Application Form
Submitted Time:
February 5, 2025 10:49 AM

Preliminary Land Use Service

PLUS ID: 2025-02-05

State Strategy Level: 4

PLUS Application Type - Subdivision

Title: Stockley Acres
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
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
2

Parcel ID(s): 234-5.00-54.00, 234-5.00-54.01

Project Location: South side of Stockley Road, west of Beaver Dam Road.

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

Section II: Project Contact Information

Owner Contact Information

Bill Rash - Agent
30134 Stockley Road
Milton, DE 19968
Phone: (302) 430-9921
Email: billrash@northrprealty.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Foxlane Homes Delaware, LLC
32191 Nassau Road, #2
Lewes, DE 19958
Phone: (302) 291-7784

Email: jmurray@foxlanehomes.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Solutions IPEM
Jason Palkewicz, PE
Phone: (302) 297-9215
Email: jpalkewicz@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): **41.7**
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: **2024-05-01**

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: **Residential**
Proposed Use for this project: **Cluster Subdivision**

Residential Development Information

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

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate, Second home**
Total number of Homeownership units: **83**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	83		

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	19.7	Yes	12.7

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: **4.3**

Wetland Impact
Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Yes
If yes, estimated acres of wetlands impacted: **0.1**

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:
Extended detention ponds

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **20**
What kind of Open Space? **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.
805
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.
Not applicable

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	Internal		

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

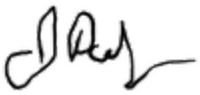
If yes, please provide details regarding known historic/cultural resources near the project site.

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

PLUS

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: Stockley Acres

Project ID (to be completed by OSPC): _____

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

Susan DiBonaventure — 2-7-2025

Signature of Property Owner — Date

Susan DiBonaventure

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) — Date

_____

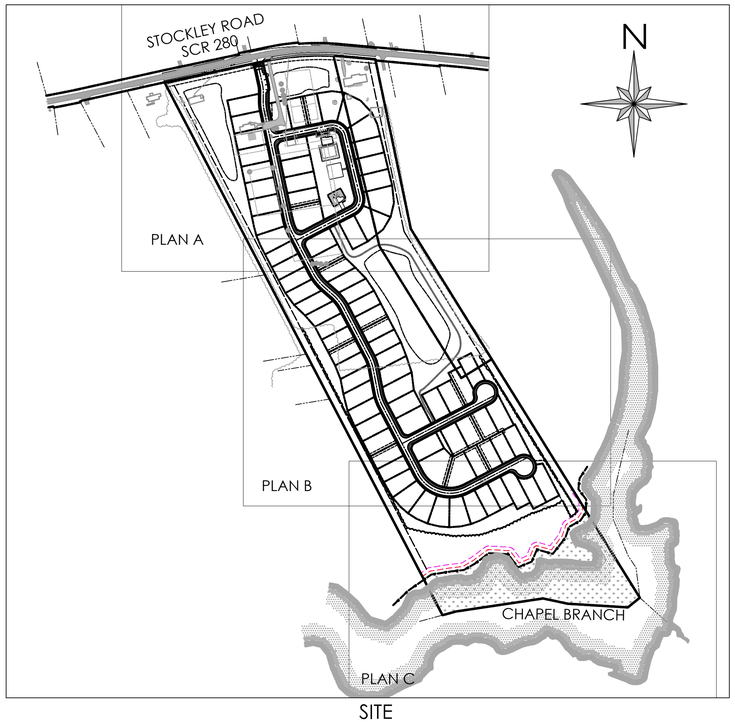
Additional Owner (Please Print)

OSPC

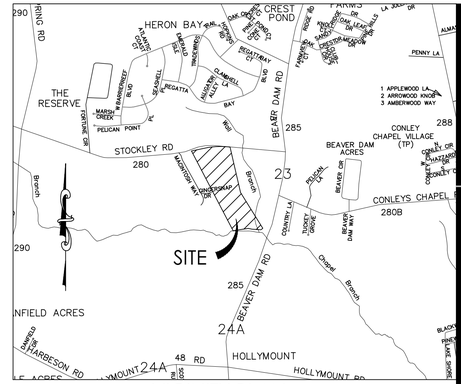
PRELIMINARY PLAT
FOR
STOCKLEY ACRES
INDIAN RIVER HUNDRED - SUSSEX COUNTY, DELAWARE
FOR
FOXLANE HOMES DELAWARE, LLC

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
FORESTED/LANDSCAPE BUFFER LINE	N/A	
R.O.W. LINE		
STORM DRAIN EASEMENT	N/A	
CONCRETE MONUMENT FOUND	□ *CMF*	N/A
IRON ROD & CAP FOUND	○ *IRCF*	N/A
CONTOUR		N/A
ROAD CENTERLINE		
EDGE OF POND	N/A	
NON-TIDAL WETLANDS		N/A
RESOURCE BUFFER A	N/A	
RESOURCE BUFFER B	N/A	
UTILITY POLE		N/A
GUIDE WIRE		N/A
MAILBOX		N/A
SIGN		N/A
TELEPHONE PEDESTAL	T	N/A
BUILDING		N/A
WOODS LINE		
PAVEMENT		
CURB AND GUTTER	N/A	
SIDEWALK		
TRAIL	N/A	
LANDSCAPE BUFFER (WOODS TO REMAIN)	N/A	
SANITARY MANHOLE	N/A	Ⓢ
SANITARY PIPE	N/A	
WATER PIPE	N/A	
CURB INLET	N/A	
YARD INLET	N/A	
STORM PIPE		
STORM MANHOLE	N/A	Ⓓ
FENCE		



SITE
SCALE: 1"=300'



VICINITY PLAN
SCALE: 1"=2000'

SITE DATA:

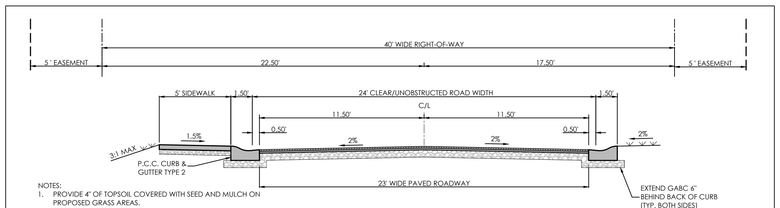
- OWNERS: TAX MAP 234-5.00-54.00
  SUSAN J. DIBONAVENTURE, TRUSTEE
  30134 STOCKLEY ROAD
  MILTON, DE 19968

  TAX MAP 234-5.00-54.01
  MERRY SUSAN HENDRIX
  131 OYSTERMAN DRIVE
  MILTON, DE 19968
- DEVELOPER: FOXLANE HOMES DELAWARE, LLC
  32191 NASSAU ROAD, #2
  LEWES, DE 19958
  PHONE: 302.291.7784
  CONTACT: JOHN MURRAY
- ENGINEER/ LAND PLANNER: SOLUTIONS IPEM, LLC
  303 NORTH BEDFORD STREET
  GEORGETOWN, DE 19947
  PHONE: 302.297.9215
  CONTACT: JASON PALKEWICZ, PE
- TAX MAP 234-5.00-54.00 & 54.01
  DEED REFERENCE: 5203/51 (P. 54.00) & 5566/19 (P. 54.01)
  PLAT REFERENCE: 166/80 & 258/56
- PROPERTIES ARE ZONED AR - ARGICULTURAL RESIDENTIAL
  SETBACKS:
  FRONT = 25' (15' CORNER)
  SIDE = 10' (2 REQUIRED)
  REAR = 10'

  MAX. BUILDING HEIGHT = 42'
- PROPOSED ZONING: AR CLUSTER
- NO WELLHEAD PROTECTION AREAS
- POOR GROUNDWATER RECHARGE AREA
- SOIL TYPES
  DnA - DOWNER LOAMY SAND - HYDROLOGIC SOIL GROUP A
  DoA - DOWNER SANDY LOAM - HYDROLOGIC SOIL GROUP A
  FhA & FhB - FORT MOTT-HENLOPEM COMPLEX - HYDROLOGIC SOIL GROUP A
  HnA - HAMMONTON SANDY LOAM - HYDROLOGIC SOIL GROUP B
  IeA - INGLESIDE LOAMY SAND - HYDROLOGIC SOIL GROUP A
  MaKAd - MANAHAWKIN MUCK - HYDROLOGIC SOIL GROUP A/D
- PROPERTY IS LOCATED IN FLOOD ZONE A SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE ELEVATIONS DETERMINED AND FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 10005C0330J, MAP REVISED JANUARY 6, 2005 AND 10005C0340K, MAP REVISED MARCH 16, 2015.
  ZONE A:
  SUBDIVISION AREA WITHIN ZONE A = 3.92 AC.±
  LOTS ENTIRELY OR PARTIALLY WITHIN ZONE A = 19
- BOUNDARY AND TOPOGRAPHY AS SHOWN HEREON PROVIDED BY SOLUTIONS IPEM, LLC
- ANTICIPATED WATER SUPPLY:
  ARTESIAN
- ANTICIPATED SANITARY SEWER:
  ARTESIAN
- TIDAL WETLANDS = 0.00 AC (+/-)
- NON-TIDAL WETLANDS SHOWN HEREON ARE APPROXIMATE
  APPROXIMATE AREA = 4.32 AC.±
  APPROXIMATE DISTURBANCE = 0.12 AC.±
- PARCEL AREA = 41.67AC.±
  ALLOWABLE DENSITY = 2.0 DU/AC
  UNITS PERMITTED 83
- PROPOSED UNITS = 83 DU
  DENSITY = 1.99 DU/AC

  SINGLE FAMILY LOT = 83 LOTS
- AREAS:
  DELDOT = 0.08 AC.±
  ROW = 3.79 AC.±
  SINGLE FAMILY LOTS = 16.91 AC.±
  OPEN SPACE AREA = 20.89 AC ± (50% ±)
  OPEN SPACE A = 19.79 AC.±
  OPEN SPACE B = 1.10 AC.±
  EXISTING WOODS: 17.5 AC.±
  WOODS TO BE REMOVED = 12.1 AC.± (69%)
  WOODS TO REMAIN = 5.4 AC.± (31%)

1. ALL ON-SITE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE RESPECTIVE ORGANIZATION.
2. STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. THE SITE IS TO BE TREATED BY MULTIPLE WET PONDS AND INFILTRATION BASINS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PROACTIVE SHALL BE BY THE RESPECTIVE ORGANIZATION.
3. ALL OPEN SPACE, INCLUDING BUFFERS AND FOREST STRIPS, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.
5. FOR ANY NEW SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR IN PART WITHIN 300 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, THE OWNER OF THE DEVELOPMENT SHALL PROVIDE IN THE DEED RESTRICTIONS AND ANY LEASES OR AGREEMENTS OF SALE FOR ANY RESIDENTIAL LOT OR DWELLING UNIT THE FOLLOWING NOTICE: "THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE, AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
6. POTABLE WATER, SANITARY SEWER, STORM DRAINAGE, STREET PAVEMENT SHALL BE CONSTRUCTED BY DEVELOPER ACCORDING TO AGENCY AND UTILITY PROVIDER STANDARDS. PHASING OF IMPROVEMENTS SHALL BE PER COUNTY AND CONSERVATION DISTRICT REQUIREMENTS.
7. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
8. FORESTED AND/OR LANDSCAPED BUFFER STRIP - A STRIP OF LAND, NOT LESS THAN 20 FEET IN WIDTH, EXCLUSIVE OF ANY RESIDENTIAL LOTS, STORMWATER MANAGEMENT AREAS OR FACILITIES, OPEN SPACE (EXCEPT THAT THE LAND AREA WITHIN THE BUFFER STRIP MAY BE INCLUDED IN THE OVERALL CALCULATION OF OPEN SPACE), RECREATIONAL AMENITIES, WASTEWATER TREATMENT AND/OR DISPOSAL FACILITIES, WATER TREATMENT FACILITIES, STREETS, BUILDINGS OR OTHER SURFACE IMPROVEMENTS AND LOCATED ALONG THE ENTIRE OUTER PERIMETER OF ANY PORTION OF A MAJOR SUBDIVISION OF LANDS INTO FOUR OR MORE LOTS ADJACENT TO LAND OF OTHER OWNERSHIP
9. WHEN LAND BEING SUBDIVIDED CONTAINS WETLANDS, EITHER STATE OR FEDERAL, OR A RESOURCE WITH RESOURCE BUFFERS, THE RECORDED RESTRICTIVE COVENANTS OR DECLARATION FOR THE SUBDIVISION AND THE DEEDS TO THE LOTS TO BE CONVEYED SHALL INCLUDE A DISCLOSURE STATEMENT THAT READS "THIS SITE CONTAINS REGULATED WETLANDS OR A RESOURCE WITH RESOURCE BUFFERS GOVERNED BY THE SUSSEX COUNTY ZONING AND SUBDIVISION CODES. ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE. DISTURBANCE OF A RESOURCE OR RESOURCE BUFFER MAY BE A VIOLATION OF THE SUSSEX COUNTY ZONING AND SUBDIVISION CODES, FOR WHICH PENALTIES AND OTHER REMEDIES MAY BE IMPOSED BY SUSSEX COUNTY.
10. ALL INTERNAL ROADWAYS AND SIDEWALKS ARE "PRIVATE" AND WILL BE MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS OR CONDOMINIUM ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE ROADWAYS AND SIDEWALKS.
11. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
12. RESOURCE BUFFERS ARE DESIGNATED AS A DRAINAGE AND ACCESS EASEMENT PERMITTING ACCESS BY ANY FUTURE OWNERS' ASSOCIATION, FEDERAL, STATE OR LOCAL AGENCY AND THE PUBLIC FOR THE LIMITED PURPOSE OF MAINTENANCE OR MONITORING OF DRAINAGE CAPACITY OR CONVEYANCE BY ANY FUTURE OWNERS' ASSOCIATION, FEDERAL STATE OR LOCAL AGENCY, AND THE PUBLIC
13. IN ACCORDANCE WITH §115-193-A(4), THE UPLAND EDGE OF ALL BUFFERS SHALL BE CLEARLY MARKED WITH PERMANENT IN-GROUND MARKERS AND SIGNAGE LOCATED AT 100' INTERVALS. SUCH SIGNAGE SHALL BE AT LEAST 5x7 INCHES IN SIZE. LOCATIONS WILL BE SHOWN ON THE FINAL PLAT.
14. ALL RIGHT-OF-WAYS AND OPEN SPACE SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR COMMON USE OF PROPERTY OWNERS WITHIN THE SUBDIVISION.
15. ANY DEED RESTRICTIONS WILL BE PROVIDED IN THE HOA COVENANTS.



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

RESIDENTIAL STREET TYPICAL SECTION
NOT TO SCALE

solutions
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsipem.com

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JASON PALKEWICZ
DELAWARE
No. 12083
PROFESSIONAL ENGINEER
5/31/24
Seal
Date

REVISIONS

NO.	DATE	DESCRIPTION
1	1/29/25	ADDED PARCEL 234-5.00-54.01

PRELIMINARY COVER SHEET
for
STOCKLEY ACRES
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	5/14/24
Job Number:	G23073
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 1

File Name: 23073-prelim-cover



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	952.00'	264.22'	263.37'	S 84°01'25" W	15°54'07"
C2	952.00'	20.15'	20.15'	N 85°25'09" W	1°12'42"

WETLAND COORDINATES

FLAG #	NORTHNG	EASTING
WF 1-102	249955.5380	711773.4229
WF 1-103	250022.3774	711868.8865
WF 1-104	250035.6436	711950.6407
WF 1-105	250041.7431	712005.8150
WF 1-106	250068.9792	712053.0995
WF 1-107	250112.2168	712111.2424
WF 1-109	250107.9114	712192.0140
WF 1-110	250052.5537	712231.9249
WF 1-110.1	250076.7441	712290.4809
WF 1-111	250127.9393	712312.3021
WF 1-112	250109.1577	712378.3953
WF 1-113	250176.6143	712431.0185
WF 1-114	250222.7589	712447.1997
WF 1-115	250248.1770	712493.5242
WF 1-116	250282.6973	712517.3549
WF 1-117	250337.4953	712518.9547

TABLE OF RESOURCE PROTECTION

RESOURCES	BUFFER A REQUIRED	BUFFER A PROVIDED
NON-TIDAL WETLAND	13126.5 S.F.	13126.5 S.F.
RESOURCES	**BUFFER B REQUIRED**	**BUFFER B PROVIDED**
NON-TIDAL WETLAND	13558.1 S.F.	13558.1 S.F.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

solutions
303 North Bedford Street
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3003 Merritt Mill Road
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www.solutionsipem.com
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JASON PALKEWICZ LICENSE No. 12083 PROFESSIONAL ENGINEER
Seal
Date

REVISIONS

NO.	DATE	DESCRIPTION
1	1/29/25	ADDED PARCEL 234-5.00-54.01

PRELIMINARY EXISTING CONDITIONS PLAN
for
STOCKLEY ACRES
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

Date: 5/14/24
Job Number: G23073
Scale: 1"=100'
Drawn By: ML
Designed By: JP
Approved By: JP

Sheet No.: 2

File Name: 23073-prelim-cover

DELAWARE STATE GRID NORTH (NAD 83)

N/F
SARAH C. & SCOTT E. MYERS
TM 234-5.00-42.00
DB 5165/77
PLAT 38/330
Zoned: AR-1

N/F
HARRY HERBERT JENKINS IV & MICHELLE LYNN WRIGHT
TM 234-5.00-43.09
DB 5991/179
PLAT 336/85
Zoned: AR-1

N/F
BEATRIX IN DER WIESCHE & BARBARA A. THURSTON
TM 234-5.00-43.05
DB 5322/85
Zoned: AR-1

STOCKLEY ROAD - SCR 280
(R.O.W. VARIES)

18" CMP
INV. = 24.78

12" CMP
INV. = 27.26

12" CMP
INV. = 27.28

12" CMP
INV. = 24.91

12" CMP
INV. = 24.73

12" RCP
INV. = 25.74

12" CMP
INV. = 25.62

12" CMP
INV. = 25.29

18" CMP
INV. = 24.64

12" RCP
INV. = 24.37

SWM

OPEN SPACE A

OPEN SPACE B

30' WIDE LANDSCAPE BUFFER, TO BE PLANTED
DECIDUOUS TREE
EVERGREEN TREE

LOT 1
9171 S.F. ±
0.21 AC. ±

LOT 2
8875 S.F. ±
0.20 AC. ±

LOT 3
8875 S.F. ±
0.20 AC. ±

LOT 4
8875 S.F. ±
0.20 AC. ±

LOT 5
8875 S.F. ±
0.20 AC. ±

LOT 6
8875 S.F. ±
0.20 AC. ±

LOT 7
8875 S.F. ±
0.20 AC. ±

LOT 8
9386 S.F. ±
0.22 AC. ±

LOT 9
9623 S.F. ±
0.22 AC. ±

LOT 10
7625 S.F. ±
0.18 AC. ±

LOT 11
7625 S.F. ±
0.18 AC. ±

LOT 64
8019 S.F. ±
0.18 AC. ±

LOT 65
7625 S.F. ±
0.18 AC. ±

LOT 66
9366 S.F. ±
0.22 AC. ±

LOT 67
8875 S.F. ±
SWM

LOT 68
12130 S.F. ±
0.28 AC. ±

LOT 69
11807 S.F. ±
0.27 AC. ±

LOT 70
8875 S.F. ±
0.20 AC. ±

LOT 71
8875 S.F. ±
0.20 AC. ±

LOT 72
8875 S.F. ±
0.20 AC. ±

LOT 73
10300 S.F. ±
0.24 AC. ±

LOT 74
12071 S.F. ±
0.28 AC. ±

LOT 75
10933 S.F. ±
0.25 AC. ±

LOT 76
7625 S.F. ±
0.18 AC. ±

LOT 77
8875 S.F. ±
0.20 AC. ±

LOT 78
9354 S.F. ±
0.21 AC. ±

LOT 79
10193 S.F. ±
0.23 AC. ±

LOT 80
9053 S.F. ±
0.21 AC. ±

LOT 81
8564 S.F. ±
0.20 AC. ±

LOT 82
7778 S.F. ±
0.18 AC. ±

LOT 83
12081 S.F. ±
0.28 AC. ±

BATH HOUSE/
MAILBOXES

POOL

LEISURE
ACTIVITY

20' WIDE STORM DRAIN
EASMENT (TYP)

PUMP
STATION

WALKING
TRAIL

N/F
WILLIS S. HARMON II & TAMMY HALL
TM 234-5.00-55.03
DB 4589/38
PLAT 132/175
Zoned: AR-1

N/F
MICHAEL ABRAM & AMANDA CLEARY
TM 234-5.00-43.04
DB 4329/177
PLAT 258/56
Zoned: AR-1

SEE PLAN B

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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Salisbury, MD 21804
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No. 13083
PROFESSIONAL ENGINEER
5/31/24
Seal
Date

REVISIONS

NO.	DATE	DESCRIPTION
1	1/29/25	ADDED PARCEL 234-5.00-54.01

PRELIMINARY SITE - PLAN A
for
STOCKLEY ACRES
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

Date: 5/14/24
Job Number: G23073
Scale: 1"=50'
Drawn By: ML
Designed By: JP
Approved By: JP

Sheet No.: 3

File Name: 23073-prelim-site

SEE PLAN A

LOT 66
9366 S.F. ±
0.22 AC. ±

LOT 65
7625 S.F. ±
0.18 AC. ±

LOT 64
8019 S.F. ±
0.18 AC. ±

LOT 63
8022 S.F. ±
0.18 AC. ±

LOT 62
7659 S.F. ±
0.18 AC. ±

LOT 61
7623 S.F. ±
0.18 AC. ±

LOT 60
7625 S.F. ±
0.18 AC. ±

LOT 59
7625 S.F. ±
0.18 AC. ±

LOT 58
7622 S.F. ±
0.17 AC. ±

LOT 57
7666 S.F. ±
0.18 AC. ±

LOT 56
9520 S.F. ±
0.22 AC. ±

LOT 55
9525 S.F. ±
0.22 AC. ±

LOT 54
8875 S.F. ±
0.20 AC. ±

LOT 53
10795 S.F. ±
0.25 AC. ±

LOT 52
8875 S.F. ±
0.20 AC. ±

LOT 51
8875 S.F. ±
0.20 AC. ±

LOT 50
8969 S.F. ±
0.21 AC. ±

LOT 49
7872 S.F. ±
0.18 AC. ±

LOT 48
9178 S.F. ±
0.21 AC. ±

LOT 47
8875 S.F. ±
0.20 AC. ±

LOT 46
8875 S.F. ±
0.20 AC. ±

LOT 45
8875 S.F. ±
0.20 AC. ±

LOT 44
9366 S.F. ±
0.22 AC. ±

LOT 43
14060 S.F. ±
0.32 AC. ±

LOT 42
12610 S.F. ±
0.29 AC. ±

LOT 41
7625 S.F. ±
0.18 AC. ±

LOT 40
7625 S.F. ±
0.18 AC. ±

LOT 39
7625 S.F. ±
0.18 AC. ±

LOT 38
8095 S.F. ±
0.19 AC. ±

LOT 37
8888 S.F. ±
0.20 AC. ±

LOT 36
8052 S.F. ±
0.18 AC. ±

LOT 35
9281 S.F. ±
0.21 AC. ±

LOT 34
7625 S.F. ±
0.18 AC. ±

LOT 33
7625 S.F. ±
0.18 AC. ±

LOT 28
9070 S.F. ±
0.21 AC. ±

LOT 27
8203 S.F. ±
0.19 AC. ±

LOT 26
7625 S.F. ±
0.18 AC. ±

LOT 25
7625 S.F. ±
0.18 AC. ±

LOT 24
8875 S.F. ±
0.20 AC. ±

LOT 23
8875 S.F. ±
0.20 AC. ±

LOT 22
8840 S.F. ±
0.20 AC. ±

LOT 21
9121 S.F. ±
0.21 AC. ±

LOT 20
7949 S.F. ±
0.18 AC. ±

LOT 19
7793 S.F. ±
0.18 AC. ±

LOT 18
7625 S.F. ±
0.18 AC. ±

LOT 17
7625 S.F. ±
0.18 AC. ±

LOT 16
7625 S.F. ±
0.18 AC. ±

LOT 15
7969 S.F. ±
0.18 AC. ±

LOT 14
8075 S.F. ±
0.19 AC. ±

LOT 13
7722 S.F. ±
0.18 AC. ±

LOT 12
7613 S.F. ±
0.17 AC. ±

LOT 11
7625 S.F. ±
0.18 AC. ±

LOT 10
7625 S.F. ±
0.18 AC. ±

9623 S.F. ±
0.22 AC. ±

WALKING TRAIL

WALKING TRAIL

SWM

OPEN SPACE A

OPEN SPACE A

OPEN SPACE B

ZONE X

ZONE A

20' WIDE STORM DRAIN EASEMENT (TYP)

30' WIDE LANDSCAPE BUFFER, TO BE PLANTED

DECIDUOUS TREE

EVERGREEN TREE

30' WIDE LANDSCAPE BUFFER, FOREST TO REMAIN

30' WIDE LANDSCAPE BUFFER, FOREST TO REMAIN

30' WIDE LANDSCAPE BUFFER, FOREST TO REMAIN

VARIABLE WIDTH RESOURCE BUFFER ACCESS EASEMENT

N/F
VICTORIA HARMON
TM 234-5.00-55.04
DB 3644/30
PLAT 122/175
Zoned: AR-1

N/F
EVANS E. NORWOOD
TM 234-5.00-55.09
PLAT 122/175 & 360/36
Zoned: AR-1

N/F
JENSEL PROPERTIES, LLC
TM 234-10.00-194.00
PLAT 360/36
Zoned: AR-1

N/F
EVANS E. NORWOOD
TM 234-5.00-55.09
PLAT 122/175 & 360/36
Zoned: AR-1

N/F
MICHAEL ABRAM & AMANDA CLEARY
TM 234-5.00-43.04
DB 4329/177
PLAT 258/56
Zoned: AR-1

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SEE PLAN C

DELAWARE STATE GRID NORTH (NAD 83)

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No. 12083
STATE OF DELAWARE
PROFESSIONAL ENGINEER

Seal

Date

REVISIONS

NO.	DATE	DESCRIPTION
1	1/29/25	ADDED PARCEL 234-5.00-54.01

PRELIMINARY SITE - PLAN B

for

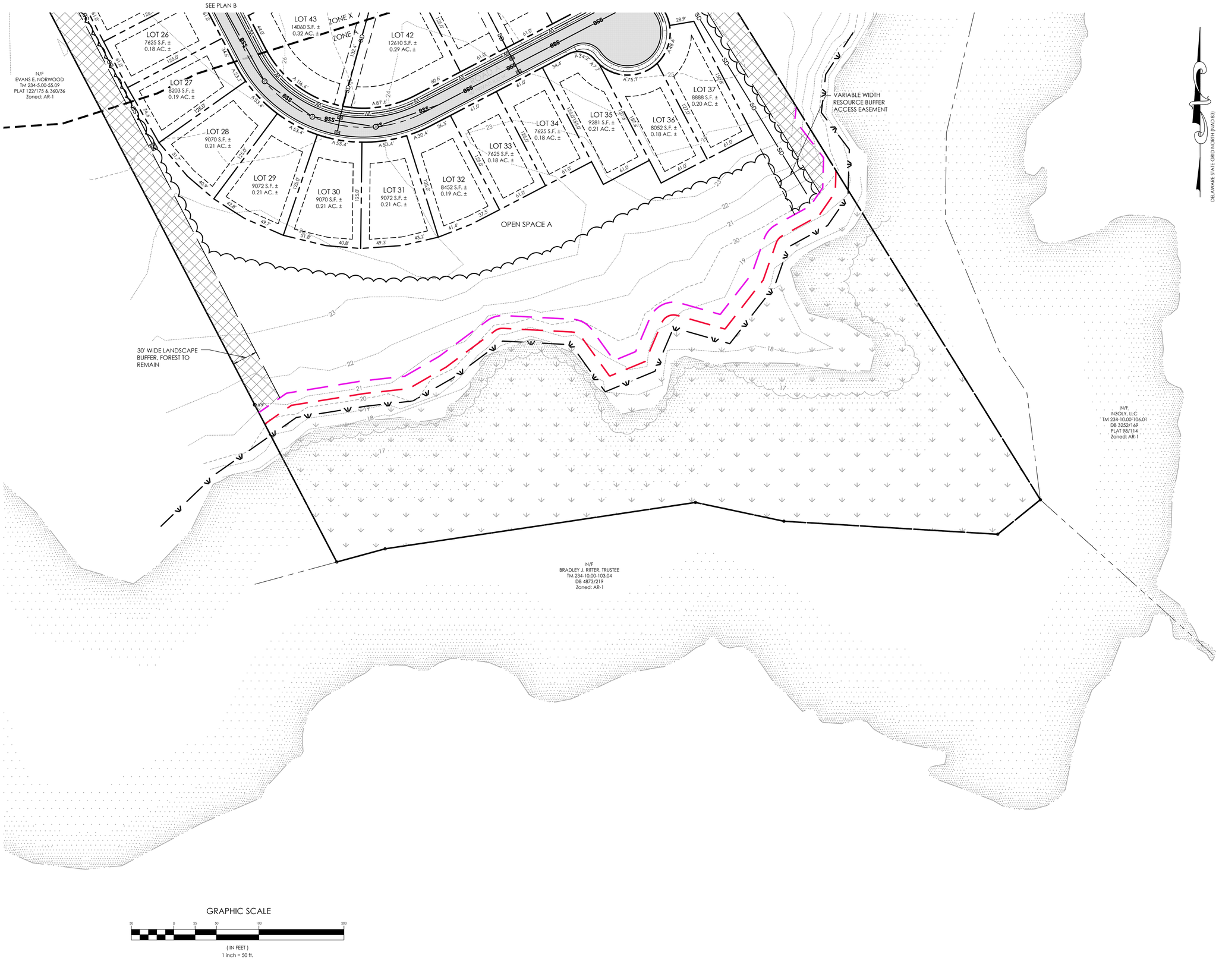
STOCKLEY ACRES

INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	5/14/24
Job Number:	G23073
Scale:	1"=50'
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 4

File Name: 23073-prelim-site



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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JASON PAIKEWICH
DELAWARE
No. 12083
PROFESSIONAL ENGINEER
5/14/24

Seal

Date

REVISIONS

NO.	DATE	DESCRIPTION
1	1/29/25	ADDED PARCEL 234-5.00-54.01

PRELIMINARY SITE - PLAN C

for

STOCKLEY ACRES

INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	5/14/24
Job Number:	G23073
Scale:	1"=50'
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 5

File Name: 23073-prelim-site

PUBLIC PRE CHECK Results for State Parcel(s): 234-5.00-54.00,234-5.00-54.01

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

Delaware Ecological Network: 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

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

Area : 1,956,749.62 ft²

Feb 7 2025 14:28:09 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	1,734,171.38	N/A
DE_StateParcels - State Parcels	2	1,956,749.56	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	2	1,071,743.66	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	8	1,956,747.16	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)	3	330,547.37	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	2	1,956,747.69	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2024-05-01	1,734,171.38

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	234-5.00-54.01	4.99	217,491.43
2	234-5.00-54.00	39.93	1,739,258.13

Delaware Ecological Network

#	ID	Area(ft²)
1	8,231.00	109,470.82
2	8,348.00	962,272.84

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Hammonton sandy loam, 0 to 2 percent slopes	316.44
2	Downer sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	12,862.68
3	Fort Mott-Henlopen complex, 2 to 5 percent slopes	189,506.53
4	Manahawkin muck, frequently flooded	227,733.46
5	Ingleside loamy sand, 0 to 2 percent slopes	477,304.73
6	Downer loamy sand, 0 to 2 percent slopes	509,658.29
7	Fort Mott-Henlopen complex, 0 to 2 percent slopes	539,365.02

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.83	9,839.27
2	1.71	74,628.73
3	21.44	246,079.37

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	1,956,747.69

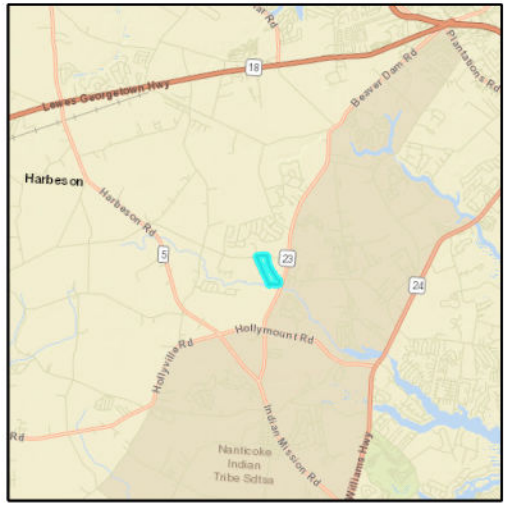
Preliminary Land Use Service (PLUS)

2025-02-05 Stockley Acres



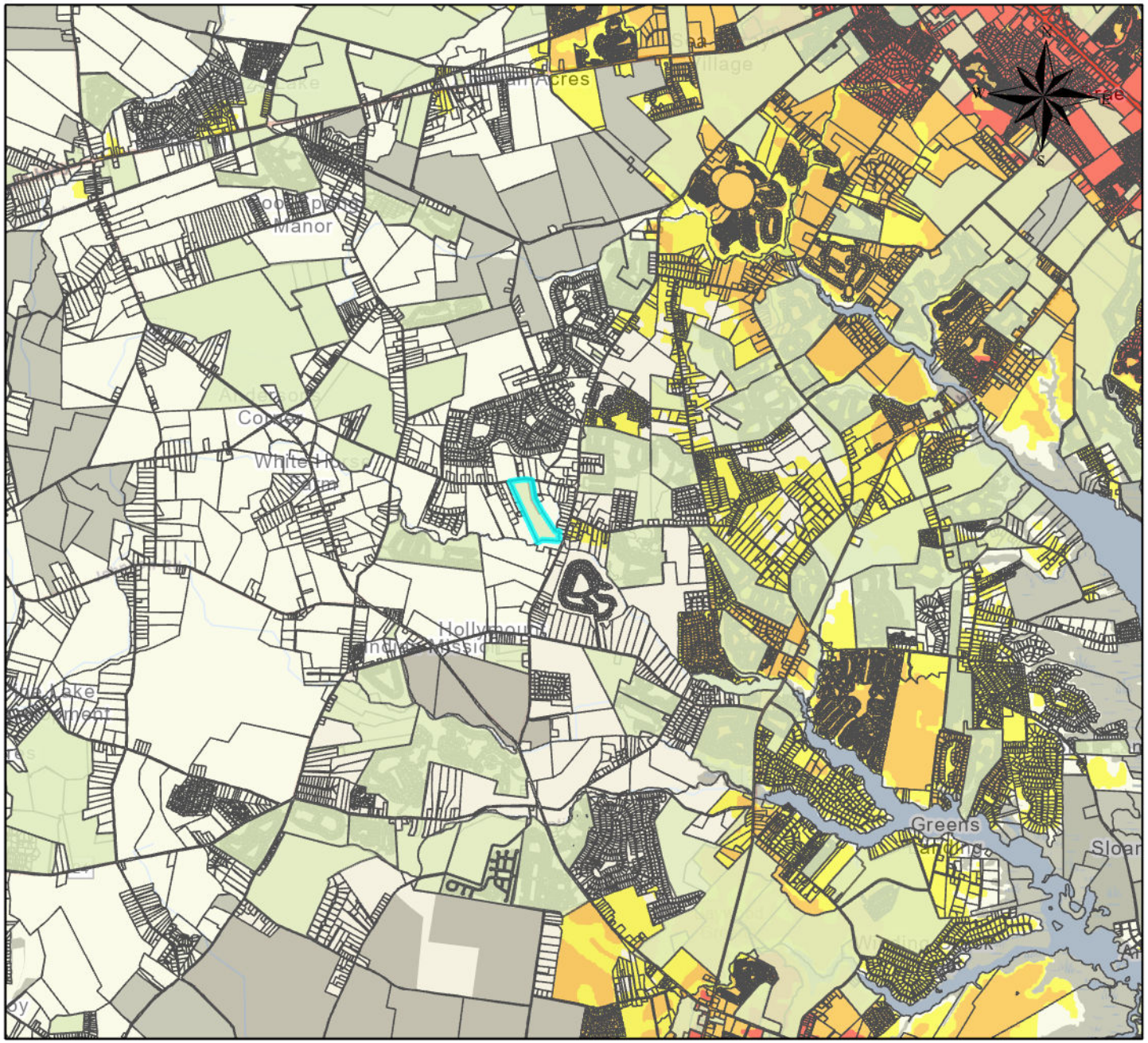
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-02-05 Stockley Acres



Legend

2020 State Strategies

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

