



Preliminary Land Use Service

Application Form
Submitted Time:
August 31, 2026 11:28 AM

PLUS ID: 2026-09-02

State Strategy Levels: 1-3

PLUS Application Type - Site Plan Review

Title: Coastal Passage

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

A planned community consisting of 1,387 proposed dwelling units featuring a mixture of approximately 1,099 for sale units (attached and detached units) and approximately 288 apartments for rent.

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): 235-14.00-4.00

Project Location: North of Milton-Ellendale Highway, Approx. 552' West of Mulberry Street

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

Section II: Project Contact Information

Owner Contact Information

Sycamore Farm Dairy, Inc.
24868 Broadkill Road
Milton, DE 19968
Phone: 302-684-3464
Email: wzc@dbfinc.com
Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? **Yes**
US Home Corporation DBA Lennar (c/o - David Hutt)
107 W. Market Street, P.O. 690

Georgetown, DE 19947
Phone: 302-856-0018
Email: dhutt@morrisjames.com
Fax: 302-856-7217

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? **Yes**
Davis, Bowen & Friedel, Inc.
W. Zachary Crouch, P.E.
Phone: 302-424-1441
Email: wzc@dbfinc.com
Fax: 302-424-0430

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

Section III: Project Details

Project Area (Acres): **228.662**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2006-06-05**

Zoning Information

Present Zoning for this project area: **HR-1 High Density Residential**
Proposed Zoning for this project: **HR-1 High Density Residential**

Land Use Information

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

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, 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: **1,099**

Type of Rental Units: **Market rate**
Total number Rental Units: **288**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
1,387	253	524	610

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, Inc.**
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	3.107	Yes	0.092

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: **0.585**

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:
Approx. 13 Stormwater BMP's (Types to be determined)

Open Space Details

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

Estimated acres of Open Space proposed: **62.963**

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.
8,848

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.

An interconnection is proposed on the western property line.

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?

Yes

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	Yes
Type existing			Within Right-of-Way
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? **Yes**

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



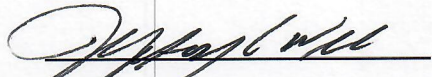
Project Owner Signature

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: **Coastal Passage** _____

Project ID (to be completed by OSPC): _____

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


Signature of Property Owner

8-27-2026
Date

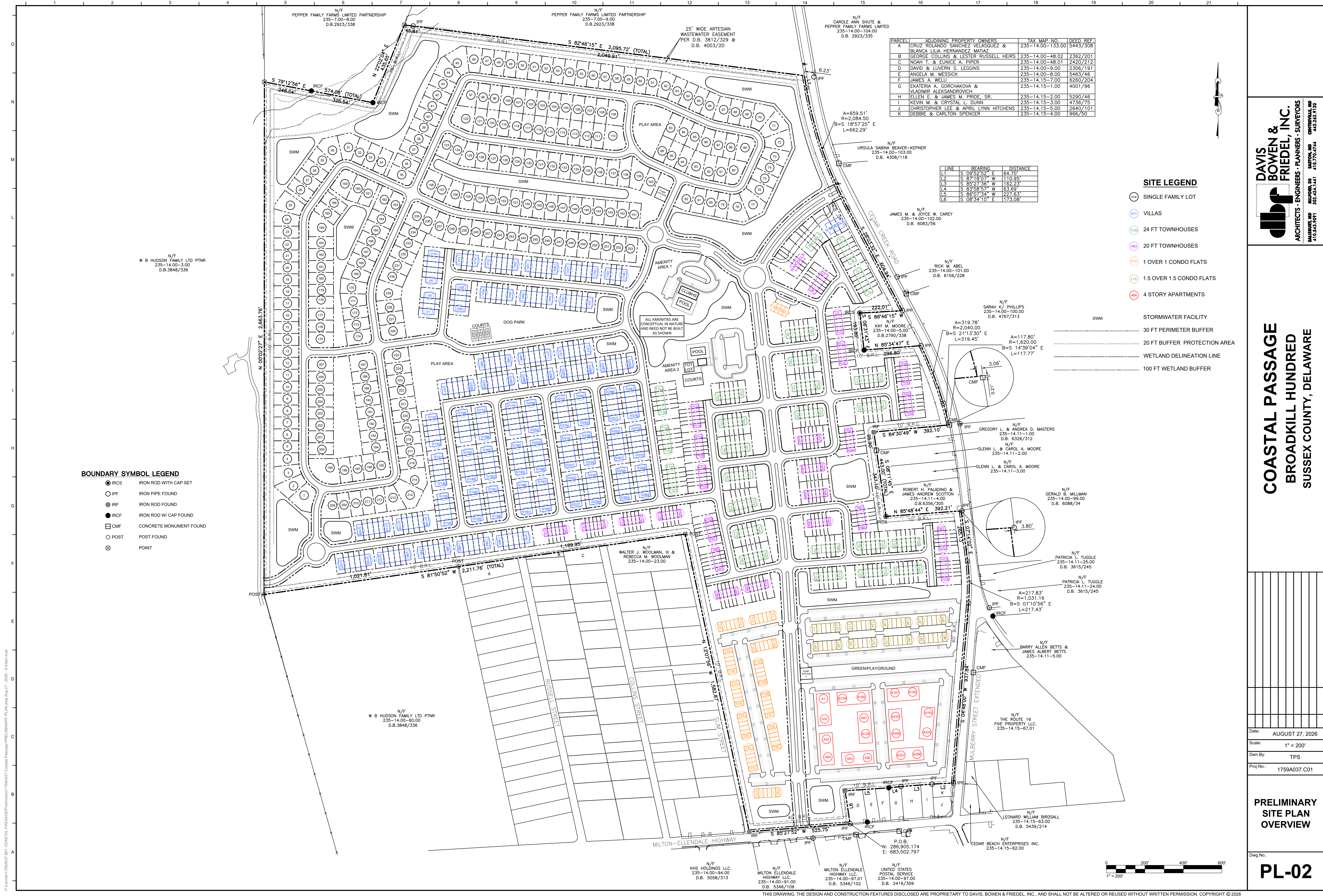
Jeffrey C Wall
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)





BOUNDARY SYMBOL LEGEND

● IRCS	IRON ROD WITH CAP SET
○ IPF	IRON PIPE FOUND
● IRF	IRON ROD FOUND
● IRCF	IRON ROD W/ CAP FOUND
■ CMF	CONCRETE MONUMENT FOUND
○ POST	POST FOUND
⊗	POINT

PARCEL	ADJOINING PROPERTY OWNERS	TAX MAP NO.	DEED REF.
A	CRUZ ROLANDO SANCHEZ VELASQUEZ &	235-14.00-133.00	5443/308
B	GEORGE COLLINS & LESTER RUSSELL HEIRS	235-14.00-48.02	2362/201
C	NOAH T. & EUNICE A. PIPER	235-14.00-48.01	2420/212
D	DAVID & LUVERN S. LEGGINS	235-14.00-9.00	2306/191
E	ANGELA M. MESSICK	235-14.00-8.00	5463/46
F	JAMES A. WELU	235-14.15-7.00	6260/204
G	EKATERIA A. GORCHAKOVA & VLADIMIR ALEKSANDROVICH	235-14.15-1.00	4001/96
H	ELLEN E. & JAMES M. PRIDE, SR.	235-14.15-2.00	5290/46
I	KEVIN M. & CRYSTAL L. DUNN	235-14.15-3.00	4736/75
J	CHRISTOPHER LEZ & APRIL LYNN HITCHENS	235-14.15-5.00	2640/101
K	DEBBIE & CARLTON SPENCER	235-14.15-4.00	966/50

LINE	BEARING	DISTANCE
L1	S 09°52'52" E	64.70
L2	S 87°18'07" W	110.95
L3	S 85°27'36" W	162.23
L4	S 83°58'57" W	63.69
L5	S 86°07'34" W	227.63
L6	S 08°34'10" E	173.08

SITE LEGEND

- 214 SINGLE FAMILY LOT
- V11 VILLAS
- T130 24 FT TOWNHOUSES
- T130 20 FT TOWNHOUSES
- T130 1 OVER 1 CONDO FLATS
- T130 1.5 OVER 1.5 CONDO FLATS
- T130 4 STORY APARTMENTS
- SWM STORMWATER FACILITY
- 30 FT PERIMETER BUFFER
- 20 FT BUFFER PROTECTION AREA
- WETLAND DELINEATION LINE
- 100 FT WETLAND BUFFER

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS - ENGINEERS - PLANNERS - SURVEYORS
BALTIMORE, MD 21201
SALISBURY, MD 21801
EASTON, MD 21828
410.321.7150

**COASTAL PASSAGE
BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE**

Date: AUGUST 27, 2026
Scale: 1" = 200'
Dwn By: TPS
Proj No.: 1759A037.C01

**PRELIMINARY
SITE PLAN
OVERVIEW**

Dwg No.:
PL-02

PUBLIC PRE CHECK Results for State Parcel(s): 235-14.00-4.00

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

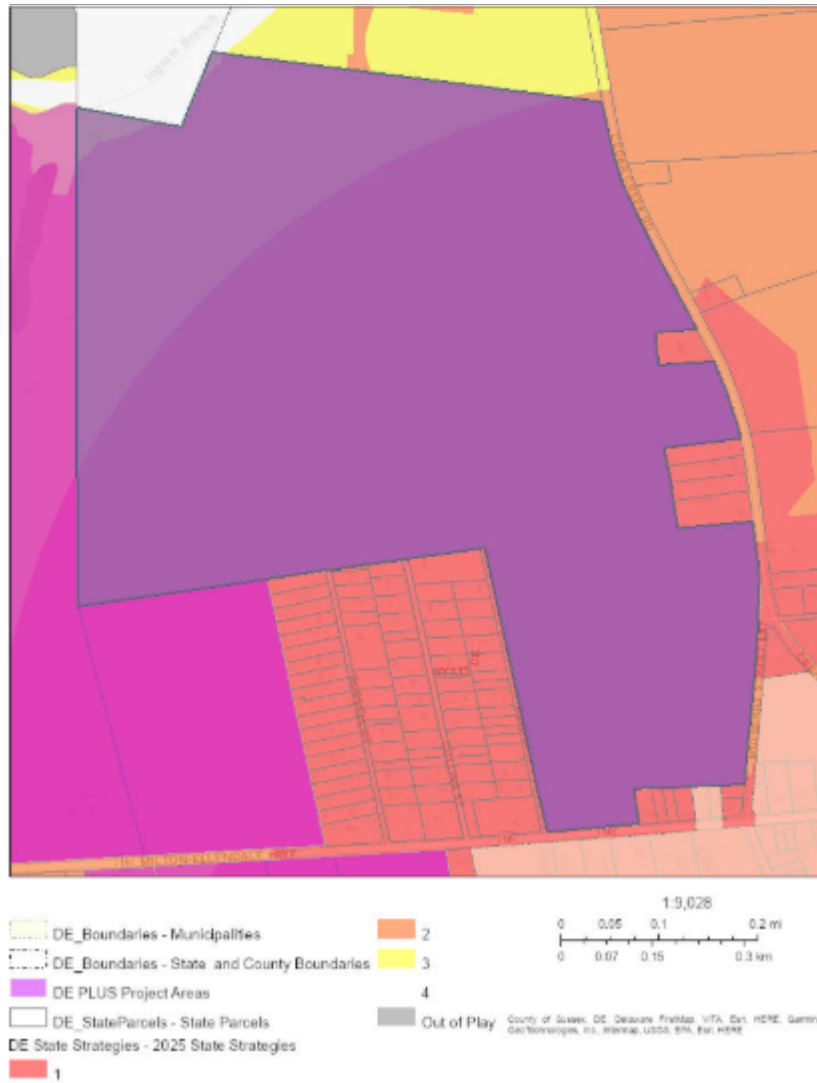


Screening Report

Area of Interest (AOI) Information

Area : 10,025,517.05 ft²

Sep 9 2026 10:10:34 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	3	30,059,361.89	N/A
DE_StateParcels - State Parcels	2	10,031,789.99	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	2	413,801.32	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	16	10,025,517.41	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)	1	23,746.43	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	10,025,517.37	N/A
Preliminary FEMA Flood Maps	2	10,025,517.30	N/A

DE PLUS Project Areas

#	plus_id	Area(ft ²)
1	2026-09-02	10,013,030.79
2	2006-06-05	10,020,813.77
3	2005-09-10	10,025,517.33

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft ²)
1	235-14.00-3.00	150.69	6,272.94
2	235-14.00-4.00	230.15	10,025,517.05

Delaware Ecological Network

#	ID	Area(ft ²)
1	7,030.00	131,767.71
2	7,037.00	282,033.61

Soils Sussex County

#	SOILNAME	Area(ft ²)
1	Ingleside-Urban land complex, 0 to 5 percent slopes	73.79
2	Longmarsh and Indiantown soils, frequently flooded	22,243.96
3	Ingleside sandy loam, 2 to 5 percent slopes	89,276.92
4	Glassboro sandy loam, 0 to 2 percent slopes	153,185.52
5	Evesboro loamy sand, 5 to 15 percent slopes	157,627.04
6	Downer loamy sand, 2 to 5 percent slopes, Northern Tidewater Area	273,746.07
7	Evesboro loamy sand, 0 to 5 percent slopes	307,479.47
8	Fort Mott loamy sand, 0 to 2 percent slopes	903,009.13
9	Henlopen-Rosedale complex, 0 to 2 percent slopes	974,598.53
10	Downer loamy sand, 0 to 2 percent slopes	1,233,667.83
11	Ingleside sandy loam, 0 to 2 percent slopes	5,910,609.15

2017 Wetlands (not regulatory)

#	ACRES	Area(ft ²)
1	31.33	23,746.43

FEMA Flood Maps

#	DFIRM_ID	Area(ft ²)
1	10005C	10,025,517.37

Preliminary FEMA Flood Maps

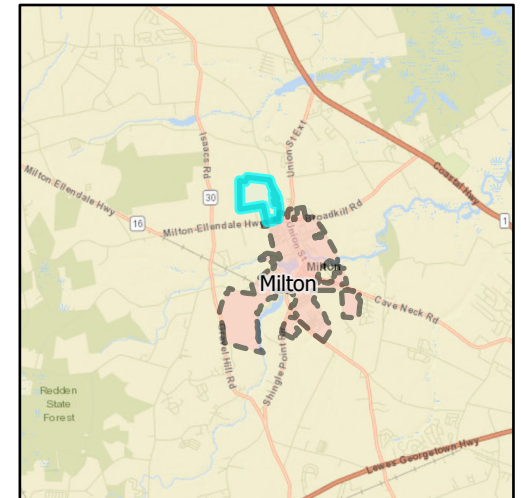
#	DFIRM_ID	Area(ft ²)
1	10005C	10,025,517.30

2026-09-02 Coastal Passage



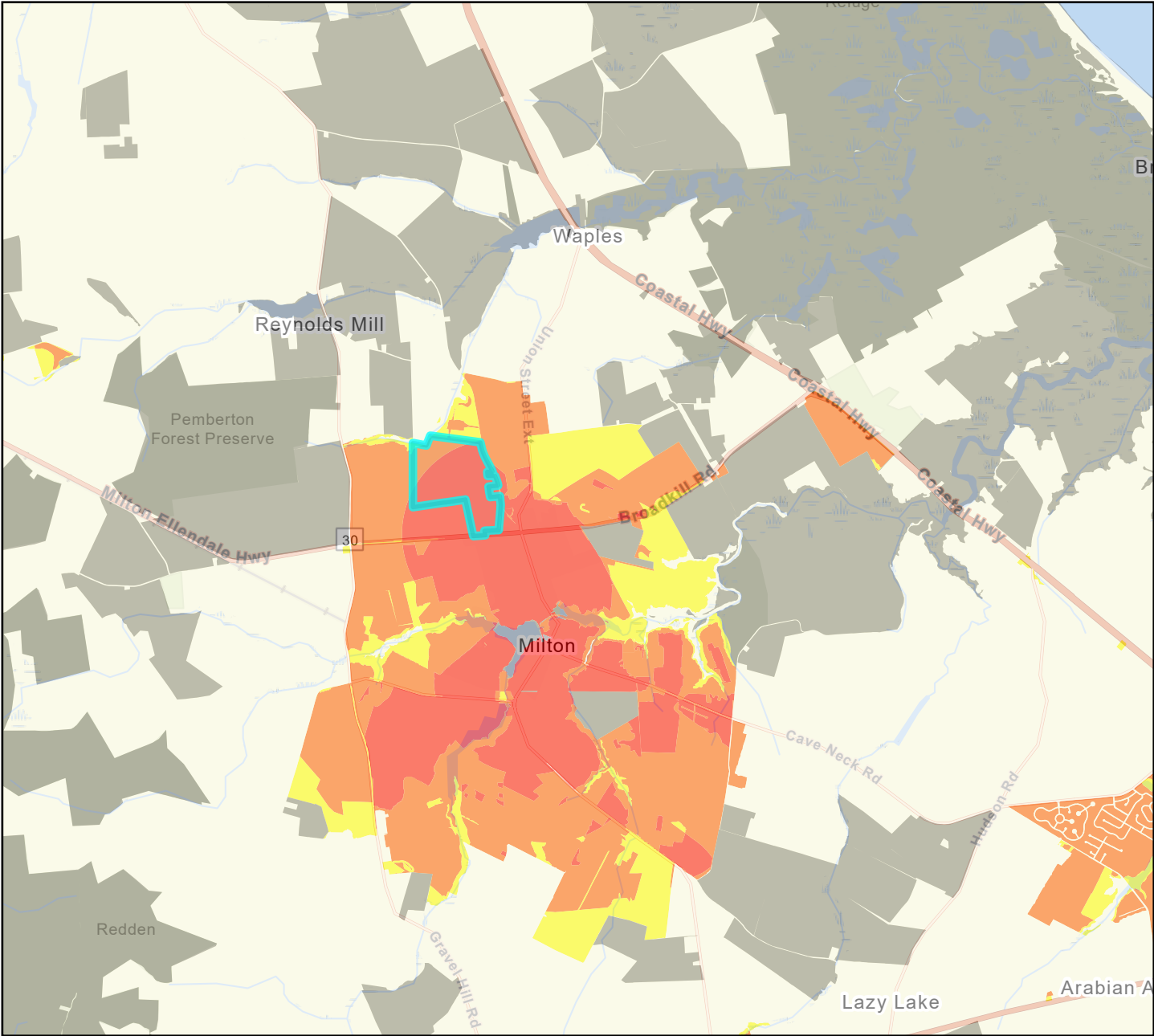
Legend

-  Municipalities
-  PLUS Project Areas



Preliminary Land Use Service (PLUS)

2026-09-02 Coastal Passage



Legend

PLUS Project



Investment Level



1



2



3

4



Out of Play

