PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
August 26, 2024 2:20 PM

PLUS ID: 2024-09-07

State Strategy Level: 2 and small portion in 3

PLUS Application Type - Subdivision

Title: Ponders Pointe
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
A townhome community along Milton Ellendale Highway consisting of 235 units overlooking Pemberton Branch

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 235-14.00-83.01

Project Location: south of Route 16 (Milton-Ellendale Highway) and north of Pemberton Branch

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

Section II: Project Contact Information

Owner Contact Information

Nicole Irish
19319 La Serna Drive
Fort Myers , FL 33967
Phone: (302) 644-9047
Email: nmirish65@yahoo.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Ribera Development, LLC
8684 Veterans Highway, Suite 203

Millersville, MD 21108
Phone: (443) 871-0486
Email: johnstamato@riberadev.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Pennoni Associates, Inc
Eric Wahl
Phone: (302) 684-6236
Email: ewahl@pennoni.com
Fax: (302) 684-8030

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

Section III: Project Details

Project Area (Acres): **68.92**
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: **2006-06-05**

Zoning Information
Present Zoning for this project area: **HR-1**
Proposed Zoning for this project: **HR-1**

Land Use Information
Present Use for this project area: **vacant/farmland**
Proposed Use for this project: **residential subdivision**

Residential Development Information

Type of Residential: **Duplex or Townhouse**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate, Condo**
Total number of Homeownership units: **235**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
			235

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: **Other Artesian**
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 Artesian**
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	14	Yes	3.8

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: **1.7**

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)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:

typical BMPs including swales, stormwater management ponds, etc.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **52.28**
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. **1,740**
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.
anticipated connections to properties west and east of parcel.

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	No	Unknown
Type existing			
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.

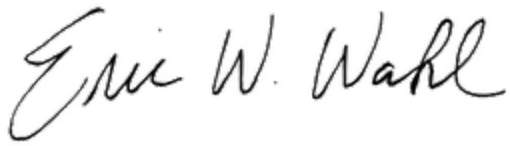
Section IX: Signatures

Is the person completing this form the Property Owner? **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.

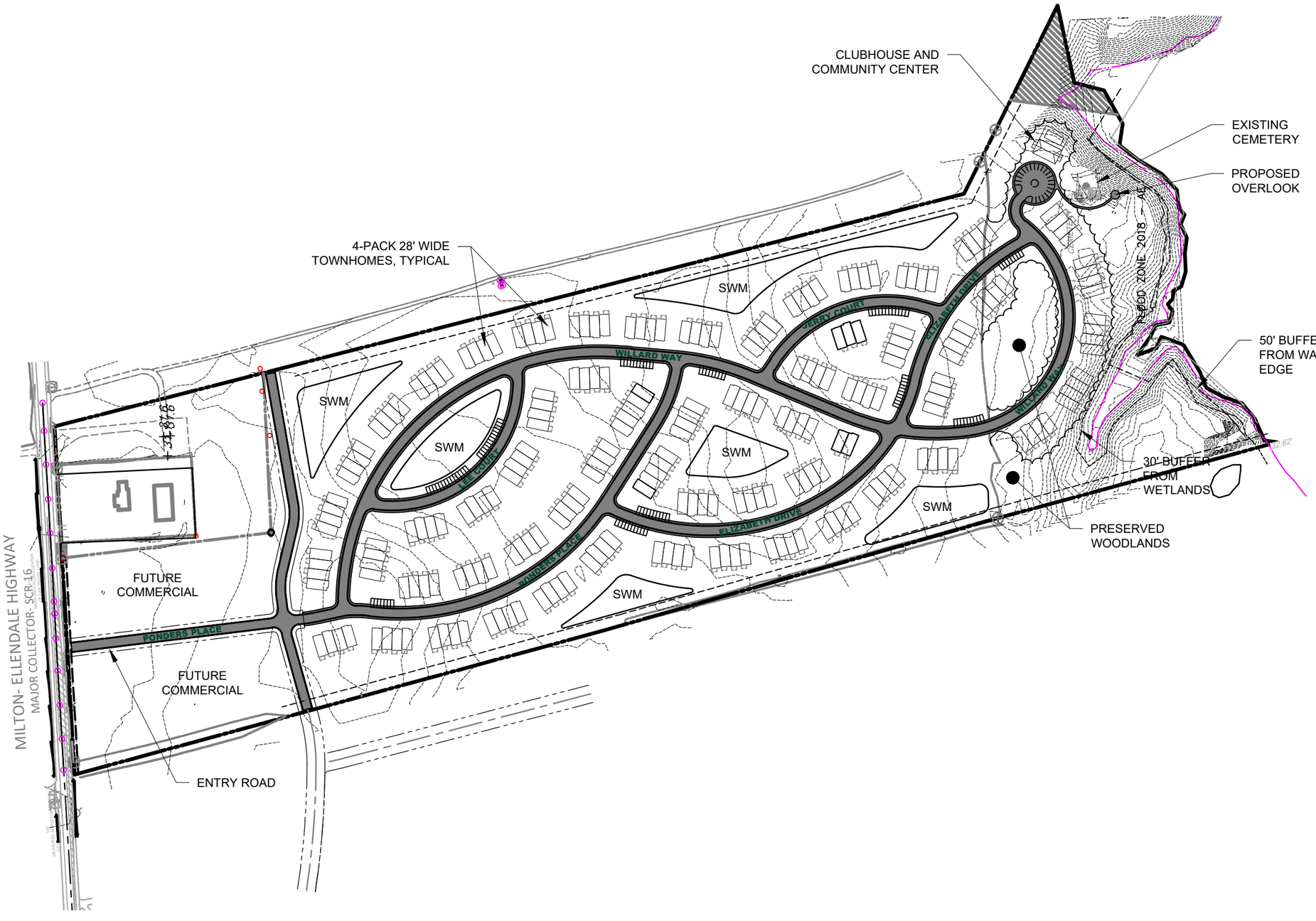
Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

CONCEPTUAL 28'FOOT TOWNHOME LAYOUT

PONDERS POINTE 19 AUGUST 2024



SITE STATISTICS

TAX MAP ID	235-14.00-83.01
GROSS SITE AREA	+/- 68.92 AC
SUBDIVIDED LOT	+/- 3.55 AC
COMMERCIAL AREA	+/- 8.18 AC
RESIDENTIAL AREA	+/- 57.19 AC
ZONING:	HR-1 (SUSSEX COUNTY)
DENSITY PERMITTED:	686 UNITS
DENSITY PROVIDED:	235 UNITS
SETBACKS:	NONE - CONDOMINIUM MIN. 40 FEET BTWN BLDG ALL UNITS SET BACK MINIMUM 20 FEET FROM EDGE OF SIDEWALK

NOTE: STREET SECTION WIDTH = 24 FEET WITH 2' ROLL CURB AND 5-FOOT SIDEWALKS ON EITHER SIDE

Pennoni

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

0 300' 600'

PUBLIC PRE CHECK Results for State Parcel(s): 235-14.00-83.01

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

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

Wetlands: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Land and Water Conservation Fund: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

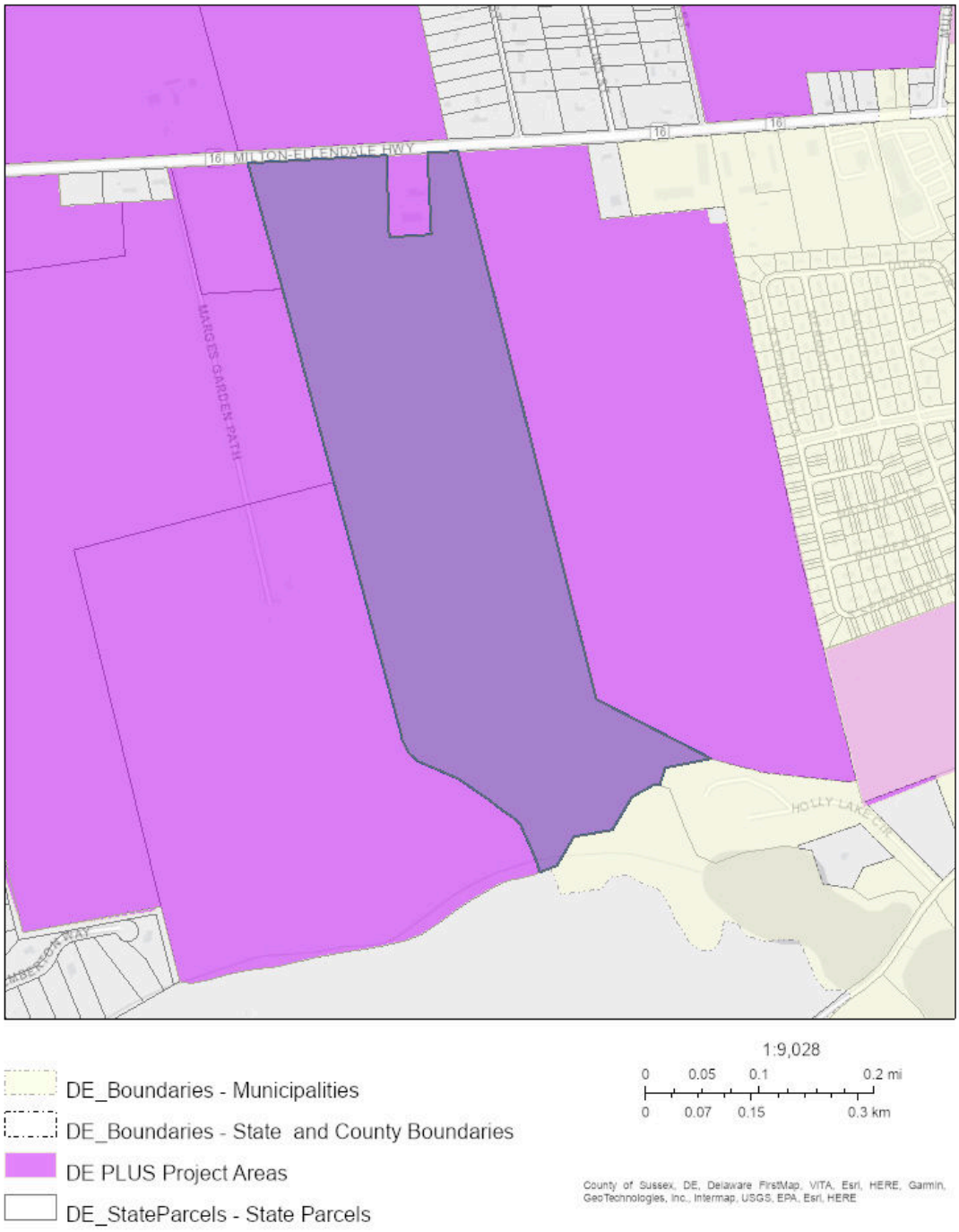
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 2,953,431.24 ft²

Aug 23 2024 8:21:55 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	2,953,215.31	N/A
DE_StateParcels - State Parcels	1	2,953,431.24	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	3	706,231.85	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	7	2,953,451.94	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)	2	31,085.02	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	1	N/A	35.02
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	3	2,953,431.32	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2004-05-06	3,131.86
2	2006-06-05	2,950,083.45

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	235-14.00-83.01	67.80	2,953,431.24

Delaware Ecological Network

#	ID	Area(ft²)
1	7,393.00	14,992.09
2	7,251.00	160,841.60
3	7,363.00	530,398.16

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Longmarsh and Indiantown soils, frequently flooded	9,007.77
2	Water	9,811.07
3	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	116,259.34
4	Evesboro loamy sand, 5 to 15 percent slopes	351,233.23
5	Glassboro sandy loam, 0 to 2 percent slopes	516,863.38
6	Henlopen-Rosedale complex, 0 to 2 percent slopes	911,055.42
7	Ingleside sandy loam, 0 to 2 percent slopes	1,039,221.72

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	6.50	15,237.49
2	53.94	15,847.52

Cross Sections

#	DFIRM_ID	Length(ft)
1	10005C	35.02

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	2,953,431.32

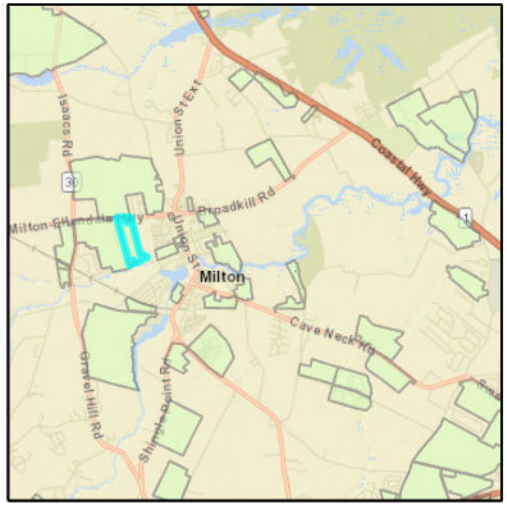
Preliminary Land Use Service (PLUS)

2024-09-07 Ponders Pointe



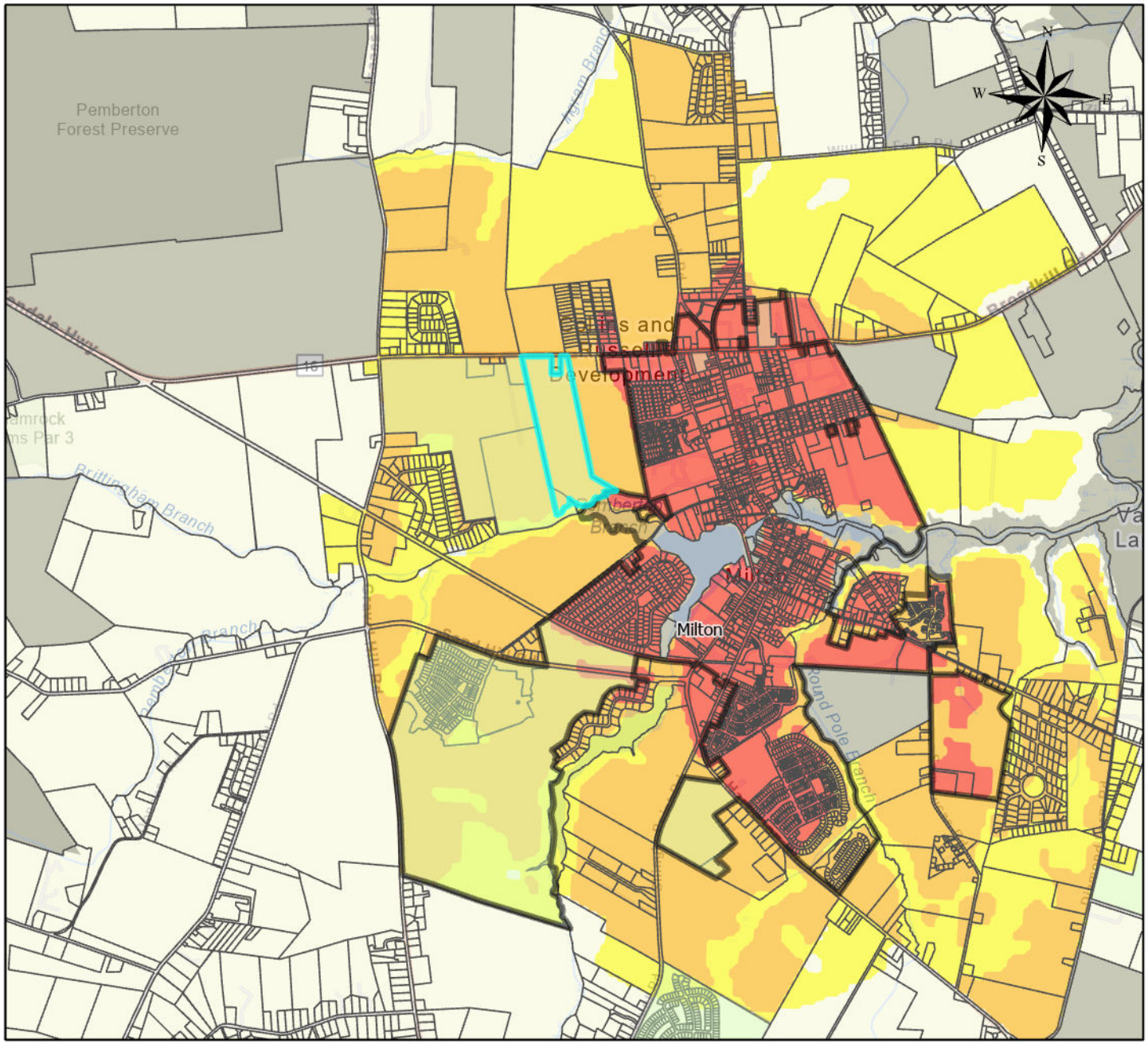
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-09-07 Ponders Pointe



Legend

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

