



Application Form
Submitted Time:
December 19, 2024 3:33 PM

Preliminary Land Use Service

PLUS ID: 2025-01-02

State Strategy Level: 4

PLUS Application Type - Subdivision

Title: Soens Property

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

70 Unit Single Family Residential Subdivision

Section I: Project Location

How many parcels are involved in this project?

Multiple Parcels

Total number of parcels being reviewed for this project

4

Parcel ID(s): 234-10.00-130.00, 234-10.00-130.13, 234-10.00-130.14, 234-10.00-130.15

Project Location: West side of Beaver Dam Road, approximately 450 l.f. south of the intersection of Hollymount Road.

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

Section II: Project Contact Information

Owner Contact Information

SOENS LISA A TTEE REV TR

PO Box 110

Harbeson, DE 19951

Phone: (202) 256-7476

Email: soensland@gmail.com

Fax:

Equitable Owner/Developer Contact Information

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

Stonemark Ventures

33511 Tiderunner Ave.

Millsboro, DE 19966

Phone: (410) 861-7159
Email: megan@stonemarkventures.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Solutions IPEM
Jim Eriksen
Phone: (302) 297-9215
Email: jeriksen@solutionsipem.com
Fax: (410) 341-3970

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

Section III: Project Details

Project Area (Acres): **35.03**
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**
Proposed Zoning for this project: **AR-1**

Land Use Information

Present Use for this project area: **Agricultural/Residential**
Proposed Use for this project: **Residential Community**

Residential Development Information

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

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate, Second home**
Total number of Homeownership units: **70**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	70		

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	8.6	Yes	3.2

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? **No**
If yes, estimated Acres of Non-Tidal Wetlands:

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:

TBD with engineering - potentially extended detention wet pond, dry pond, filter strips, ephemeral wetland

Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **17.5**

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.

727

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 - Adjacent parcels are residential lots (1-2.4 acres) or located in ag. preservation.

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	Yes	
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

A handwritten signature in black ink, consisting of a large, stylized initial 'A' followed by several horizontal strokes.

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: Soens Property

Project ID (to be completed by OSPC): 2025-01-02

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

Lisa Soens

Signature of Property Owner

31 December 24

Date

Lisa Soens LISA. A. Soens

Property Owner (Please Print)

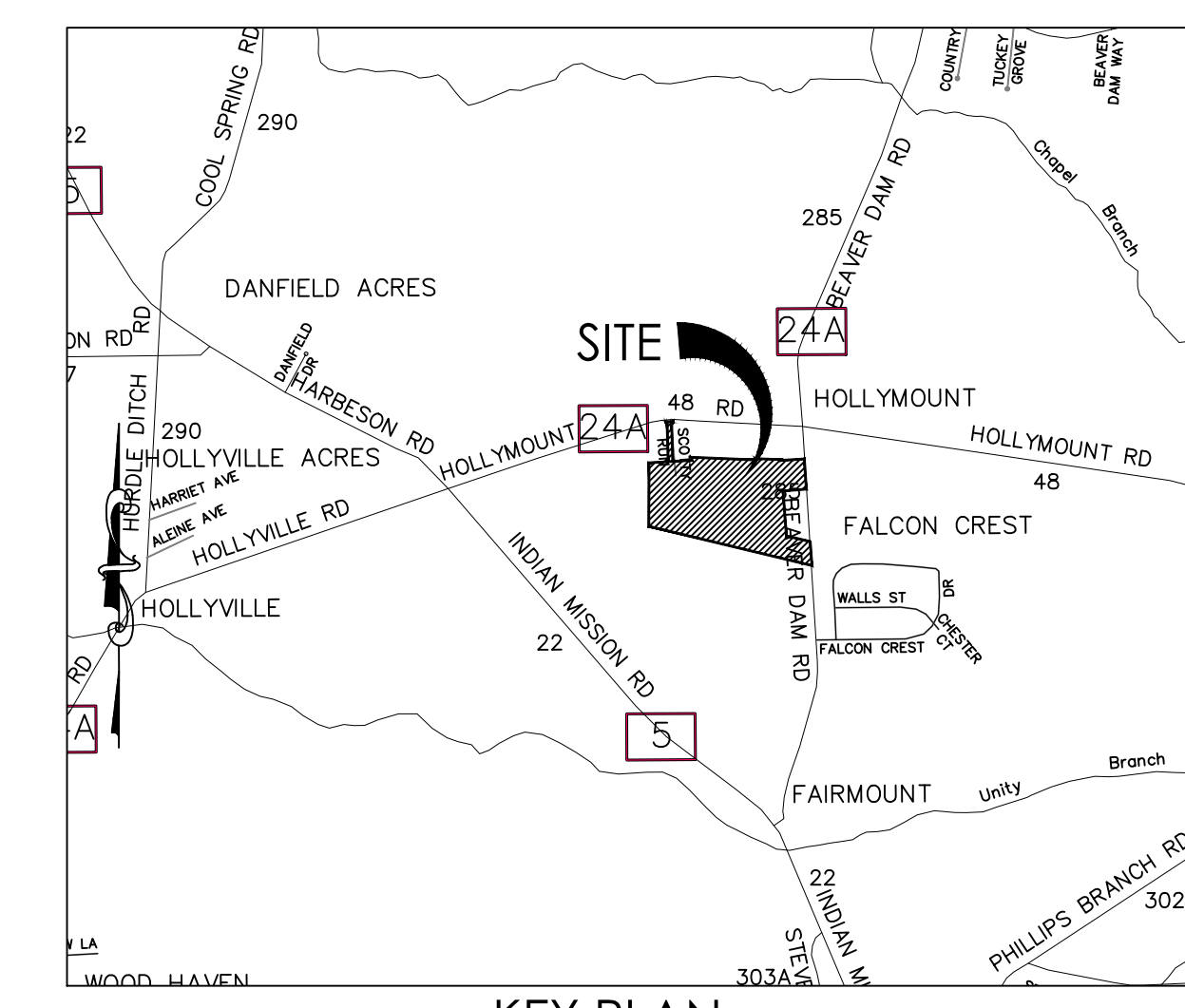
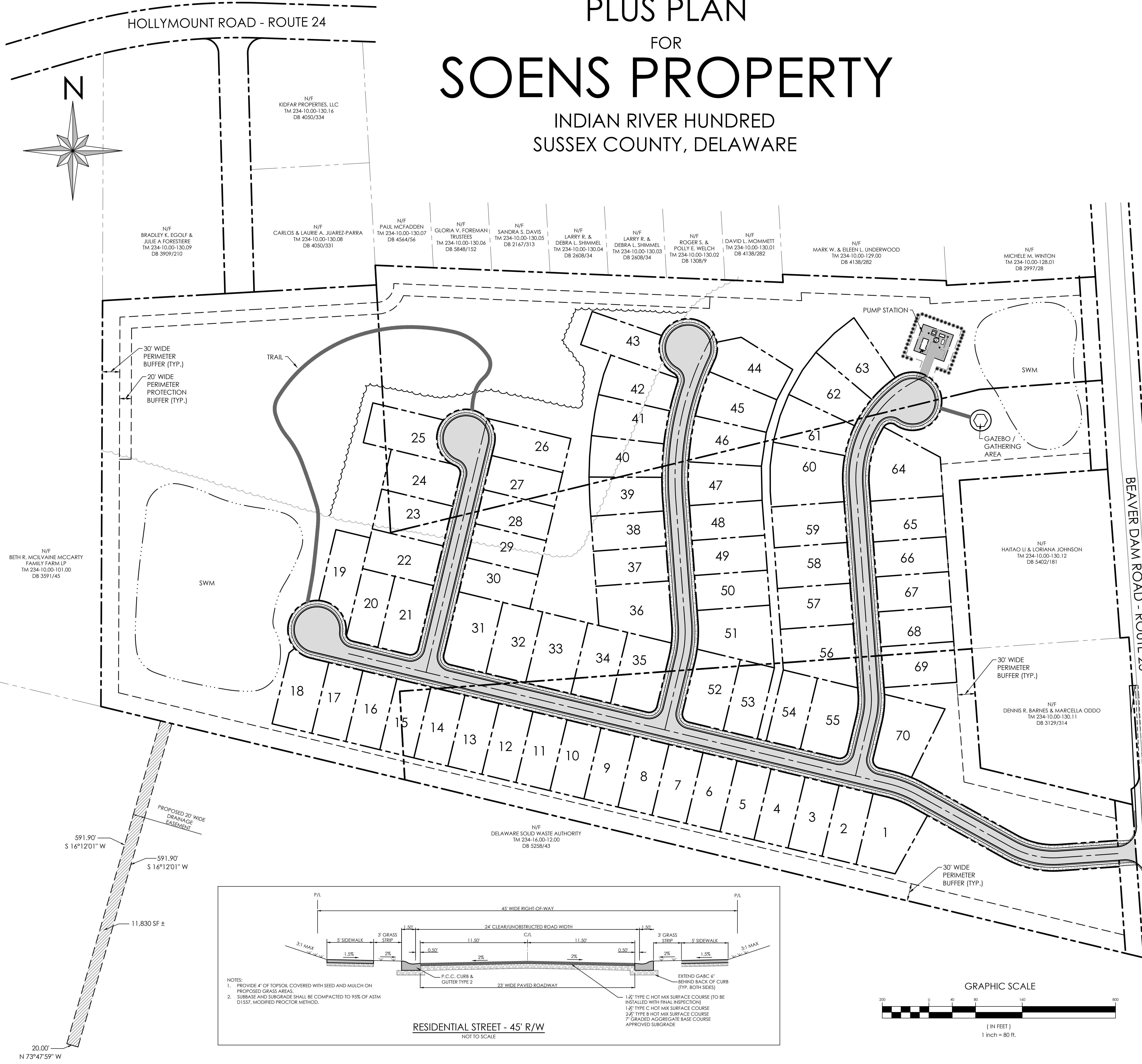
Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)



PLUS PLAN FOR SOENS PROPERTY INDIAN RIVER HUNDRED SUSSEX COUNTY, DELAWARE

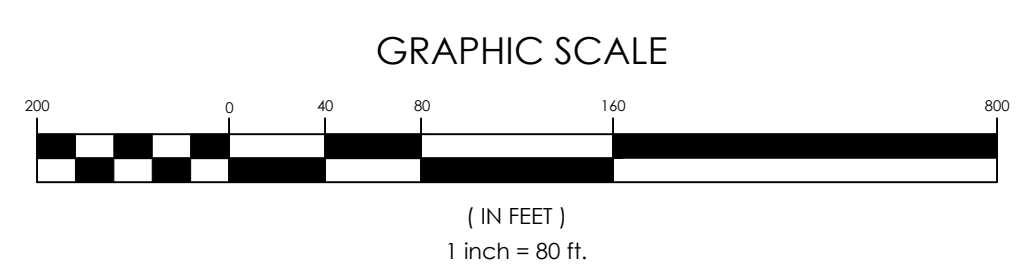
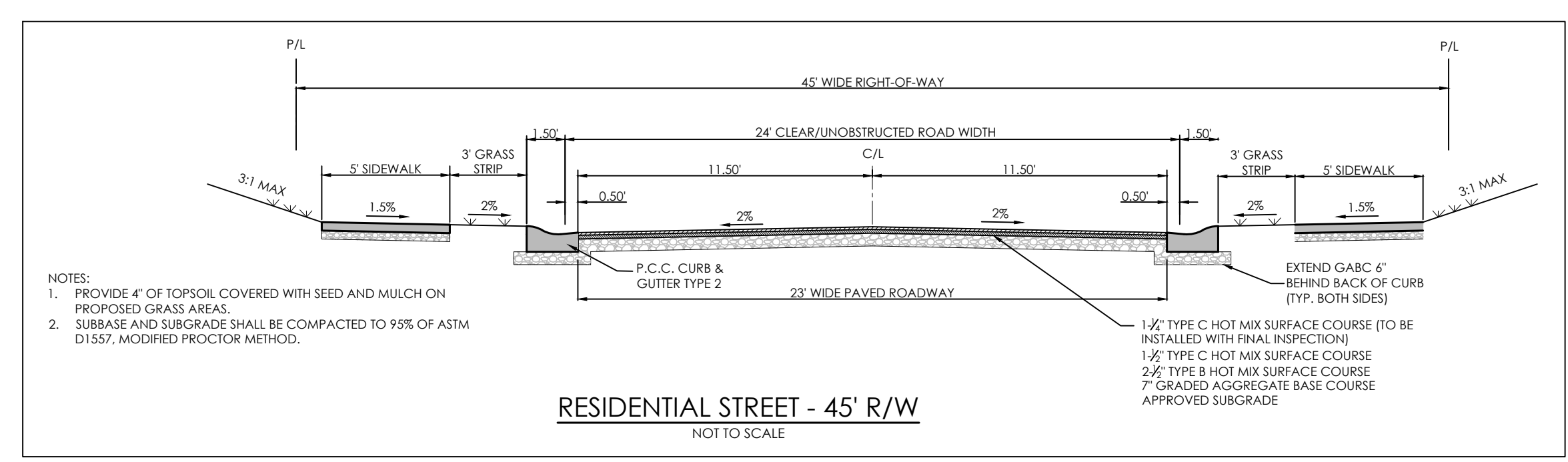


KEY PLAN
SCALE: 1"=2000'

- SITE DATA**
- OWNER: LISA A. SOENS TRUSTEE
P.O. BOX 110
HARBESON, DE 19951
 - ENGINEER: SOLUTIONS IPEM, LLC
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
CONTACT: JIM ERIKSEN, PE
 - TAX MAP 234-10.00-130.00, 130.13, 130.14 & 130.15
 - DEED REF.: 5384/6
 - TOTAL AREA = 35.03 AC.±
 - PROPOSED 70 SINGLE FAMILY LOTS
 - ZONING: AR-1 - AGRICULTURAL RESIDENTIAL
SETBACKS:
FRONT = 25'
SIDE = 10'
REAR = 10'
MINIMUM LOT AREA = 7500 AC.
MAXIMUM HEIGHT = 42'
 - FLOOD ZONE: X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NO. 10005C0340K, MAP REVISED MARCH 16, 2015
 - PROPERTIES ARE LOCATED WITHIN FAIR AND POOR GROUNDWATER RECHARGE AREAS.
 - PROPERTIES ARE NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
 - SOIL TYPES
DnA - DOWNER LOAMY SAND - HYDROLOGIC SOIL GROUP A
FmA - FORT MOTT LOAMY SAND - HYDROLOGIC SOIL GROUP A
HpB - HENLOPEN LOAMY SAND - HYDROLOGIC SOIL GROUP A
KsA - KLEJ LOAMY SAND - HYDROLOGIC SOIL GROUP A/D
PpA - PEPPERBOX LOAMY SAND - HYDROLOGIC SOIL GROUP A
PrA - PEPPERBOX-ROCKAWALKIN COMPLEX - HYDROLOGIC SOIL GROUP A
RoA - ROSEDALE LOAMY SAND - HYDROLOGIC SOIL GROUP A
 - BOUNDARY, TOPOGRAPHY AND WETLAND INFORMATION HEREON TAKEN FROM SUSSEX COUNTY GIS INFORMATION
 - ANTICIPATED WATER SUPPLY: ARTESIAN WATER COMPANY
 - ANTICIPATED SANITARY SEWER: ARTESIAN WATER COMPANY
 - TIDAL WETLANDS = 0.00 AC.±
 - NON-TIDAL WETLANDS = 0.00 AC.±
 - PARCEL AREA = 35.03 AC +/-
ALLOWABLE DENSITY = 2.0 DU/AC
UNITS PERMITTED = 70
 - PROPOSED:
TOTAL = 70 UNITS
NET DENSITY = 2.0 DU/AC
 - AREAS:
OPEN SPACE AREA = 17.5 AC ± (50.0% ±)
EXISTING WOODS: 8.6 AC ±
WOODS TO BE REMOVED = 3.2 AC.± (37%)
WOODS TO REMAIN = 5.4 AC.± (63%)

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT/BUFFER LINE	N/A	---
R.O.W. LINE	---	---
CONTOUR	---	N/A
RIGHT OF WAY CENTERLINE	---	---
EDGE OF POND	N/A	---
WOODS LINE	---	---
PAVEMENT	N/A	---
CURB AND GUTTER	N/A	---
SIDEWALK	N/A	---
TRAIL	N/A	---



- NOTES:**
- PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
 - SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.

solutions
INCORPORATED
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Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
F. 410.572.8853
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REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL LAND PLAN
FOR
SOENS PROPERTY
SUSSEX COUNTY, DELAWARE
INDIAN RIVER HUNDRED

Date: 12/9/24
Job Number: G24053
Scale: AS NOTED
Drawn By: ML
Designed By: JRE
Approved By: JRE

Sheet No.: 1 of 1
File Name: g24005-plus

PUBLIC PRE CHECK Results for State Parcel(s): 234-10.00-130.14,234-10.00-130.13,234-10.00-130.00,234-10.00-130.15

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 - Sussex County: Issues Found

DE FIRM: Issues Found

Ocean Area No Build Points: No Issues Found

Soils - Kent County: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: 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

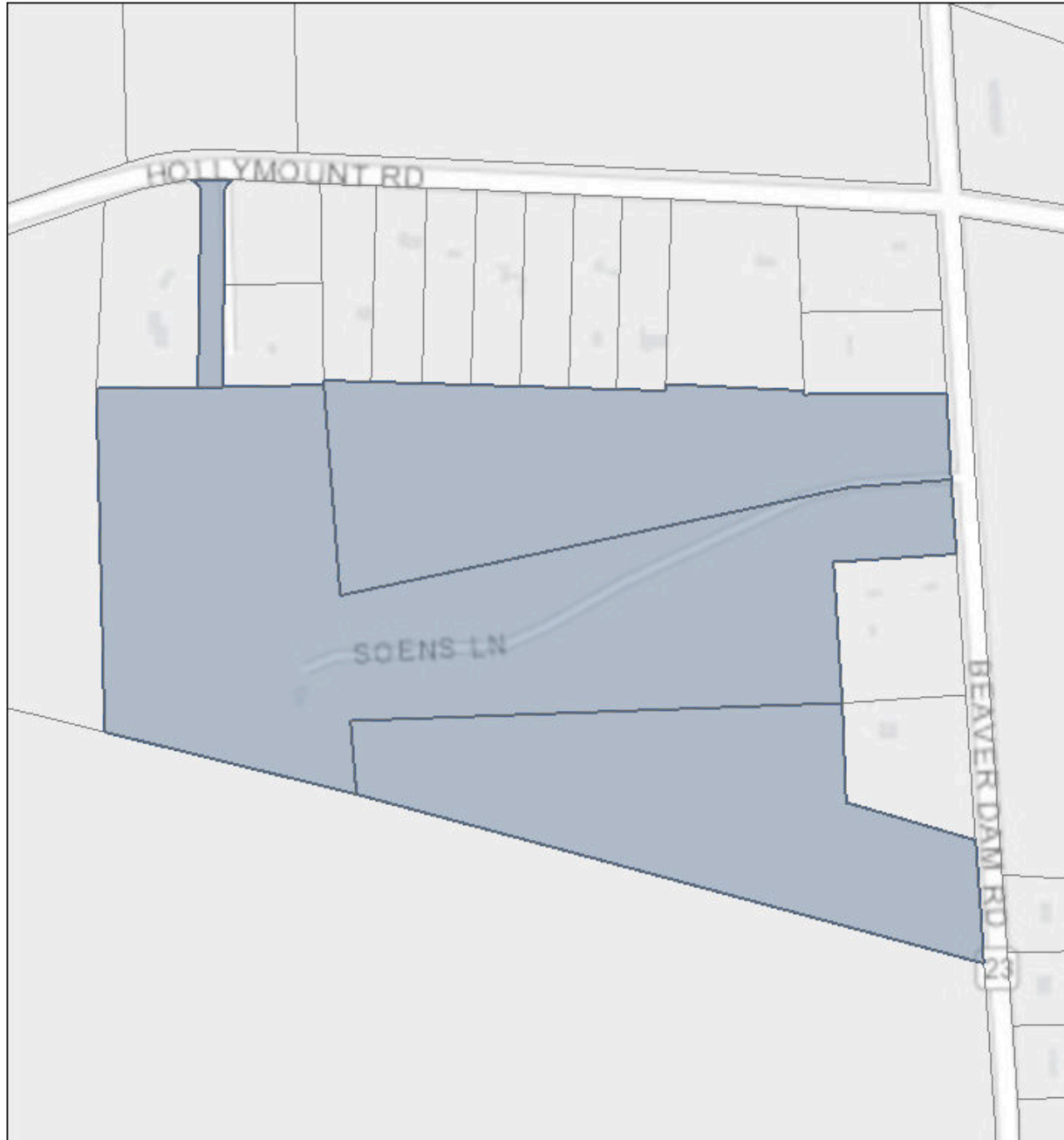




Screening Report - Soens Parcels

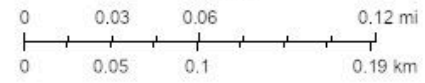
Area of Interest (AOI) Information

Area : 1,554,376.84 ft²

Dec 17 2024 21:52:52 Eastern Standard Time



-  DE_Boundaries - State and County Boundaries
-  DE_StateParcels - State Parcels



County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft ²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	4	1,554,376.82	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	1	6.35	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	6	1,554,375.92	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)	1	174,478.95	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	1,554,376.84	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft ²)
1	234-10.00-130.13	0.49	21,532.95
2	234-10.00-130.15	8.72	379,687.19
3	234-10.00-130.00	8.73	380,160.86
4	234-10.00-130.14	17.75	772,995.83

Aglands Preservation Districts

#	projectid	program	Area(ft ²)
1	S-98-08-199-1	District	6.35

Soils Sussex County

#	SOILNAME	Area(ft ²)
1	Klej loamy sand, 0 to 2 percent slopes	17,710.73
2	Pepperbox loamy sand, 0 to 2 percent slopes	26,536.36
3	Fort Mott loamy sand, 0 to 2 percent slopes	69,715.89
4	Henlopen loamy sand, 2 to 5 percent slopes	123,047.20
5	Rosedale loamy sand, 0 to 2 percent slopes	621,228.49
6	Downer loamy sand, 0 to 2 percent slopes	696,137.24

2017 Wetlands (not regulatory)

#	ACRES	Area(ft ²)
1	4.01	174,478.95

FEMA Flood Maps

#	DFIRM_ID	Area(ft ²)
1	10005C	1,554,376.84

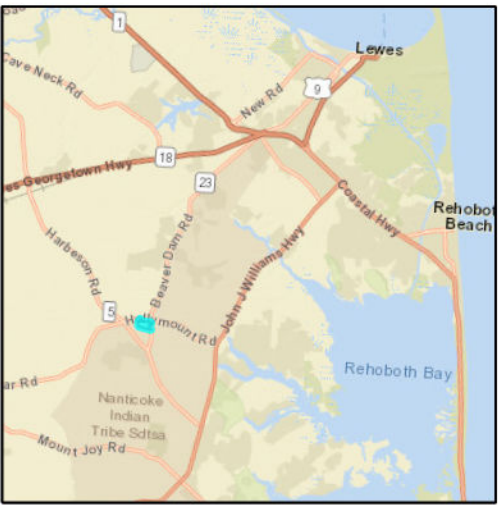
Preliminary Land Use Service (PLUS)

2025-01-02 Soens Property



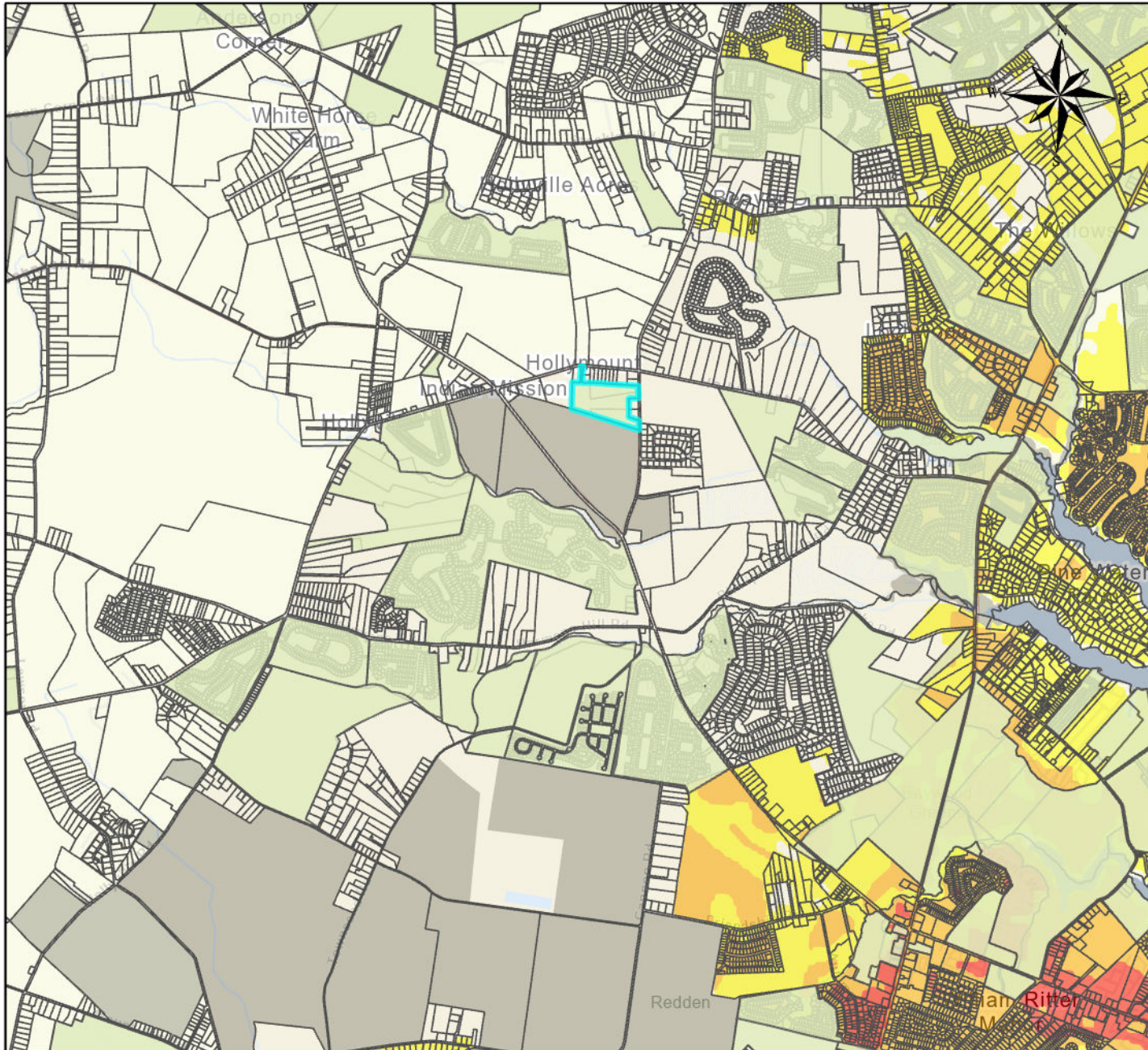
Legend

 PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-01-02 Soens Property



Legend

2020 State Strategies

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

