PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
November 22, 2024 12:25 PM

PLUS ID: 2024-12-01

State Strategy Level: 2 & 3

PLUS Application Type - Subdivision

Title: Ellery Farm
County: Kent County **Municipality:** Unincorporated
Description of PLUS project/plan:
Proposed 332 townhome subdivision on 82 existing acres.

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): 1-00-02800-02-5000-00001

Project Location: 3431 S. DuPont Blvd., Smyrna, DE 19977

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

Section II: Project Contact Information

Owner Contact Information

Dawn Ellery, Robin Silverman, Gwen Rinaldi and Patricia Gibbs (Lewis Pritzkur, Power of Attorney
619 Lauren Circle
Yardley, PA 19067
Phone: (302) 562-4068
Email: lpritzkur@gmail.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
K. Hovanian Delaware Division Inc. - Attn: Mark Angleus
2499 Souht DuPont Blvd., Suite G
Smyrna, DE 19977

Phone: (302) 454-2712
Email: MAngelus@KHOV.COM
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Morris & Ritchie Associates, Inc.
David Stammler
Phone: (302) 326-2200
Email: dstammler@mragta.com
Fax: (302) 326-2399

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

Section III: Project Details

Project Area (Acres): **82.08**
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: **2019-03-01**

Zoning Information

Present Zoning for this project area: **RM-Multi Family Residential**
Proposed Zoning for this project: **RM-Multi Family Residential**

Land Use Information

Present Use for this project area: **single family residential**
Proposed Use for this project: **townhomes**

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**
Total number of Homeownership units: **332**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
			332

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 Kent County**
Will a new public wastewater system be located at this site?
Unknown

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	13.5	Yes	0.5

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: **4.5**

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:
wet pond, infiltration and/or dry basin

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **54**
What kind of Open Space? **Active Recreation, Passive 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? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

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.
none. Wetlands and stream to the north and Route 1 to the east.

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

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	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: Ellery Farm

Project ID (to be completed by OSPC): 2024-12-01

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

Lewis H Pritzkur Attorney in Fact for Dawn Ellery, Steven Rinaldi, Robin Silverman, now known as Robin G Kretchmer and Patricia Ellery Gibbs

Signature of Property Owner

11/19/2024

Date

Lewis H. Pritzkur - Power of Attorney
Dawn Ellery, Robin Silverman, Gwen Rinaldi & Patricia Gibbs

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)



SITE DATA:

TAX PARCEL:	DC-00-028.00-02-50.001
SITE ADDRESS:	3431 S. DUPONT BLVD. SMYRNA, DE 19977
OWNER:	DAWN R. ELLERY, ROBIN A, SILVERMAN, GWEN D. RINALDI, & PATRICIA E, GIBBS 619 LAUREN CIRCLE YARDLEY, PA 19067
APPLICANT:	K. HOVNANIAN DELAWARE DIVISION, INC. 2499 SOUTH DUPONT BOULEVARD, SUITE 6 SMYRNA, DE 19977
EXIST. ZONING:	RM - MULTI-FAMILY RESIDENTIAL (INSIDE GROWTH ZONE)
SITE ACREAGE:	82.08 AC. ±
EXIST. USE:	AGRICULTURAL
PROP. USE:	332 TOWNHOMES
AREA REQ'S:	MIN. FRONTAGE = 16' MIN. WIDTH = 16' MIN. LOT AREA = 1,600 SF
PROVIDED:	20' WIDE LOT AVG. LOT AREA = 1,940 SF (20' X 97')
BLDG. SETBACKS:	FRONT: 20' SIDE: 10' REAR: 20'
PROP. DENSITY:	4.05 DU/AC
WATER:	PUBLIC - ARTESIAN
SANITARY SEWER:	PUBLIC - KENT COUNTY

AREA BREAKDOWN:

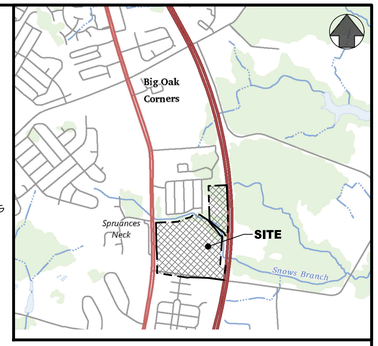
STORMWATER MANAGEMENT:	6.33 AC. ±
WETLANDS:	4.50 AC. ±
EXISTING WOODLAND:	13.48 AC. ±
WOODLAND PRESERVATION:	13.00 AC. ±
MAX. % IMPERVIOUS COVER:	80%

NOTES:

1) INFORMATION SHOWN HEREON IS BASED UPON GIS DATA OBTAINED THROUGH THE STATE OF DELAWARE GIS WEBSITE (FIRSTMAP-DELAWARE.OPENDATAARCGIS.COM).
2) WETLAND INFORMATION SHOWN HERON HAS DELINEATED BY GEO-TECHNOLOGY ASSOCIATES, INC., APRIL 2024 AND SURVEYED BY MORRIS & RITCHIE ASSOCIATES, MAY 2024.
3) NO PORTION OF THE PROJECT IS WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEMA FIRM 10001C0064J EFFECTIVE DATE JULY 07, 2014.
4) THIS PROJECT IS LOCATED WITHIN THE LEIPSIC RIVER WATERSHED.

LEGEND

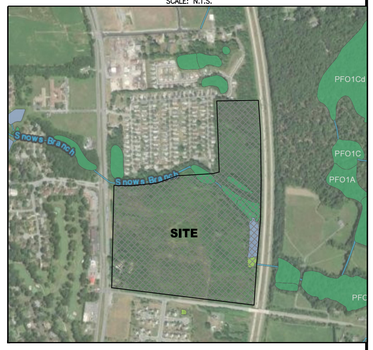
- EXIST. PARCEL BOUNDARY
- EXIST. RIGHT-OF-WAY
- EXIST. LOT LINE
- EXIST. WOODS
- PROP. LOT LINE
- PROP. RIGHT-OF-WAY
- PROP. SWM AREA
- NON-TIDAL WETLANDS
- WETLANDS BUFFER
- STREAM
- STREAM BUFFER



LOCATION MAP
SCALE: 1"=1000'



SOILS MAP
SCALE: N.T.S.



WETLAND MAP
SCALE: N.T.S.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
111 RUTHAR DRIVE
NEWARK, DE 19711
302-326-2200

PLUS PLAN

FOR LAND OF
ELLERY PROPERTY
TM: DC-00-028.00-02-50.00-000
DUCK CREEK HUNDRED, KENT COUNTY, DELAWARE

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NO.	REVISION	DATE

JOB NO.	DRAWN BY	ISSUED
22641	DPS	11/20/24

SHEET NUMBER

1 OF 1

PUBLIC PRE CHECK Results for State Parcel(s): 1-00-02800-02-5000-00001

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

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

Wetlands: Issue Found

Aglands Preservation Districts: Issue Found

Soils - Kent County: Issues Found

DE FIRM: 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

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

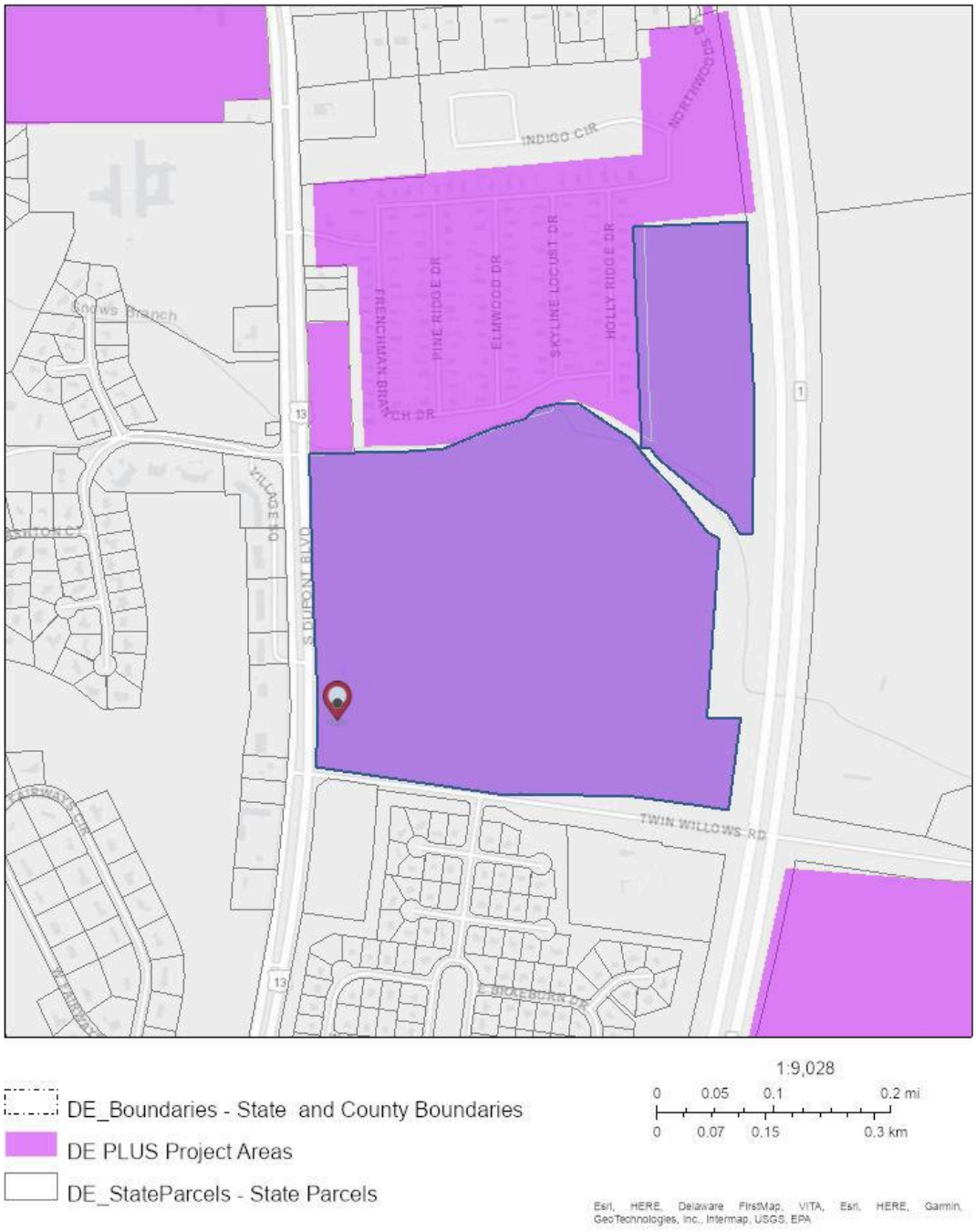
Park Facilities: No Issues Found

Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Nov 22 2024 12:03:51 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	N/A	N/A
DE_StateParcels - State Parcels	1	N/A	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	N/A	N/A
SIRB Project Areas	0	N/A	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	0	N/A	N/A
Land and Water Conservation Fund	0	N/A	N/A
Bay Area No Build Line	0	N/A	N/A
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	1	N/A	N/A
Soils New Castle County	0	N/A	N/A
Soils Sussex County	0	N/A	N/A
Tax Ditch Maximum ROWs	0	N/A	N/A
Tax Ditch Segments	0	N/A	N/A
2017 High Water Mark (not regulatory)	0	N/A	N/A
2017 High Marsh (not regulatory)	0	N/A	N/A
2017 Low Marsh (not regulatory)	0	N/A	N/A
2017 Wetlands (not regulatory)	0	N/A	N/A
Recharge Areas	0	N/A	N/A
Class A Wellhead 150ft Radius	0	N/A	N/A
Class A Wellhead	0	N/A	N/A
Class A Wellhead Transient, Non-Community Wells	0	N/A	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	N/A	N/A
WRPA Class B Wellhead	0	N/A	N/A
WRPA Class C Wellhead	0	N/A	N/A
Cockeysville	0	N/A	N/A
Cockeysville Drainage Basin	0	N/A	N/A
Erosion Prone Soils	0	N/A	N/A
WRPA Floodplains	0	N/A	N/A
Base Flood Elevation	0	N/A	N/A
Transect	0	N/A	N/A
Cross Sections	0	N/A	N/A
Stream Centerline Segments	0	N/A	N/A
FEMA Flood Maps	1	N/A	N/A
Preliminary FEMA Flood Maps	0	N/A	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2019-03-01	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1-00-02800-02-5000-00001	79.44	N/A

Soils Kent County

#	SOILNAME	Area(ft²)
1	Downer sandy loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	N/A

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	N/A

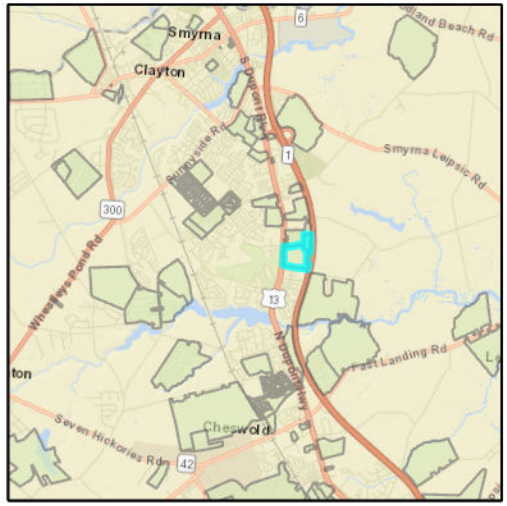
Preliminary Land Use Service (PLUS)

2024-12-01 Ellery Farm



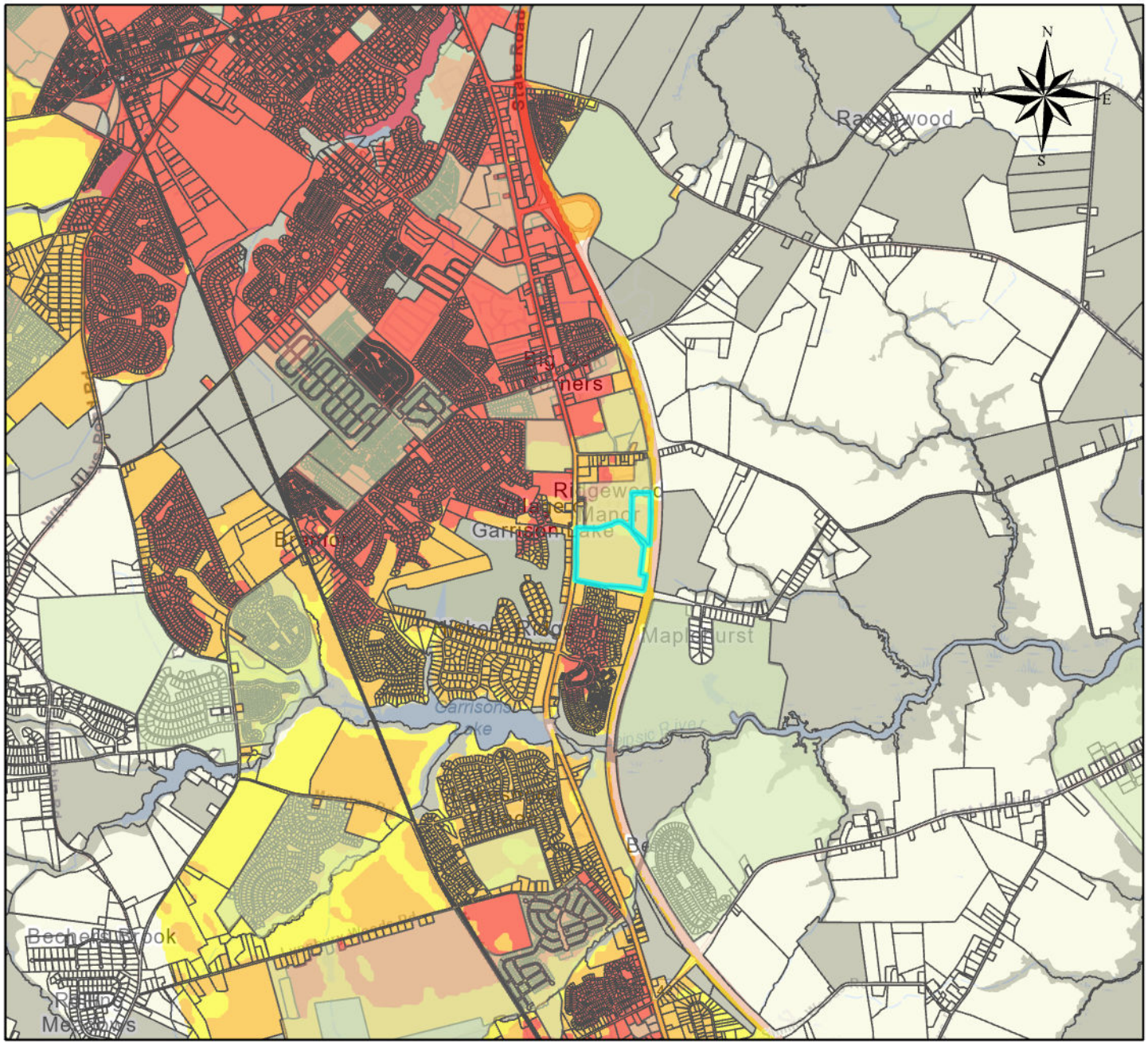
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-12-01 Ellery Farm



Legend

2020 State Strategies

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

