Preliminary Land Use Service

Application Form

Submitted Time:
October 8, 2026 2:38 PM

PLUS ID: 2026-11-02

State Strategy Level: 2 & 3

PLUS Application Type - Site Plan Review

Title: Coastal Haven
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
88 Apartment units in a one-over-one townhouse configuration.

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): 533-11.00-46.01 533-11.00-93.00

Project Location: Zion Church Road at Johnson Road, southeast corner

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

Section II: Project Contact Information

Owner Contact Information

Johnson Road, LLC
34910 Delaware Avenue
Frankford, DE 19945
Phone: 443-880-8330
Email: tmartin@ocprops.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

OtherPlitko Engineering
Ray Blakeney
Phone: 302-537-1919
Email: rblakeney@plitko.com
Fax: 000-000-0000

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

Section III: Project Details

Project Area (Acres): **7.77**
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 (Coastal Overlay)**
Proposed Zoning for this project: **GR (Coastal Overlay)**

Land Use Information

Present Use for this project area: **Single family residence**
Proposed Use for this project: **88 D.U. apartment community**

Residential Development Information

Type of Residential: **Multi-Family *5+ units/bldg**
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: **88**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
-	-	88	-

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? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Travis Martin 443-880-8330

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 Water Co.**
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	2.31	Yes	0.79

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: **1.13**

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:
Underground stormwater detention

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **2.64**
What kind of Open Space? **Active Recreation, 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.
616
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?
Yes

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	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.

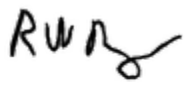
Section IX: Signatures

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

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.

_____ 10/13/26

Signature of Property Owner Date

Coastal Haven LLC Travis Martin Managing Member

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)

Published January 2022

COASTAL HAVEN

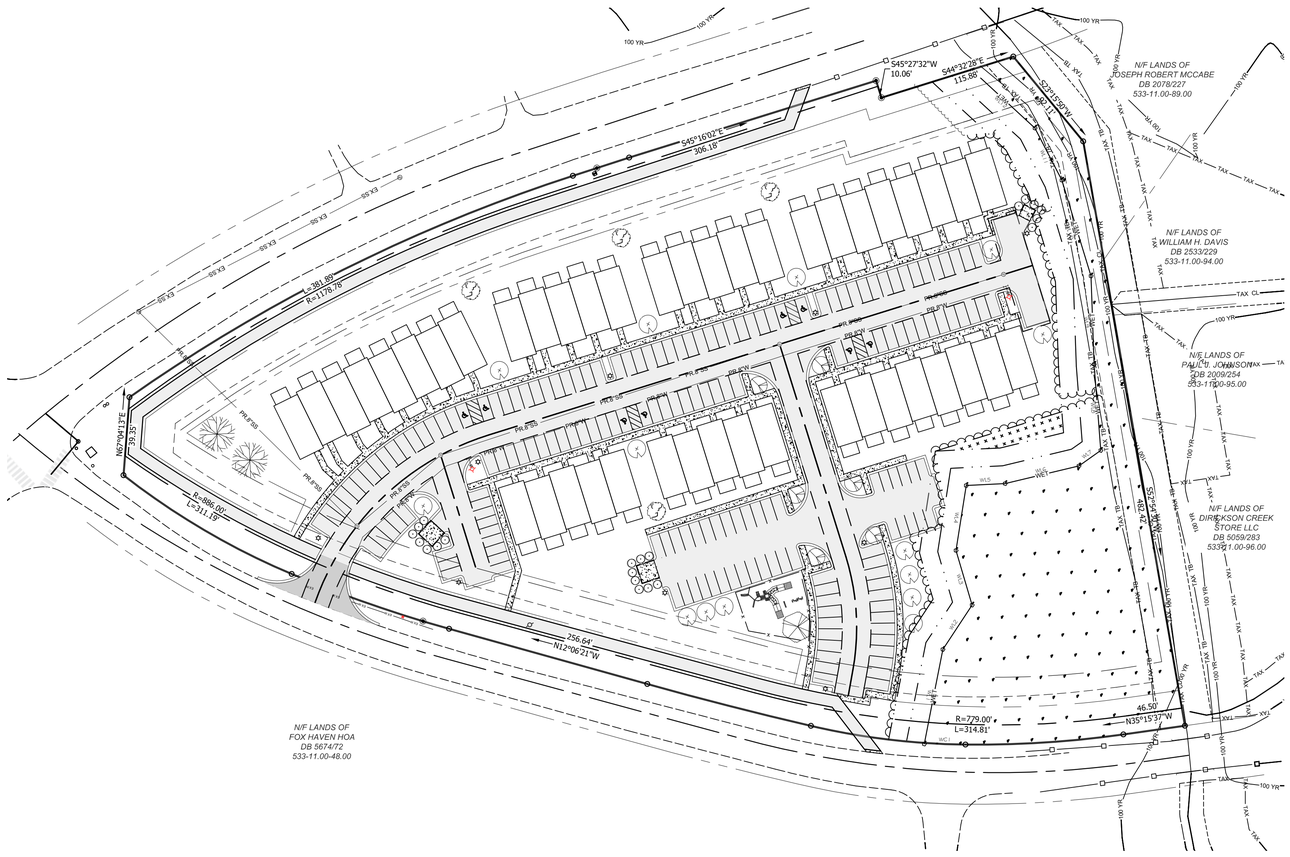
PRELIMINARY SITE PLAN

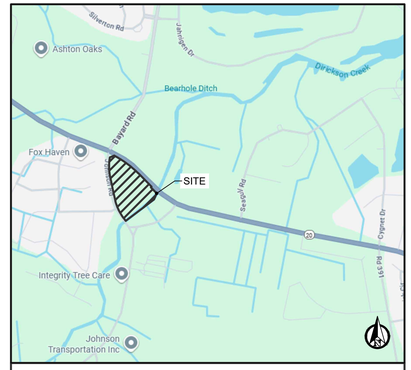
JOHNSON ROAD & ZION CHURCH RD
INDIAN RIVER BAY WATERSHED, BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
T.M. # 533-11.00-46.01 & 533-11.00-93.00

PLAN DATA		
1	TAX MAP	533-11.00-46.01 & 533-11.00-93.00
2	LOT 46.01	DEED: 1859/290 ±76,424 SF (± 1.75 AC)
3	LOT 93	DEED: 1859/290 ±262,270 SF (± 6.02 AC)
4	TOTAL SITE AREA	±338,694 SF (± 7.77 AC)
5	BUILDING SETBACKS	FRONT: 40' REAR: 20' SIDE: 15'
6	BUILDING SETBACKS FOR SINGLE FAMILY LOTS	FRONT: 40' REAR: 10' SIDE: 10'
7	MAXIMUM BLDG HEIGHT	42 FEET
8	NEAREST MAJOR INTERSECTION	ZION CHURCH RD AND JOHNSON RD
9	FEMA FLOOD ZONE	FLOOD ZONE X FLOOD MAP 10005C0635K DATED 3/16/2015
10	EXISTING ZONING	AR-1 IN COASTAL OVERLAY
11	PROPOSED ZONING	GR IN COASTAL OVERLAY
12	PRESENT LAND USE:	SINGLE FAMILY HOME AND OPEN FIELD
13	PROPOSED LAND USE	1 OVER 1 SINGLE FAMILY APARTMENTS 88 UNITS
14	EXISTING IMPERVIOUS BREAKDOWN	BUILDING: 1,454 SF PAVEMENT: 0 SF TAR & CHIP: 1,725 SF CONCRETE: 0 SF TOTAL: 3,179 SF (0.94% OF SITE)
15	PROPOSED IMPERVIOUS BREAKDOWN	BUILDING: 54,632 SF ASPHALT: 79,085 SF TAR & CHIP: 0 SF CONCRETE: 10,606 SF TOTAL: 144,323 SF (42.61% OF SITE)
16	COMMON OPEN SPACE	2.637 ac. (33.94% OF NET DEVELOPMENT AREA)
17	PROPOSED SEWER	SUSSEX COUNTY
18	PROPOSED WATER	ARTESIAN
19	PROPOSED TRASH DISPOSAL	PRIVATE
20	REQUIRED PARKING	2 PER UNIT - 88 UNITS X 2 = 176
21	PROVIDED PARKING	176

EXISTING CONDITIONS LEGEND	
	PROPERTY LINE
	LOT LINE TO BE REMOVED
	ADJACENT PROPERTY
100 YR	100 YEAR FLOOD PLAIN
	ROAD CENTER LINE
	GUARDRAIL
	DRIVEWAY
	EXISTING SOILS
	EXISTING EDGE OF PAVEMENT/ASPHALT
	TOP OF BANK
	EXISTING TREELINE
	EXISTING TREELINE TO BE REMOVED
EX.W EX.W	EXISTING WATER MAIN
EX.SS EX.SS	EXISTING SEWER MAIN
	WETLANDS BUFFER
TAX CL	TAX DITCH CENTER LINE
TAX TB	TAX DITCH TOP OF BANK
TAX TAX TAX TAX TAX	TAX DITCH ROW
	BUILDING SETBACK LINE
WET WET WET WET	EXISTING WETLANDS
	EXISTING FIRE HYDRANT
S	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER VALVE
W	EXISTING WATER WELL

PROPOSED CONDITIONS LEGEND	
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED ACCESS EASEMENT
	PROPOSED LANDSCAPE BUFFER
PR.8"W	PROPOSED WATER MAIN
PR.8"SS	PROPOSED SEWER MAIN
	PROPOSED BUILDING SET-BACK
	PROPOSED STIPING
x x x x	PROPOSED FENCE
	PROPOSED DELDOT ENTRANCE
	PROPOSED PAVING
	PROPOSED CONCRETE/SIDEWALK
	PROPOSED HYDRANT
S	PROPOSED SANITARY SEWER MANHOLE





VICINITY MAP 1"=1000'

CONTACT DATA	
OWNER	JOHNSON RD, LLC 34910 DELAWARE AVE FRANKFORD, DE 19945 443-880-8330 tmartin@ocprops.com
DEVELOPER/PURCHASER	JOHNSON RD, LLC 34910 DELAWARE AVE FRANKFORD, DE 19945 C/O: TRAVIS MARTIN 443-880-8330 tmartin@ocprops.com
DESIGNER	PLITKO, LLC 53 ATLANTIC AVE., STE 3 OCEAN VIEW, DE 19970 302-537-1919 rplitko@plitko.com

NOTES:

1. PROJECT IS SUBMITTED AS A MULTI-FAMILY PROJECT ON ONE SINGLE LOT. ALL HOUSES ARE TO HAVE A MINIMUM OF 10' SEPARATION IN ALL DIRECTIONS. ALL ROADWAYS ARE IN A UTILITY AND ACCESS EASEMENT. ALL ROADS ARE PRIVATE INCLUDING THE SITE PORTION OF SUSSEX ROAD.
2. COUNTY SEWER IS BEING APPLIED FOR THROUGH SUSSEX COUNTY SEWER EXPANSION AS A PART OF THE INDIAN RIVER ACRES SEWER DISTRICT.
3. BOUNDARY PERFORMED BY TRUE NORTH LAND SURVEYING 02/21/23.
4. TOPOGRAPHIC SURVEY BY PLITKO ENGINEERING DATED 05/28/24 HORIZONTAL DATUM: NAD '83, VERTICAL DATUM NAVD '88.
5. THERE ARE BOTH TIDAL AND NON-TIDAL WETLANDS ON-SITE. TIDAL WETLAND LINE FROM 1988 STATE WETLAND MAP. 404 NON-TIDAL WETLANDS AS FIELD LOCATED BY RAUCH ENGINEERING
6. THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #10005C0635K (PANEL 635 OF 660. DATED 03/16/2015 AS BEING IN FLOOD ZONE "X" WITH ELEVATIONS OF 7 & 8.
7. THERE IS NO PUBLIC ROAD TIE-IN AND NO DEL DOT ENTRANCE IS REQUIRED. DEVELOPER AND DEL DOT HELD A MEETING ON 1/18/24.
8. THERE IS NO APPLICABLE TID FOR THIS PROJECT AT THIS TIME.

SHEET INDEX	
G-100	TITLE SHEET
C-101	EXISTING CONDITIONS
C-102	SITE PLAN
C-103	LANDSCAPE PLAN
C-104	OPEN SPACE PLAN
A-101	ARCHITECTURAL VIEWS

PURPOSE STATEMENT

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT AN ENTRANCE AND PROPOSED 88 1 OVER 1 SINGLE FAMILY APARTMENTS SUBDIVISION WITH ASSOCIATED UTILITIES, STORMWATER MANAGEMENT, AND AMENITIES.

CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY THAT I AM A LEGAL REPRESENTATIVE OF THE OWNER AND PROPERTY SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE IN MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

JOHNSON RD LLC _____ DATE _____

ENGINEER CERTIFICATION

I, ROB PLITKO, HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

ROB PLITKO P.E. LIC. NO. 14093 _____ DATE 10/8/26

TITLE SHEET

REVISIONS

PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

PRELIMINARY SITE PLAN
COASTAL HAVEN
TAX MAP: 533-11.00-46.01 & 93.00
JOHNSON RD & ZION CHURCH RD
SUSSEX COUNTY, DELAWARE

ROBERT PLITKO LICENSE NO. 14093 STATE OF DELAWARE PROFESSIONAL ENGINEER

0 60 90 120
GRAPHIC SCALE
1 inch = 60 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE
DRAWING:	10/08/26
REVIEW: RP	

SHEET
G-100

SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP RATING
HmAd	HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES	B
LO	LONGMARSH AND INDIANTOWN SOILS, 0 TO 1 PERCENT SLOPES	B/D

SOILS LINE

ZION CHURCH ROAD
SR 20 (80' R.O.W.)

JOHNSON ROAD
SR 54A (80' R.O.W.)

BEAR HOLE TAX DITCH

LOT # 533-11.00-93.00
6.02 ± AC

LOT # 533-11.00-46.01
1.75 ± AC

WOODLAND

FORESTED WETLANDS
1.13 ± AC

EX HOUSE
1396 SF

PORCH

GRAVEL DRIVEWAY

EX WELL

N/F LANDS OF
KRISTIN HUDSON
DB 6254/192
533-11.00-46.08

N/F LANDS OF
JOSEPH ROBERT MCCABE
DB 2078/227
533-11.00-89.00

N/F LANDS OF
WILLIAM & KIMBERLY HUDSON
DB 3130/166
533-11.00-46.04

N/F LANDS OF
JOSHUA & MELINDA HUDSON
DB 5393/80
533-11.00-46.06

N/F LANDS OF
WILLIAM H. DAVIS
DB 2533/229
533-11.00-94.00

N/F LANDS OF
PAUL J. JOHNSON
DB 2009/254
533-11.00-95.00

N/F LANDS OF
DIRICKSON CREEK STORE LLC
DB 5059/283
533-11.00-96.00

N/F LANDS OF
FOX HAVEN HOA
DB 5674/72
533-11.00-48.00

S45°27'32"W 15.00'
S44°32'28"E 115.86'
S22°15'05"W 93.11'
S44°32'28"E 216.86'
S45°12'39"E 49.58'
N67°04'13"E 65.65'
N60°45'39"E 407.03'
N11°38'53"W 172.51'
N35°15'37"W 52.09'
S25°24'54"W 669.47'

CURVE DATA TABLE
R=1397.39'
Δ=15°10'19"
L=363.45'
R=1397.39'
C=362.46'

CURVE DATA TABLE
B=N8°01'17"W
Δ=7°15'12"
T=70.04'
L=139.89'
R=1105.00'
C=139.79'

CURVE DATA TABLE
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Δ=2°26'34"
T=70.79'
L=141.56'
R=3320.38'
C=141.55'

CURVE DATA TABLE
B=N20°20'05"W
Δ=12°29'16"
T=65.65'
L=130.77'
R=600.00'
C=130.51'

CURVE DATA TABLE
B=N30°55'10"W
Δ=8°40'54"
T=66.53'
L=132.81'
R=876.52'
C=132.69'

CURVE DATA TABLE
B=N30°55'10"W
Δ=8°40'54"
T=66.53'
L=132.81'
R=876.52'
C=132.69'

EXISTING GUARD RAIL (TYP)
EXISTING TREELINE TO REMAIN
EXISTING TREELINE TO BE CUT BACK
EXISTING ENTRANCE TO BE REMOVED
EXISTING SS LINE
EXISTING SS MANHOLE (TYP)
EXISTING TRAFFIC LIGHT AND PEDESTRIAN LIGHT
EXISTING CROSSWALK
EXISTING ELECTRIC BOX
EXISTING GAS
EXISTING WATER LINE
EXISTING HYDRANT
EXISTING ELECTRIC POLE TO BE RELOCATED/REMOVED
EXISTING EDGE OF PAVEMENT (TYP)
EXISTING ROAD CENTERLINE
EXISTING WETLAND BUFFER LINES 30' TOTAL
EXISTING DELINEATED WETLAND LINE
EXISTING TAX DITCH EASEMENT FROM CL OF DITCH
EXISTING TAX DITCH EASEMENT FROM TOP OF BANK PER COC#84
EXISTING TAX DITCH EASEMENT FROM TOP OF BANK PER COC#67

EXISTING CONDITIONS

REVISIONS

PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

PRELIMINARY SITE PLAN
COASTAL HAVEN
TAX MAP: 533-11.00-46.01 & 93.00
JOHNSON RD & ZION CHURCH RD
SUSSEX COUNTY, DELAWARE

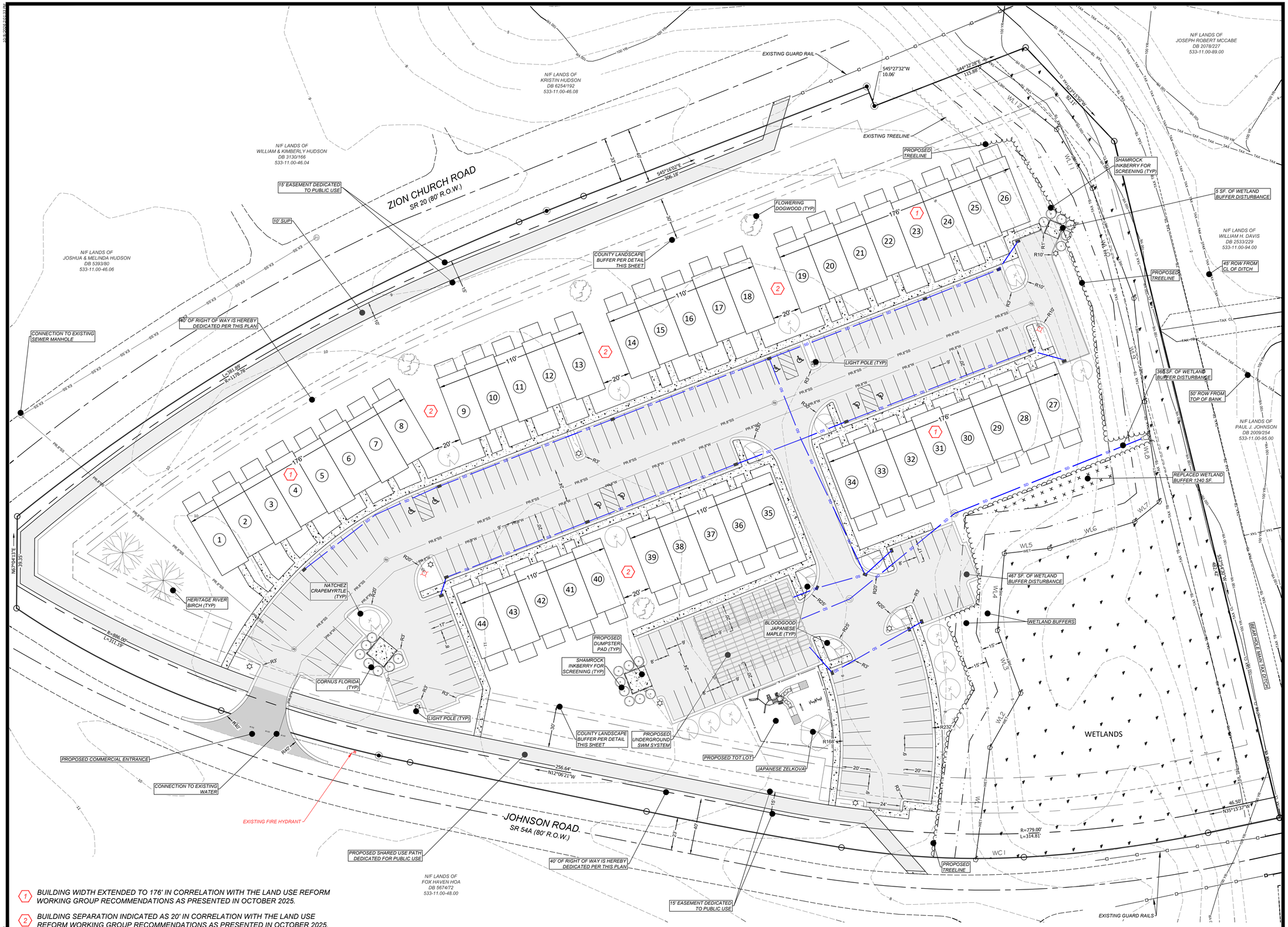
ROBERT PUTKO JR. LICENSE NO. 14093 DELAWARE PROFESSIONAL ENGINEER 1-2-2017

0 40 60 80
GRAPHIC SCALE
1 inch = 40 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	RAZ	DATE
DRAWING:	RAZ	10/08/26
REVIEW:	RP	

SHEET
C-101



1 BUILDING WIDTH EXTENDED TO 176' IN CORRELATION WITH THE LAND USE REFORM WORKING GROUP RECOMMENDATIONS AS PRESENTED IN OCTOBER 2025.

2 BUILDING SEPARATION INDICATED AS 20' IN CORRELATION WITH THE LAND USE REFORM WORKING GROUP RECOMMENDATIONS AS PRESENTED IN OCTOBER 2025.

SITE PLAN

REVISIONS

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

PRELIMINARY SITE PLAN
COASTAL HAVEN

TAX MAP: 533-11.00-46.01 & 93.00
JOHNSON RD & ZION CHURCH RD
SUSSEX COUNTY, DELAWARE

ROBERT PLITKO JR. LICENSE No. 14093 DELAWARE PROFESSIONAL ENGINEER
1-2-2017

GRAPHIC SCALE
1 inch = 30 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

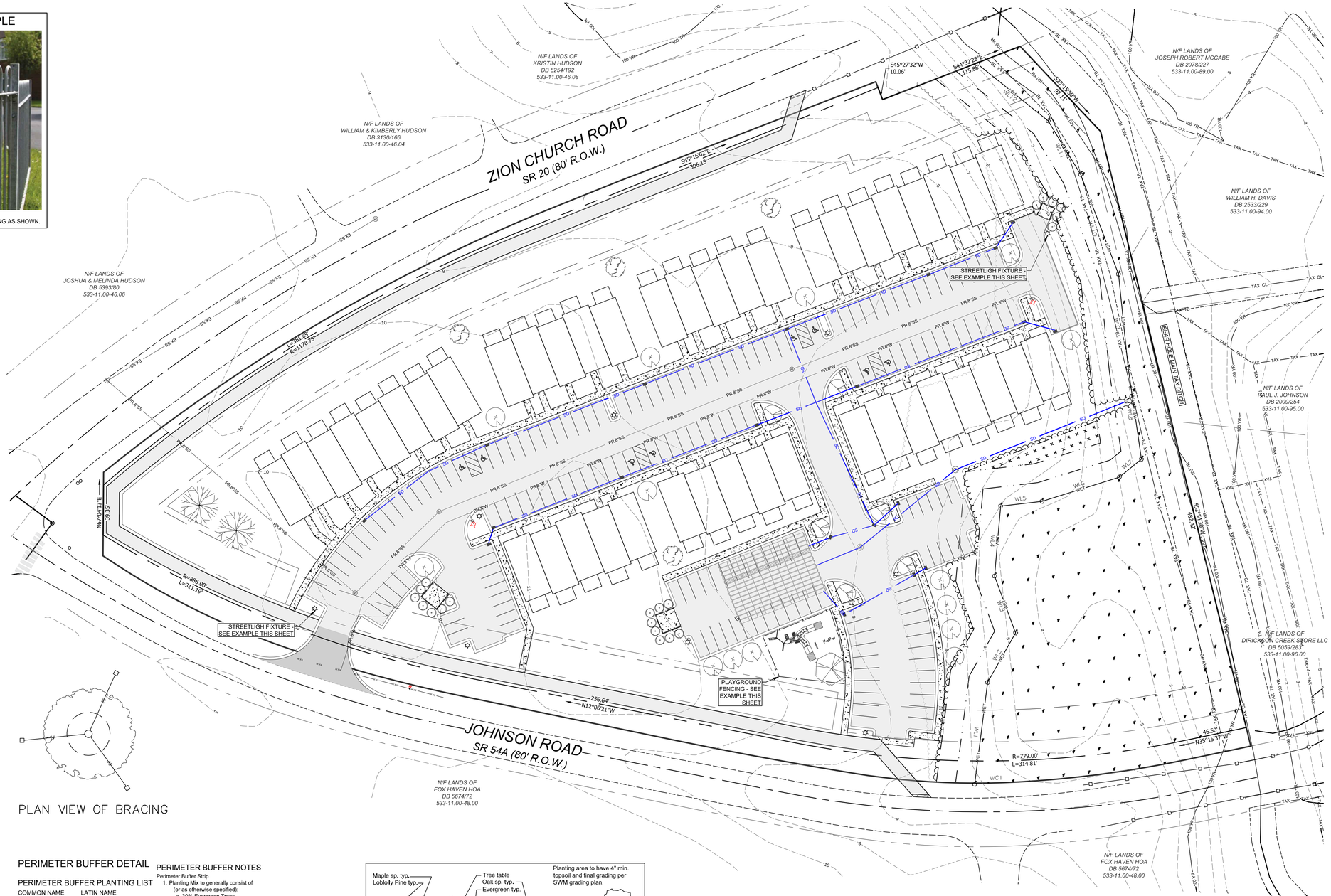
SITE PLAN:	RAZ	DATE
DRAWING:	RAZ	10/08/26
REVIEW:	RP	

SHEET
C-102

PLAYGROUND FENCING EXAMPLE



NOTE: PLAYGROUND FENCING TO BE METAL BOW-TOP FENCING AS SHOWN.



PLANT KEY

SYMBOL	PLANT NAME
	BLOODGOOD JAPANESE MAPLE
	HERITAGE RIVER BIRCH
	FLOWERING DOGWOOD
	NATCHEZ CRAPEMYRTLE
	JAPANESE ZELKOVA
	SHAMROCK INKBERRY



TYPICAL STREETLIGHT FIXTURE (9)
SHOEBOX-STYLE LED FIXTURE, DIRECTED DOWNWARD TO MINIMIZE OFF-SITE GLARE

PLAN VIEW OF BRACING

PERIMETER BUFFER DETAIL

PERIMETER BUFFER PLANTING LIST

COMMON NAME	LATIN NAME
DECIDUOUS TREES	
20 - 40' Tall	
Persimmon	Diospyros virginiana
Hophornbeam	Ostrya virginiana
Flowering Dogwood	Cornus florida
Ironwood	Carpinus caroliniana
Sassafras	Sassafras albidum
Sweetbay	Magnolia virginiana
40 - 60' Tall	
Red Maple	Acer rubrum
Sweet Birch	Betula lenta
River Birch	Betula nigra
Scarlet Oak	Quercus coccinea
Pin Oak	Quercus palustris
Willow Oak	Quercus phellos
Red Oak	Quercus rubra
Sweetgum	Liquidambar styraciflua
Bitternut	Carya cordiformis
Pignut	Carya glabra
Yellowwood	Cladrastis kentukea
Honeylocust	Gleditsia triacanthos
White Ash	Fraxinus americana
Green Ash	Fraxinus pennsylvanica
Bald Cypress	Taxodium distichum
Greater than 60' ht.	
Tuliptree	Liriodendron tulipifera
Sycamore	Platanus occidentalis
Basswood	Tilia americana
Bur Oak	Quercus macrocarpa
White Oak	Quercus alba
Sugar Maple	Acer saccharum
American Beech	Fagus grandifolia

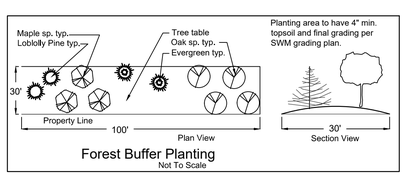
PERIMETER BUFFER NOTES

Perimeter Buffer Strip

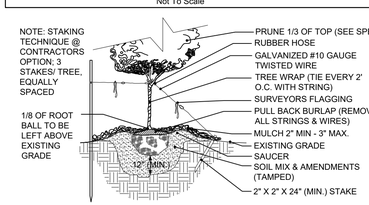
1. Planting Mix to generally consist of (or as otherwise specified):
   a. 30% Evergreen Trees
      i. 15% Loblolly Pine
      ii. 15% selected from Evergreen Tree Table
   b. 70% Deciduous Trees
      i. 20% Maple varieties
      ii. 25% Oak Varieties
      iii. 25% selected from Tree Table
2. Plant Requirements
   a. Evergreens shall be 6' ht.min.
   b. Deciduous Trees shall be 1.5"cal. and 6'ht.min.
   c. All Plants shall be healthy, full, vigorous representatives at time of planting
   d. All plants shall be watered in at time of planting and staked immediately but not later then 72 hours after planting.
3. The plants, area preparations, layout and maintenance of buffer shall comply with Sussex County Subdivision 99-21A, Perimeter Buffers, as applicable.
4. All trees to receive a 3' diameter; 2" depth mulching ring as per detail and all bare areas to be seeded as per Co-operative Extension recommendations.
5. Planting Operations shall occur in the early spring or Fall of the year
6. All variations from buffer plan shall be with written approval of Landscape Architect.

EVERGREEN TREES

20-40' Tall		
Virginia Pine	Pinus virginiana	Poor soil
Eastern Redcedar	Juniperus virginiana	Poor soil
Eastern Arborvitae	Thuja occidentalis	Moist soil
American Holly	Ilex opaca	
40-60' Tall	40-60' Tall	
Canadian Hemlock	Tsuga canadensis	
Atlantic Whitecedar	Chamaecyparis thyoides	Wet soil
Southern Magnolia	Magnolia grandiflora	



Forest Buffer Planting
Not To Scale



TREE PLANTING DETAIL N.T.S.

PLANT LIST:

	KEY	QTY.	LATIN NAME	COMMON NAME	SPACING	SIZE	REMARKS
TREES							
	APB	6	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	as shown	2 - 2-1/2"cal	Heavy, full, vigorous
	BN	2	Betula nigra 'Heritage'	Heritage River Birch	as shown	7-8' ht.	Heavy, full, vigorous, multistemmed
	CF	4	Cornus florida	Flowering Dogwood	as shown	6-7' ht.	Heavy, full, vigorous
	LIN	14	Lagerstroemia indica'Natchez'	Crape Myrtle	as shown	8-10' ht.	Heavy, full, vigorous, multistemmed
	ZS	1	Zelkova Serrata	Japanese Zelkova	as shown	1 1/2" - 2" cal.	Heavy, full, vigorous
SHRUBS							
	IG	21	Ilex glabra 'Shamrock'	Shamrock Inkberry	36" o.c.	18" - 21"	Heavy, full, vigorous

LANDSCAPE PLAN

REVISIONS

PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

PRELIMINARY SITE PLAN
COASTAL HAVEN
TAX MAP: 533-11.00-46.01 & 93.00
JOHNSON RD & ZION CHURCH RD
SUSSEX COUNTY, DELAWARE

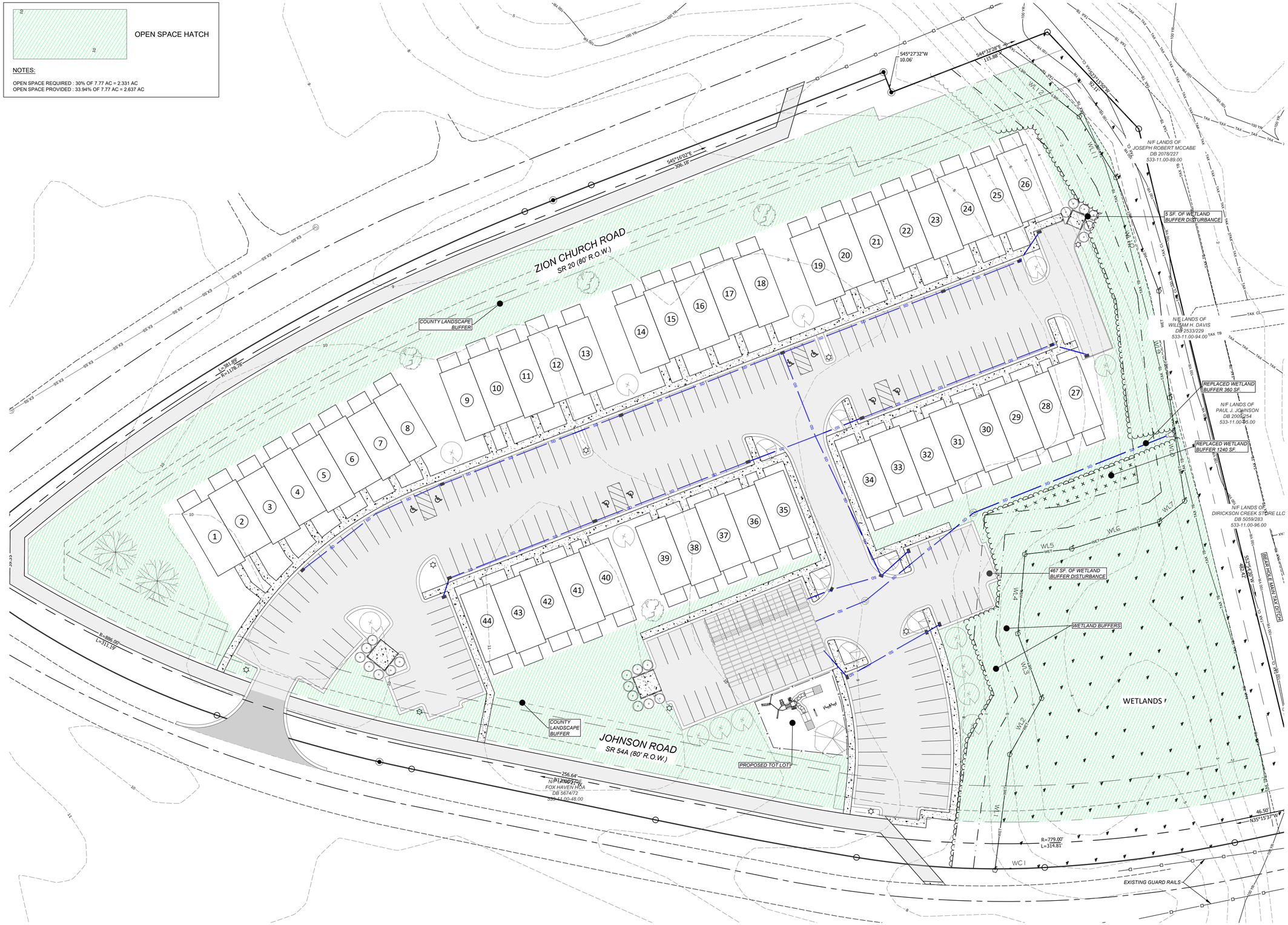
ROBERT PLITKO, JR. LICENSE No. 14093 DELAWARE PROFESSIONAL ENGINEER 1-2-2017

0 40 60 80
GRAPHIC SCALE
1 inch = 40 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	RAZ
DRAWING:	RAZ
REVIEW:	RP
DATE	10/08/26

SHEET C-103



OPEN SPACE PLAN

REVISIONS

PLITKO ENGINEERING

ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

PRELIMINARY SITE PLAN
COASTAL HAVEN

TAX MAP: 533-11.00-46.01 & 93.00
JOHNSON RD & ZION CHURCH RD
SUSSEX COUNTY, DELAWARE

ROBERT PLITKO JR. LICENSE No. 14093 DELAWARE PROFESSIONAL ENGINEER
1-2-2017

GRAPHIC SCALE
1 inch = 30 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	RAZ	DATE
DRAWING:	RAZ	10/08/26
REVIEW:	RP	

SHEET
C-104

PUBLIC PRE CHECK Results for State Parcel(s): 2026-11-02

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

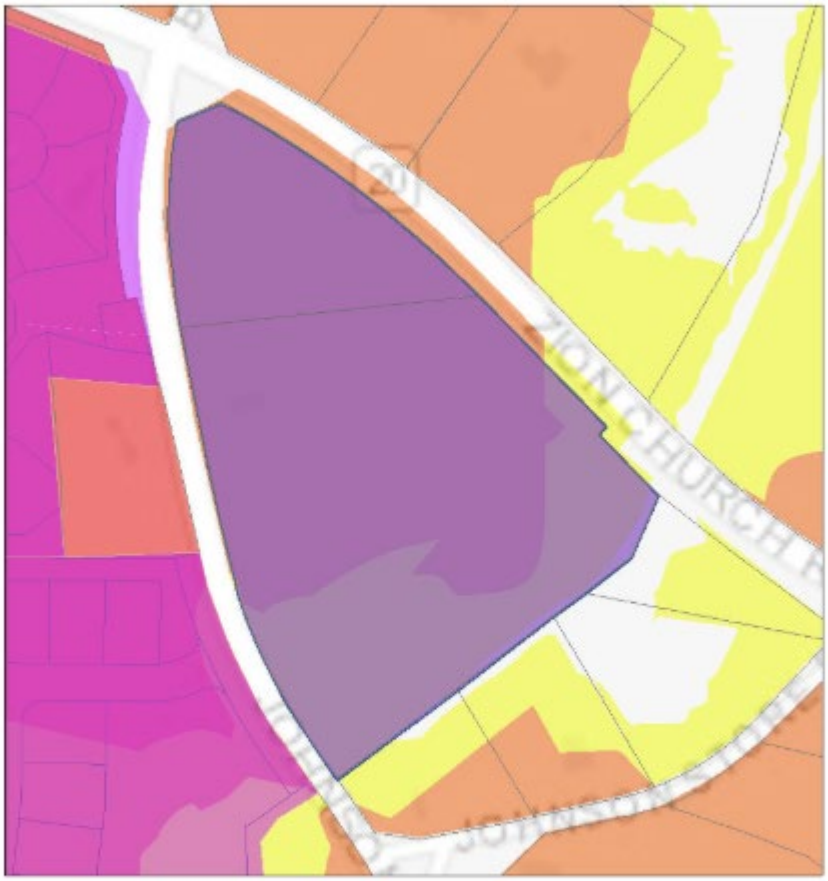
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 338,529.25 ft²

Nov 9 2026 14:54:59 Eastern Standard Time



DE_Boundaries - State and County Boundaries
DE PLUS Project Areas
DE_StateParcels - State Parcels
DE State Strategies - 2025 State Strategies
1
2
3
4

1:2,257
0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc, USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	336,777.55	N/A
DE_StateParcels - State Parcels	2	338,529.25	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	2	338,529.25	N/A
Tax Ditch Maximum ROWs	3	17,346.31	N/A
Tax Ditch Segments	4	N/A	485.75
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)	2	89,890.99	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	338,529.10	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2026-11-02	336,777.55

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	533-11.00-46.01	1.75	76,308.09
2	533-11.00-93.00	6.02	262,221.16

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Longmarsh and Indiantown soils, frequently flooded	108,876.03
2	Hammonton loamy sand, 0 to 2 percent slopes	229,653.22

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	BEAR HOLE	Prong 1	12.85
2	BEAR HOLE	Main	17,333.47

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	BEAR HOLE	Prong 1	3.54
2	BEAR HOLE	Main	482.21

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	5.45	12,693.05
2	1.78	77,197.95

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	338,529.10

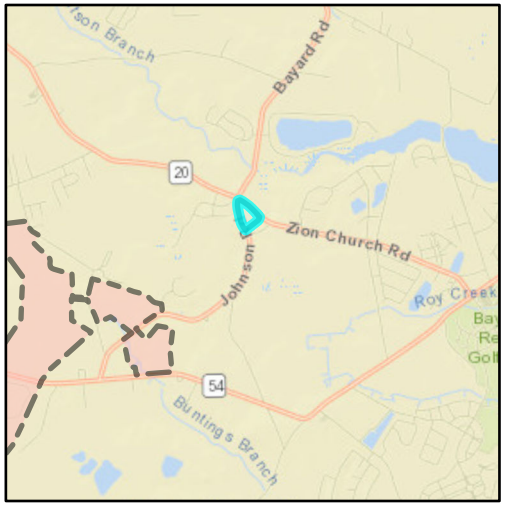
Preliminary Land Use Service (PLUS)

2026-11-02 Coastal Haven

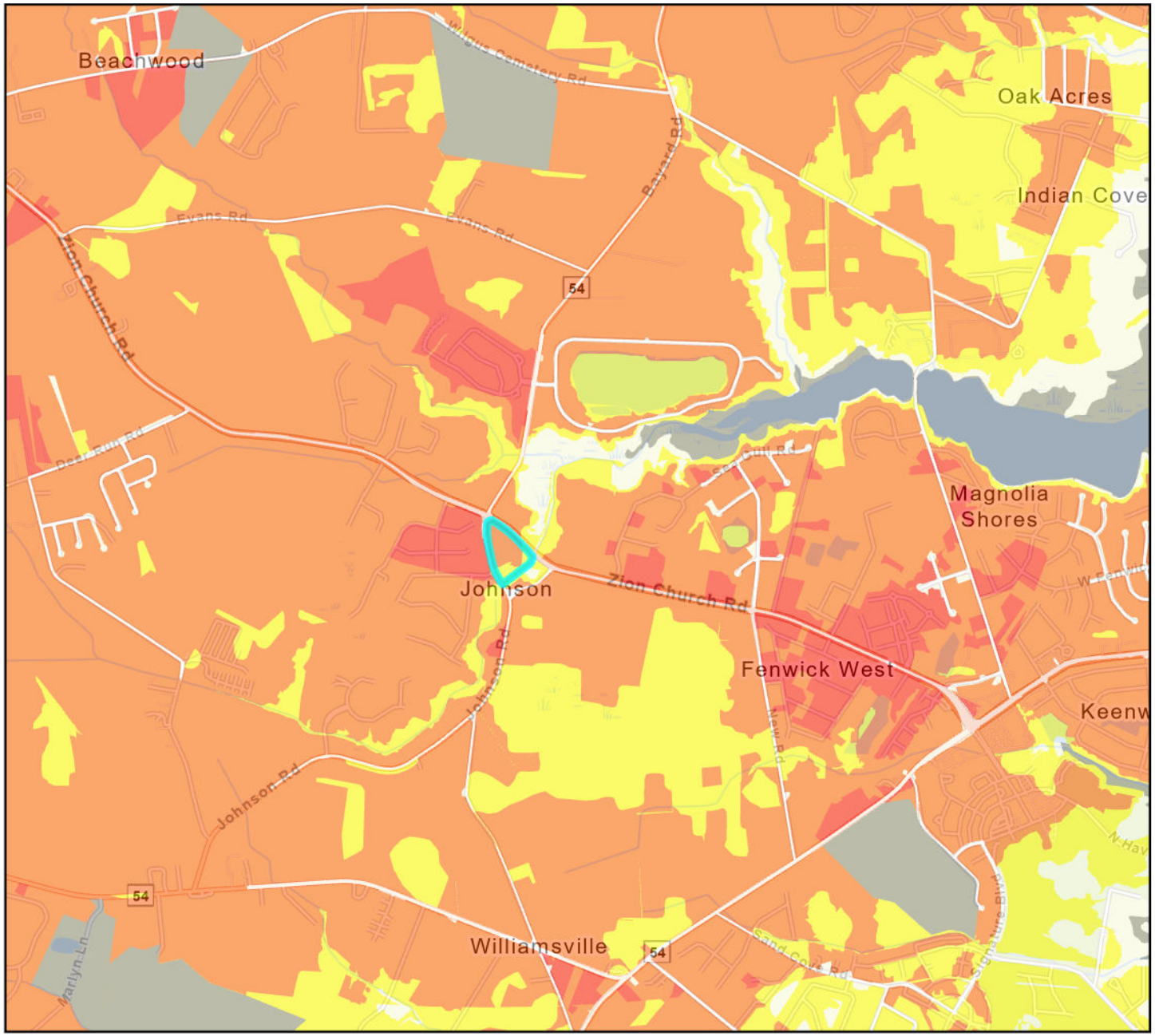


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-11-02 Coastal Haven



Legend

PLUS Project

Investment Level

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

