PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
May 1, 2026 1:18 PM

PLUS ID: 2026-05-06

State Strategy Level: Levels 2-4

PLUS Application Type - Subdivision

Title: Hickory Manor
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Cluster Subdivision in Sussex County

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
3

Parcel ID(s): 134-11.00-24.00, 134-11.00-35.00, 134-11.00-36.04

Project Location: Hickory Manor Road, near Omar Road intersection

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

Section II: Project Contact Information

Owner Contact Information

DONALD M. GLAND
33882 BEAGLE LANE
FRANKFORD, DE 19945
Phone: 302-734-7950
Email: tmgland18@yahoo.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Hickory Manor Partners LLC
30 E. Pine Street
Georgetown, DE 19947
Phone: 302-550-8809

Email: jamie@tunnellraysor.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Becker Morgan Group, Inc.
Chad D. Carter, RLA
Phone: 302-734-7950
Email: ccarter@beckermorgan.com
Fax: 999-999-9999

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

Section III: Project Details

Project Area (Acres): **49.3**
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: **Agriculture**
Proposed Use for this project: **Residential**

Residential Development Information

Type of Residential: **Single Family**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **98**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	98		

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? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Chad D. Carter, RLA 302-734-7950

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Central Community System**
Who is the Water Service Provider:
Will a new public well be located at this site? **Unknown**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Central Community System**
Who is the Wastewater Service Provider:
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	39.4	Yes	22.8

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: **3.3**

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)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:
BMP

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **23.1**
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? **No**
Please provide estimated vehicle trips this project will generate on an average weekday.

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.
Unkown - Willing to discuss if available.

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?
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?
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: Hickory Manor

Project ID (to be completed by OSPC): _____

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

Beth T. Cumby, Trustee of the Beth Turner Cumby Trust dated April 7, 2006, as amended, Member and Manager

05/06/2026

Signature of Property Owner — Date

By: Beth T. Cumby, Trustee of the Beth Turner Cumby Trust dated April 7, 2006, as amended,
Its: Member and Manager

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) — Date

_____

Additional Owner (Please Print)

Published January 2022

Docusign Envelope ID: 797E8978-29D7-4D62-8FD9-5F24352428D0

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: Hickory Manor

Project ID (to be completed by OSPC): _____

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

DocuSigned by:
Donald Gland
C466DB36D8F44D1...

Signature of Property Owner

5/4/2026

Date

Donald Gland

Property Owner (Please Print)

DocuSigned by:
C466DB36D8F44D1...

Signature of Additional Owner (if applicable)

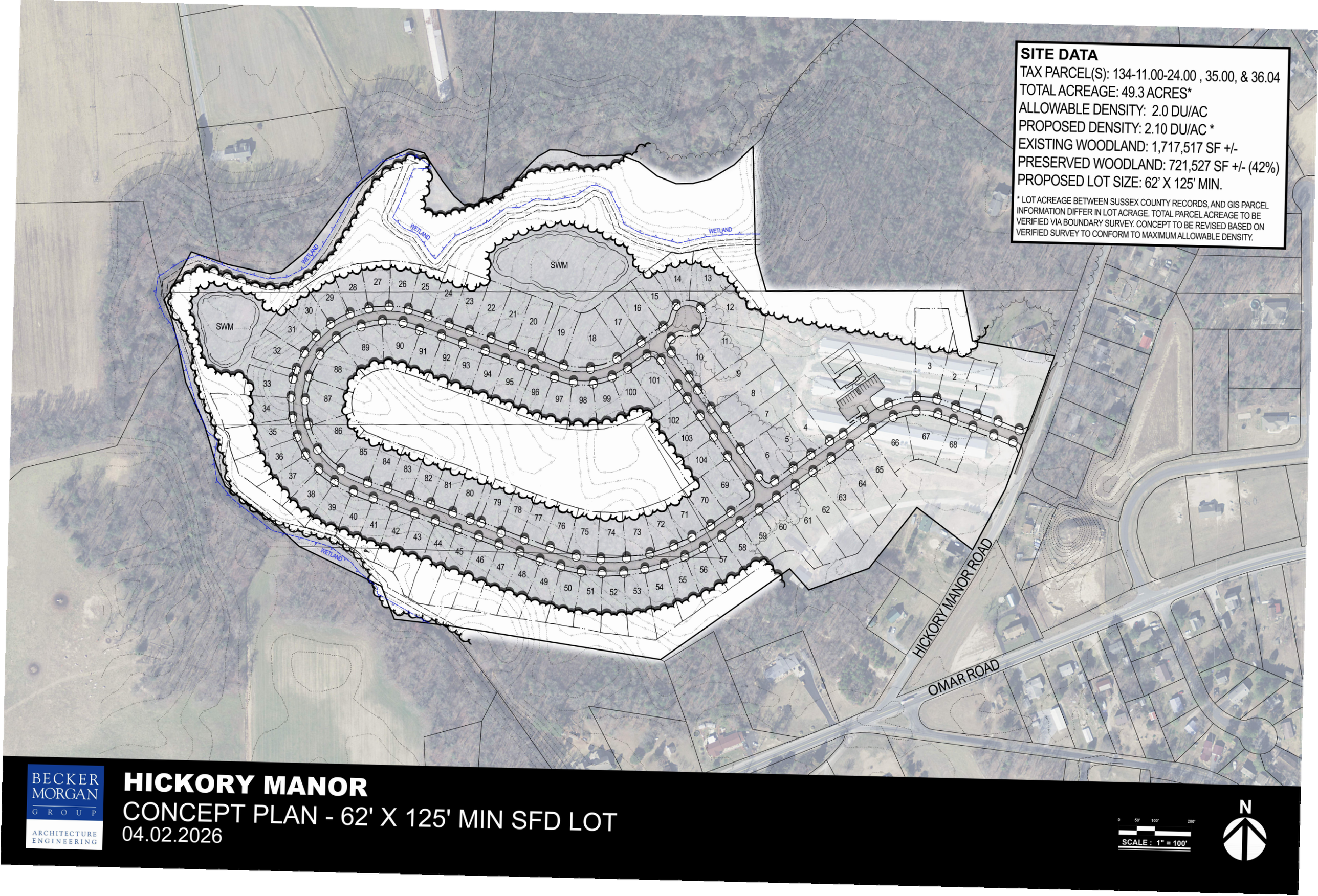
5/4/2026

Date

Tina Gland

Additional Owner (Please Print)

Published January 2022

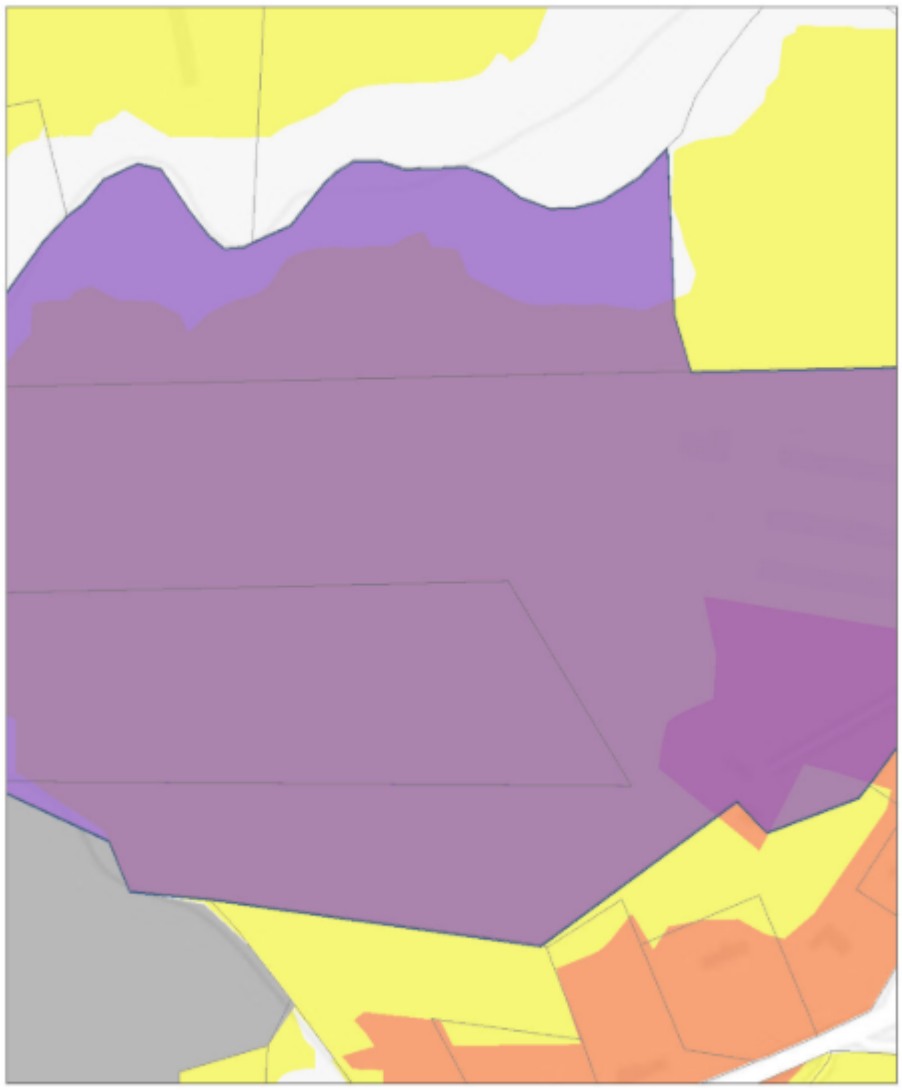

SITE DATA
TAX PARCEL(S): 134-11.00-24.00 , 35.00, & 36.04
TOTAL ACREAGE: 49.3 ACRES*
ALLOWABLE DENSITY: 2.0 DU/AC
PROPOSED DENSITY: 2.10 DU/AC *
EXISTING WOODLAND: 1,717,517 SF +/-
PRESERVED WOODLAND: 721,527 SF +/- (42%)
PROPOSED LOT SIZE: 62' X 125' MIN.
* LOT ACREAGE BETWEEN SUSSEX COUNTY RECORDS, AND GIS PARCEL INFORMATION DIFFER IN LOT ACRAGE. TOTAL PARCEL ACREAGE TO BE VERIFIED VIA BOUNDARY SURVEY. CONCEPT TO BE REVISED BASED ON VERIFIED SURVEY TO CONFORM TO MAXIMUM ALLOWABLE DENSITY.
WETLAND
SWM
HICKORY MANOR ROAD
OMAR ROAD
BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING
HICKORY MANOR
CONCEPT PLAN - 62' X 125' MIN SFD LOT
04.02.2026
0 50' 100' 200'
SCALE : 1" = 100'
N

Screening Report

Area of Interest (AOI) Information

Area : 2,283,408.04 ft²

May 7 2026 12:54:14 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	2,276,344.48	N/A
DE_StateParcels - State Parcels	3	2,283,408.09	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	1	19.61	N/A
Delaware Ecological Network	0	0	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	5	2,283,408.06	N/A
Tax Ditch Maximum ROWs	9	156,562.70	N/A
Tax Ditch Segments	3	N/A	978.39
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	281,067.50	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	4	2,283,408.44	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2026-05-06	2,276,344.48

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	134-11.00-24.00	9.87	429,901.86
2	134-11.00-35.00	9.91	431,878.65
3	134-11.00-36.04	32.64	1,421,627.57

Aglands Preservation Districts

#	projectid	program	Area(ft²)
1	S-96-12-135-2	Ag Easement	19.61

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Henlopen loamy sand, 0 to 2 percent slopes	71,615.58
2	Longmarsh and Indiantown soils, frequently flooded	218,565.91
3	Henlopen loamy sand, 2 to 5 percent slopes	293,381.25
4	Hurlock loamy sand, 0 to 2 percent slopes	511,148.74
5	Pepperbox loamy sand, 0 to 2 percent slopes	1,188,696.60

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	BLACKWATER	Main	156,562.70

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	BLACKWATER	Main	978.39

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.37	167.91
2	10.05	5,431.44
3	0.15	6,487.06
4	14.59	14,523.48
5	0.85	20,514.12
6	1.51	65,907.42
7	33.69	168,036.06

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	2,283,408.44

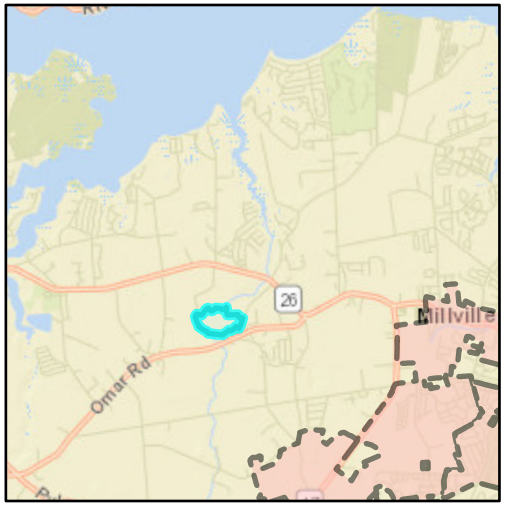
Preliminary Land Use Service (PLUS)

2026-05-06 Hickory Manor

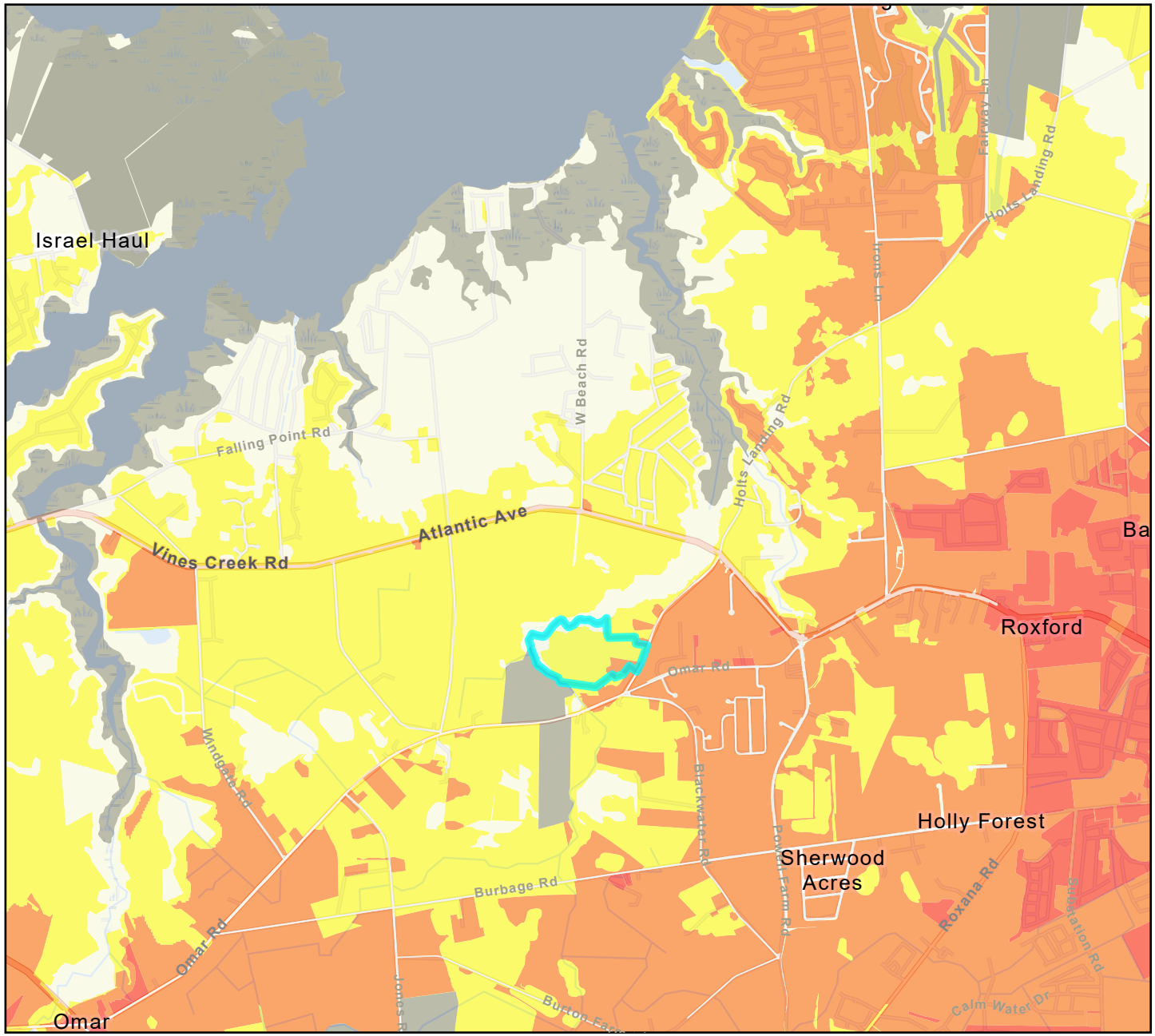


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-05-06 Hickory Manor

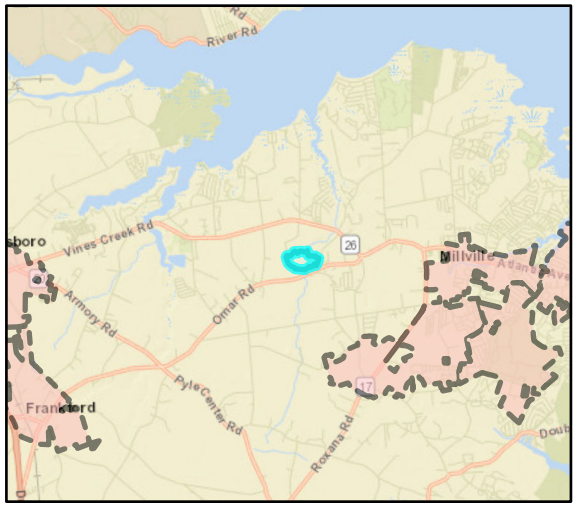


Legend

PLUS Project

Investment Level

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



PUBLIC PRE CHECK Results for State Parcel(s): 2026-05-06

Wetlands: Issue Found

Aglands Preservation Districts: Issue Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

Soils - New Castle County: No Issues Found