PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
July 31, 2025 3:50 PM

PLUS ID: 2025-08-10

State Strategy Level: Level 4 & Out of Play

PLUS Application Type - Subdivision

Title: Robinson Property
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
AR-1 Cluster Subdivision consisting of 396 single family lots

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): 235-23.00-2.00 235-23.00-2.02

Project Location: Northeast side of Coastal Highway, Approx. 500' South of Cave Neck Road

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

Section II: Project Contact Information

Owner Contact Information

Robinson Family Farm, LLC.
16161 Coastal Highway
Lewes, DE 19958
Phone: (302) 424-1441
Email: wzc@dbfinc.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

,
Phone:

Email:
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): **355.565**
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: **2021-06-12**

Zoning Information

Present Zoning for this project area: **AR-1**
Proposed Zoning for this project: **AR-1 Cluster Subdivision**

Land Use Information

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

Residential Development Information

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

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate, Second home**
Total number of Homeownership units: **396**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	396		

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? Yes
If yes, please provide a brief description of the conditional use justification:
Cluster Subdivision in an AR-1 Zoning

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 Artesian Wastewater Management, Inc.**
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	78.824	No	

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: **92.709**

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **59.911**

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 Ponds, Swales, and Infiltration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **214.969**
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.
3,960
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.
A connection is proposed on the Northwest side of the property. All other adjacent lands are ROW, wetlands, or already developed parcels.

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	Yes	
Type proposed	Internal, Within Right-of-Way	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

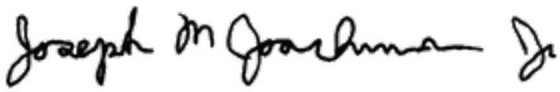
If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

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? **Yes**

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

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: **Robinson Property**

Project ID (to be completed by OSPC): _____

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

Mary R. Mongle
Signature of Property Owner

7-30-2025
Date

Mary R. Mongle
Property Owner (Please Print)

Caroline R. Luckett
Signature of Additional Owner (if applicable)

7-30-2025
Date

Caroline R. Luckett
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: **Robinson Property**

Project ID (to be completed by OSPC): _____

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

Signature of Property Owner — Date: 7-30-2025

Thomas P. Robinson

Property Owner (Please Print)

Alice P. Robinson — Date: 7-30-2025

Signature of Additional Owner (if applicable)

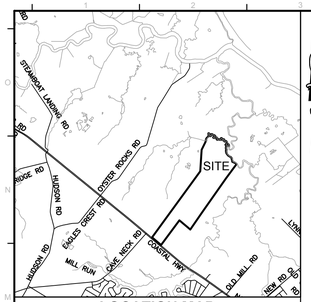
Alice P. Robinson

Additional Owner (Please Print)

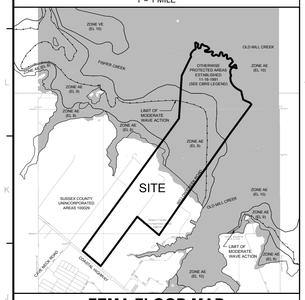
ROBINSON PROPERTY

BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

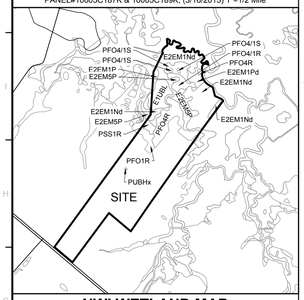
DBF #5022A001
JULY, 2025
PRELIMINARY SUBDIVISION PLAN



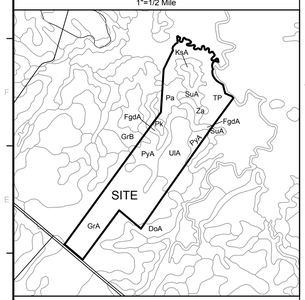
LOCATION MAP
1"= 1 MILE



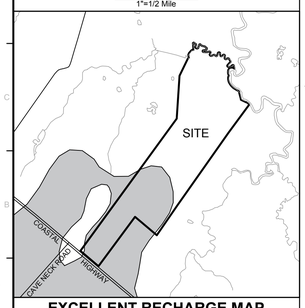
FEMA FLOOD MAP
PANEL#10005C187K & 10005C189K, (3/16/2015) 1"=1/2 Mile



NWI WETLAND MAP
1"=1/2 Mile



SOILS MAP
1"=1/2 Mile



EXCELLENT RECHARGE MAP
1"=1/2 Mile

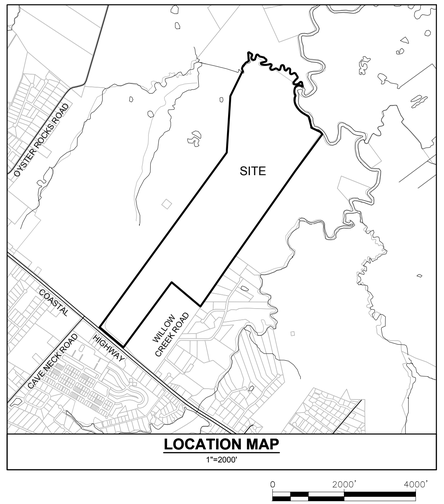
DATA COLUMN

1	TAX MAP ID	235-23.00-2.02, 235-23.00-2.00		
2	DEED REFERENCE	235-23.00-2.02 BOOK: 4080, PAGE: 173 235-23.00-2.00 BOOK: 400, PAGE:318		
3	APPROXIMATE PROJECT CENTER	LATITUDE 38.77381	LONGITUDE -75.20284	
4	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 CONTACT NAME PHONE: (302) 424-1441 EMAIL: wzc@dbfinc.com	OWNER / DEVELOPER ROBINSON FAMILY FARM, LLC 16161 COASTAL HWY LEWES, DE 19958 CONTACT NAME PHONE: (___) ___-____ EMAIL:		(PETERS ALBERT FITZ-RANDOLPH HRS)
5	DATUM	HORIZONTAL NAVD 83 (DE STATE PLANE)		VERTICAL NAVD 88
6	ZONING	EXISTING AR-1	PROPOSED AR-1 CLUSTER SUBDIVISION	
7	LAND USE	EXISTING AGRICULTURAL	PROPOSED RESIDENTIAL	
8	BUILDING CONSTRUCTION	IBC V-B	NFPA V (000)	
9	UTILITY PROVIDERS	SEWER ARTESIAN WASTEWATER MANAGEMENT	WATER TIDEWATER UTILITIES, INC.	GAS ELECTRIC DELAWARE ELECTRIC COOP
10	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 4		
11	POSTED SPEED LIMIT	COASTAL HIGHWAY (SCR 1) 55 MPH		
12	FLOODPLAIN	THE PROPERTY IS IMPACTED BY THE "AE" - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE ONE-PERCENT ANNUAL CHANCE FLOOD AND 0.2% ANNUAL CHANCE FLOOD ZONES AS DETERMINED BY FEMA PANEL 10005C187K & 10005C189K, DATED 3/16/2015.		
13	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID).		
14	GROUNDWATER RECHARGE	PART OF THE PROPERTY IS LOCATED IN AN AREA OF EXCELLENT, GOOD, AND FAIR GROUNDWATER RECHARGE POTENTIAL.		
15	WELLHEAD PROTECTION AREA	ALL OF THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.		
16	WETLANDS	THE PROPERTY IS IMPACTED BY STATE AND FEDERALLY REGULATED WETLANDS.		
17	COMPREHENSIVE PLAN DESIGNATION	THE PROPERTY IS LOCATED WITHIN THE LOW DENSITY AREA.		

18	CODE COMPLIANCE	REQUIRED	PROPOSED
	FRONT SETBACK	25 FT	25 FT
	SIDE SETBACK	10 FT	10 FT
	REAR SETBACK	10 FT	10 FT
	CORNER SETBACK	15 FT	15 FT
	MIN. LOT AREA	7,500 SF	7,700 SF
	MAX. LOT AREA		19,278 SF
	MAXIMUM BUILDING HEIGHT	42 FT (3.5 STORIES)	42 FT (3.5 STORIES)
	PERMITTED UNITS CALCULATION	NET DEVELOPMENT AREA x 43,560/21,780 203.116 AC. x 43,560/21,780 = 406 UNITS	396 SINGLE FAMILY
	MAXIMUM DENSITY	2.0 UNITS PER ACRE	1.95 UNITS PER ACRE
	OPEN SPACE	78.857 AC. (30.0%)	214.969 AC. (66.7%)
	WETLANDS BUFFERS		
	TIDAL	100 FT	100 FT
	NON-TIDAL	30 FT	30 FT

19	AREAS		
	NET DEVELOPMENT AREA	203.116 AC. (SITE DEVELOPMENT AREA - ROW - TIDAL WETLANDS §115-126)	
		EXISTING	PROPOSED
	WOODS	72.824AC. (22.60%)	72.706 AC. (22.56%)
	RESOURCES & BUFFERS		
	WETLANDS		
	TIDAL	92.709 AC.	
	NON-TIDAL	59.911 AC.	
	TOTAL WETLANDS	152.620 AC.	
	RESOURCE BUFFERS	REQUIRED	PROVIDED
		57.081 AC.	57.081 AC.

20	PROPOSED LAND USE AREAS			
	EXISTING SITE AREA		355.565 AC.	
	PARCEL A (DELDOT ROUTE 1)	3.901 AC.		
	PARCEL B (SERVICE ROAD)	1.235 AC.		
	PARCEL C (RESIDUAL)	12.380 AC.		
	PARCEL D (RESIDUAL)	15.827 AC.		
	TOTAL RESIDUAL LANDS		33.343 AC.	
	SITE DEVELOPMENT AREA (EXISTING SITE - RESIDUAL LAND)		322.222 AC.	
				OPEN SPACE
	LOTS	78.481 AC.		
	PUMP STATION	0.099 AC.		
	RIGHT OF WAY	26.368 AC.		
	PARCEL E	6.185 AC.		4.639 AC.
	PARCEL F	0.982 AC.		0.982 AC.
	PARCEL G	180.987 AC.		180.880 AC.
	PARCEL H	2.245 AC.		2.245 AC.
	PARCEL J	5.235 AC.		5.235 AC.
	PARCEL K	1.857 AC.		1.857 AC.
	PARCEL L	1.033 AC.		1.033 AC.
	PARCEL M	2.072 AC.		2.072 AC.
	PARCEL N	1.039 AC.		1.039 AC.
	PARCEL O	5.461 AC.		5.461 AC.
	PARCEL P	10.178 AC.		10.178 AC.
	TOTAL	322.222 AC.		215.621 AC.



LOCATION MAP
1"=2000'

0 2000' 4000'

LEGEND

- EXISTING RIGHT OF WAY
- BOUNDARY / /RIGHT OF WAY
- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT
- EXISTING CONTOUR (24)
- EX. WOODS LINE
- PERIMIMETER BUFFER (30PB)
- PERIMETER BUFFER PROTECTION AREA (20PA)
- EXISTING TREES
- UTILITY POLE
- EXISTING EDGE OF PAVEMENT
- CURB
- SIDEWALK
- NON-TIDAL WETLANDS (WDL-NT)
- TIDAL WETLANDS (WDL-T)
- NON-TIDAL WETLANDS BUFFERS (15WLB, 30WLB)
- TIDAL WETLANDS BUFFERS (50WLB, 100WLB)
- FLOOD PLAIN LINE (BASE FLOOD ELEVATION) (BFE=8 / BFE=9, AE FLOOD)

GENERAL NOTES

1. STREETS, STORMWATER MANAGEMENT FACILITIES, FORESTED BUFFER STRIPS AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER'S ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
2. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHOWN ON THIS PLAN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
3. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK.
4. ACCESS TO ALL LOTS SHALL BE PROVIDED FROM THE PRIVATE SUBDIVISION STREETS PROPOSED WITH THIS PLAN. NO DIRECT ACCESS TO PUBLIC STREETS IS PROPOSED EXCEPT THE ENTRANCES SPECIFICALLY SHOWN ON THIS PLAN.
5. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IN THESE PLANS ARE BASED ON FIELD SURVEYS PERFORMED BY DAVIS, BOWEN & FRIEDEL, INC.
6. UTILITY EASEMENTS DEPICTED HEREON REPRESENT, TO THE GREATEST EXTENT PERMITTED BY LAW. PRIVATE EASEMENTS FOR THE EXCLUSIVE USE AND BENEFIT OF THOSE UTILITY COMPANIES AND/OR OTHER PROVIDERS OF SERVICES TO THE DEVELOPMENT AS MAY BE DESIGNED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
7. UNLESS OTHERWISE DESIGNATED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, STORM DRAIN EASEMENTS DEPICTED HEREON REPRESENT PRIVATE EASEMENTS TO ACCESS THE STORM DRAINS FOR THE SOLE PURPOSE OF MAINTAINING AND REPAIRING SUCH STORM DRAINS, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
8. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DRAINAGE AND MANAGEMENT FACILITIES RELATED TO THE RESIDENTIAL PROPERTIES, HOMEOWNERS' ASSOCIATION PROPERTIES AND ROAD RIGHT-OF-WAY WITHIN THE PROJECT. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS REQUIRED BY SUSSEX COUNTY, DELAWARE. SHOULD THE OWNER OR OWNERS OF THE PROPERTY DEFAULT IN THE MAINTENANCE OF THE STORMWATER DRAINAGE AND MANAGEMENT FACILITIES, THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO MAINTAIN THE FACILITIES SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANTS.
9. EXISTING VEGETATION IN THE FORESTED BUFFER TO REMAIN, AND SUPPLEMENTED WITH ADDITIONAL PLANTINGS.
10. THIS PROJECT IS NOT LOCATED WITHIN ANY TRANSPORTATION IMPROVEMENT DISTRICT.
11. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSED ON WHICH NORMAL 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.
12. ANY ADDITIONAL SIGNAGE WILL REQUIRE APPROVAL AND PERMITTING FROM SUSSEX COUNTY.
13. ANY CLEARING OF REQUIRED TREES (EXISTING OR PLANTED) WITHIN ESTABLISHED BUFFER AREAS WILL RESULT IN THE FINES, VIOLATIONS OR PENALTIES OUTLINED IN §115-193(K) OF THE SUSSEX COUNTY CODE.
14. ALL SEDIMEMT AND STORMWATER MANAGEMENT PRACTICES SHALL MEET OR EXCEED STATE OF DELAWARE REGULATIONS.

INDEX OF SHEETS

PL-01	PRELIMINARY TITLE
PL-02	PRELIMINARY PLAN OVERVIEW
PL-03 - PL-15	PRELIMINARY PLAN
PL-16	LINE AND CURVE TABLES

ENGINEER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

W. ZACHARY CROUCH, P.E. — DATE
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963

OWNER / DEVELOPER STATEMENT

I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER / DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE ACT AND DESIRE THE PLAN TO BE RECORDED TO ORDINANCE.

ROBINSON FAMILY FARM LLC — DATE
(PETERS ALBERT FITZ-RANDOLPH HRS)
16161 COASTAL HWY
LEWES, DE 19958

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

ROBINSON PROPERTY
BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

COMMENTS

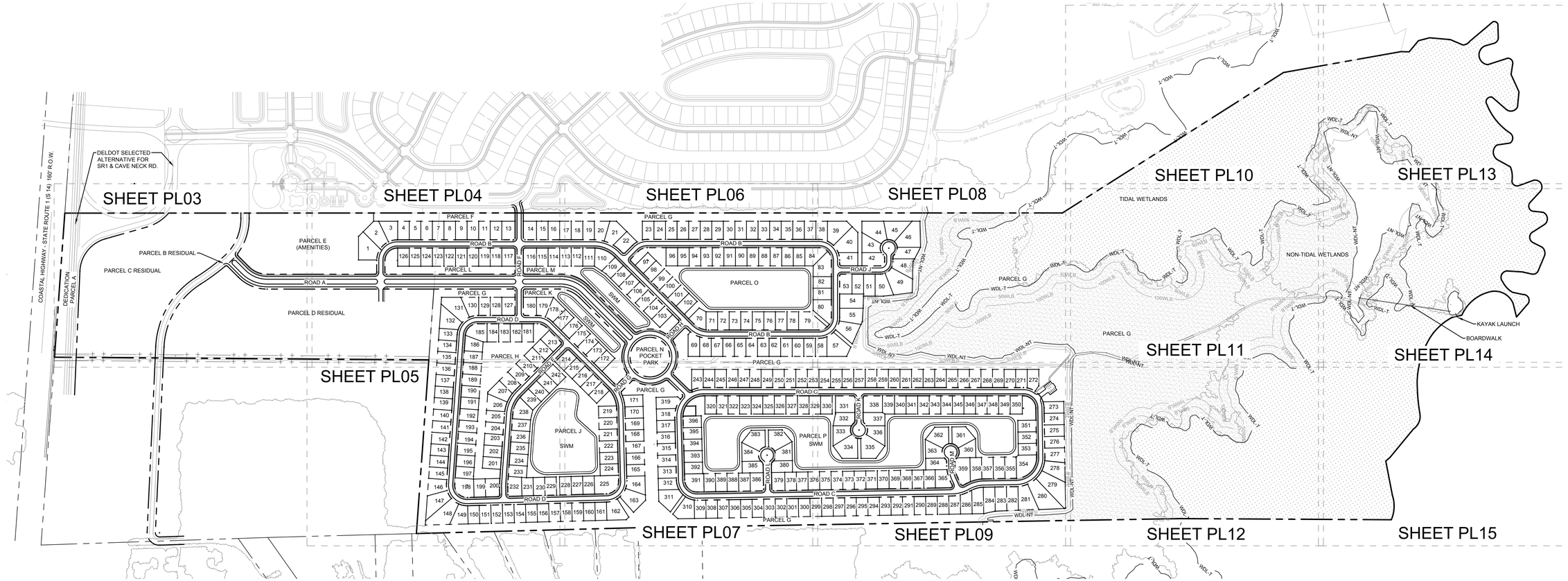
Date: JU;Y, 2025
Scale: 1" = 300'
Dwn.By: JGA
Proj.No.: 5022A001

PRELIMINARY TITLE

Dwg.No.: PL-01

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5022A001 Robinson-Preliminary Title.dwg, Jul 18, 2025 - 11:31am, AUSJ



0 300' 600' 900'
1" = 300'

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

ROBINSON PROPERTY
BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

COMMENTS

Date:	JULY, 2025
Scale:	1" = 300'
Dwn.By:	JGA
Proj.No.:	5022A001

PRELIMINARY PLAN OVERVIEW

Dwg.No.: **PL-02**

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5022A001 Robinson Preliminary Plan.dwg Jul 18, 2025 - 11:32am AUSJ

PUBLIC PRE CHECK Results for State Parcel(s): 235-23.00-2.00,235-23.00-2.02

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

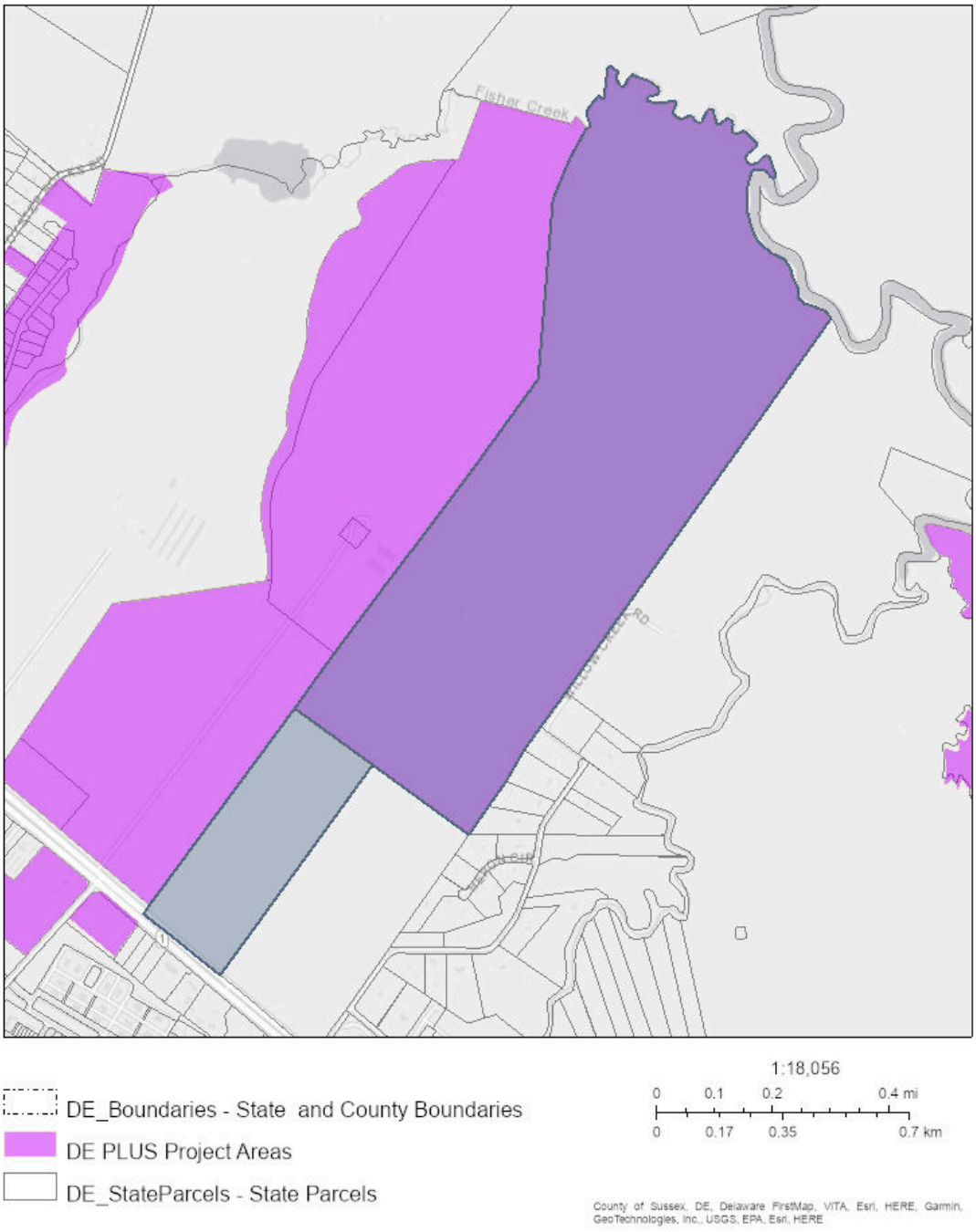
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 15,352,350.78 ft²

Aug 4 2025 10:52:05 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	3	13,275,428.57	N/A
DE_StateParcels - State Parcels	2	15,352,350.76	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	7,920,360.98	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	16	15,352,193.55	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	11,534.81
2017 High Marsh (not regulatory)	6	1,099,342.33	N/A
2017 Low Marsh (not regulatory)	2	2,677,411.44	N/A
2017 Wetlands (not regulatory)	19	6,706,696.32	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	5	15,352,212.34	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2012-11-01	27.56
2	2008-10-02	765.23
3	2021-06-12	13,274,635.79

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	235-23.00-2.00	47.30	2,060,222.92
2	235-23.00-2.02	305.14	13,292,127.84

Delaware Ecological Network

#	ID	Area(ft²)
1	7,370.00	790,808.44
2	7,508.00	7,129,552.55

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Downer sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	6,372.93
2	Water	13,407.02
3	Greenwich loam, 2 to 5 percent slopes	77,444.72
4	Puckum muck, frequently flooded	165,837.51
5	Klej loamy sand, 0 to 2 percent slopes	245,525.87
6	Zekiah sandy loam, frequently flooded	355,681.10
7	Fallsington loams, 0 to 2 percent slopes, Northern Tidewater Area	643,647.53
8	Pawcatuck mucky peat, very frequently flooded, tidal	826,717.64
9	Sunken mucky silt loam, 0 to 2 percent slopes, occasionally flooded, tidal	1,008,536.09
10	Unicorn loam, 0 to 2 percent slopes	1,921,408.23
11	Pineyneck loam, 0 to 2 percent slopes	2,090,088.82
12	Transquaking and Mispillion soils, very frequently flooded, tidal	2,793,481.38
13	Greenwich loam, 0 to 2 percent slopes	5,204,044.71

2017 High Water Mark (not regulatory)

#	LEFT_FID	RIGHT_FID	Length(ft)
1	-1	733	11,534.81

2017 High Marsh (not regulatory)

#	ACRES	Area(ft²)
1	6.04	745.93
2	1.01	43,948.21
3	1.71	74,269.97
4	31.16	98,446.79
5	7.54	326,649.89
6	22.45	555,281.55

2017 Low Marsh (not regulatory)

#	ACRES	Area(ft²)
1	111.30	1,332,650.55
2	43.84	1,344,760.89

2017 Wetlands (not regulatory)

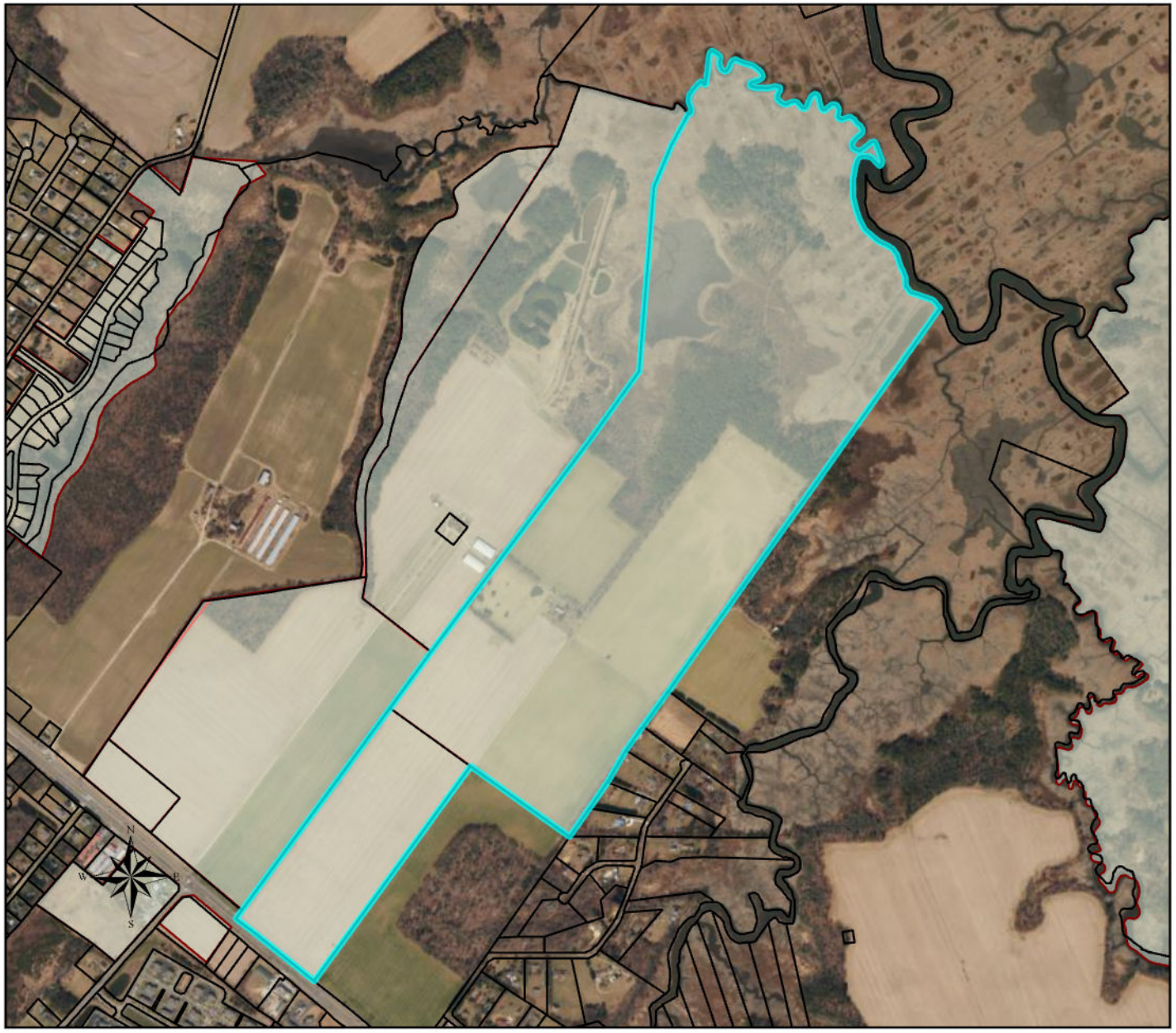
#	ACRES	Area(ft²)
1	6.04	745.93
2	1.74	906.71
3	0.18	7,866.59
4	0.68	26,977.34
5	1.01	43,948.21
6	1.71	74,269.97
7	1,589.12	74,758.32
8	1.86	80,966.09
9	31.16	98,446.79
10	3.21	132,624.03
11	10.33	262,157.73
12	7.35	320,164.48
13	7.54	326,649.89
14	8.04	350,136.24
15	22.45	555,281.55
16	15.25	596,053.03
17	26.93	1,077,331.98
18	111.30	1,332,650.55
19	43.84	1,344,760.89

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	15,352,212.34

Preliminary Land Use Service (PLUS)

2025-08-10 Robinson Property



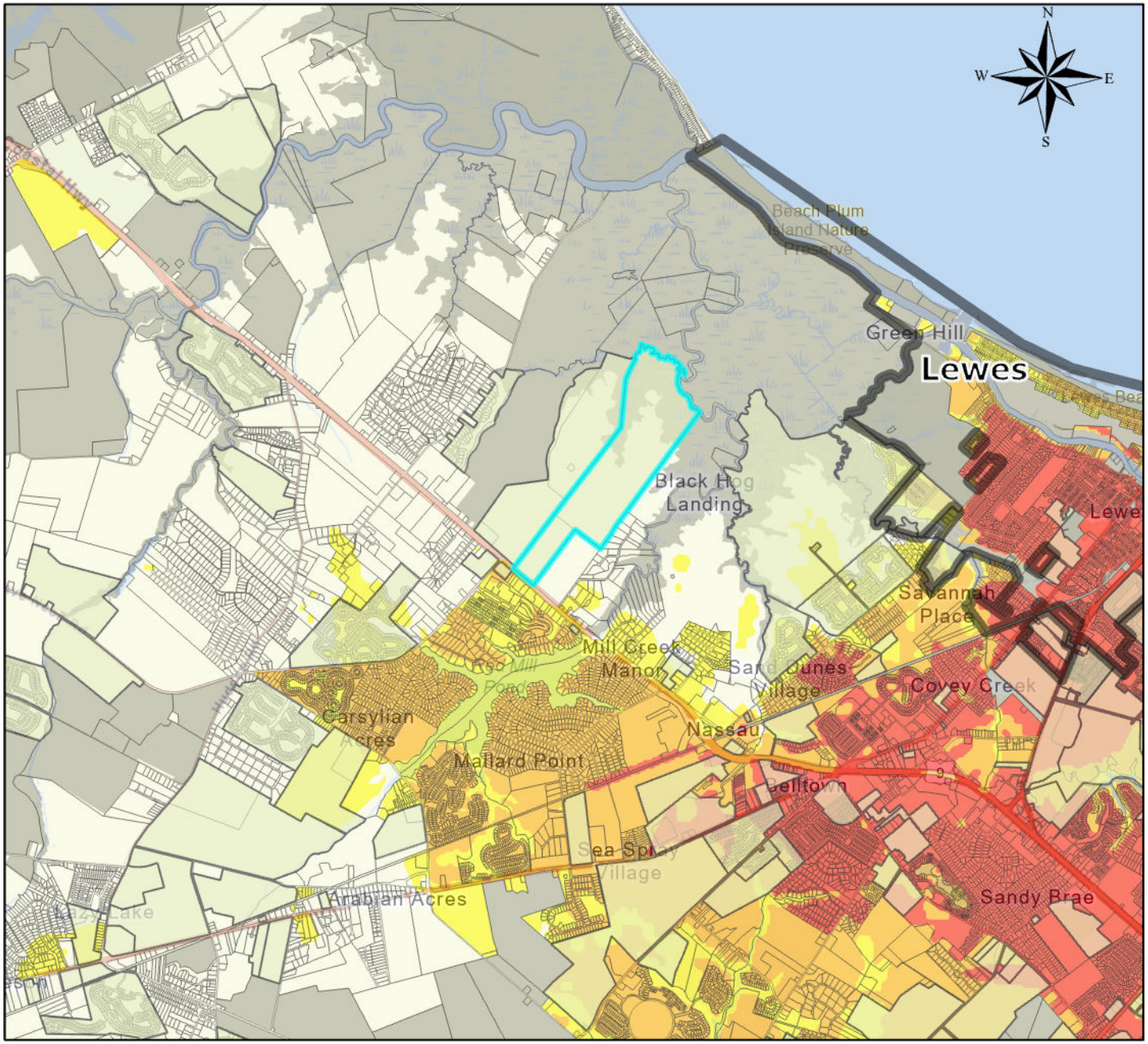
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-07-03 Project Diamond-Middletown



Legend

2020 State Strategies

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

