



Preliminary Land Use Service

Application Form
Submitted Time:
March 5, 2026 4:39 PM

PLUS ID: 2026-04-01

State Strategy Level: 4

PLUS Application Type - Site Plan Review

Title: Estates at Reynolds Ponds

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

82 single family homes

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): 230-28.00-12.00 230-28.00-12.02

Project Location: Hummingbird Road, Ellendale, DE

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

Section II: Project Contact Information

Owner Contact Information

Carlton Savage

20246 Coastal Highway

Rehoboth Beach, DE 19971

Phone: (302) 227-7808

Email: carlton@scaledengineering.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? No

Please designate a Primary Contact for this Project/Application.
Owner

Section III: Project Details

Project Area (Acres): **74**
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: **Vacant Land**
Proposed Use for this project: **Minor 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**
Total number of Homeownership units: **82**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
-	82	-	-

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:

Glenn C. Mandalas, Esq. (302) 645-2262

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	6.5	Yes	6.5

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: **6.5**

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? **Unknown**

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:

A mix of various pond types, sheet flow to open spaces (buffers), etc.

Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **74**

What kind of Open Space? **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.
500
 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.
There are no future developments/adjacent lands for connectivity. The property is bound to the South by Reynolds Pond. It is bound to the East by Route 30 (Isaacs Road) and to the North by Hummingbird Road. No pedestrian connections are located nearby.

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

Parameters	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing	n/a	n/a	n/a

Proposed to add?	Yes	No	n/a
Type proposed	Within Right-of-Way	n/a	n/a

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: Estates at Reynolds Pond

Project ID (to be completed by OSPC): 2026-04-01

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

Signature of Property Owner

3-14-26
Date

Joseph W. Booth Jr.
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

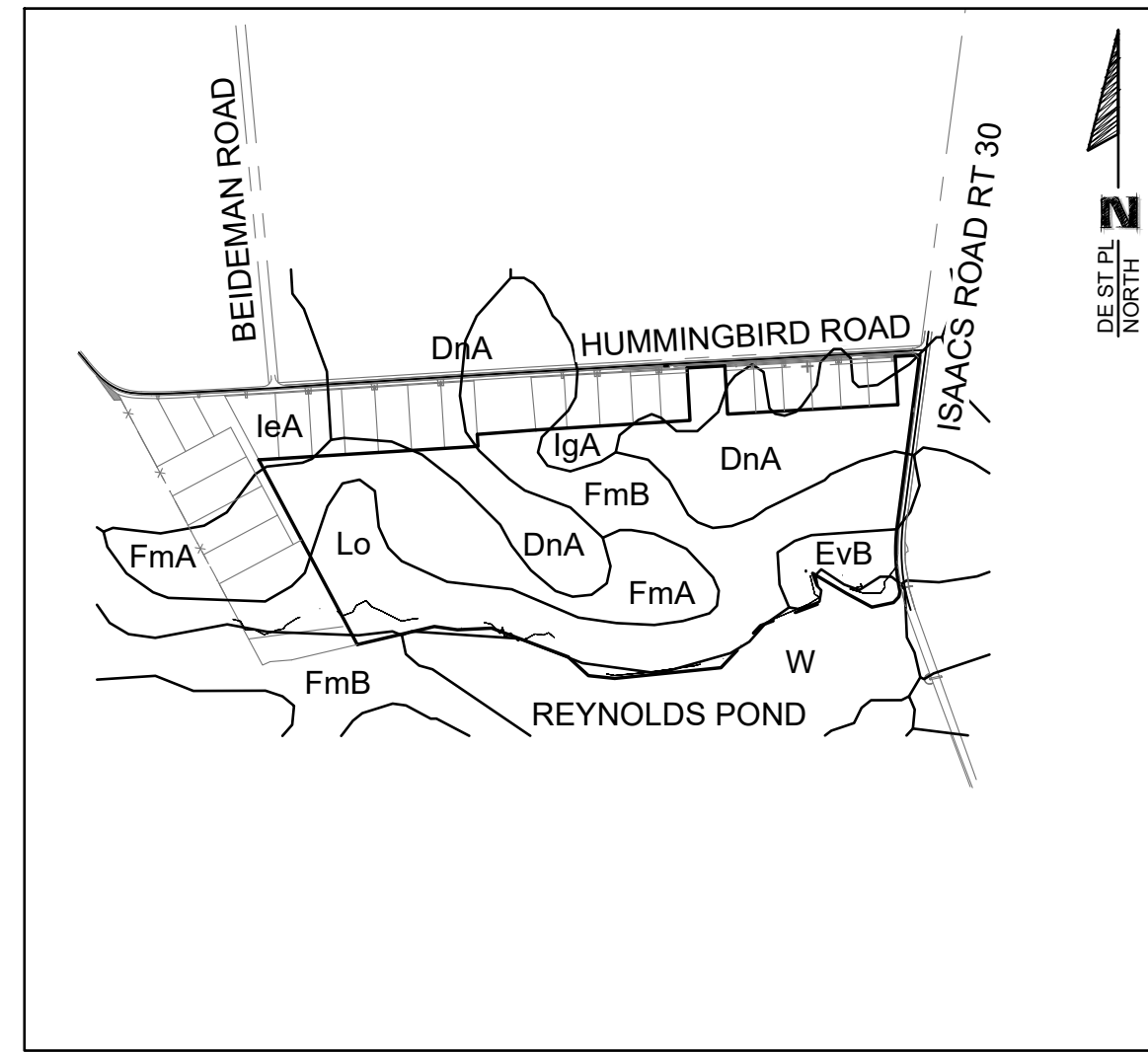
Date

Additional Owner (Please Print)



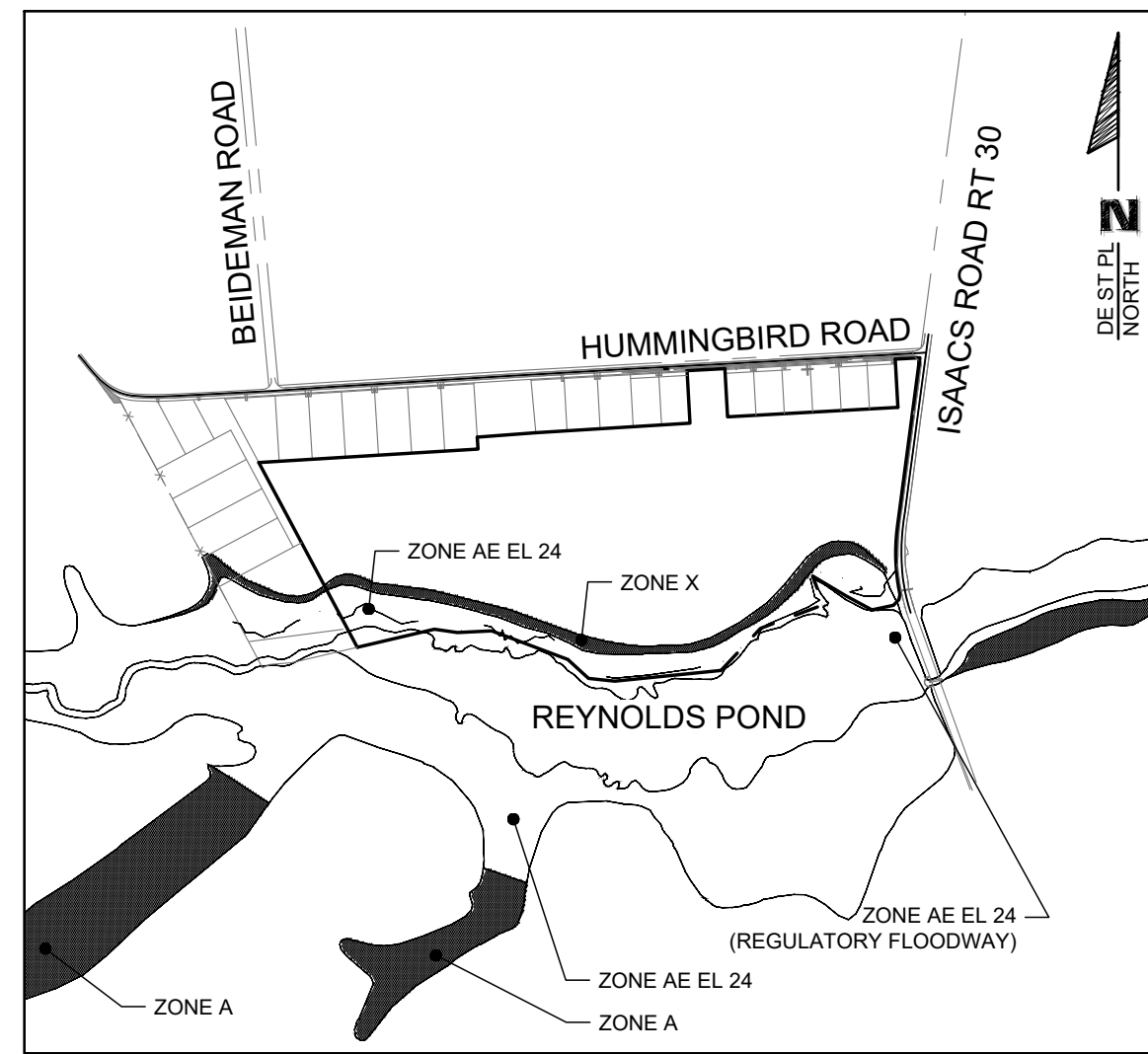
REYNOLDS POND ESTATES

SUSSEX COUNTY, DELAWARE
 PRELIMINARY MAJOR SUBDIVISION PLAN
 COUNTY PROJECT REFERENCE # _____

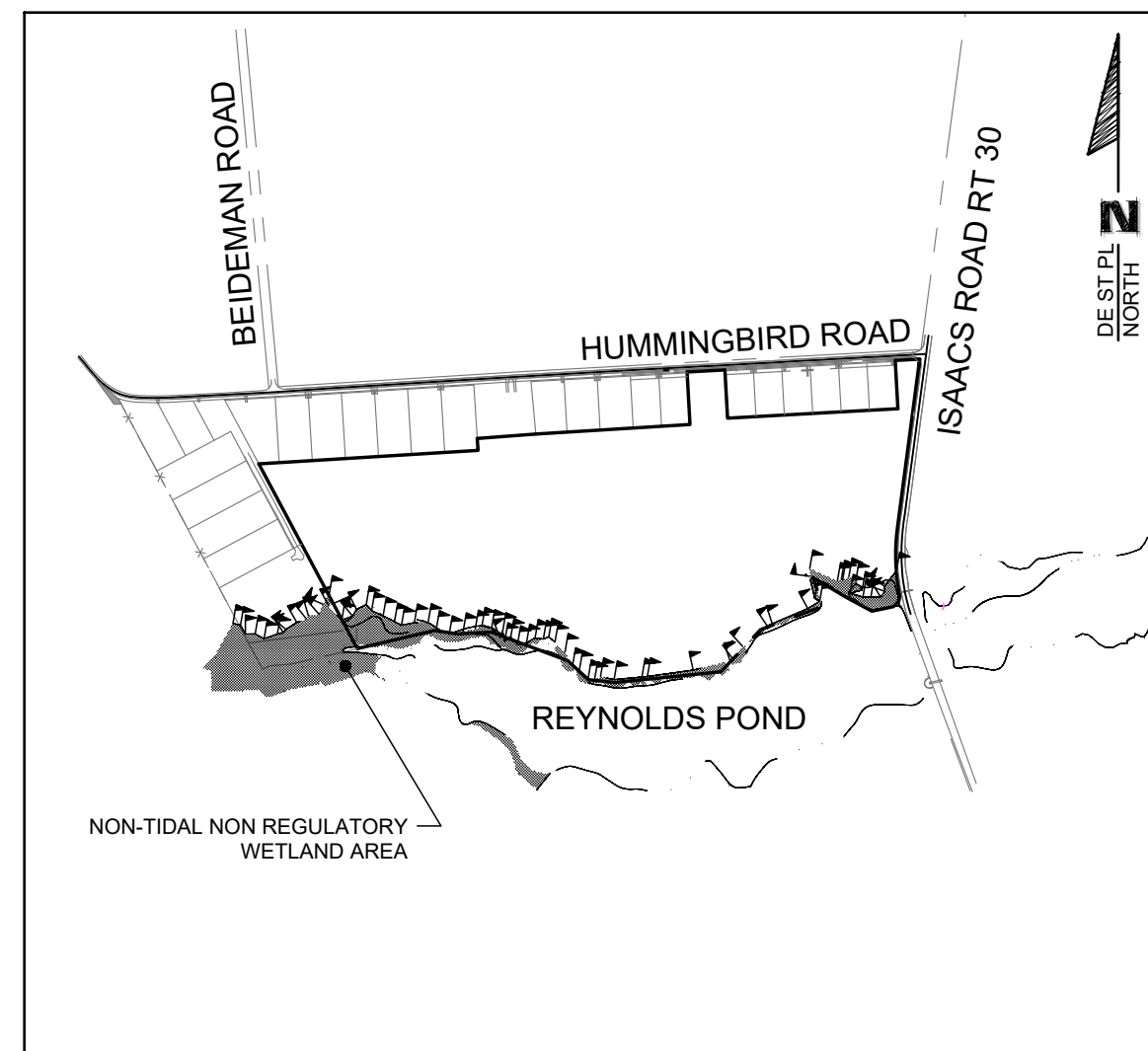


SOILS MAP
 SCALE: 1" = 1,000'

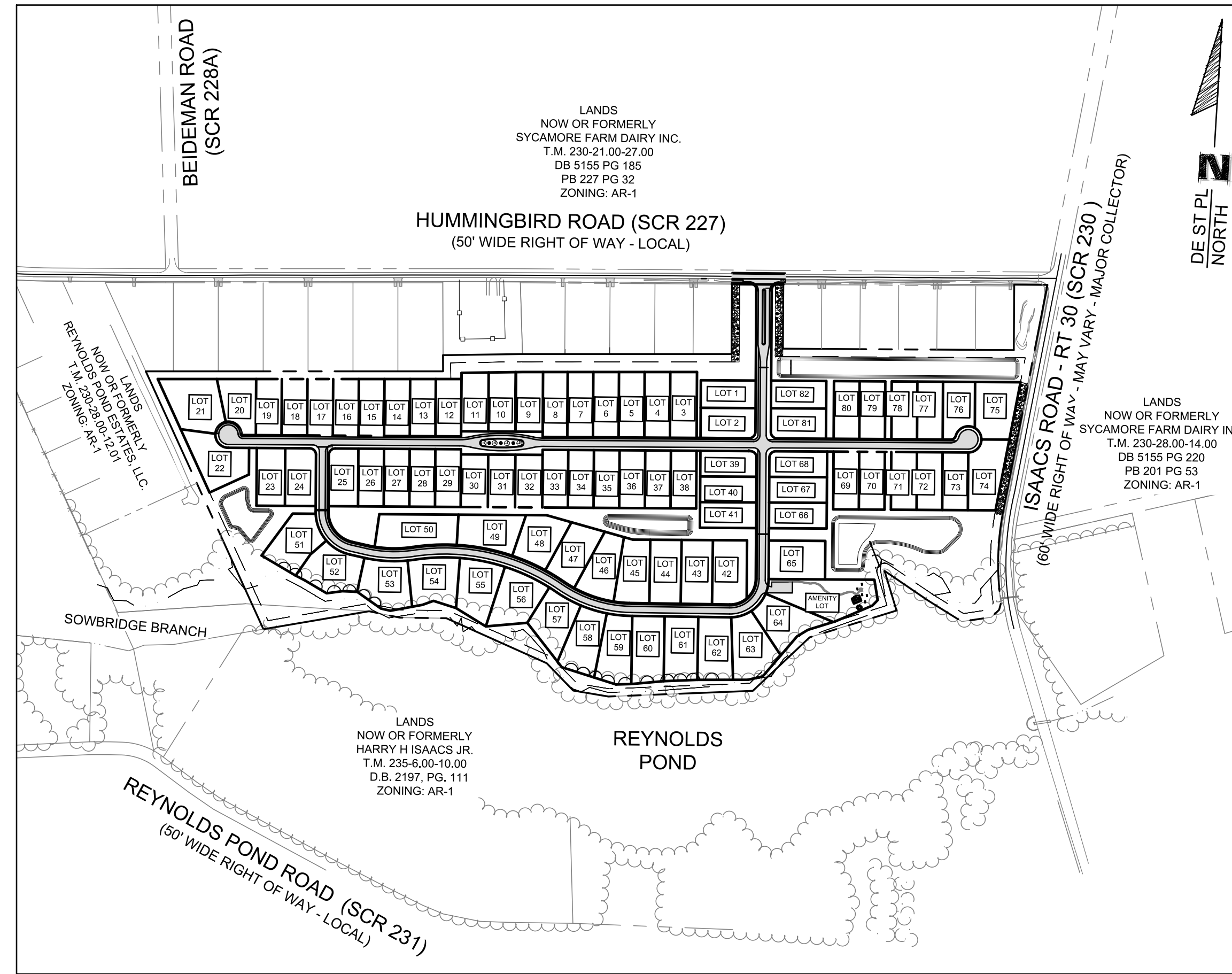
SYMBOL	NAME	SOIL GROUP
DnA	DOWNER LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
EvB	EVESBORO LOAMY SAND, 0 TO 5 PERCENT SLOPES	A
FmA	FORT MOTT LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
FmB	FORT MOTT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A
IaA	INGLESIDE SANDY LOAM, 0 TO 2 PERCENT SLOPES	A
Lo	LONGMARSH AND INDIANTOWN SOILS, FREQUENTLY FLOODED	BD
W	WATER	-



FLOODPLAIN MAP
 SCALE: 1" = 1,000'



WETLANDS MAP
 AS DELINEATED
 SCALE: 1" = 1,000'



SITE OVERVIEW & ADJACENT ZONING
 SCALE: 1" = 400'

INDEX OF DRAWINGS

Sheet Number	Sheet Title
T-1	COVER SHEET
T-2	PROJECT NOTES & SITE DATA
EX-1	EXISTING FEATURES PLAN
OV-1	PRELIMINARY SUBDIVISION OVERVIEW SHEET
C-1	PRELIMINARY SITE PLAN
C-2	PRELIMINARY SITE PLAN
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY SITE PLAN
C-5	PRELIMINARY SITE PLAN
C-6	PRELIMINARY SITE PLAN
C-7	SITE DETAILS
G-0	GRADING PLAN OVERVIEW
G-1	GRADING PLAN
G-2	GRADING PLAN
G-3	GRADING PLAN
G-4	GRADING PLAN
G-5	GRADING PLAN
G-6	GRADING PLAN
L-0	RESOURCE PROTECTION & LANDSCAPE PLAN OVERVIEW
L-1	RESOURCE PROTECTION & LANDSCAPE PLAN
L-2	RESOURCE PROTECTION & LANDSCAPE PLAN
L-3	RESOURCE PROTECTION & LANDSCAPE PLAN
L-4	RESOURCE PROTECTION & LANDSCAPE PLAN
L-5	RESOURCE PROTECTION & LANDSCAPE PLAN
L-6	RESOURCE PROTECTION & LANDSCAPE PLAN

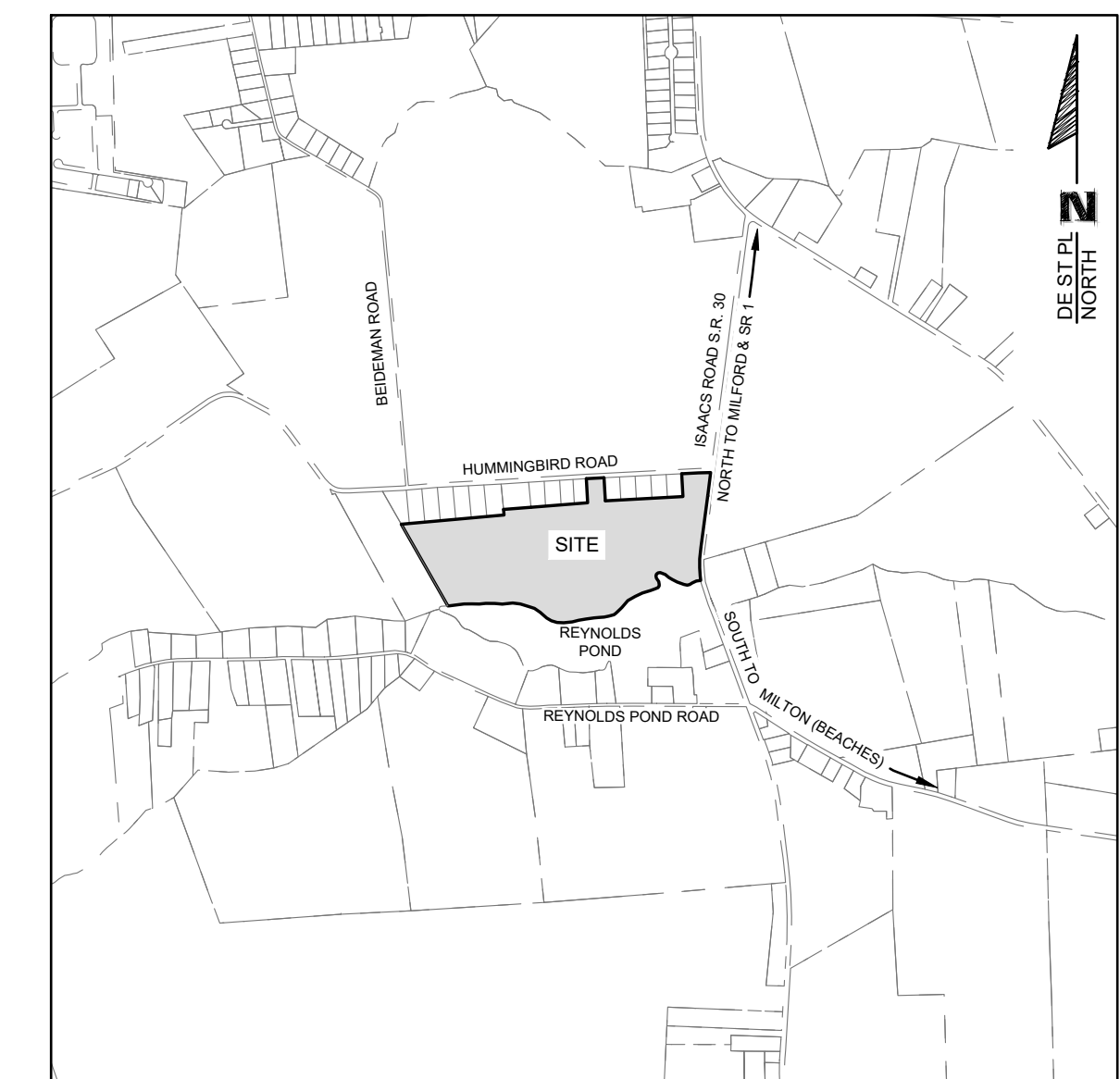
PROJECT TEAM

OWNER/DEVELOPER
 REYNOLDS POND ESTATES, LLC
 28855 LEWES GEORGETOWN HWY
 LEWES, DE 19958

SITE ENGINEER & SURVEYOR
 SCALED ENGINEERING, INC.
 20246 COASTAL HIGHWAY
 REHOBOTH BEACH, DE 19971
 (302) 236-3600

**CALL Miss Utility of Delmarva
 BEFORE YOU DIG
 800-282-8555 or 811**

LIMIT OF DISTURBANCE: 78± ACRES



LOCATION MAP
 SCALE: 1" = 2,000'

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY	---	---
ADJOINING PROPERTY LINE	---	---
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
CENTER LINE OF ROAD	---	---
EDGE OF PAVING	---	---
DRIVEWAY	---	---
CONTOURS	---	---
FENCE	---	---
BUILDING	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]
MAILBOX	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
TREELINE	---	---
IRON PIPE TO BE SET	[Symbol]	[Symbol]
CAPPED IRON PIPE FOUND	[Symbol]	[Symbol]
IRON REBAR FOUND	[Symbol]	[Symbol]
STORMWATER SWALE	---	---
AGRICULTURAL BUFFER	---	---
TIDAL ZONE B AVERAGE LINE	---	---
NON-TIDAL ZONE B LIMIT	---	---
NON-TIDAL ZONE A LIMIT	---	---
NON-TIDAL WETLANDS LINE (AS DELINEATED)	---	---
FLOODPLAIN AREA	[Symbol]	[Symbol]
WETLAND BUFFER	[Symbol]	[Symbol]
NON-TIDAL WETLAND AREA	[Symbol]	[Symbol]
RESOURCE PROTECTION BUFFER AREA	[Symbol]	[Symbol]
LIMIT OF DISTURBANCE	---	---

WETLANDS DELINEATION STATEMENT:

I CERTIFY THAT THIS PROPERTY HAS BEEN EXAMINED FOR WETLANDS IN ACCORDANCE WITH CRITERIA FOUND IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND ASSOCIATED REGULATORY DOCUMENTS. THE DELINEATION HERE SHOWN, IN MY BEST PROFESSIONAL JUDGEMENT, ACCURATELY DEPICTS WETLAND BOUNDARIES PRESENT WITHIN THE PROJECT AREA.

TEN BEARS ENVIRONMENTAL DATE
 606 FEDERAL ST
 MILTON, DE 19968

SUSSEX COUNTY

COMMISSION CHAIRMAN / SECRETARY DATE

COUNTY COUNCIL PRESIDENT DATE

OWNER(S) CERTIFICATION

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

PRINTED NAME TITLE
 REYNOLDS POND ESTATES, LLC DATE
 28855 LEWES GEORGETOWN HWY
 LEWES, DE 19958

ENGINEERS CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

CARLTON R. SAVAGE, JR., P.E. (LICENSE #16457) DATE
 20246 COASTAL HIGHWAY
 REHOBOTH BEACH, DE 19971

SCALED ENGINEERING
 Scaled Engineering Inc.
 20246 Coastal Highway
 Rehoboth Beach, DE 19971
 Phone: (302) 227-7608

PREPARED FOR
ESTATES AT REYNOLDS POND
 FOR PROPERTY KNOWN AS
TAX MAP # 230-28.00 PARCEL(S) 12.00 & 12.02
 CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

DATE: FEBRUARY 2026
 SCALE: AS NOTED
 DRAWN BY: JRE
 PROJECT NO. CPST100

T-1

PUBLIC PRE CHECK Results for State Parcel(s): 230-28.00-12.02,230-28.00-12.00

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Aglands Preservation Districts: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Ocean Area No Build Points: No Issues Found

Soils - Kent County: No Issues Found

Bay Area No Build Line: 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

Park Facilities: No Issues Found

Soils - New Castle County: No Issues Found

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

Summary

Name	Count	Area(ft ²)	Length(ft)
DE PLUS Project Areas	3	10,838,020.49	N/A
DE_StateParcels - State Parcels	2	3,579,872.47	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	1	28,395.68	N/A
Delaware Ecological Network	4	859,628.11	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	3,579,871.73	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	101,618.02	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	3	N/A	449.40
Transect	0	N/A	0
Cross Sections	4	N/A	1,480.68
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	4	3,579,872.17	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft ²)
1	2004-08-17	3,545,340.16
2	2005-05-14	3,545,340.16
3	2005-11-20	3,545,340.16

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft ²)
1	230-28.00-12.02	40.40	1,759,729.09
2	230-28.00-12.00	41.78	1,820,143.38

Aglands Preservation Districts

#	projectid	program	Area(ft ²)
1	S-07-01-156	Ag Easement	28,395.68

Delaware Ecological Network

#	ID	Area(ft ²)
1	6,868.00	65.59
2	6,871.00	36,157.07
3	6,937.00	215,575.75
4	6,875.00	607,829.70

Soils Sussex County

#	SOILNAME	Area(ft ²)
1	Longmarsh and Indiantown soils, frequently flooded	4,234.21
2	Ingleside loamy sand, 0 to 2 percent slopes	9,086.70
3	Water	28,905.18
4	Evesboro loamy sand, 0 to 5 percent slopes	171,923.38
5	Ingleside sandy loam, 0 to 2 percent slopes	187,091.96
6	Fort Mott loamy sand, 0 to 2 percent slopes	802,687.95
7	Downer loamy sand, 0 to 2 percent slopes	936,237.42
8	Fort Mott loamy sand, 2 to 5 percent slopes	1,439,724.92

2017 Wetlands (not regulatory)

#	ACRES	Area(ft ²)
1	0.74	213.72
2	33.69	3,888.57
3	10.23	12,403.62
4	2.69	17,862.35
5	0.66	21,200.40
6	1.40	46,049.35

Base Flood Elevation

#	DFIRM_ID	Length(ft)
1	10005C	449.40

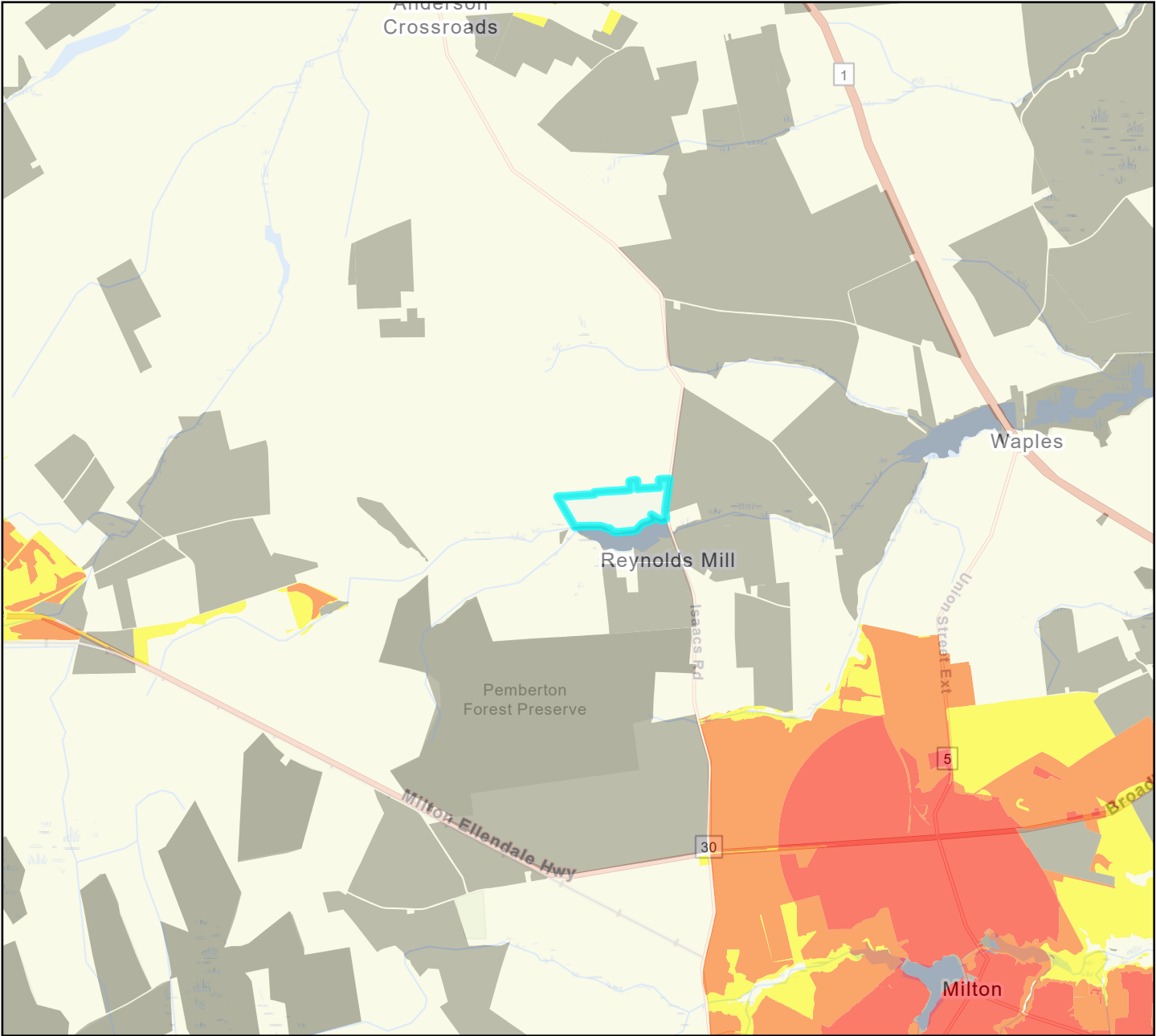
Cross Sections

#	DFIRM_ID	Length(ft)
1	10005C	1,480.68

FEMA Flood Maps

#	DFIRM_ID	Area(ft ²)
1	10005C	3,579,872.17

Preliminary Land Use Service (PLUS) 2026-04-01 Estates at Reynolds Ponds



Legend

PLUS Project



Investment Level



1



2

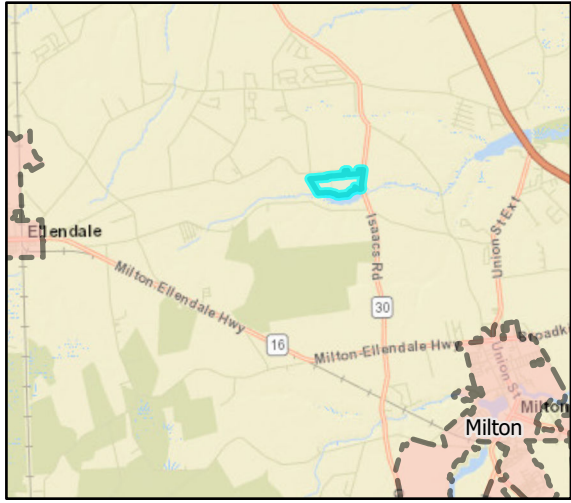


3

4

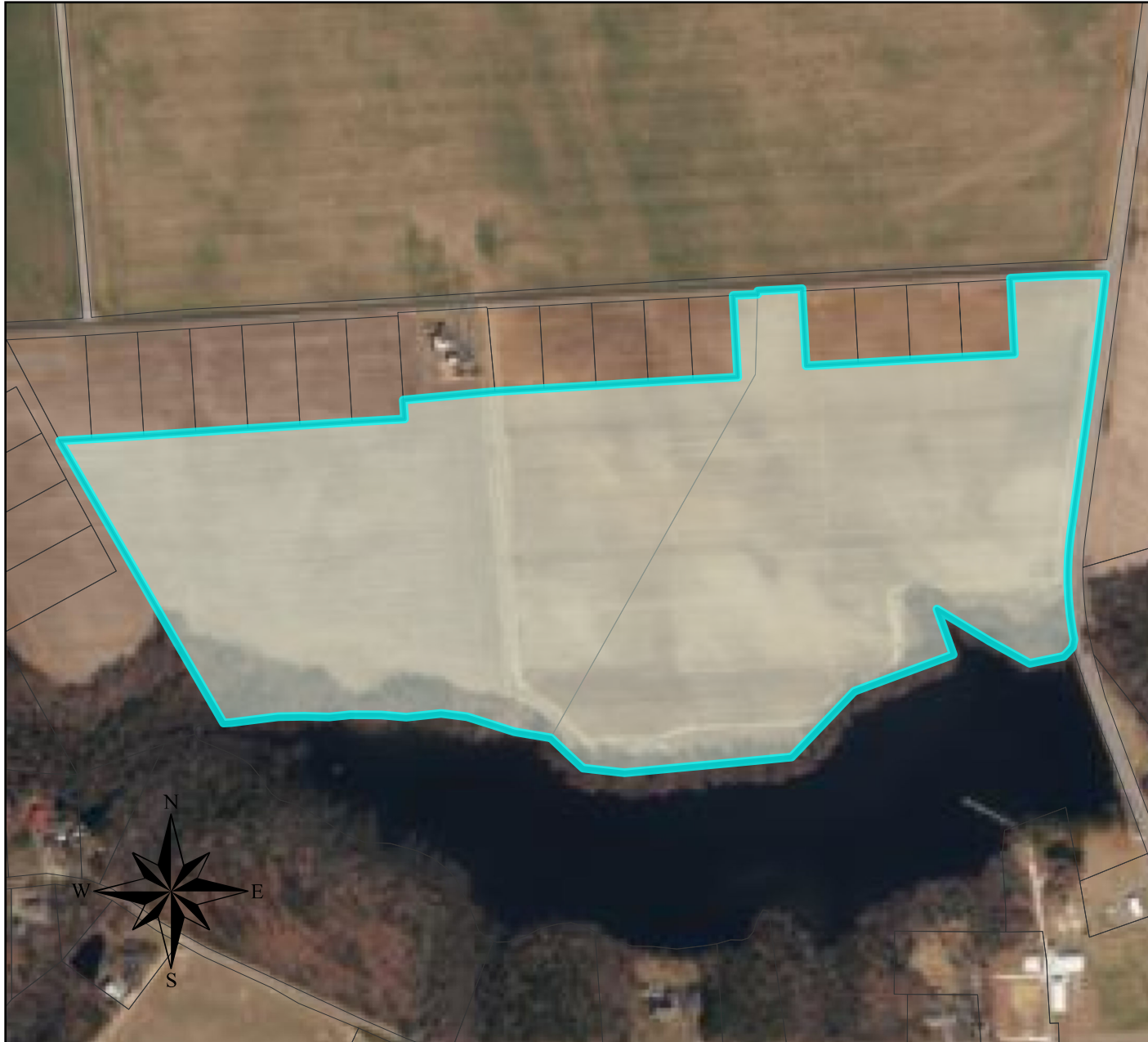


Out of Play





Preliminary Land Use Service (PLUS)

2026-04-01 Estates at Reynolds Ponds



Legend

-  Municipalities
-  PLUS Project Areas

