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

June 25, 2026

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

RE: PLUS review – 2026-05-06 Hickory Manor

Dear Mr. Carter:

Thank you for meeting with State agency planners on June 3rd, 2026 to discuss the Hickory Manor project. According to the information received, you are seeking review of a proposed cluster subdivision for 98 single family homes.

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 is in Investment Levels 2, 3 and 4 according to the *Strategies for State Policies and Spending*. Investment Level 2 reflects areas where growth is anticipated by local, county, and state plans in the near-term future. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. 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.

As noted by DNREC, the preliminary plan proposes construction in the northwestern portion of the site, located within the moderate risk 500-year floodplain where there is a 0.2% annual chance of flooding along Blackwater Creek. Lots with homes and a stormwater management facility are proposed. Hydrologic Soil Group D, poorly drained soils, have been identified in this portion of the site. These soil types typically do not favor using infiltration stormwater Best Management Practices such as bioretention and infiltration basins. A potentially compounding issue is that the application proposes eliminating approximately 23 acres (59%) of the forest on-site. Forest removal could worsen existing drainage issues. As proposed, Lots 30-32 could be vulnerable to flooding in severe storms due to the combination of low elevation, proximity to Blackwater Creek, poorly drained soils, and forest removal. It is recommended to eliminate or redesign these lots to be outside the moderate risk floodplain, as this is the most protective measure against future flood damage and loss.

Because development within an Investment Level 4 is inconsistent with the 2020 Strategies for State Policies and Spending, the Office of State Planning is opposed to development in the Level 4 area. Therefore, the applicant should concentrate the development of this parcel to the Level 2 & 3 area and remove any development within the Level 4 area.

Based on comments from State agencies below, if this parcel contains environmental concerns or other constraints to development, the state requests that the applicant and the local jurisdiction work with state agencies to design the site with respect to those environmental features which will help create a more sustainable development.

Code Requirements/Agency Permitting Requirements

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

- Hickory Manor Road is a state-owned and state-maintained road. As such, any access point onto Hopkins Road 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 qualify for the Area Wide Study Fee (AWSF). This location is also in an area being studied for the future Roxana Transportation Improvement District (TID). If the developers timeline allows for participation in the TID their traffic analysis may be satisfied through that process.

- 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.

- Referring to Section 3.4.2.1 of the Development Coordination Manual, the following items, among other things, are required on the Record Plan:

    - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.

    - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

- 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.

- In accordance with Section 5.2.9 of the Development Coordination Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

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 not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project.

Tax Ditches

The Main Segment of the Blackwater Tax Ditch lies on the northern and western property boundaries and is co-located with Blackwater Creek. 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 Main Segment of the Blackwater Tax Ditch has an 80-foot to Centerline (CL) ROW extending into the project boundary.

- Clearly delineate and label existing and proposed Tax Ditch prongs and associated ROWs on all sheets where they appear, including on adjacent properties. The Delaware Tax Ditch FeatureServer is available at https://enterprise.firstmap.delaware.gov/arcgis/rest/services/Hydrology/DE_TaxDitch/FeatureServer.

- 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.

- 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 the Main Segment of the Blackwater Tax Ditch, located on the western property boundary, design must consider existing conditions versus design specifications. Please consult with the DNREC Drainage Program for As-Built design information if necessary.

- 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. Contact the DNREC Drainage Program for tax ditch as-built information (Email DNREC_Drainage@delaware.gov)

- 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

Hydrologic Soils Group
Hydrologic Soil Group D, poorly drained soils, have been identified in the western portion 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/

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/

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. 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. Structures and features such as lots with homes and a stormwater management facility are proposed within the 500-year floodplain.

- The applicant must comply with the local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. A floodplain permit issued by the Community Floodplain Official may be required. In determining the

boundary of the floodplain, use the most recent FIRM maps available, which can be found at https://floodplanning.dnrec.delaware.gov/

- Map and label the Special Flood Hazard Area zone AE on all site plans. It is also recommended to map the moderate risk floodplain zone X.

- 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/

Wetlands and Waterways
Maps from the Statewide Wetlands Mapping Project indicate the potential presence of non-tidal wetlands in the northern and southern portions of the site, as well as a potential blue line stream located along the northern and western property boundaries. The application indicates that wetlands have been delineated. The application states that the project does not propose direct impacts to the wetlands/waterways.

- If plans change and wetlands are disturbed, please contact the Wetlands and Waterways Section for more information on permitting requirements.

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

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

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/

Wastewater Disposal Systems – Small Systems
An expired permit (permit # E1003-95S) exists for this site in the Small System Branch database.

- Contact the DNREC Commercial and Government Services Section to discuss requirements for properly abandoning these systems.

Contact: DNREC Commercial and Government Services Section at (302) 739-9947.
Website: https://dnrec.delaware.gov/water/residential/septic-systems/

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 parcel adjacent to the proposed development is permanently protected under the State of Delaware's Agricultural Lands Preservation Program (Blackwater District S-96-12-135-2 parcel #: 134-11.00-39.00). This means that the property is part of an Agricultural Preservation District, and its current and future agricultural operations are protected by law under Title 3, Delaware Code, Chapter 9. These protections are not only legally binding but are designed to ensure that normal and lawful farming practices such as the use of agricultural chemicals, machinery operation (including at night), and the presence of dust, noise, and manure odors are maintained as a priority land use.

Legal Protections for Agricultural Use

- According to § 910 of the Delaware Code, agricultural uses within designated Preservation Districts are considered preferred and protected. These uses are explicitly shielded from nuisance complaints, and any legal challenge to these operations is unlikely to succeed. In fact, farmers who prevail in such legal actions may recover legal costs and attorney's fees. Therefore, any future residents or property owners near this preserved land must accept the normal impacts of farm operations as a condition of occupancy.

Developer Requirements and Obligations

- Any subdivision or development located within 300 feet of an Agricultural Preservation District is legally required to include specific deed language notifying future owners or tenants of the agricultural nature of the neighboring land. This notification must clearly state that:

- This property is located in the vicinity of an established Agricultural Preservation District in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

- Furthermore, no occupancy-related structures may be built within 50 feet of the Agricultural Preservation District boundary, and all wells constructed must comply with Delaware's Regulations Governing the Construction and Use of Wells. Specifically, Section 4.01(A)(2) requires a minimum 50-foot setback for wells from the preservation boundary.

Recommended Mitigation Measures

- To minimize conflicts and ensure compatibility with the preserved farm, the Delaware Department of Agriculture strongly encourages the developer to collaborate with its Forestry Section. A properly designed and installed forested buffer can help mitigate potential impacts from the farm's routine activities—such as dust, odors, and noise—on the new residential development. The buffer should use appropriate, site-adapted native tree species to ensure long-term effectiveness and environmental compatibility.

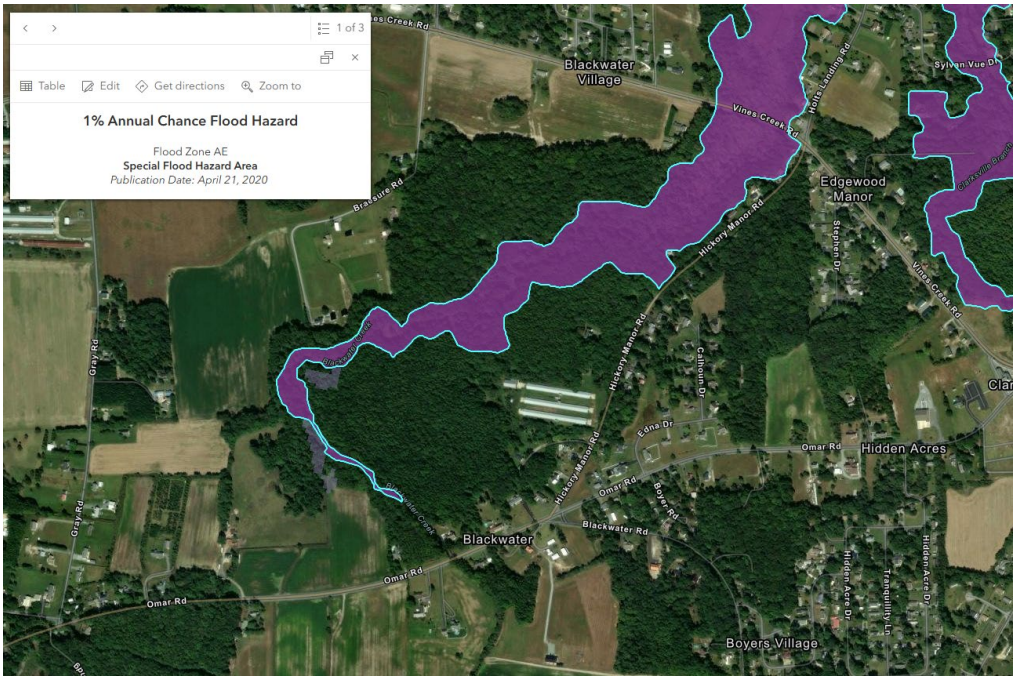
Conclusion

- The adjacent farm is a legally protected agricultural operation with priority land use status. The developer is urged to respect these protections by taking proactive steps to buffer and mitigate any potential conflicts or impacts. Proper planning and collaboration with the Department of Agriculture will help ensure a sustainable and respectful relationship between the new development and the longstanding agricultural use of the preserved parcel.

<u>Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325</u>

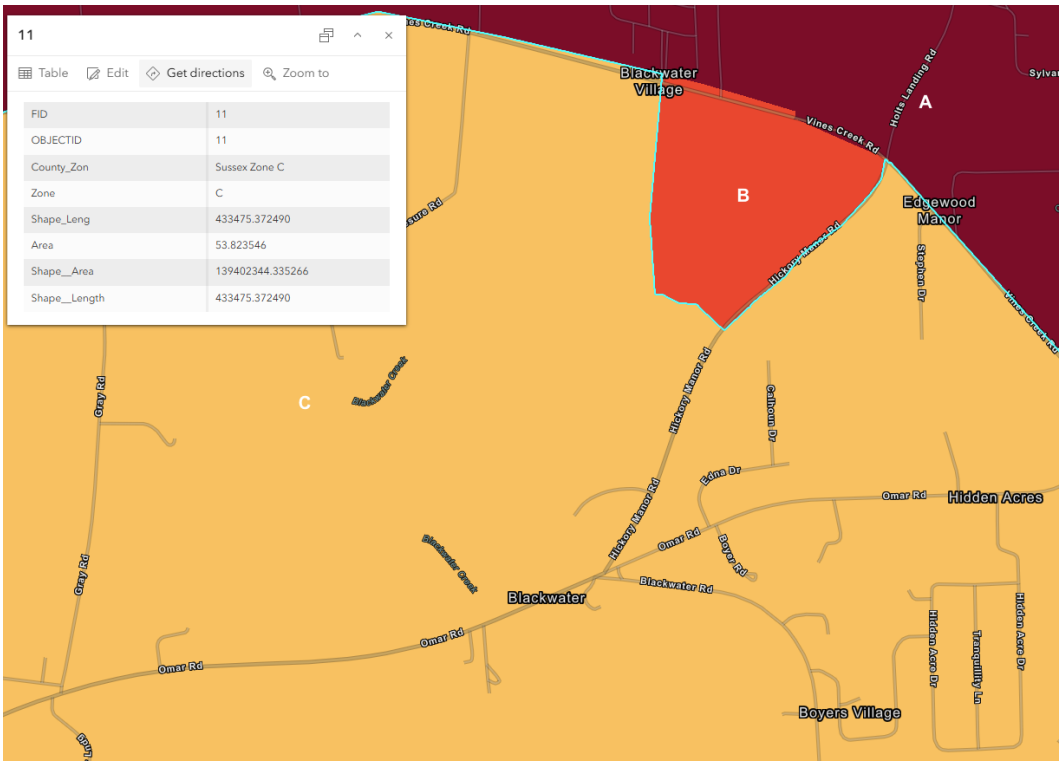
Proposed Project Parcel Flood Concern

- This majority of this parcel is located within an area of **Minimal Flood Concern of 1000 years or greater**. However, a Special Flood Hazard Area exists along the property line as illustrated below. It's been identified as Flood Zone AE and is also known as the 1% Annual Chance Flood Hazard.



Parcel Status within County Evacuation Zone Location

- The parcel is located within Sussex County's Evacuation Zone C.



Parcel Status within the 10-mile Emergency Planning Zone (EPZ) for the Salem Nuclear Power Plant

- The parcel **is not** located within the 10-mile EPZ for the Salem Nuclear Power Plant.

<u>State Historic Preservation Office – Contact Carlton Hall 302-736-7400</u>

- There are no known archaeological sites or known National Register-listed or eligible properties in the project area. The undisturbed forested area of the property has a high potential for precontact archaeological resources, especially in the vicinity of the creek. The Delaware SHPO recommends an archaeological survey prior to any ground disturbing activities.

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
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.

Fire Protection Features:

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.

- Buildings greater than 10,000 sq. ft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements

- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.

- Show Fire Lanes and Sign Detail as shown in DSFPR

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 Hickory Manor Road must 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.

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

- Square footage of each structure (Total of all Floors)

- 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 Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered

- 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/

- Hickory Manor Road has a functional classification as a local road. Local roads serve to connect areas to higher functional classifications of roadways. This project generally aligns with the existing function of the local road.

- This project is located primarily in Investment Level 3 according to the 2025 State Strategies for Policy and Spending. In Investment Level 3 DelDOT prioritizes improving safety; ensuring effective regional travel between population centers; preserving corridor capacity; maintaining existing transportation facilities; and improving connections among existing and redeveloping neighborhoods, public facilities, and commercial areas, consistent with local growth forecasts. This project is generally in alignment with these goals.

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

Potential Public Health and Safety Hazards Related to Floodplain, Poorly Drained Soils, and Forest Removal

The preliminary plan proposes construction in the northwestern portion of the site, located within the moderate risk 500-year floodplain where there is a 0.2% annual chance of flooding along Blackwater Creek. Lots with homes and a stormwater management facility are proposed. Hydrologic Soil Group D, poorly drained soils, have been identified in this portion of the site. These soil types typically do not favor using infiltration stormwater Best Management Practices,

such as bioretention and infiltration basins. A potentially compounding issue is that the application proposes eliminating approximately 23 acres (59%) of the forest on-site. Forest removal could worsen existing drainage issues. As proposed, Lots 30-32 could be vulnerable to flooding in severe storms due to the combination of low elevation, proximity to Blackwater Creek, poorly drained soils, and forest removal.

- Given the proximity of Lots 30-32 to both the Blackwater Creek and the proposed stormwater management facility, and the low-lying, poorly drained nature of this part of the property, it is recommended to eliminate or redesign these lots to be outside the moderate risk floodplain. If this is not possible, the developer should consider designing structures to a higher standard to avoid potential future flood damage and loss.

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 23 of 39 acres of forest on the site. An analysis of historical data indicates that the forest area covering approximately 75% of the site 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/

Forested Wetlands and Vegetated Buffer Zones

Maps from the Statewide Wetlands Mapping Project indicate the potential presence of forested wetlands on the northern 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.

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

- Do not disturb forested wetlands. 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/

Tax Ditches

- 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/

Water Quality
This site lies within the Indian River Bay Watershed. Surface water quality in this watershed does not meet Federal and/or State Water Quality Standards and a Pollution Control Strategy is in place for this watershed.

- Implement vegetated buffers with a width of at least 100 feet around all water features on or adjacent to the site.

- Reduce impervious surfaces on the project site by eliminating areas of impervious pavement and/or using pervious pavement where practicable.

- Reduce the necessity for nutrient application by maintaining open space as meadow or forest planted exclusively with native plants. Native plants are well-suited to our climate and require limited maintenance.

Contact: DNREC Division of Watershed Stewardship's Watershed Assessment Section at (302) 739-9939. https://dnrec.alpha.delaware.gov/watershed-stewardship/

Sea Level Rise
The northern portion of this site is vulnerable to permanent inundation from sea level rise. According to the newest projections, by 2050, mean sea levels are projected to rise by 1.2 – 1.5 feet relative to 2000 levels; by end of century sea levels are projected to increase by 2.5 – 5.2 feet. In addition to permanent inundation, as mean sea levels rise, the frequency and severity of tidal flooding events is expected to increase.

- As proposed, in areas within 5 feet of expected sea level rise, avoid construction of permanent structures and infrastructure.

Contact: DNREC Climate and Sustainability Section at (302) 735-3480.
Website: https://dnrec.delaware.gov/coastal-programs/planning-training/adapting-to-sea-level-rise/

Aglands Preservation Districts
The proposed project lies adjacent to and shares property boundaries with an Aglands Preservation District (Blackwater District). Adjacent properties may be impacted.

- DNREC reviewers request that a 50-foot vegetated buffer is placed between this project and the Aglands Preservation District, to minimize any potential noise/dust nuisances coming from the farm. Buffers should be maintained with a mix of native species.

- Please reach out to the Delaware Department of Agriculture (DDA) for further information and requirements.

Contact: DDA Aglands Preservation and Planning Section at (302) 698-4530. Website: https://agriculture.delaware.gov/agland-preservation-planning/

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

- Offer the option to install solar or geothermal systems 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 or geothermal 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/).

- 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.

- 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 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 Emergency Management Agency – Contact Phillip Cane 302-659-2325

Population

- The county has a population density of 265.60 per square mile based on the US 2020 Census report; an increase from 2010 at 208.90 persons per square mile. The specific census block(s) the project is located on has a total population of 28, though, with development, this will undoubtedly change. The 10 adjacent blocks aggregated bring the area to a total population of 648.

FEMA National Risk Index

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk to 18 natural hazards: Avalanche, Coastal Flooding, Cold

Wave, Drought, Earthquake, Hal, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected Annual Loss times the Social Vulnerability and dividing that by the Community Resilience.

Expected Annual Loss
× Social Vulnerability
÷ Community Resilience
= Risk Index

- According to FEMA's National Risk Index, the parcel **is** considered **relatively moderate** for overall natural hazards risks.

- Community Resilience is a consequence reduction risk component and a community risk factor that represents the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions and withstand/recover rapidly from disruptions. Social Vulnerability is a consequence-enhancing risk factor that represents the susceptibility of social groups to the adverse impacts of natural hazards.

- Its community resilience is rated as **relatively moderate** whereas its social vulnerability is rated as **relatively high.**

Renewable Energy Commitment

- Regarding energy use and consumption, the census tract utilizes **electricity** as the predominant fuel type for heating purposes.

- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. Regarding utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems; the closer to 99%, the better, as well as A/C units of 20 Seer or greater. DEMA recommends using tankless water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure. Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs or solar panels where applicable and allowable, and the like.

- In reference to the flood zones, DEMA strongly discourages construction of any type directly within, adjacent to or within proximity to a 100-year floodplain as water knows no bounds. If the homes are being constructed at flood level or below and a mortgage is obtained, an NFIP insurance policy is also required. Regardless of whether within or adjacent to a floodplain, should construction continue, we recommend utilizing

additional mitigation strategies to reduce the risk from flooding. This could include, but isn't limited to, wet/dry floodproofing, elevating the home out of the flood plain, elevating mechanicals/HVAC/Electricity out of the flood waters, mass notification systems, large drainage systems (increased diameter pipes, ditches, basins, etc.) and other similar methods.

- Lastly, in reference to the county evacuation zone, DEMA encourages this information be made readily available to any and all persons residing there. This can be done simply through pamphlets or a neighborhood sign.

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.

THIS DOCUMENT IS INFORMATIONAL ONLY, AND DOES NOT CONSTITUTE ANY TYPE OF APPROVAL FROM THE DELAWARE STATE FIRE MARSHAL'S OFFICE

Local Fire Department Comments:

- The Millville Volunteer Fire Company Inc. is obligated to provide Fire and EMS services to this property. However, additional new developments in our Fire and EMS district have put financial and operational strain on our resources. To provide the expected quality of service within the MVFC Fire and EMS district, the MVFC has hired career personnel to staff our Fire and EMS units, thus creating a combination fire department. Our payroll cost in 2024 exceeded 1.3 million dollars.

- In 2024, the MVFC responded to 609 fire calls and 2724 EMS calls, which totaled 3333 calls for service. Our call volume increases yearly due to the unprecedented growth within our service area. Current State, County, and Local government funding will not keep up with the development within the MVFC F0ire and EMS district. The state, county, local governments, developers, and current/future residents must financially support the MVFC. We must develop an additional mechanism to provide sustained funding for Fire and EMS services within the Millville Fire and EMS district

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.

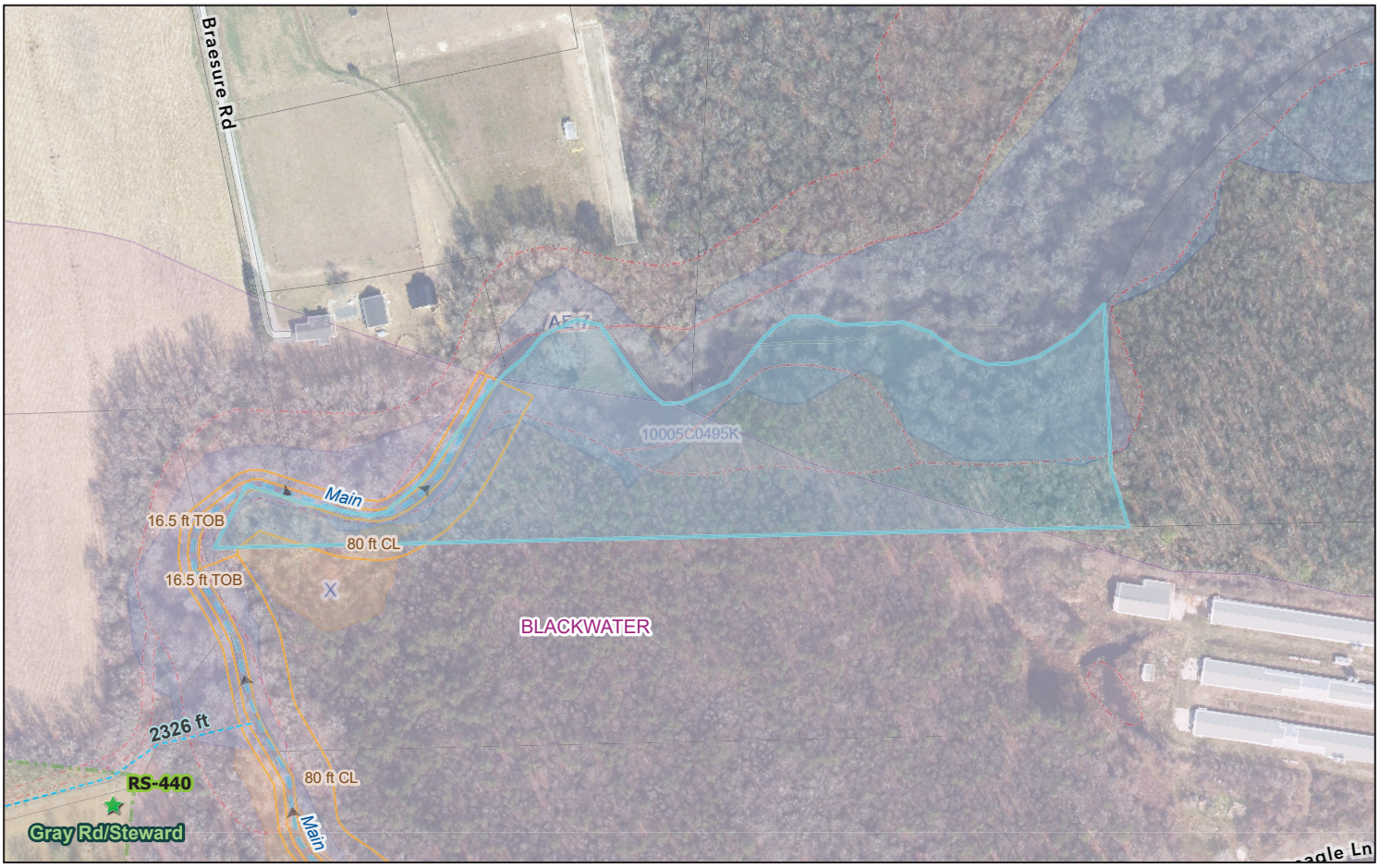
Sincerely,

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

Attachments:

- 2026-05-06 Aerial Drainage Map 134-11.00-24.00
- 2026-05-06 Aerial Drainage Map 134-11.00-35.00
- 2026-05-06 Aerial Drainage Map 134-11.00-36.04
- 2026-05-06 Tax-Ditch-Land-Development-Project-Review-Request-Form
- Sussex County Planning & Zoning Comments
- Sussex County Engineering Department Comments

Delaware Drainage Program Map



5/20/2026, 11:11:02 AM

Drainage Concerns
- Private Drainage
- Tax Ditch
- Roadside Drainage
- Construction, Permitting or Regulation
- Other
- Drainage Concerns - Not Concluded
- Drainage Concerns_Site Visit

Tax Ditch Inspection Results
- Channel Concern
- ROW Obstruction
- Channel & Bank Structures
- Green Infrastructure
- Quick Drainage Photos
- Channel and Bank Structures

- Channel Concern
- ROW Obstruction
- Green Infrastructure
- Other
- Project Locations
- Proposed Channels
- Benefitted Areas

Tax Ditch
- Tax Ditch
- DITCHHOA
- DITCHTAX_
- Tax Ditch -

D

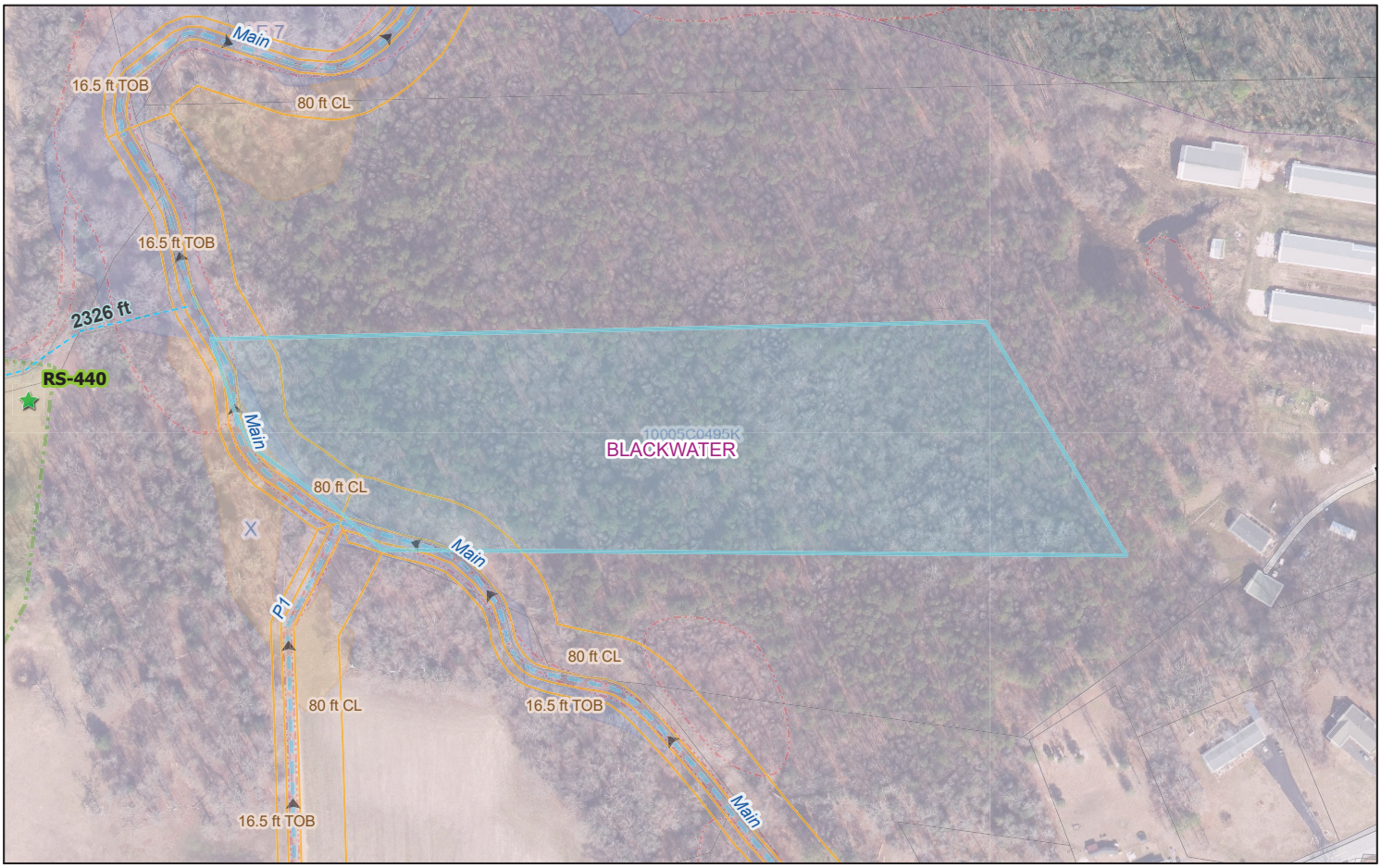
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0 140 280 560 ft

0 40 80 160 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, FEMA, This data is meant for use

Delaware Drainage Program Map



5/20/2026, 11:14:17 AM

Drainage Concerns
- Private Drainage
- Tax Ditch
- Roadside Drainage
- Construction, Permitting or Regulation
- Other
- Drainage Concerns - Not Concluded
- Drainage Concerns_Site Visit

Tax Ditch Inspection Results
- Channel Concern
- ROW Obstruction
- Channel & Bank Structures
- Green Infrastructure
- Quick Drainage Photos
- Channel and Bank Structures

- Channel Concern
- ROW Obstruction
- Green Infrastructure
- Other
- Project Locations
- Proposed Channels
- Benefitted Areas

Tax Ditch
- Tax Ditch
- DITCHHOA
- DITCHTAX_
- Tax Ditch -
- D

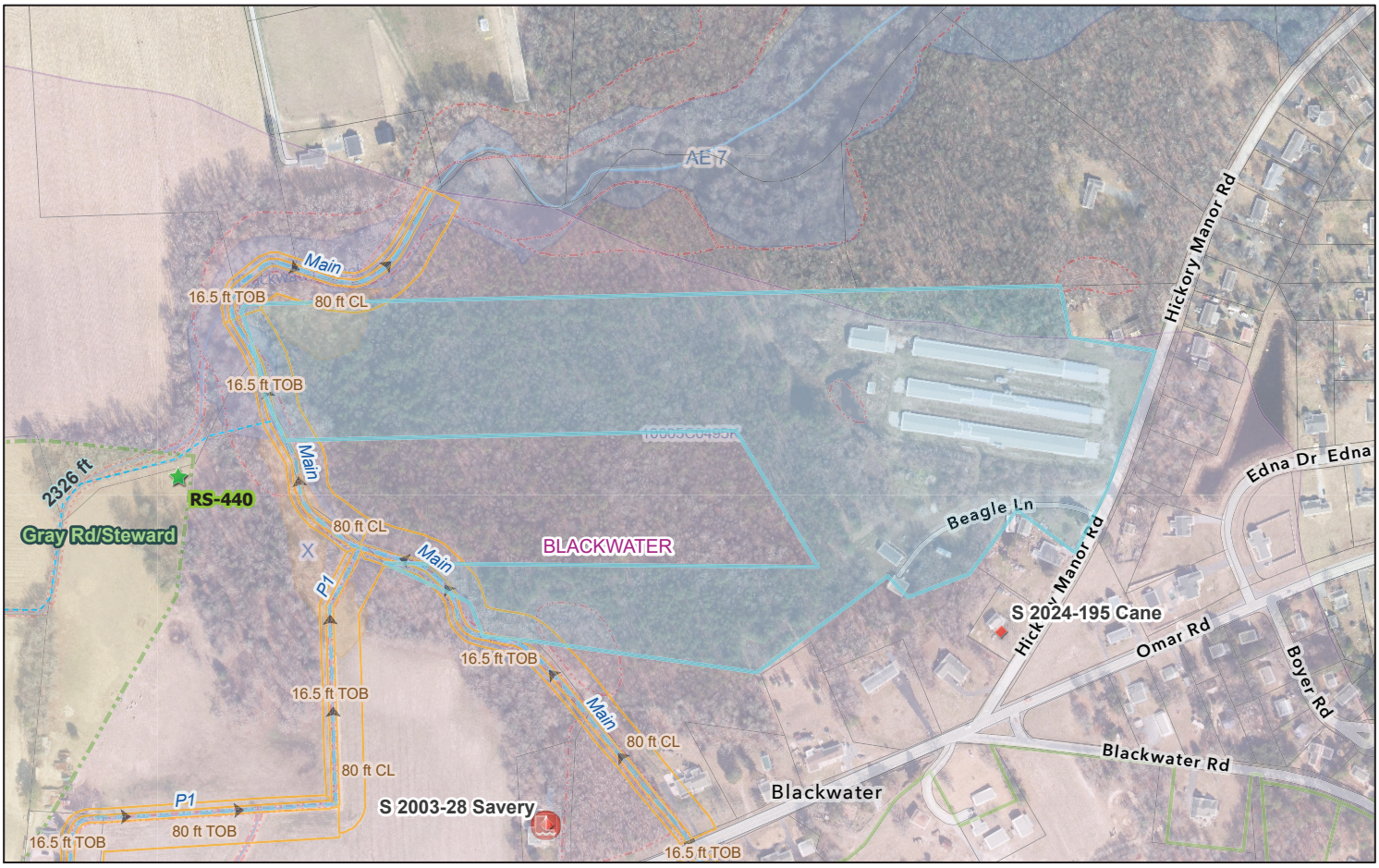
1:3,315

0 120 240 480 ft

0 35 70 140 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, FEMA, This data is meant for use

Delaware Drainage Program Map



5/20/2026, 11:16:24 AM

Drainage Concerns
- Private Drainage
- Tax Ditch
- Roadside Drainage
- Construction, Permitting or Regulation
- Other
- Drainage Concerns - Not Concluded
- Drainage Concerns_Site Visit

Tax Ditch Inspection Results
- Channel Concern
- ROW Obstruction
- Channel & Bank Structures
- Green Infrastructure
- Quick Drainage Photos
- Channel and Bank Structures

- Channel Concern
- ROW Obstruction
- Green Infrastructure
- Other
- Project Locations
- Proposed Channels
- Benefitted Areas

Tax Ditch
- Tax Ditch
- DITCHHOA
- DITCHTAX_
- Tax Ditch -

1:5,686

0 210 420 840 ft

0 62.5 125 250 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, FEMA, This data is meant for use

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 #: _____

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

Sussex County
DELAWARE
sussexcountyde.gov

Preliminary Land Use Service (PLUS) Meeting
June 3, 2026
May PLUS Comments
Sussex County Department of Planning & Zoning

Review and Discussion: Hickory Manor (2026-05-06)
County: Sussex County
Municipality: Unincorporated
Location: West of Hickory Manor Rd approximately 557-ft north of Omar Road intersection
Project: Review of a proposed residential community comprised of 98 detached single-family dwellings and a community amenity area within an AR-1 (Agricultural Residential Zoning District) comprised of approximately 49.3-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.

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 or County Council may wish to make as part of any application submitted to the Department.

Tax Parcel ID: 134-11.00-24.00, 134-11.00-35.00, 134-11.00-36.04

Proposed: The Plan proposes 98 single-family dwellings with a community amenity area, parking, sidewalks, internal roads, and stormwater management on one Parcel comprised of 49.3-acres +/-.

Zoning: The Parcel is currently zoned Agricultural Residential Zoning District (AR-1).

The Planning & Zoning Office will require more detailed site plan at the time of application submission per §115-83.25(F).

Density: The proposed density of ≈ 2.01 dwelling units per acre will comply with Code when the total acreage is verified via boundary survey. Sussex County records and GIS parcel

information differ slightly. The plan will comply with allowable density at time of application submittal.

Applicability to Comprehensive Plan: Staff note that the Future Land Use Map Designation for the property is "Coastal Area" The 2018 Sussex County Comprehensive Plan outlines Zoning Districts by their applicability to each Future Land Use category. Under Table 4.5-2 "Zoning Districts Applicable to Future Land Use Categories," the proposed cluster-style subdivision is listed as an applicable zoning district in the Coastal Area (Sussex County Comprehensive Plan, 4-24).

Open Space Provisions: The proposed plan includes (23.1) acres +/- (out of a total of (49.3) acres) of open space which equates to approximately (47%) of the project site.

Interconnectivity: The Plan does NOT include connectivity with an adjacent parcel as required under (§115-83.25(F)(4)(b)).

Transportation Improvement District (TID): The property is NOT located in the Henlopen Transportation District. (TID).

Agricultural Areas: Staff note that the proposal is within the proximity of areas which appear to be actively farmed. In consideration of this, staff request that the Plans and copies of any subsequent Deeds for the property include the Agricultural Use Protection Notice found in (§99-6(G)(1)) of the Sussex County Code.

Forested Areas: Staff appreciate efforts to conserve as many mature trees as possible on project sites. Plan indicates approximately 42% of the woodlands will be preserved.

Wetlands/Waterways: N/A

Site Considerations (Flood Zones, Tax Ditches, Groundwater Recharge Potential etc.): Per the County's Online Mapping System and data from the State of Delaware, there are no Tax Ditches or related Tax Ditch Rights-Of-Way on the property. Staff note that the subject property is located within areas of "Good" and "Fair" groundwater recharge and in Flood Zone "X" – Areas determined to be outside the 1% annual chance flood and outside the 500-year floodplain. Staff note that there are no Wellhead Protection Areas present on the site.

PLUS

Efficient. Data-Rich. Connected.

Visit de.gov/plus for updates

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
June 3, 2026

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: Traditions of America at Lewes (2026-05-03)**
County: Sussex Municipality: Unincorporated
Location: Hopkins Road, Lewes, DE – approx. 4,500' south of Fisher Road intersection.
Project: Review of a proposed 55+ residential community comprised of 302 detached single-family dwellings and community amenity area.

The project is within a Tier 3 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to these parcels. 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.

III. 9:30 AM **Review and Discussion: Hickory Manor (2026-05-06)**
County: Sussex Municipality: Unincorporated
Location: Hickory Manor Rd, near Omar Road intersection.
Project: Review of a proposed cluster subdivision of 98 single-family homes.

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 Sussex County Engineering Department recommends the project work to achieve a contiguous path to the existing District boundary and once the project receives land use approval request annexation into the Sussex County Unified Sanitary Sewer District (SCUSSD).

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

IV. 10:00 AM **Review and Discussion: South Bethany Comprehensive Plan Pre-Update (2026-05-02)**
County: Sussex Municipality: South Bethany
Location: South Bethany
Project: Pre-Update review of South Bethany's Comprehensive Plan.

The proposed project is a Comprehensive Land Use Plan Update for the Town of South Bethany.

3b. Wastewater: South Bethany is one of 13 Sewer Areas that use the South Coastal Regional Wastewater Treatment Facility operated by Sussex County. The treatment facility is located at Beaver Dam Road and has a capacity of 10 million gallons/day. Treated wastewater is discharged into the ocean, approximately one mile offshore at a location between Bethany Beach and Sea Colony.

Sussex County has recently rebuilt Pump Stations 13 & 21 and changed manholes in Bay View Park to sealed and gasketed manholes.

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

V. 10:30 AM **Review and Discussion: 1000 GBC Drive (2026-05-01)**
County: New Castle **Municipality:** Unincorporated
Location: 1000 GBC Drive, Newark, DE 19702
Project: Review of a proposed 137,900 GFA research and development facility site plan.

VI. 11:00 AM **Review and Discussion: NCC Parking Ordinance (2026-05-04)**
County: New Castle **Municipality:** Unincorporated
Location: New Castle
Project: Review of New Castle County's local government ordinance to amend code chapter 40 (Unified Development code) relating to parking.

VII. 11:15 AM **Review and Discussion: NCC Certification of Electrical Capacity Ordinance (2026-05-05)**
County: New Castle **Municipality:** Unincorporated
Location: New Castle
Project: review of New Castle County's local government ordinance to amend code chapter 40 (Unified Development Code), article 5 (Site Capacity and Concurrency Calculations) and Appendix 1 (Application and Plan Requirements) to require certification of electrical capacity.

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.