STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
OFFICE OF STATE PLANNING COORDINATION

July 22, 2026

Solutions IPEM
Attn: Jason Palkewicz, PE
303 N Bedford St,
Georgetown, DE 19947

RE: PLUS review – 2026-06-08; Daisey Estates

Dear Mr. Palkewicz:

Thank you for meeting with State agency planners on July 1st, 2026 to discuss Daisey Estates. According to the information received, you are seeking review of a proposed rezoning and site plan for a planned community with a workforce housing component. Approximately 105-acre project with 342 total units consisting of single family, multifamily and duplex style housing options. Rezoning proposes change from AR-1 (Agricultural Residential) to MR/RPC (Medium Density Residential / Residential Planned Community District).

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

Strategies for State Policies and Spending

Based on its location in a Level 2 and Level 3 investment area, this project may be consistent with the 2025 Strategies for State Policies and Spending. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development.

Based on comments from State agencies below, if this parcel contains environmental concerns or other constraints to development, the state requests that the applicant and the local

jurisdiction work with state agencies to design the site with respect to those environmental features which will help create a more sustainable development.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Stephen Bayer 302-760-4834

- Daisey Road is a state-owned and state-maintained road. As such, any access point onto Daisey Road must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

- In terms of traffic analysis and based on the requirements of the Development Coordination Manual this proposed project will require a Traffic Impact Study (TIS). As discussed in the PLUS meeting this location is also in an area being studied for the future Roxana Transportation Improvement District (TID). If the developers timeline allows for participation in the TID the required traffic analysis may be satisfied through that process.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Development Coordination Manual, DelDOT will require dedication of right-of-way along the site's frontage. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of all State maintained roads. The following right-of-way dedication note is required, "**A 30-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage with State maintained roadways. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent**

easement is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."

- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along all State maintained roads.

- Section 3.5.4.2 of the Development Coordination Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is required. DelDOT anticipates requiring an SUP along the site frontage on Daisey Road.

- Referring to Section 3.4.2.1 of the Development Coordination Manual, the following items, among other things, are required on the Record Plan:

    - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.

    - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

- In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

- In accordance with Section 5.2.9 of the Development Coordination Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project.

Wetlands and Waterways

Maps from the Statewide Wetlands Mapping Project indicate the potential presence of non-tidal wetlands throughout the site. The non-tidal wetlands along the northern property boundary are co-located with Prong 6 of the Beaver Dam Canal tax ditch, and the non-tidal wetlands in the southern portion of the site are co-located with the Main Segment and Prong 9 of the Williams Canal tax ditch. The application indicates that wetlands have been delineated. The application proposes to disturb approximately 0.05 acres of non-tidal wetlands and waterways.

State Requirements:

- The wetlands and waterways are not mapped on the site plan. Include all wetland boundaries, streams, and waterways on site plans.

- State permits from the DNREC Wetlands and Waterways Section may be required for disturbance proposed in state jurisdictional wetlands and waterways. To apply for a permit online, please visit their website at https://dnrec.delaware.gov/water/wetlands-subaqueous/permits/.

State Contact: DNREC Wetlands and Waterways Section at (302) 739-9943.
Website: https://dnrec.delaware.gov/water/wetlands/

Federal Requirements:

- Federal permits from the U.S. Army Corps of Engineers may be necessary if dredge or fill is proposed in certain non-tidal wetlands. A delineation of waterways and wetlands may also be required. In certain cases, permits from the US Army Corps of Engineers may trigger additional certifications from DNREC (Coastal Zone Federal Consistency Certification and 401 Water Quality Certification). Work with the US Army Corps of Engineers to determine the appropriate federal permitting requirements.

Federal Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.
Website: https://www.nap.usace.army.mil/Missions/Regulatory/Contacts/

Coastal Zone Federal Consistency Certification (state contact): DNREC Coastal Management Program at (302) 739-9283.
Website: https://dnrec.delaware.gov/coastal-programs/coastal-management/

Tax Ditches

Prong 6 of the Beaver Dam Canal Tax Ditch lies on the northern portion of the site. The Main Segment and Prong 9 of the Williams Canal Tax Ditch lie on the southern portion of the site. All three are co-located with wetland features. Tax ditches are man-made channels created to move normal water flow off agricultural lands. These channels have associated tax ditch Rights-of-Way (ROW) that are utilized for access as well as sediment and debris disposal during

maintenance. Tax ditch ROWs vary by channel size and location. Prong 6 of the Beaver Dam Canal Tax Ditch has an 80-foot to Top of Bank (TOB) ROW extending into the project boundary. The Main Segment and Prong 9 of the Williams Canal Tax Ditch have 80-foot to Top of Bank (TOB) ROWs extending into the project boundary.

Please be aware that the Main Segment of the Williams Canal Tax Ditch may be very silted, causing flow issues in the southern portion of this site. Drainage concerns have been noted in the surrounding area.

- Clearly delineate and label existing and proposed Tax Ditch prongs and associated ROWs on all sheets where they appear, including on adjacent properties. The Delaware Tax Ditch FeatureServer is available on DE FirstMap and here: https://enterprise.firstmap.delaware.gov/arcgis/rest/services/Hydrology/DE_TaxDitch/FeatureServer.

- Proposed structures or construction lies within the existing tax ditch ROW. To reduce or change existing tax ditch ROWs, a Court Order Change must be submitted by the DNREC Drainage Program. The associated Land Development Project Review Request form is attached, as well as the aerial drainage map.

- Contact the DNREC Drainage Program to discuss the on-site tax ditch ROWs prior to the project application meeting with the appropriate plan review agency for construction stormwater management.

- Permanent obstructions including, but not limited to, stormwater management facilities, buildings, sheds, streets, wells, and septic systems are not allowed within the tax ditch ROWs.

- If the site and/or stormwater management features are designed to discharge into the Tax Ditches, located in the northern and southern portions of the site, design must consider existing conditions versus design specifications. Please consult with the DNREC Drainage Program for As-Built design information if necessary.

- Development of the site may result in a change to the drainage pattern and associated tax ditch watershed boundary. To change existing tax ditch watershed boundaries, a Court Order Change must be submitted by the DNREC Drainage Program. To initiate this process, complete and submit the attached Land Development Project Review Request form. An aerial drainage map has been provided for your reference.

- Existing tax ditches on the property must be surveyed and compared to tax ditch design specifications for effective function. The channel should be cleared or excavated prior to

the construction of the project if needed. Contact the DNREC Drainage Program for tax ditch as-built information (Email DNREC_Drainage@delaware.gov).

- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream or create any off-site drainage problems downstream due to increases in stormwater.

Contact: DNREC Drainage Program at (302) 855-1930.
Website: https://dnrec.delaware.gov/drainage-stormwater/
Tax Ditch Mapper: de.gov/taxditchmap
Tax Ditch guidelines:
https://documents.dnrec.delaware.gov/swc/Drainage/Documents/Tax-Ditch-Land-Development-Guidelines.pdf

Stormwater Management
The project proposes greater than 5,000 square feet of land disturbing activities and will be subject to Delaware's *Sediment and Stormwater Regulations*.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency, prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Sussex Conservation District.

- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically https://enoi.dnrec.delaware.gov/, (select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the $195 fee.

- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: https://www.sussexconservation.org/

General Stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Hydrologic Soils Group
Hydrologic Soil Group D, somewhat and very poorly drained soils, have been identified on approximately 90% of the site. These soil types could worsen existing drainage issues if present and are typically not conducive to utilizing infiltration stormwater Best Management Practices such as bioretention and infiltration basins. These practices must meet minimum infiltration requirements.

- Any stormwater Best Management Practices that propose the use of infiltration or natural recharge shall include a soils investigation.

Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Wastewater Disposal Systems – Large Systems
For wastewater conveyance offsite by way of a new sewer connection, flow rates exceeding 2,500 gallons of liquid waste per day will require a Wastewater Pollution Collection and Conveyance (WPCC) permit from the Commercial and Government Services section.

Contact: DNREC Commercial and Government Services Section at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/commercial-government/

Wastewater Disposal Systems – Small Systems
Four expired permits (permit # 492-94S, 202846, 175258, 170696) exist for this site in the Small System Branch database.

- Contact the DNREC Commercial and Government Services Section to discuss requirements for properly abandoning these systems.

Contact: DNREC Commercial and Government Services Section at (302) 739-9947.
Website: https://dnrec.delaware.gov/water/residential/septic-systems/

Electric Vehicle Charging Requirements
Electric vehicle charging infrastructure is now required for all residential dwellings in Delaware (see 80 Del. Laws, c. 145 § 8001- § 8006) for which:

1. A building permit is issued on or after January 1, 2024 (single family), or

2. The final site plan is approved on or after January 1, 2025 (multi-family).

Requirements are summarized below. Consult the Delaware Code directly for further details.

Single-family Dwellings, effective 2024:

- The developer of a single-family residential dwelling shall install at least one electric vehicle capable parking space at each single-family residential dwelling constructed.

- If the single-family residential dwelling does not have an attached or detached garage, an electric vehicle capable parking space must be provided in the driveway, assigned parking space for the dwelling, or at an unassigned non-street residential parking space constructed as part of the project.

Multi-family Dwellings, effective 2025:

- The developer of a multi-family residential dwelling shall install electric vehicle parking spaces, where at least 5% of the total parking spaces for the multi-family residential dwelling must be electric vehicle capable parking spaces.

- In addition, a developer of a multi-family residential dwelling shall provide at least one electric vehicle charging infrastructure parking space in an area available for use by all residents of the multi-family residential dwelling (example: community centers).

- Construction documents must indicate the location of proposed electric vehicle charging infrastructure parking spaces and electric vehicle capable parking spaces.

- Parking space dimensions must comply with the county or municipal building code applicable to the multi-family residential dwelling.

Air Quality – Particulate Emissions
Particulate emissions are regulated by DNREC's Division of Air Quality. To control particulate emissions from construction and materials handling operations, the following is required:

- The applicant must use dust suppressants and other measures during demolition activities, grading, land clearing, excavation of non-paved roads, material movement or storage, and sandblasting activities.

Contact: DNREC Division of Air Quality at (302) 739-9402.
Website: https://dnrec.delaware.gov/air/permitting/

Delaware Department of Agriculture – Contact Milton Melendez 302-698-4500

The parcel adjacent to the proposed development is permanently protected under the State of Delaware's Agricultural Lands Preservation Program (Rickards Expansion S-24-01-085E parcel #:

134-18.00-29.03, and 134-18.00-09.04). This means that the property is part of an Agricultural Preservation District, and its current and future agricultural operations are protected by law under Title 3, Delaware Code, Chapter 9. These protections are not only legally binding but are designed to ensure that normal and lawful farming practices such as the use of agricultural chemicals, machinery operation (including at night), and the presence of dust, noise, and manure odors are maintained as a priority land use.

Legal Protections for Agricultural Use

- According to § 910 of the Delaware Code, agricultural uses within designated Preservation Districts are considered preferred and protected. These uses are explicitly shielded from nuisance complaints, and any legal challenge to these operations is unlikely to succeed. In fact, farmers who prevail in such legal actions may recover legal costs and attorney's fees. Therefore, any future residents or property owners near this preserved land must accept the normal impacts of farm operations as a condition of occupancy.

Developer Requirements and Obligations

- Any subdivision or development located within 300 feet of an Agricultural Preservation District is legally required to include specific deed language notifying future owners or tenants of the agricultural nature of the neighboring land. This notification must clearly state that:

- This property is located in the vicinity of an established Agricultural Preservation District in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

- Furthermore, no occupancy-related structures may be built within 50 feet of the Agricultural Preservation District boundary, and all wells constructed must comply with Delaware's Regulations Governing the Construction and Use of Wells. Specifically, Section 4.01(A)(2) requires a minimum 50-foot setback for wells from the preservation boundary.

Recommended Mitigation Measures

- To minimize conflicts and ensure compatibility with the preserved farm, the Delaware Department of Agriculture strongly encourages the developer to collaborate with its Forestry Section. A properly designed and installed forested buffer can help mitigate potential impacts from the farm's routine activities—such as dust, odors, and noise—on

the new residential development. The buffer should use appropriate, site-adapted native tree species to ensure long-term effectiveness and environmental compatibility.

Conclusion

- The adjacent farm is a legally protected agricultural operation with priority land use status. The developer is urged to respect these protections by taking proactive steps to buffer and mitigate any potential conflicts or impacts. Proper planning and collaboration with the Department of Agriculture will help ensure a sustainable and respectful relationship between the new development and the longstanding agricultural use of the preserved parcel.

Delaware Emergency Management Agency – Contact Tara Wilbur 302-659-2325

Proposed Project Parcel Flood Concern

- This parcel is located within an area of **Minimal Flood Concern of 1000 years or greater**.

Parcel Status within County Evacuation Zone Location

- The parcel is not yet located within a Sussex County Evacuation Zone.

Parcel Status within the 10-mile Emergency Planning Zone (EPZ) for the Salem Nuclear Power Plant

- The parcel **is not** located within the 10-mile EPZ for the Salem Nuclear Power Plant.

State Historic Preservation Office – Contact Carlton Hall 302-736-7400

- There are two cemeteries within the project area. The plans provided show that they are being avoided and are clearly marked and the applicant has provided archaeological survey and cemetery delineation reports for the survey they had performed by an SOI qualified archaeologist. The SHPO thanks the applicant for endeavoring to avoid the two cemeteries on the property. They do note that for both cemeteries, Lynch Family Cemetery (CRS #S12696), and the Hudson Family Cemetery (CRS #S12692), the delineation was unable to be completed due to the presence of an electrical line and the local road/driveway. As the current road and driveway are being replaced with new roads in a different configuration based on the plans, it is requested that the portions of the cemetery that were not delineated be surveyed either during or prior to the destruction of the road.

- Even with the delineation, historic cemeteries such as these can have unmarked graves outside of their expected boundaries. It is requested that the applicant to be aware of the Unmarked Human Burials and Skeletal Remains Law (Del C. Title 7, Ch.54).

- Based on the presence of the cemeteries and indications of demolished historic structures on the property, the SHPO recommends an archaeological survey for the rest of the property prior to any ground disturbing activities.
- If there are any federal funds involved or federal permits or licenses required for this project, it will be subject to Section 106 of the National Historic Preservation Act of 1966 (as amended). Please contact the office for more information.

If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394
This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office.

- This agency has no objection to the rezoning.

At the time of formal site plan submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

Fire Protection Water Requirements:

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly and Townhouses)
- Where a water distribution system is proposed for single-family dwellings, it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 800 feet spacing on centers are required. (One & Two-Family Dwelling)
- One- and Two-Family dwellings are required by law to offer the homeowner an automatic sprinkler system, therefore infrastructure should accommodate water needs.
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

Fire Protection Features:

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sq. ft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements

- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR
- For townhouse buildings, provide a section / detail and the UL design number of the 2-hour fire rated separation wall on the Site plan.

Accessibility

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Daisey Road must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

Gas Piping and System Information:

- Provide type of fuel proposed and show locations of bulk containers on plan.

Required Notes:

- Provide a note on the final plans submitted for review to read
  "All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations"
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)

- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Townhouse 2-hr separation wall details shall be shown on site plans
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- Provide Road Names, even for County Roads

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped **(but in no way required)** that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Department of Transportation – Contact Stephen Bayer 302-760-4834

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.
- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 16, 2021. The notes can be found at https://www.deldot.gov/Business/subdivisions/
- Daisey Road has a functional classification as a local road. Local roads serve to connect areas to higher functional classifications of roadways. This project will create a substantial demand on a low-capacity roadway.
- This project is located primarily in Investment Level 2 according to the 2025 State Strategies for Policy and Spending. In Investment Level 2 DelDOT prioritizes improving safety; expanding access to transit, pedestrian, and bicycle facilities; supporting economic development; and improving connections among existing, redeveloping, and new neighborhoods, public facilities, and commercial areas, consistent with local growth forecasts. DelDOT strongly encourages the developer to provide for interconnectivity to

potential future development as well as provide adequate bicycle and pedestrian facilities to support the Department's priorities in this area.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Tax Ditches

- All existing ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project.

- Existing tax ditch rights-of-ways on a property should be cleared a minimum of 25 feet from Top of Bank as part of project construction if this minimum travel pathway does not currently exist.

- Environmental permits or exemptions may be required by the County Conservation District (Standard Plan), the DNREC Sediment and Stormwater Program (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Waterways Section prior to clearing and/or excavating ditch channels.

Contact: DNREC Drainage Program at (302) 855-1930.
Website: https://dnrec.delaware.gov/drainage-stormwater/
Tax Ditch Mapper: de.gov/taxditchmap
Tax Ditch guidelines:
https://documents.dnrec.delaware.gov/swc/Drainage/Documents/Tax-Ditch-Land-Development-Guidelines.pdf

Hydrologic Soils Group

- Removing forested areas should be avoided to the greatest extent possible. Forest removal may exacerbate conditions on poorly drained soils.

Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Stormwater Management

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.

- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: https://www.sussexconservation.org/

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921. E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Water Quality
This site lies within the Little Assawoman Bay Watershed. Surface water quality in this watershed does not meet Federal and/or State Water Quality Standards and a Pollution Control Strategy is in place for this watershed.

- Implement vegetated buffers with a width of at least 100 feet around all water features, except tax ditches, on or adjacent to the site.
- Reduce impervious surfaces on the project site by eliminating areas of impervious pavement and/or using pervious pavement where practicable.

- Reduce the necessity for nutrient application by maintaining open space as meadow or forest planted exclusively with native plants. Native plants are well-suited to our climate and require limited maintenance.

Contact: DNREC Division of Watershed Stewardship's Watershed Assessment Section at (302) 739-9939. https://dnrec.alpha.delaware.gov/watershed-stewardship/

Removal of Mature Forest
The preliminary plan proposes the elimination of approximately 12 of 20 acres (60%) of forest on the site. An analysis of historical data indicates that the forest area located on the central portion of the site has likely maintained some degree of forest cover since 1937 and could be considered mature forest. Mature forests possess the potential for rare, threatened, or endangered species that rely on this type of habitat. Forests filter water for improved water quality, provide habitat for wildlife, absorb nutrients, infiltrate stormwater, moderate temperatures, and store atmospheric carbon which would otherwise contribute to climate change.

- Removing forested areas for development, especially mature forests, should be avoided to the greatest extent possible.

- In general, contiguous forest and connected areas of natural habitat are more beneficial to wildlife, allowing for safer movement from one area to another while reducing roadway mortality.
- To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, it is recommended that tree clearing not occur from April 1st to July 31st.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600. Website: https://dnrec.delaware.gov/fish-wildlife/contact-information/

Forested Wetlands and Vegetated Buffer Zones
Maps from the Statewide Wetlands Mapping Project indicate the potential presence of forested wetlands on the central portion of the site. This habitat type is known to support an array of plants and animals, most notably wetland dependent species such as amphibians.

To reduce impacts to these species, the following is recommended:

- Do not disturb forested wetlands. Maintain an upland buffer of at least 100 feet along all wetlands, waterways, and sensitive habitats, except tax ditches, including those containing existing forest or natural vegetative cover.

- Vegetated buffer zones should be identified outside of the Limit of Disturbance on the engineering plans.

- Maintain vegetated buffer zones as native species meadows or forest.

- Vegetated buffer zones should be deeded as community open space and not contained within any lot lines. Signage should be installed at the edge and within the buffer zones to deter residents from encroaching into these common areas.

- Maintain habitat connections to undeveloped open space, which are especially important for species movement across the landscape.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600. Website: https://dnrec.delaware.gov/fish-wildlife/conservation/

Aglands Preservation Districts
The proposed project lies adjacent to and shares property boundaries with an Aglands Preservation District (Rickards Expansion of the Hickman Farms District). Adjacent properties may be impacted.

- DNREC reviewers request that a 50-foot vegetated buffer is placed between this project and the Aglands Preservation District, to minimize any potential noise/dust nuisances coming from the farm. Buffers should be maintained with a mix of native species.

- Please reach out to the Delaware Department of Agriculture (DDA) for further information and requirements.

Contact: DDA Aglands Preservation and Planning Section at (302) 698-4530. Website: https://agriculture.delaware.gov/agland-preservation-planning/

Air Quality – Design to Minimize Mobile Source Emissions
Mobile sources include a variety of motor vehicles and mobile equipment that generate air emissions, such as ozone, particle pollution, and air toxics. The DNREC Mobile Sources Control Program reduces motor vehicle-related pollution from both on-road vehicles and non-road vehicles.

- This site lies within Sussex County. Ambient air quality in this area may not meet Federal Air Quality Standards.

- Consider designing the project for low maintenance green spaces. Designing green spaces to be less dependent on gas-powered lawn and garden equipment has the potential to minimize emissions associated with the on-going maintenance of this site.

Contact: DNREC Division of Air Quality's Mobile Sources Program at (302) 739-9402.
Website: https://dnrec.delaware.gov/air/mobile-sources/

Sustainable Practices

- Incorporate nonmotorized connectivity and install bicycle racks and covered bike storage where feasible to help facilitate non-vehicular travel modes.

- Use renewable energy infrastructure such as solar or geothermal on community buildings to reduce energy costs and further reduce pollution created from offsite generation. Additionally, offer the option to install solar or geothermal systems for each home. This allows a purchaser to incorporate the cost into their mortgage, making it more affordable. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (https://dnrec.delaware.gov/climate-coastal-energy/renewable/assistance/).

- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.

- Consider planting select areas with native trees. Native trees improve air, water, and soil quality. Planting and nurturing trees is also a nature-based solution to reducing the greenhouse gases that drive climate change. In addition, native trees have an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.

- Consider planting select areas with meadow comprised of native species. Native plants are well-suited to our climate and require limited maintenance. Mowing in these areas

should not occur between April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.

- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.

- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

- Include space for recycling dumpsters within the preliminary site design stage. These can be placed adjacent to trash dumpsters.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.
Website: https://dnrec.delaware.gov/climate-coastal-energy/

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

Population

- The county has a population density of 265.60 per square mile based on the US 2020 Census report; an increase from 2010 at 208.90 persons per square mile. The specific census block(s) the project is located on has a total population of 25, though, with development, this will undoubtedly change. The 5 adjacent blocks aggregated bring the area to a total population of 232.

FEMA National Risk Index

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk to 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hal, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected Annual Loss times the Social Vulnerability and dividing that by the Community Resilience.

Expected Annual Loss
× Social Vulnerability
÷ Community Resilience
= Risk Index

- According to FEMA's National Risk Index, the parcel **is** considered **relatively moderate** for overall natural hazards risks.

- Community Resilience is a consequence reduction risk component and a community risk factor that represents the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions and withstand/recover rapidly from disruptions. Social Vulnerability is a consequence-enhancing risk factor that represents the susceptibility of social groups to the adverse impacts of natural hazards.

- Its community resilience is rated as **relatively moderate** whereas its social vulnerability is rated as **relatively high.**

Renewable Energy Commitment

- Regarding energy use and consumption, the census tract utilizes **electricity** as the predominant fuel type for heating purposes.

- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. Regarding utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems; the closer to 99%, the better, as well as A/C units of 20 Seer or greater. DEMA recommends using tankless water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure. Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs or solar panels where applicable and allowable, and the like.

Delaware State Housing Authority - Contact Cole Shultz (302) 739-4263

- DSHA supports the Daisey Estates development and the affordable housing it will produce. Sussex County, like the rest of the state, is experiencing a severe housing shortage, resulting in significant affordability challenges for residents. Furthermore, this site is located in a DSHA-designated 'Area of Opportunity' – a strong, high-value market, and there are currently no affordable housing projects nearby. This makes the Daisey Estates development particularly well-suited in addressing the current housing crisis, as it will deliver new affordable housing units precisely where they are most needed. We do note that the affordability mechanism has not been confirmed, but that the applicant is working with Sussex County on developing and implementing an owner-occupied version of SCRP, in addition to work done as part of the SJR8 program. DSHA supports these programs and looks forward to seeing Daisey Estates come online.

If you have questions or would like more information on the above recommendations, please contact me at Cole.Shultz@delaware.gov or at ext. 302-574-3659.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394
Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website:

www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

Fire Department Comments:

- The fire department is obligated to provide fire and EMS service to this property. Additional new development within their fire/EMS district has put a financial strain on the volunteer fire service. In order to provide quality service within the fire/EMS district the fire department may have to hire career staff to keep up with the demand of service. Currently State and County funding is not keeping up with the growth of the fire district and the burdens placed on the volunteer fire department. The developer and future residents will need to consider financial support, before this becomes a tax burden. Volunteerism is dwindling so future residents need to consider joining the fire department to serve their new community.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason, therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

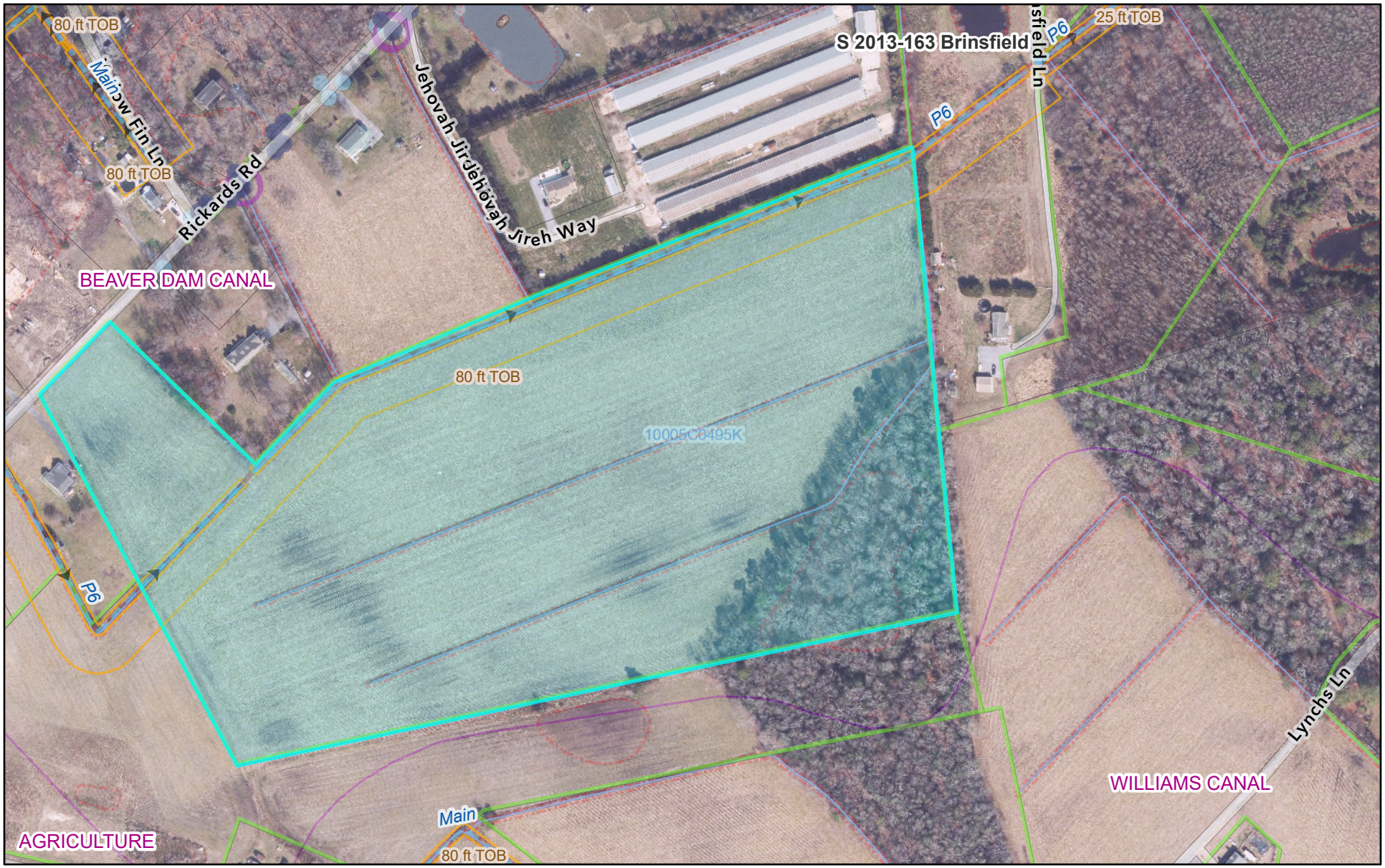


David L. Edgell, AICP
Director, Office of State Planning Coordination

Attachments:

- 2026-06-08 Aerial Drainage Map 134-18.00-27.00
- 2026-06-08 Aerial Drainage Map 134-18.00-46.00
- 2026-06-08 Aerial Drainage Map 134-18.00-46.02
- 2026-06-08 Aerial Drainage Map 134-18.00-46.03
- 2026-06-08 Aerial Drainage Map 134-18.00-46.04
- 2026-06-08 Aerial Drainage Map 134-18.00-46.05
- 2026-06-08 Aerial Drainage Map 134-18.00-47.05
- 2026-06-08 Tax-Ditch-Land-Development-Project-Review-Request-Form
- Sussex County Planning & Zoning Comments
- Sussex County Engineering Department Comments
- Sussex County Community Development & Housing Comments

Delaware Drainage Program Map



6/23/2026, 10:50:00 AM

Drainage Concerns
- Private Drainage
- Tax Ditch
- Roadside Drainage
- Construction, Permitting or Regulation

Other

Drainage Concerns - Not Concluded

Drainage Concerns_Site Visit

Tax Ditch Inspection Results

Channel Concern

ROW Obstruction

Quick Drainage Photos

Channel & Bank Structures

Green Infrastructure

Channel and Bank Structures

Channel Concern

ROW Obstruction

Green Infrastructure

Other

Project Locations

Proposed Channels

Benefitted Areas

Tax Ditch

Tax Ditch

DITCHHOA

DITCHTAX_

Tax Ditch -

D

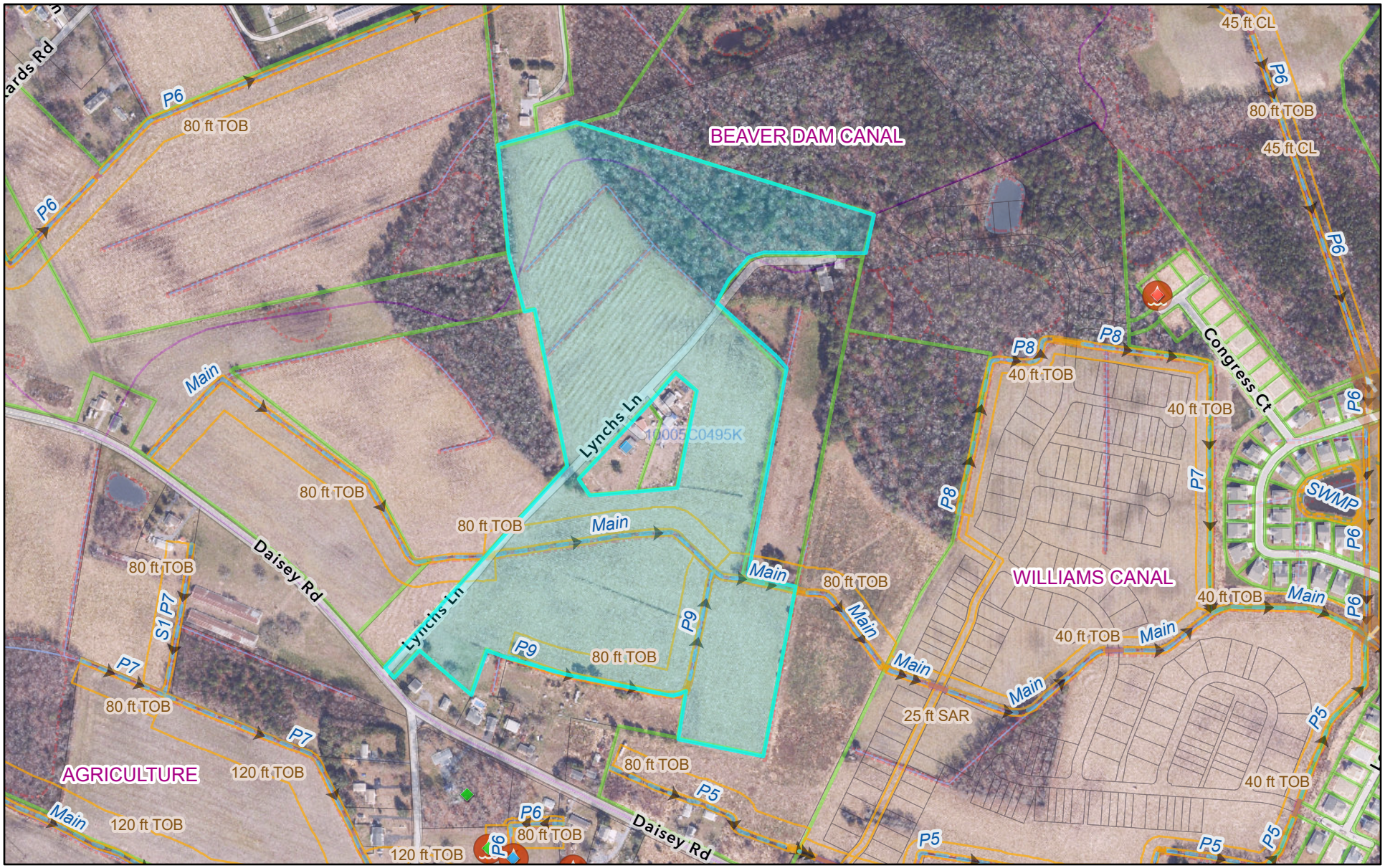
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0 165 330 660 ft

0 45 90 180 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, FEMA, This data is meant for use

Delaware Drainage Program Map



6/23/2026, 10:52:18 AM

Drainage Concerns
- Private Drainage
- Tax Ditch
- Roadside Drainage
- Construction, Permitting or Regulation

Other

Drainage Concerns - Not Concluded

Drainage Concerns_Site Visit

Tax Ditch Inspection Results

Channel Concern

ROW Obstruction

Channel & Bank Structures

Green Infrastructure

Quick Drainage Photos

Channel and Bank Structures

Channel Concern

ROW Obstruction

Green Infrastructure

Other

Project Locations

Proposed Channels

Benefitted Areas

Tax Ditch
- Tax Ditch
- DITCHHOA
- DITCHTAX_
- Tax Ditch -

D

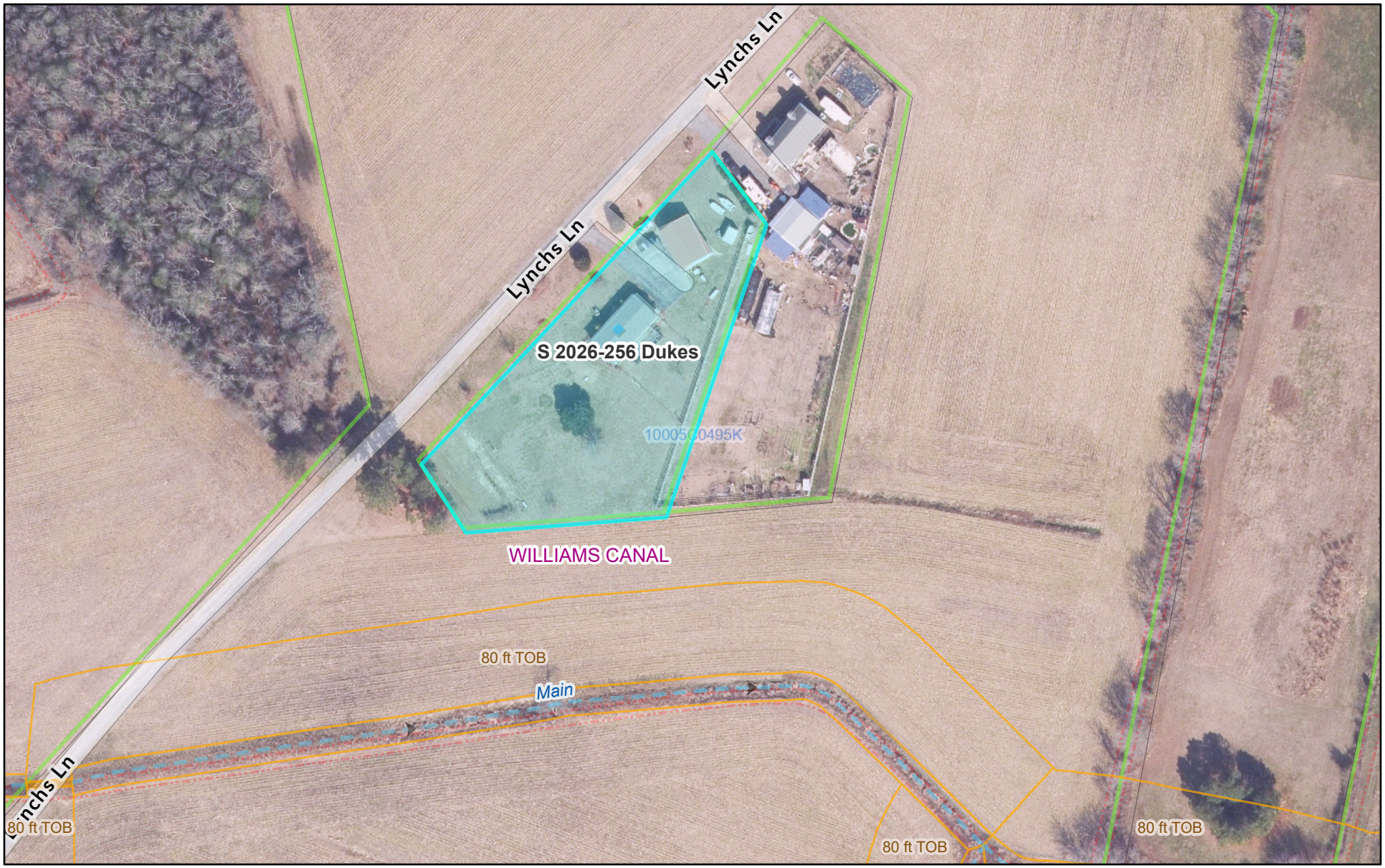
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0 275 550 1,100 ft

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, FEMA, This data is meant for use

Delaware Drainage Program Map



6/23/2026, 10:58:44 AM

1:1,862

0 65 130 260 ft

0 20 40 80 m

Drainage Concerns
- Private Drainage
- Tax Ditch
- Roadside Drainage
- Construction, Permitting or Regulation
- Other
- Drainage Concerns - Not Concluded
- Drainage Concerns_Site Visit

Tax Ditch Inspection Results
- Channel Concern
- ROW Obstruction
- Quick Drainage Photos
- Channel & Bank Structures
- Green Infrastructure
- Channel and Bank Structures

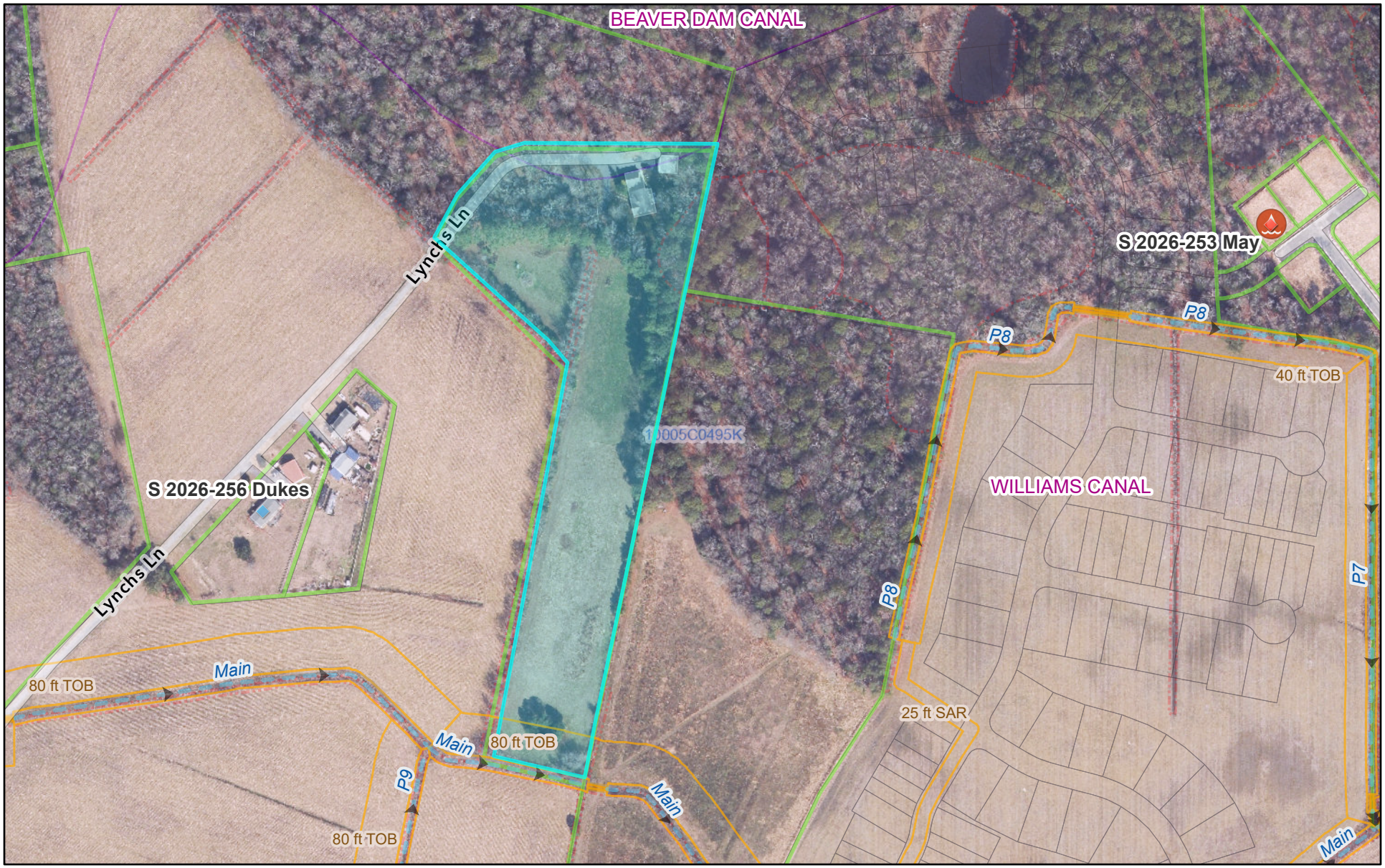
- Channel Concern
- ROW Obstruction
- Green Infrastructure
- Other
- Project Locations
- Proposed Channels
- Benefitted Areas

Tax Ditch
- Tax Ditch
- DITCHHOA
- DITCHTAX_
- Tax Ditch -

D

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, FEMA, This data is meant for use

Delaware Drainage Program Map



6/23/2026, 10:56:40 AM

Drainage Concerns
- Private Drainage
- Tax Ditch
- Roadside Drainage
- Construction, Permitting or Regulation
- Other
- Drainage Concerns - Not Concluded
- Drainage Concerns_Site Visit

Tax Ditch Inspection Results
- Channel Concern
- ROW Obstruction
- Quick Drainage Photos
- Channel & Bank Structures
- Green Infrastructure
- Channel and Bank Structures

- Channel Concern
- ROW Obstruction
- Green Infrastructure
- Other
- Project Locations
- Proposed Channels
- Benefitted Areas

Tax Ditch
- Tax Ditch
- DITCHHOA
- DITCHTAX_
- Tax Ditch -

1:4,082

0 150 300 600 ft

0 40 80 160 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, FEMA, This data is meant for use

Delaware Drainage Program Map



6/23/2026, 10:54:15 AM

Drainage Concerns
- Private Drainage
- Tax Ditch
- Roadside Drainage
- Construction, Permitting or Regulation
- Other
- Drainage Concerns - Not Concluded
- Drainage Concerns_Site Visit

Tax Ditch Inspection Results
- Channel Concern
- ROW Obstruction
- Quick Drainage Photos
- Channel & Bank Structures
- Green Infrastructure
- Channel and Bank Structures

Channel Concern
ROW Obstruction
Green Infrastructure
- Other
- Project Locations
- Proposed Channels
- Benefitted Areas

Tax Ditch
- Tax Ditch
- DITCHHOA
- DITCHTAX_
- Tax Ditch -

D

1:1,544

0 55 110 220 ft

0 15 30 60 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, FEMA, This data is meant for use

Delaware Drainage Program Map



6/23/2026, 11:02:48 AM

Drainage Concerns
- Private Drainage
- Tax Ditch
- Roadside Drainage
- Construction, Permitting or Regulation

Other

Drainage Concerns - Not Concluded

Drainage Concerns_Site Visit

Tax Ditch Inspection Results

Channel Concern

ROW Obstruction

Quick Drainage Photos

Channel & Bank Structures

Green Infrastructure

Channel and Bank Structures

Channel Concern

ROW Obstruction

Green Infrastructure

Other

Project Locations

Proposed Channels

Benefitted Areas

Tax Ditch

Tax Ditch

DITCHHOA

DITCHTAX_

Tax Ditch -

D

1:2,422

0 87.5 175 350 ft

0 25 50 100 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, FEMA, This data is meant for use

Delaware Drainage Program Map



6/23/2026, 10:47:29 AM

Drainage Concerns
- Private Drainage
- Tax Ditch
- Roadside Drainage
- Construction, Permitting or Regulation
- Other
- Drainage Concerns - Not Concluded
- Drainage Concerns_Site Visit

Tax Ditch Inspection Results
- Channel Concern
- ROW Obstruction
- Quick Drainage Photos
- Channel & Bank Structures
- Green Infrastructure
- Channel and Bank Structures

- Channel Concern
- ROW Obstruction
- Green Infrastructure
- Other
- Project Locations
- Proposed Channels
- Benefitted Areas

Tax Ditch
- Tax Ditch
- DITCHHOA
- DITCHTAX_
- Tax Ditch -

D

1:3,817

0 140 280 560 ft

0 40 80 160 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, FEMA, This data is meant for use

Division of Watershed Stewardship
Drainage Program
21309 Berlin Rd., Unit 6
Georgetown, DE 19947

Tax Ditch Land Development Project Review Request Form

Project Name: _____

Attach Site Plan of proposed request(s) and include all structures, easements, setbacks, etc. that make your proposal as requested necessary. Include and label existing tax ditch channel and rights-of-way for comparison.

Check out de.gov/taxditchmap to view tax ditch channels and rights-of-way from any web browser. To download the tax ditch GIS Feature Service layer to your own application, visit Delaware FirstMap. Don't forget to label all tax ditch features in all your plans!

Project Representative/Consultant Information:

Name(s): _____
Company: _____
Title(s): _____
Phone Number(s): _____
Email(s): _____

Owner(s) Contact Information:

Name: _____
Phone Number: _____
Email: _____

Authorized Signer(s) Contact Information (when applicable):

Name: _____
Title: _____
Phone Number: _____
Email: _____

For Internal Use Only
Date Received: _____
Tracking #: _____

Division of Watershed Stewardship
Drainage Program
21309 Berlin Rd., Unit 6
Georgetown, DE 19947

Property Information:

Tax Parcel(s) Affected: _____

Tax Ditch Organization(s) Affected: _____

Request(s) of / Proposed Impact(s) to Tax Ditch System (Check all that apply):

☐	Outfall/Discharge into Tax Ditch Channel(s)
☐	Pipe Crossing/Entrances in Tax Ditch Channel(s)
☐	Relocate/Eliminate Tax Ditch Channel(s)
☐	Reduce/Increase Tax Ditch Rights-of-Way
☐	Change Tax Ditch Watershed Boundary
☐	Alteration of Existing Tax Ditch Channel(s)
☐	Utility Crossing in Tax Ditch Channel
☐	Other Explain:

Based on the options selected above, additional information may be requested.

Please specify Tax Ditch Channel(s) affected, existing and requested tax ditch rights-of-way extents whenever applicable, using the space below. (REQUIRED)

Submit all forms to the DNREC Drainage Program
Via email: DNREC_drainage@delaware.gov
Subject Line: Tax Ditch- Land Development Request

For questions about this form please call the Tax Ditch Program at 302-855-1930.

For Internal Use Only
Date Received: _____
Tracking #: _____

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

Preliminary Land Use Service (PLUS) Meeting
July 1, 2026
June PLUS Comments
Sussex County Department of Planning & Zoning

Review and Discussion: Daisey Estates (2026-06-08)
County: Sussex County
Municipality: Unincorporated Sussex County
Location: North side of Daisey Road at Honeysuckle Road
Project: Rezoning from AR-1 to MR-RPC for a 342-unit Residential Planned Community consisting of 134 single-family lots, 189 multifamily units, and 19 duplex/townhouse units, including a workforce housing component.

Sussex County Department of Planning & Zoning Comments

The applicant is required to participate in a pre-application meeting with the County. Please contact the Planning and Zoning Department at (302) 855-7878 to schedule a meeting with staff to discuss the proposed project.

Following submission to the County, staff will review the Preliminary Site Plan and provide more detailed comments to the applicant. At the PLUS stage of review, staff comments are limited to high-level observations only.

Please note that the following are informal staff comments and do not prejudice any decision that the Sussex County Planning & Zoning Commission or County Council may make as part of any application submitted to the Department.

Tax Parcel ID: 134-18.00-27.00, 46.00, 46.02, 46.03, 46.04, 46.05, & 47.05

Comprehensive Plan and Future Land Use

1. The applicant should demonstrate consistency with the Sussex County Comprehensive Plan, including the Future Land Use designation applicable to the site and the appropriateness of the requested MR-RPC rezoning. The application should provide additional information regarding the proposed workforce housing component and how it supports County housing objectives.
2. The applicant should provide a narrative addressing compatibility with surrounding agricultural lands, nearby residential communities, and the existing development pattern in the Daisey Road/Honeysuckle Road area.

Density and RPC Design

1. The applicant proposes 342 dwelling units on approximately 104.81 acres, resulting in a density of approximately 3.71 dwelling units per acre based upon the net acreage identified on the concept plan. Staff requests a detailed density calculation demonstrating compliance with the MR-RPC regulations, including gross acreage, net acreage, open space calculations, road areas, wetlands, and other constrained lands.
2. The applicant should provide a tabulation identifying:
    - Single-family units.
    - Duplex/townhouse units.
    - Multifamily units.
    - Workforce housing units.
    - Percentage of workforce housing provided.
3. The applicant should clarify whether any density bonus provisions are being utilized and identify the code sections supporting the proposed yield.

Open Space and Recreation

1. The concept plan indicates approximately 48.57 acres (46%) of open space, including active recreation, passive recreation, wildlife habitat, stormwater facilities, and preservation areas. Open space calculations should be clearly delineated and categorized.
2. Additional information should be provided regarding:
    - Active recreational facilities.
    - Amenity areas.
    - Pocket parks.
    - Public access (if any).
    - Long-term ownership and maintenance responsibilities.

Environmental Resources

1. The application indicates approximately 19.7 acres of existing forest, with approximately 12.4 acres proposed for clearing. A forest conservation/reforestation plan should be submitted identifying existing woodland preservation areas, reforestation locations, and compliance with State requirements.
2. The site contains non-tidal wetlands and proposes approximately 0.05 acres of wetland impact. Wetland delineation has been completed but has not yet received USACE verification. Required permits and approvals should be obtained prior to County approval. Wetlands and buffers should be clearly shown on future plans.
3. Public Pre-Check results identified issues involving wetlands, soils, floodplain mapping, agricultural preservation districts, tax ditch rights-of-way, and tax ditch segments. The applicant shall coordinate with all applicable agencies and demonstrate that these constraints are fully addressed.

4. Existing cemeteries are located on the site. The applicant should identify preservation measures, buffer treatments, access provisions, and any required coordination with the Delaware Historic Preservation Office.

Agricultural Interface

1. Given the surrounding agricultural uses and the proposed rezoning from AR-1 to MR-RPC, substantial buffering should be provided along agricultural boundaries. The concept plan identifies a 50-foot agricultural setback and landscape buffers; final plans should demonstrate compliance with Sussex County requirements.
2. Disclosure statements regarding normal agricultural practices should be included within governing documents and sales materials. This project represents a transition from agricultural land to residential development and appropriate agricultural protection measures should be incorporated.

Transportation and Access

1. The applicant estimates approximately 3,300 average weekday vehicle trips. A Traffic Impact Study and DelDOT review are anticipated due to the scale of the project. Any roadway improvements identified by DelDOT should be incorporated into the development plan.
2. Primary access is proposed from Daisey Road, with a secondary emergency connection to Rickards Road. Coordination with DelDOT, emergency services providers, and County Engineering should occur regarding roadway design and emergency access requirements.
3. Internal pedestrian connectivity should be enhanced through sidewalks connecting all residential areas, open space amenities, recreational facilities, and community gathering areas.
4. Staff encourages evaluation of opportunities for bicycle and pedestrian connectivity beyond the project boundaries where feasible.

Utilities

1. Public water and wastewater service are proposed through Artesian. Verification of capacity and ability to serve shall be obtained from the utility provider and submitted with future applications.
2. Utility infrastructure should be designed to avoid impacts to wetlands, tax ditch rights-of-way, and preserved environmental features.

Stormwater Management

1. Stormwater management is proposed through extended detention facilities. Detailed stormwater design and DNREC approvals will be required. The applicant should demonstrate how stormwater facilities integrate with the open space network and protect downstream drainage systems.

2. Because tax ditch features are identified within the Public Pre-Check results, the applicant should coordinate with the applicable tax ditch organization and provide documentation of any required approvals.

Preliminary Planning & Zoning Recommendation

Based upon the information submitted, Planning & Zoning requires additional information regarding density calculations, workforce housing commitments, tax ditch coordination, utility capacity, traffic impacts, environmental permitting, cemetery preservation, and consistency with the Comprehensive Plan before a formal recommendation can be made. The RPC application should address the comments above as part of the rezoning and land development review process

Efficient. Data-Rich. Connected.

Visit de.gov/plus for updates

Preliminary Land Use Service (PLUS) Meeting
Meeting will be conducted on-line and in person
Room 133, Haslet Armory
122 Martin Luther King Jr. Blvd., South
Please see https://publicmeetings.delaware.gov/ for link to on-line access
July 1, 2026

Applicants should arrive at least 15 minutes before their appointed time. Times are approximate and are subject to change.

Public comment will be heard at the end of each PLUS application after the State Agencies have shared their comments with the applicants. Each person wishing to comment on the application under review will have up to 3 minutes.

I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**

II. 9:00 AM **Review and Discussion: Town on Frederica 2025 Comprehensive Plan (2026-06-01)**
County: Kent **Municipality: Frederica**
Location:
Project: Review of the Town of Frederica's 2025 Comprehensive Plan Update.

III. 9:15 AM **Review and Discussion: West Dennys Road General Business Rezoning (2026-06-06)**
County: Kent **Municipality:** Unincorporated
Location: North side of West Dennys Road
Project: Review of proposed rezoning approximately 18 acres from IL & IG (Limited Industrial & General Industrial) to BG (General Business) in an area categorized as State Strategies Level 1.

IV. 9:45 AM **Review and Discussion: Campbell Property (2026-06-09)**
County: Sussex **Municipality:** Unincorporated
Location: Lying on the southwest side of Lighthouse Road (Rt. 54), West of Fenwick Island
Project: Review of a proposed site plan for 352 age restricted rental units with a restaurant and fitness center. A 23.1-acre mixed use project in an area categorized as State Strategies Levels 3 & 4.

The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a

Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a $1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

V. 10:15 AM **Review and Discussion: Daisey Estates (2026-06-08)**

County: Sussex **Municipality:** Unincorporated
Location: Lying on the north side of Daisey Rd. at the intersection of Honeysuckle Rd.
Project: Review of a proposed rezoning and site plan for a planned community with a workforce housing component. Approximately 105-acre project with 342 total units consisting of single family, multifamily and duplex style housing options. Rezoning proposes change from AR-1 (Agricultural Residential) to MR/RPC (Medium Density Residential/Residential Planned Community District) in an area categorized as State Strategies Levels 2 & 3.

The proposed project is located within a Tier 4 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to this project. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility or municipality.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

VI. **10:45 AM Review and Discussion: Hunter's Run Development Project (2026-06-03)**

County: Sussex **Municipality:** Unincorporated
Location: 30836 DuPont Boulevard, Dagsboro, DE 19971
Project: Review of a proposed site plan for an 85-acre mixed use development project that includes a mix of housing options, medical office space, approximately 200,000 sq ft of retail space and 100,000 sq ft of restaurant space in an area categorized as State Strategies Levels 2-4.

The project is within a Tier 2 and Tier 3 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to these parcels. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility or municipality.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370

VII. 11:15 AM **Review and Discussion: 2027 City of Lewes Comprehensive Plan Pre-Update (2026-06-04)**
County: Sussex **Municipality:** Lewes
Location:
Project: Pre-update review of Lewes' Comprehensive Plan in preparation for their 2027 Comprehensive plan update.

The proposed project is a Comprehensive Land Use Plan Update of the City of Lewes. The Sussex County Engineering Department does not have comments for this project.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

VIII. 12:00 PM Lunch

IX. 1:00 PM **Review and Discussion: Town of Elsmere Comprehensive Plan Amendment (2026-06-05)**
County: New Castle **Municipality: Elsmere**
Location:
Project: Review of the Town of Elsmere's 5-year review, includes their accomplishments, an updated Tuture Zoning map and updated examples of historic properties in the town.

X. 1:30 PM **Review and Discussion: Reserve at Christiana Creek (2026-06-07)**
County: New Castle **Municipality:** Unincorporated
Location: Whittington Woods, New Castle County
Project: Review of a proposed site plan for an 82-lot open space planned subdivision. Approximately 63.5 acres residential project in an area categorized as State Strategies Levels 1 & 5.

XI. 2:00 PM **Review and Discussion: NCC Ord 26-053 Rezoning (2026-06-02)**
County: New Castle **Municipality:** Unincorporated
Location: 101 CIP Ct, 416 and 420 Boyds Corner Rd.
Project: Review of a proposed county ordinance 26.053 to rezone part of TP 13-007.00-038 from S (Suburban) to I (Industrial) and to amend the comprehensive plan to be consistent.

XII. 2:15 PM **Review and Discussion: NCC Redevelopment Ordinance (2026-06-10)**
County: New Castle **Municipality:** Unincorporated
Location: 101 CIP Ct, 416 & 420 Boyds Corner Road

Project: Review of a proposed county ordinance to amend NCC Code Chapter 40, Article 3, Article 5, Article 7, Article 8, Article 9, Article 14, Article 22, Article 26, Article 3 and Article 33 regarding development.

The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items, which arise at the time of the meeting.

BRANDY BENNETT NAUMAN
DIRECTOR OF COMMUNITY
DEVELOPMENT & HOUSING
(302) 855-7777 T
(302) 854-5397 F
bnauman@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

July 7, 2026

Mr. Jason Palkewicz
Solutions IPEM
303 N. Bedford St.
Georgetown, DE 19947

RE: PLUS Review (PLUS 2026-06-09) – Daisey Estates

Dear Mr. Palkewicz,

Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new developments, and affirmatively market those affordable housing units to diverse populations.

For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy". The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: www.sussexcountyde.gov/affordable-and-fair-housing-resource-center. The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County.

The Community Development & Housing Department can also explain and assist with any financial support or incentives that may be available to a project from federal, state, and county sources, as well as private funding sources that also promote affordable housing in Sussex County. **Please visit www.sussexcountyde.gov/housing-trust-fund for information on the County's Housing Trust Fund. This includes the County's Homebuyer Assistance Program,** which provides eligible homebuyers with down payment and closing cost assistance, structured as a deferred 0% interest second mortgage. Developers offering homeownership units are encouraged to make prospective buyers aware of this resource.

Further, Sussex County recently strengthened the Sussex County Rental Program (SCRP) through the adoption of Ordinance No. 4060, offering even greater incentives for developers who choose to participate. The SCRP continues to permit up to 12 units per acre, by right, in eligible areas that set aside 25% of the total units for affordable rentals. SCRP now also allows building heights of up to 60 feet with streamlined, more flexible setback standards for participating projects. Combined with the program's expedited review process, the SCRP

offers developers a meaningful opportunity to increase project density and marketability while helping meet the County's affordable housing goals. For more information on program details and compliance, please visit the Community Development & Housing website at www.sussexcountyde.gov/affordably-priced-rental-units. To learn more about project eligibility and design criteria, please review the Ordinance at https://sussexcountyde.gov/sites/default/files/ordinances/o4060.pdf. The application for SCRP can be found on the Planning & Zoning website at https://sussexcountyde.gov/sites/default/files/forms/SussexCountyRentalProgram_Application.pdf.

Please understand that all residential projects, including Affordable Housing Projects are subject to the applicable provisions of the Sussex County Subdivision and Zoning Codes, and the approval processes set forth in those Codes.

On behalf of Sussex County, we look forward to cooperating with you and your project as it moves forward.

Thank you,



Brandy B. Nauman
Director