Preliminary Land Use Service

Application Form

Submitted Time:
October 30, 2026 2:01 PM

PLUS ID: 2026-11-04

State Strategy Level: 1- 3

PLUS Application Type - Rezoning and Site Plan Review

Title: Roxana Farm
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
232 Townhouse and 167 Single Family Home Residential Community with clubhouse and pool

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
2

Parcel ID(s): 533-5.00-46.00 533-5.00-61.00

Project Location: South Side of Pyle Center Road, North Side of Frankford School Road

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

Section II: Project Contact Information

Owner Contact Information

Neale & Joyce Brasure ----- Gerald & Louise Hudson Trustee
31561 Brasure Road ----- 34268 Pyle Center Road
Dagsboro ----- Frankford, DE 19939
Phone: 302-424-1441
Email: wzc@dbfinc.com
Fax:

Equitable Owner/Developer Contact Information

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

Email: Jamie@tunnellraysor.com
Fax:

Project Engineer/Designer Contact Information

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

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

Section III: Project Details

Project Area (Acres): **263.36**
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: **Agriculture**
Proposed Use for this project: **Residential**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, Duplex or Townhouse**

Residential Target Market: **Ownership**

Type of Homeownership: **Entry-level, Market rate, Second home**
Total number of Homeownership units: **399**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
399	167	-	232

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Other Artesian Water Company, Inc.**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Other Artesian Wastewater Management, Inc**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	91.6	Yes	14

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: **59.824**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
No

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:
Stormwater Management Ponds, Swales & Infiltration

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **154**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
3,131
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.
Woods and wetlands along the property lines limits connection possibilities. Lands to the east are State owned Pyle Center lands. east are

Mobility Details

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

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

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

Table of Mobility Connectivity Parameters

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

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

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

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

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

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **Yes**
If yes, Signature of Owner completing form



If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner

As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature

PLUS

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: Roxana Farm

Project ID (to be completed by OSPC): _____

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

X Neale Brasure — 10-28-26

Signature of Property Owner — Date

NEALE BRASURE

Property Owner (Please Print)

X Lois Wingate — 10-28-26

Signature of Additional Owner (if applicable) — Date

Lois Wingate

Additional Owner (Please Print)

OSPC

Published January 2022

Docusign Envelope ID: FB26110B-60B6-820A-811D-8441BDF690D1

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: Roxana Farm

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: Gordon Davidson 8199000B14964A6...

10/28/2026

Signature of Property Owner Date

Gordon Davidson

Property Owner (Please Print)

Signed by: Karen Davidson 8199000B14964A6...

10/28/2026

Signature of Additional Owner (if applicable) Date

Karen Davidson

Additional Owner (Please Print)

Published January 2022

PLUS

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: Roxana Farm

Project ID (to be completed by OSPC): _____

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

X Geraldine H. Warren Trustee
Signature of Property Owner

10/29/2026
Date

GERALDINE H. WARREN
Property Owner (Please Print) TRUSTEE

X Norman F. Hudson Trustee
Signature of Additional Owner (if applicable)

10/29/2026
Date

NORMAN F. HUDSON
Additional Owner (Please Print) TRUSTEE

OSPC

Published January 2022

ROXANA FARM PROPERTY

SUSSEX COUNTY, DELAWARE

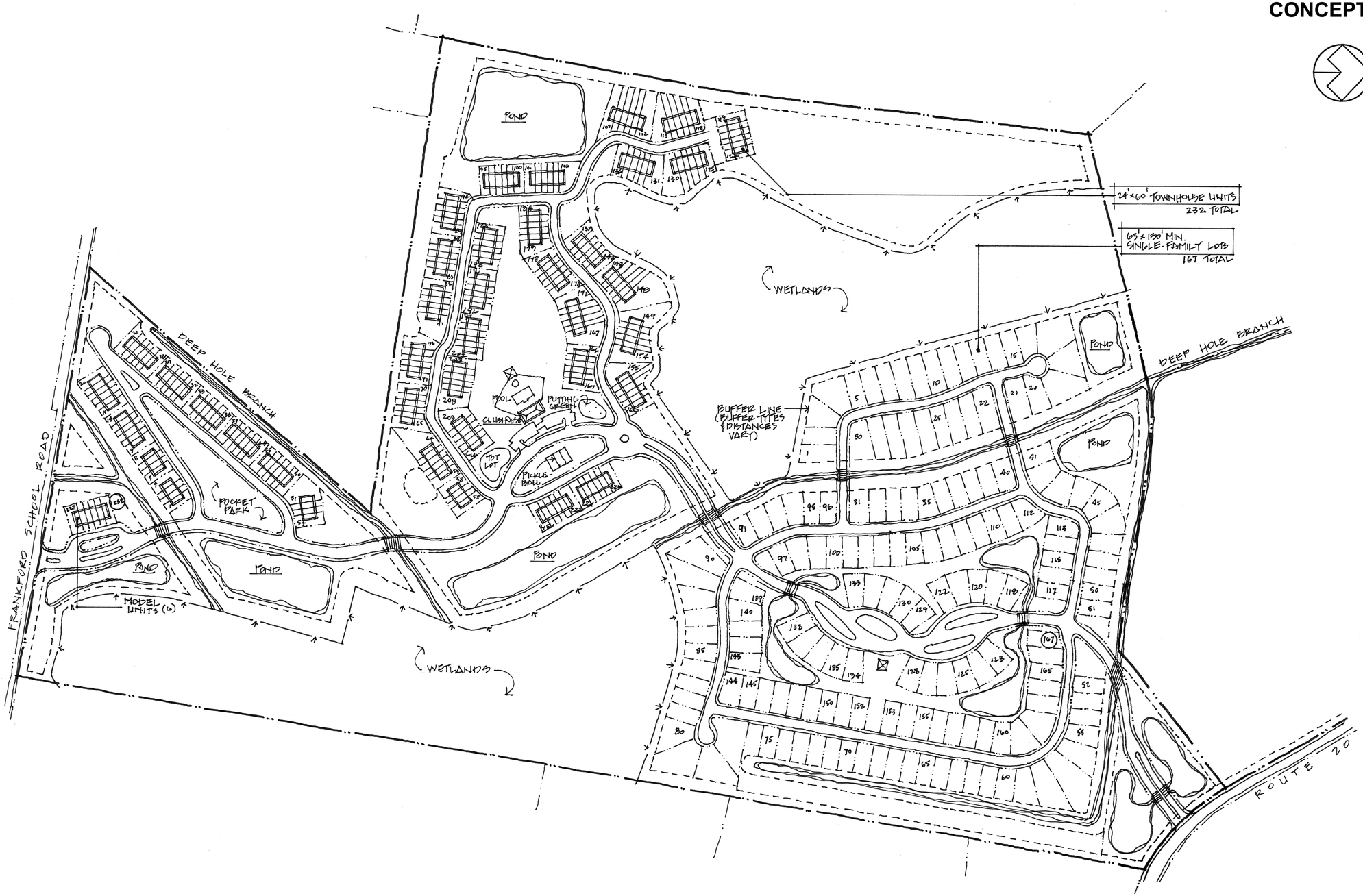
CONCEPTUAL SITE PLAN 3

TOTAL LOTS/UNITS: 399

July 16, 2026
DBF #1319A094.B01
1" = 200'

0 200 400 600

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · PLANNERS · SURVEYORS



PUBLIC PRE CHECK Results for State Parcel(s): 2026-11-04

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

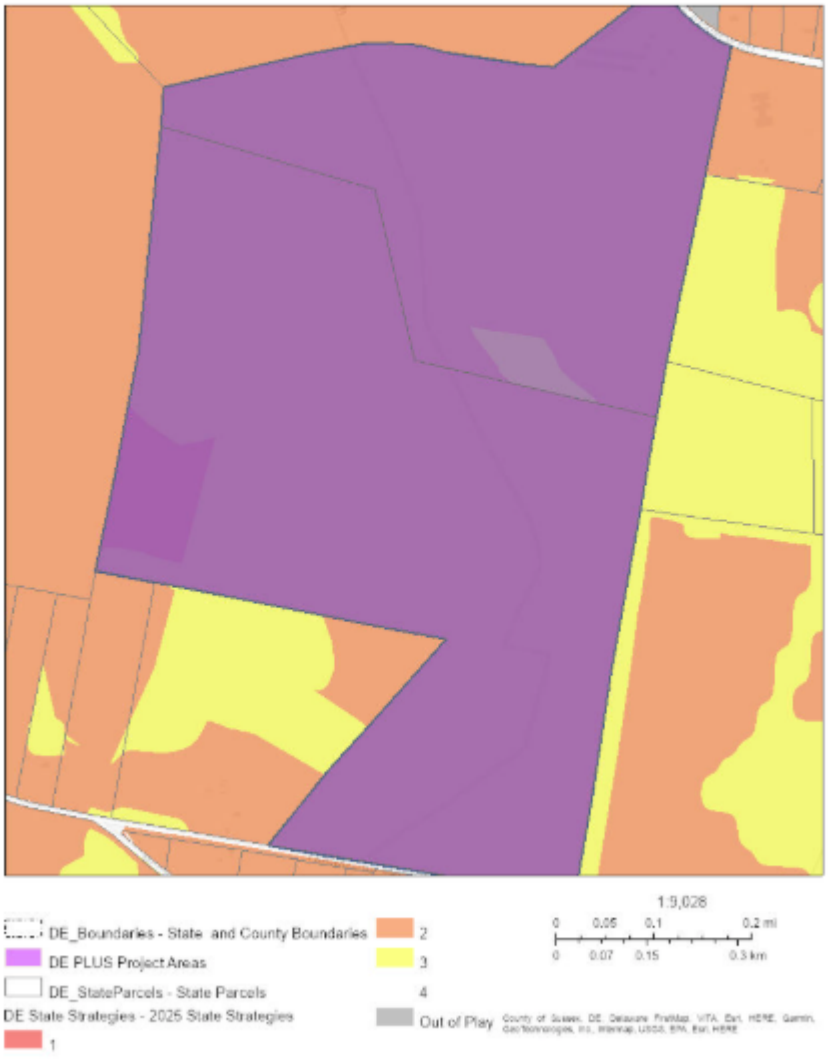
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 10,655,511.32 ft²

Nov 9 2026 14:59:04 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	10,641,150.18	N/A
DE_StateParcels - State Parcels	2	10,655,511.30	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	10,655,511.30	N/A
Tax Ditch Maximum ROWs	48	1,767,966.69	N/A
Tax Ditch Segments	20	N/A	9,377.46
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)	23	2,150,547.42	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	10,655,511.32	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2026-11-04	10,641,150.18

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	533-5.00-61.00	85.93	3,743,252.63
2	533-5.00-46.00	158.68	6,912,258.67

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Runclint loamy sand, 0 to 2 percent slopes	76,705.60
2	Hammonton loamy sand, 0 to 2 percent slopes	425,749.09
3	Klej loamy sand, 0 to 2 percent slopes	589,612.28
4	Hurlock loamy sand, 0 to 2 percent slopes	1,117,440.69
5	Mullica-Berryland complex, 0 to 2 percent slopes	8,446,003.64

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	DEEP HOLE BRANCH	Prong 7	25,735.46
2	MCCRAYS	Sub 3 Prong 6	41,629.70
3	DEEP HOLE BRANCH	Prong 11	46,751.03
4	MCCRAYS	Sub 1 of Sub 3 Prong 6	65,811.56
5	DEEP HOLE BRANCH	Prong 4	76,709.39
6	MCCRAYS	Prong 6	80,398.55
7	DEEP HOLE BRANCH	Prong 9	84,752.23
8	DEEP HOLE BRANCH	Prong 8	127,218.68
9	DEEP HOLE BRANCH	Prong 10	239,746.70
10	DEEP HOLE BRANCH	Main	979,213.41

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	BLACKWATER	Sub 1 Prong 7	13.47
2	DEEP HOLE BRANCH	Prong 7	65.65
3	DEEP HOLE BRANCH	Prong 4	209.98
4	MCCRAYS	Sub 3 Prong 6	305.14
5	DEEP HOLE BRANCH	Prong 11	310.54
6	DEEP HOLE BRANCH	Prong 9	558.53
7	DEEP HOLE BRANCH	Prong 8	571.78
8	MCCRAYS	Sub 1 of Sub 3 Prong 6	571.85
9	DEEP HOLE BRANCH	Prong 10	1,421.93
10	DEEP HOLE BRANCH	Main	5,348.59

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	6.05	3,144.28
2	3.82	5,116.75
3	0.24	10,632.35
4	0.16	11,439.20
5	0.15	13,150.79
6	4.13	14,411.78
7	0.37	15,987.96
8	0.58	21,454.03
9	0.56	24,554.39
10	15.38	27,174.94
11	2.44	30,402.81
12	0.83	36,068.58
13	0.87	38,050.44
14	4.11	69,779.19
15	2.24	97,788.42
16	2.77	109,453.94
17	3.09	120,220.56
18	3.20	139,494.06
19	8.55	372,560.30
20	11.43	403,878.57
21	13.45	585,784.07

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	10,655,511.32

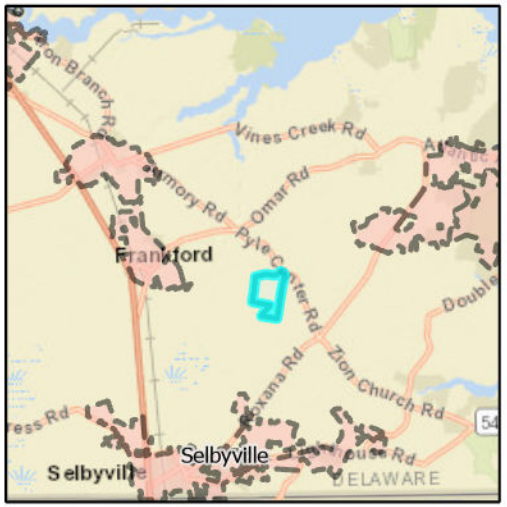
Preliminary Land Use Service (PLUS)

2026-11-04 Roxana Farm

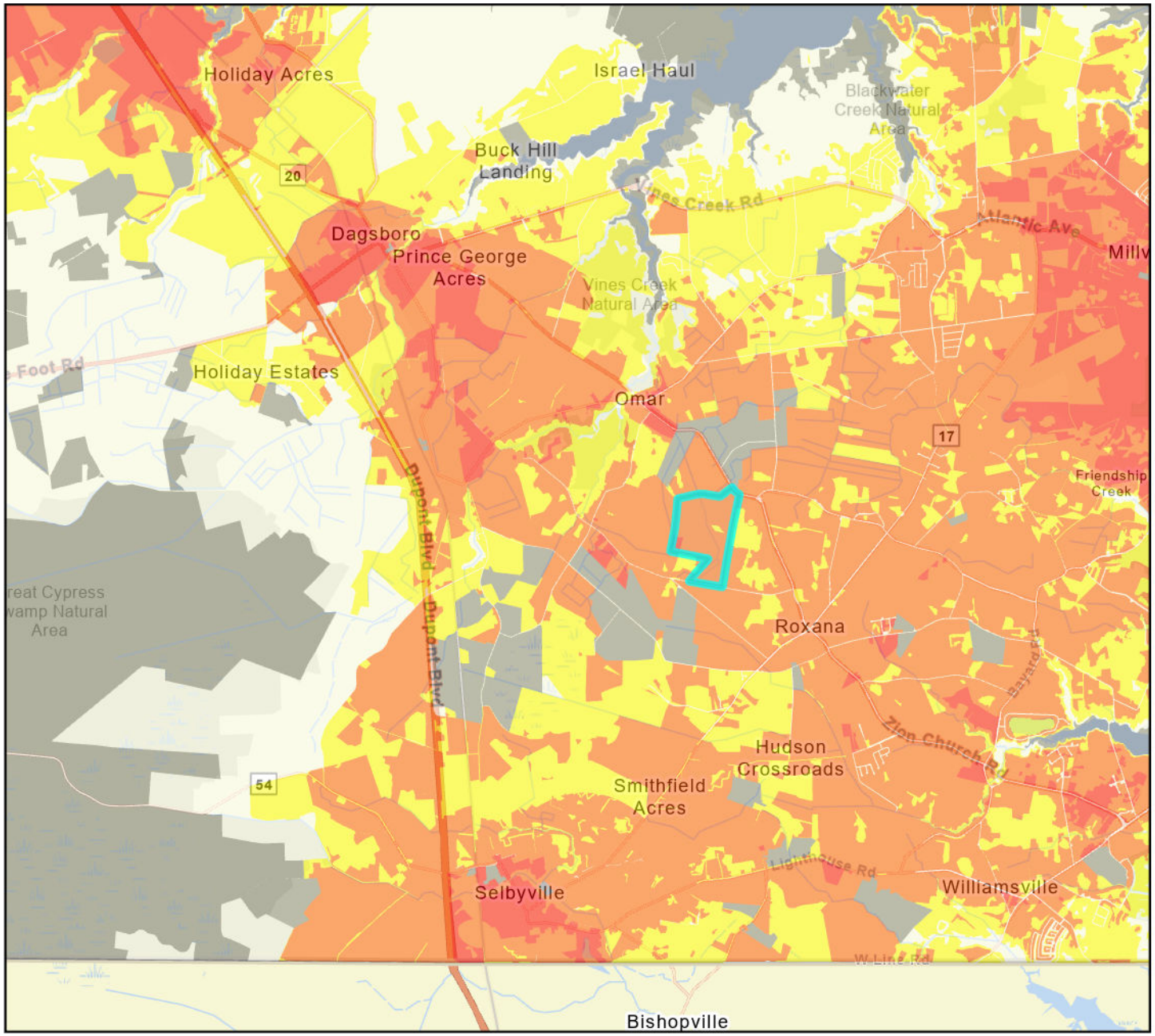


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-11-04 Roxana Farm



Legend

PLUS Project

Investment Level

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

