PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
October 1, 2025 1:33 PM

PLUS ID: 2025-10-09

State Strategy Levels: 2 - 4

PLUS Application Type - Subdivision

Title: Robbins Property
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
105 Single Family Lots on 150.6 Acres (Parcels 63.00 & 67.00), with a land swap with parcel 65.00. Parcel 65.00 to remain a separate parcel.

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): 130-3.00-63.00 130-3.00-65.00 130-3.00-67.00

Project Location: Northwest Corner of Shawnee Road @ Old Shawnee Road

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

Section II: Project Contact Information

Owner Contact Information

Raymond E. Robbins/Constance W. Fox/Christopher D. Fox
16900 Robins Nest Road
Ellendale, DE 19941
Phone: (302) 424-1441
Email: wzc@dbfinc.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Shawnee Road Partners, LLC.
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, PE., 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): **150.6**
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 Subdivision**

Land Use Information

Present Use for this project area: **Agriculture**
Proposed Use for this project: **Agriculture/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**
Total number of Homeownership units: **105**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	105		

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? **Individual On-Site**
Who is the Water Service Provider:
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? **Individual On-Site**
Who is the Wastewater Service Provider:
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	111.6	Yes	87.17

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: **4.34**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Yes
If yes, estimated acres of wetlands impacted: **0.05**

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)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:

Stormwater Management Ponds and Infilration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **36**
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.
1,055
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.
No interconnections are proposed

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?	No	No	
Type proposed			

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: **Fox 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.

Constance W Fox

Signature of Property Owner

9-30-2025

Date

Constance W. Fox

Property Owner (Please Print)

Christopher Fox

Signature of Additional Owner (if applicable)

10-1-25

Date

Christopher Fox

Additional Owner (Please Print)

dotloop signature verification: dtlp.us/r0gY-JyBN-Euo3

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: **Robbins 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.

Raymond E. Robbins dotloop verified 09/30/25 7:49 AM EDT DIPD-UDEY-UUIZ-WTI7

09/29/2025

Signature of Property Owner Date

Raymond E Robbins

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)

Published January 2022



DATA COLUMN

1	TAX MAP ID	130-3.00-63.00, 130-3.00-65.00(PART OF), 130-3.00-67.01		
2	DEED REFERENCE	BOOK: 1910	PAGE: 293	
3	PLUS NUMBER			
4	APPROXIMATE PROJECT CENTER	LATITUDE 38.892534	LONGITUDE -75.462341	
5	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 W. ZACHARY CROUCH PHONE: (302) 424-1441 EMAIL: wzc@dbfinc.com	OWNER RAYMOND E. ROBBINS 16900 ROBINS NEST ROAD ELLENDALE, DE 19941		DEVELOPER
6	DATUM	HORIZONTAL NAVD 83 (DE STATE PLANE)		VERTICAL NAVD 88
7	ZONING	EXISTING AR-1	PROPOSED AR-1	
8	LAND USE	EXISTING AGRICULTURE	PROPOSED RESIDENTIAL	
9	TOTAL PROPOSED UNITS	SINGLE FAMILY 105 UNITS		
10	BUILDING CONSTRUCTION	IBC V-B	NFPA V (000)	
11	UTILITY PROVIDERS	SEWER ON-SITE	WATER ON-SITE	GAS ELECTRIC DELAWARE ELECTRIC COOP
12	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 2,3,&4		
13	POSTED SPEED LIMIT	SHAWNEE ROAD (SCR 036) 50 MPH		
14	FLOODPLAIN	THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMIEND BY FEMA PANEL 10005C039J, DATED 1/6/2005.		
15	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID). DISTANCE TO TID: 1.4 MI.		
16	GROUNDWATER RECHARGE	ALL OF THE PROPERTY IS NOT LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE		
17	WELLHEAD PROTECTION AREA	ALL OF THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.		
18	WETLANDS	THIS PROPERTY IS IMPACTED BY FEDERALLY REGULATED WETLANDS		
19	COMPREHENSIVE PLAN DESIGNATION	THE PROPERTY IS LOCATED WITHIN THE LOW DENSITY RURAL/DEVELOPING AREA		
20	CODE COMPLIANCE	REQUIRED	PROVIDED	
	FRONT SETBACK	30 FT	30 FT	
	SIDE SETBACK	15 FT	15 FT	
	REAR SETBACK	20 FT	20 FT	
	CORNER SETBACK	15' FOR SIDE STREET	15' FOR SIDE STREET	
	MIN LOT AREA	¾ ACRE	¾ ACRE	
	MIN LOT WIDTH	100 FT	100 FT	
	MIN LOT DEPTH	100 FT	125 FT	
	OPEN SPACE	30%		
	COMP. PLAN FUTURE LAND USE:	THIS PROJECT LIES WITHIN THE LOW-DENSITY/DEVELOPING AREA		
	PERMITTED UNITS CALCULATION:	TOTAL GROSS AREA x 43,560/32,670 150.593 AC x 43560/32670 = 200 UNITS PERMITTED		
	PROPOSED DENSITY	0.70 UNITS PER ACRE		
	MAXIMUM BUILDING HEIGHT	42 FT (3½ STORIES)		
	TOTAL WETLANDS	4.34 ACRES		

LAND TRANSFER

	ROBBINS PROPERTY	FOX FARM
EXISTING AREA	164.50 ACRES	17.995 ACRES
DELDOT EASEMENT		-0.066 ACRES
50' RIGHT OF WAY/20' LANDSCAPE	+4.270 ACRES	-4.270 ACRES
EXISTING DRIVE	-0.700 ACRES	+0.700 ACRES
LAND SWAP AREA	-17.477 ACRES	+17.477 ACRES
TOTAL AREA DIFFERENCE	-13.907 ACRES	+13.841 ACRES
PROPOSED AREA	**150.593 ACRES**	**31.836 ACRES**

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

ROBBINS PROPERTY
MILFORD HUNDRED
SUSSEX COUNTY, DELAWARE

COMMENTS

Date: OCTOBER, 2025
Scale: 1" = 200'
Dwn.By: JMJ
Proj.No.: 1000A001.A01

CONCEPT

Dwg.No.: **A**

Robbins Plat Plan.dwg Oct 02, 2025 - 2:27pm jaa

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PUBLIC PRE CHECK Results for State Parcel(s): 130-3.00-67.00,130-3.00-65.00,130-3.00-63.00

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

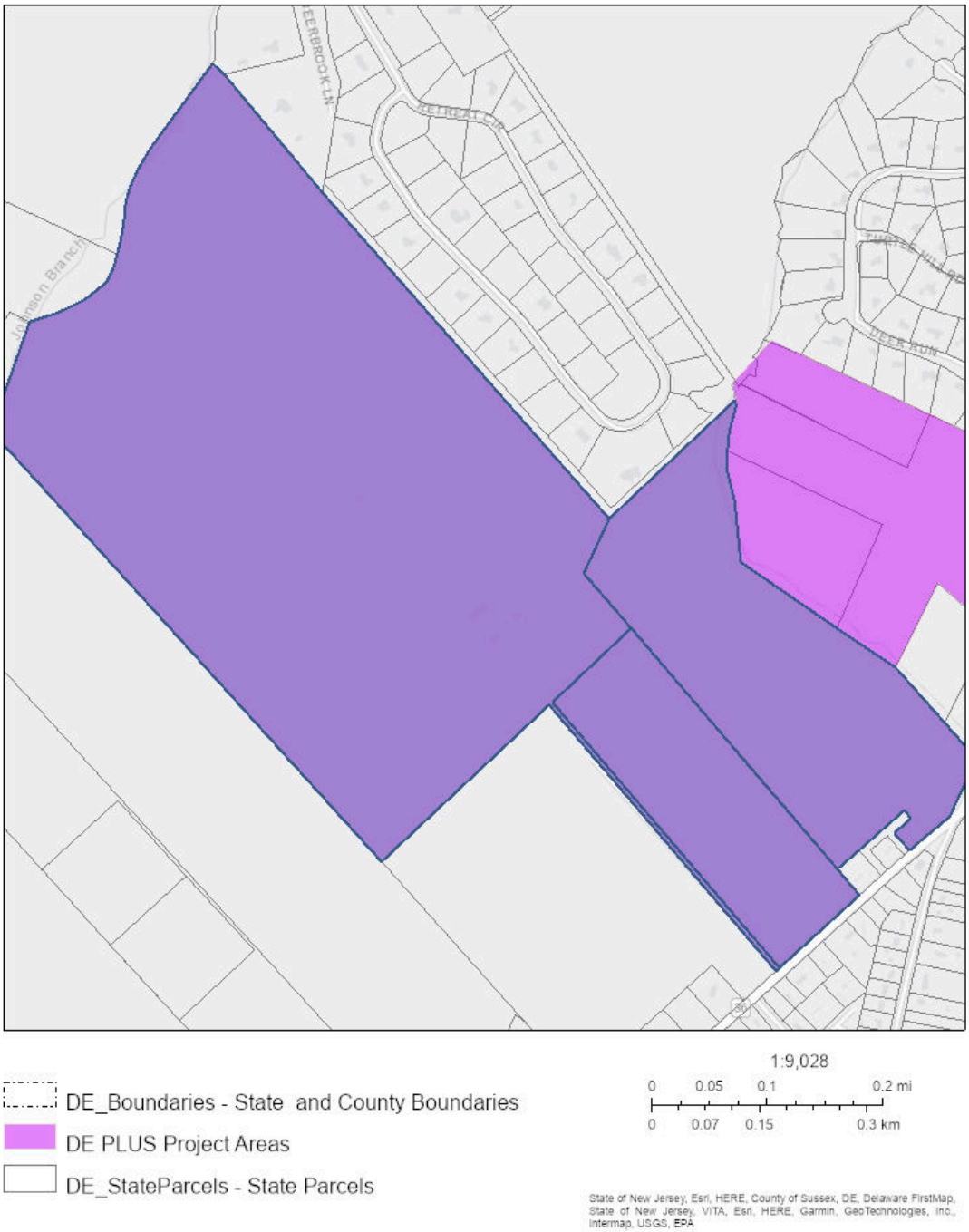
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 7,578,201.21 ft²

Oct 7 2025 14:19:04 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	7,565,258.13	N/A
DE_StateParcels - State Parcels	3	7,578,201.18	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	2,465,018.34	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	9	7,578,192.21	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)	4	369,867.37	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	2	7,578,198.93	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2025-10-09	7,565,258.13

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	130-3.00-65.00	18.16	791,128.60
2	130-3.00-67.00	33.48	1,458,360.18
3	130-3.00-63.00	122.33	5,328,712.41

Delaware Ecological Network

#	ID	Area(ft²)
1	6,313.00	301,676.75
2	6,357.00	521,735.32
3	6,384.00	1,641,606.27

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Fallsington sandy loams, 0 to 2 percent slopes, Northern Tidewater Area	12,170.96
2	Hammonton loamy sand, 0 to 2 percent slopes	101,904.86
3	Manahawkin muck, frequently flooded	206,060.50
4	Longmarsh and Indiantown soils, frequently flooded	259,940.28
5	Sassafras sandy loam, 10 to 15 percent slopes	422,815.25
6	Fort Mott loamy sand, 2 to 5 percent slopes	919,133.95
7	Fort Mott loamy sand, 0 to 2 percent slopes	2,571,069.43
8	Rosedale loamy sand, 0 to 2 percent slopes	3,085,096.99

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.84	10,354.34
2	1.26	54,698.30
3	19.21	129,888.46
4	24.63	174,926.26

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	7,578,198.93

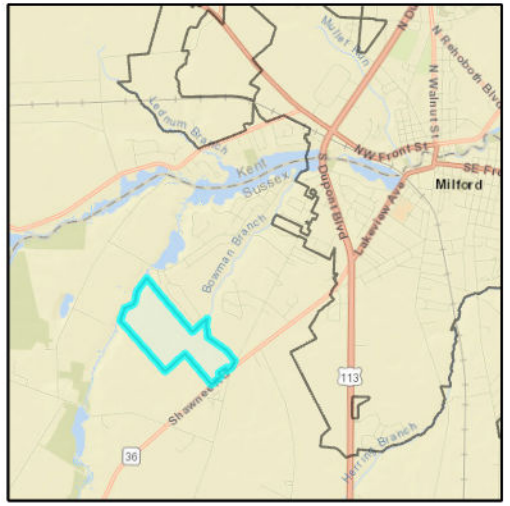
Preliminary Land Use Service (PLUS)

2025-10-09 Robbins Property



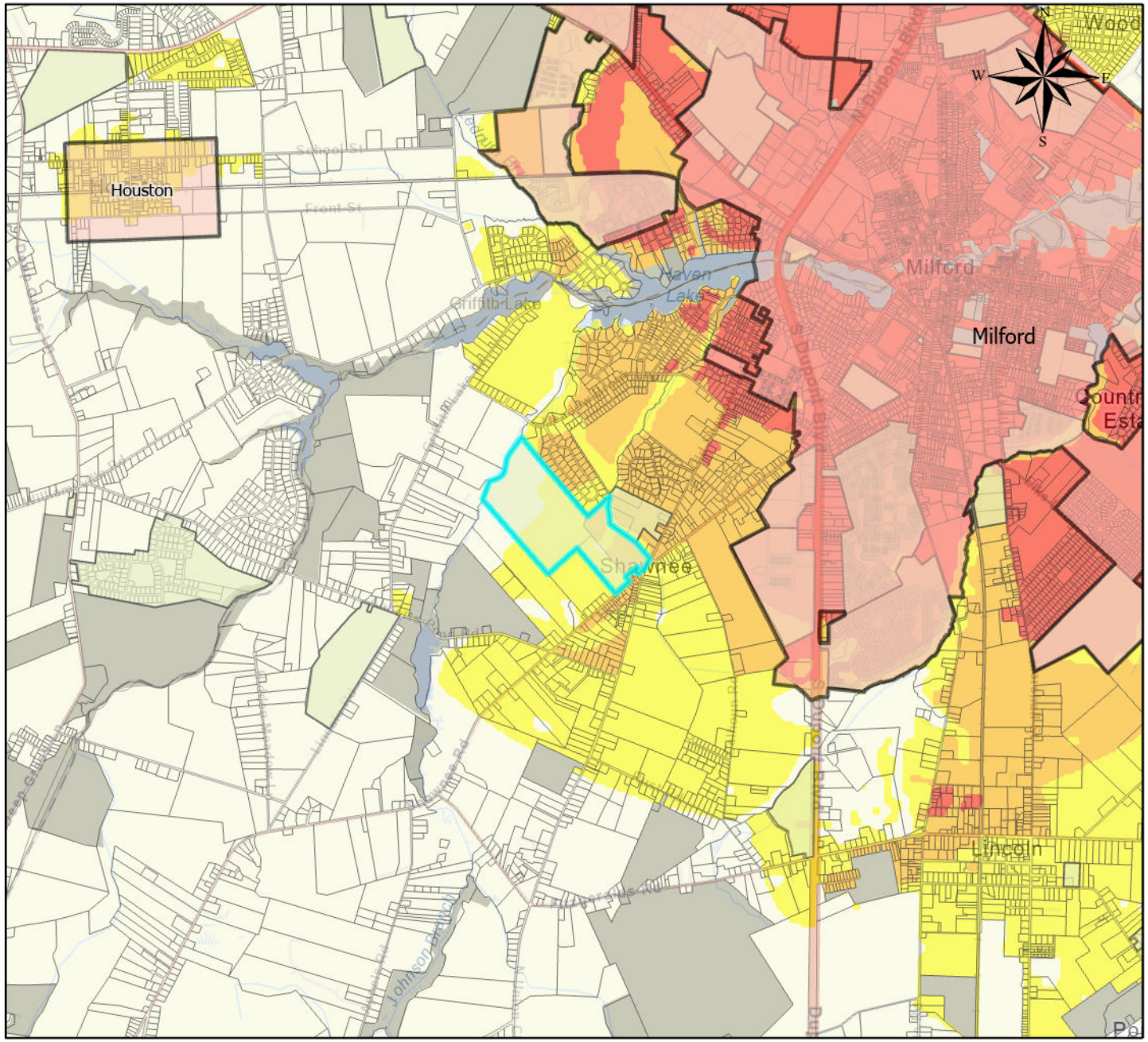
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-10-09 Robbins Property



Legend

2020 State Strategies

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

