PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
August 12, 2025 12:16 PM

PLUS ID: 2025-09-01

State Strategy Level: 3

PLUS Application Type - Subdivision

Title: Johnson Properties
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Cluster subdivision for

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
9

Parcel ID(s): 533-11.00-19.00, 533-11.00-20.00, 533-11.00-28.00, 533-10.00-79.00, 533-11.00-31.00, 533-11.00-31.02, 533-11.00-31.03, 533-11.00-31.04, 533-11.00-31.05

Project Location: East of Hudson Road, North of Deer Run Road

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

Section II: Project Contact Information

Owner Contact Information

Paul Johnson
35141 Johnson Store Road
Selbyville, DE 19975
Phone: (302) 745-3312
Email: pauljohnson@mchsi.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
NVY (Attn: Tyler Malone)
32445 Royal Boulevard, Suite 1
Dagsboro, DE 19939

Phone: (302) 732-9900
Email: tmalone@nvrinc.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): **133.7**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **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**

Land Use Information

Present Use for this project area: **Agriculture and abandoned borrow pit.**
Proposed Use for this project: **Residential 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: **242**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	242		

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	20	Yes	9.9

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: **1**

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)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:
Extended detention basins.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **63**
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.
2,347
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.
None.

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	

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: BED45CFF-1D65-4A0D-9184-C8FDF80F5ACF

Property 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: _____

Project ID (to be completed by OSPC): _____

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

Signed by:
Stephen Carl
B1F3F9F31B5F41A...

8/15/2025 | 07:23 PDT

Signature of Property Owner | Date

Stephen Carl

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) | Date

Paul Johnson

Additional Owner (Please Print)

Published January 2022

Docusign Envelope ID: 4B08411A-927B-4517-A051-416D9EFA6931

Property 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: _____

Project ID (to be completed by OSPC): _____

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

Signed by:
_____ 8/15/2025 | 08:47 PDT
1BA0A013AA9F479...

Signature of Property Owner Date

Paul Johnson

Property Owner (Please Print)

_____ _____

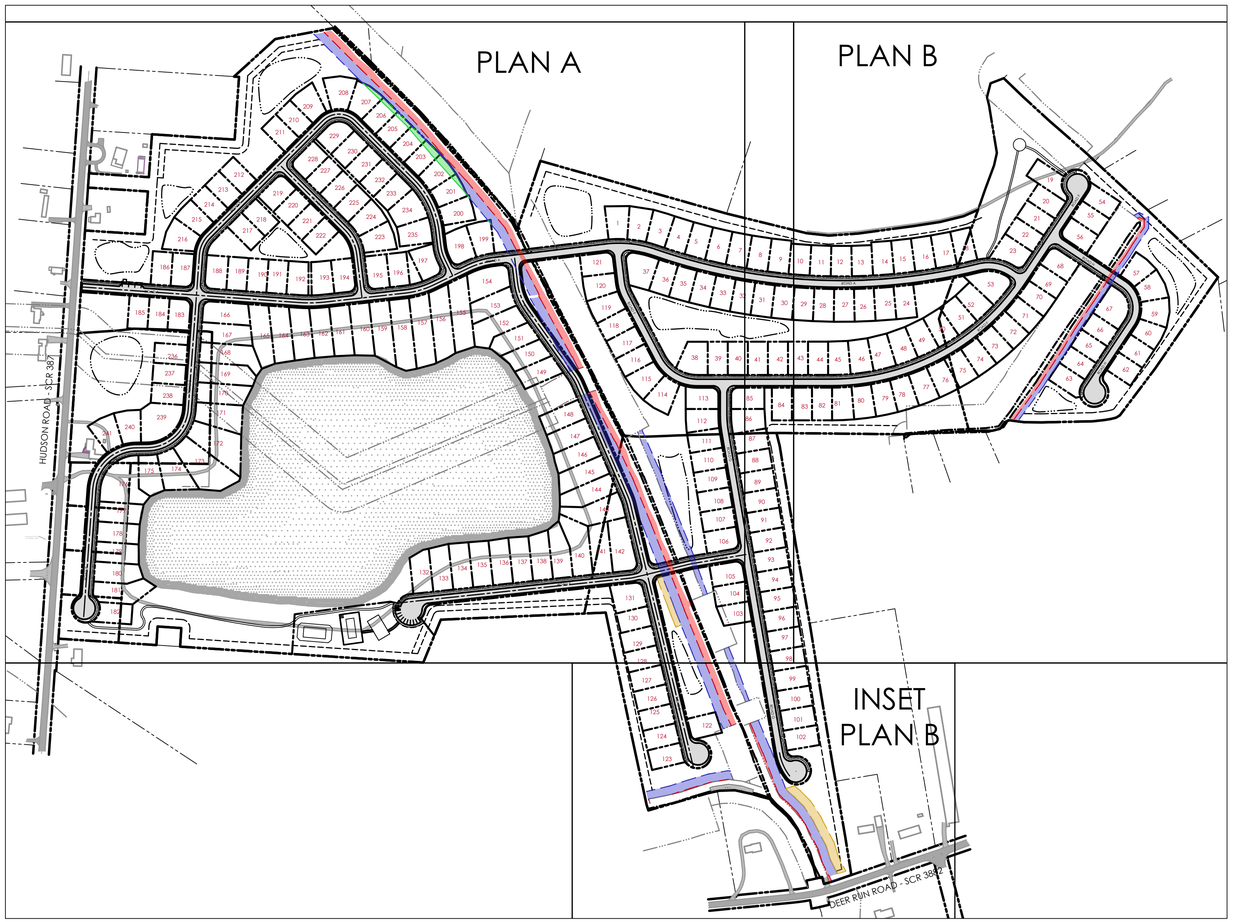
Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)

Published January 2022

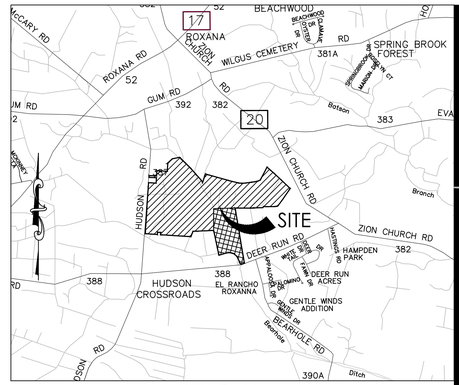
PLUS PLAN
FOR
JOHNSON PROPERTIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE



INDEX
SCALE: 1"=250'

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
R.O.W. LINE		
EASEMENT		
UNMARKED POINT		
IRON PIPE FOUND	IPF	
CONCRETE MONUMENT FOUND	CMF	
IRON ROD & CAP FOUND	IRCF	
IRON ROD & CAP SET	IRCS	
BENCH MARK	BM	
SPOT ELEV. LABEL	+19.25	
MAJOR CONTOUR		
MINOR CONTOUR		
ROAD CENTERLINE		
PAINT STRIPE		
CURB		
EDGE OF DIRT ROAD		
PAVEMENT		
CONCRETE		
GRAVEL		
BUILDING OUTLINE		
BUILDING HATCH		
SIDEWALK		
TRAIL		
RETAINING WALL		
FENCE LINE		
SIGN		
MAILBOX	MB	
EDGE OF POND		
PERENNIAL STREAM		
INTERMITTENT STREAM		
RESOURCE BUFFER A		
RESOURCE BUFFER B		
RESOURCE BUFFER B ADDITION		
RESOURCE BUFFER B REDUCTION		
TAX DITCH RIGHT OF WAY		
CENTERLINE OF DITCH		
STORM PIPE		
TOP OF DITCH		
SANITARY MANHOLE	S	
SANITARY CLEANOUT	C/O	
SANITARY PIPE	SS	
PROPANE TANK	G	
OVERHEAD ELECTRIC	E	
UTILITY POLE		
ELECTRIC BOX	ELEC	
GUY WIRE		
LIGHT POLE		
TELEPHONE PEDESTAL	T	
DECIDUOUS TREE		
CONIFEROUS TREE		
TREE LINE		



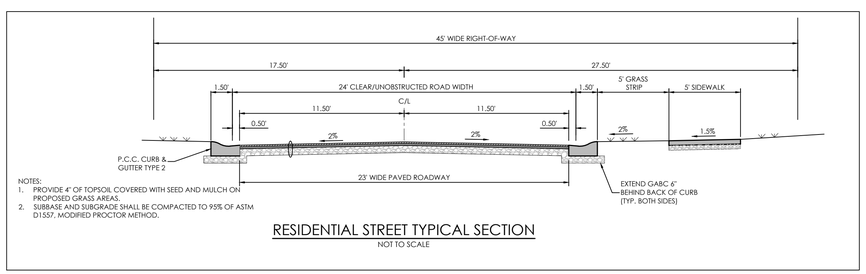
KEY PLAN
SCALE: 1"=2000'
COASTAL AREA
DEVELOPING AREA

SITE DATA:

- OWNERS:
  TAX MAP 533-11.00-19.00, 20.00 & 28.00
  PAUL J. JOHNSON, ETAL
  35141 JOHNSTON STORE ROAD
  SELBYVILLE, DE 19975

  TAX MAP 533-10.00-79.00, 533-11.00-31.00, 31.02, 31.03, 31.04 & 31.05
  DOC PROPERTIES, LLC
  P.O. BOX 360
  CROWNSVILLE, MD 21032
- DEVELOPER: NVR - MARKET MANAGER LAND
  32445 ROYAL BLVD, SUITE 1
  DAGSBORO, DE 19939
  CONTACT: TYLER MALONE
- ENGINEER/ LAND PLANNER: SOLUTIONS IPEM, LLC
  303 NORTH BEDFORD STREET
  GEORGETOWN, DE 19947
  PHONE: 302.297.9215
  CONTACT: JASON PALKEWICZ, PE
- TAX MAP: 533-11.00-19.00, 20.00, 28.00, 31.00, 31.02, 31.03, 31.04, 31.05 & 533-10.00-79.00
  TOTAL AREA = 133.73 AC±
- PROPERTY IS ZONED AR-1 - AGRICULTURAL RESIDENTIAL
- SETBACKS:
  FRONT = 25'
  SIDE = 10'
  REAR = 10'

  MAX. BUILDING HEIGHT = 42'
- NO WELLHEAD PROTECTION AREAS
- POOR AND FAIR GROUNDWATER RECHARGE AREA
- SOIL TYPES
  HmAD - HAMMONTON LOAMY SAND - HYDROLOGIC SOIL GROUP B
  HnA - HAMMONTON SANDY LOAM - HYDROLOGIC SOIL GROUP B
  HuA - HURLOCK LOAMY SAND - HYDROLOGIC SOIL GROUP A/D
  KsA - KLEJ SANDY LOAM - HYDROLOGIC SOIL GROUP A/D
  MmA - MULLICA MUCKY SANDY LOAM - HYDROLOGIC SOIL GROUP A/D
  MuA - MULLICA-BERRYLAND COMPLEX - HYDROLOGIC SOIL GROUP A/D
- PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 10005C0635K, MAP REVISED MARCH 16, 2015.
- BOUNDARY, TOPOGRAPHY AND WETLAND INFORMATION PROVIDED BY SOLUTIONS IPEM.
- ANTICIPATED WATER SUPPLY:
  ARTESIAN WATER COMPANY
- ANTICIPATED SANITARY SEWER:
  ARTESIAN WATER COMPANY
- TIDAL WETLANDS = 0.00 AC (+/-)
- PERENNIAL AND INTERMITTENT STREAMS AREA = 0.95 AC.±
- PARCEL AREA = 133.73 AC +/-
  ALLOWABLE DENSITY = 2 DU/AC (DEVELOPING AREA) & 2.178 DU/AC (COASTAL AREA)
  41.2 246.4
  UNITS PERMITTED = 287
- PROPOSED:
  TOTAL = 242 UNITS
  NET DENSITY = 1.81 DU/AC
- AREAS:
  AMENITY LOT = 1.8 AC.±
  OPEN SPACE AREA = 63.8 AC ± (48% ±)
  EXISTING WOODS: 20.0 AC.±
  WOODS TO BE REMOVED = 9.9 AC.± (49.5%)
  WOODS TO REMAIN = 10.1 AC.± (50.5%)



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

TABLE OF RESOURCE PROTECTION

RESOURCES	BUFFER A REQUIRED	BUFFER A PROPOSED
PERENNIAL AND INTERMITTENT STREAMS	62,591.0 S.F.	62,591.0 S.F.
RESOURCES	**BUFFER B REQUIRED**	**BUFFER B PROPOSED**
PERENNIAL AND INTERMITTENT STREAMS	138,113.9 S.F.	144,030.0 S.F.

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

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Seal
Date

REVISIONS

NO.	DESCRIPTION	DATE

PLUS PLAN COVER
for
JOHNSON PROPERTIES
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	7/1/25
Job Number:	G24041
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JP
Approved By:	JP

Sheet No.: 1

File Name: 24041-plus

PUBLIC PRE CHECK Results for State Parcel(s): 533-11.00-31.05,533-11.00-31.04,533-11.00-31.03,533-11.00-31.02,533-11.00-20.00,533-10.00-79.00,533-11.00-31.00,533-11.00-28.00,533-11.00-19.00

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

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

Wetlands: Issue Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Ocean Area No Build Points: 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

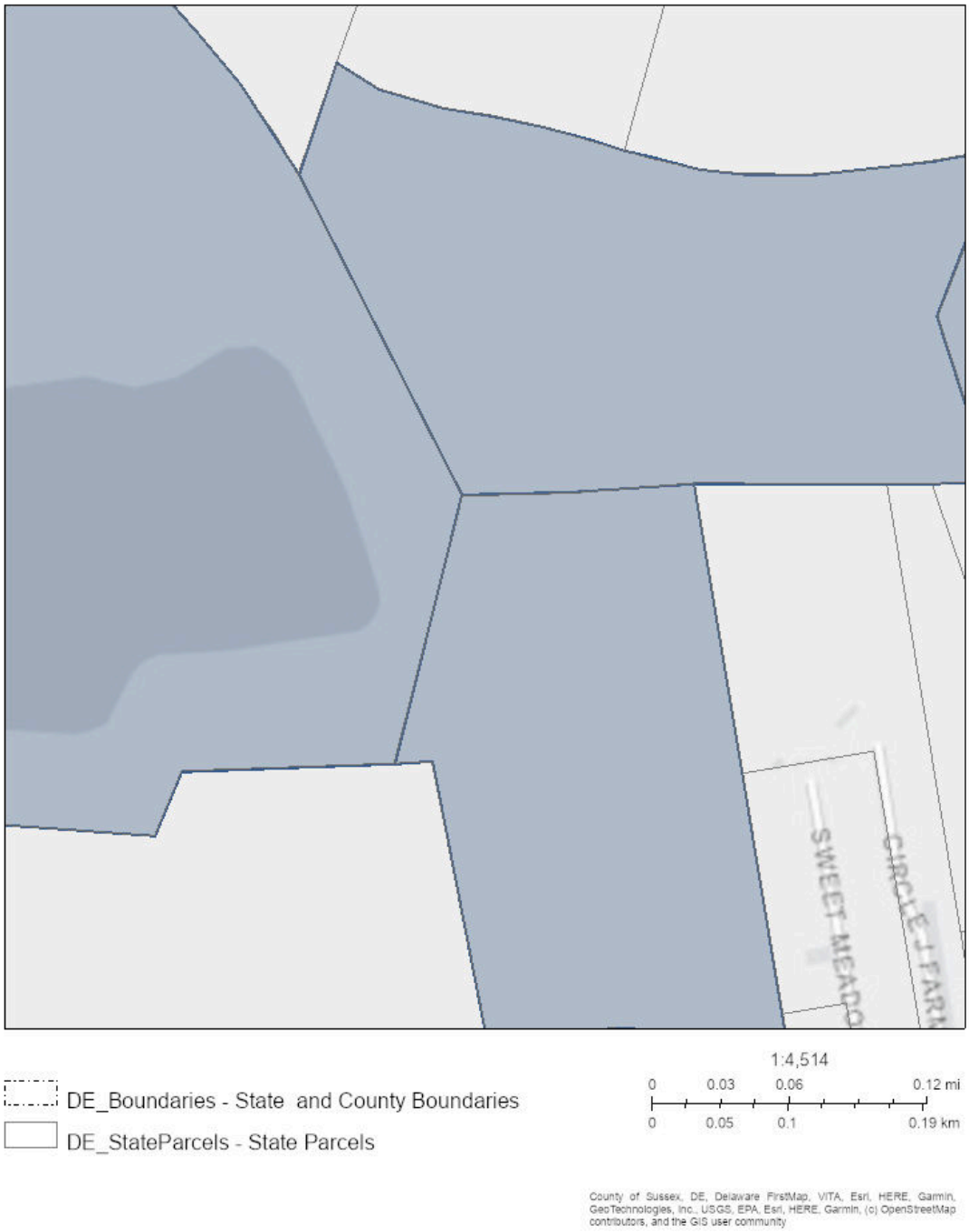
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 5,887,252.9 ft²

Sep 5 2025 11:47:31 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	9	5,887,252.83	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	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	11	5,887,252.37	N/A
Tax Ditch Maximum ROWs	44	727,603.99	N/A
Tax Ditch Segments	23	N/A	7,395.18
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)	14	1,104,625.54	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	5,887,252.90	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	533-11.00-31.05	0.73	31,708.63
2	533-11.00-31.03	0.75	32,671.37
3	533-11.00-31.04	0.75	32,683.96
4	533-11.00-31.02	0.75	32,739.40
5	533-10.00-79.00	5.39	234,606.62
6	533-11.00-19.00	16.20	705,585.79
7	533-11.00-28.00	20.84	907,800.94
8	533-11.00-20.00	25.07	1,092,129.22
9	533-11.00-31.00	64.68	2,817,326.91

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Mullica mucky sandy loam, 0 to 2 percent slopes	1,104,639.98
2	Klej loamy sand, 0 to 2 percent slopes	1,269,272.73
3	Mullica-Berryland complex, 0 to 2 percent slopes	1,669,524.03
4	Hurlock loamy sand, 0 to 2 percent slopes	1,843,815.64

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	BEAR HOLE	Sub 3 Prong 10	25.73
2	BEAR HOLE	Sub 2 Prong 10	300.97
3	BEAR HOLE	Sub 1 Prong 10	2,404.24
4	BEAR HOLE	Main	25,222.05
5	BATSON BRANCH	Sub 4 of Sub 3 of Prong 4	42,199.07
6	BEAR HOLE	Prong 8	114,143.13
7	BEAR HOLE	Prong 10	205,658.68
8	BEAR HOLE	Sub 1A Prong 10	337,650.12

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	BEAR HOLE	Sub 3 Prong 10	5.98
2	BEAR HOLE	Sub 2 Prong 10	23.18
3	BEAR HOLE	Sub 1 Prong 10	185.90
4	BATSON BRANCH	Sub 4 of Sub 3 of Prong 4	404.72
5	BEAR HOLE	Main	651.53
6	BEAR HOLE	Prong 8	1,135.99
7	BEAR HOLE	Sub 1A Prong 10	1,970.73
8	BEAR HOLE	Prong 10	3,017.15

2017 Wetlands (not regulatory)

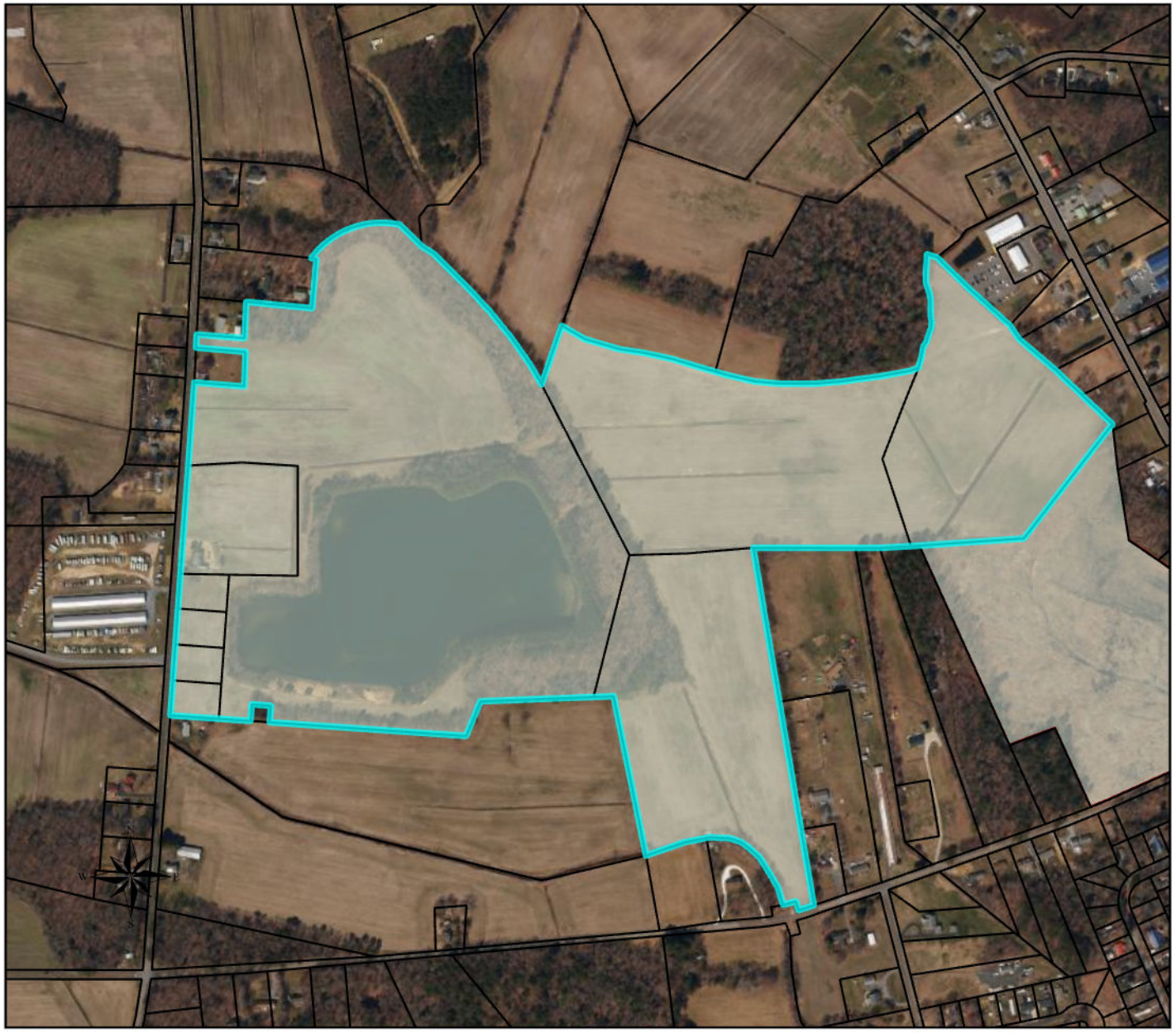
#	ACRES	Area(ft²)
1	1.74	0.69
2	1.28	177.18
3	1.44	422.82
4	1.01	1,722.54
5	2.06	2,508.71
6	0.37	6,746.87
7	0.21	9,258.88
8	0.22	9,523.92
9	0.23	10,161.64
10	0.38	16,327.59
11	0.66	26,032.18
12	0.87	37,598.78
13	10.64	64,475.38
14	21.11	919,668.36

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	5,887,252.90

Preliminary Land Use Service (PLUS)

2025-09-01 Johnson Properties



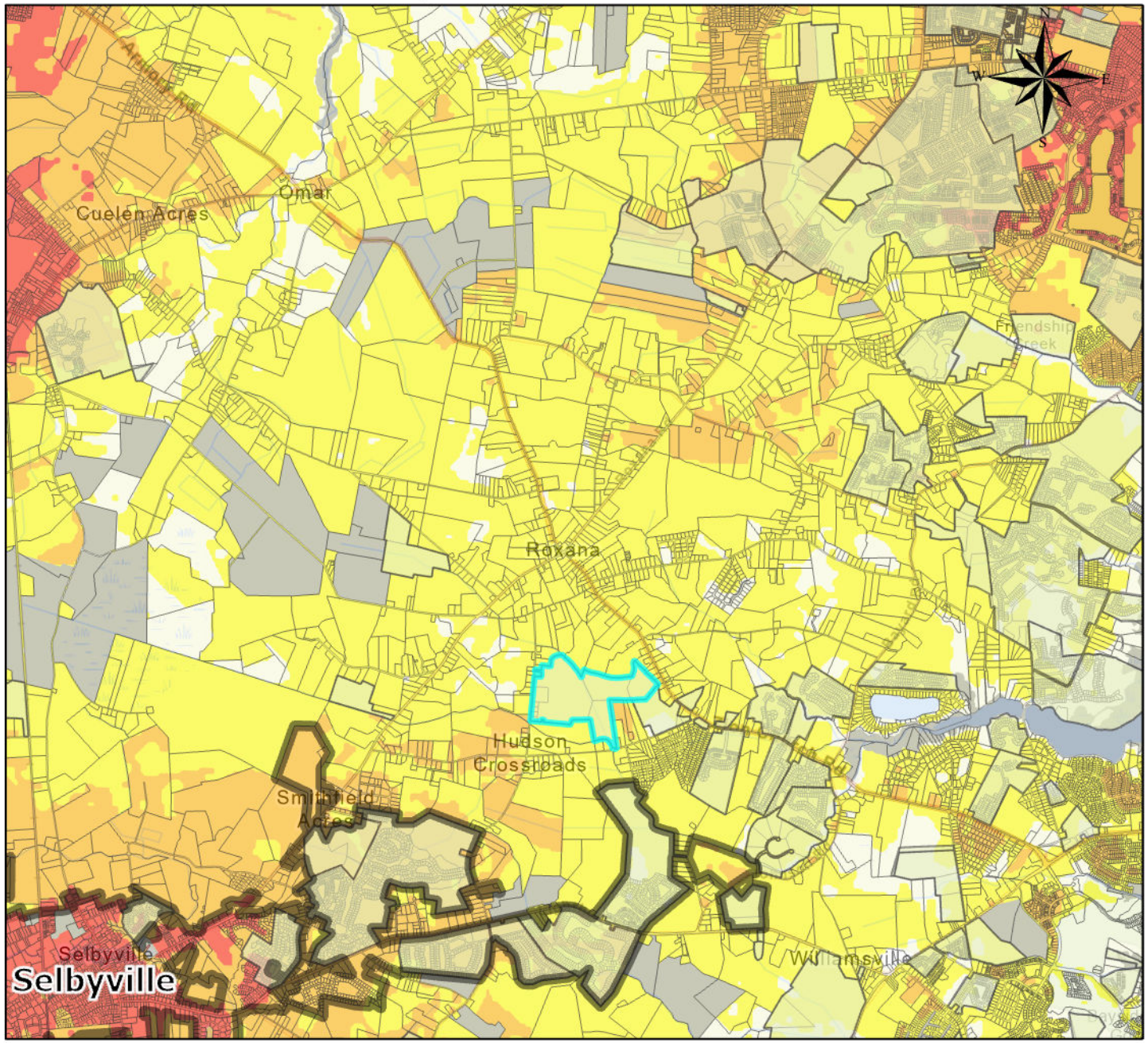
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-09-01 Johnson Properties



Legend

2020 State Strategies

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

