PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
March 19, 2026 2:12 PM

PLUS ID: 2026-04-02

State Strategy Level: 2-4

PLUS Application Type - Subdivision

Title: Inland Oaks
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Residential cluster subdivision located containing 84 single-family lots.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 234-11.00-48.00

Project Location: Between Robinsonville Road and Rte 24, east of Sarah Run.

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

Section II: Project Contact Information

Owner Contact Information

Wandendale Farms, Inc. (Attn Jennifer Pucinella)
821 Savannah Road
Lewes, DE 19958
Phone: (302) 275-5886
Email: rmwandendale@gmail.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
K Hovnanian at Inland Oaks, LLC (Attn Mike Irons)
2499 South Dupont Boulevard, Suite G
Smyrna, DE 19977
Phone: (302) 222-3021

Email: mirons@khov.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: (999) 999-9999

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

Section III: Project Details

Project Area (Acres): **49.6**
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**

Land Use Information

Present Use for this project area: **Agriculture**
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, Second home**
Total number of Homeownership units: **84**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
-	84	-	-

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 Tidewater Utilities**
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: **Municipal**
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	26.8	Yes	9.4

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: **5.1**

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)?
No

Stormwater Management Details

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

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **26.8**
What kind of Open Space? **Passive Recreation, Stormwater Management, Other**
Please list the "other" type of Open Space: **Retained forest and wetland areas.**
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.
815
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. To the east is a fire company, west is Sarah Branch and associated wetlands.

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

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: 62002B9D-87F1-472E-BEEB-215311897B2E

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:
Russell Marsh
4DAC738360ED4F7...

Signature of Property Owner

3/23/2026

Date

Russell Marsh

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

_____

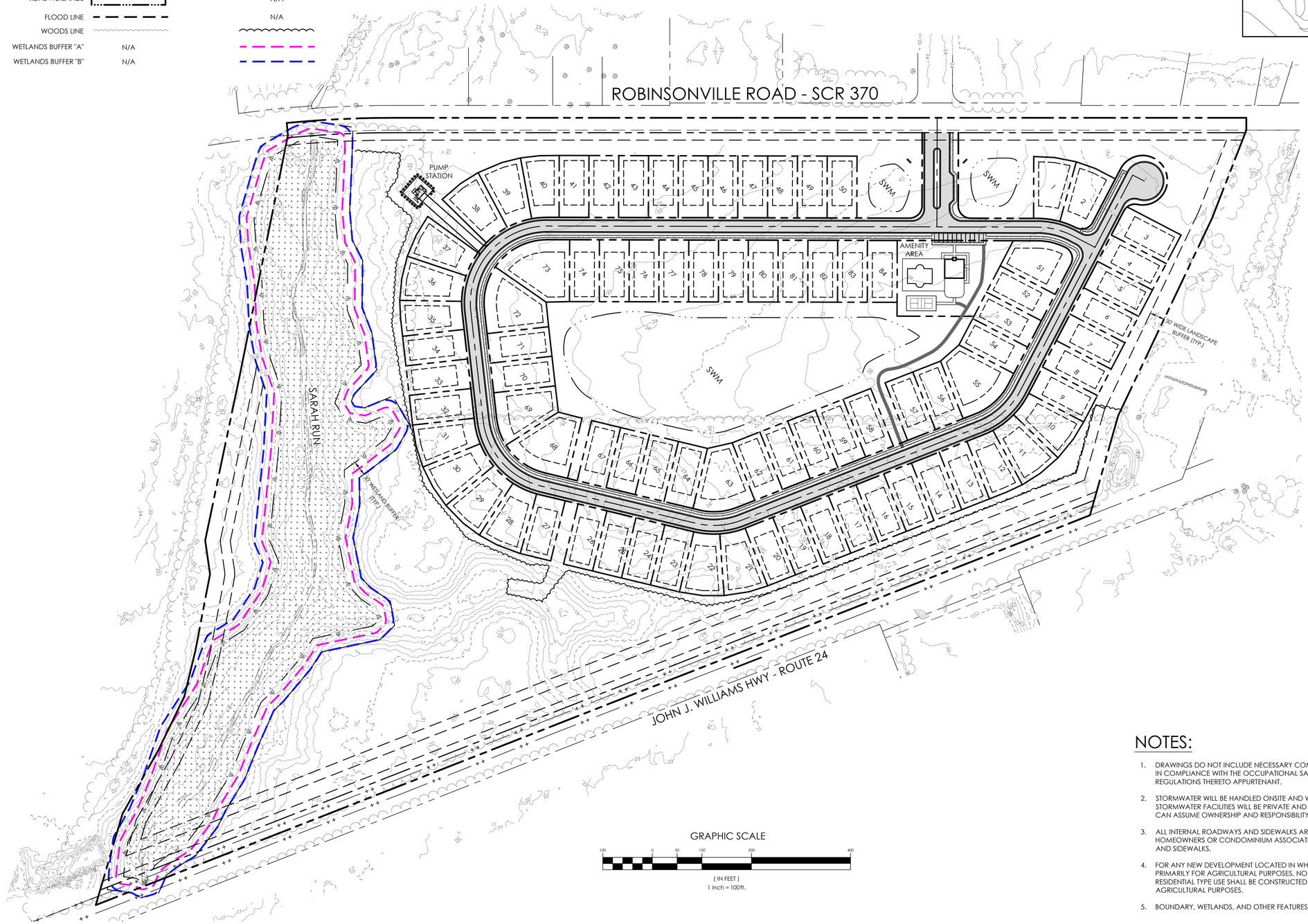
Date

_____

Additional Owner (Please Print)

LEGEND

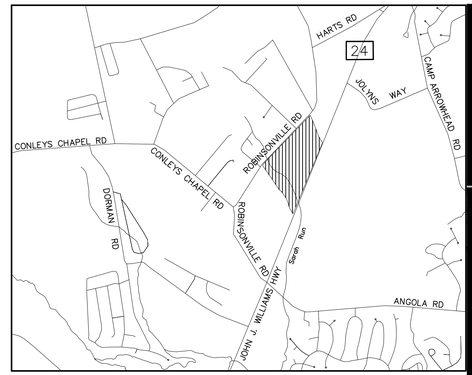
	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT/BUFFER LINE		
SETBACK LINE		
R.O.W. LINE		
MAJOR CONTOUR		N/A
MINOR CONTOUR		N/A
ROAD CENTERLINE		
EDGE OF CONCRETE	N/A	
PAVEMENT	N/A	
CURB AND GUTTER	N/A	
SIDEWALK	N/A	
EDGE OF POND	N/A	
TIDAL WETLANDS		N/A
FLOOD LINE		N/A
WOODS LINE		
WETLANDS BUFFER "A"	N/A	
WETLANDS BUFFER "B"	N/A	



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.



VICINITY MAP
1" = 2000'

SITE DATA:

DEVELOPER: K. HOVNANIAN AT INLAND OAKS, LLC
2499 SOUTH DUPONT BLVD., SUITE G
SMYRNA, DE 19977
CONTACT: MIKE IRONS

ENGINEER/
LAND PLANNER: SOLUTIONS IPEM, LLC
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302.297.9215
CONTACT: JIM ERIKSEN, PE

- TM 234-11.00-48.00
  TOTAL AREA = 49.61 ± AC.
- EXISTING ZONING:
  AR-1
- PROPOSED USE: AR-1 CLUSTER SUBDIVISION

  SINGLE FAMILY LOTS = 84 LOTS
  MIN. LOT AREA = 7,500 S.F.
  MIN. LOT WIDTH = 60'

  MAXIMUM BUILDING HEIGHT: 42'

  FRONT YARD = 25' (15' ON CORNER)
  SIDE YARD = 10'
  REAR YARD = 10'
- BOUNDARY AND TOPOGRAPHY AS SHOWN HEREON ARE AS PROVIDED BY SOLUTIONS IPEM LLC
- BASED UPON FLOOD INSURANCE RATE MAP NUMBER 10005C0333K AND 10005C0341K WITH EFFECTIVE DATES OF MARCH 16, 2015. THIS SITE IS LOCATED WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND FLOOD ZONE X SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ANTICIPATED WATER SUPPLY: TIDEWATER UTILITIES, INC.
- ANTICIPATED SANITARY SEWER: SUSSEX COUNTY
- TIDAL WETLANDS = 0.00 AC
- NON-TIDAL WETLANDS = 5.11 AC (+/-)
- GROSS AREA = 49.61 AC.±
  NET AREA = 49.61AC +/-
  ALLOWABLE UNITS = 2.178 DU/AC * 49.61 AC.± = 108
  PROPOSED UNITS = 84
  (1.7 DU/AC.)
- AREAS:
  OPEN SPACE AREA = 26.8 AC ± (54%)
  EXISTING WOODS = 26.76 AC ±
  WOODS TO REMAIN = 17.4 AC ± (65%)

NOTES:

1. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
2. STORMWATER WILL BE HANDLED ONSITE AND WILL MEET THE CURRENT STATE OF DELAWARE REGULATIONS. ALL STORMWATER FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE STORMWATER FACILITIES.
3. ALL INTERNAL ROADWAYS AND SIDEWALKS ARE "PRIVATE" AND WILL BE MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS OR CONDOMINIUM ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE ROADWAYS AND SIDEWALKS.
4. FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.
5. BOUNDARY, WETLANDS, AND OTHER FEATURES SHOWN ON THIS DOCUMENT ARE CONCEPTUAL IN NATURE.

solutions
Engineering & Management, LLC
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsipem.com

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Seal

Date

REVISIONS

NO.	DESCRIPTION	DATE

CONCEPTUAL LAND PLAN
for
INLAND OAKS
SUSSEX COUNTY, DELAWARE
Prepared for: K. Hovnanian

Date:	3/12/26
Job Number:	G25082
Scale:	AS NOTED
Drawn By:	JPR
Designed By:	JPR
Approved By:	JPR

Sheet No.: 1 OF 1

File Name: G25082-PLUS

PUBLIC PRE CHECK Results for State Parcel(s): 234-11.00-48.00

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

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

Soils - New Castle County: No Issues Found

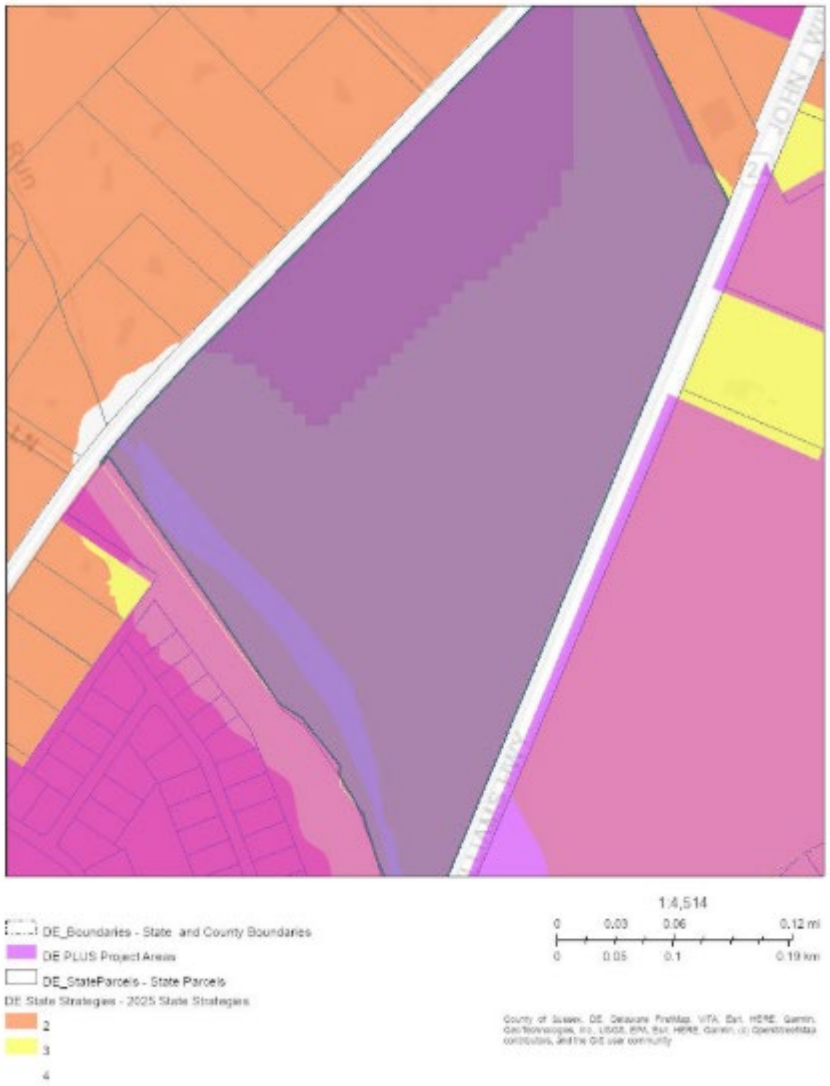
Well Head Protection Areas: RecordSetObject: Cannot open table for Load

Screening Report

Area of Interest (AOI) Information

Area : 2,071,028.31 ft²

Apr 6 2026 12:00:35 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	2,066,785.73	N/A
DE_StateParcels - State Parcels	2	2,071,198.20	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	5	1,600,262.57	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	5	2,071,008.66	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)	3	293,181.65	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	2,071,023.14	N/A
Preliminary FEMA Flood Maps	0	0	N/A

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DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2008-05-02	2,066,785.73

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	234-11.00-48.01	2.59	169.89
2	234-11.00-48.00	47.54	2,071,028.31

Delaware Ecological Network

#	ID	Area(ft²)
1	8,255.00	591.26
2	8,319.00	595.93
3	8,229.00	111,178.75
4	8,259.00	347,926.92
5	8,297.00	1,139,969.72

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Fort Mott loamy sand, 2 to 5 percent slopes	12,926.62
2	Downer sandy loam, 5 to 10 percent slopes	183,070.28
3	Longmarsh and Indiantown soils, frequently flooded	363,621.21
4	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	411,991.03
5	Downer sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	1,099,399.53

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	2.22	1,522.82
2	1.01	43,441.42
3	5.72	248,217.41

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	2,071,023.14

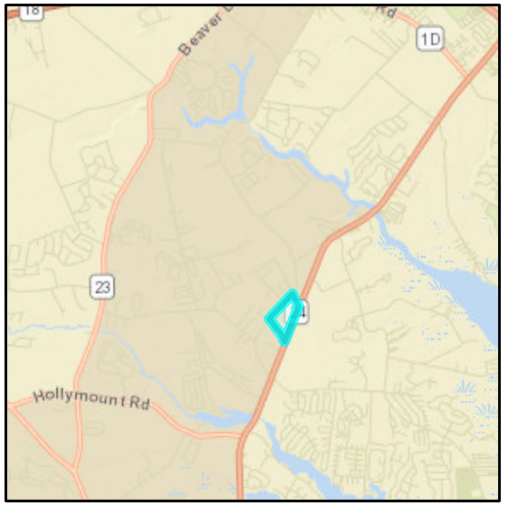
Preliminary Land Use Service (PLUS)

2026-04-02 Inland Oaks

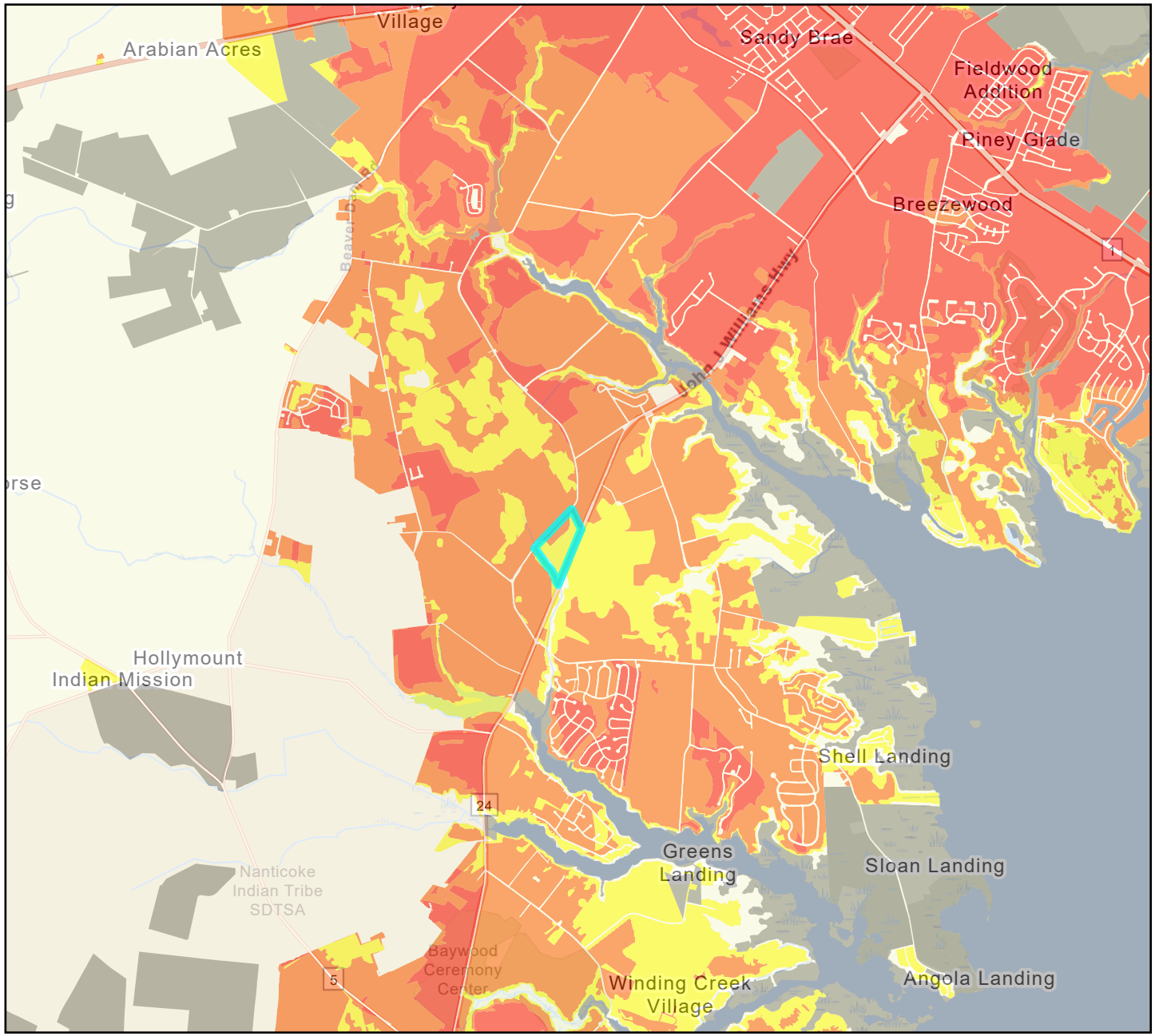


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-04-02 Inland Oaks



Legend

PLUS Project

Investment Level

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

