PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
February 28, 2025 3:40 PM

PLUS ID: 2025-03-05

State Strategy Level: 2

PLUS Application Type - Site Plan Review

Title: Roxana Villas
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
124 Condo Units

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): 134-12.00-330.00

Project Location: East Side of Roxana Road (Route 17), 580' South of Route 26

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

Section II: Project Contact Information

Owner Contact Information

Roxana Apartments, LLC.
9640 Deerco Road
Timonium, MD 21903
Phone: (410) 248-5100
Email: aeg@hillmgt.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
OA Roxana, LLC.
18949 Coastal Highway, Suite 301
Rehoboth Beach, DE 19971
Phone: (302) 270-2326
Email: ben@o-acompanies.c-om
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Davis, Bowen & Friedel, Inc.
W. Zachary Crouch, P.E., Principal
Phone: (302) 424-1441
Email: wzc@dbfinc.com
Fax: (302) 424-0430

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

Section III: Project Details

Project Area (Acres): **10.464**
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: **2020-06-04**

Zoning Information

Present Zoning for this project area: **C-1**
Proposed Zoning for this project: **C-1**

Land Use Information

Present Use for this project area: **Agriculture**
Proposed Use for this project: **Residential**

Residential Development Information

Type of Residential: **Multi-Family *5+ units/bldg**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate, Second home, Condo**
Total number of Homeownership units: **124**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		124	

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 Tidewater Utilities, Inc.**
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 Sussex County (Millville sanitary sewer district)**
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	1.881	Yes	1.147

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:
Stormwater Manage Ponds, Swales, Infiltration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **5.25**

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.
870
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.
The property is bordered by existing developments and an existing grocery store. No opportunities to connect are available.

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	Yes	No
Type existing		Within Right-of-Way	

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?
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? **Yes**
If yes, Signature of Owner completing form



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: **Roxana Villas**

Project ID (to be completed by OSPC): 2025-03-05

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

Signature of Property Owner — Date: 2/28/25

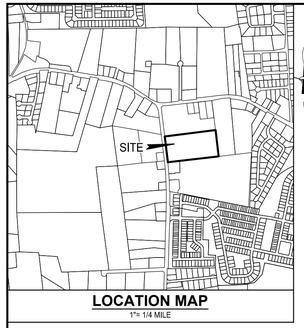
Anthony Giulio

Property Owner (Please Print)

Signature of Additional Owner (if applicable) — Date

Additional Owner (Please Print)

Published January 2022



ROXANA ROAD (SCR 052)
25' REQUIRED R/W
MAJOR COLLECTOR)
MAINTAINED BY DELDOT

LANDS N/F
HOCKER SUPER CENTER
PROPERTIES, LLC.
1-34-12.00-330.01
DEED: D-6226-189
ZONED: C-1

N 82°48'22" E 944.21'

98 PARKING SPACES

64 PARKING SPACES

98 PARKING SPACES

N 06°53'01" W 478.12'

S 06°49'22" E 487.66'

LANDS N/F
COMMERCIAL JOINT
VENTURES, LLC
BETHANY CREST COMMUNITY
1-34-11.00-335.00
ZONED: C-1, AR-1

N 83°23'08" E 943.69'

LANDS N/F
HOCKER FAMILY
PROPERTIES, LLC.
1-34-12.00-370.02
DEED: D-4224-280
ZONED: RPC(MILLVILLE)

LANDS N/F
MA HOUSING, LLC.
1-34-12.00-370.00
DEED: D-5984-27
ZONED: RPC (MILLVILLE)

DATA COLUMN

1	TAX MAP ID	1-34-12.00-330.00			
2	DEED REFERENCE	BOOK: 5691 PAGE: 53			
3	APPROXIMATE PROJECT CENTER	LATITUDE 38.548640	LONGITUDE -75.132350		
4	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 W. ZACHARY CROUCH PHONE: (302) 424-1441 EMAIL: wzc@dbfinc.com	OWNERS ROXANA APARTMENTS, LLC. 9640 DEERECO ROAD LUTHERVILLE TIMONIUM, MD 21093		DEVELOPER OA ROXANA, LLC. 18949 COASTAL HIGHWAY, SUITE 301 REHOBOTH BEACH, DE 19971 PHONE: (302) 270-2326 EMAIL: BEN @OACOMPANIES.COM	
5	DATUM	HORIZONTAL NAD 83 (DE STATE PLANE)		VERTICAL NAVD 88	
6	ZONING	EXISTING C-1	PROPOSED C-1		
7	LAND USE	EXISTING AGRICULTURE	PROPOSED RESIDENTIAL		
8	TOTAL UNITS	124 CONDO UNITS			
9	BUILDING CONSTRUCTION	IBC TYPE 11-A	NFPA II (111)		
10	UTILITY PROVIDERS	SEWER SUSSEX COUNTY (MILLVILLE SSD)	WATER TIDEWATER UTILITIES, INC.	GAS PRIVATE	ELECTRIC DELMARVA POWER & LIGHT
11	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 2 & 3			
12	POSTED SPEED LIMIT	ROXANA ROAD (SR 17)(SCR 052) 40 MPH			
13	FLOODPLAIN	THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL #10005C0495K, DATED MARCH 16, 2015.			
14	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID).			
15	GROUNDWATER RECHARGE	ALL OF THE PROPERTY IS NOT LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.			
16	WELLHEAD PROTECTION AREA	ALL OF THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.			
17	WETLANDS	THE PROPERTY MAY BE IMPACTED BY FEDERALLY REGULATED WETLANDS.			
18	COMPREHENSIVE PLAN DESIGNATION	THE PROPERTY IS LOCATED WITHIN THE COASTAL AREA			

19	CODE COMPLIANCE		
	FRONT SETBACK	40 FT	40 FT
	SIDE SETBACK	10 FT	10 FT
	REAR SETBACK	10 FT	10 FT
	MIN LOT AREA	10,000 SQFT	10,000 SQFT
	MIN LOT WIDTH	75 FT	75 FT
	MIN LOT DEPTH	100 FT	100 FT
	PARKING	REQUIRED	PROVIDED
	(15% REDUCTION IN SPACES IN EXCESSS OF FIRST 50 UNITS PER § 115-162-B-2)	FIRST 50 CONDO UNITS x 2.0 PER UNIT = 100 SPACES NEXT 74 CONDO UNITS x 2.0 PER UNIT = 148 SPACES - 15% = 126 SPACES	
		TOTAL REQUIRED SPACES = 226 SPACES	TOTAL PROVIDED SPACES = 260 SPACES
	PERMITTED UNITS CALCULATION:	12 UNITS PER ACRE = 125 UNITS	
	TOTAL SITE AREA	10.464 ACRES	
	PROPOSED DENSITY	11.85 UNITS PER ACRE	
	MAXIMUM BUILDING HEIGHT	42 FT	42 FT
20	AREAS		
	WOODS	1.881 AC. EXISTING	0.734 AC. REMAINING

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

ROXANA VILLAS

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Date: FEBRUARY, 2025
Scale: 1" = 40'
Dwn.By: JMJ
Proj.No.: ########

PLUS PLAN

Dwg.No.: 1

P:\Ocean Atlantic\08180087 Roxana Apartments\Concept\Roxana Apts Concept B.dwg Feb 28, 2025 - 9:21am jwj

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Screening Report

Area of Interest (AOI) Information

Area : 449,954.12 ft²

Feb 28 2025 15:20:41 Eastern Standard Time

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	448,818.44	N/A
DE_StateParcels - State Parcels	1	449,954.12	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	1	197,747.44	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	2	449,954.12	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)	0	0	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	449,954.12	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2020-06-04	448,818.44

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	134-12.00-330.00	10.33	449,954.12

SIRB Project Areas

#	Site_ID	Area(ft²)
1	DE-1782	197,747.44

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Runclint loamy sand, 2 to 5 percent slopes	3,565.63
2	Pepperbox loamy sand, 0 to 2 percent slopes	446,388.49

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	449,954.12

PUBLIC PRE CHECK Results for State Parcel(s): 134-12.00-330.00

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

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

Wetlands: Issue Found

Well Head Protection Areas: Issues Found

DE FIRM: 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

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

Soils - New Castle County: No Issues Found

Preliminary Land Use Service (PLUS)

2025-03-05 Roxana Villas



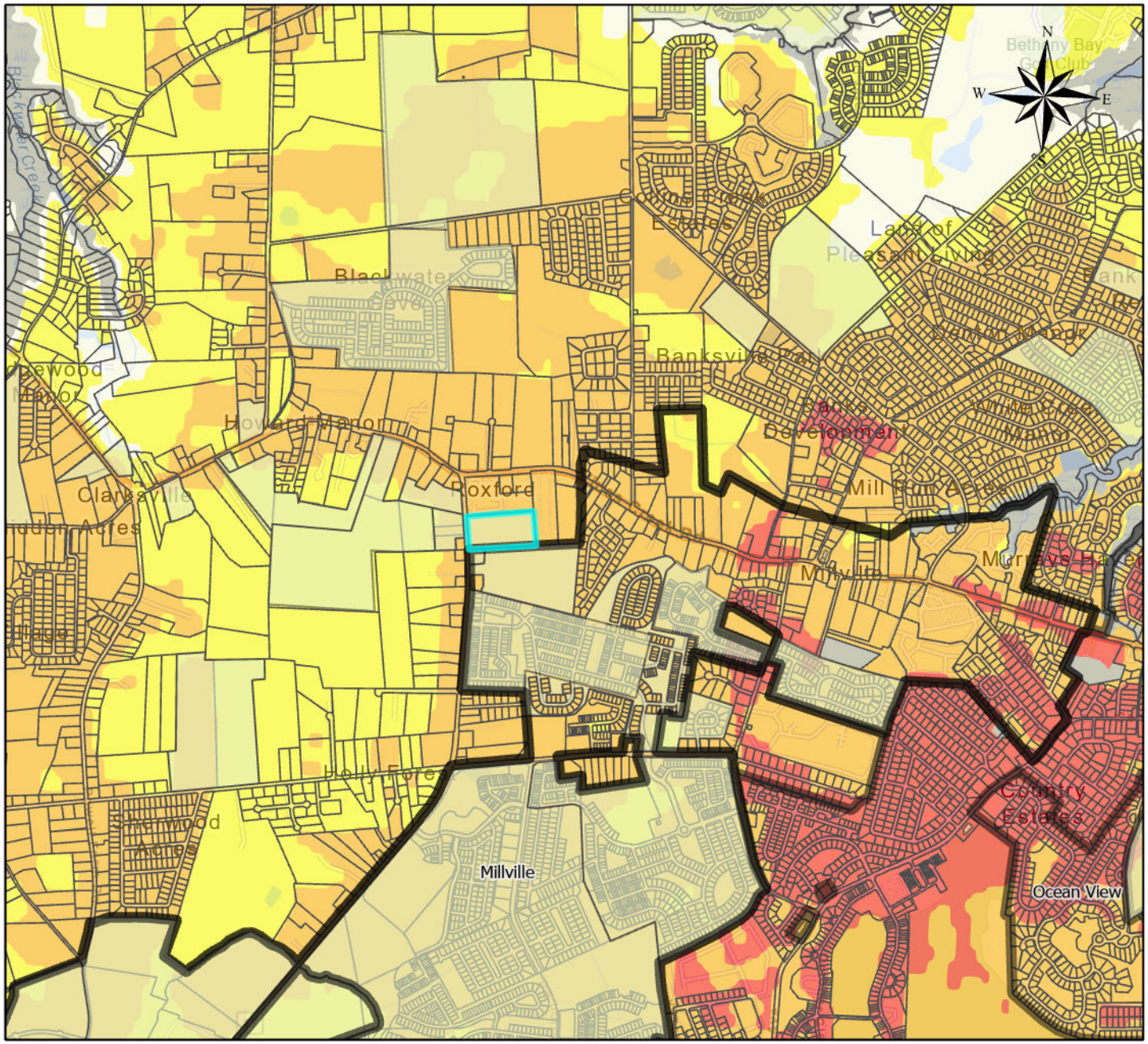
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-03-05 Roxana Villas



Legend

2020 State Strategies

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

