PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
December 23, 2024 10:56 AM

PLUS ID: 2025-01-05

State Strategy Level: 2 & 3

PLUS Application Type - Subdivision

Title: Burbage Road
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Residential subdivision comprised of 104 detached single-family dwelling units

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): 134-11.00-220.00, 134-11.00-221.00

Project Location: North side of Burbage Road, approx. 1,800 LF east of intersection with Powell Farm Road

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

Section II: Project Contact Information

Owner Contact Information

Burbage Farm Cumby, LLC
5902 Printery St., Unit 104
Tampa, FL 33616
Phone: (215) 313-5758
Email: mmcgonigal@mckeegroup.net
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
McKee Builders, LLC
940 West Sproul Road, Suite 301
Springfiled, PA 19064

Phone: (215) 313-5758
Email: mmcgonigal@mckeegroup.net
Fax:

Project Engineer/Designer Contact Information

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

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

Section III: Project Details

Project Area (Acres): **48**
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: **Undeveloped / agricultural**
Proposed Use for this project: **Residential (Single-family)**

Residential Development Information

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

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
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? 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?
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	37.6	Yes	34

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: **0.1**

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:
ED Wet ponds

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **20.1**
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? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday. **1,046**
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.
Limited. Lands to north and west are occupied by borrow pit areas.

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	No
Type existing			
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	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?
Yes

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

If yes, please provide details regarding known historic/cultural resources near the project site.
S08592 - Wesley Camp Meeting, S02457 - Frank Townsend House

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: Burbage Road

Project ID (to be completed by OSPC): 2025-01-05

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

[signature] 12/23/24

Signature of Property ~~Owner~~ Equitable Owner — Date

[signature]

Property ~~Owner~~ Equitable Owner (Please Print)

[signature] [signature]

Signature of Additional Owner (if applicable) — Date

[signature]

Additional Owner (Please Print)

Published January 2022

SITE DATA:

TAX PARCELS: 134-11.00-220.00
134-11.00-221.00

SITE INFORMATION:
PARCEL-220 BLAINE T. JR. & LAWTON PHILLIPS
848 PHEASANT RUN ROAD
WEST CHESTER, PA 19382

PARCEL-221 BURBAGE FARM GUMBY LLC
5902 PRINTERY ST, UNIT 104
TAMPA, FL 33616

PROPERTY AREA:
PARCEL-220 23.74 AC. ±
PARCEL-221 24.27 AC. ±
TOTAL 48.01 AC. ±

EXIST ZONING: AR-1 (COASTAL AREA)

PROP. ZONING: AR-1 (COASTAL AREA)

EXIST. USE: AGRICULTURAL / UNDEVELOPED

PROPOSED USE: RESIDENTIAL
104 DETACHED SINGLE-FAMILY

PROJECT DENSITY: 2.17 DU/AC.

FEMA FLOOD: ZONE X
MAP NUMBER: 10005C0445K
DATED: MARCH 16, 2015

NOTES:

THIS PLAN WAS PREPARED USING INFORMATION OBTAINED FROM AVAILABLE COUNTY GIS DATABASES AND WITHOUT THE BENEFIT OF BOUNDARY SURVEY OR FIELD-RUN TOPOGRAPHY.

A WETLAND DELINEATION HAS NOT BEEN PERFORMED FOR THE SUBJECT PARCELS. PLAN IS SUBJECT TO CHANGE PENDING RESULTS OF FIELD DELINEATION AND JURISDICTIONAL DETERMINATION.

THE PROJECT AREA IS ENTIRELY WITHIN THE INDIAN RIVER BAY WATERSHED.

N/F-JOSEPH MELVIN L CONSTRUCTION CO.
PARCEL: 134-11.00-207.00

N/F-RUSSELL V BANKS
PARCEL: 134-11.00-206.00

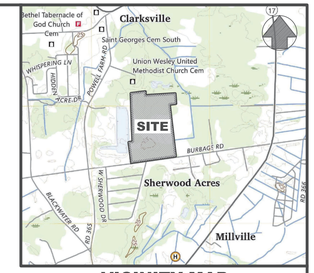
N/F-JOSEPH MELVIN L CONSTRUCTION CO.
PARCEL: 134-11.00-217.00
134-11.00-218.00

N/F-JOSEPH MELVIN L CONSTRUCTION CO
PARCEL: 134-11.00-219.01

"SHERWOOD ACRES" SUBDIVISION
PB 8-256
ZONING: GENERAL RESIDENTIAL (GR)

N/F-COLLINS PARK INC
PARCEL: 134-15.00-44.00

SWM AREA
OPEN SPACE
PUMP STATION
EX. TAX DITCH R/W 80' TO CL
ST. GEORGES TAX DITCH
BURBAGE ROAD
E SHERWOOD DRIVE
ACKLEY WOOD



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- EXISTING PROPERTY LINE
- ADJOINER PROPRETY LINE
- RIGHT OF WAY LINE
- EXISTING TREELINE
- NW — EXISTING WETLANDS AREA
- WB — 30' WETLANDS BUFFER
- FP — FLOODPLAIN
- BLUE LINE STREAM
- SB — MEAN-HIGH WATER BUFFER
- 20 — EXISTING TOPOGRAPHY

100 50 0 50 100 200
SCALE: 1" = 100

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

CHRISTOPHER J. FLATERS LICENSE No. 14708 DELAWARE PROFESSIONAL ENGINEER 12/24/24

CONCEPT SKETCH
FOR
BURBAGE ROAD
PHILLIPS & CUMBY ASSEMBLAGE

BALTIMORE HUNDRED SUSSEX COUNTY, DELAWARE

DATE	REVISIONS	JOB NO.: 22472
		SCALE: 1"= 100'
		DATE: 07/25/24
		DRAWN BY: CJF
		DESIGN BY: CJF
		REVIEW BY: PLT
		SHEET: 1 OF 1

G:\22472-Burbage Road\PLANNING\SKETCH\PLOT\22472 - CONCEPT SKETCH - PHILLIPS & CUMBY.dwg, 7/25/2024 3:10:24 PM, CTaylor4
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Screening Report - Burbage Road

Area of Interest (AOI) Information

Area : 2,137,661.86 ft²

Dec 23 2024 9:23:10 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	2	2,137,661.86	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	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	2,137,661.46	N/A
Tax Ditch Maximum ROWs	4	31,716.07	N/A
Tax Ditch Segments	1	N/A	253.75
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	5,146.31	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	2,137,661.86	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	134-11.00-221.00	23.88	1,040,134.26
2	134-11.00-220.00	25.20	1,097,527.60

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Udorthents, borrow area, 0 to 5 percent slopes	3,165.56
2	Pepperbox loamy sand, 0 to 2 percent slopes	327,410.09
3	Henlopen loamy sand, 2 to 5 percent slopes	792,816.03
4	Hammonton loamy sand, 0 to 2 percent slopes	1,014,269.78

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	ST. GEORGES	Main	31,716.07

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	ST. GEORGES	Main	253.75

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	4.12	516.63
2	0.61	1,807.62
3	0.45	2,822.06

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	2,137,661.86

PUBLIC PRE CHECK Results for State Parcel(s): 134-11.00-222.00,134-11.00-221.00

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 - Sussex County: Issues Found

DE FIRM: Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No 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

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

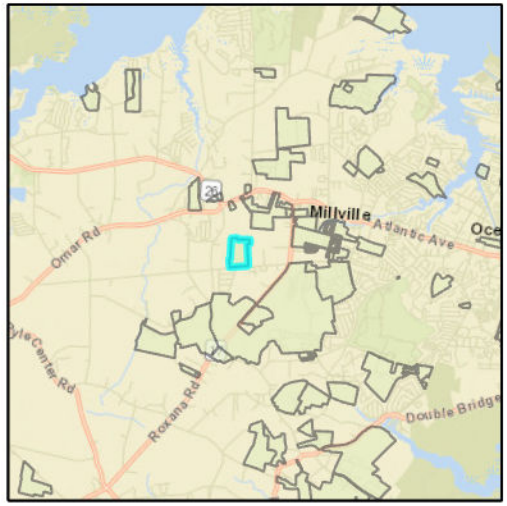
Preliminary Land Use Service (PLUS)

2025-01-05 Burbage Road



Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-01-05 Burbage Road

