PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
July 22, 2026 11:19 AM

PLUS ID: 2026-08-04

State Strategy Level: 2 - 4

PLUS Application Type - Subdivision

Title: Patriots Bluff
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Market rate community comprised of 381 detached single family, 182 duplex, and 217 townhome dwellings, with a community clubhouse.

Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
3

Parcel ID(s): 133-11.00-1.00, 133-11.00-2.00, 133-11.00-2.01

Project Location: Southwest corner of E. Piney Grove Road and DuPont Blvd (US Route 113)

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

Section II: Project Contact Information

Owner Contact Information

Citation 49 Farms LLC & Joe Ann Adams
25154 DuPont Blvd.
Georgetown, DE 19947
Phone: 302-856-7396
Email: kadams@melvinjoseph.com
Fax: 999-999-9999

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
DR Horton c/o Matt Connelly
651 S. Carter Rd., Ste 6
Smyrna, DE 19977

Phone: 856-287-4527
Email: mrconnelly@drhorton.com
Fax: 999-999-9999

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Morris & Ritchie Associates, Inc.
Chris Flathers
Phone: 302-326-2200
Email: cflathers@mragta.com
Fax: 999-999-9999

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

Section III: Project Details

Project Area (Acres): **233.3**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR-1**
Proposed Zoning for this project: **MR-RPC**

Land Use Information

Present Use for this project area: **Agricultural**
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: **Market rate**
Total number of Homeownership units: **780**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
780	381		399

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**
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	38	Yes	2

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: **27.3**

Wetland Impact

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

Wetland Delineation

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

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
Infiltration basin, bio-retention, extended detention wet ponds

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **90**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Other**
Please list the "other" type of Open Space: **Perimeter buffers**
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.
5,949
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.
Interconnection shown to road stub/roundabout being constructed to as part of Tidal Health project to the South East within the Town of Millsboro

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	

Section VII: Historic / Cultural Information

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

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

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

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

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

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

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

If yes, Signature of Owner completing form

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

Signature of Person completing form on behalf of the Property Owner



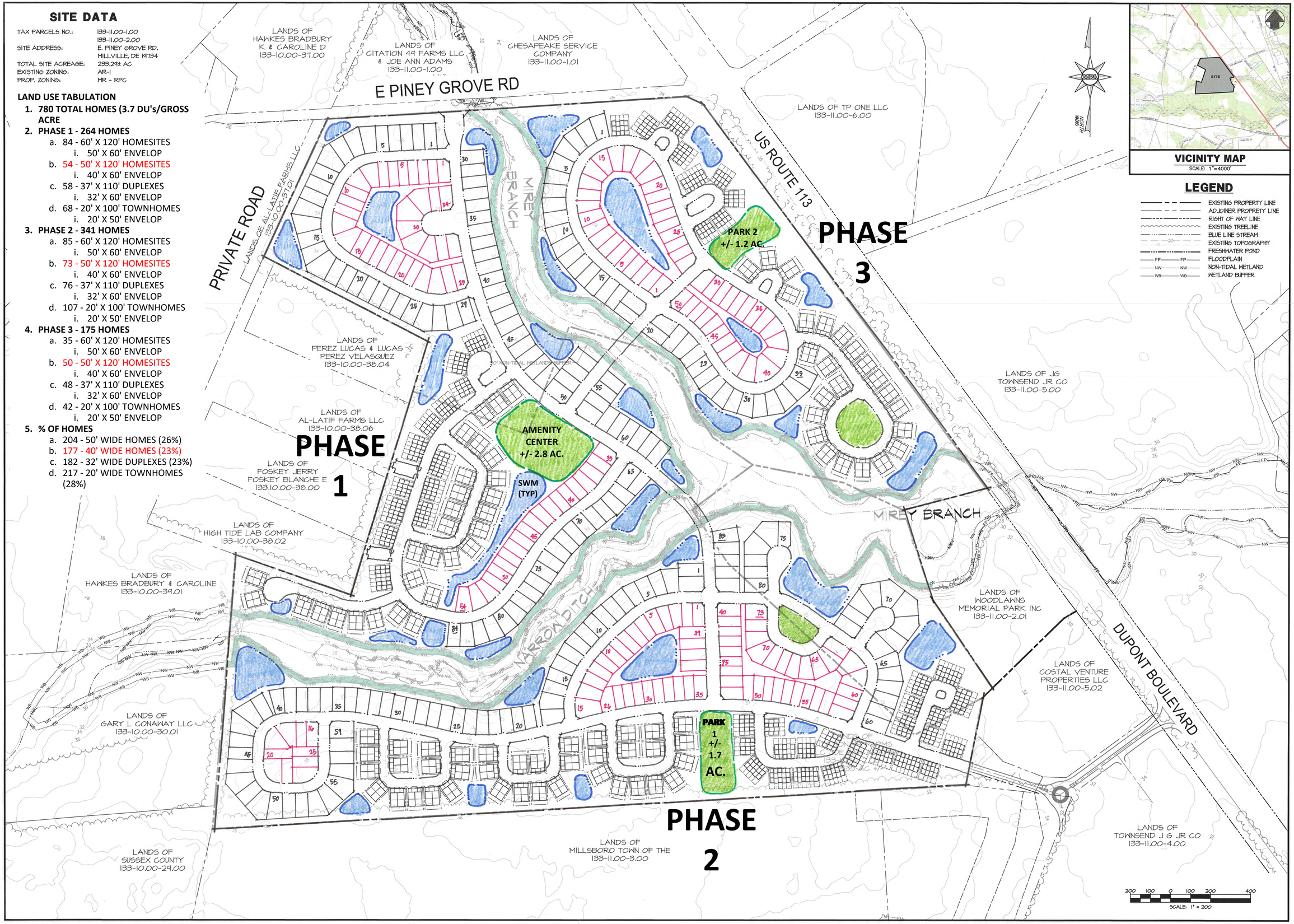
As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

SITE DATA

TAX PARCELS NO.:	133-11.00-1.00 133-11.00-2.00
SITE ADDRESS:	E. PINEY GROVE RD. MILLVILLE, DE 19734
TOTAL SITE ACREAGE:	233.29± AC
EXISTING ZONING:	AR-1
PROP. ZONING:	MR - RPC

LAND USE TABULATION

1. **780 TOTAL HOMES (3.7 DU's/GROSS ACRE**
2. **PHASE 1 - 264 HOMES**
   a. 84 - 60' X 120' HOMESITES
      i. 50' X 60' ENVELOP
   b. 54 - 50' X 120' HOMESITES
      i. 40' X 60' ENVELOP
   c. 58 - 37' X 110' DUPLEXES
      i. 32' X 60' ENVELOP
   d. 68 - 20' X 100' TOWNHOMES
      i. 20' X 50' ENVELOP
3. **PHASE 2 - 341 HOMES**
   a. 85 - 60' X 120' HOMESITES
      i. 50' X 60' ENVELOP
   b. 73 - 50' X 120' HOMESITES
      i. 40' X 60' ENVELOP
   c. 76 - 37' X 110' DUPLEXES
      i. 32' X 60' ENVELOP
   d. 107 - 20' X 100' TOWNHOMES
      i. 20' X 50' ENVELOP
4. **PHASE 3 - 175 HOMES**
   a. 35 - 60' X 120' HOMESITES
      i. 50' X 60' ENVELOP
   b. 50 - 50' X 120' HOMESITES
      i. 40' X 60' ENVELOP
   c. 48 - 37' X 110' DUPLEXES
      i. 32' X 60' ENVELOP
   d. 42 - 20' X 100' TOWNHOMES
      i. 20' X 50' ENVELOP
5. **% OF HOMES**
   a. 204 - 50' WIDE HOMES (26%)
   b. 177 - 40' WIDE HOMES (23%)
   c. 182 - 32' WIDE DUPLEXES (23%)
   d. 217 - 20' WIDE TOWNHOMES (28%)



VICINITY MAP
SCALE: 1"=4000'

LEGEND

- EXISTING PROPERTY LINE
- ADJOINER PROPRETY LINE
- RIGHT OF WAY LINE
- EXISTING TREELINE
- BLUE LINE STREAM
- EXISTING TOPOGRAPHY
- FRESHWATER POND
- FLOODPLAIN
- NON-TIDAL WETLAND
- WETLAND BUFFER

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

111 RUTHAR DRIVE
NEWARK, DE 19711
302-326-2200

DEVELOPER
DEVELOPER NAME
DEVELOPER ADDRESS
DEVELOPER NUMBER

PATRIOT'S BLUFF

SUSSEX COUNTY, DELAWARE
DAGSBORO HUNDRED

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NO.	REVISION	DATE

JOB NO.	DRAWN BY	CHECKED BY	ISSUED
23552	DXI	CWB	2/9/2026

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

1 OF 1

PUBLIC PRE CHECK Results for State Parcel(s): 133-11.00-2.01,133-11.00-2.00,133-11.00-1.00

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

Delaware Ecological Network: 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

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

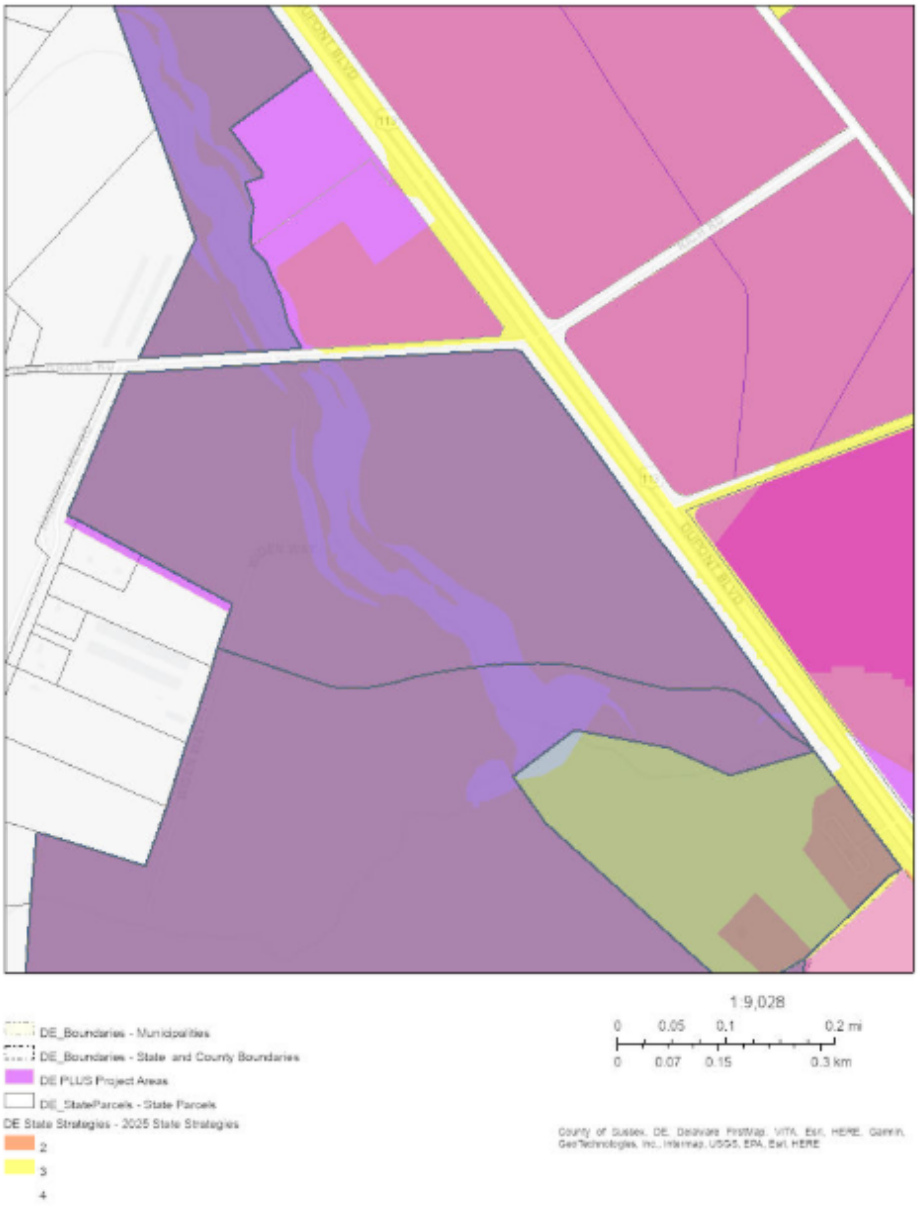
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 11,772,110.15 ft²

Aug 6 2026 15:12:53 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	2	10,422,557.49	N/A
DE_StateParcels - State Parcels	3	11,772,110.26	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	1	752.15	N/A
Delaware Ecological Network	7	5,805,619.74	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	11	11,772,110.57	N/A
Tax Ditch Maximum ROWs	4	64,050.92	N/A
Tax Ditch Segments	1	N/A	578.40
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)	17	1,567,312.69	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	19	N/A	2,620.01
Transect	0	N/A	0
Cross Sections	11	N/A	6,172.61
Stream Centerline Segments	2	N/A	8,712.75
FEMA Flood Maps	4	11,772,110.05	N/A
Preliminary FEMA Flood Maps	1	281,774.39	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2020-01-07	125.47
2	2018-10-16	10,422,432.02

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	133-11.00-2.01	30.95	1,348,258.68
2	133-11.00-1.00	113.09	4,926,339.80
3	133-11.00-2.00	126.20	5,497,511.78

Aglands Preservation Districts

#	projectid	program	Area(ft²)
1	S-95-12-037B	Expansion	752.15

Delaware Ecological Network

#	ID	Area(ft²)
1	9,543.00	505.06
2	9,485.00	1,520.80
3	9,904.00	1,764.63
4	9,874.00	555,496.32
5	9,484.00	1,159,549.52
6	9,635.00	1,427,887.50
7	9,636.00	2,658,895.90

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Water	16.00
2	Ingleside loamy sand, 0 to 2 percent slopes	68,448.51
3	Pepperbox-Rosedale complex, 2 to 5 percent slopes	71,121.23
4	Runclint loamy sand, 2 to 5 percent slopes	637,028.78
5	Fort Mott-Henlopen complex, 2 to 5 percent slopes	1,091,297.48
6	Longmarsh and Indiantown soils, frequently flooded	1,969,660.07
7	Pepperbox-Rosedale complex, 0 to 2 percent slopes	3,074,964.97
8	Fort Mott-Henlopen complex, 0 to 2 percent slopes	4,859,573.53

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	HORSE POUND	Main	4,283.78
2	HORSE POUND	Prong 1	59,767.14

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	HORSE POUND	Prong 1	578.40

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.02	344.76
2	0.27	803.51
3	0.01	1,544.81
4	1.84	3,328.38
5	0.32	14,059.39
6	0.44	19,277.93
7	0.50	21,627.51
8	0.74	32,275.59
9	1.07	46,421.80
10	2.10	91,672.71
11	2.14	93,033.23
12	3.47	149,619.64
13	4.86	211,757.38
14	18.97	232,511.38
15	15.25	649,034.66

Base Flood Elevation

#	DFIRM_ID	Length(ft)
1	10005C	2,620.01

Cross Sections

#	DFIRM_ID	Length(ft)
1	10005C	6,172.61

Stream Centerline Segments

#	ID	Length(ft)
1	0	8,712.75

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	11,772,110.05

Preliminary FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	281,774.39

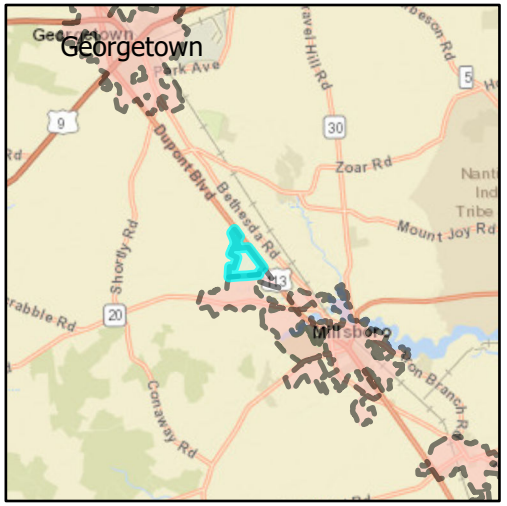
Preliminary Land Use Service (PLUS)

2026-08-04 Patriots Bluff

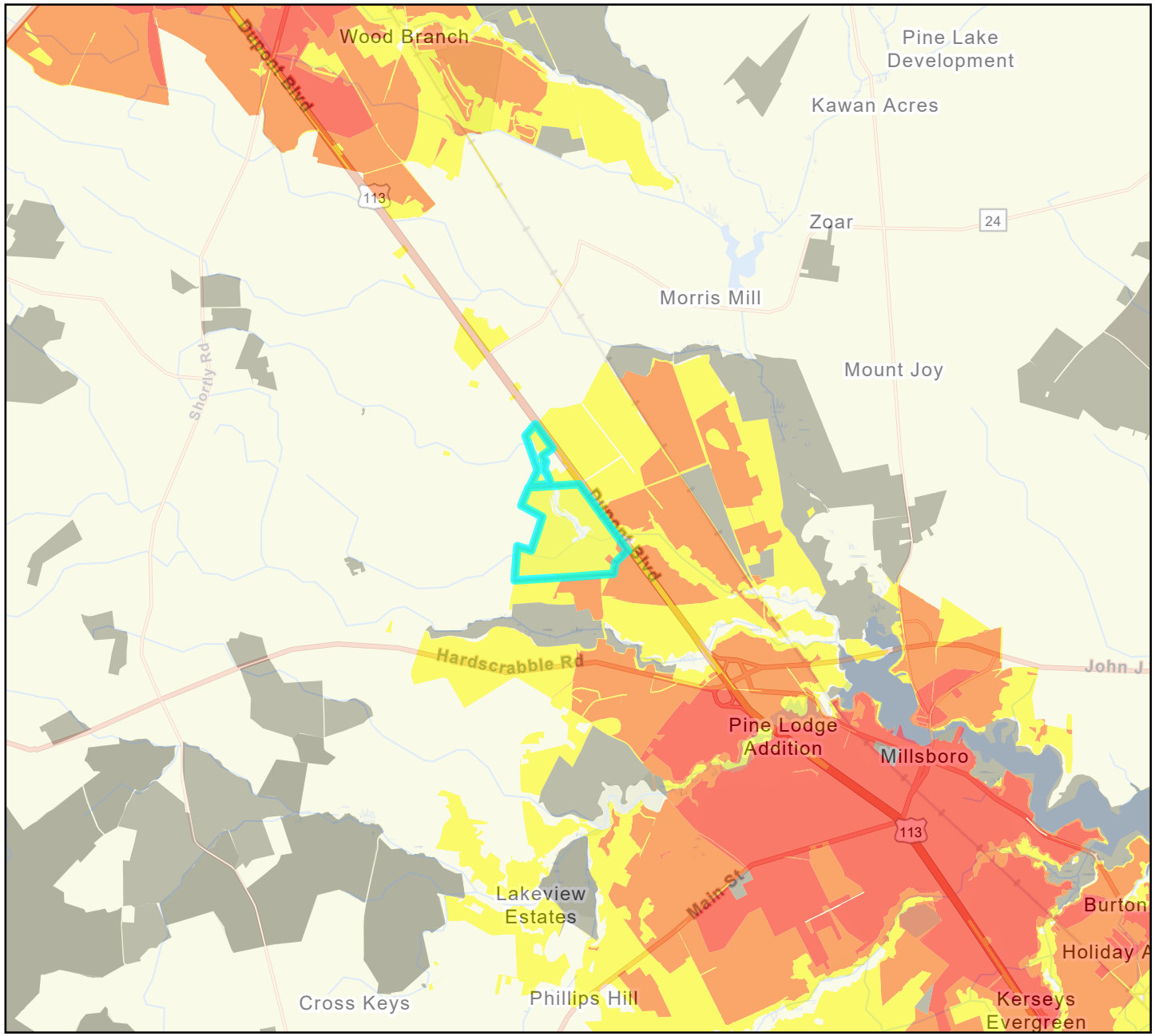


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-08-04 Patriots Bluff



Legend

PLUS Project

Investment Level

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

