Preliminary Land Use Service

Application Form

Submitted Time:
October 30, 2026 1:52 PM

PLUS ID: 2026-11-05

State Strategy Level: 1 & 2

PLUS Application Type - Site Plan Review

Title: Ritter Lake
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
732 Unit-Mixed Use Residential Community, Pool/Clubhouse. 672- 4 story Condo Buildings(24 units per building). Remaining 60 Units to be Townhomes. 10% of units are to be price affordable to households at 120% of AMI income. 8 Acres of Commercial Outlots.

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): 334-12.00-7.00 334-6.00-553.00

Project Location: Southwest side of Plantation Road, +/- 875' South of Robinsonville Road

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

Section II: Project Contact Information

Owner Contact Information

Howard L. Ritter Sons, Inc. ----- Tidewater Environmental Services, Inc.
P.O. Box 36 ----- 664 Churchmans Road
Lewes ----- Newark(19702), DE 19958
Phone: 302-424-1441
Email: wzc@dbfinc.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Ritter Lake Developer, LLC. c/o Jamie King
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, P.E., 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): **74.38**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Residential, Commercial**

Previous PLUS Information
Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2015-11-09**

Zoning Information
Present Zoning for this project area: **AR-1 & MR**
Proposed Zoning for this project: **AR-1 & MR**

Land Use Information
Present Use for this project area: **Vacant & Utilities**
Proposed Use for this project: **Residential & Commercial**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Multi-Family *5+ units/bldg, Duplex or Townhouse**

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate, Second home, Condo**
Total number of Homeownership units: **720**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
732	-	672	60

Commercial Development Information

Type of Commercial: **Other 4 Future Commercial Outlots**
Type of Industrial:
Institution Type:
Total Square footage: **0**

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:
Multi Family Buildings in AR-1 Zoning

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, Inc.**
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 - West Rehoboth Expansion of the Dewey Beach SSD**
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	3.5	Yes	0.2

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? **No**
If yes, estimated Acres of Non-Tidal Wetlands:

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:
Stormwater Management Ponds, Swales, & Infiltration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **40.4**
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.
3,435
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)?
3%

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.
As a condo community, No outside interconnections are proposed

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?
Yes

Table of Mobility Connectivity Parameters

-	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	Yes	No
Type existing	-	Within Right-of-Way	-
Proposed to add?	Yes	Yes	-
Type proposed	Internal, Within Right-of-Way	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? **Yes**

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

Docusign Envelope ID: 2CB21E03-FA73-86A4-8030-FD7ED20225F8

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: **Ritter Lake**

Project ID (to be completed by OSPC): _____

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

DocuSigned by:
DAVID SPACHT
B38CDCB4C0E3426...

Signature of Property Owner

10/30/2026

Date

DAVID SPACHT

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

_____

Date

_____

Additional Owner (Please Print)

Docusign Envelope ID: 008D9223-E118-8A51-8145-1ABDA38D6BB5

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: **Ritter Lake**

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:
Susan Ritter
808C0F97B59B48F...

10/27/2026

Signature of Property Owner | Date

Susan Ritter

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) | Date

_____

Additional Owner (Please Print)

RITTER LAKE PROPERTY

SUSSEX COUNTY, DELAWARE

CONCEPTUAL SITE PLAN 3

TOTAL UNITS: 732

July 6, 2026

DBF #1319A085.A01

DAVIS BOWEN & FRIEDEL, INC.

ARCHITECTS · ENGINEERS · PLANNERS · SURVEYORS



RITTER LAKE PROPERTY

SUSSEX COUNTY, DELAWARE

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TOTAL UNITS: 732

July 6, 2026
DBF #1319A085.A01
1" = 100'

0 100 200

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PUBLIC PRE CHECK Results for State Parcel(s): 2015-11-09, 2026-11-05

Wetlands: Issue Found

SIRB Project Areas: Issues Found

DE FIRM: Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

Delaware Ecological Network: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Land and Water Conservation Fund: No Issues Found

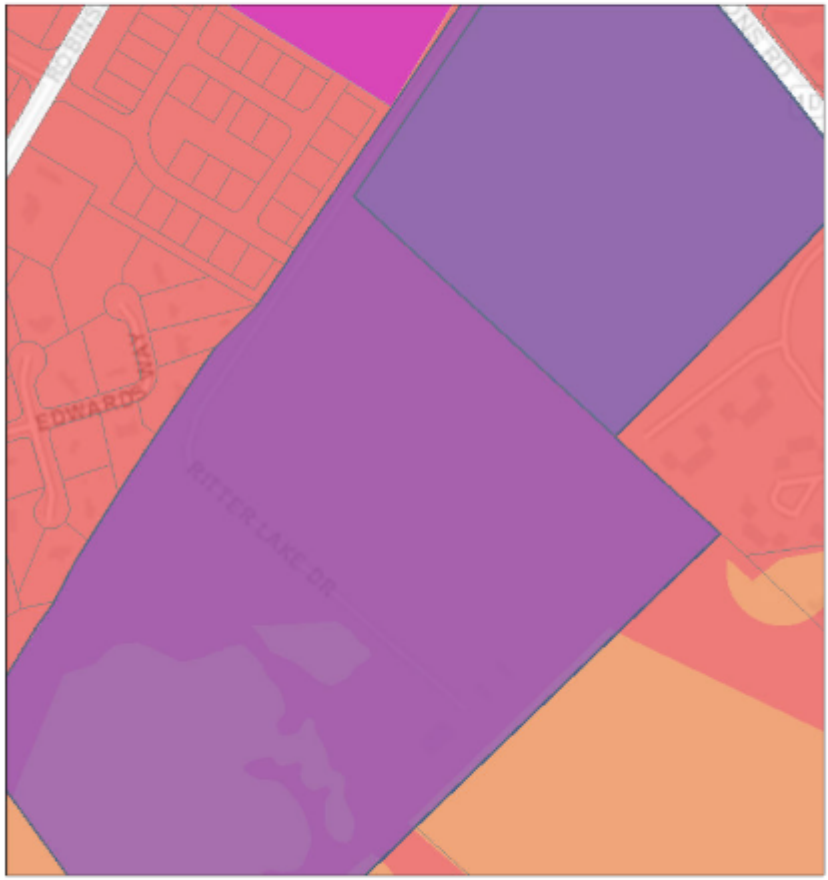
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 3,398,896.76 ft²

Nov 9 2026 15:02:19 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
4

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.19 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	2	4,474,818.80	N/A
DE_StateParcels - State Parcels	2	3,398,896.78	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	5	3,398,896.26	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)	8	889,034.92	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	3,398,896.76	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2015-11-09	1,084,205.30
2	2026-11-05	3,390,613.49

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	334-6.00-553.00	24.89	1,084,296.10
2	334-12.00-7.00	53.14	2,314,600.68

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Greenwich-Urban land complex, 0 to 5 percent slopes	273,553.87
2	Udorthents, borrow area, 0 to 5 percent slopes	542,424.14
3	Greenwich loam, 2 to 5 percent slopes	578,953.45
4	Greenwich loam, 0 to 2 percent slopes	2,003,964.80

2017 Wetlands (not regulatory)

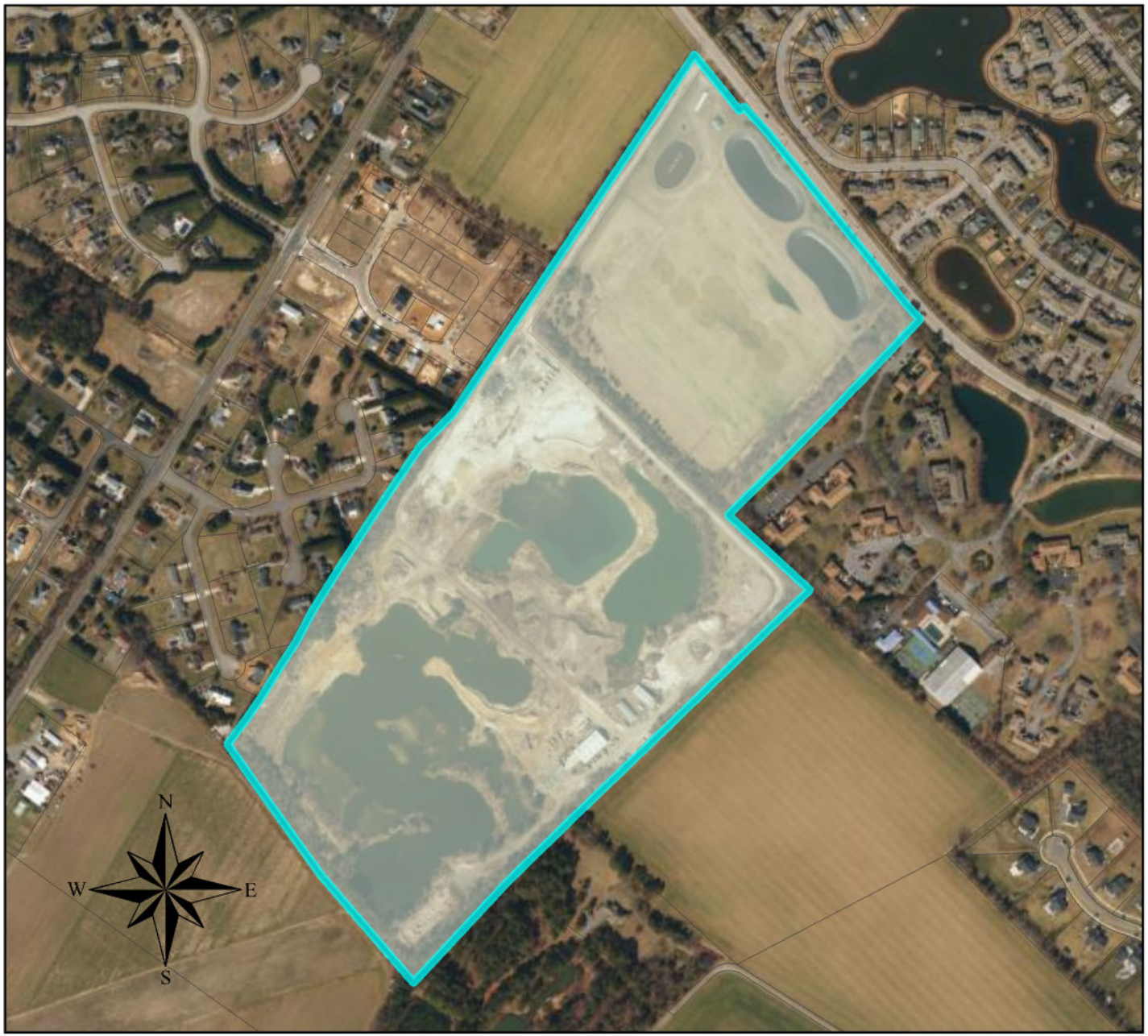
#	ACRES	Area(ft²)
1	0.20	8,616.36
2	0.30	12,975.73
3	0.62	26,928.82
4	0.66	28,636.88
5	2.43	105,994.37
6	2.84	123,793.21
7	3.51	153,067.75
8	9.85	429,021.80

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	3,398,896.76

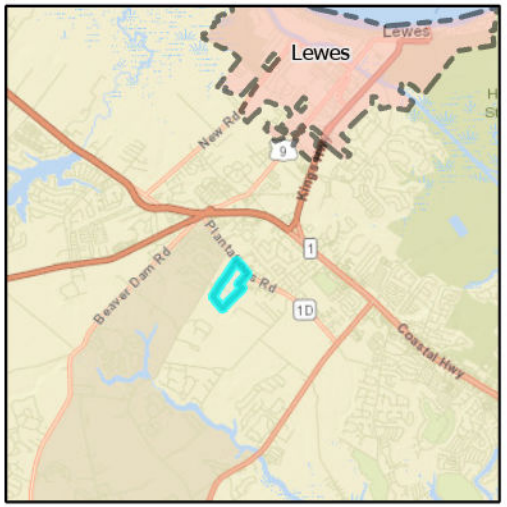
Preliminary Land Use Service (PLUS)

2026-11-05 Ritter Lake



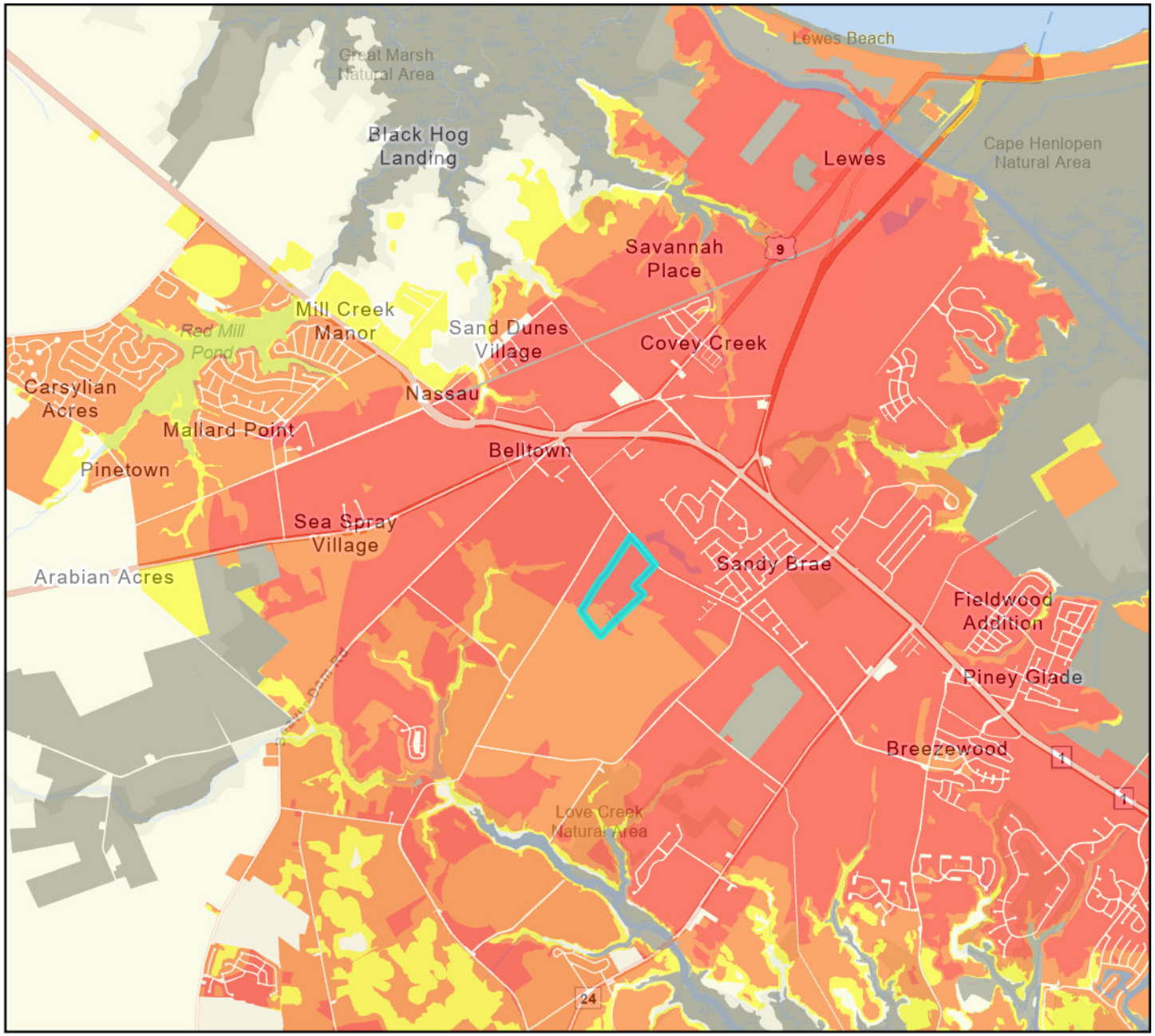
Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)

2026-11-05 Ritter Lake



Legend

PLUS Project

Investment Level

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

