



Preliminary Land Use Service

Application Form
Submitted Time:
October 27, 2025 1:50 PM

PLUS ID: 2025-11-01

State Strategy Level: 2 & 3

PLUS Application Type - Subdivision

Title: Carey Farm

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

385 Unit Subdivision on 192 acres adjacent to Milton town limits. This subdivision will be annexed into the Town of Milton.

Section I: Project Location

How many parcels are involved in this project?

One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 235-25.00-38.00

Project Location: East of Shingle Point Road and southwest of Harbeson Road, directly adjacent to Scarlet Oaks.

If contiguous to a municipality, are you seeking Annexation? Yes

Section II: Project Contact Information

Owner Contact Information

CD Carey Farms LLC

PO Box 13

Lewes, DE 19958

Phone: (302) 684-6236

Email: ewahl@pennoni.com

Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? **Yes**

Carl M. Freeman Companies

21 Village Green Drive, Suite 200

Ocean View, DE 19970
Phone: (240) 453-3020
Email: mtrostle@cmfa.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Pennoni Associates, Inc
Eric Wahl, RLA
Phone: (302) 684-6236
Email: ewahl@pennoni.com
Fax: (302) 684-8030

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

Section III: Project Details

Project Area (Acres): **192.43**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR-1 Sussex County**
Proposed Zoning for this project: **R-1 with LPD Overlay**

Land Use Information

Present Use for this project area: **Agricultural Field and Woodlands**
Proposed Use for this project: **Mixed Housing Subdivision**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, Duplex or Townhouse**

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **385**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
385	242		143

Commercial Development Information

Type of Commercial:

Type of Industrial:

Institution Type:

Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? **No**

If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?

No

If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**

Who is the Water Service Provider: **Municipal**

Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**

Who is the Wastewater Service Provider: **Other Artesian**

Will a new public wastewater system be located at this site?

No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	116.22	Yes	58.02

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?

Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**

If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**

If yes, estimated Acres of Non-Tidal Wetlands: **7.97**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

No

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**

If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

No

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?

No

Stormwater Management Details

List the proposed stormwater management practices for this site:

Typical BMP's including storm water ponds, infiltration ponds, storm drains, swales, etc.

Open Space Details

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

Estimated acres of Open Space proposed: **42.35**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat**

Please list the "other" type of Open Space:

Will any land from this project be dedicated for community use (e.g. police, fire, school)?

No

Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**

Please provide estimated vehicle trips this project will generate on an average weekday.

3,314

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.

Concept Plan has future connections to both Scarlet Oaks to the north and Four Winds to the south.

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?

No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?

No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?

Yes

Table of Mobility Connectivity Parameters

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

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner

Eric W. Wahl

As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge



Property Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Carey Farm

Project ID (to be completed by OSPC): 2025-11-01

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

Charles David Carey III Co-Manager

Signature of Property Owner

CD Carey Farms LLC
PO Box 13
Lewes De 19958
302-645-1849
davidcarey1@comcast.net

10/30/2025

Date

Charles David Carey III

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)





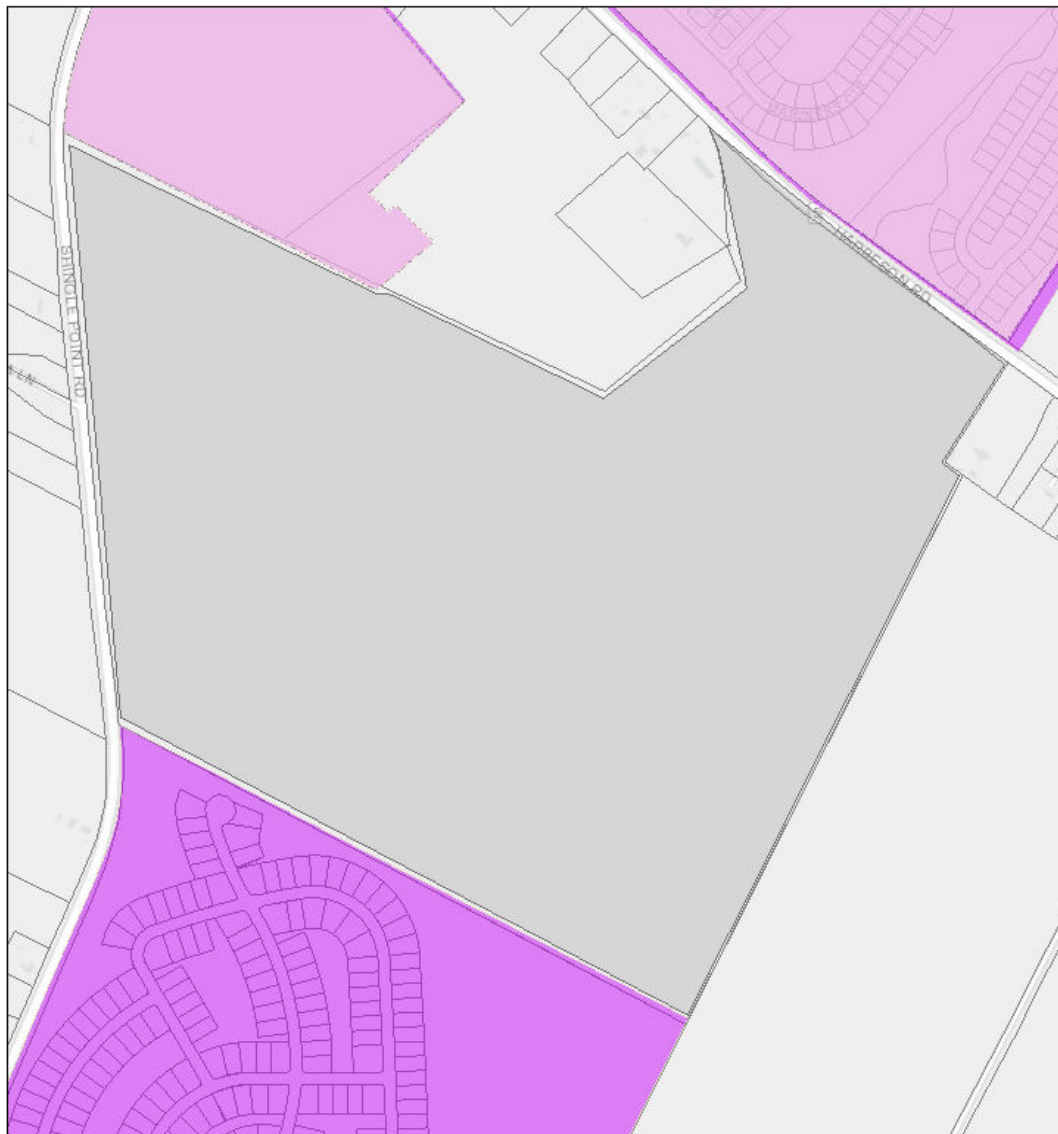


Screening Report

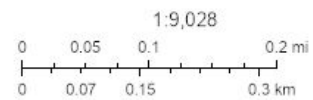
Area of Interest (AOI) Information

Area : 8,145,983.65 ft²

Nov 5 2025 9:08:17 Eastern Standard Time



-  DE_Boundaries - Municipalities
-  DE_Boundaries - State and County Boundaries
-  DE PLUS Project Areas
-  DE_StateParcels - State Parcels



County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin,
GeoTechnologies, Inc., Intermap, USGS, EPA, Esri, HERE

Summary

Name	Count	Area(ft ²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	8,124,793.00	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	2	5,075,030.46	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	17	8,145,933.21	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	7	519,953.59	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	2	8,145,956.46	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	235-25.00-38.00	193.24	8,124,793.00

Delaware Ecological Network

#	ID	Area(ft²)
1	7,485.00	0.34
2	7,547.00	5,075,030.12

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Downer sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	7,153.48
2	Henlopen loamy sand, 2 to 5 percent slopes	61,044.89
3	Henlopen-Rosedale complex, 0 to 2 percent slopes	123,457.99
4	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	147,370.84
5	Zekiah sandy loam, frequently flooded	151,029.92
6	Hammonton sandy loam, 0 to 2 percent slopes	180,325.16
7	Evesboro loamy sand, 0 to 5 percent slopes	183,922.87
8	Fort Mott loamy sand, 0 to 2 percent slopes	244,207.02
9	Ingleside loamy sand, 0 to 2 percent slopes	442,500.11
10	Longmarsh and Indiantown soils, frequently flooded	499,564.46
11	Ingleside sandy loam, 0 to 2 percent slopes	513,105.96
12	Evesboro loamy sand, 5 to 15 percent slopes	689,568.39
13	Glassboro sandy loam, 0 to 2 percent slopes	1,151,779.60
14	Fort Mott-Henlopen complex, 0 to 2 percent slopes	1,613,376.72
15	Fort Mott-Henlopen complex, 2 to 5 percent slopes	2,137,525.80

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.03	319.18
2	0.05	1,099.66
3	1.42	3,268.44
4	1.52	66,012.16
5	2.61	108,870.46
6	3.89	161,968.34
7	4.10	178,415.35

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	8,145,956.46

PUBLIC PRE CHECK Results for State Parcel(s): 235-25.00-38.00

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

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

Wetlands: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Park Facilities: No Issues Found

Bay Area No Build Line: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Land and Water Conservation Fund: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

Soils - New Castle County: No Issues Found

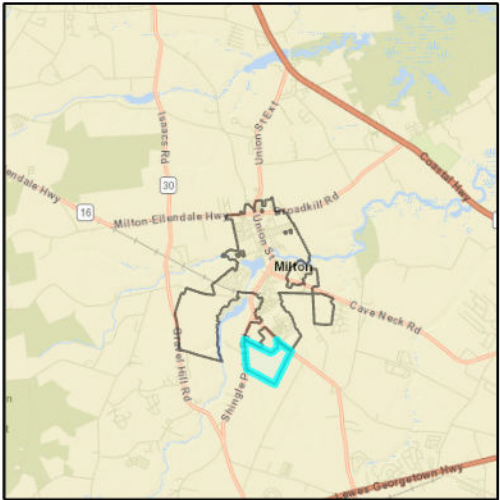
Preliminary Land Use Service (PLUS)

2025-11-01 Carey Farm



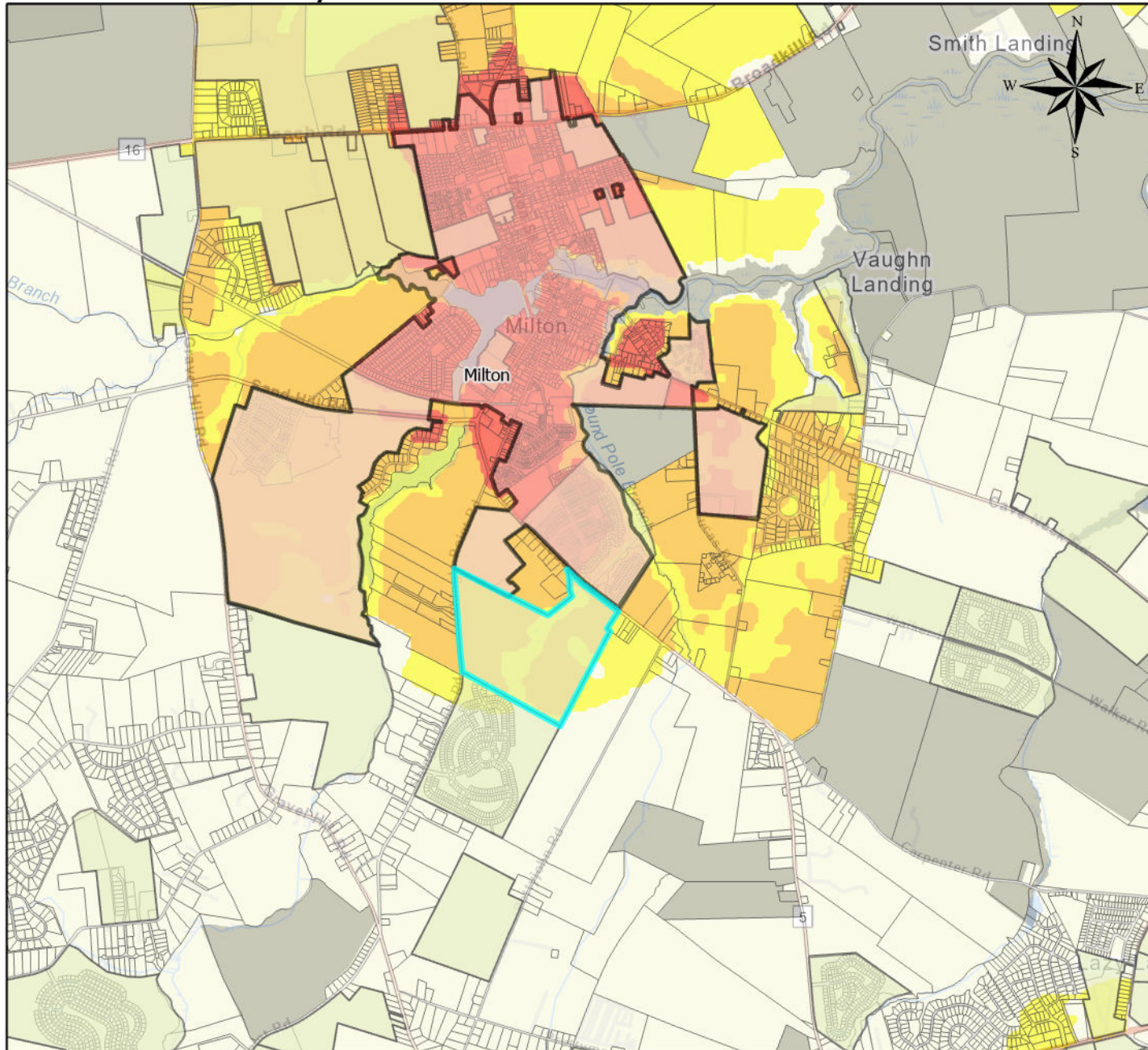
Legend

 PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-11-01 Carey Farm



Legend

2020 State Strategies

1

2

3

4

Out of Play

Municipal Boundary

