00-3454.00, 134-12.00-3455.00, 134-12.00-3456.00, 134-12.00-3457.00. 134-12.00-3458.00, 134-12.00-3459.00, 134-12.00-3460.00

Project Location: BURBAGE ROAD - SUSSEX COUNTY

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

Section II: Project Contact Information

Owner Contact Information

GULFSTREAM GLEN COVE, LLC, OT COLLINS FAMILY LIMITED PARTNERSHIP
27 ATLANTIC AVE, 30782 CEDAR NECK ROAD
OCEAN VIEW, DE 19970
Phone: (302) 539-6178
Email: RJH@GULFSTREAM.NET
Fax:

Equitable Owner/Developer Contact Information

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

FOXLANE HOMES DELAWARE
32191 NASSAU RD. #2
LEWES, DE 19958
Phone: (302) 344-1055
Email: JMURRAY@FOXLANEHOMES.COM
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Civil Engineering Associates, Inc.
RON SUTTON JR.
Phone: (302) 547-2444
Email: RON@CEA-DE.COM
Fax: (302) 376-8834

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

Section III: Project Details

Project Area (Acres): **12.32**
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: **2021-02-06**

Zoning Information

Present Zoning for this project area: **AR-1**
Proposed Zoning for this project: **MR**

Land Use Information

Present Use for this project area: **RESIDENTIAL**
Proposed Use for this project: **RESIDENTIAL**

Residential Development Information

Type of Residential: **Single Family**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Condo**
Total number of Homeownership units: **50**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	50		

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? Yes
If yes, please provide a brief description of the conditional use justification:
SINGLE FAMILY CONDOS

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: **Other TIDEWATER**

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: **Other SUSSEX COUNTY**
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: **0.2**

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

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:
WET PONDS

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **8.3**
What kind of Open Space? **Active Recreation, Passive Recreation**
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.
533
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.
N/A

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?
Unknown

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	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

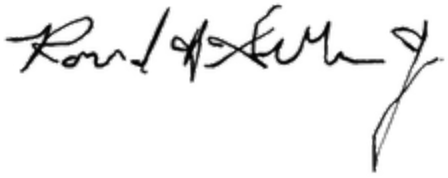
If yes, please provide details regarding known historic/cultural resources near the project site.

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



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: Glen Cove II

Project ID (to be completed by OSPC): 2024-08-02

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

(Managing Member) 7/2/24

Signature of Property Owner Date

Gulfstream Glen Cove LLC

Property Owner (Please Print)

Signature of Additional Owner (if applicable) Date

Additional Owner (Please Print)

OSPC

Published January 2022

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: Glen Cove II

Project ID (to be completed by OSPC): 2024-08-02

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

Gene H. Collins — July 3, 2024

Signature of Property Owner — Date

Gene H Collins

Property Owner (Please Print)

Joan C. Townsend — July 4, 2024

Signature of Additional Owner (if applicable) — Date

Joan C. Townsend

Additional Owner (Please Print)

OSPC

Published January 2022

NOTES:

1. UNITS ARE TO BE SPACED AT A MINIMUM OF 10 FEET APART.
2. AREA OUTSIDE OF THE TYPICAL UNIT IS CONSIDERED LIMITED COMMON AREA.
3. EXISTING VEGETATION THAT IS TO REMAIN IS TO BE COUNTED TOWARDS THE 20' WIDE FORESTED BUFFER.

N/F
DOVE BARRINGTON
DEVELOPMENT, LLC
T.P.# 1-34-12.00-373.00
D.B. 3132, P. 209
AR-1 ZONING

WINDMILL SUBDIVISION
PHASE II
P.B. 47, P. 114
AR-1 ZONING

WINDMILL SUBDIVISION
PHASE I
P.B. 31, P. 269
AR-1 ZONING

N/F
DOVE BARRINGTON
DEVELOPMENT, LLC
T.P.# 1-34-12.00-373.00
D.B. 3132, P. 209
AR-1 ZONING

PROPOSED 8" WATER MAIN (TYP.)
PROPOSED 8" SANITARY SEWER (TYP.)
PROPOSED TERMINAL CLEANOUT (TYP.)
25' TAX DITCH RIGHT OF WAY
PROPOSED TREE LINE
EXISTING WETLAND AREA
PRIVATE DRIVE 1
PRIVATE DRIVE 2
PRIVATE DRIVE 3
PRIVATE DRIVE 4
PROPOSED STORMWATER MANAGEMENT AREA
PROPOSED POOL/ POOLHOUSE AREA
PROPOSED 4" CAP & BLOWOFF (TYP.)
PROPOSED 4" WATER MAIN (TYP.)
PROPOSED MAILBOX AREA
PROPOSED SANITARY SEWER MANHOLE (TYP.)
PROPERTY LINE TO BE EXTINGUISHED
20' TAX DITCH RIGHT OF WAY (TYP.)
20' FORESTED BUFFER (TYP.)
PROPOSED FIRE HYDRANT (TYP.)
EXISTING 20' DELDOT PERMANENT EASEMENT (TYP.)
EXISTING 8" CLEANOUT INV.=6.09
PROPOSED 10" CAP & BLOWOFF (TYP.)
EXISTING 4H SAN MH53 RIM=15.5303 INV.=6.03
SCR 352 a.k.a. WINDMILL DRIVE (R/W VARIES)
SCR 353 a.k.a. BURBAGE ROAD (R/W VARIES)

GRAPHIC SCALE
0' 50' 100' 150'
SCALE: 1"=50'

REVISIONS

REVISION	DATE	DESCRIPTION

DATE

CIVIL ENGINEERING ASSOCIATES, LLC
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
PHONE (302) 376-8833
FAX (302) 376-8834
WWW.CEA-DE.COM

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PRELIMINARY SITE PLAN

FOR

GLEN COVE

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

DATE: APRIL 30, 2024

DESIGNED BY: SPR

APPROVED BY: RHS

FILE: P23101-PRELIM PLAN/SITE

SHEET NO.: C-1

PUBLIC PRE CHECK Results for State Parcel(s): 134-12.00-3452.00,134-12.00-3451.00,134-12.00-3459.00,134-12.00-3449.00,134-12.00-3454.00,134-12.00-3448.00,134-12.00-374.01,134-12.00-3455.00,134-12.00-3450.00,134-12.00-3453.00,134-12.00-3457.00,134-12.00-3460.00,134-12.00-3456.00,134-12.00-3447.00,134-12.00-3445.00,134-12.00-374.02,134-12.00-3458.00,134-12.00-3446.00

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

PUBLIC PRE CHECK Results for State Parcel(s): 134-12.00-375.00

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

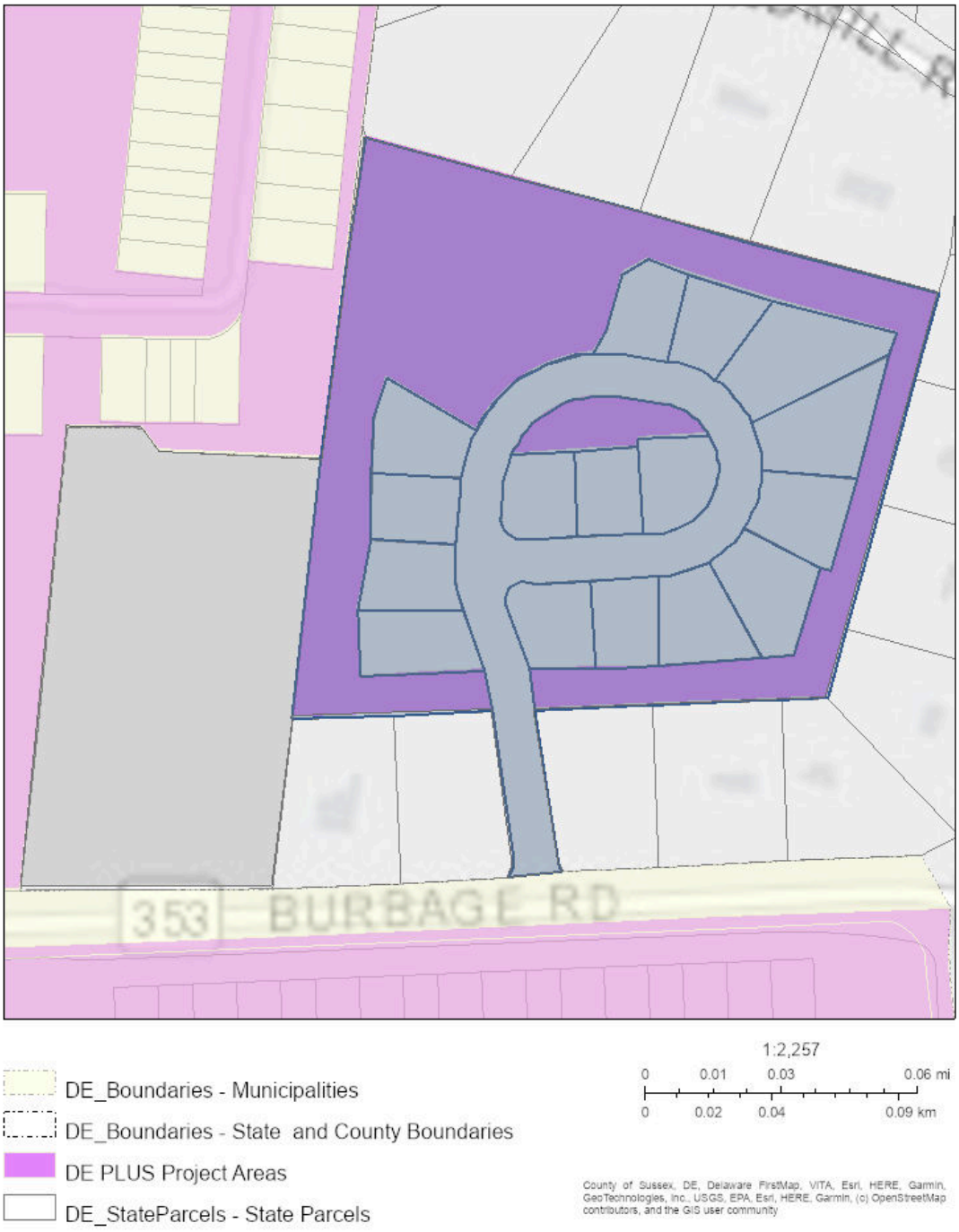
Soils - New Castle County: No Issues Found

Screening Report - GLEN COVE 2

Area of Interest (AOI) Information

Area : 536,387.35 ft²

Jul 2 2024 14:31:47 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	170,183.39	N/A
DE_StateParcels - State Parcels	26	536,087.75	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	536,387.46	N/A
Tax Ditch Maximum ROWs	8	70,980.67	N/A
Tax Ditch Segments	8	N/A	1,687.99
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)	3	51,187.29	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	536,387.35	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2019-06-05	119.96
2	2021-02-06	170,063.44

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	134-12.00-2261.00	1.05	1.03
2	134-12.00-1935.00	0.54	19.28
3	134-12.00-2260.00	0.77	76.38
4	134-12.00-2259.00	0.86	161.31
5	134-12.00-1934.00	0.55	371.08
6	134-12.00-2258.00	1.20	479.44
7	134-12.00-372.00	37.05	664.31
8	134-12.00-3459.00	0.17	7,500.03
9	134-12.00-3447.00	0.18	7,875.69
10	134-12.00-3456.00	0.18	7,894.53
11	134-12.00-3458.00	0.19	8,192.18
12	134-12.00-3449.00	0.19	8,202.88
13	134-12.00-3446.00	0.19	8,477.67
14	134-12.00-3450.00	0.20	8,513.73
15	134-12.00-3460.00	0.20	8,865.30
16	134-12.00-3457.00	0.21	9,039.65
17	134-12.00-3448.00	0.21	9,346.56
18	134-12.00-3453.00	0.22	9,620.41
19	134-12.00-3445.00	0.22	9,747.44
20	134-12.00-3455.00	0.23	9,841.62
21	134-12.00-3454.00	0.26	11,524.20
22	134-12.00-3452.00	0.29	12,816.37
23	134-12.00-3451.00	0.36	15,734.55
24	134-12.00-374.02	1.41	61,403.00
25	134-12.00-375.00	3.49	150,180.37
26	134-12.00-374.01	3.96	169,538.76

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Klej loamy sand, 0 to 2 percent slopes	125,399.79
2	Mullica-Berryland complex, 0 to 2 percent slopes	146,117.92
3	Rosedale loamy sand, 0 to 2 percent slopes	264,869.75

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	DERRICKSON CANAL	Sub 2 Prong 2	30,447.40
2	DERRICKSON CANAL	Prong 2	40,533.27

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	DERRICKSON CANAL	Sub 2 Prong 2	682.32
2	DERRICKSON CANAL	Prong 2	1,005.66

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.12	5,029.77
2	1.63	17,522.78
3	10.52	28,634.73

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	536,387.35

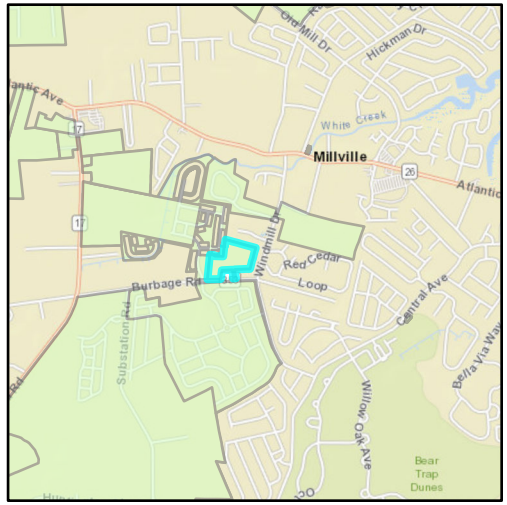
Preliminary Land Use Service (PLUS)

2024-08-02 Glen Clove 2



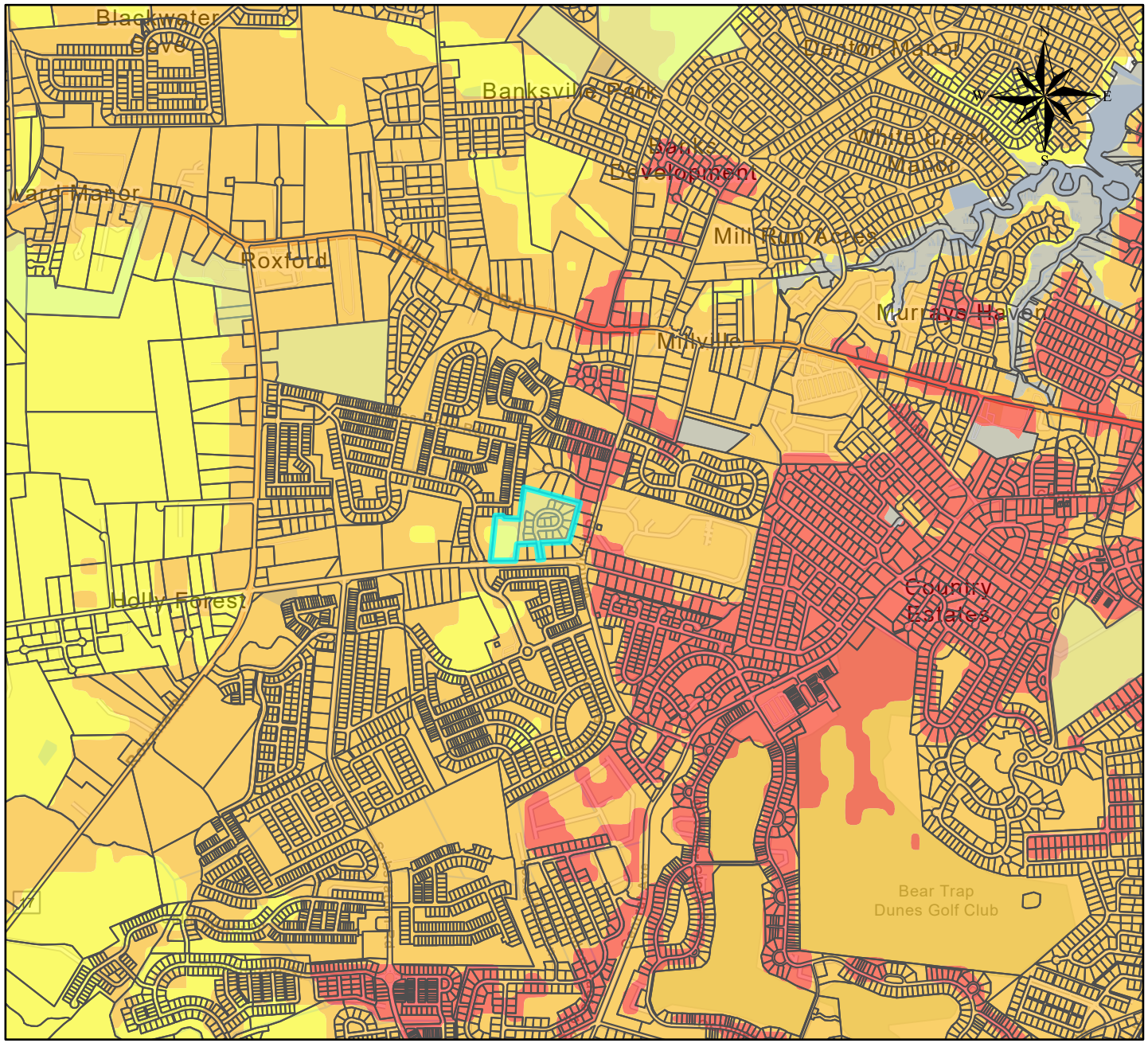
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-08-02 Glen Clove 2



Legend

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

