PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
January 29, 2026 6:54 PM

PLUS ID: 2026-02-05

State Strategy Level: 1-3

PLUS Application Type - Site Plan Review

Title: KNIGHT CROSSING
County: Sussex County **Municipality:** Milford
Description of PLUS project/plan:
Mixed Use development featuring town homes and mixed-use buildings

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
6

Parcel ID(s): 330-7.00-13.00, 330-7.00-35.00, 330-7.00-36.00, 330-7.00-37.00, 330-7.00-83.00, 330-7.00-85.00

Project Location: Cedar Beach Road - West of intersection with Route 1/Coastal Highway

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

Section II: Project Contact Information

Owner Contact Information

Milford Marina Enterprises
26412 Broadkill Road
Milton, DE 19968
Phone: (302) 684-4844
Email: dal@lockwooddesigns.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Stonemark Ventures
33511 Tiderunner Ave
Millsboro, DE 19966

Phone: (410) 861-7159
Email: megan@stonemarkventures.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Solutions IPEM
Jim Eriksen
Phone: (302) 297-9215
Email: jeriksen@solutionsipem.com
Fax: (410) 341-3970

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

Section III: Project Details

Project Area (Acres): **60**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Residential, Commercial**

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2019-03-10**

Zoning Information

Present Zoning for this project area: **R-3 & C-3**
Proposed Zoning for this project: **R-3 & C-3**

Land Use Information

Present Use for this project area: **Vacant land with approved planned unit development plan on R-3 zoned area**
Proposed Use for this project: **Conditional-use planned unit development mixed-use development**

Residential Development Information

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

Residential Target Market: **Ownership, Rental**

Type of Homeownership: **Entry-level, Market rate, Condo**
Total number of Homeownership units: **344**

Type of Rental Units: **Market rate**
Total number Rental Units: **78**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
422		78	344

Commercial Development Information

Type of Commercial: **Other TBD Neighborhood Commercial (retail, professional, medical)**
Type of Industrial:
Institution Type:
Total Square footage: **19,998**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

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

Does this project require a Conditional Use decision? Yes
If yes, please provide a brief description of the conditional use justification:
Milford has several large areas of undeveloped commercial zoning. Project is an isolated commercial zoning surrounded by residential. Site plan provides some neighborhood commercial while meeting market housing demands.

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: **Municipal**
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	7.5	Yes	2

Wetlands Details

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

Tidal Wetlands

Are there Tidal Wetlands? **Yes**
If yes, estimated Acres of Tidal Wetlands: **6.9**

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **0.85**

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? **No**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

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

No

Stormwater Management Details

List the proposed stormwater management practices for this site:
TBD with engineering - potentially extended detention wet pond, dry pond, filter strips, ephemeral wetland

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **27.2**
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.
3,971
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)?
<5

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.
Stub road provided to parcel 330-7.00-37.01

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?

No

Table of Mobility Connectivity Parameters

Parameters	**Sidewalks**	**Bike Paths**	**Bus Stops**
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	No	
Type proposed	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



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: Knight Crossing

Project ID (to be completed by OSPC): _____

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

_____ 1/30/2026

Signature of Property Owner Date

Don A. Lockwood

Property Owner (Please Print)

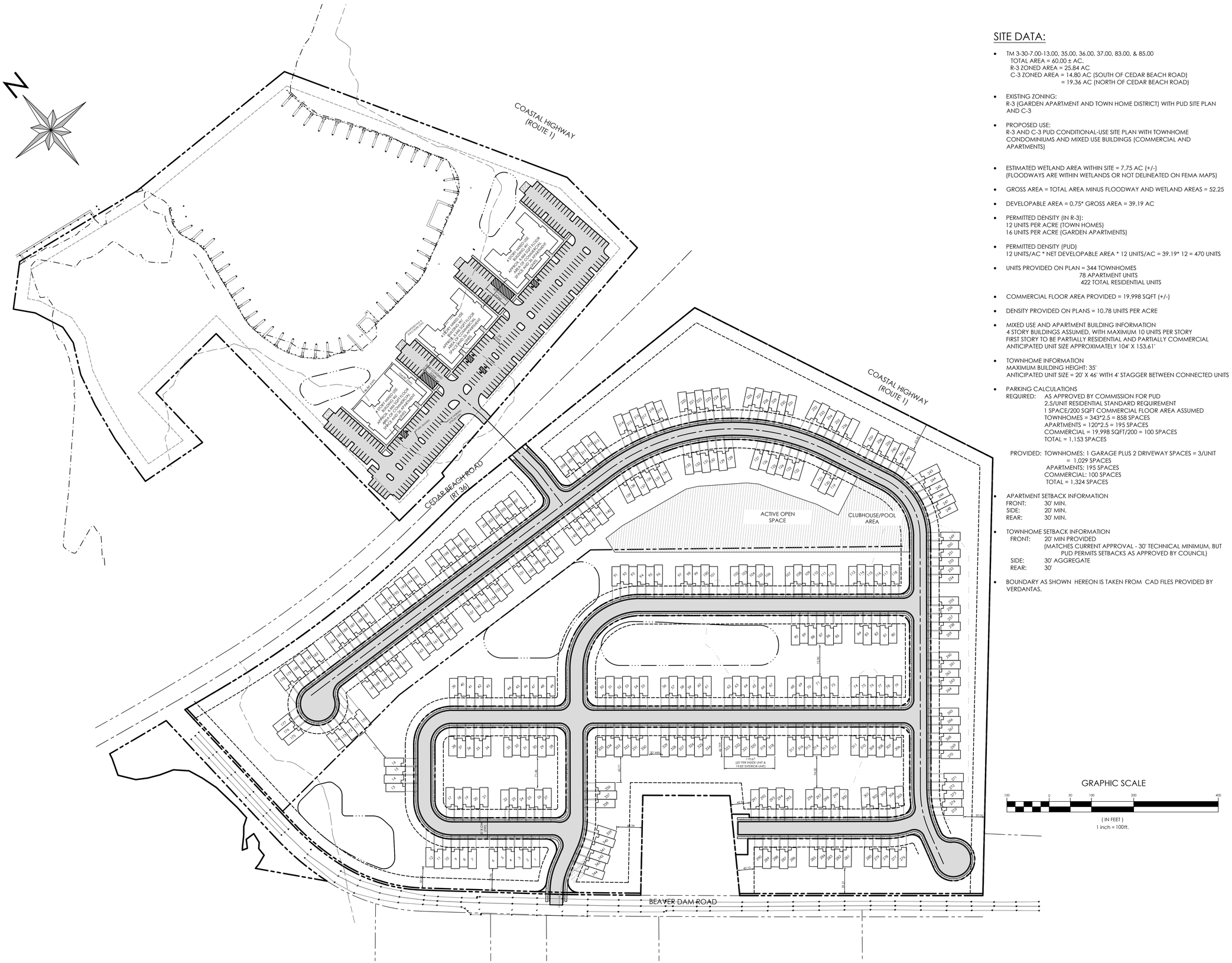
_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)

Published January 2022



SITE DATA:

- TM 3-30-7.00-13.00, 35.00, 36.00, 37.00, 83.00, & 85.00
  TOTAL AREA = 60.00 ± AC.
  R-3 ZONED AREA = 25.84 AC
  C-3 ZONED AREA = 14.80 AC (SOUTH OF CEDAR BEACH ROAD)
  = 19.36 AC (NORTH OF CEDAR BEACH ROAD)
- EXISTING ZONING:
  R-3 (GARDEN APARTMENT AND TOWN HOME DISTRICT) WITH PUD SITE PLAN AND C-3
- PROPOSED USE:
  R-3 AND C-3 PUD CONDITIONAL-USE SITE PLAN WITH TOWNHOME CONDOMINIUMS AND MIXED USE BUILDINGS (COMMERCIAL AND APARTMENTS)
- ESTIMATED WETLAND AREA WITHIN SITE = 7.75 AC (+/-)
  (FLOODWAYS ARE WITHIN WETLANDS OR NOT DELINEATED ON FEMA MAPS)
- GROSS AREA = TOTAL AREA MINUS FLOODWAY AND WETLAND AREAS = 52.25
- DEVELOPABLE AREA = 0.75* GROSS AREA = 39.19 AC
- PERMITTED DENSITY (IN R-3):
  12 UNITS PER ACRE (TOWN HOMES)
  16 UNITS PER ACRE (GARDEN APARTMENTS)
- PERMITTED DENSITY (PUD)
  12 UNITS/AC * NET DEVELOPABLE AREA * 12 UNITS/AC = 39.19* 12 = 470 UNITS
- UNITS PROVIDED ON PLAN = 344 TOWNHOMES
  78 APARTMENT UNITS
  422 TOTAL RESIDENTIAL UNITS
- COMMERCIAL FLOOR AREA PROVIDED = 19,998 SQFT (+/-)
- DENSITY PROVIDED ON PLANS = 10.78 UNITS PER ACRE
- MIXED USE AND APARTMENT BUILDING INFORMATION
  4 STORY BUILDINGS ASSUMED, WITH MAXIMUM 10 UNITS PER STORY
  FIRST STORY TO BE PARTIALLY RESIDENTIAL AND PARTIALLY COMMERCIAL
  ANTICIPATED UNIT SIZE APPROXIMATELY 104' X 153.61'
- TOWNHOME INFORMATION
  MAXIMUM BUILDING HEIGHT: 35'
  ANTICIPATED UNIT SIZE = 20' X 46' WITH 4' STAGGER BETWEEN CONNECTED UNITS
- PARKING CALCULATIONS
  REQUIRED: AS APPROVED BY COMMISSION FOR PUD
  2.5/UNIT RESIDENTIAL STANDARD REQUIREMENT
  1 SPACE/200 SQFT COMMERCIAL FLOOR AREA ASSUMED
  TOWNHOMES = 343*2.5 = 858 SPACES
  APARTMENTS = 120*2.5 = 195 SPACES
  COMMERCIAL = 19,998 SQFT/200 = 100 SPACES
  TOTAL = 1,153 SPACES

  PROVIDED: TOWNHOMES: 1 GARAGE PLUS 2 DRIVEWAY SPACES = 3/UNIT
  = 1,029 SPACES
  APARTMENTS: 195 SPACES
  COMMERCIAL: 100 SPACES
  TOTAL = 1,324 SPACES
- APARTMENT SETBACK INFORMATION
  FRONT: 30' MIN.
  SIDE: 20' MIN.
  REAR: 30' MIN.
- TOWNHOME SETBACK INFORMATION
  FRONT: 20' MIN PROVIDED
  (MATCHES CURRENT APPROVAL - 30' TECHNICAL MINIMUM, BUT PUD PERMITS SETBACKS AS APPROVED BY COUNCIL)
  SIDE: 30' AGGREGATE
  REAR: 30'
- BOUNDARY AS SHOWN HEREON IS TAKEN FROM CAD FILES PROVIDED BY VERDANTAS.

solutions
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215

3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833

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Seal

Date

REVISIONS

NO.	DATE	DESCRIPTION

OVERALL CONCEPTUAL SITE PLAN

for

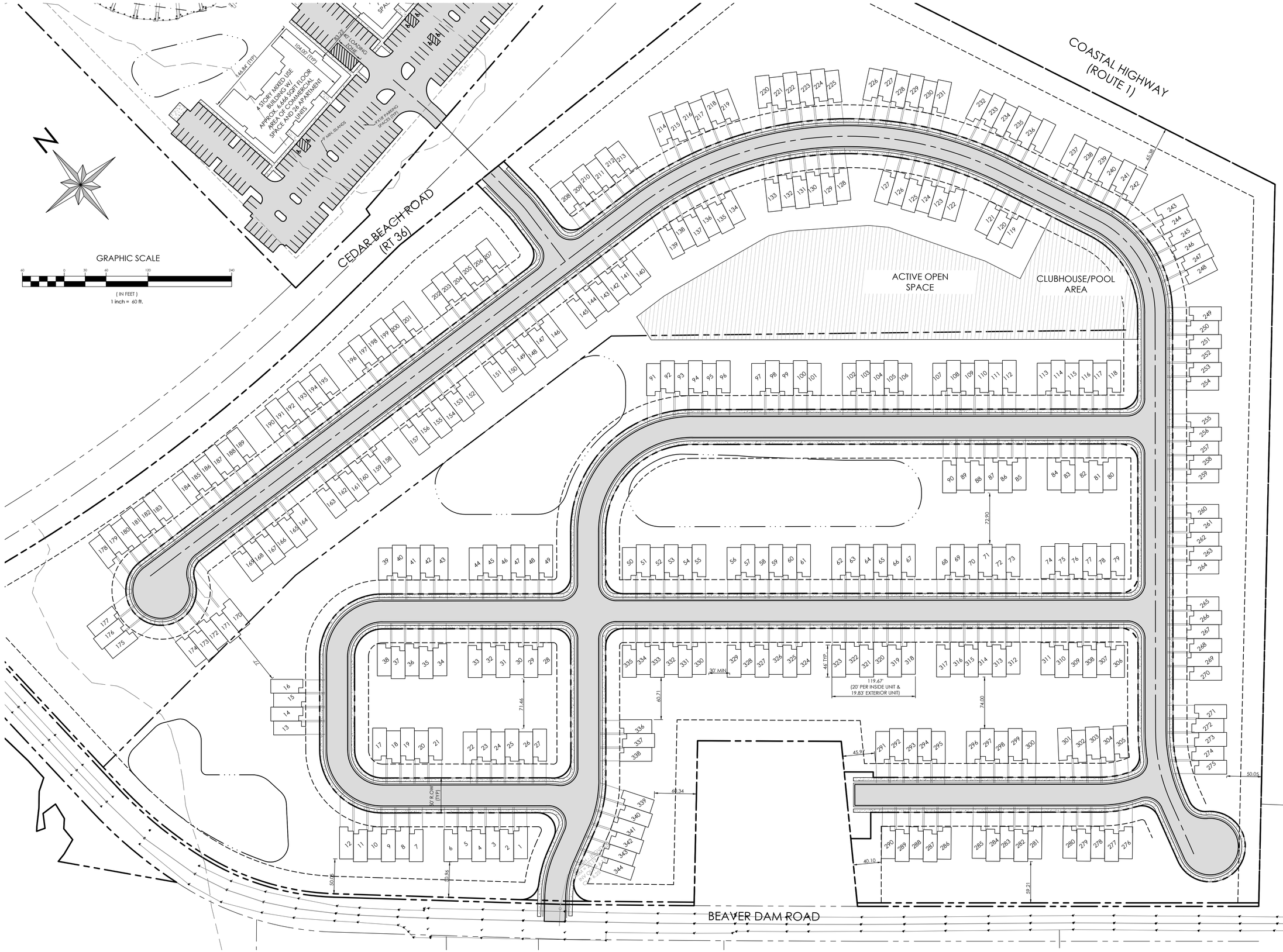
KNIGHT CROSSING

CITY OF MILFORD, SUSSEX COUNTY DE
Prepared for: STONEMARK VENTURES

Date:	01-29-2026
Job Number:	G25055
Scale:	1"=60'
Drawn By:	JRE
Designed By:	JRE
Approved By:	JRE

Sheet No.: 1

File Name: PLANNING CONDO TOWNS - 01.21.2026



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Date

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL TOWNHOME SITE PLAN

for

KNIGHT CROSSING

CITY OF MILFORD, SUSSEX COUNTY DE

Prepared for: STONEMARK VENTURES

Date:	01-29-2026
Job Number:	G25055
Scale:	1"=60'
Drawn By:	JRE
Designed By:	JRE
Approved By:	JRE

Sheet No.: 2

File Name: PLANNING CONDO TOWNS - 01.21.2026

N

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

COASTAL HIGHWAY (ROUTE 1)

CEDAR BEACH ROAD (RT 36)

4 STORY MIXED USE BUILDING W/ APPROX. 6,666 SQFT FLOOR AREA OF COMMERCIAL SPACE AND 24 APARTMENT UNITS

4 STORY MIXED USE BUILDING W/ APPROX. 6,666 SQFT FLOOR AREA OF COMMERCIAL SPACE AND 24 APARTMENT UNITS

4 STORY MIXED USE BUILDING W/ APPROX. 6,666 SQFT FLOOR AREA OF COMMERCIAL SPACE AND 24 APARTMENT UNITS

DUMPSTER PAD & ENCLOSURE (TYP)

10'x30' LOADING ZONE

9'x18' PARKING SPACES (TYP)

9'x18' (TYP)

10'x30' (TYP)

148.84' (TYP)

7' ARC ISLANDS

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Date

REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL APARTMENT SITE PLAN

for

KNIGHT CROSSING

CITY OF MILFORD, SUSSEX COUNTY DE
Prepared for: STONEMARK VENTURES

Date:	01-29-2026
Job Number:	G25055
Scale:	1"=40'
Drawn By:	JRE
Designed By:	JRE
Approved By:	JRE

Sheet No.: 3

File Name: PLANNING CONDO TOWNS - 01.21.2026

PUBLIC PRE CHECK Results for State Parcel(s): 2019-03-10, 2026-02-05

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

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

Soils - New Castle County: No Issues Found

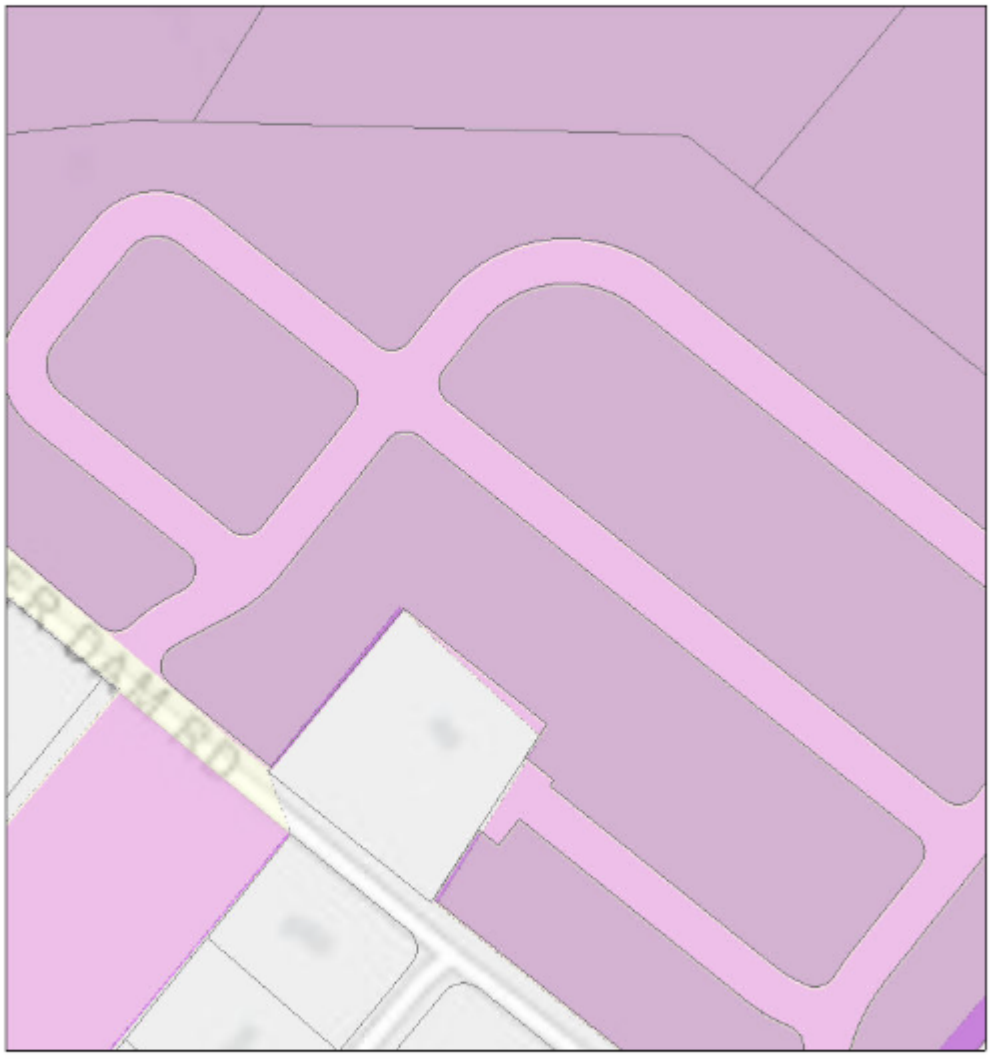
Well Head Protection Areas: RecordSetObject: Cannot open table for Load

Screening Report

Area of Interest (AOI) Information

Area : 1,560,402.07 ft²

Feb 6 2026 10:47:05 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	3,041,764.17	N/A
DE_StateParcels - State Parcels	4	1,560,401.98	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	1	11,625.42	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	10	1,560,402.30	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	1	N/A	158.95
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	5	212,335.41	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	3	1,560,402.17	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2019-03-10	1,496,248.01
2	2026-02-05	1,545,516.17

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	330-7.00-35.00	4.18	182,366.56
2	330-7.00-36.00	4.80	209,238.96
3	330-7.00-37.00	5.86	255,329.04
4	330-7.00-85.00	20.97	913,467.42

Delaware Ecological Network

#	ID	Area(ft²)
1	6,133.00	11,625.42

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Water	1,418.06
2	Manahawkin muck, frequently flooded	12,774.64
3	Fort Mott loamy sand, 2 to 5 percent slopes	30,199.01
4	Rosedale loamy sand, 0 to 2 percent slopes	37,005.15
5	Rosedale loamy sand, 2 to 5 percent slopes	101,988.22
6	Evesboro loamy sand, 5 to 15 percent slopes	124,806.32
7	Downer loamy sand, 0 to 2 percent slopes	169,804.07
8	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	248,084.48
9	Downer loamy sand, 2 to 5 percent slopes, Northern Tidewater Area	834,322.34

2017 High Water Mark (not regulatory)

#	LEFT_FID	RIGHT_FID	Length(ft)
1	-1	733	158.95

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	56.81	188.70
2	1.16	2,558.97
3	0.54	15,034.55
4	0.75	21,136.83
5	5.38	173,416.35

FEMA Flood Maps

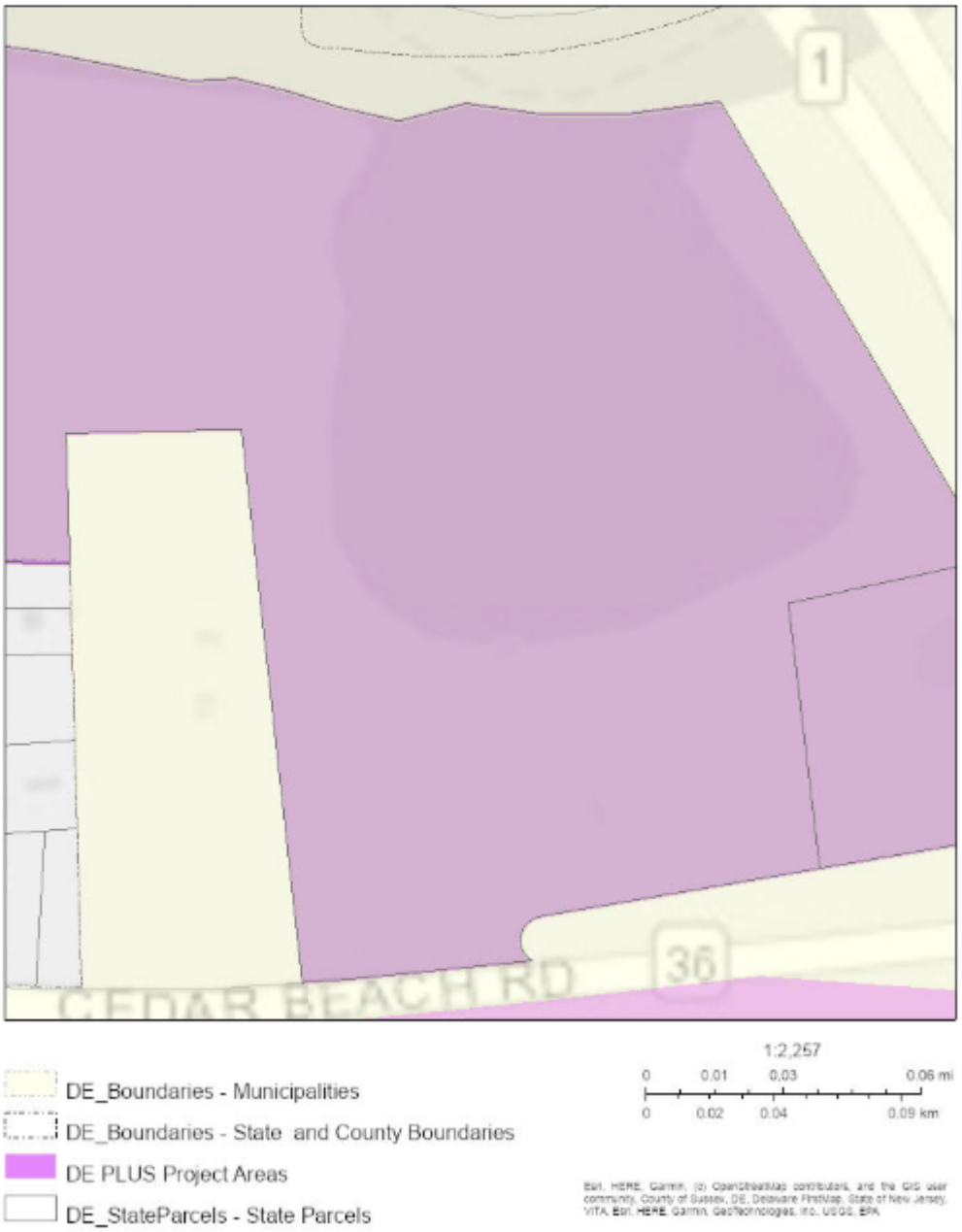
#	DFIRM_ID	Area(ft²)
1	10005C	1,560,402.17

Screening Report

Area of Interest (AOI) Information

Area : 877,739.27 ft²

Feb 6 2026 10:50:32 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	1,747,761.91	N/A
DE_StateParcels - State Parcels	2	877,739.23	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	3	411,113.26	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	9	877,739.77	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	1	N/A	2,107.55
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	3	297,287.98	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	3	877,739.69	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2026-02-05	873,880.81
2	2019-03-10	873,881.10

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	330-7.00-83.00	1.88	81,942.08
2	330-7.00-13.00	18.27	795,797.15

Delaware Ecological Network

#	ID	Area(ft²)
1	6,097.00	60,634.81
2	6,086.00	97,631.65
3	6,087.00	252,846.80

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Downer loamy sand, 0 to 2 percent slopes	13,075.80
2	Evesboro loamy sand, 5 to 15 percent slopes	51,201.57
3	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	62,176.93
4	Rosedale loamy sand, 2 to 5 percent slopes	99,319.02
5	Downer loamy sand, 2 to 5 percent slopes, Northern Tidewater Area	157,802.69
6	Manahawkin muck, frequently flooded	236,147.48
7	Water	258,016.29

2017 High Water Mark (not regulatory)

#	LEFT_FID	RIGHT_FID	Length(ft)
1	-1	733	2,107.55

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.51	427.02
2	56.81	20,788.35
3	6.34	276,072.61

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	877,739.69

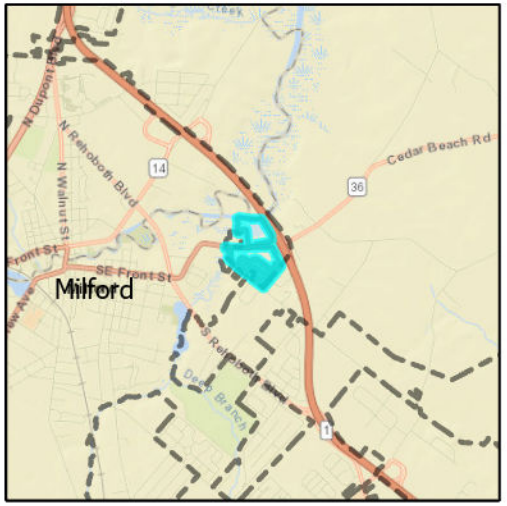
Preliminary Land Use Service (PLUS)

2026-02-05 KNIGHT CROSSING



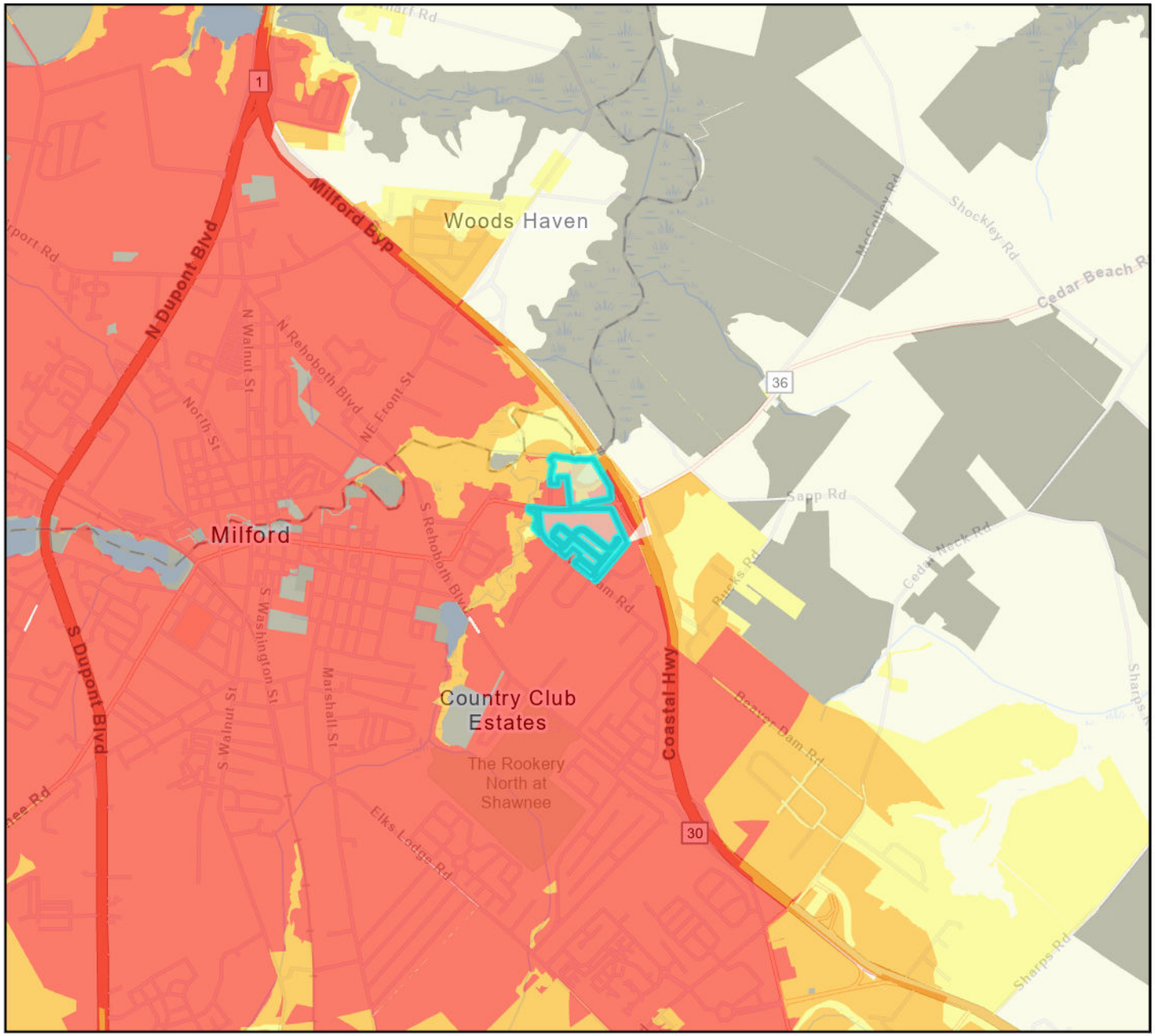
Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)

2026-02-05 KNIGHT CROSSING



Legend

PLUS Project Areas

2025 State Strategies

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

