Application Form

Submitted Time:
July 1, 2025 10:13 AM

Preliminary Land Use Service

PLUS ID: 2025-07-05

State Strategy Level: 3 & 4

PLUS Application Type - Site Plan Review

Title: Yacht Basin Independent Living
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
120 Unit - Independent Living Building & 38 single family condo homes

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
8

Parcel ID(s): 134-9.00-59.00 134-9.00-59.11 134-9.00-71.00 134-9.00-1105.00 134-9.00-1108.00 134-9.00-1109.00 134-9.00-1110.00 134-9.00-1111.00

Project Location: South side of Yacht Basin Road, West of Cedar Neck Road, Near Ocean View.

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

Section II: Project Contact Information

Owner Contact Information

Colleen F. & Kevin W. Sagers
38384 Petes Way
Ocean View, DE 19970
Phone: (302) 424-1441
Email: wzc@dbfinc.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Yacht Basin Partners, LLC., Jamie King
30 E. Pine Street
Georgetown, DE 19947

Phone: (302) 550-8809
Email: Jamie@tunnellraysor.com
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): **30.701**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Residential**

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: **GR - General Residential**
Proposed Zoning for this project: **GR- General Residential**

Land Use Information

Present Use for this project area: **Vacant**
Proposed Use for this project: **Residential & Independent Living Building**

Residential Development Information

Type of Residential: **Other 120 Unit Independent Living Building (50,000 sqft.) and Single Family Condo Homes**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate, Condo**
Total number of Homeownership units: **38**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
38			

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 Sussex Shores Water Company**
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 (Cedar Neck Expansion SSD)**
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	14.138	Yes	8.856

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? **Yes**
If yes, estimated Acres of Tidal Wetlands: **7.914**

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **3.714**

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 Management Pond, Swales and Infiltration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **23.393**
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.
375
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)?
3

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 exist. All adjacent properties are currently developed or tidal wetlands.

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?
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.

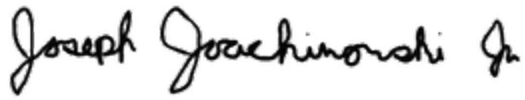
Section IX: Signatures

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

Docusign Envelope ID: A29ED7E5-7562-4C24-B939-6581D20CC79A

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: Yacht Basin Independent Living

Project ID (to be completed by OSPC): 2025-07-05

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

DocuSigned by:
RD683FE2E1D24A5...

Signature of Property Owner — Date: 7/1/2025

Colleen Sagers

Property Owner (Please Print)

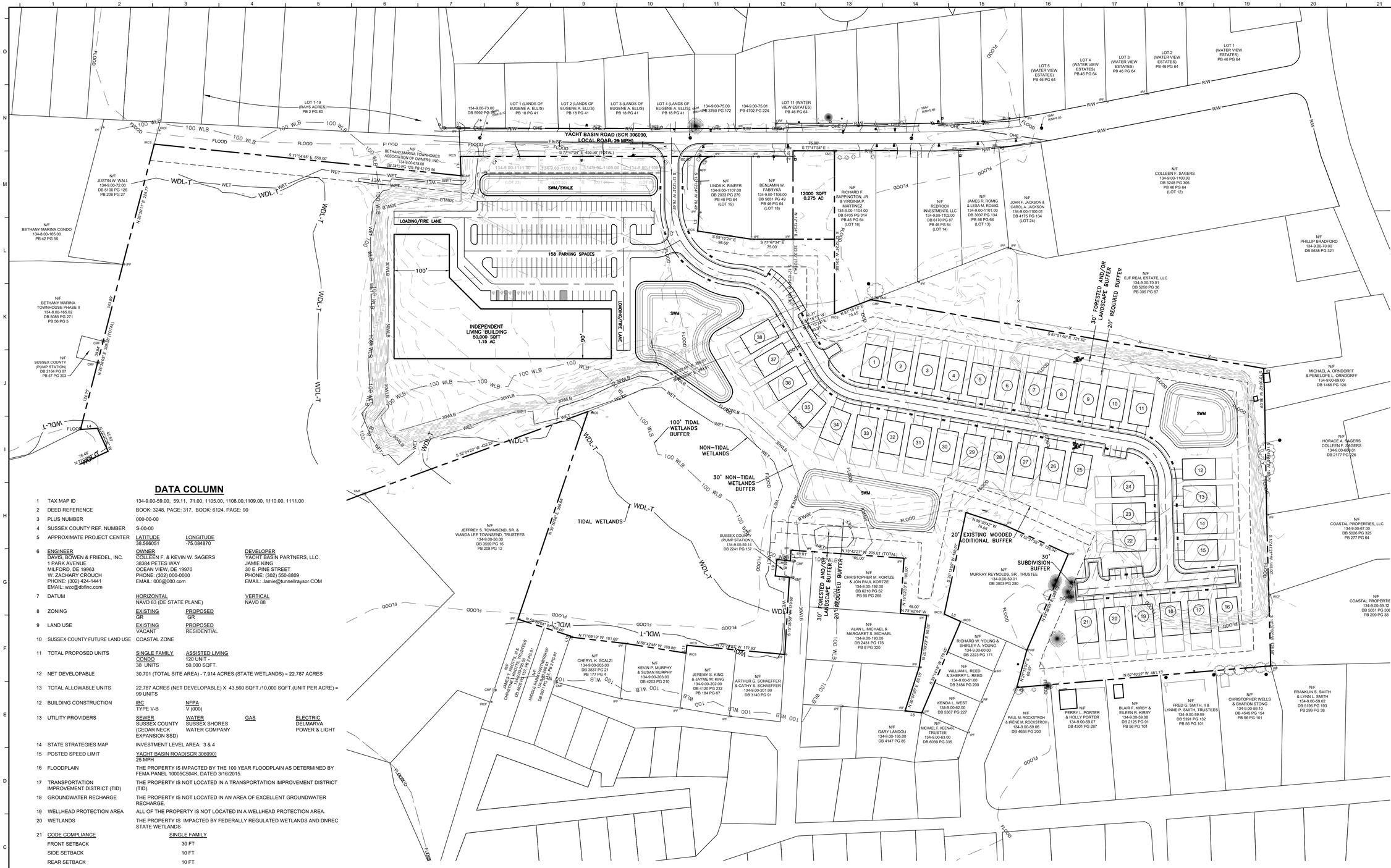
DocuSigned by:
Courtney Moore
D6290C0AE7BE409...

Signature of Additional Owner (if applicable) — Date: 7/1/2025

Courtney Moore

Additional Owner (Please Print)

Published January 2022



DATA COLUMN

1	TAX MAP ID	134-9.00-59.00, 59.11, 71.00, 1105.00, 1108.00,1109.00, 1110.00, 1111.00		
2	DEED REFERENCE	BOOK: 3248, PAGE: 317, BOOK: 6124, PAGE: 90		
3	PLUS NUMBER	000-00-00		
4	SUSSEX COUNTY REF. NUMBER	S-00-00		
5	APPROXIMATE PROJECT CENTER	LATITUDE 38.566051	LONGITUDE -75.084870	
6	ENGINEER	OWNER	DEVELOPER	
	DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 W. ZACHARY CROUCH PHONE: (302) 424-1441 EMAIL: wzc@dbfinc.com	COLLEEN F. & KEVIN W. SAGERS 38384 PETES WAY OCEAN VIEW, DE 19970 PHONE: (302) 000-0000 EMAIL: 000@000.com	YACHT BASIN PARTNERS, LLC. JAMIE KING 30 E. PINE STREET PHONE: (302) 550-8809 EMAIL: Jamie@tunnellraysor.COM	
7	DATUM	HORIZONTAL NAVD 83 (DE STATE PLANE)	VERTICAL NAVD 88	
8	ZONING	EXISTING GR	PROPOSED GR	
9	LAND USE	EXISTING VACANT	PROPOSED RESIDENTIAL	
10	SUSSEX COUNTY FUTURE LAND USE	COASTAL ZONE		
11	TOTAL PROPOSED UNITS	SINGLE FAMILY CONDO 38 UNITS	ASSISTED LIVING 120 UNIT - 50,000 SQFT.	
12	NET DEVELOPABLE	30.701 (TOTAL SITE AREA) - 7.914 ACRES (STATE WETLANDS) = 22.787 ACRES		
13	TOTAL ALLOWABLE UNITS	22.787 ACRES (NET DEVELOPABLE) X 43,560 SQFT./10,000 SQFT.(UNIT PER ACRE) = 99 UNITS		
12	BUILDING CONSTRUCTION	IBC TYPE V-B	NFPA V (000)	
13	UTILITY PROVIDERS	SEWER SUSSEX COUNTY (CEDAR NECK EXPANSION SSD)	WATER SUSSEX SHORES WATER COMPANY	GAS 	ELECTRIC DELMARVA POWER & LIGHT
14	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 3 & 4		
15	POSTED SPEED LIMIT	YACHT BASIN ROAD(SCR 306090) 25 MPH		
16	FLOODPLAIN	THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C504K, DATED 3/16/2015.		
17	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID).		
18	GROUNDWATER RECHARGE	THE PROPERTY IS NOT LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.		
19	WELLHEAD PROTECTION AREA	ALL OF THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.		
20	WETLANDS	THE PROPERTY IS IMPACTED BY FEDERALLY REGULATED WETLANDS AND DNREC STATE WETLANDS		
21	CODE COMPLIANCE	SINGLE FAMILY		
	FRONT SETBACK	30 FT		
	SIDE SETBACK	10 FT		
	REAR SETBACK	10 FT		
	MIN LOT AREA	10,000 SQFT		
	MIN LOT WIDTH	75 FT		
	MIN LOT DEPTH	100 FT		
	REQUIRED PARKING	2 SPACES PER UNIT		
	MAXIMUM BUILDING HEIGHT	42 FT		
23	PROPOSED LAND USE AREAS			
	SITE			
	WETLANDS	11.628 AC.(37.9%)		
	STATE (TIDAL)		7.914 AC.	
	404 FEDERAL WETLANDS		3.714 AC.	
	TOTAL	30.701 AC.		

LEGEND

- PROPERTY BOUNDARY LINE
- WDL-T — DNREC TIDAL WETLANDS BOUNDARY
- 100 WLB — 100' TIDAL WETLANDS BUFFER
- WET — CORPS REGULATED NON-TIDAL WETLANDS BOUNDARY
- 30WLB — 30' NON-TIDAL WETLANDS BUFFER
- WET — POTENTIAL NON-JURISDICTIONAL ISOLATED WETLANDS

0 80' 160' 240'

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MILFORD, DELAWARE 302.424.1441

SAGER PROPERTY
INDEPENDENT LIVING/CONDO COMMUNITY
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

DATE	COMMENTS

Date: JUNE, 2025
Scale: 1" = 80'
Dwn.By: JMJ
Proj.No.: 1319A078.A01

PLUS PLAN

Dwg.No.: **C-001**

PUBLIC PRE CHECK Results for State Parcel(s): 2025-07-05

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

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

Wetlands: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: 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

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

Ocean Area No Build Points: No Issues Found

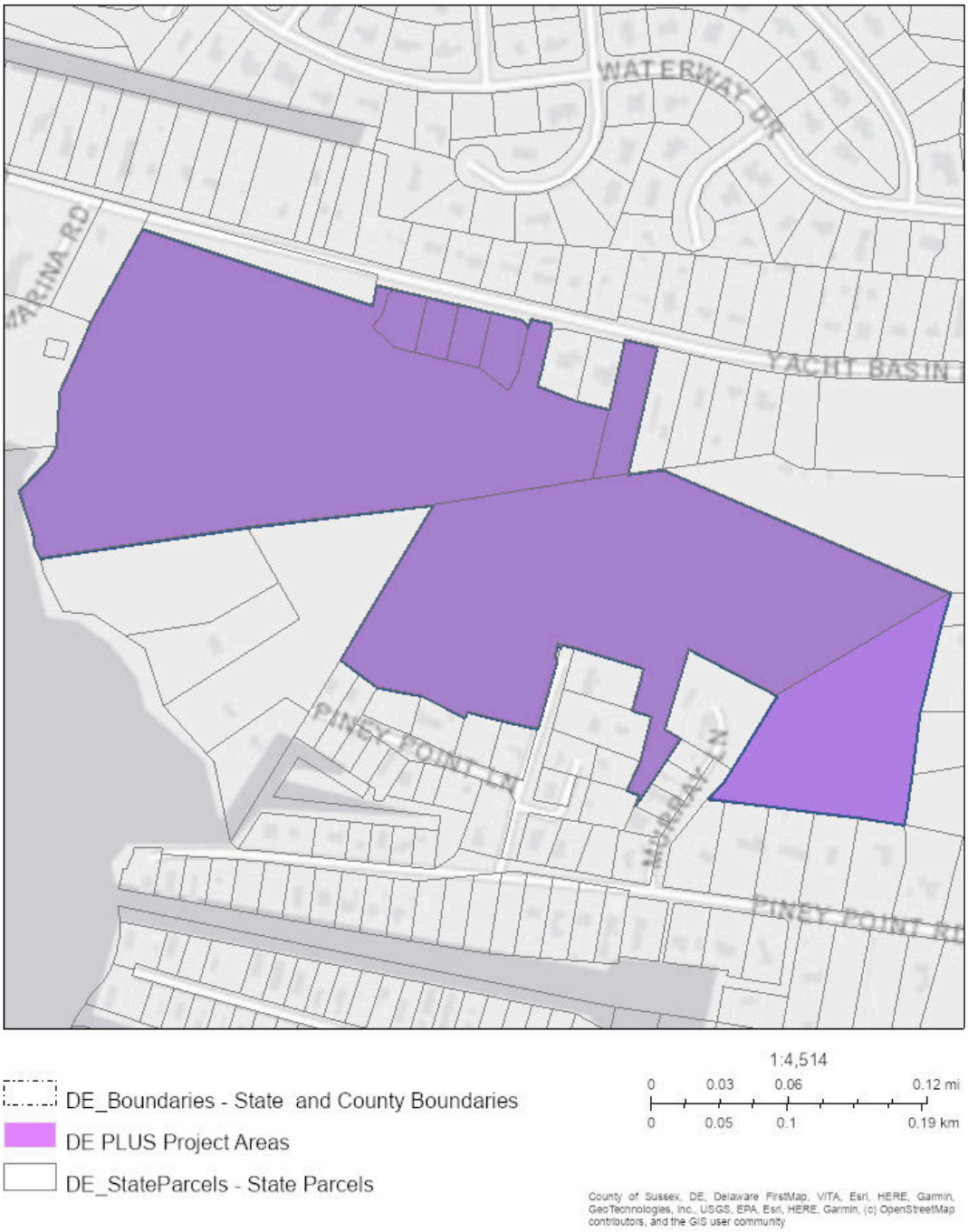
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 1,163,665.88 ft²

Jul 2 2025 11:14:25 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	1,155,946.91	N/A
DE_StateParcels - State Parcels	7	1,163,665.92	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	3	294,163.25	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	1,163,666.28	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	1	N/A	983.63
2017 High Marsh (not regulatory)	3	228,792.11	N/A
2017 Low Marsh (not regulatory)	1	265,437.48	N/A
2017 Wetlands (not regulatory)	5	494,597.23	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	1	N/A	1,060.88
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	4	1,163,665.61	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2025-07-05	1,155,946.91

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	134-9.00-1110.00	0.23	9,843.87
2	134-9.00-1109.00	0.23	10,086.48
3	134-9.00-1111.00	0.27	11,545.56
4	134-9.00-1108.00	0.30	13,246.00
5	134-9.00-1105.00	0.55	23,936.54
6	134-9.00-59.00	11.48	500,180.56
7	134-9.00-71.00	13.66	594,826.91

Delaware Ecological Network

#	ID	Area(ft²)
1	10,841.00	1.53
2	10,782.00	21,011.55
3	11,266.00	273,150.16

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Fort Mott-Henlopen complex, 0 to 2 percent slopes	877.66
2	Fort Mott-Henlopen complex, 2 to 5 percent slopes	31,411.34
3	Udorthents, borrow area, 0 to 5 percent slopes	126,454.25
4	Brockatonorton-Urban land complex, 0 to 2 percent slopes	225,691.51
5	Runclint loamy sand, 0 to 2 percent slopes	348,717.82
6	Klej loamy sand, 0 to 2 percent slopes	430,513.70

2017 High Water Mark (not regulatory)

#	LEFT_FID	RIGHT_FID	Length(ft)
1	-1	733	983.63

2017 High Marsh (not regulatory)

#	ACRES	Area(ft²)
1	0.64	6,236.74
2	1.20	52,222.06
3	5.34	170,333.31

2017 Low Marsh (not regulatory)

#	ACRES	Area(ft²)
1	7.91	265,437.48

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.76	367.63
2	0.64	6,236.74
3	1.20	52,222.06
4	5.34	170,333.31
5	7.91	265,437.48

Transect

#	DFIRM_ID	Length(ft)
1	10005C	1,060.88

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	1,163,665.61

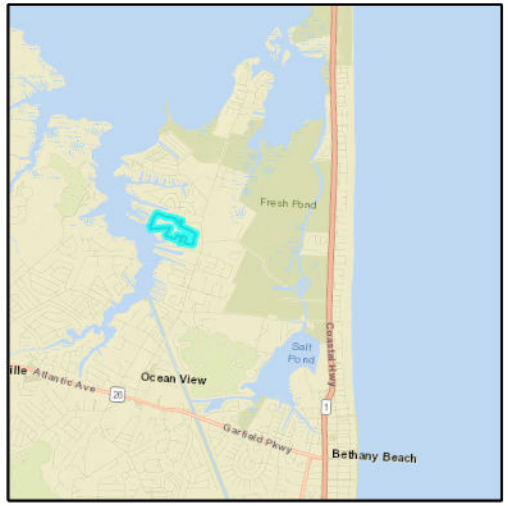
Preliminary Land Use Service (PLUS)

2025-07-05 Yacht Basin Independent Living



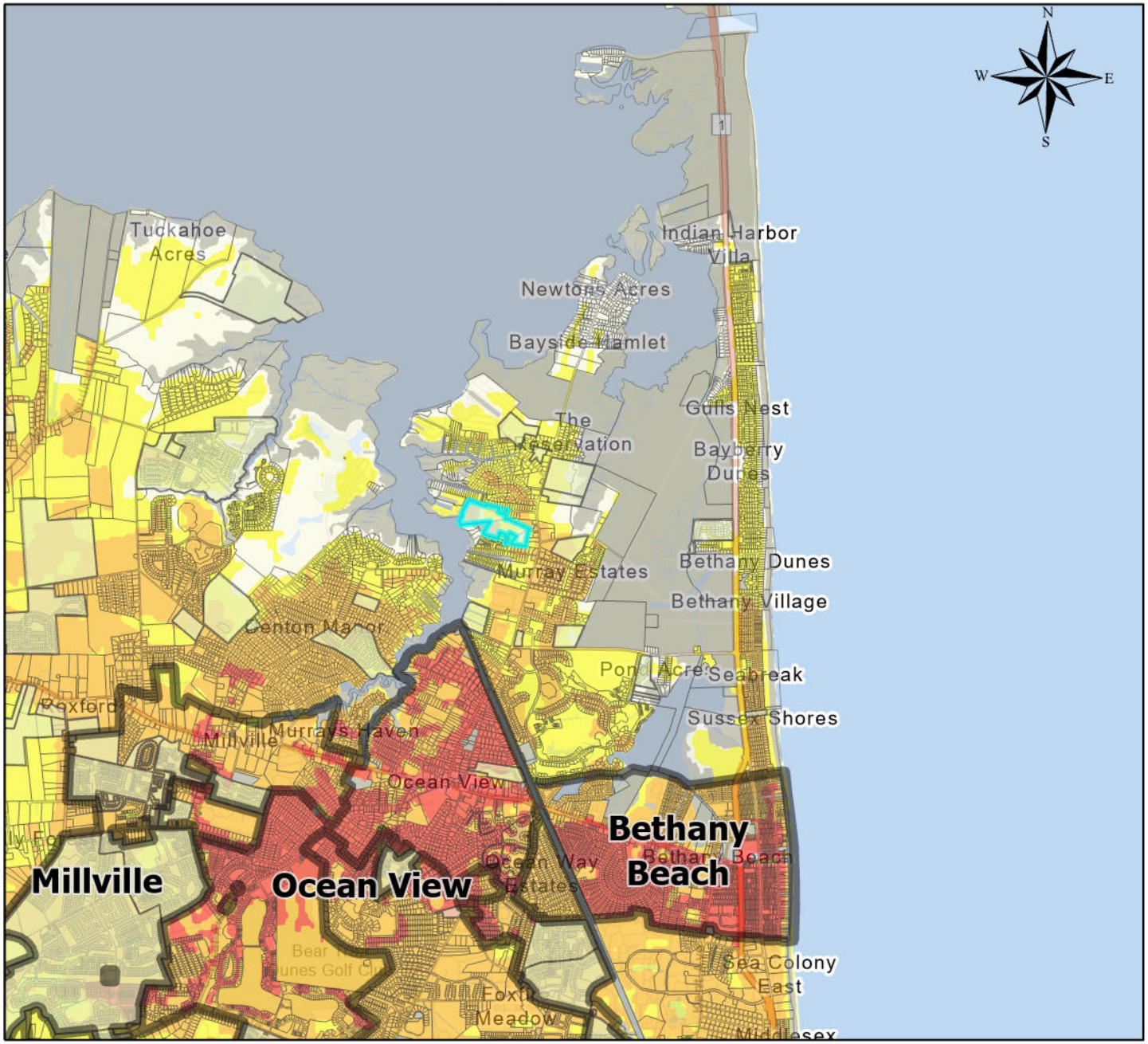
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-07-05 Yacht Basin Independent Living



Legend

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play
- Municipal Boundary
- State Parcels

