PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
July 11, 2025 8:26 AM

PLUS ID: 2025-08-01

State Strategy Level: 4

PLUS Application Type - Subdivision

Title: Wollaston-Baxter-Shinn Subdivision
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
155 LOT SINGLE-FAMILY SUBDIVISION ON APPROXIMATELY 78 ACRES

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
3

Parcel ID(s): 135-16.00-50.00 135-16.00-51.00 135-16.00-45.00

Project Location: PARCELS LOCATED BETWEEN BENUM SWITCH ROAD AND GRAVEL HILL ROAD

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

Section II: Project Contact Information

Owner Contact Information

VICTORIA WOLLASTON
2805 E OAKLAND DR
WILMINGTON, DE 19808
Phone: (443) 871-0486
Email: JOHNSTAMATO@RIBERADEV.COM
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
RIBERA DEVELOPMENT LLC
8684 VETERANS HIGHWAY SUITE 203
MILLERSVILLE, MD 21108

Phone: (443) 871-0486
Email: JOHNSTAMATO@RIBERADEV.COM
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Pennoni Associates, Inc
ERIC WAHL
Phone: (302) 684-6236
Email: ewahl@pennoni.com
Fax: (302) 858-8030

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

Section III: Project Details

Project Area (Acres): **77.95**
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 CLUSTER**

Land Use Information

Present Use for this project area: **AGRICULTURAL FIELD/WOODLANDS/DWELLING**
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**
Total number of Homeownership units: **155**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	155		

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	47.28	Yes	24.86

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? **No**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

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:

TYPICAL BMPS INCLUDING SWALES, STORMWATER MANAGEMENT PONDS, ETC.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **36.48**
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.
1,510
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.
WE DO NOT ANTICIPATE ANY FUTURE CONNECTIONS TO ADJACENT PROPERTIES AT THIS TIME.

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?
Unknown

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	Unknown	Unknown
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.

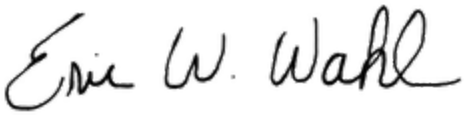
Section IX: Signatures

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



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

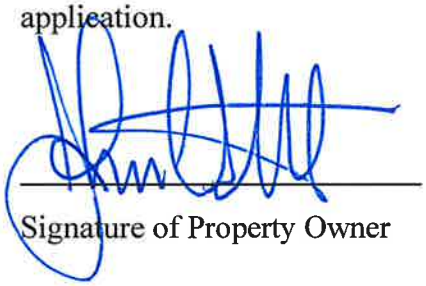
Project Owner Signature

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: WOLLASTON - BAXTER - SHIRLEY

Project ID (to be completed by OSPC): 2025-08-01

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



Signature of Property Owner

7-23-25

Date

JOHN C. STAMATO

Property Owner (Please Print)

Equitable Owner

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

OSPC

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: WOLLASTON/BAXTER/SHINN

Project ID (to be completed by OSPC): 2025-08-01

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

Brooke Whitt Cheryl B Baxter

Signature of Property Owner

7/32/25

Date

Brooke Whitt **Cheryl B Baxter**

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

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: WOLLASTON/BAXTER/SHINN

Project ID (to be completed by OSPC): 2025-08-01

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

William Baxter Jr. — Signature of Property Owner

7/22/2025 — Date

William Baxter Jr.

Property Owner (Please Print)

_____ — Signature of Additional Owner (if applicable)

_____ — Date

_____

Additional Owner (Please Print)

Published January 2022

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: WOLLASTON/BAXTER/SHINN

Project ID (to be completed by OSPC): 2025-08-01

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

Victoria Wollaston

Signature of Property Owner

7/22/2025

Date

Victoria Wollaston

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

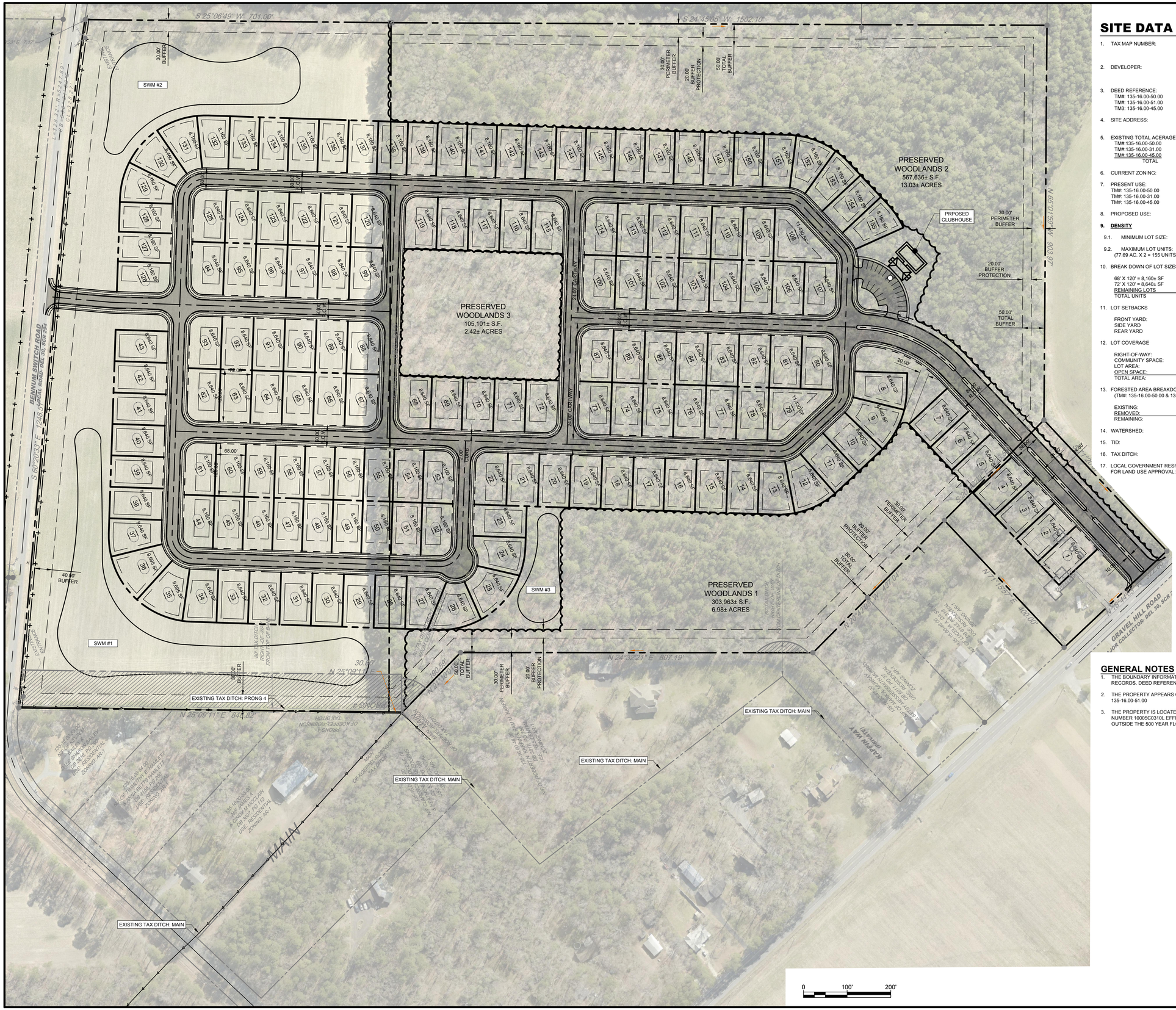
_____

Date

_____

Additional Owner (Please Print)

Published January 2022



SITE DATA TABLE

1.	TAX MAP NUMBER:	135-16.00-50.00 135-16.00-51.00 135-16.00-45.00	
2.	DEVELOPER:	RIBERA DEVELOPMENT, LLC 8684 VETERANS HIGHWAY, SUITE 203 MILLERSVILLE, MD 21108	
3.	DEED REFERENCE: TM#: 135-16.00-50.00 TM#: 135-16.00-51.00 TM3: 135-16.00-45.00	 D.B.: 4930, PG.: 8 D.B.: 4716, PG.: 154 D.B.: 3383, PG. 38	 P.B.: 269, PG.: 78
4.	SITE ADDRESS:	BENNUM SWITCH ROAD/GRAVEL HILL ROAD GEORGETOWN, DE 19947	
5.	EXISTING TOTAL ACERAGE: TM#:135-16.00-50.00 TM#:135-16.00-31.00 TM#:135-16.00-45.00 TOTAL	 1,230,367± S.F. 2,033,973± S.F. 131,015 ± S.F. 3,395,355± SF	 28.25± AC. 46.70± AC. 3.01± AC. (77.95± AC)
6.	CURRENT ZONING:	AR-1(AGRICULTURAL RESIDENTIAL)	
7.	PRESENT USE: TM#: 135-16.00-50.00 TM#: 135-16.00-31.00 TM#: 135-16.00-45.00	 VACANT/AGRICULTURAL VACANT/RESERVED FOREST RESIDENTIAL	
8.	PROPOSED USE:	CLUSTER DEVELOPMENT	
9.	**DENSITY**		
9.1.	MINIMUM LOT SIZE:	ALLOWED 8,160± S.F.	PROVIDED 8,160± S.F MIN.
9.2.	MAXIMUM LOT UNITS: (77.69 AC. X 2 = 155 UNITS)	155 UNITS	155 UNITS
10.	BREAK DOWN OF LOT SIZES:	QUANTITY	
	68' X 120' = 8,160± SF 72' X 120' = 8,640± SF REMAINING LOTS TOTAL UNITS	49 UNITS 104 UNITS 2 UNITS 155 UNITS	
11.	LOT SETBACKS		
	FRONT YARD: SIDE YARD REAR YARD	25' 10' 10'	
12.	LOT COVERAGE		
	RIGHT-OF-WAY: COMMUNITY SPACE: LOT AREA: OPEN SPACE: TOTAL AREA:	456,525± SF 26,267± SF 1,323,850± SF 1,587,703± SF 3,394,355± SF	10.48± AC (13.45%) 0.60± AC (0.77%) 30.39± AC (39.00%) 36.48± AC (46.78%) 77.95± AC (100%)
13.	FORESTED AREA BREAKDOWN (TM#: 135-16.00-50.00 & 135-16.00-51.00)		
	EXISTING: REMOVED: REMAINING:	2,059,429± SF 1,082,729± SF 976,700± SF	47.28± AC (100%) 24.86± AC (52.50%) 22.42± AC (47.50%)
14.	WATERSHED:	DELAWARE BAY - BROADKILL RIVER	
15.	TID:	NOT INCLUDED	
16.	TAX DITCH:	MAIN & PRONG 4	
17.	LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	SUSSEX COUNTY	

GENERAL NOTES

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORDS. DEED REFERENCE: DEED BOOK 4930, PAGE 8 AND DEED BOOK 4862, PAGE 147
2. THE PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP AS 135-16.00-45.00, 135-16.00-50.00, & 135-16.00-51.00
3. THE PROPERTY IS LOCATED IN UNSHADED ZONE "X" ON THE FEMA FLOOD INSRANCE RATE MAP NUMBER 10005C0310L EFFECTIVE JUNE 20TH, 2018. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

WOLLASTON / BAXTER / SHINN

TM#: 135-16.00-50.00/50.03/ 45.00
GEORGETOWN, DE 19947

CONCEPT PLAN

RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	RIBER24008
DATE	2025-06-23
DRAWING SCALE	1" = 100'
DRAWN BY	EWW/KRML
APPROVED BY	EWW

C-SP

SHEET 1 OF 1

PLOTTED: 4/30/2014 1:23 PM, BY: Eric.W. Wolf PLOTSTYLE: Pennoni MCS.stb
U:\Accounts\RIBER\RIBER24008 - Wallace_Laporte\DESIGN\CS\RIBER24008-CS-SP.dwg

PUBLIC PRE CHECK Results for State Parcel(s): 135-16.00-50.00,135-16.00-51.00,135-16.00-45.00

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

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

DE FIRM: Issues Found

Soils - Kent County: No Issues Found

Ocean Area No Build Points: No Issues Found

Soils - Sussex County: 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

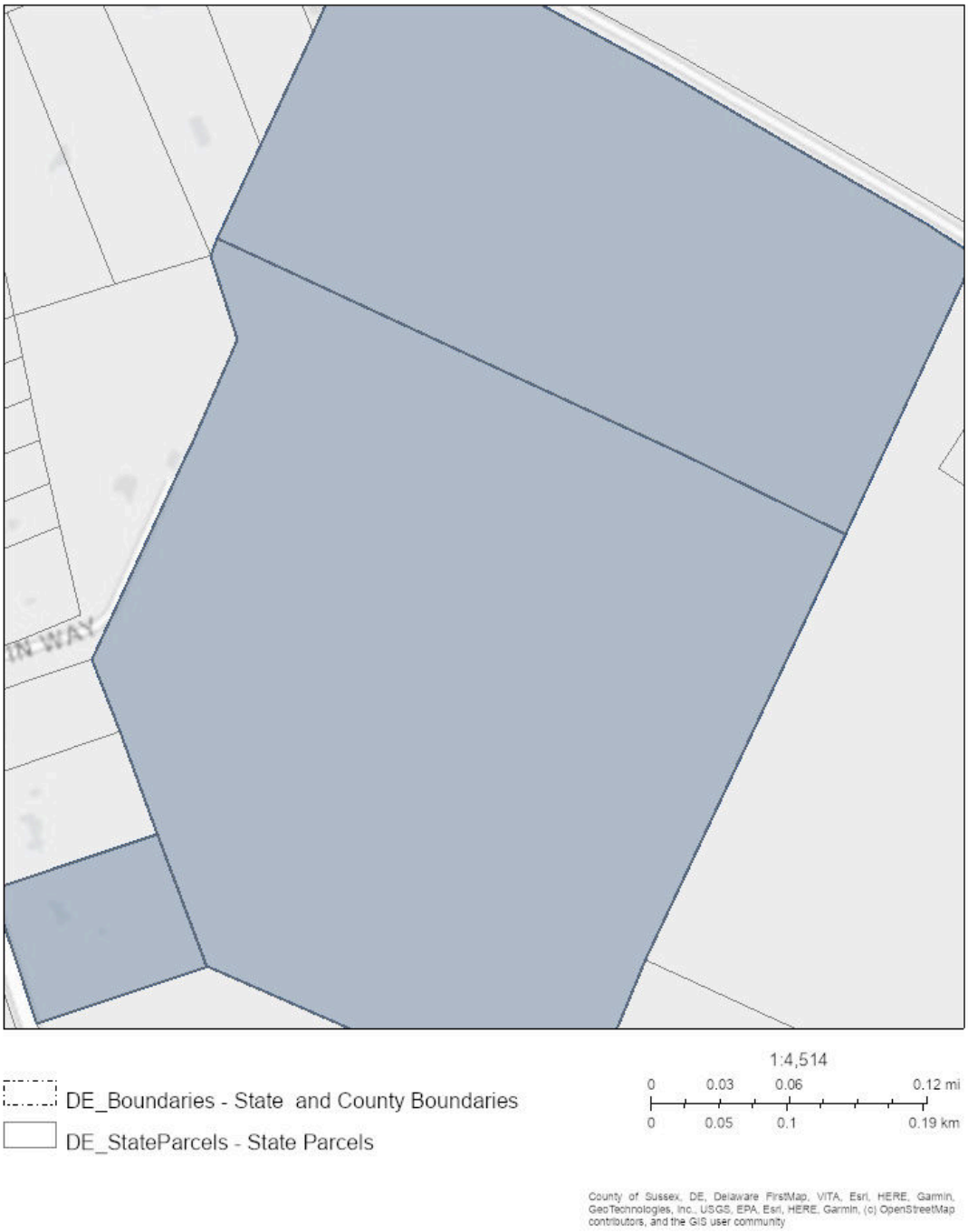
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 3,426,554.78 ft²

Aug 4 2025 10:35:20 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	3	3,426,554.78	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	1	2,080,244.32	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	4	3,426,554.40	N/A
Tax Ditch Maximum ROWs	18	196,755.49	N/A
Tax Ditch Segments	8	N/A	1,791.11
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)	2	137,461.21	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	3,426,554.78	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	135-16.00-45.00	3.01	131,017.04
2	135-16.00-50.00	28.17	1,227,201.79
3	135-16.00-51.00	47.48	2,068,335.95

Aglands Preservation Districts

#	projectid	program	Area(ft²)
1	S-99-12-217-5	District	2,080,244.32

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Hammonton loamy sand, 0 to 2 percent slopes	32,180.92
2	Pepperbox-Rosedale complex, 2 to 5 percent slopes	214,953.86
3	Hammonton sandy loam, 0 to 2 percent slopes	462,476.96
4	Pepperbox-Rosedale complex, 0 to 2 percent slopes	2,716,942.66

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	KOEPPEL-ROBINSON	Main	12,007.52
2	KOEPPEL-ROBINSON	Prong 4	184,747.97

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	KOEPPEL-ROBINSON	Main	29.26
2	KOEPPEL-ROBINSON	Prong 4	1,761.85

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	6.12	155.13
2	3.15	137,306.08

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	3,426,554.78

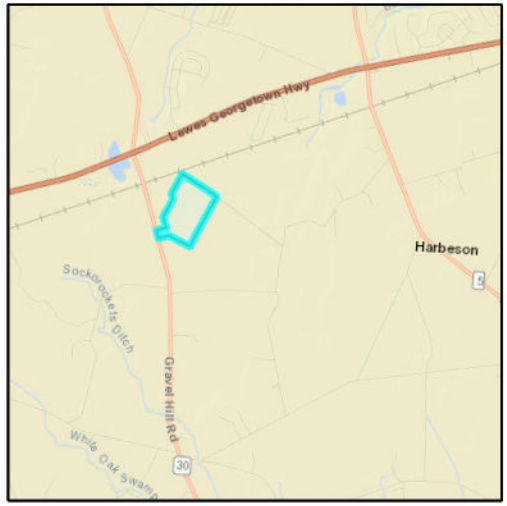
Preliminary Land Use Service (PLUS)

2025-08-01 Wollaston-Baxter-Shinn Subdivision



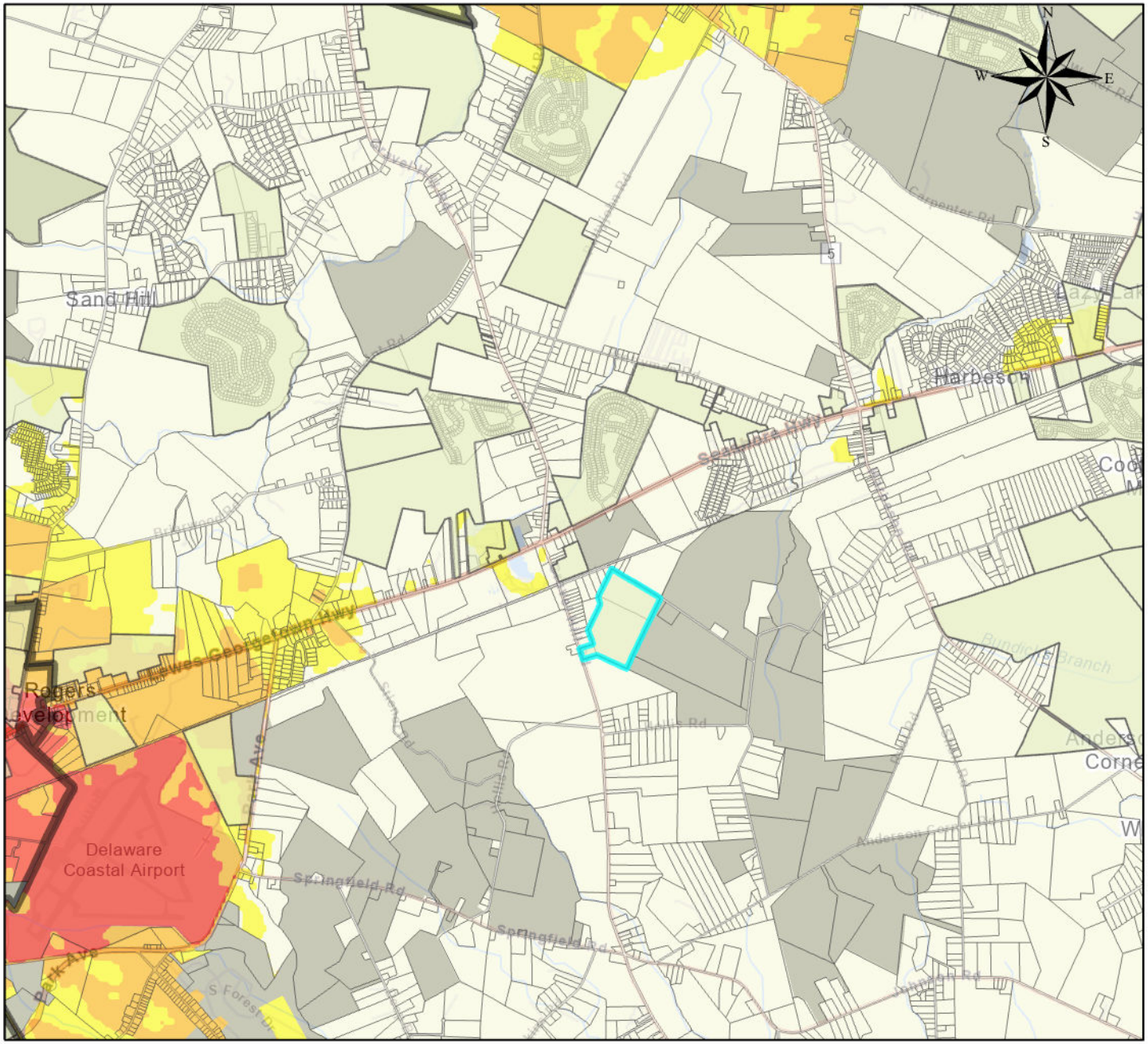
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-08-01 Wollaston-Baxter-Shinn Subdivision



Legend

2020 State Strategies

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

