PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
April 28, 2026 4:59 PM

PLUS ID: 2026-05-03

State Strategy Level: 4

PLUS Application Type - Subdivision

Title: Traditions of America at Lewes
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
55+ residential community comprised of 302 detached single family dwellings and community amenity area.

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): 234-5.00-47.00

Project Location: Hopkins Road, Lewes, DE - approx. 4,500' south of Fisher Road intersection

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

Section II: Project Contact Information

Owner Contact Information

J L Carpenter, Sr. Family Limited Partnership
27113 Carpenter Road
Milton, DE 19968
Phone: 215-732-9600
Email: tdm@traditionsofamerica.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Traditions of America c/o Tim McCarthy
1235 Westlakes Drive, Suite 300
Berwyn, PA 19312

Phone: 215-732-9600
Email: tdm@traditionsofamerica.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Morris & Ritchie Associates, Inc.
Chris Flathers, P.E.
Phone: 302-326-2200
Email: cflathers@mragta.com
Fax: 302-326-2200

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

Section III: Project Details

Project Area (Acres): **150.1**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

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

Zoning Information

Present Zoning for this project area: **AR-1**
Proposed Zoning for this project: **AR-1**

Land Use Information

Present Use for this project area: **Agricultural**
Proposed Use for this project: **Residential**

Residential Development Information

Type of Residential: Detached single family dwellings
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Age-restricted**
Total number of Homeownership units: **302**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	302		

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: **Other Artesian Water Company**
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 Wastewater Management, Inc.**
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	5.9	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?
Unknown

Tidal Wetlands

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

Non-tidal Wetlands

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

Wetland Impact

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

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
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:
Infiltration basin, bio-retention, extended detention wet ponds

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **73**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Other**
Please list the "other" type of Open Space: **Perimeter buffers**
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.
1,448
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.
Right-of-way stub shown for connection to undeveloped property to north; connection shown to existing right-of-way stub to south (Crocodile Cove in Heron Bay community)

Mobility Details

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

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

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

Table of Mobility Connectivity Parameters

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

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

If yes, please provide details regarding evaluation by a cultural resource professional.
Mustard Farm Agricultural Complex S02922 All existing structures identified in resource form appear to have been removed prior to May 2006 based on review of aerial imagery.

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**

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

PLUS

Project 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: Traditions of America at Lewes

Project ID (to be completed by OSPC): 2026-05-03

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

_____ 4/30/26

Signature of Property ~~Owner~~ Equitable Owner — Date

TRADITIONS OF AMERICA, L.P.

BY: DAVID BIDDLE

Property ~~Owner~~ Equitable Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) — Date

_____

Additional Owner (Please Print)

OSPC

Published January 2022



MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

111 RUTHAR DRIVE
NEWARK, DE 19711
302-326-2200

DEVELOPER
DEVELOPER NAME
ADDRESS
ADDRESS
CONTACT INFO

TRADITIONS OF AMERICA AT LEWES

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NO.	REVISION	DATE

JOB NO.	DRAWN BY	CHECKED BY	ISSUED
99999	DXI	CWB	6/22/2020

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

1 OF 1

PUBLIC PRE CHECK Results for State Parcel(s): 2026-05-03

Wetlands: Issue Found

Aglands Preservation Districts: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Land and Water Conservation Fund: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Bay Area No Build Line: No Issues Found

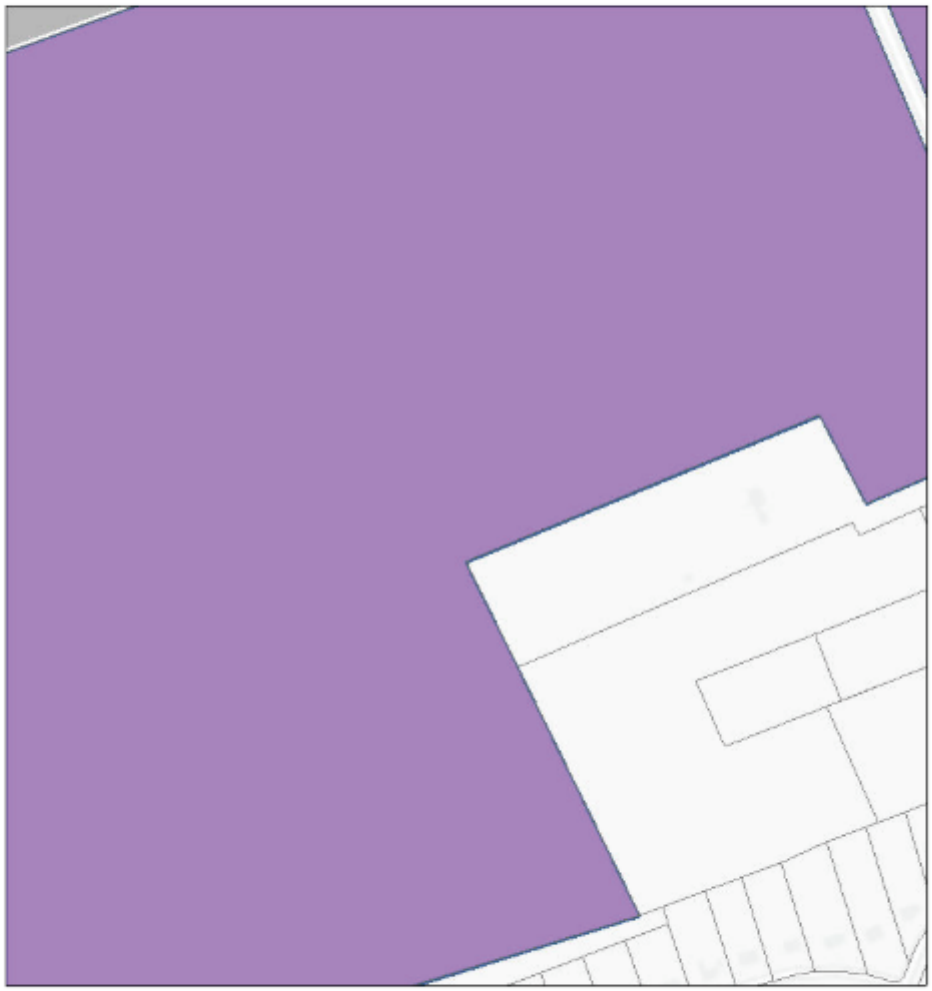
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 6,578,869.19 ft²

May 7 2026 13:30:02 Eastern Daylight Time



1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

DE_Boundaries - State and County Boundaries

DE PLUS Project Areas

DE_StateParcels - State Parcels

DE State Strategies - 2025 State Strategies

4

Out of Play

County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	6,564,357.69	N/A
DE_StateParcels - State Parcels	1	6,578,869.19	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	2	701,699.87	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	15	6,578,872.85	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)	6	210,357.78	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	1	6,578,869.17	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2026-05-03	6,564,357.69

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	234-5.00-47.00	151.03	6,578,869.19

Delaware Ecological Network

#	ID	Area(ft²)
1	8,050.00	224,966.00
2	8,057.00	476,733.87

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Hurlock loamy sand, 0 to 2 percent slopes	23,851.04
2	Fort Mott loamy sand, 2 to 5 percent slopes	76,423.30
3	Fort Mott-Henlopen complex, 2 to 5 percent slopes	102,421.30
4	Henlopen loamy sand, 2 to 5 percent slopes	133,140.01
5	Hammonton sandy loam, 0 to 2 percent slopes	252,321.22
6	Downer loamy sand, 2 to 5 percent slopes, Northern Tidewater Area	334,945.10
7	Downer loamy sand, 0 to 2 percent slopes	420,345.33
8	Ingleside loamy sand, 2 to 5 percent slopes	441,958.85
9	Fort Mott-Henlopen complex, 0 to 2 percent slopes	1,419,089.04
10	Downer sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	1,624,619.30
11	Ingleside loamy sand, 0 to 2 percent slopes	1,749,758.36

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.41	16,149.71
2	0.49	21,460.06
3	0.53	23,143.48
4	4.10	31,883.56
5	1.26	54,888.42
6	1.44	62,832.54

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	6,578,869.17

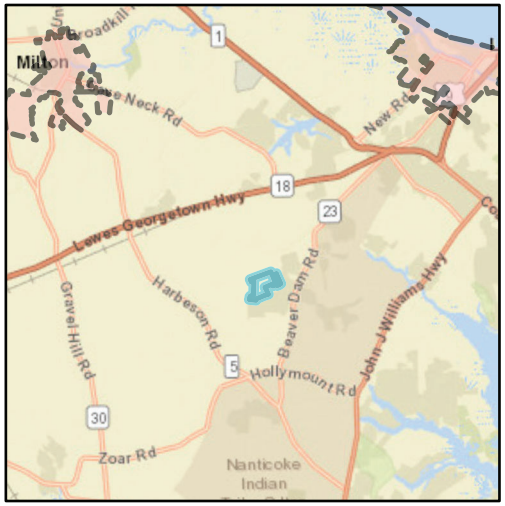
Preliminary Land Use Service (PLUS)

2026-05-03 Traditions of America at Lewes

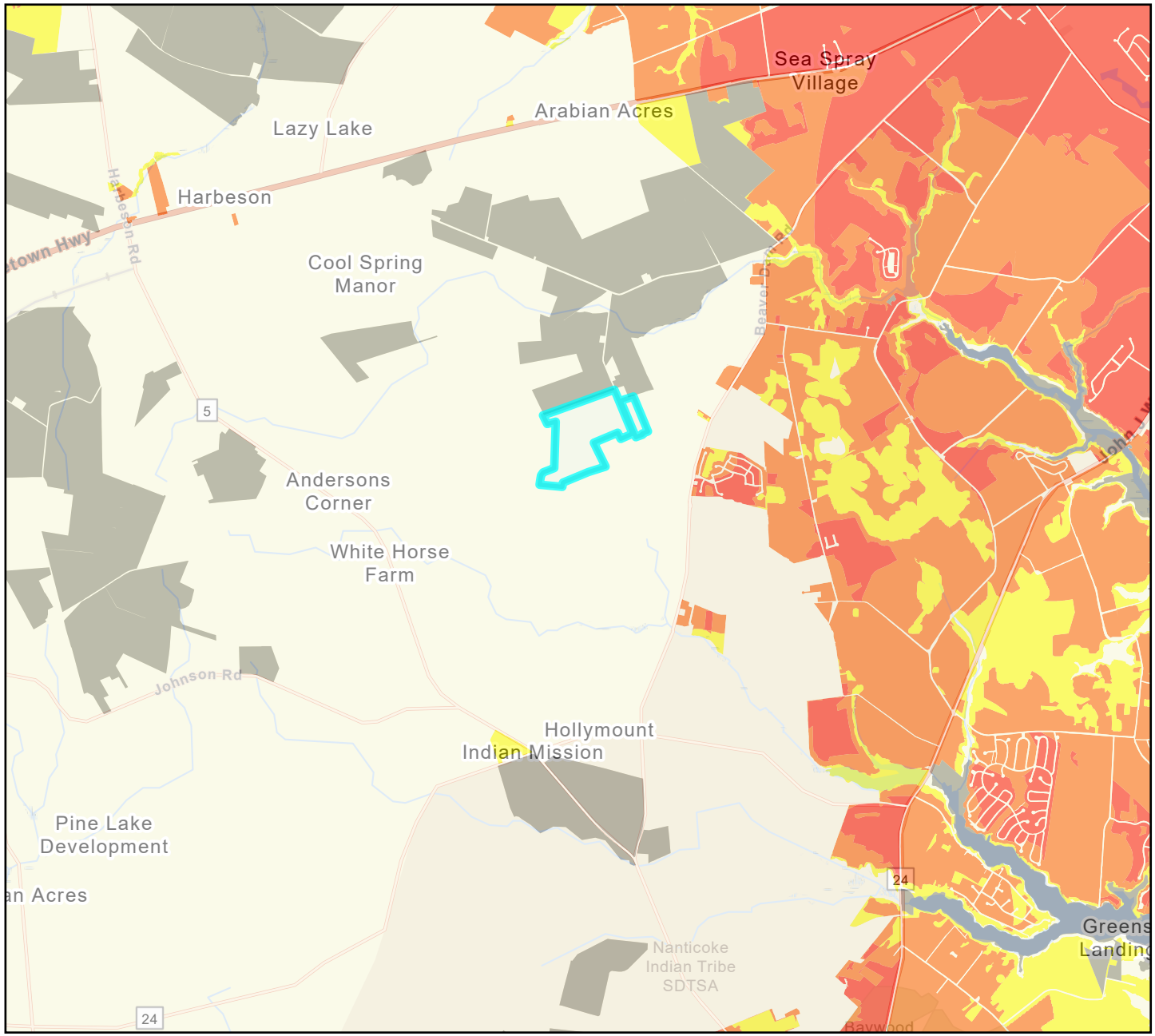


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-05-03 Traditions of America at Lewes



Legend

PLUS Project

Investment Level

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

