# Application Form
**Submitted Time:**
**August 31, 2026 4:37 PM**

Preliminary Land Use Service

**PLUS ID: 2026-09-03**

**State Strategy Level: 2 & 3**

## PLUS Application Type - Rezoning and Site Plan Review

**Title:** Ocean Sands
**County:** Sussex County **Municipality:** Unincorporated
**Description of PLUS project/plan:**
Proposed multi-family residential development with approximately 248 townhouse units

## 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): 134-11.00-180.00, 134-11.00-188.00, 134-11.00-188.02

Project Location: Atlantic Avenue, Clarksville, 19970

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

## Section II: Project Contact Information

### Owner Contact Information

Ocean Sands Holdings, LLC
179 Rehoboth Ave, Suite 1081
Rehoboth Beach, DE 19971
Phone: 202-302-5735
Email: jpsens@aol.com
Fax:

### Equitable Owner/Developer Contact Information

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

### Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes

Bohler Engineering, LLC
Steve Fortunato, P.E.
Phone: 302-644-1155
Email: sfortunato@bohlereng.com
Fax: 302-644-1155

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

## Section III: Project Details

Project Area (Acres): **21.47**
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: **AR1 - Agricultural Residential**
Proposed Zoning for this project: **MR - Medium Residential**

Land Use Information

Present Use for this project area: **Wooded & vacant land**
Proposed Use for this project: **Proposed multi-family residential development with approximately 248 townhouse units**

### Residential Development Information

Type of Residential: **Duplex or Townhouse**
If mixed residential, what types of residential?

Residential Target Market: **Rental**

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units: **Market rate**
Total number Rental Units: **248**

**Table of Residential Units Proposed**

| Total Res. Units | Single Family | Multi-Family | Duplex/Townhouse |
|---|---|---|---|
| | | | 248 |

## 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:
**Townhouses are conditional use by County code, townhouses are to be utilized for providing a work force housing option.**

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**
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 Sussex County Public Works**
Will a new public wastewater system be located at this site?
**Yes**

## 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 | 18.5 | Yes | 15.88 |

### 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: **0.15**

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:
**Infiltration/wet ponds**

### Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **11.8**

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.
**1,623**
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.
**Connection to Diane Rd adjacent subdivision is feasible.**

### 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 | No | No |
| **Type existing** | - | - | - |

| | | | |
|---|---|---|---|
| **Proposed to add?** | Yes | No | - |
| **Type proposed** | Internal | - | - |

## 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**

# 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: Ocean Sands

Project ID (to be completed by OSPC): 2026-09-03

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

Signature of Property Owner — Date: 9/1/2026

Joel Sens

Property Owner (Please Print)

N/A

Signature of Additional Owner (if applicable) — Date

Additional Owner (Please Print)

Published January 2022

ATLANTIC AVENUE (SR 26 / ROAD334)

EXISTING 404 WETLANDS BUFFER B – ±3,385 SQ.FT.

EXISTING 404 WETLANDS BUFFER A – ±2,716 SQ.FT.

EXISTING 404 WETLANDS AREA 1 – ±14,561 SQ.FT.

30' LANDSCAPE BUFFER

50' BUILDING SETBACK

ST. GEORGES TAX DITCH PRONG 4

PROPOSED 25' EASEMENT

25' TAX DITCH PIPE EASEMENT

TOT LOT

POOL AREA

EXISTING 404 WETLANDS AREA 2 – ±3,201 SQ.FT.

EXISTING 404 WETLANDS BUFFER B – ±3,385 SQ.FT.

EXISTING 404 WETLANDS BUFFER A – ±2,716 SQ.FT.

50' BUILDING SETBACK

30' LANDSCAPE BUFFER

SECTION OF TAX DITCH EASEMENT TO REMAIN

ST. GEORGES TAX DITCH PRONG 4

80 40 20 0 80

1"= 80'

## CONCEPT PLAN NOTES

(Rev. 1/2020)

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

BOHLER

811 Know what's below. Call before you dig. ALWAYS CALL 811

BOHLER

Aug 29, 2026
C:\BOHLERCAD_USERDATA\TEMP\ACPUBLISH_23416\P-CPTB-SITE-SEA326017.00-S-----LAYOUT EXHIBIT
JWL

PUBLIC PRE CHECK Results for State Parcel(s): 2007-09-07, 2024-06-03, 2026-09-03

Wetlands: Issue Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: 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

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

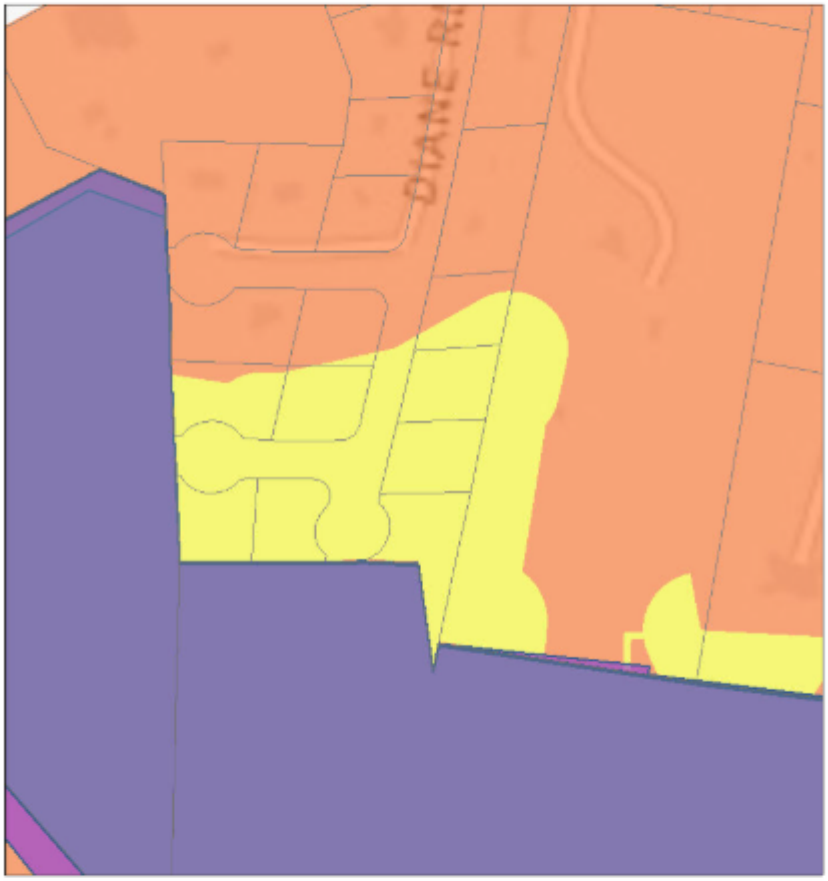
Soils - New Castle County: No Issues Found

# Screening Report

## Area of Interest (AOI) Information

Area : 1,026,456.17 ft²

Sep 9 2026 10:56:55 Eastern Daylight Time




Enter comments here

## Summary

| Name | Count | Area(ft²) | Length(ft) |
|---|---|---|---|
| DE PLUS Project Areas | 4 | 3,003,105.40 | N/A |
| DE_StateParcels - State Parcels | 3 | 1,026,456.10 | N/A |
| Delaware Historic Markers 2.0 | 0 | N/A | N/A |
| Aglands Preservation Districts | 0 | 0 | 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 | 8 | 1,026,452.72 | N/A |
| Tax Ditch Maximum ROWs | 12 | 117,071.25 | N/A |
| Tax Ditch Segments | 6 | N/A | 480.90 |
| 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) | 1 | 3,463.60 | 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 | 1,026,456.17 | N/A |
| Preliminary FEMA Flood Maps | 0 | 0 | N/A |

## DE PLUS Project Areas

| # | plus_id | Area(ft²) |
|---|---|---|
| 1 | 2004-06-13 | 7,326.61 |
| 2 | 2024-06-03 | 980,885.62 |
| 3 | 2007-09-07 | 995,545.92 |
| 4 | 2026-09-03 | 1,019,347.26 |

## DE_StateParcels - State Parcels

| # | PIN | Acres | Area(ft²) |
|---|---|---|---|
| 1 | 134-11.00-188.00 | 1.05 | 45,570.49 |
| 2 | 134-11.00-188.02 | 9.14 | 398,159.11 |
| 3 | 134-11.00-180.00 | 13.38 | 582,726.51 |

## Soils Sussex County

| # | SOILNAME | Area(ft²) |
|---|---|---|
| 1 | Mullica mucky sandy loam, 0 to 2 percent slopes | 218.01 |
| 2 | Hammonton loamy sand, 0 to 2 percent slopes | 24,799.50 |
| 3 | Rosedale loamy sand, 2 to 5 percent slopes | 80,258.66 |
| 4 | Rosedale loamy sand, 0 to 2 percent slopes | 114,732.65 |
| 5 | Pepperbox loamy sand, 0 to 2 percent slopes | 152,281.58 |
| 6 | Ingleside loamy sand, 0 to 2 percent slopes | 295,992.88 |
| 7 | Hurlock loamy sand, 0 to 2 percent slopes | 358,169.43 |

## Tax Ditch Maximum ROWs

| # | Tax Ditch Name | Segment Name | Area(ft²) |
|---|---|---|---|
| 1 | ST. GEORGES | Prong 4 | 117,071.25 |

## Tax Ditch Segments

| # | Tax Ditch Name | Segment Name | Length(ft) |
|---|---|---|---|
| 1 | ST. GEORGES | Prong 4 | 480.90 |

## 2017 Wetlands (not regulatory)

| # | ACRES | Area(ft²) |
|---|---|---|
| 1 | 0.79 | 3,463.60 |

## FEMA Flood Maps

| # | DFIRM_ID | Area(ft²) |
|---|---|---|
| 1 | 10005C | 1,026,456.17 |

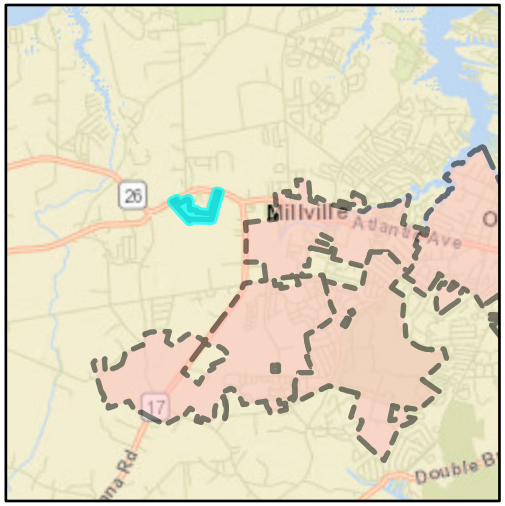
# Preliminary Land Use Service (PLUS)

## 2026-09-03 Ocean Sands

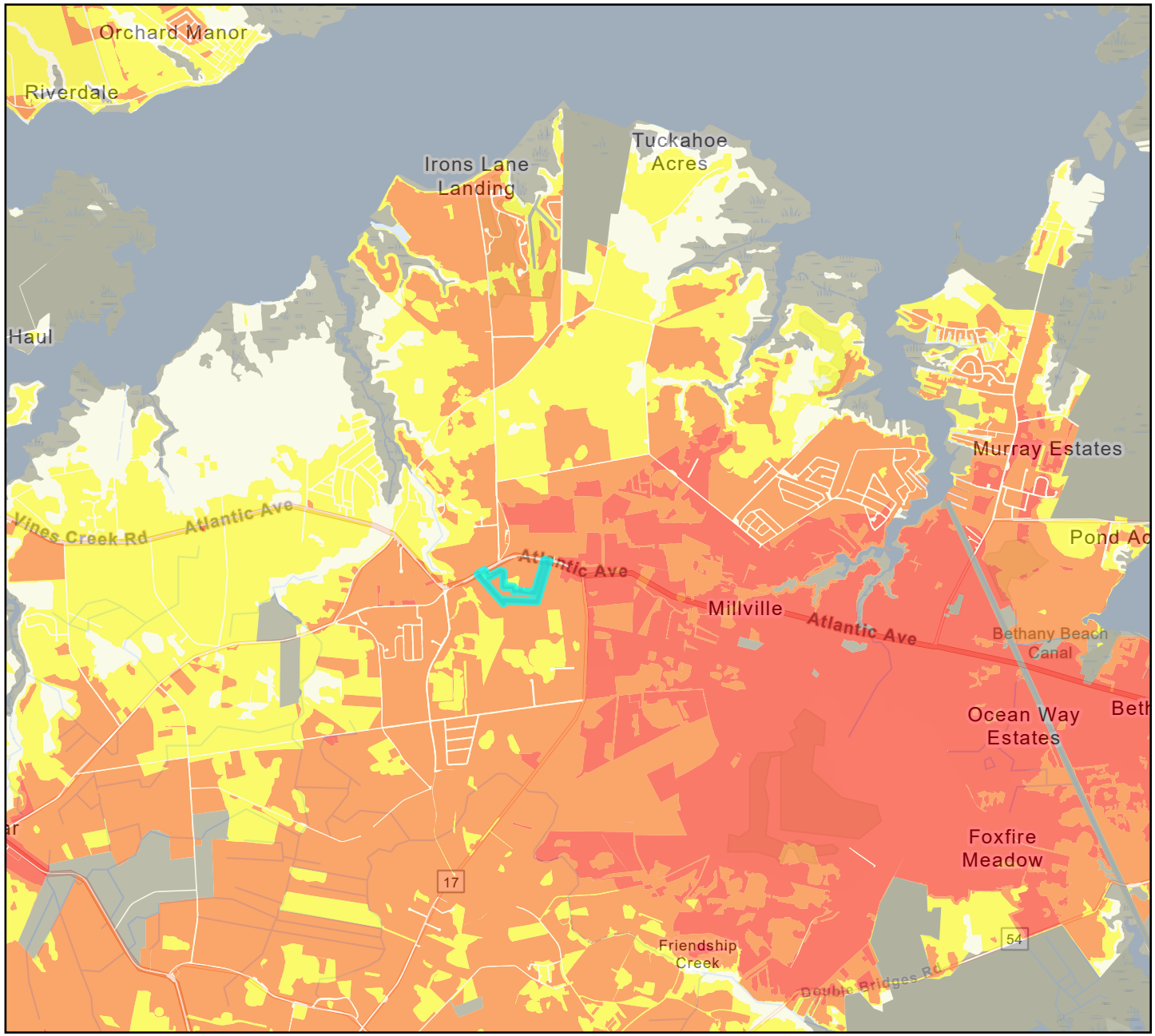



**Legend**

- Municipalities
- PLUS Project Areas



# Preliminary Land Use Service (PLUS)
# 2026-09-03 Ocean Sands




## Legend

PLUS Project

Investment Level

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

