PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
August 1, 2024 1:36 PM

PLUS ID: 2024-08-09

State Strategy Level: 2, 3, Out of Play

PLUS Application Type - Subdivision

Title: Sunshine Estates
County: Kent County **Municipality:** Harrington
Description of PLUS project/plan:
Subdivision of 55 Acres into 172 SFD and 105 Townhouse lots (277 total)

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): 6-09-17103-01-0100-00001,6-00-17100-04-4500-00001

Project Location: Approx. 412 Jackson Ditch Rd, Harrington DE

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

Section II: Project Contact Information

Owner Contact Information

Sindhuja Holdings, LLC
3 Commerce St
Harrington, DE 19952
Phone: (302) 725-0708
Email: andypde16@gmail.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
OtherSiteworks Engineering
Dave Heatwole
Phone: (302) 841-7901
Email: dave.heatwole@siteworkseng.com
Fax: (999) 999-9999

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

Section III: Project Details

Project Area (Acres): **55**
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: **2006-07-04**

Zoning Information

Present Zoning for this project area: **Traditional Neighborhood Development**
Proposed Zoning for this project: **Traditional Neighborhood Development**

Land Use Information

Present Use for this project area: **Agriculture**
Proposed Use for this project: **Residential**

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: **Entry-level, Market rate**
Total number of Homeownership units: **277**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
277	172		105

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)
Yes	22	Yes	14

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: **7.31**

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?
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)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:
Infiltration Basins, Bio-Retention, and Extended Detention Wet Ponds

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **19**
What kind of Open Space? **Active Recreation, Stormwater Management**
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.
2,410
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.
We are providing a stub to the undeveloped land east of the site.

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	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? **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: SUNSHINE ESTATES

Project ID (to be completed by OSPC): 2024-08-09

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

Signature of Property Owner

8/1/24
Date

ASHOK PATEL
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

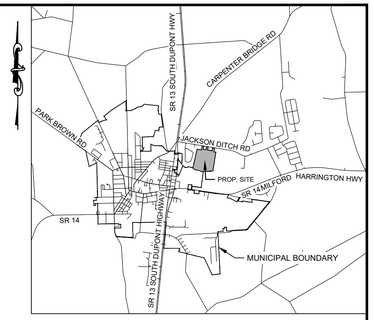
Additional Owner (Please Print)

Published January 2022

ADJACENT PROPERTY OWNERS

A. MAP# 6-00-17100-04-4403, N/F JEFFERY CARTWRIGHT JR. & CALI DANIELLE ECHEVERRI, DEED 10867 / 147, ZONED AR
B. MAP# 6-00-17100-04-4404, N/F CODY RAINS & BROOKE WOOLEYHAND, DEED 10333 / 343, ZONED AR
C. MAP# 6-00-17100-04-4500, N/F ROSE MARIE MOORE, DEED N34 / 255, ZONED AR
D. MAP# 6-00-17100-04-4401, N/F BARBARA L. COX, DEED 10280 / 261, ZONED AR
E. MAP# 6-00-17100-04-4402, N/F GLENDON CHMIELEWSKI, DEED 8107 / 48, ZONED AR
F. MAP# 6-00-17100-04-4405, N/F PHILLIP SHERWOOD THOMAS & AMY JO THOMAS, DEED 10021 / 125, ZONED AR
G. MAP# 6-00-17100-04-5100, N/F ROBERT L. RICKER & NANCY A. RICKER, DEED T35 / 66, ZONED AR
H. MAP# 6-00-17100-04-5400, N/F GARRY N. HARRIS & PATRICIA T HARRIS IRREVOCABLE TRUST, DEED 9509 / 37, ZONED AR
I. MAP# 6-09-17117-02-0100, N/F TIGER EYES DEVELOPERS LLC, DEED 12340 / 1, ZONED TND (HARRINGTON)
J. MAP# 6-09-17117-01-8901, N/F DELAWARE PHILLIPS APARTMENTS LLC, DEED 7551 / 223, ZONED R-4 (HARRINGTON)
K. MAP# 6-00-17100-04-4330, N/F RONALD R. MESSICK, DEED 211 / 327, ZONED AR
L. MAP# 6-00-17100-04-4312, N/F DENISE L. GILARDI, DEED 255 / 124, ZONED AR
M. MAP# 6-00-17100-04-4313, N/F MICHELLE D. ALBRIGHT & JOSEPH H. ALBRIGHT, DEED 3981 / 286, ZONED AR
N. MAP# 6-00-17100-04-4314, N/F KATHRYN L. CRISMOND & RICHARD A. CRISMOND, DEED 9562 / 150, ZONED AR
O. MAP# 6-00-17100-04-4315, N/F PAUL A. PETERSON & SMITH BRANDY L. SMITH, DEED 8867 / 112, ZONED AR
P. MAP# 6-00-17100-04-4316, N/F MATTHEW A. PRICE & MADELENE N. PRICE, DEED 255 / 103, ZONED AR
Q. MAP# 6-00-17100-04-4100, N/F DENNIS SCHURMAN & DONNA SCHURMAN, DEED L33 / 333, ZONED AR





LOCATION MAP

SCALE: 1" = 1 MILE

LEGEND

- SINGLE FAMILY LOT
- TOWNHOUSE LOT
- OPEN SPACE
- BUFFER YARD / ENVIRONMENTAL AREA / OPEN SPACE
- STORMWATER AREA

SITEWORKS ENGINEERING
PO BOX 2 | 19 COMMERCE ST, HARRINGTON, DE 19952 Phone: (302) 841-7901

SUBDIVISION PLAN OVERVIEW

SUNSHINE ESTATES

TAX PARCEL NO. 6-09-17103-01-0100-00001
(KCR 430) JACKSON DITCH RD
MISPILLION HUNDRED, KENT COUNTY, CITY OF HARRINGTON, DE

ISSUE / REVISION BLOCK

8/1/24 - PLUS

SCALE	PROJECT #	DRAWN BY
1" = 100'	22-150	DMH

DRAWING NUMBER:

1

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Z:\PROJECTS\Andy Associates\22-150 - Sunshine Estates\Design\Plat\22-150 - Subdivision Exhibit.dwg PLOTTED: 8/1/2024 3:43 PM, BY: Dave Hostwalk PLOTSTYLE: _SiteWorks-ENG.ctb

PUBLIC PRE CHECK Results for State Parcel(s): 6-00-17100-04-4500-00001,6-09-17103-01-0100-00001

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 - Kent County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Ocean Area No Build Points: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

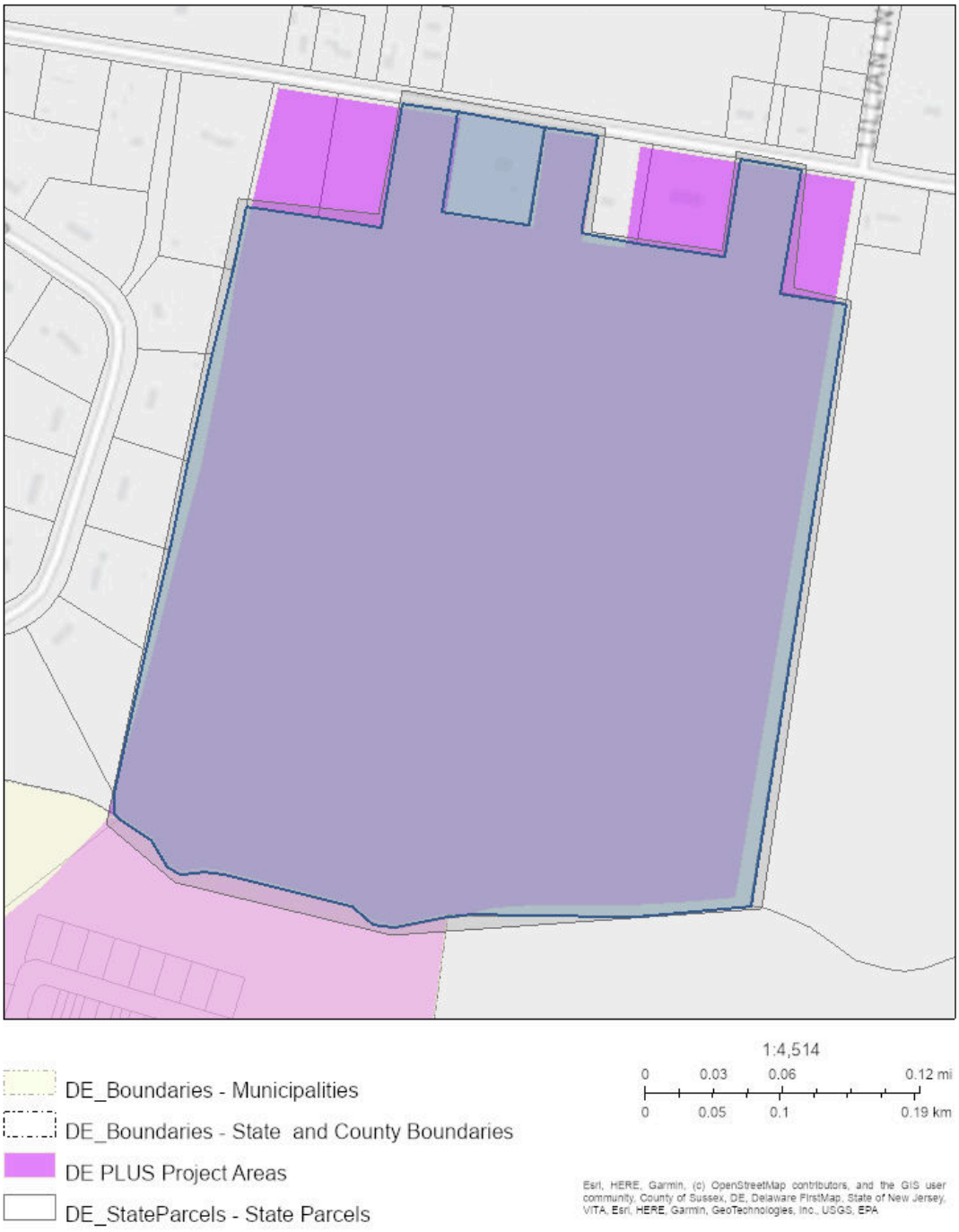
Soils - New Castle County: No Issues Found

Sunshine Estates

Area of Interest (AOI) Information

Area : 2,508,496.04 ft²

Aug 1 2024 13:03:38 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	2,305,464.26	N/A
DE_StateParcels - State Parcels	18	2,494,423.37	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	1	999,905.53	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	6	2,508,497.39	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	7	201,555.36	N/A
Tax Ditch Segments	3	N/A	1,652.12
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	136,737.44	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	2	N/A	621.19
Transect	0	N/A	0
Cross Sections	4	N/A	2,225.09
Stream Centerline Segments	1	N/A	1,563.61
FEMA Flood Maps	3	2,508,496.46	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2020-01-01	34,553.37
2	2006-07-04	2,270,910.89

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	6-00-17100-04-4330-00001	4.07	256.21
2	6-09-17117-01-8901-00001	9.22	542.42
3	6-00-17100-04-4312-00001	1.36	1,371.20
4	6-00-17100-04-4313-00001	1.01	2,117.57
5	6-00-17100-04-4314-00001	0.93	2,508.29
6	6-00-17100-04-4403-00001	1.06	3,226.29
7	6-00-17100-04-4100-00001	1.92	3,411.89
8	6-00-17100-04-4316-00001	0.95	3,678.40
9	6-00-17100-04-4315-00001	0.93	3,804.08
10	6-00-17100-04-4402-00001	1.07	3,941.38
11	6-00-17100-04-4401-00001	0.69	5,594.16
12	6-00-17100-04-4404-00001	1.00	6,591.49
13	6-00-17100-04-4405-00001	1.00	6,996.14
14	6-00-17100-04-5400-00001	32.94	10,229.92
15	6-09-17117-04-6700-00001	8.89	26,960.97
16	6-00-17100-04-5100-00001	47.51	28,568.03
17	6-00-17100-04-4500-00001	1.06	46,000.29
18	6-09-17103-01-0100-00001	53.69	2,338,624.65

Delaware Ecological Network

#	ID	Area(ft²)
1	6,049.00	999,905.53

Soils Kent County

#	SOILNAME	Area(ft²)
1	Henlopen-Rosedale-Urban land complex, 0 to 2 percent slopes	3,859.64
2	Glassboro sandy loam, 0 to 2 percent slopes	108,281.87
3	Longmarsh and Indiantown soils, frequently flooded	173,892.32
4	Rosedale loamy sand, 2 to 5 percent slopes	242,899.10
5	Hurlock sandy loam, 0 to 2 percent slopes	258,286.11
6	Pepperbox-Rosedale complex, 0 to 2 percent slopes	1,721,278.36

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	BROWNS BRANCH	Prong 1A	465.18
2	BROWNS BRANCH	Main	201,090.18

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	BROWNS BRANCH	Prong 1A	25.61
2	BROWNS BRANCH	Main	1,626.51

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	8.75	13,442.69
2	8.47	30,977.92
3	2.12	92,316.82

Base Flood Elevation

#	DFIRM_ID	Length(ft)
1	10001C	621.19

Cross Sections

#	DFIRM_ID	Length(ft)
1	10001C	2,225.09

Stream Centerline Segments

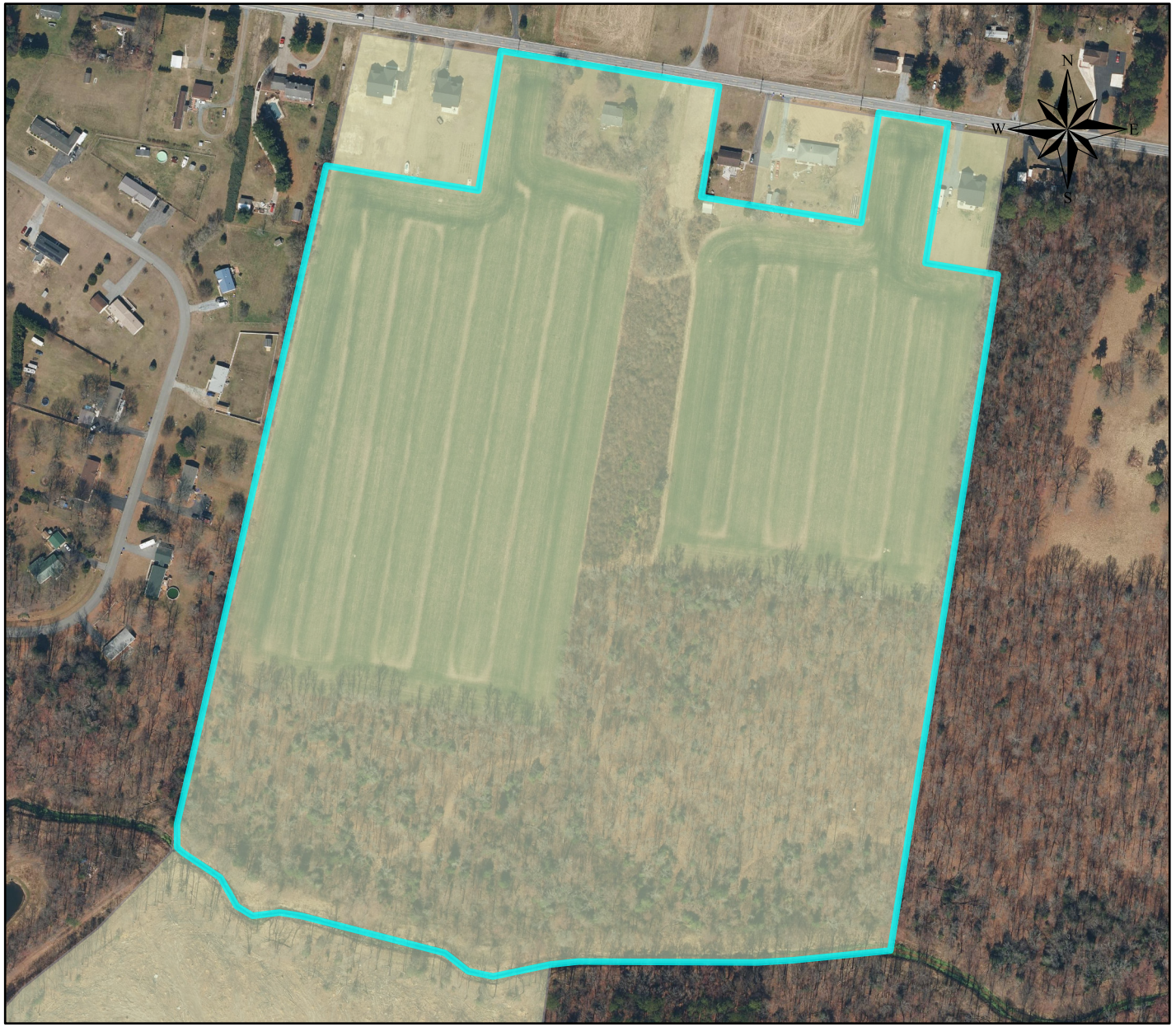
#	ID	Length(ft)
1	0	1,563.61

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	2,508,496.46

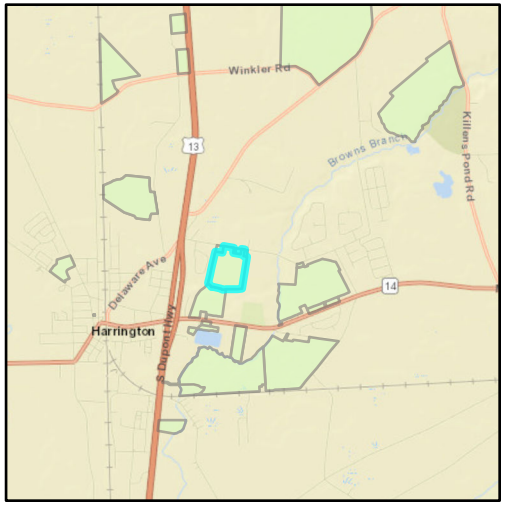
Preliminary Land Use Service (PLUS)

2024-08-09 Sunshine Estates



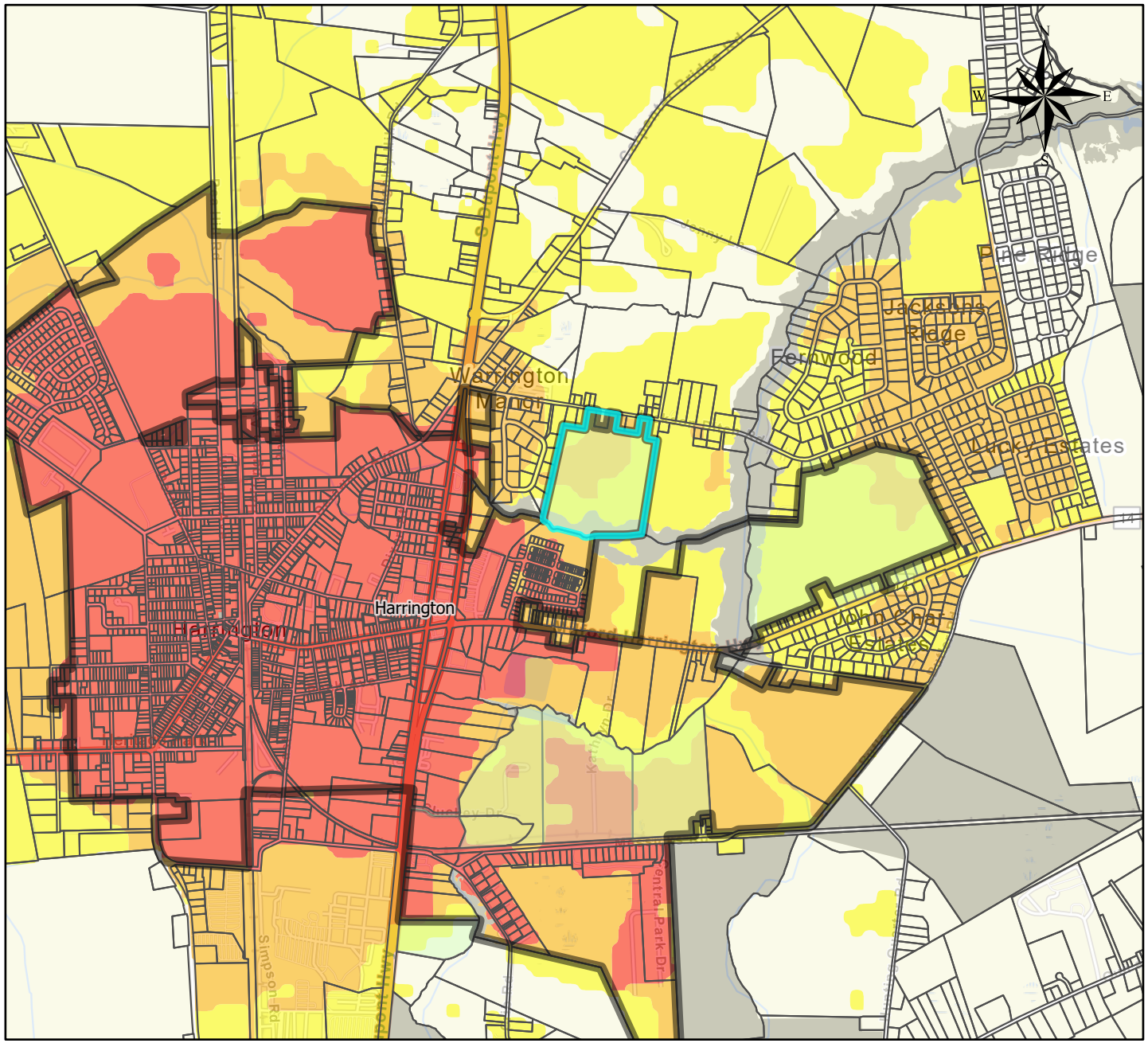
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-08-09 Sunshine Estates



Legend

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

