STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
OFFICE OF STATE PLANNING COORDINATION

November 17, 2025

Becker Morgan Group, Inc.
Attn: Chad Carter
309 S Governors Ave,
Dover, DE 19904

RE: PLUS review – 2025-10-10 Cedarcrest

Dear Mr. Carter:

Thank you for meeting with State agency planners on October 29th, 2025 to discuss Cedarcrest. According to the information received, you are seeking review of a proposed major cluster subdivision of 650 units on 471.6 acres.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

Strategies for State Policies and Spending

This project represents a major land development that will result in 650 residential units predominantly in an Investment Level 4 area according to the *2020 Strategies for State Policies and Spending*. This project is also located within the Low Density area according to the Sussex County comprehensive plan.

Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New development activities and suburban development are not supported in Investment Level 4. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved.

From a fiscal responsibility perspective, development of this site is likewise inappropriate. The cost of providing services to development in rural areas is an inefficient and wasteful use of the State's fiscal resources. Over the longer term, the unseen negative ramifications of this development will become even more evident as the community matures and the cost of maintaining infrastructure and providing services increases.

In addition, the development of this site may be environmentally inappropriate due to the following:

- Maps from the Statewide Wetlands Mapping Project indicate the potential presence of non-tidal wetlands in the northeastern portion of the site, as well as several potential blue line streams located throughout the property and corresponding with tax ditches. The application indicates that wetlands have not been delineated. The application proposes to disturb approximately 68 acres of non-tidal wetlands and waterways.
- Hydrologic Soil Group D, somewhat-to-very poorly drained soils, have been identified on 100% of the site. These soil types could worsen existing drainage issues if present and are typically not conducive to utilizing infiltration stormwater Best Management Practices such as bioretention and infiltration basins.
- The tricolored bat (*Perimyotis subflavus*) may occur on the site due to habitat suitable for such species existing within the project boundary. This species is federally listed as endangered and is protected under the U.S. Endangered Species Act.
- The proposed development is located in an area classified as Level 4 per the Strategies for State Policies and Spending. Both the State Strategies and the County Comprehensive Plan explicitly disapprove of the proposed isolated development in this region. The main objective of these plans is to protect agricultural lands, forestlands, recreational uses, and open spaces, all of which are considered preferred uses in Level 4 areas.
- The preliminary plan proposes the elimination of approximately 40 of 257 acres of forest on the site. An analysis of historical data indicates that the forest area located on both the northern and southern parcels has likely maintained some degree of forest cover since 1937 and could be considered mature forest.
- Maps from the Statewide Wetlands Mapping Project indicate the potential presence of forested wetlands on the northeastern and southern portions of the site. This habitat type is known to support an array of plants and animals, most notably wetland dependent species such as amphibians.

The non-tidal coastal plain streams along the northern and western property boundaries are mapped as a Key Wildlife Habitat in the Delaware Wildlife Action Plan because they are part of a large wetland complex that can support an array of plant and animal species across the landscape.

- The proposed project borders the State Wildlife Management Area (Industrial Forest Lands Barr Complex) managed by the Division of Fish and Wildlife. Proposed development activities may negatively impact wildlife habitat bordering the State Wildlife Management Area.

  Future residents may be affected by legal hunting activities, such as noise from firearms or dogs, as well as herbicides and prescribed burns that take place in Wildlife Management Areas.

Because the development is inconsistent with the Strategies for State Policies and Spending, the Department is opposed to this Subdivision.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Stephen Bayer 302-760-4834

- The site access on all State maintained roads must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

- In terms of traffic analysis and based on the requirements of the Development Coordination Manual, this proposed project will require a Traffic Impact Study (TIS). As discussed in the PLUS meeting the developer has already begun this process. Please complete and finalize the study to identify any frontage or off-site improvements necessary.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Development Coordination Manual, DelDOT will require dedication of right-of-way along the site's frontage. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of all State maintained roads. The following right-of-way dedication note is required, "**A 30-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage with State maintained roadways. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along all State maintained roads.

- In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are no additional constraints or environmental issues on site, nor does it indicate DNREC support of a project.

Wetlands and Waterways
Maps from the Statewide Wetlands Mapping Project indicate the potential presence of non-tidal wetlands in the northeastern portion of the site, as well as several potential blue line

streams located throughout the property and corresponding with tax ditches. The application indicates that wetlands have not been delineated. The application proposes to disturb approximately 68 acres of non-tidal wetlands and waterways.

State Requirements:

- The wetlands and waterways are not mapped on the site plan. Include all wetland boundaries, streams, and waterways on site plans.

- DNREC Wetlands and Waterways Sections recommends that a Jurisdictional Determination (JD) is conducted for the site, to flag the wetland boundary.

- The DNREC Wetlands and Waterways Sections recommends that a wetlands delineation is completed. For a list of consultants and engineers who can conduct wetland delineations, please call the DNREC Wetlands and Waterways Section.

- State permits from the DNREC Wetlands and Waterways Section may be required for disturbance proposed in state jurisdictional wetlands and waterways. To apply for a permit online, please visit their website at https://dnrec.delaware.gov/water/wetlands-subaqueous/permits/.

- It is recommended to schedule a meeting with the DNREC Joint Permit Processing (JPP) service for assistance with the necessary state and federal permitting procedures and requirements. Please contact the DNREC Division of Water's Wetlands and Waterways Section to schedule.

State Contact: DNREC Wetlands and Waterways Section at (302) 739-9943.
Website: https://dnrec.delaware.gov/water/wetlands/

Federal Requirements:

- Federal permits from the U.S. Army Corps of Engineers may be necessary if dredge or fill is proposed in certain non-tidal wetlands. A delineation of waterways and wetlands may also be required. In certain cases, permits from the US Army Corps of Engineers may trigger additional certifications from DNREC (Coastal Zone Federal Consistency Certification and 401 Water Quality Certification). Work with the US Army Corps of Engineers to determine the appropriate federal permitting requirements.

- Federal permits from the U.S. Army Corps of Engineers will be necessary if dredge or fill is proposed in tidal wetlands, streams, and certain non-tidal wetlands. A delineation of waterways and wetlands may also be required. In certain cases, permits from the US Army Corps of Engineers may trigger additional certifications from DNREC (Coastal Zone Federal Consistency Certification and 401 Water Quality Certification). Work with the US Army Corps of Engineers to determine the appropriate federal permitting requirements.

Federal Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.
Website: https://www.nap.usace.army.mil/Missions/Regulatory/Contacts/

Coastal Zone Federal Consistency Certification (state contact): DNREC Coastal Management Program at (302) 739-9283.
Website: https://dnrec.delaware.gov/coastal-programs/coastal-management/

Wastewater Disposal Systems – Large Systems
For wastewater conveyance offsite by way of a new sewer connection, flow rates exceeding 2,500 gallons of liquid waste per day will require a Wastewater Pollution Collection and Conveyance (WPCC) permit from the Commercial and Government Services section.

Contact: DNREC Commercial and Government Services Section at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/commercial-government/

Tax Ditches
The following tax ditch prongs are located on the proposed site:

- Prong 2 of the New Ditch tax ditch (northern property boundary)
- Sub 1 of Prong 2 of the New Ditch tax ditch (northern interior)
- Prong 3 of the New Ditch tax ditch (eastern and central interior)
- Sub 1 of Prong 3 of the New Ditch tax ditch (central interior)
- Main Segment of the New Ditch tax ditch (western property boundary and southern interior)
- Sub 1 of Prong 4 of the New Ditch tax ditch (southern property boundary)
- Prong 4 of the New Ditch tax ditch (southern property boundary)
- Prong 1 of the New Ditch tax ditch (western property boundary)

Tax ditches are man-made channels created to move normal water flow off agricultural lands. These channels have associated tax ditch Rights-of-Way (ROW) that are utilized for access as well as sediment and debris disposal during maintenance. Tax ditch ROWs vary by channel size and location.

The following tax ditch ROWs occur within the project boundary:

- Prong 2 of the New Ditch tax ditch has an 80-foot to Centerline (CL) ROW (northern property boundary)

- Sub 1 of Prong 2 of the New Ditch tax ditch has an 80-foot to Centerline (CL) ROW (northern interior)

- Prong 3 of the New Ditch tax ditch has a 25-foot to Top of Bank (TOB) and an 80-foot to Top of Bank (TOB) ROW (eastern interior)

- Prong 3 of the New Ditch tax ditch has a 80-foot to Top of Bank (TOB), an 80-foot to Centerline (CL), and a 25-foot to Top of Bank (TOB) ROW (central interior)

- Sub 1 of Prong 3 of the New Ditch tax ditch has an 80-foot to Top of Bank (TOB) ROW (central interior)

- Main Segment of the New Ditch tax ditch has a 250-foot to Centerline (CL), an 80-foot to Centerline (CL) and a 25-foot to Top of Bank (TOB) ROW (western property boundary and southern interior)

- Sub 1 of Prong 4 of the New Ditch tax ditch has an 80-foot to Centerline (CL) ROW (southern property boundary)

- Prong 4 of the New Ditch tax ditch has a 25-foot to Top of Bank (TOB) and an 80-foot to Centerline (CL) ROW (southern property boundary)

- Prong 1 of the New Ditch tax ditch has an 80-foot to Centerline (CL) and a 25-foot to Top of Bank (TOB) ROW (southern property boundary)

The following requirements will apply:

- Clearly delineate and label existing and proposed Tax Ditch [Prongs] and associated ROW on all sheets where it appears, including on adjacent properties. The Delaware Tax Ditch FeatureServer is available on DE FirstMap and here: https://enterprise.firstmap.delaware.gov/arcgis/rest/services/Hydrology/DE_TaxDitch/FeatureServer

- Proposed structures or construction lies within the existing tax ditch ROW. To reduce or change existing tax ditch ROWs, a Court Order Change must be submitted by the DNREC Drainage Program. The associated Land Development Project Review Request form is attached, as well as the aerial drainage map.

- If the site and/or stormwater management features are designed to discharge into Prong 2 of the New Ditch Tax Ditch, located in the northern portion of the site, or the Main Segment of the New Ditch Tax Ditch, located in the western portion of the site, design must consider existing conditions versus design specifications. Please consult with the DNREC Drainage Program for As-Built design information if necessary.

- Contact the DNREC Drainage Program to discuss the on-site tax ditch ROWs prior to the project application meeting with the appropriate plan review agency for construction stormwater management.

- Development of the site may result in a change to the drainage pattern and associated tax ditch watershed boundary. To change existing tax ditch watershed boundaries, a Court Order Change must be submitted by the DNREC Drainage Program. To initiate this process, complete and submit the attached Land Development Project Review Request form. An aerial drainage map has been provided for your reference.

- Permanent obstructions including, but not limited to, stormwater management facilities, buildings, sheds, streets, wells, and septic systems are not allowed within the tax ditch ROWs.

- Existing tax ditches on the property must be surveyed and compared to tax ditch design specifications for effective function. The channel should be cleared or excavated prior to the construction of the project if needed.

- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream or create any off-site drainage problems downstream due to increases in stormwater.

Contact: DNREC Drainage Program at (302) 855-1930.
Website: https://dnrec.delaware.gov/drainage-stormwater/
Tax Ditch Mapper: de.gov/taxditchmap
Tax Ditch guidelines:
https://documents.dnrec.delaware.gov/swc/Drainage/Documents/Tax-Ditch-Land-Development-Guidelines.pdf

Stormwater Management
The project proposes greater than 5,000 square feet of land disturbing activities and will be subject to Delaware's *Sediment and Stormwater Regulations*.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency, prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Sussex Conservation District.

- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically https://enoi.dnrec.delaware.gov/, (select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the $195 fee.

- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: https://www.sussexconservation.org/

General Stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Hydrologic Soils Group

Hydrologic Soil Group D, somewhat-to-very poorly drained soils, have been identified on 100% of the site. These soil types could worsen existing drainage issues if present and are typically not conducive to utilizing infiltration stormwater Best Management Practices such as bioretention and infiltration basins. These practices must meet minimum infiltration requirements.

- Any stormwater Best Management Practices that propose the use of infiltration or natural recharge shall include a soils investigation.

Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Special Flood Hazard Area

According to the newest Flood Insurance Rate Maps (FIRM), a portion of this parcel is situated within a Special Flood Hazard Area, specifically within the mapped 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone AE. In lands contained within the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced through the local floodplain ordinance, which can have higher standards. Structures and features such as an ingress/egress, internal roadways, and lots with homes are proposed within the floodplain. Homeowners with mortgages for homes within the floodplain may be required to purchase flood insurance. Although houses are proposed outside of the Special Flood Hazard Area (SFHA), some houses may still be required by lenders to purchase flood insurance, based on the proximity to the SFHA.

A portion of this site is also situated within the moderate risk floodplain, or 500-year floodplain (0.2% annual chance of flooding), identified as a shaded zone-X.

- The applicant must comply with the local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at https://floodplanning.dnrec.delaware.gov/

- If fill is to be placed in floodplain to increase grade elevation to raise proposed development out of the mapped floodplain, the applicant must work with the local community floodplain authority to initiate a Certified Letter of Map Revision – Fill (CLOMR-F) request. A CLOMR-F request should be submitted to FEMA for review followed by an application to FEMA for a Letter of Map Revision (LOMR) at completion. Please note that a property will not be officially recognized by FEMA as being located out of the mapped floodplain until a LOMR has been issued. To determine the community floodplain authority for this proposal, please contact DNREC's Shoreline and Waterway Management Section.

Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500. Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/

Tricolored Bat
The tricolored bat (*Perimyotis subflavus*) may occur on the site due to habitat suitable for such species existing within the project boundary. This species is federally-listed as endangered and is protected under the U.S. Endangered Species Act.

- Consult with the U.S. Fish and Wildlife Service to determine what permits or surveys may be required. Projects should be submitted through the Information for Planning and Consultation tool as well as the Range-wide Tricolored Bat determination key through the U.S. Fish and Wildlife Service at https://ipac.ecosphere.fws.gov/

State Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600. Website: https://dnrec.delaware.gov/fish-wildlife/conservation/

Federal Contact: U.S. Fish and Wildlife Service, Chesapeake Bay Ecological Services Field Office at (410) 573-4599. Website: https://www.fws.gov/office/chesapeake-bay-ecological-services

Electric Vehicle Charging Requirements
Electric vehicle charging infrastructure is now required for all residential dwellings in Delaware (see 80 Del. Laws, c. 145 § 8001- § 8006) for which:

1. A building permit is issued on or after January 1, 2024 (single family), or
2. The final site plan is approved on or after January 1, 2025 (multi-family).

Requirements are summarized below. Consult the Delaware Code directly for further details.

Single-family Dwellings, effective 2024:

- The developer of a single-family residential dwelling shall install at least one electric vehicle capable parking space at each single-family residential dwelling constructed.

- If the single-family residential dwelling does not have an attached or detached garage, an electric vehicle capable parking space must be provided in the driveway, assigned parking space for the dwelling, or at an unassigned non-street residential parking space constructed as part of the project.

Air Quality – Particulate Emissions
Particulate emissions are regulated by DNREC's Division of Air Quality. To control particulate emissions from construction and materials handling operations, the following is required:

- The applicant must use dust suppressants and other measures during demolition activities, grading, land clearing, excavation of non-paved roads, material movement or storage, and sandblasting activities.

Contact: DNREC Division of Air Quality at (302) 739-9402.
Website: https://dnrec.delaware.gov/air/permitting/

Delaware Department of Agriculture – Contact Milton Melendez 302-698-4500

- The proposed development is located in an area classified as Level 4 per the Strategies for State Policies and Spending. Both the State Strategies and the County Comprehensive Plan explicitly disapprove of the proposed isolated development in this region. The main objective of these plans is to protect agricultural lands, forestlands, recreational uses, and open spaces, all of which are considered preferred uses in Level 4 areas.

- The Delaware Department of Agriculture categorically opposes the proposed development, citing its inconsistency with the preferred land uses. This misalignment is seen as detrimental to the success of agriculture and forestry, leading to increased public costs for services and facilities. Moreover, the Department firmly opposes the project due to its adverse impact on the fundamental land uses crucial to Delaware's resource industries, including agriculture, forestry, and horticulture, along with their associated sectors.

- Newcomers to such developments often lack an understanding of and appreciation for modern agriculture and forestry, resulting in conflicts that compromise health and safety, such as reduced highway safety with farm equipment and cars sharing rural roads. The Department emphasizes that these conflicts jeopardize the essential economic, environmental, and open space benefits of agriculture and forestry. As such, the Department is steadfast in its opposition to the establishment of isolated development areas that it deems inefficient in terms of the full spectrum of public facilities and services funded with public resources. It asserts that public investments should prioritize agricultural and forestry preservation.

- The Delaware Department of Agriculture advocates for growth that expands existing urban areas and growth zones outlined in approved State, county, and local plans. It expresses support for additional land preservation through measures like transfer of development rights, committing to work with developers to implement these strategies if the project is approved.

State Historic Preservation Office – Contact Carlton Hall 302-736-7400

- There are no known archaeological sites or known National Register-listed or eligible properties within the project area. There was a known church and also farm buildings in the project area that were demolished. Parcels are bordered by tributaries of New Ditch. Large portions of the project area are forested, with the rest agricultural. The project area has a low potential for precontact archaeological resources, and a low potential for historic resources except in the vicinity of the demolished Cedar Crest Farms building on the southern portion of parcel 135-22.00-7.05. The Delaware SHPO recommends an archaeological survey for the area of the demolished historic structure.

- While the potential for a church cemetery is low, the historic agricultural complex means a potential for unmarked human remains from a historic family cemetery or graveyard. Abandoned or unmarked family cemeteries are very common in the State of Delaware. They are usually in rural or open space areas, and sometimes near or within the boundary of a historic farm site. Disturbing unmarked graves or burials triggers Delaware's Unmarked Human Burials and Human Skeletal Remain Law and such remains or discoveries can result in substantial delays while the procedures required under this law are carried out. If any project or development proceeds, our office requests that the applicant be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).

- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. Owners and developers who

may plan to apply for an Army Corps of Engineers permit or for federal funding, such as HUD or USDA grants, should be aware of the National Historic Preservation Act of 1966 (as amended).

- If you need further information or additional details pertaining to the Section 106 process and the Advisory Council's role; please review the Advisory Council's website at the following: www.achp.gov If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394
This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office.

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

Fire Protection Water Requirements:

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly)

- Where a water distribution system is proposed for single-family dwellings, it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 800 feet spacing on centers are required. (One & Two- Family Dwelling)

- One- and Two-Family dwellings are required by law to offer the homeowner an automatic sprinkler system, therefore infrastructure should accommodate water needs.

- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

Accessibility

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Asbury Road and County Seat Highwaymust be constructed so fire department apparatus may negotiate it.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.

- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.

- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.

- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

- Bridge crossings are required to meet DelDOT bridge specifications. Please note the bridge construction on the site plan.

Gas Piping and System Information:

- Provide type of fuel proposed and show locations of bulk containers on plan.

Required Notes:

- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”

- Proposed Use

- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units

- National Fire Protection Association (NFPA) Construction Type

- Maximum Height of Buildings (including number of stories)

- Note indicating if building is to be sprinklered

- Name of Water Provider

- Letter from Water Provider approving the system layout

- Provide Road Names, even for County Roads

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped **(but in no way required)** that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Department of Transportation – Contact Stephen Bayer 302-760-4834

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 16, 2021. The notes can be found at https://www.deldot.gov/Business/subdivisions/

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Tax Ditches

- Contact the DNREC Drainage Program to schedule a joint meeting with DNREC's Tax Ditch section and the Sussex Conservation District. Proposed stormwater management facilities may have the potential to discharge into Prong 2 and Sub 1 Prong 2 of the New Ditch tax ditch located in the northern portion of the site, as well as the Main Segment of the New Ditch tax ditch in the western portion of this site.

- All existing ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project.

- Environmental permits or exemptions may be required by the County Conservation District (Standard Plan), the DNREC Sediment and Stormwater Program (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Waterways Section prior to clearing and/or excavating ditch channels.

Contact: DNREC Drainage Program at (302) 855-1930.
Website: https://dnrec.delaware.gov/drainage-stormwater/
Tax Ditch Mapper: de.gov/taxditchmap

Tax Ditch guidelines:
https://documents.dnrec.delaware.gov/swc/Drainage/Documents/Tax-Ditch-Land-Development-Guidelines.pdf

Stormwater Management

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.

- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: https://www.sussexconservation.org/

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Hydrologic Soils Group

- Removing forested areas should be avoided to the greatest extent possible. Forest removal may exacerbate conditions on poorly drained soils.

Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Special Flood Hazard Area

- Locate all structures outside of the floodplain. If this is not possible, the developer should consider designing structures to a higher standard to avoid potential future flood damage and loss.

- Specifically, it is not recommended to place in the floodplain roadways that are essential for first responders in the event of an emergency. Roadways in the floodplain could become impassable during major flooding events. Safe access to such locations should be ensured at all times.

- For subdivision and development proposals containing at least 50 lots or at least 5 acres (whichever is the lesser) proposed in FEMA-delineated Special Flood Hazard Areas where base flood elevation data are not available, DNREC reviewers recommend that hydrologic and hydraulic engineering analyses are conducted. These studies will determine base flood elevations and floodway delineations.

Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500. Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/

Removal of Mature Forest

The preliminary plan proposes the elimination of approximately 40 of 257 acres of forest on the site. An analysis of historical data indicates that the forest area located on both the northern and southern parcels has likely maintained some degree of forest cover since 1937 and could be considered mature forest. Mature forests possess the potential for rare, threatened, or endangered species that rely on this type of habitat. Forests filter water for improved water quality, provide habitat for wildlife, absorb nutrients, infiltrate stormwater, moderate temperatures, and store atmospheric carbon which would otherwise contribute to climate change.

- Removing forested areas for development, especially mature forests, should be avoided to the greatest extent possible.

- In general, contiguous forest and connected areas of natural habitat are more beneficial to wildlife, allowing for safer movement from one area to another while reducing roadway mortality.

- To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, it is recommended that tree clearing not occur from April 1st to July 31st.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600. Website: https://dnrec.delaware.gov/fish-wildlife/contact-information/

Vegetated Buffer Zones - Forested Wetlands within Key Wildlife Habitat

Maps from the Statewide Wetlands Mapping Project indicate the potential presence of forested wetlands on the northeastern and southern portions of the site. This habitat type is known to support an array of plants and animals, most notably wetland dependent species such as amphibians.

The non-tidal coastal plain streams along the northern and western property boundaries are mapped as a Key Wildlife Habitat in the Delaware Wildlife Action Plan because they are part of a large wetland complex that can support an array of plant and animal species across the landscape.

To reduce impacts to these species, the following is recommended:

- Do not disturb forested wetlands. Key Wildlife Habitat should be conserved to the maximum extent practicable and negative impacts should be minimized.

- Maintain an upland buffer of at least 100 feet along all wetlands, waterways, and sensitive habitats, except tax ditches, including those containing existing forest or natural vegetative cover.

- Vegetated buffer zones should be identified outside of the Limit of Disturbance on the engineering plans.

- Maintain vegetated buffer zones as native species meadows or forest.

- Vegetated buffer zones should be deeded as community open space and not contained within any lot lines. Signage should be installed at the edge and within the buffer zones to deter residents from encroaching into these common areas.

- Maintain habitat connections to undeveloped open space, which are especially important for species movement across the landscape.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600. Website: https://dnrec.delaware.gov/fish-wildlife/conservation/

State Wildlife Management Area
The proposed project borders the State Wildlife Management Area (Industrial Forest Lands Barr Complex) managed by the Division of Fish and Wildlife. Proposed development activities may negatively impact wildlife habitat bordering the State Wildlife Management Area.

Future residents may be affected by legal hunting activities, such as noise from firearms or dogs, as well as herbicides and prescribed burns that take place in Wildlife Management Areas.

- The developer should consult with the Regional Wildlife Biologist to minimize potential negative impacts to the State Wildlife Management Area.

Contact: DNREC Division of Fish and Wildlife at (302) 739-9912.
Website: https://dnrec.delaware.gov/fish-wildlife/conservation/

Air Quality – Design to Minimize Mobile Source Emissions
Mobile sources include a variety of motor vehicles and mobile equipment that generate air emissions, such as ozone, particle pollution, and air toxics. The DNREC Mobile Sources Control Program reduces motor vehicle-related pollution from both on-road vehicles and non-road vehicles.

- This site lies within Sussex County. Ambient air quality in this area may not meet Federal Air Quality Standards.

- Consider designing the project to connect to local pedestrian and bicycle networks. Designing for travel alternatives has the potential to minimize the overall tailpipe emissions associated with the use of this site.

- Consider designing the project for low maintenance green spaces. Designing green spaces to be less dependent on gas-powered lawn and garden equipment has the potential to minimize emissions associated with the on-going maintenance of this site.

Contact: DNREC Division of Air Quality's Mobile Sources Program at (302) 739-9402.
Website: https://dnrec.delaware.gov/air/mobile-sources/

Sustainable Practices

- Offer the option to install solar for each home. This allows a purchaser to incorporate the cost into their mortgage, making it more affordable. For community facilities, consider using renewable energy infrastructure such as solar to reduce energy costs and further reduce pollution created from offsite generation. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (https://dnrec.delaware.gov/climate-coastal-energy/renewable/assistance/).

- Incorporate nonmotorized connectivity and install bicycle racks where feasible to help facilitate non-vehicular travel modes.

- Consider planting select areas with native trees. Native trees improve air, water, and soil quality. Planting and nurturing trees is also a nature-based solution to reducing the greenhouse gases that drive climate change. In addition, native trees have an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.

- Consider planting select areas with meadow comprised of native species. Native plants are well-suited to our climate and require limited maintenance. Mowing in these areas should not occur between April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.

- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.
- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.

- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.
Website: https://dnrec.delaware.gov/climate-coastal-energy/

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394
Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

Fire Department Comments:

- The fire department is obligated to provide fire and EMS service to this property. Additional new development within their fire/EMS district has put a financial strain on the volunteer fire service. In order to provide quality service within the fire/EMS district the fire department may have to hire career staff to keep up with the demand of service. Currently State and County funding is not keeping up with the growth of the fire district and the burdens placed on the volunteer fire department. The developer and future residents will need to consider financial support, before this becomes a tax burden. Volunteerism is dwindling so future residents need to consider joining the fire department to serve their new community.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason, therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

David L. Edgell, AICP
Director, Office of State Planning Coordination

Attachments:

- Sussex County Planning & Zoning Comments

- Sussex County Engineering Department Comments
- Sussex County Community Development & Housing Comments
- 2025-10-10 Drainage Map_135-22.00-7.00
- 2025-10-10 Drainage Map_135-22.00-7.05
- 2025-10-10 Drainage Map_231-11.00-23.00
- 2025-10-10 Drainage Map_231-15.00-28.00
- 2025-10-10 Tax-Ditch-Land-Development-Project-Review-Request-Form

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov

Sussex County
DELAWARE
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Preliminary Land Use Service (PLUS) Meeting
October 29, 2025
October PLUS Comments
Sussex County Department of Planning & Zoning

I. Review and Discussion: Cedarcrest (2025-10-10)

Location: East side of Hudson Road (S.C.R. 387) approximately (0.2) miles north of Deer Run Road (S.C.R. 388) and on the north side of Deer Run Road approximately (0.4) miles east of Hudson Road.

Project: Review of a proposed Major Subdivision utilizing the Cluster option to accommodate a single-family residential development to include (650) lots for single-family detached residential dwelling units on Parcels comprised of a total of 414.6 acres +/-.

Sussex County Department of Planning & Zoning Comments

The applicant is required to participate in a pre-application meeting with the County. Please contact the Planning and Zoning Department to schedule a pre-application meeting with staff to discuss the proposed project by calling (302) 855-7878 or you may reach out to the Planning & Zoning Office at pandz@sussexcountyde.gov.

Following submission to the County, staff will review the Preliminary Site Plan, where more detailed comments will be provided to the Applicant. At the PLUS stage of review, staff wish to limit comments to high-level comments only.

Please note that the following are informal staff comments, and do not prejudice any decision that the Sussex County Planning & Zoning Commission may wish to make as part of any application submitted to the Department.

Tax Parcel ID(s):
135-22.00-7.00 & 7.05
231-11.00-23.00
231-15.00-28.00

Proposed: The project proposes a Major Subdivision utilizing the Cluster option to accommodate a single-family residential development to include (650) lots for single-family detached residential dwelling units on Parcels comprised of a total of 414.6 acres +/-.

Zoning: The parcels are currently zoned Agricultural Residential (AR-1). The proposed single-family cluster lots are permitted by-right in the AR-1 Zoning District. Staff note the open space design given the existing conditions and wooded areas at the site and recommend the Applicant review (§115-25(F)(3)) in terms of the Plan's design. Staff note that cluster

subdivisions are required to demonstrate the superior design criteria in (§115-25(F) & Staff recommend all cluster applications ensure that open space design meets all the cluster requirements under (§115-25(E)).

Staff have concern in terms of the site design and emergency access. In the event of a flood or when emergency responders may seek to the site during routine inclement weather conditions, access to lots proposed at the far western portion of the community is limited given the scale of (650) units and the level of improvement of Asbury Road to the west. Staff recommend the applicant consider a design that retains and improves the existing Warrington Road (S.C.R. 518A).

For general guidance on design, Staff note the "superior environment and design" required to be reflected in subdivisions utilizing the AR-1 cluster option as reflected all the criteria (§115-25(F)(3)) & (§115-25(F)(3)(a)[8][b]).

Density: The proposed density of ≈ 1.5 dwelling units per acre complies with the County Code requirements for residential improvement in an (AR-1) District which allows up to (2) single-family detached dwelling units per acre when serviced by a central sewer system (§115-25(B)(3)).

Applicability to Comprehensive Plan: Applicability to Comprehensive Plan: The project lies within the Rural Area classification of "Low Density Area" (per the 2018 Comprehensive Plan). Low Density Areas are lands currently zoned AR-1 that the County "hopes to retain the rural environment" and "set aside significant open space" (2018 Sussex County Comprehensive Plan, 4-18). The Plan additionally notes, "AR-1 zoning regulations also permit an average of two homes per acre where a cluster-style site plan is used, and a portion of the tract is preserved in permanent open space" and "the cluster option permitted in Low Density Areas should continue to permit overall site densities of up to two units per acre, provided significant open space is set aside and the tract connects to public sewers" (2018 Sussex County Comprehensive Plan, 4-19).

Open Space Provisions: The proposed plan includes (249) acres +/- (out of a total of (414.61) acres) of open space which equates to approximately 60% of the project site. This meets the Cluster Option standards which require a minimum of 30% Open Space. Staff note that the requirements for AR-1 Cluster Subdivisions includes specific design standards for the Open Space. Additionally, please note that County Council updated Codes related to Perimeter Buffers and Open Space on 12/10/2024. The new Ordinances (Ord. No 3061, Ord. No. 3062, & Ord. No. 3038) include updated standards including but not limited to: what can be classified as Open Space, the new requirement threshold for providing a Forest Assessment Report (FAR), as well as maintenance of DelDOT Level of Service.
Ord. No. 3062 (Link) **Ord. No. 3061 (Link)** **Ord No 3038 - Perimeter Buffers (Link)**

Interconnectivity: Staff encourage interconnectivity between proposed developments in order to prevent only one-way-in, one-way-out access in the event that an emergency should occur on the property in the future. As noted above, Staff recommend the applicant consider a design that retains and improves the existing Warrington Road (S.C.R. 518A) to improve the

overall interconnectivity, given the proposed (650) lots less than a mile from the jurisdictional boundary with the Town of Georgetown.

Transportation Improvement District (TID): The proposed project is **not** located within the Henlopen TID.

Agricultural Areas: The site is located within the vicinity of parcels which appear to be actively farmed. Please include on any plans submitted the Agricultural Use Protection notice located in (§99-6(G)(1)) of the County Code. This language shall also be included within any subsequent deed restrictions, leases, or agreements of sale for the property. Staff note that any proposed setbacks/BRLs will be required to meet the (50) foot setback requirements for major subdivisions adjacent to land used primarily for agricultural purposes (§99-6(G)(2)) where applicable.

Forested Areas: The Applicant notes that there are presently (248) acres of existing forest on the site and that (91) acres will be removed. Therefore, the site is retaining (157) aces of forested area (≈38% of the overall site). Staff appreciate efforts to conserve as many mature trees as possible on the project site. Staff note that any buffers which may be required as part of this plan are required to be exclusive of "stormwater management areas or facilities, wastewater treatment and/or disposal facilities" (§99-5 FORESTED AND/OR LANDSCAPED BUFFER) & (§115-193(C)(18)). Please note, if any existing woodlands are proposed as part of any required Perimeter Buffer, a Perimeter Buffer Protection Area may be required per (§99-5) & (§99-6).

Wetlands/Waterways: The Application notes that there is (100) acres of Non-Tidal Wetlands present on the site. Please note, the wetland buffer requirements under Sussex County Code require that "established natural forests and nonforest meadows predominated by noninvasive species shall be retained" (§115-193(D)(2)(a)). Please note, all wetland resource types on the site, as listed in (§115-193(A)(4)) will be required to meet all the standards for the provision of buffers included in (§115-193). Additionally, County Code requires that a Drainage Assessment Report (DAR) be submitted for approval by Sussex County Engineering Department at the time of submission of an application if the site contains or abuts wetland resources.

Site Considerations (Flood Zones, Tax Ditches, Groundwater Recharge Potential etc.): The parcels are located within Flood Zone "AE" Special Flood Hazzard Area and Flood Zone "X" (0.2%) Annual Channce Flood Zone both indicated in the applicant's Conceptual Land Use Plan. This is accurate according to current data available to Sussex County Planning & Zoning. The Parcels do not contain any Wellhead Protection Areas and are within areas of "Good" and "Fair" Groundwater Recharge. Please note this on any plans in order to comply with the provisions of Chapter 89 "Source Water Protection" of the Sussex County Code (§89-7).

PLUS

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Preliminary Land Use Service (PLUS) Meeting
Meeting will be conducted on-line and in person
Room 133, Haslet Armory
122 Martin Luther King Jr. Blvd., South
Please see https://publicmeetings.delaware.gov/ for link to on-line access
October 29, 2025

Applicants should arrive at least 15 minutes before their appointed time. Times are approximate and are subject to change.

Public comment will be heard at the end of each PLUS application after the State Agencies have shared their comments with the applicants. Each person wishing to comment on the application under review will have up to 3 minutes.

I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**

II. 9:00 AM **Review and Discussion: Boyd's Corner Preserve (2025-10-07)**
County: New Castle **Municipality:** Unincorporated
Location: North side of Burbage Road, approximately 1,800' east of intersection with Powell Farm Road.
Project: Review of a proposed residential subdivision consisting of 165 detached single-family dwelling units on 90.6 acres. The site is classified as State Strategies Levels 1 and 2, zoned S (Suburban), and is currently used as farm field.

III. 9:30 AM **Review and Discussion: Project Washington – South Campus (2025-10-02)**
County: New Castle **Municipality:** Unincorporated
Location: 825 Governor Lea Road, New Castle, DE 19720
Project: Review of a proposed major land development for six 500,000 SF, 72 MW data center buildings with supporting site and electrical infrastructure. Data centers on parcel 12-002.00-025. This site is 195 acres currently zoned Heavy Industrial/Commercial Regional (Parcel 12-002.00-025), Suburban (Parcel 10-049.00-073). The site is classified as State Strategies Levels 3, 4 and Out of Play.

IV. 10:00 AM **Review and Discussion: Warehousing Ordinance (2025-10-08)**
County: New Castle **Municipality:** Unincorporated
Location: County wide
Project: review of a proposed local government ordinance to amend New Castle County Code Chapter 40, Article 3, Article 4, Article 11 and Article 33, Regarding Truck Terminals, Warehouses, Fulfillment Centers and Distribution Centers.

V. 10:15 AM **Review and Discussion: Town of Clayton 2025 Comprehensive Plan Update (2025-10-01)**

County: Kent **Municipality:** Clayton
Location: Town of Clayton
Project: Review of a complete update to the Town of Clayton's 2019 Comprehensive Plan.

VI. 10:45 AM **Review and Discussion: Cedarcrest (2025-10-10)**
County: Sussex **Municipality:** Unincorporated
Location: County Seat Highway at Warrington Road
Project: Review of a proposed major cluster subdivision of 650 units on 471.6 acres classified as State Strategies Level 3 & 4 and zoned as AR-1 (Agricultural Residential District).

The proposed project is located within a Tier 4 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to this project. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility or municipality.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

VII. 11:15 AM **Review and Discussion: Goldsboro Farm (2025-10-06)**
County: Sussex **Municipality:** Unincorporated
Location: West side of Mulberry Knoll Road, approximately 3,000 feet south of John J. Williams Highway (Rt. 24).
Project: Review of a proposed 307-unit single family residential cluster subdivision on 257 acres. The area is currently used for agricultural purposes, is zoned AR-1 (Agricultural Residential District) and classified as State Strategies Levels 2, 3, 2 and Out of Play.

The proposed project is located within a Tier 2 area and is contiguous to the Sussex County Unified Sanitary Sewer District. Annexation and connection to the sewer system is required.

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a $1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

VIII. 11:45 AM **Review and Discussion: Robbins Property (2025-10-09)**
County: Sussex **Municipality:** Unincorporated
Location: Northwest corner of Shawnee Road at Old Shawnee Road.
Project: Review of a proposed 105 single family lot subdivision on 150.6 acres and zoned as AR-1 (Agricultural Residential District). This area is classified as State Strategies Level 2, 3 and 4.

The proposed project is located within a Tier 4 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to this project. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility or municipality.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

IX. 12:15 PM **Lunch Break – switching to Room 307 for the rest of the PLUS Agenda**

X. 1:00 PM **Review and Discussion: Bay City Mobile Home Park Expansion (2025-10-04)**
County: Sussex **Municipality:** Millsboro
Location: Cedar Street, Millsboro, DE 19966
Project: Review of a proposed site plan to add an additional 98 home sites to an existing mobile home park. The site is classified as State Strategies Levels 3, 4 and Out of Play; and zoned AR-1 (Agricultural Residential District).

The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a $1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The

Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

XI. 1:30 PM **Review and Discussion: DuPont Properties, LLC (2025-10-03)**
County: Sussex **Municipality:** Unincorporated
Location: 32581 DuPont Blvd., Dagsboro, DE 19975
Project: Review of a proposed site plan for multiple offices and warehouses on 9.86 acres, zoned C-1 (General Commercial District) and GR-1 (General Residential District) and is classified as State Strategies Level 2.

The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a $1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

XII. 2:00 PM **Review and Discussion: Banks Irons Lane (2025-10-05)**
County: Sussex **Municipality:** Unincorporated
Location: West side of Irons Lane at the intersection of Old Mill Road.

Project: Review of a proposed residential subdivision consisting of 115 single-family dwelling units on 55 acres. The site is classified as State Strategies Levels 2 & 3, and zoned AR-1 (Agricultural Residential District).

The project is within a Tier 2 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to these parcels.

The proposed project is not contiguous to the existing Sussex County Unified Sanitary Sewer District (SCUSSD) boundary and intervening parcel(s) will be necessary to annex into the District. Further information will be provided during the Sewer System Concept Evaluation (SSCE).

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items which arise at the time of the meeting.

BRANDY BENNETT NAUMAN
DIRECTOR OF COMMUNITY
DEVELOPMENT & HOUSING
(302) 855-7777 T
(302) 854-5397 F
bnauman@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

October 29, 2025

Mr. Chad Carter
Becker Morgan Group, Inc.
309 S. Governors Ave.
Dover, DE 19904

RE: PLUS Review (PLUS 2025-10-10) – Cedarcrest

Dear Mr. Carter,

Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new developments, and affirmatively market those affordable housing units to diverse populations.

For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy". The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: www.sussexcountyde.gov/affordable-and-fair-housing-resource-center. The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County.

The Community Development & Housing Department can also explain and assist with any financial support or incentives that may be available to a project from federal, state, and county sources, as well as private funding sources that also promote affordable housing in Sussex County. **Please visit www.sussexcountyde.gov/housing-trust-fund for information on the County's Housing Trust Fund.**

Further, the County's newly approved Work Force Housing Zoning Ordinance permits up to 12 units per acre, by right, in eligible areas for projects that set aside 25% of the total units for affordable rentals. For more information on eligibility and design criteria, please review the Ordinance at www.sussexcountyde.gov/affordably-priced-rental-units . The application can be found on the Planning & Zoning website at https://sussexcountyde.gov/sites/default/files/forms/SussexCountyRentalProgram_Application.pdf .

Please understand that all residential projects, including Affordable Housing Projects are subject to the applicable provisions of the Sussex County Subdivision and Zoning Codes, and the approval processes set forth in those Codes.

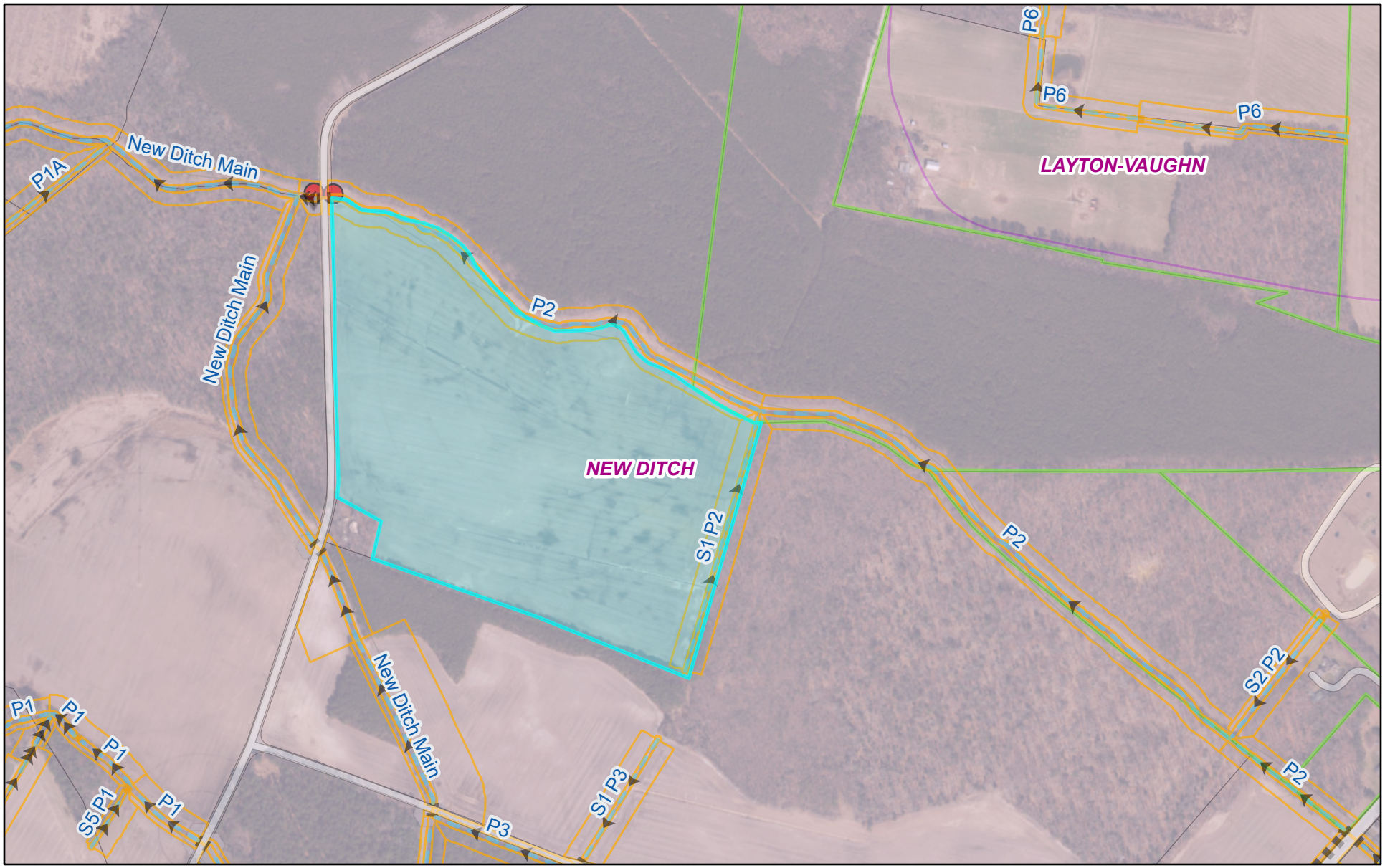
On behalf of Sussex County, we look forward to cooperating with you and your project as it moves forward.

Thank you,



Brandy B. Nauman
Director

Delaware Drainage Program Map



10/15/2025, 11:46:14 AM

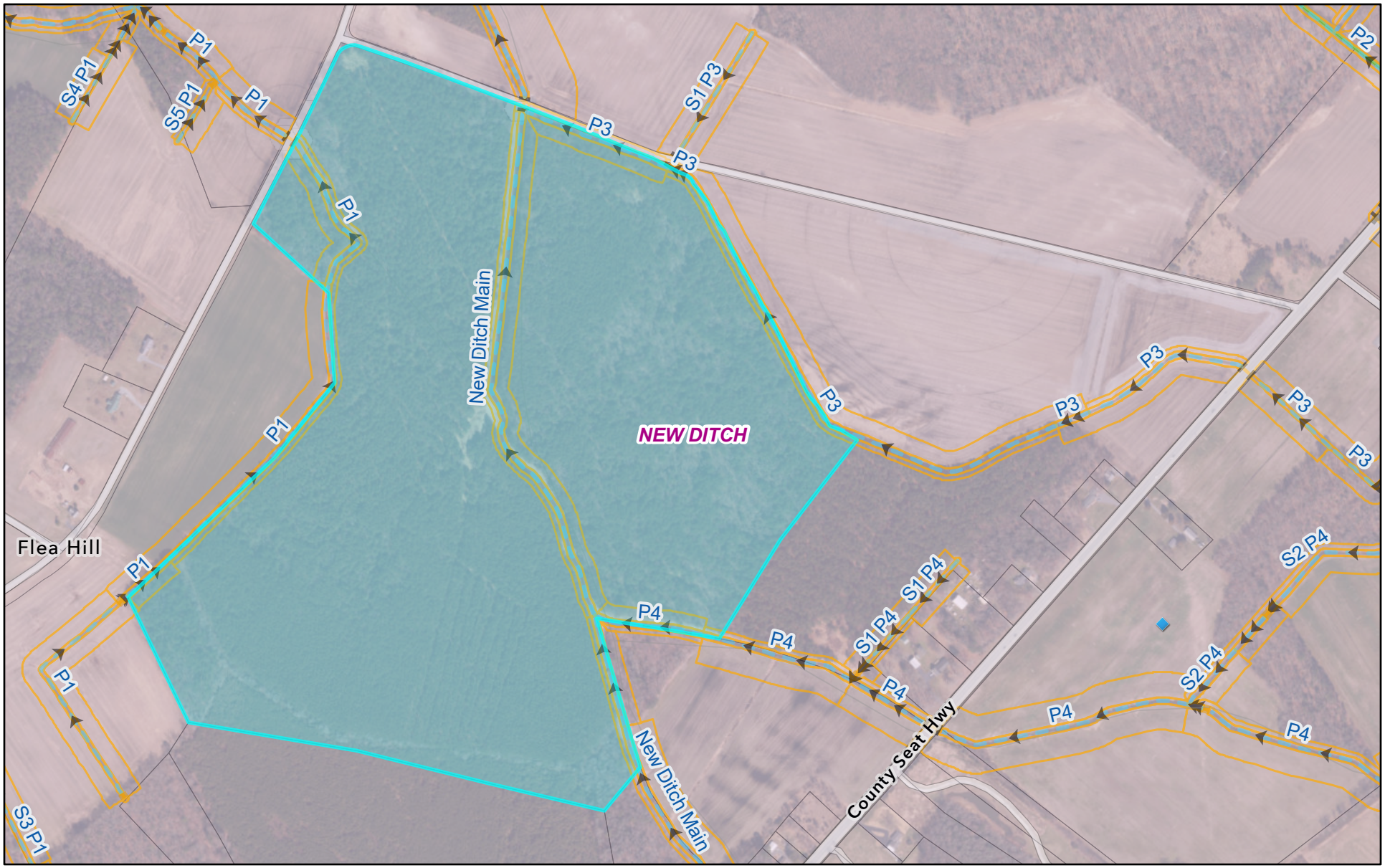
Tax Ditch Channels - System
Tax Ditch Channel
Pipe - DelDOT
Pipe - Tax Ditch
Extent of Right-of-Way
Approx. Watershed Boundary
GATES
Cable
Metal
Other
Parcels Adjusted
Parcels - Sussex
DE_Boundaries - State and County Boundaries

1:10,237

0 370 740 1,480 ft
0 112.5 225 450 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Delaware, Sanborn Map

Delaware Drainage Program Map



10/15/2025, 11:49:54 AM

Drainage Concerns
- Tax Ditch

Tax Ditch Channels - System
- Tax Ditch Channel
- Pipe - DelDOT
- Pipe - Tax Ditch
- Extent of Right-of-Way
- Approx. Watershed Boundary

GATES
- Metal

- Parcels Adjusted
- Parcels - Sussex
- DE_Boundaries - State and County Boundaries

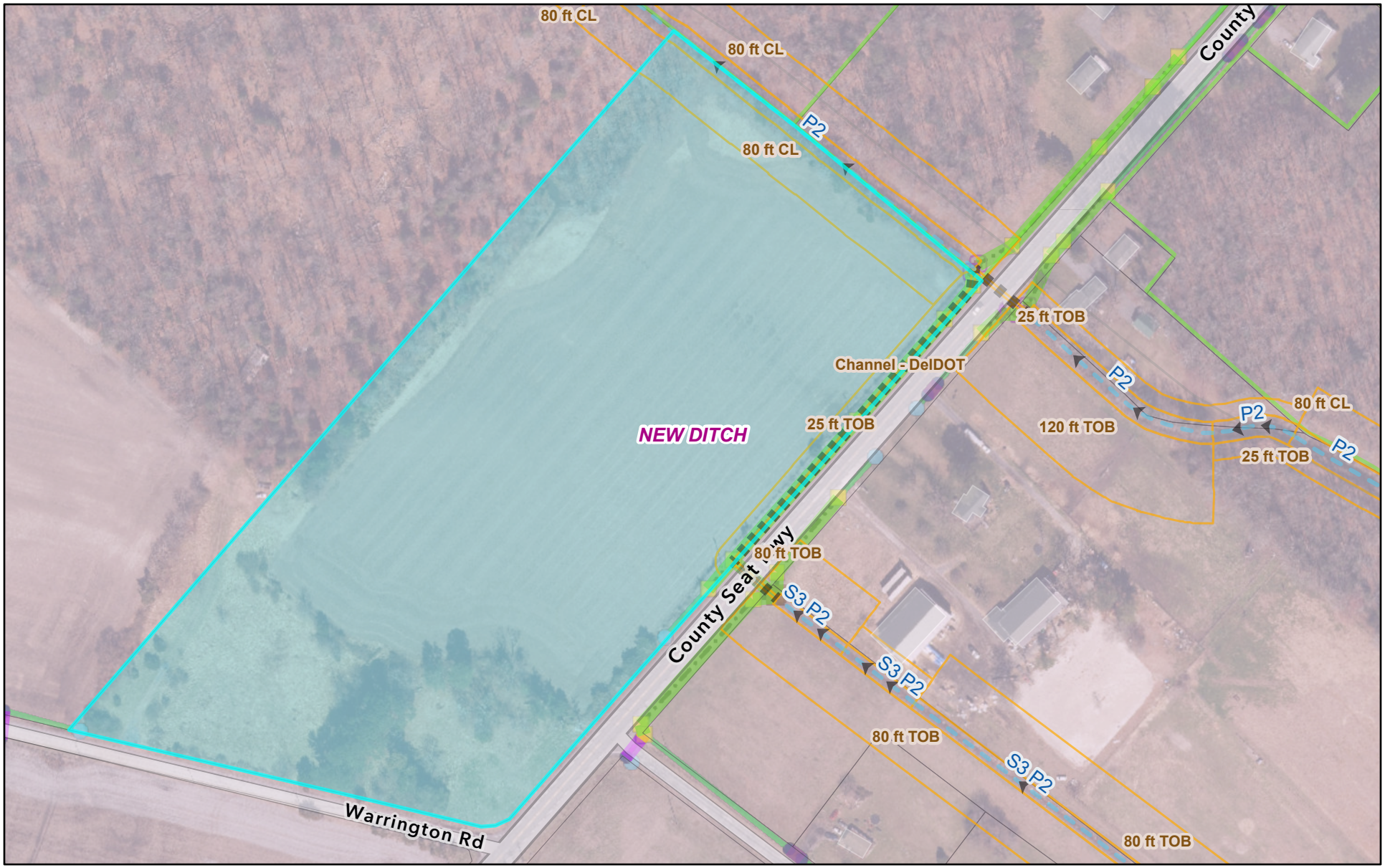
1:10,072

0 360 720 1,440 ft

0 110 220 440 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Delaware, Sanborn Map

Delaware Drainage Program Map



10/15/2025, 12:49:04 PM

Tax Ditch Channels - System
Tax Ditch Channel
Pipe - DelDOT
Extent of Right-of-Way
Approx. Watershed Boundary
Parcels Adjusted
Parcels - Sussex

DE_Boundaries - State and County Boundaries
NPDES - Pipes/Culverts
Hydraulic Connection
Driveway Culvert
Roadway Culvert
Pipe
Structure Drainage Areas

BMP Drainage Areas
Structures
Non-DelDOT Structures
Inlet
Inlet, Outfall
Manhole
Manhole, Outfall

Pipe End
Pipe End, Outfall
Junction Box
Pipe Connection
Control Structure
Culvert Point
Culvert Point, Outfall

Swale Point
Swale Point, Outfall
Dummy Point
Dummy Point, Outfall
Temporary Dummy Point
Conveyances
Swale

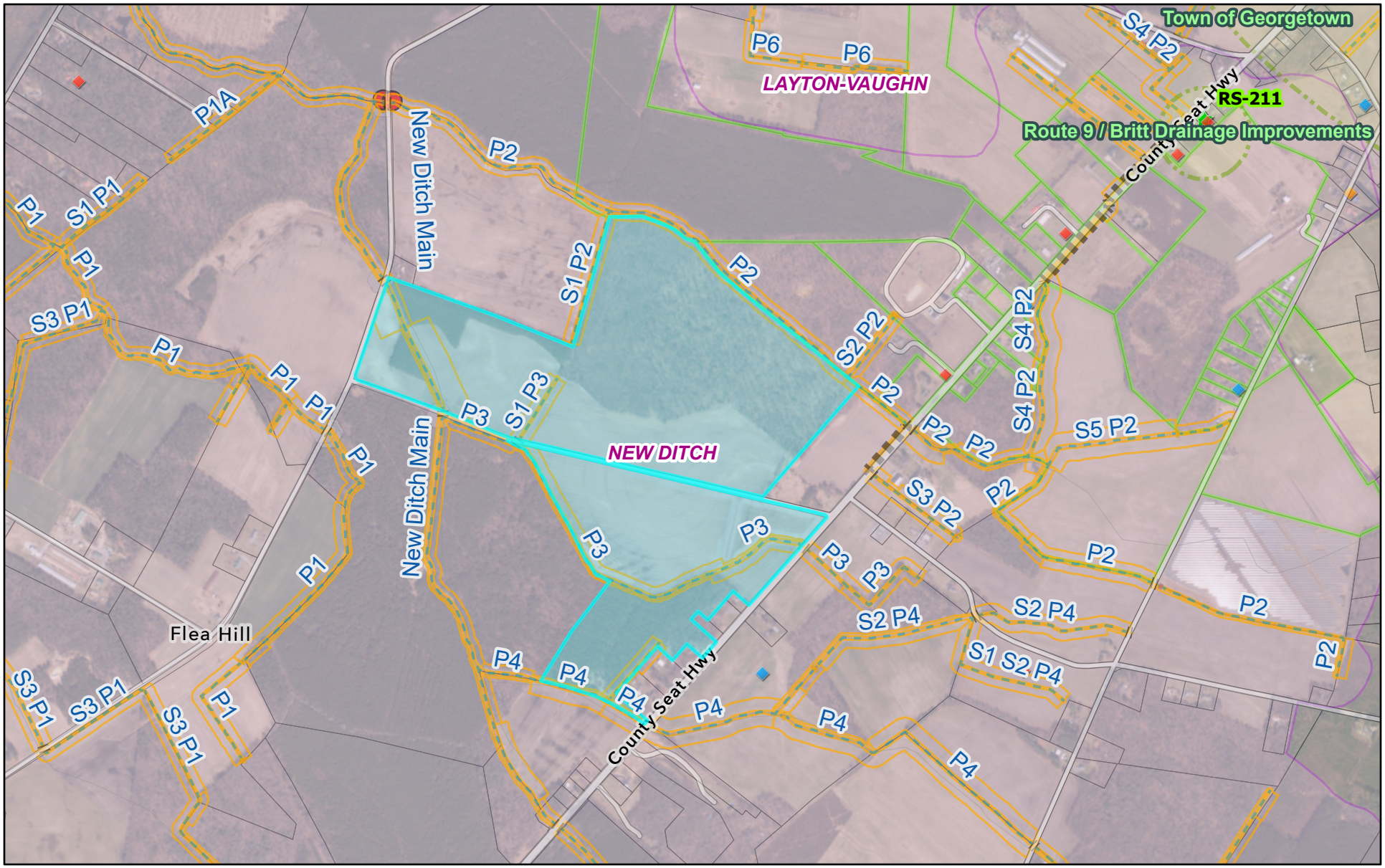
Hydraulic Connection
Driveway Culvert
Guardrail Culvert
Roadway Culvert
Pipe
BMPs
Non-DelDOT BMPs

1:3,190

0 115 230 460 ft
0 35 70 140 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Delaware, Sanborn Map

Delaware Drainage Program Map



10/15/2025, 11:52:37 AM

Drainage Concerns
- Private Drainage
- Tax Ditch
- Roadside Drainage

- Project Locations
- Benefitted Areas
- Channels - Overview
- Tax Ditch Channel
- Pipe - DelDOT
- Pipe - Tax Ditch
- Pipe - Private
- Extent of Right-of-Way
- Approx. Watershed Boundary
- GATES
- Cable
- Metal
- Other
- Parcels Adjusted
- Parcels - Sussex
- DE_Boundaries - State and County Boundaries

1:20,144

0 500 1,000 2,000 ft

0 220 440 880 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Delaware, Sanborn Map

Division of Watershed Stewardship
Drainage Program
21309 Berlin Rd., Unit 6
Georgetown, DE 19947

Tax Ditch Land Development Project Review Request Form

Project Name: _____

Attach Site Plan of proposed request(s) and include all structures, easements, setbacks, etc. that make your proposal as requested necessary. Include and label existing tax ditch channel and rights-of-way for comparison.

Check out de.gov/taxditchmap to view tax ditch channels and rights-of-way from any web browser. To download the tax ditch GIS Feature Service layer to your own application, visit Delaware FirstMap. Don't forget to label all tax ditch features in all your plans!

Project Representative/Consultant Information:

Name(s): _____
Company: _____
Title(s): _____
Phone Number(s): _____
Email(s): _____

Owner(s) Contact Information:

Name: _____
Phone Number: _____
Email: _____

Authorized Signer(s) Contact Information (when applicable):

Name: _____
Title: _____
Phone Number: _____
Email: _____

For Internal Use Only
Date Received: _____
Tracking #: _____

Division of Watershed Stewardship
Drainage Program
21309 Berlin Rd., Unit 6
Georgetown, DE 19947

Property Information:

Tax Parcel(s) Affected: _____

Tax Ditch Organization(s) Affected: _____

Request(s) of / Proposed Impact(s) to Tax Ditch System (Check all that apply):

☐	Outfall/Discharge into Tax Ditch Channel(s)
☐	Pipe Crossing/Entrances in Tax Ditch Channel(s)
☐	Relocate/Eliminate Tax Ditch Channel(s)
☐	Reduce/Increase Tax Ditch Rights-of-Way
☐	Change Tax Ditch Watershed Boundary
☐	Alteration of Existing Tax Ditch Channel(s)
☐	Utility Crossing in Tax Ditch Channel
☐	Other Explain:

Based on the options selected above, additional information may be requested.

Please specify Tax Ditch Channel(s) affected, existing and requested tax ditch rights-of-way extents whenever applicable, using the space below. (REQUIRED)

Submit all forms to the DNREC Drainage Program
Via email: DNREC_drainage@delaware.gov
Subject Line: Tax Ditch- Land Development Request

For questions about this form please call the Tax Ditch Program at 302-855-1930.

For Internal Use Only
Date Received: _____
Tracking #: _____