PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
June 1, 2026 12:40 PM

PLUS ID: 22026-06-08

State Strategy Levels: 2 & 3

PLUS Application Type - Rezoning and Site Plan Review

Title: Daisey Estates
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Residential Planned Community with a workforce housing component.

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
7

Parcel ID(s): 134-18.00-47.05, 134-18.00-27.00, 134-18.00-46.00, 134-18.00-46.04, 134-18.00-46.03, 134-18.00-46.02, 134-18.00-46.05

Project Location: Northside of Daisey Road at the intersection of Honeysuckle Road.

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

Section II: Project Contact Information

Owner Contact Information

Sheena Vanderhook
35144 Lynchs Lane
Frankford , DE 19945
Phone: 410-507-1477
Email: smvanderhook@gmail.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Beazer Homes, LLC
35091 Atlantic Avenue
Ocean View, DE 19967

Phone: 302-480-4078
Email: taylor.ebert@beazer.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Solutions IPEM
Jason Palkewicz, PE
Phone: 302-297-9215
Email: jpalkewicz@solutionsipem.com
Fax: 999-999-9999

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

Section III: Project Details

Project Area (Acres): **104.8**
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: **MR/RPC**

Land Use Information

Present Use for this project area: **Single-family homes and farmland.**
Proposed Use for this project: **Residential Planned Community with a workforce housing component.**

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**

Type of Homeownership: **Entry-level, Market rate, Second home**
Total number of Homeownership units: **342**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
342	134	189	19

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?
Yes
If yes, please describe/elaborate
Permitting of stormwater outfalls and road crossings.

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**
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**
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	19.7	Yes	12.4

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: **1**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
Yes
If yes, estimated acres of wetlands impacted: **0.05**

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:
Extended detention.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **48**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat, Historical or Archeological Protection**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
3,300
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.
A secondary 30' emergency access easement is provided to Rickards Road.

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?
Unknown

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing	-	-	-
Proposed to add?	Yes	No	-
Type proposed	Internal, Within Right-of-Way	-	-

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
Yes

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

If yes, please provide details regarding evaluation by a cultural resource professional.
Two existing cemeteries are located on-site. They have been identified by Ed Otter.

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

Docusign Envelope ID: DBA3ABB1-F4F9-88C7-8092-3AF65F4338B3

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: Daisey Estates

Project ID (to be completed by OSPC): _____

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

Initial

6/2/2026

Signature of Property Owner Date

Janice Brosnahan

Property Owner (Please Print)

Signature of Additional Owner (if applicable) Date

Additional Owner (Please Print)

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: Daisey Estates

Project ID (to be completed by OSPC): _____

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

_____ 6-2-26

Signature of Property Owner Date

Terry Lynch

Property Owner (Please Print)

_____ 6-2-26

Signature of Additional Owner (if applicable) Date

Barbara Lynch

Additional Owner (Please Print)

Published January 2022

Docusign Envelope ID: C972A65E-2BDE-8606-810F-F7C6C90F3481

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: Daisey Estates

Project ID (to be completed by OSPC): _____

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

Signed by:
Allan E. Rickards, TTEE
B3D42905CFF744A...

6/2/2026 | 10:02 PDT

Signature of Property Owner — Date

Allan E. Rickards, TTEE

Property Owner (Please Print)

Signed by:
Virginia W. Rickards, TTEE
B3D42905CFF744A...

6/2/2026 | 10:03 PDT

Signature of Additional Owner (if applicable) — Date

Virginia W. Rickards, TTEE

Additional Owner (Please Print)

Docusign Envelope ID: BFF93251-7CA9-8A78-8034-B70DBEA05394

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: Daisey Estates

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:
Gayle L Chandler
41BB09BC9973471...

6/2/2026

Signature of Property Owner Date

Gayle L. Chandler

Property Owner (Please Print)

Signed by:
William B. Chandler, III
D599AB7E9CA24CA...

6/2/2026

Signature of Additional Owner (if applicable) Date

William B. Chandler, III

Additional Owner (Please Print)

Docusign Envelope ID: C19E3CD2-14B3-81F7-80A7-804EC8F46945

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: Daisey Estates

Project ID (to be completed by OSPC): _____

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

Signed by:
BC5D17888382496

6/5/2026

Signature of Property Owner Date

Daniel Dukes

Property Owner (Please Print)

Signed by:
477AE272F4684D9

6/5/2026

Signature of Additional Owner (if applicable) Date

Denise Dukes

Additional Owner (Please Print)

Docusign Envelope ID: 2CE6301A-1F5F-8F4A-8063-63756C1C1910

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: Daisey Estates

Project ID (to be completed by OSPC): _____

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

Signed by:
94392022503E434...

Signature of Property Owner

6/2/2026

Date

Sheena Vanderhook

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

_____

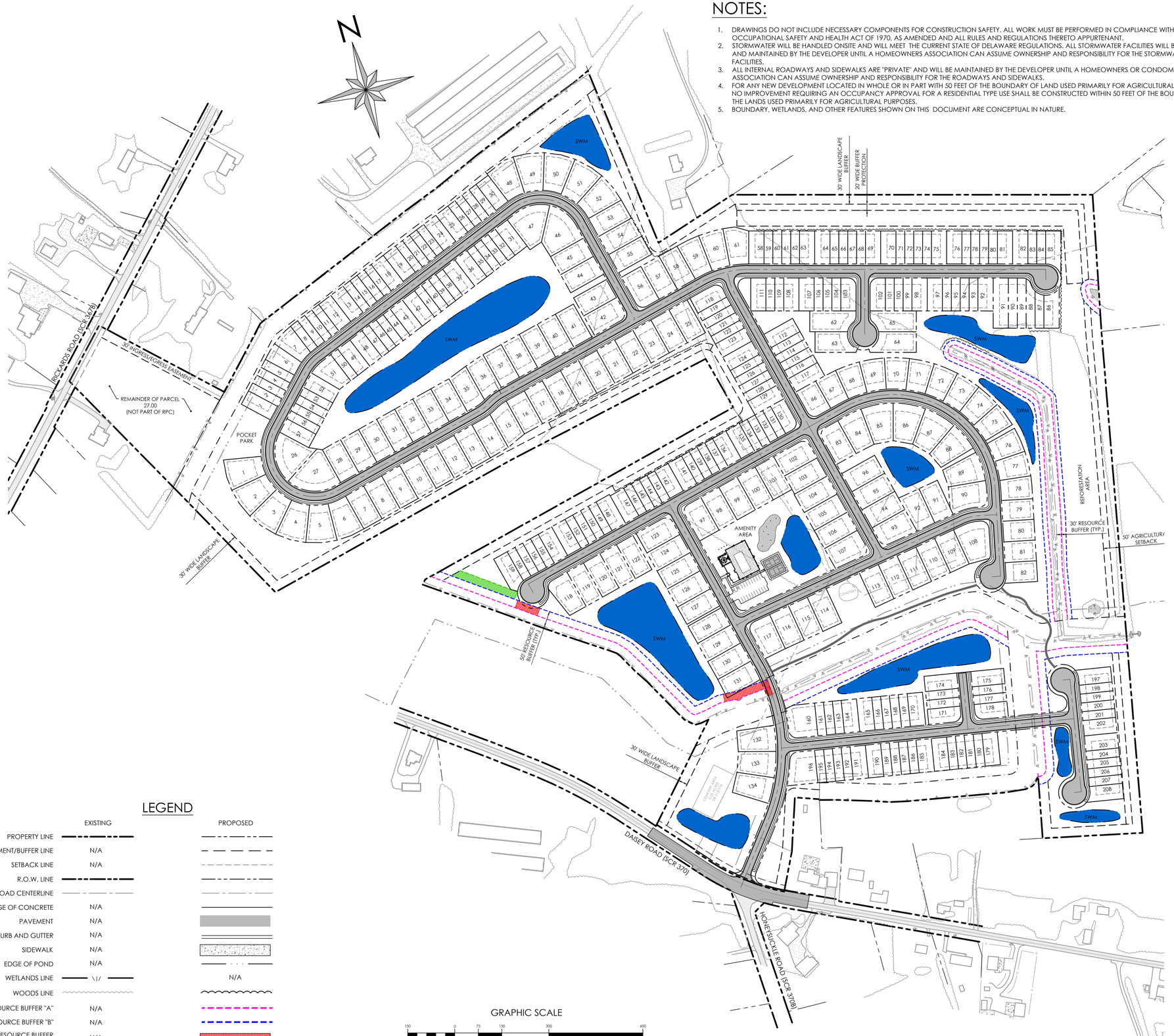
Date

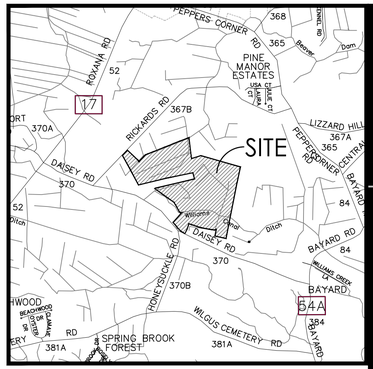
_____

Additional Owner (Please Print)

NOTES:

1. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
2. STORMWATER WILL BE HANDLED ONSITE AND WILL MEET THE CURRENT STATE OF DELAWARE REGULATIONS. ALL STORMWATER FACILITIES WILL BE PRIVATE AND MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE STORMWATER FACILITIES.
3. ALL INTERNAL ROADWAYS AND SIDEWALKS ARE "PRIVATE" AND WILL BE MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS OR CONDOMINIUM ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE ROADWAYS AND SIDEWALKS.
4. FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.
5. BOUNDARY, WETLANDS, AND OTHER FEATURES SHOWN ON THIS DOCUMENT ARE CONCEPTUAL IN NATURE.





VICINITY MAP

SCALE: 1"=2000'

SITE DATA:

DEVELOPER: BEAZER HOMES
35091 ATLANTIC AVENUE
OCEAN VIEW, DE 19967
CONTACT: GAVIN ROBINSON

ENGINEER/
LAND PLANNER: SOLUTIONS IPEM, LLC
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302.297.9215
CONTACT: JASON PALKEWICZ, PE

- TM 134-18.00, P 27.00, 46.00, 46.02, 46.03, 46.04, 46.05, 47.05
  TOTAL AREA = 104.81 ± AC.
- EXISTING ZONING: AR-1 (COASTAL AREA)
- PROPOSED ZONING: MR-RPC
- PROPOSED UNITS:
  SINGLE FAMILY (SF) LOTS - 134
  TOWNHOMES (TH) - 208
  TOTAL UNITS = 342
- MINIMUM SF LOT DIMENSIONS:
  WIDTH: 60'
  WIDTH: 100'
  AREA: 7,500 S.F.
- PROPOSED BUILDING SETBACKS:

  SINGLE FAMILY LOTS:
  FRONT = 25' (15' CORNER)
  SIDE = 8'
  REAR = 10'
  MAXIMUM BUILDING HEIGHT = 42'

  TOWNHOUSE LOTS:
  FRONT = 20'
  SIDE = 20'
  REAR = 10'
  MAXIMUM BUILDING HEIGHT = 42'
  DISTANCE BETWEEN BUILDING = 40' MIN.
- BOUNDARY AND TOPOGRAPHY AS SHOWN HEREON ARE AS PROVIDED BY SOLUTIONS IPEM LLC
- PROPERTY IS LOCATED WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASE FLOOD ELEVATIONS DETERMINED, PER FIRM MAP NUMBER 10005C0325L, MAP REVISED 6/20/2018
- ANTICIPATED WATER SUPPLY: ARTESIAN WATER COMPANY, INC.
- ANTICIPATED SANITARY SEWER: ARTESIAN WASTEWATER MANAGEMENT, INC.
- TIDAL WETLANDS = 0.00 AC.±
- NON-TIDAL WETLANDS = 0.02 AC.±
- WATER BODIES = 0.95 AC.±
- GROSS AREA = 104.81 AC.±
  ROAD AREA = 12.54 AC.±
  NET AREA = 92.27 AC.±
  PROPOSED DENSITY = 342/92.27=3.71 DU/AC.
- AREAS:
  OPEN SPACE AREA = 48.57 AC.± (46%)
  EXISTING WOODS = 19.73 AC.±
  WOODS TO REMAIN = 7.42 AC.± (38%)

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT/BUFFER LINE	N/A	
SETBACK LINE	N/A	
R.O.W. LINE		
ROAD CENTERLINE		
EDGE OF CONCRETE	N/A	
PAVEMENT	N/A	
CURB AND GUTTER	N/A	
SIDEWALK	N/A	
EDGE OF POND	N/A	
WETLANDS LINE	|1/	N/A
WOODS LINE		
RESOURCE BUFFER "A"	N/A	
RESOURCE BUFFER "B"	N/A	
RESOURCE BUFFER REDUCTION	N/A	
RESOURCE BUFFER ADDITION	N/A	

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch =150 ft.

solutions
Engineering, Planning & Environmental, LLC
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsipem.com

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Seal

Date

REVISIONS

NO.	DESCRIPTION	DATE

CONCEPTUAL LAND PLAN
for
DAISEY ESTATES
SUSSEX COUNTY, DELAWARE
Prepared for: BEAZER HOMES

Date:	05/22/26
Job Number:	24059
Scale:	AS NOTED
Drawn By:	HHB
Designed By:	HHB
Approved By:	JP

Sheet No.: 1

File Name: 24059-PLUS

PUBLIC PRE CHECK Results for State Parcel(s): 134-18.00-27.00,134-18.00-46.03,134-18.00-46.02,134-18.00-46.05,134-18.00-47.05,134-18.00-46.04,134-18.00-46.00

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

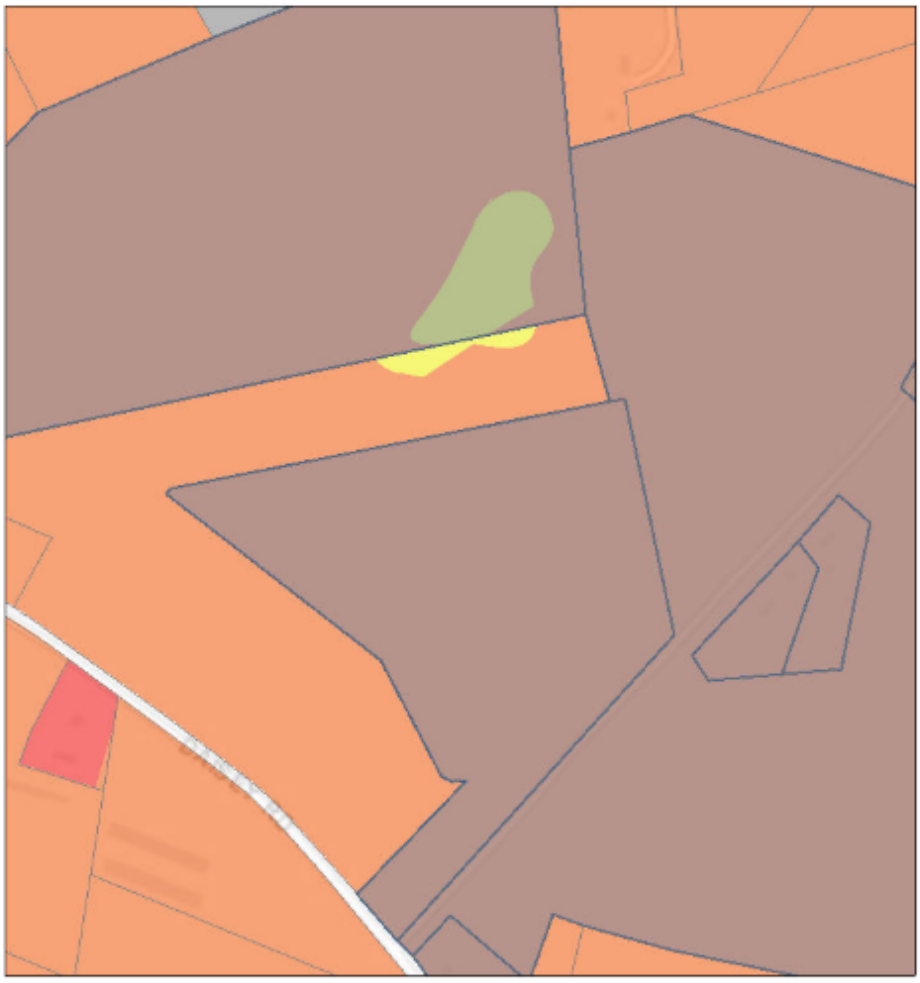
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 4,557,219.96 ft²

Jun 5 2026 16:05:23 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	7,599.38	N/A
DE_StateParcels - State Parcels	7	4,557,219.89	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	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	16	4,557,218.88	N/A
Tax Ditch Maximum ROWs	15	444,915.49	N/A
Tax Ditch Segments	10	N/A	4,197.25
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	6	230,697.83	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	4,557,219.96	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	134-18.00-46.04	0.93	40,294.15
2	134-18.00-46.02	1.16	50,361.84
3	134-18.00-46.05	1.19	51,721.37
4	134-18.00-46.03	7.30	317,981.34
5	134-18.00-47.05	16.37	712,984.33
6	134-18.00-27.00	33.92	1,477,367.56
7	134-18.00-46.00	43.77	1,906,509.30

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Pepperbox loamy sand, 0 to 2 percent slopes	131,644.83
2	Hammonton loamy sand, 0 to 2 percent slopes	522,399.27
3	Klej loamy sand, 0 to 2 percent slopes	564,162.66
4	Hurlock loamy sand, 0 to 2 percent slopes	847,376.99
5	Mullica-Berryland complex, 0 to 2 percent slopes	1,142,491.04
6	Mullica mucky sandy loam, 0 to 2 percent slopes	1,349,144.10

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	WILLIAMS CANAL	Prong 9	100,732.77
2	WILLIAMS CANAL	Main	154,728.75
3	BEAVER DAM CANAL	Prong 6	189,453.97

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	WILLIAMS CANAL	Prong 9	816.48
2	WILLIAMS CANAL	Main	1,459.21
3	BEAVER DAM CANAL	Prong 6	1,921.57

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.60	109.83
2	3.32	186.98
3	0.90	9,026.11
4	2.08	65,876.56
5	1.82	73,642.64
6	3.27	81,855.71

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	4,557,219.96

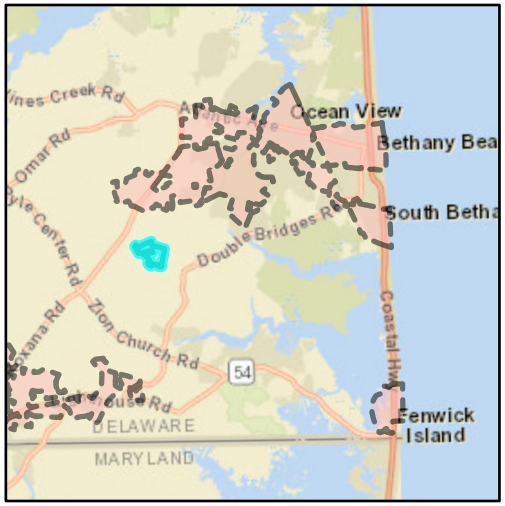
Preliminary Land Use Service (PLUS)

2026-06-08 Daisey Estates

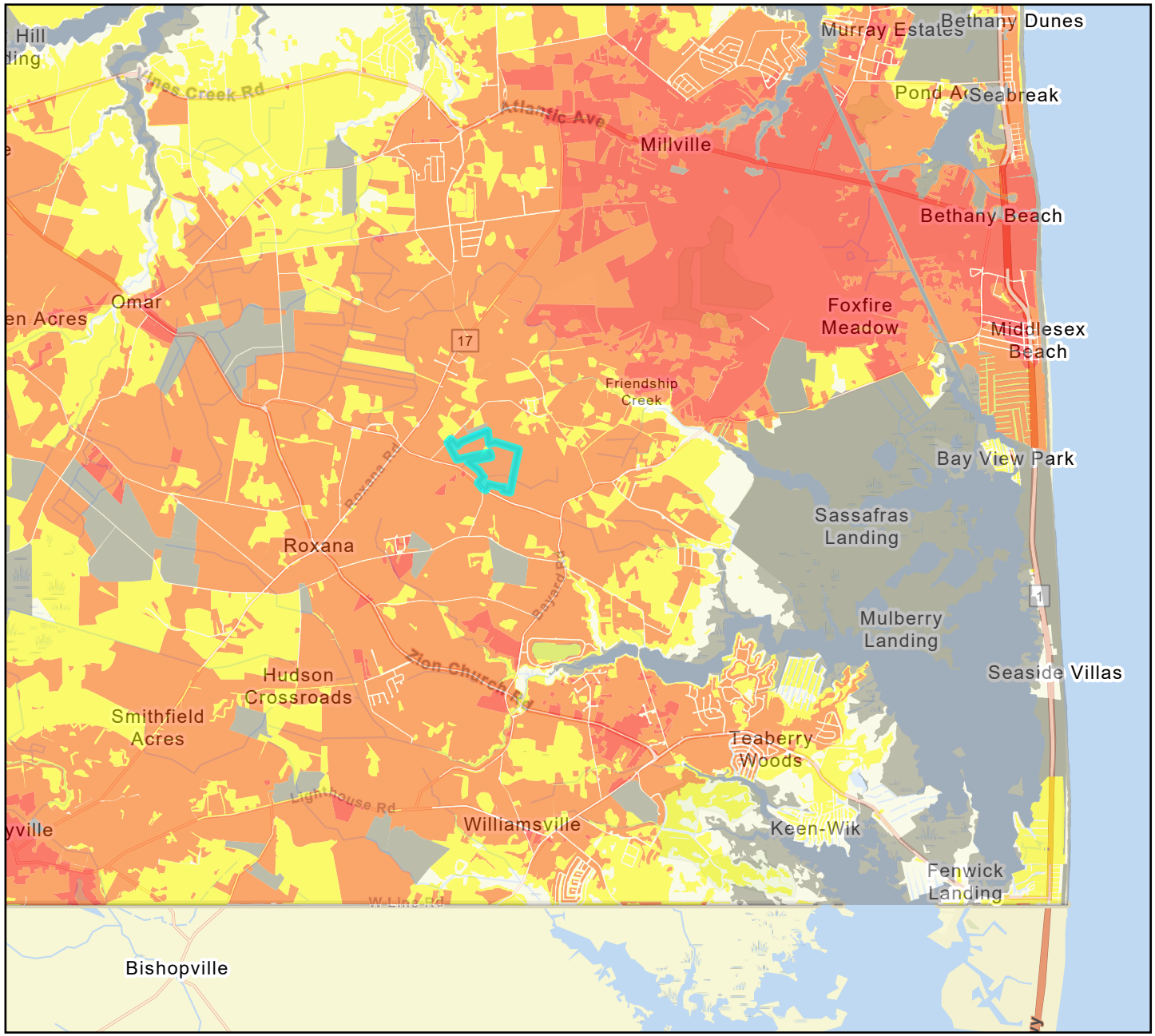


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-06-08 Daisey Estates



Legend

PLUS Project

Investment Level

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

