PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
July 25, 2024 3:24 PM

PLUS ID: 2024-08-04

State Strategy Level: 4 / Out of Play

PLUS Application Type - Site Plan Review

Title: Greens Landing
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
residential multi family (single family) project on 1 lot with 104 home sites in AR-1 district with coastal overlay zoning

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): 134-7.00-1.00, 134-7.00-1.01, 134-7.00-2.00

Project Location: Sussex Road, Dagsboro, De - Sussex County

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

Section II: Project Contact Information

Owner Contact Information

Jerry Green
PO Box 114
Millsboro, DE 19966
Phone: (302) 245-3236
Email: jerry@greenverture.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
Phone: (302) 537-1919
Email: will@plitko.com
Fax: (999) 999-9999

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

Section III: Project Details

Project Area (Acres): **61.67**
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: **AR-1 with Coastal Overlay**
Proposed Zoning for this project: **AR-1 with Coastal Overlay**

Land Use Information

Present Use for this project area: **Farm, Open, wooded, wetlands**
Proposed Use for this project: **Multi family residential, wooded, wetlands**

Residential Development Information

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

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate, Second home**
Total number of Homeownership units: **104**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	104		

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:
multi family application is a AR-1 with coastal overlay (104 single family houses on 1 lot)

Are there any Federal permits, licensing, or funding anticipated for this project?
Yes
If yes, please describe/elaborate
Wetlands, possible regional pumpstation

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:
Jerry Green 302-537-1919

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? **Unknown**

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?
Yes

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	14.06	Yes	0.35

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? **Yes**
If yes, estimated Acres of Tidal Wetlands: **14.32**

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **22.12**

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: **0.05**

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:

swm ponds or possible gravel wetland type system

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **35.12**
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.
1,040
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.
We have inlcuded connection points to the properties that could develop. Already connected by private drive to Indian River acres

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	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? **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: Greens Landing

Project ID (to be completed by OSPC): 2024-08-04

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

Greens Rentals LLC  Mgr. 7/26/24

Signature of Property Owner Date

Greens Rentals LLC

Property Owner (Please Print)

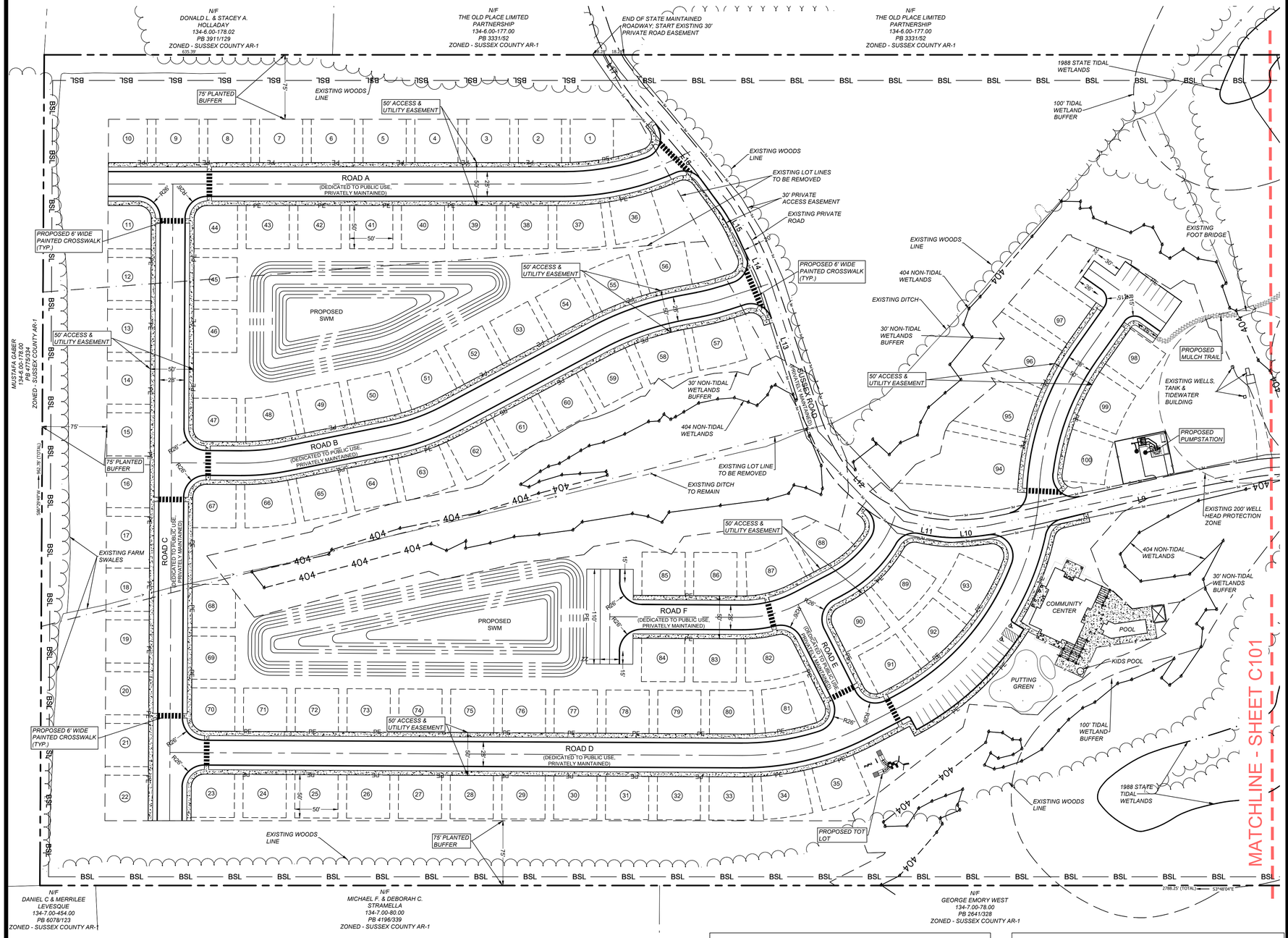
Signature of Additional Owner (if applicable) Date

Additional Owner (Please Print)

Published January 2022

GREENS LANDING

SUSSEX COUNTY, DELAWARE





VICINITY MAP SCALE: 1"=1000'

PLAN DATA:

OWNER:
GREENS RENTALS LLC
PO BOX 114
MILLSBORO, DE 19966
TAX MAP 134-7.00-2.00

JERRY & JILL GREEN
PO BOX 114
MILLSBORO, DE 19966
TAX MAPS 134-7.00-1.00 & 1.01
JERRY@GREENVENTURE.COM
302-245-3236

ENGINEER:
PLITKO, LLC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
(302) 537-1919
RPLITKO@PLITKO.COM

TAX MAP NOS. :	134-7.00-1.00, 1.01 & 2.00
CURRENT SITE AREA:	61.67 ACRES TOTAL (3 PARCELS)
DEED REFERENCE:	5861/296 & 5861/299
MUNICIPALITY:	SUSSEX COUNTY
CURRENT ZONING:	AR-1 WITH COASTAL OVERLAY ZONE
CURRENT LAND USE:	FARM LAND, WOODS, WETLANDS
PROPOSED ZONING:	AR-1 WITH COASTAL OVERLAY ZONE CONDITIONAL USE FOR MULTI FAMILY
PROPOSED LAND USE:	RESIDENTIAL
STATE INVESTMENT LEVEL:	LEVEL 4
BUILDING SETBACKS (B.S.L.):	FRONT = 25' SIDE = 10' REAR = 10'
MIN. LOT SIZE:	LOT WIDTH = 60' LOT AREA = 7,500 sf.
MAX. BUILDING HEIGHT:	*42 FEET
SEWER:	SUSSEX COUNTY
WATER:	TIDEWATER UTILITIES
PROPOSED DENSITY (COND. USE):	TOTAL SITE: 61.67 ac. TOTAL TIDAL WETLANDS: 14.32 ac. 61.67 ac. - 14.32 ac. = 47.35 ac, 47.35 ac. * 43560 = 2,062,566 sf. 2,062,566 sf/3630 sf/per unit = 568.2 units 568 units ALLOWED (12.00 units per ac.) 104 units PROPOSED (2.20 units per ac.) TYPICAL HOUSE ENVELOPE 50'X50'

NOTES:
1. PROJECT IS SUBMITTED AS A MULTI-FAMILY PROJECT ON ONE SINGLE LOT. ALL ROADWAYS ARE IN A UTILITY AND ACCESS EASEMENT. ALL ROADS ARE PRIVATE INCLUDING THE SITE PORTION OF SUSSEX ROAD.
2. COUNTY SEWER IS BEING APPLIED FOR THROUGH SUSSEX COUNTY SEWER EXPANSION AS A PART OF THE INDIAN RIVER ACRES SEWER DISTRICT.
3. BOUNDARY PERFORMED BY TRUE NORTH LAND SURVEYING 02/21/23.
4. TOPOGRAPHIC SURVEY BY PLITKO ENGINEERING DATED 05/28/24 HORIZONTAL DATUM: NAD '83, VERTICAL DATUM NAVD '88.
5. THERE ARE BOTH TIDAL AND NON-TIDAL WETLANDS ON-SITE. TIDAL WETLAND LINE FROM 1988 STATE WETLAND MAP. 404 NON-TIDAL WETLANDS AS FIELD LOCATED BY RAUCH ENGINEERING
6. THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #10005C0483K (PANEL 483 OF 660. DATED 03/16/2015 AS BEING IN FLOOD ZONE "AE" WITH ELEVATIONS OF 7 & 8.
7. THERE IS NO PUBLIC ROAD TIE-IN AND NO DEL DOT ENTRANCE IS REQUIRED. DEVELOPER AND DEL DOT HELD A MEETING ON 1/18/24.
8. THERE IS NO APPLICABLE TID FOR THIS PROJECT.

CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY THAT I AM A LEGAL REPRESENTATIVE OF THE OWNER AND PROPERTY SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE IN MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Jerry Green — 7/24/24
GREENS RENTALS LLC — DATE

ENGINEER CERTIFICATION

I, ROB PLITKO, HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

ROB PLITKO P.E. LIC. NO. 14093 — 7/24/24 DATE

PRELIMINARY SITE PLAN

REVISIONS

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

PRELIMINARY SITE PLANS
GREENS LANDING
SUSSEX ROAD (PRIVATE)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

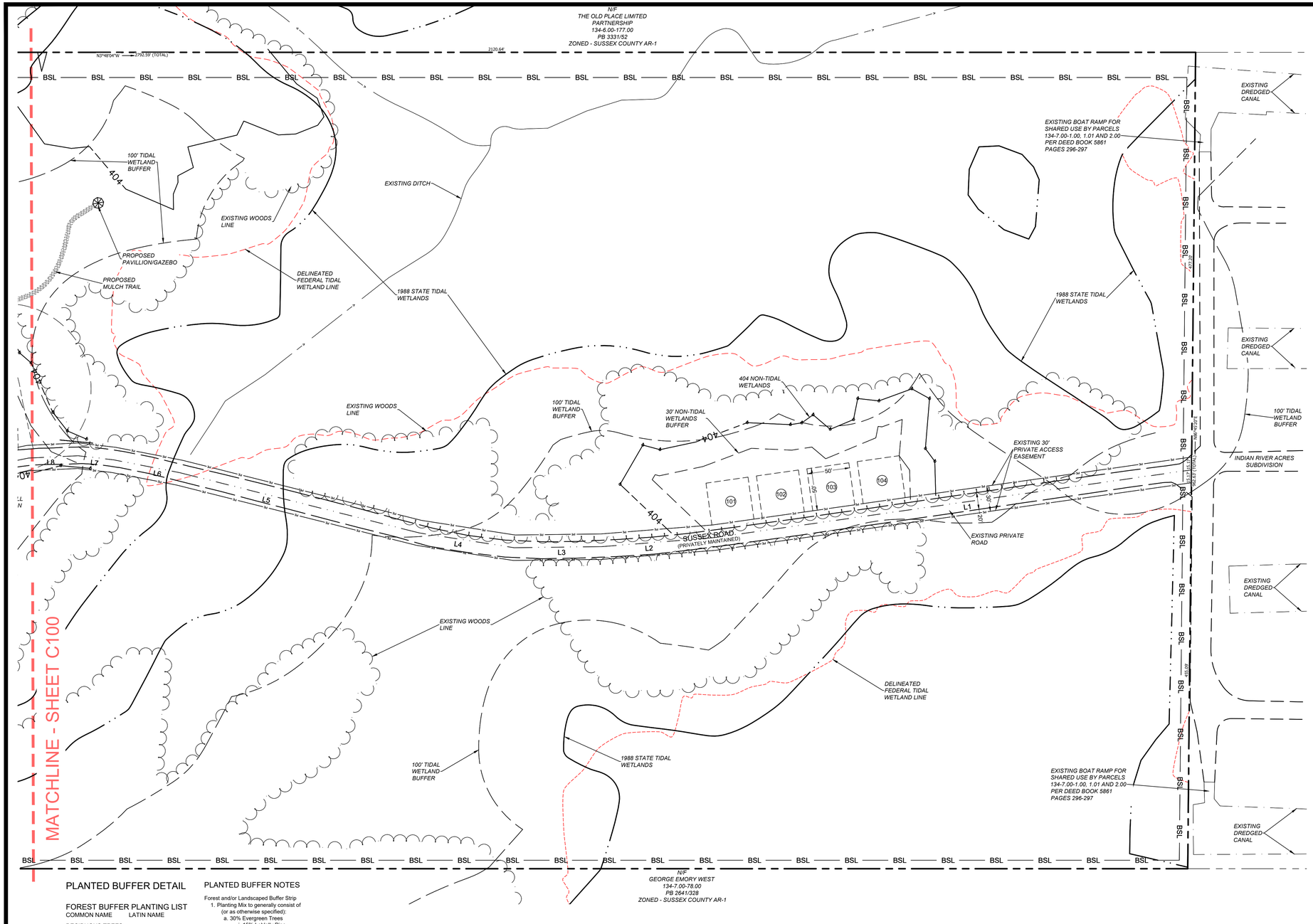
ROBERT PLITKO JR. LICENSE NO. 14093 STATE OF DELAWARE PROFESSIONAL ENGINEER

0 60 90 120
GRAPHIC SCALE
1 inch = 60 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: WK	DATE
DRAWING: WK	7/25/24
REVIEW: RP	

SHEET C100



Sussex Road Easement - Line Table		
Line #	Length	Direction
L1	568.400	S11° 52' 47.13"E
L2	133.230	S08° 23' 06.13"E
L3	102.710	S04° 29' 23.13"E
L4	113.310	S05° 04' 40.87"W
L5	290.460	S10° 19' 56.87"W
L6	79.610	S07° 11' 56.87"W
L7	42.020	S02° 49' 05.87"W
L8	58.510	S06° 27' 03.13"E
L9	334.840	S15° 29' 41.13"E
L10	40.730	S09° 26' 41.13"E
L11	54.130	S06° 30' 36.87"W
L12	143.790	S42° 36' 32.87"W
L13	180.920	S68° 33' 22.87"W
L14	53.400	S62° 18' 30.87"W
L15	48.030	S55° 12' 07.87"W
L16	201.180	S46° 29' 46.87"W
L17	23.410	S51° 19' 28.87"W

PLANTED BUFFER DETAIL

FOREST BUFFER PLANTING LIST

COMMON NAME	LATIN NAME
DECIDUOUS TREES	
20 - 40' Tall	
Persimmon	Diospyros virginiana
Hophornbeam	Ostrya virginiana
Flowering Dogwood	Cornus florida
Ironwood	Carpinus caroliniana
Sassafras	Sassafras albidum
Sweetbay	Magnolia virginiana
40 - 60' Tall	
Red Maple	Acer rubrum
Sweet Birch	Betula lenta
River Birch	Betula nigra
Scarlet Oak	Quercus coccinea
Pin Oak	Quercus palustris
Willow Oak	Quercus phellos
Red Oak	Quercus rubra
Sweetgum	Liquidambar styraciflua
Bitternut	Carya cordiformis
Pignut	Carya glabra
Yellowwood	Cladrastis kentukea
Honeylocust	Gleditsia triacanthos
White Ash	Fraxinus americana
Green Ash	Fraxinus pennsylvanica
Bald Cypress	Taxodium distichum
Greater than 60' ht.	
Tuliptree	Liriodendron tulipifera
Sycamore	Platanus occidentalis
Basswood	Tilia americana
Bur Oak	Quercus macrocarpa
White Oak	Quercus alba
Sugar Maple	Acer saccharum
American Beech	Fagus grandifolia

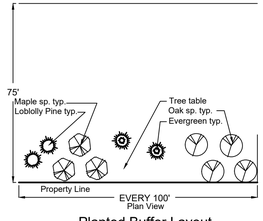
PLANTED BUFFER NOTES

Forest and/or Landscaped Buffer Strip

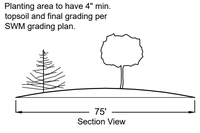
1. Planting Mix to generally consist of (or as otherwise specified):
   a. 30% Evergreen Trees
      i. 15% Loblolly Pine
      ii. 15% selected from Evergreen Tree Table
   b. 70% Deciduous Trees
      i. 20% Maple varieties
      ii. 25% Oak Varieties
      iii. 25% selected from Tree Table
2. Plant Requirements
   a. Evergreens shall be 5' ht.min.
   b. Deciduous Trees shall be 1.5"cal. and 6'ht.min.
   c. All Plants shall be healthy, full, vigorous representatives at time of planting
   d. All plants shall be watered in at time of planting and staked immediately but not later then 72 hours after planting.
3. The plants, area preparations, layout and maintenance of buffer shall comply with Sussex County Subdivision 99-5, Forest and/or Landscape Strip items "A" thru "K"
4. All trees to receive a 3' diameter, 2" depth mulching ring as per detail and all bare areas to be seeded as per Co-operative Extension recommendations.
5. Planting Operations shall occur in the early spring or Fall of the year
6. All variations from buffer plan shall be with written approval of Landscape Architect.

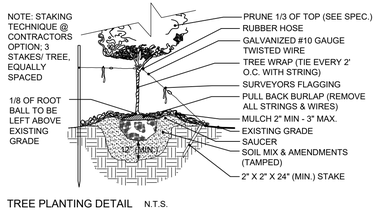
EVERGREEN TREES

20-40' Tall			
Virginia Pine	Pinus virginiana	Poor soil	
Eastern Redcedar	Juniperus virginiana	Poor soil	
Eastern Arborvitae	Thuja occidentalis	Moist soil	
American Holly	Ilex opaca		
40-60' Tall	40-60' Tall		
Canadian Hemlock	Tsuga canadensis		
Atlantic Whitecedar	Chamaecyparis thyoides	Wet soil	
Southern Magnolia	Magnolia grandiflora		



Planted Buffer Layout
Not To Scale





TREE PLANTING DETAIL N.T.S.

PRELIMINARY SITE PLAN

REVISIONS

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

PRELIMINARY SITE PLANS
GREENS LANDING
SUSSEX ROAD (PRIVATE)
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

ROBERT PLITKO JR. LICENSED IN DELAWARE PROFESSIONAL ENGINEER
No. 14093

0 1 1.5 2
GRAPHIC SCALE
1 inch = 1 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN: WK	DATE
DRAWING: WK	7/25/24
REVIEW: RP	

SHEET
C101

PUBLIC PRE CHECK Results for State Parcel(s): No Areas(s) Selected.

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

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

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

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Bay Area No Build Line: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Land and Water Conservation Fund: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

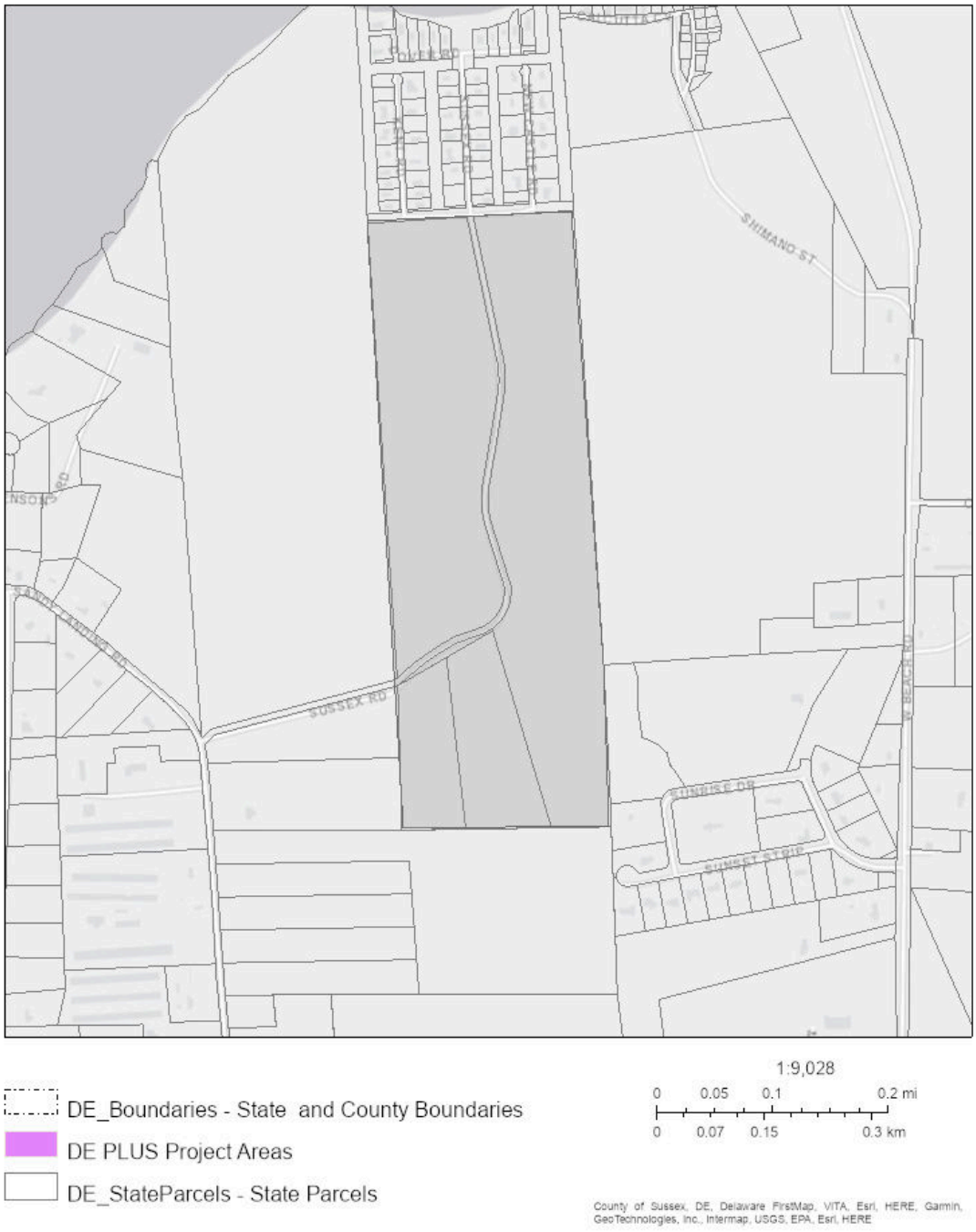
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 2,631,612.3 ft²

Jul 25 2024 13:47:18 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	6	2,555,098.77	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	8	882,905.06	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	15	2,631,608.46	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	1	N/A	2,971.78
2017 High Marsh (not regulatory)	3	674,960.34	N/A
2017 Low Marsh (not regulatory)	2	218,612.75	N/A
2017 Wetlands (not regulatory)	12	1,430,575.56	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	1	N/A	2,789.18
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	3	2,631,610.39	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	134-6.00-178.02	6.36	251.31
2	134-6.00-177.00	4.48	2,753.63
3	134-6.00-177.00	62.78	14,629.86
4	134-7.00-1.00	4.32	185,245.47
5	134-7.00-1.01	6.07	261,554.66
6	134-7.00-2.00	48.42	2,090,663.85

Delaware Ecological Network

#	ID	Area(ft²)
1	10,673.00	125.78
2	10,690.00	1,076.37
3	10,702.00	1,076.39
4	10,682.00	1,076.39
5	10,731.00	4,305.54
6	10,723.00	8,611.09
7	10,797.00	173,444.75
8	11,266.00	693,188.75

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Dredge Channel, 1 to 4 meter water depth	114.64
2	Pawcatuck mucky peat, very frequently flooded, tidal	245.38
3	Pepperbox loamy sand, 0 to 2 percent slopes	4,640.09
4	Brockatonorton-Urban land complex, 0 to 2 percent slopes	6,393.97
5	Rosedale loamy sand, 0 to 2 percent slopes	31,781.58
6	Saltpond mucky sand, very frequently flooded, tidal	123,325.49
7	Purnell peat, very frequently flooded, tidal	144,582.93
8	Pepperbox-Rockawalkin complex, 0 to 2 percent slopes	212,459.85
9	Keyport fine sandy loam, 0 to 2 percent slopes	276,652.41
10	Askecksy loamy sand, 0 to 2 percent slopes	471,480.57
11	Klej loamy sand, 0 to 2 percent slopes	1,359,931.55

2017 High Water Mark (not regulatory)

#	LEFT_FID	RIGHT_FID	Length(ft)
1	-1	733	2,971.78

2017 High Marsh (not regulatory)

#	ACRES	Area(ft²)
1	0.63	309.48
2	13.60	269,434.01
3	16.35	405,216.85

2017 Low Marsh (not regulatory)

#	ACRES	Area(ft²)
1	20.83	92,521.86
2	119.83	126,090.89

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.63	309.48
2	2.34	474.14
3	0.65	24,839.41
4	2.11	91,857.80
5	20.83	92,521.86
6	2.17	92,988.27
7	2.35	102,473.94
8	2.93	107,734.78
9	4.18	116,634.14
10	119.83	126,090.89
11	13.60	269,434.01
12	16.35	405,216.85

Transect

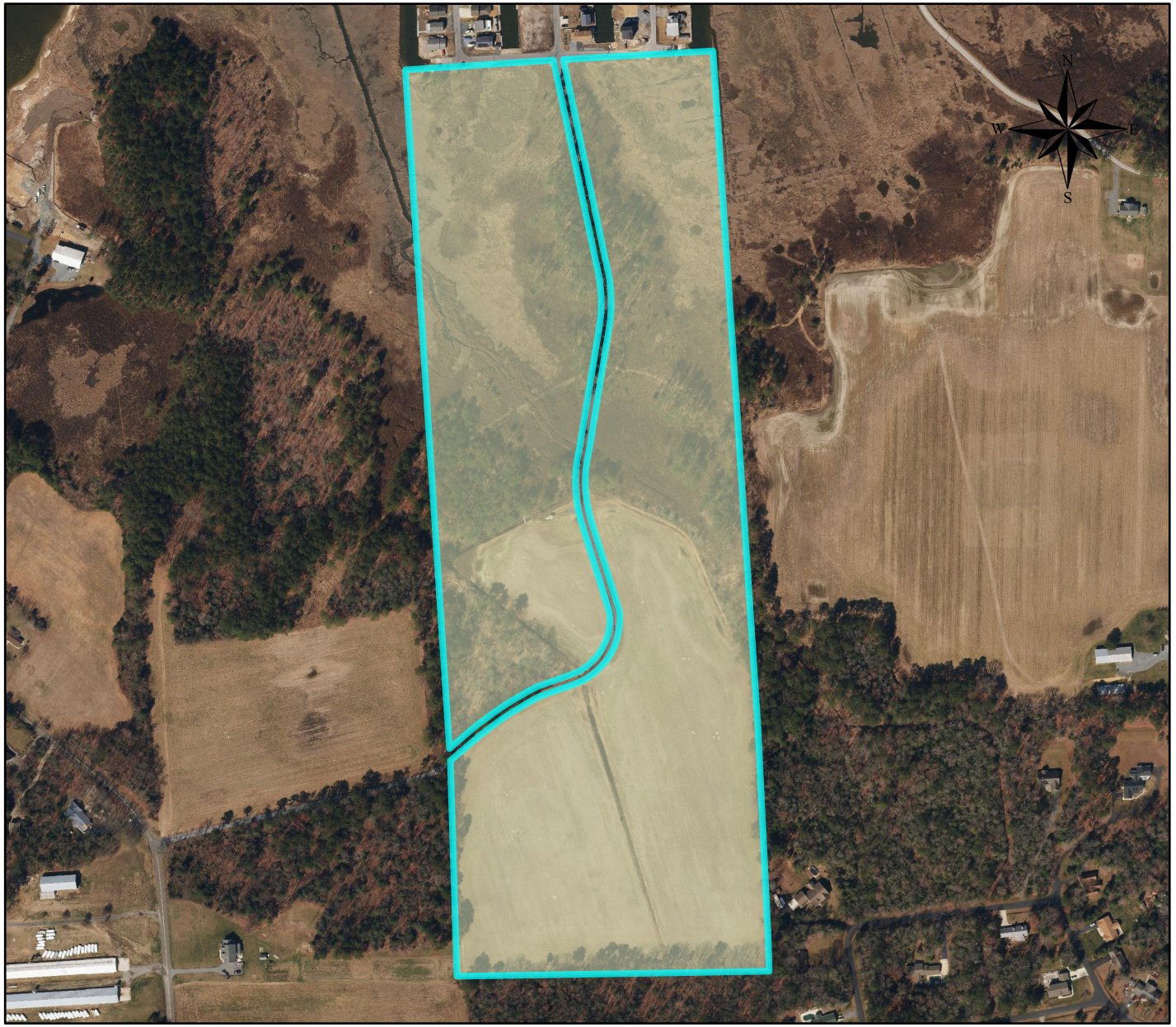
#	DFIRM_ID	Length(ft)
1	10005C	2,789.18

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	2,631,610.39

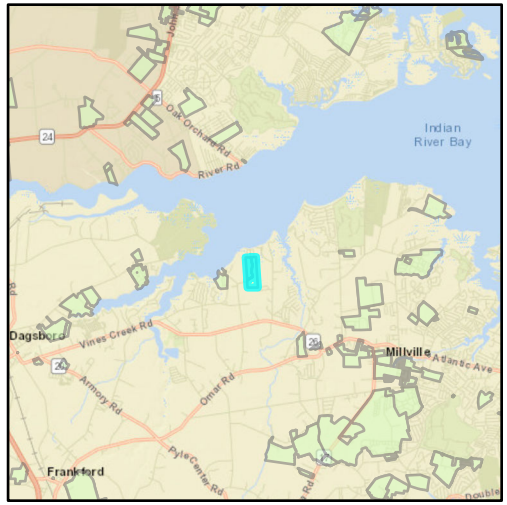
Preliminary Land Use Service (PLUS)

2024-08-04 Greens Landing



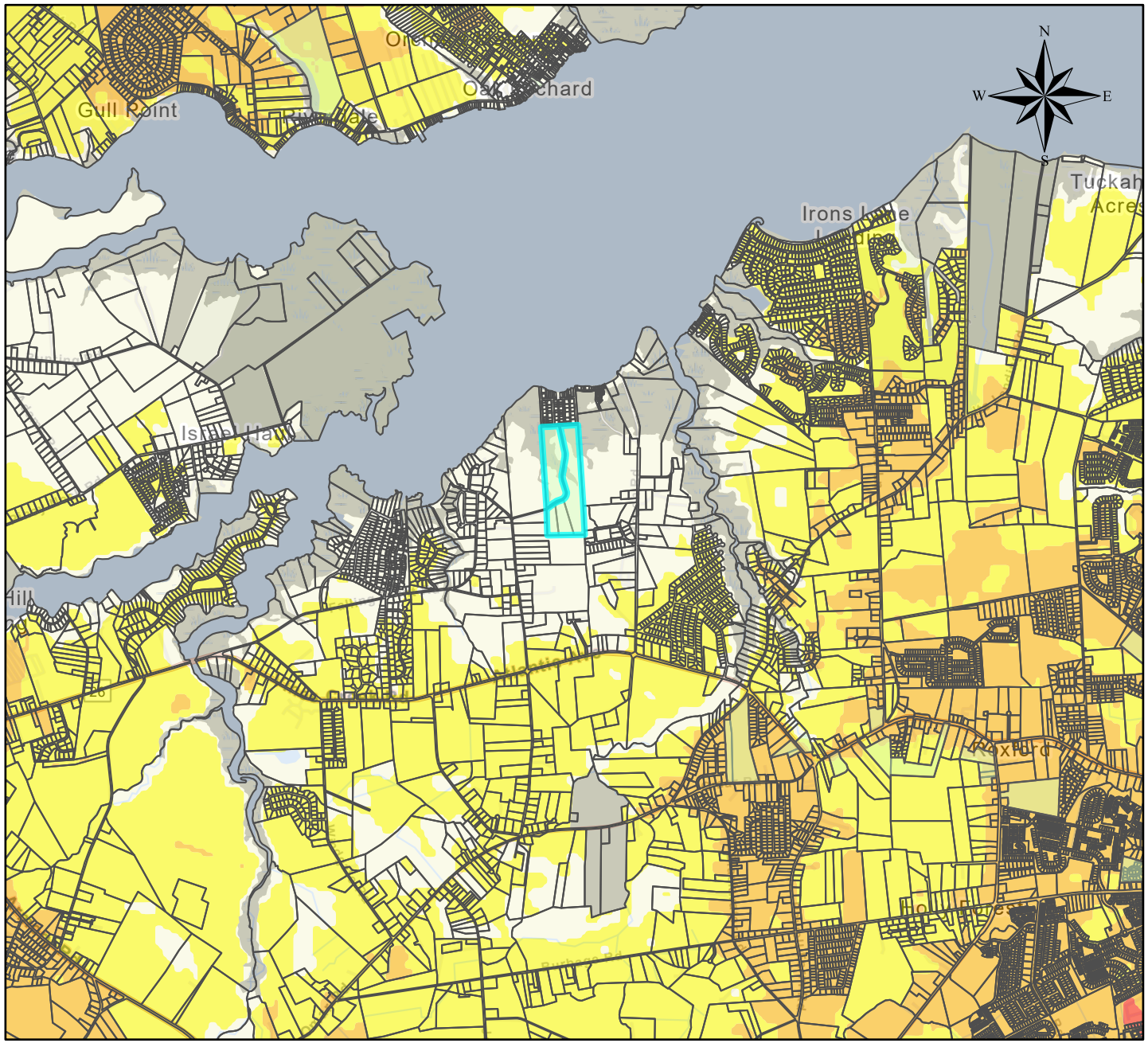
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-08-04 Greens Landing



Legend

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