PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
August 3, 2026 11:56 AM

PLUS ID: 2026-08-08

State Strategy Level: 2 & 3

PLUS Application Type - Site Plan Review

Title: Marlin Cove
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
282 Apartment Units (60 SCRP units) with Clubhouse, Pool & Amenities & 76 Single Family Lots.

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): 533-19.00-7.00 533-19.00-8.01 533-19.00-9.00

Project Location: West side of New Road, Approx. 100' North of Lighthouse Road (Route 54)

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

Section II: Project Contact Information

Owner Contact Information

Marlin Cove, LLC. c/o Russ Garufi
37795 New Road
Selbyville, DE 19975
Phone: 302-424-1441
Email: russgarufi@comcast.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

Project Engineer/Designer Contact Information

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

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

Section III: Project Details

Project Area (Acres): **60.843**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Yes**
If Previous PLUS, what was the PLUS ID: **2007-10-08, 2022-03-08**

Zoning Information

Present Zoning for this project area: **AR-1 Agricultural Residential**
Proposed Zoning for this project: **AR-1 Agricultural Residential (Sussex County Rental Program)**

Land Use Information

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

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, Multi-Family *5+ units/bldg**

Residential Target Market: **Ownership, Rental**

Type of Homeownership: **Entry-level, Market rate**
Total number of Homeownership units: **76**

Type of Rental Units: **Affordable *Includes Govt funds, deed and/or income eligibility restrictions, Market rate**
Total number Rental Units: **282**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
358	76	282	

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 Sussex County (Fenwick Island SSD)**
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	49.424	Yes	34.589

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: **1.33**

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

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

Tax Ditch Details

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

Stormwater Management Details

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

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **34.04**
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.
2,587
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
An interconnective road is provided on-site to connect the Single Family and Multi-Family Projects

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	No	
Type proposed	Internal, Within Right-of-Way		

Section VII: Historic / Cultural Information

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

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

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

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

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

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

Section IX: Signatures

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



Signature of Person completing form on behalf of the Property Owner

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

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: **Marlin Cove**

Project ID (to be completed by OSPC): _____

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

_____ 6-29-2026

Signature of Property Owner — Date

Russell Garufi

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) — Date

_____

Additional Owner (Please Print)

Published January 2022

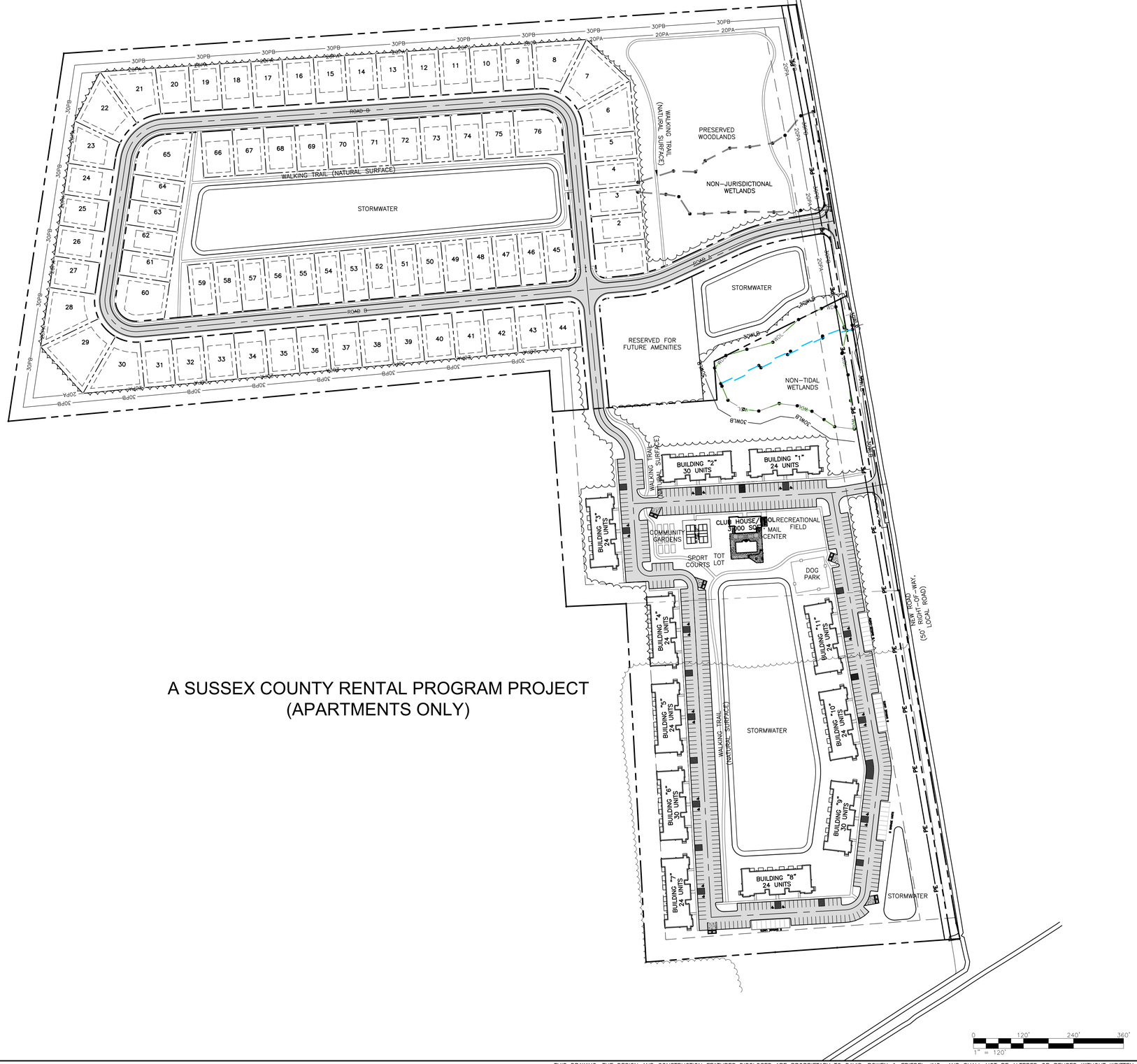
DATA COLUMN

1	TAX MAP ID	533-19.00-7.00, 533-19.00-8.01, 533-19.00-9.00		
2	APPROXIMATE PROJECT CENTER	LATITUDE 38.466443	LONGITUDE -75.126723	
3	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 W. ZACHARY CROUCH, P.E. PHONE: (302) 424-1441 EMAIL: wzc@dbfinc.com	OWNER MARLIN COVE, LLC. 37795 NEW ROAD SELBYVILLE, DE 19975		OWNER ATLANTIC BUILDING ASSOCIATES, INC. 13053 OLD STATE ROAD BISHOPVILLE, MD 21813
4	DATUM	HORIZONTAL NAVD 83 (DE STATE PLANE)		VERTICAL NAVD 88
5	ZONING	EXISTING AR-1 AGRICULTURAL RESIDENTIAL	PROPOSED AR-1 AGRICULTURAL RESIDENTIAL	
6	LAND USE	EXISTING AGRICULTURE	PROPOSED RESIDENTIAL	
7	TOTAL PROPOSED UNITS	SINGLE FAMILY 76 UNITS	MULTIFAMILY 282 UNITS (60 SCRP UNITS)	TOTAL 358
8	MULTIFAMILY UNIT BREAKDOWN	24 UNIT BUILDING (8 BUILDINGS) 6 – ONE BEDROOM UNITS 12 – TWO BEDROOM UNITS 6 – THREE BEDROOM UNITS 30 UNIT BUILDINGS (3 BUILDINGS) 18 – ONE BEDROOM UNITS 12 – TWO BEDROOM UNITS THREE BEDROOM UNITS TOTAL UNITS: 102 – ONE BEDROOM UNITS 132 – TWO BEDROOM UNITS 48 – THREE BEDROOM UNITS		
9	BUILDING CONSTRUCTION	IBC V-B	NFPA V (000)	
10	UTILITY PROVIDERS	SEWER SUSSEX COUNTY (FENWICK ISLAND SSD)	WATER ARTESIAN WATER COMPANY, INC.	ELECTRIC DELMARVA POWER & LIGHT COMPANY
11	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 2 & 3		
12	POSTED SPEED LIMIT	NEW ROAD (SCR 391) 30 MPH		
13	FLOODPLAIN	THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0635K, DATED 3/16/2015.		
14	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS LOCATED IN THE ROXANA AREA TRANSPORTATION IMPROVEMENT DISTRICT (TID).		
15	GROUNDWATER RECHARGE	THE PROPERTY IS NOT LOCATED IN AN AREA OF EXCELLENT GROUNDWATER RECHARGE.		
16	WELLHEAD PROTECTION AREA	ALL OF THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.		
17	WETLANDS	THE PROPERTY IS IMPACTED BY FEDERALLY REGULATED NOT-TIDAL WETLANDS.		
18	CODE COMPLIANCE	SINGLE FAMILY		
	FRONT SETBACK	25 FT		
	SIDE SETBACK	10 FT		
	REAR SETBACK	10 FT		
	MIN LOT AREA	7,500 SQFT		
	MIN LOT WIDTH	60 FT		
	MIN LOT DEPTH	100 FT		
	MAXIMUM BUILDING HEIGH	35 FT		
19	REQUIRED PARKING (MULTI-FAMILY)	102 1 BR UNITS X 1.5 SPACES/UNIT = 153 SPACES 180 2 & 3 BR UNITS X 2 SPACES/UNIT = 360 SPACES TOTAL REQUIRED = 513 SPACES BEFORE REDUCTION		
	PARKING REDUCTION	1ST 50 UNITS: 50 UNITS 1.5 SPACES/UNIT = 75 SPACES		
		51ST-200TH UNITS: 52 1 BR UNITS X 1.5 SPACES/UNIT = 78 SPACES 98 2 & 3BR UNITS X 2 SPACES/UNIT=196 SPACES 274 TOTAL SPACES X .085(15% REDUCTION)=233 SPACES		
		OVER 200 UNITS: 82 2 & 3BR UNITS X 2 SPACES/UNIT = 164 SPACES 164 SPACES X 0.80 (20% REDUCTION) = 132 SPACES		
		TOTAL REDUCED SPACES 75 (1ST 50 UNITS) + 233 (51-201 UNITS) +132 (200+ UNITS) = 440 TOTAL SPACES REQUIRED		
	PARKING PROVIDED:	451 SPACES (22 ACCESSIBLE) + 32 GARAGE UNITS		
20	PERMITTED UNITS CALCULATION:	12 UNITS PER ACRE = 730 UNITS		
	NET DEVELOPMENT AREA	60.843 ACRES		
	PROPOSED DENSITY	5.88 UNITS PER ACRE		
21	AREAS	SINGLE FAMILY		
	MIN. PROPOSED LOT AREA	7,503 SF		
	MAX. PROPOSED LOT AREA	15,449 SF		
		EXISTING	REMAINING	
	WOODS	49.424 AC.	14.835 AC. (30.0%)	

22 PROPOSED LAND USE AREAS

SITE	60.843 AC.		
SINGLE FAMILY LOTS	37.345 AC.		
LOTS		15.223 AC.	
ROW		4.525 AC.	
OPEN SPACE		17.333 AC.	
STORMWATER			5.221 AC.
DELDOT DEDICATION		0.263 AC.	
MULTY FAMILY	23.500 AC.		
BUILDINGS		2.600 AC.	
PAVING		4.193 AC.	
OPEN SPACE/ COMMON AREA		16.707 AC.	
STORMWATER			3.269 AC.
WETLANDS			1.330 AC.
TOTAL	60.843 AC.		

A SUSSEX COUNTY RENTAL PROGRAM PROJECT
(APARTMENTS ONLY)



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EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

MARLIN COVE

PARCEL 533-19.00-7.00 & 8.01

NEAR FENWICK ISLAND

SUSSEX COUNTY, DELAWARE

Date: AUGUST, 2026
Scale: 1" = 120'
Dwn.By: JMJ
Proj.No.: 1319A095.C01

PLUS PLAN

Dwg.No.: **PL-01**

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MARLIN COVE

PARCEL 533–19.00–9.00

NEAR FENWICK ISLAND

SUSSEX COUNTY, DELAWARE

Date: JULY, 2026
Scale: 1" = 80'
Dwn.By: JMJ
Proj.No.: 1319A095.C01

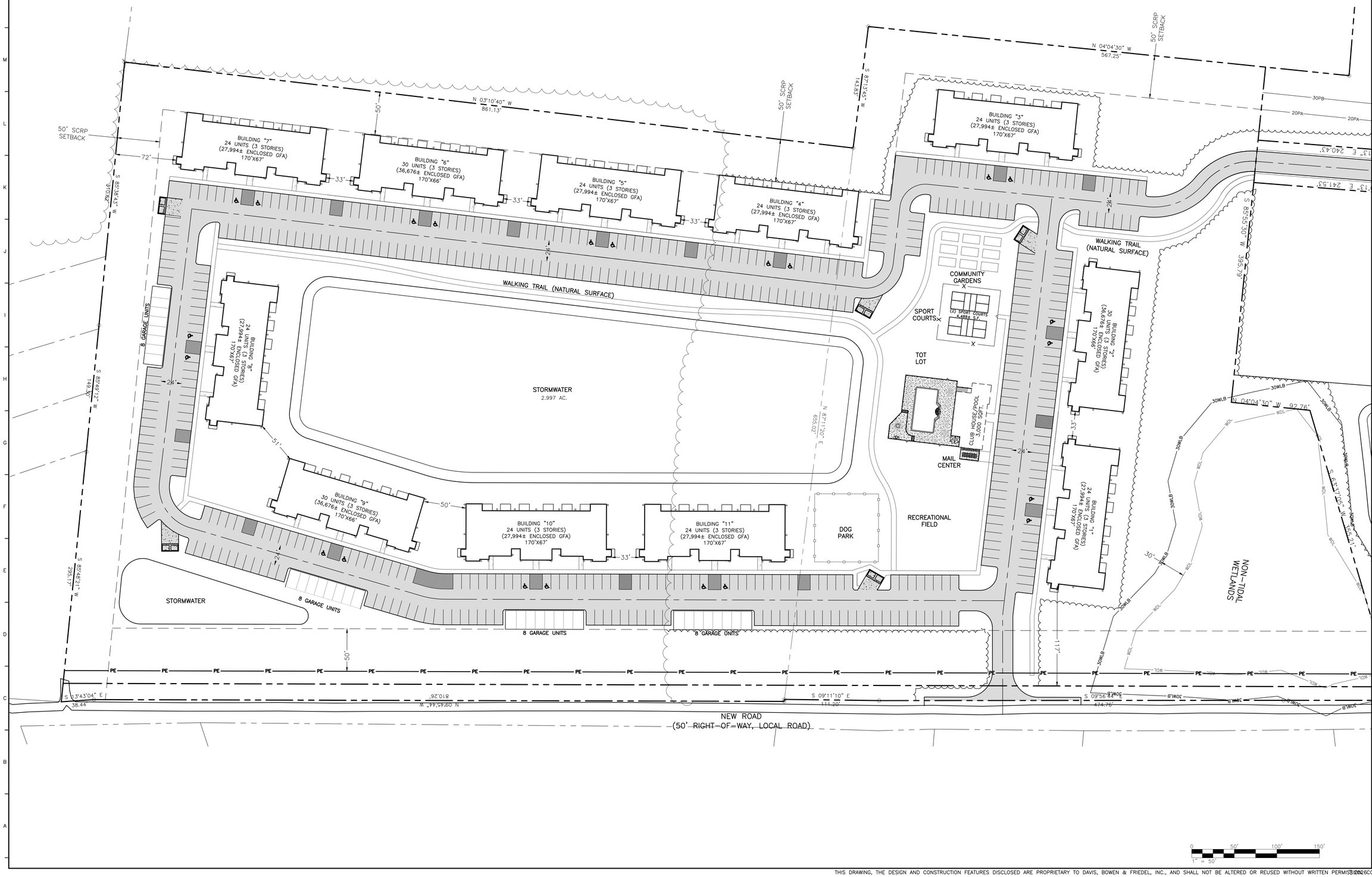
PLUS PLAN

Dwg.No.:

PL-02

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MARLIN COVE

PARCEL 533-19.00-7.00 & 8.01

NEAR FENWICK ISLAND

SUSSEX COUNTY, DELAWARE

Date: JULY, 2026
Scale: 1" = 50'
Dwn.By: JMJ
Proj.No.: 1319A095.C01

PLUS PLAN

Dwg.No.: PL-03

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PUBLIC PRE CHECK Results for State Parcel(s): 533-19.00-8.01,533-19.00-9.00,533-19.00-7.00

Wetlands: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Bay Area No Build Line: No Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: No Issues Found

SIRB Project Areas: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Delaware Ecological Network: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Underground Storage Tanks: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Land and Water Conservation Fund: No Issues Found

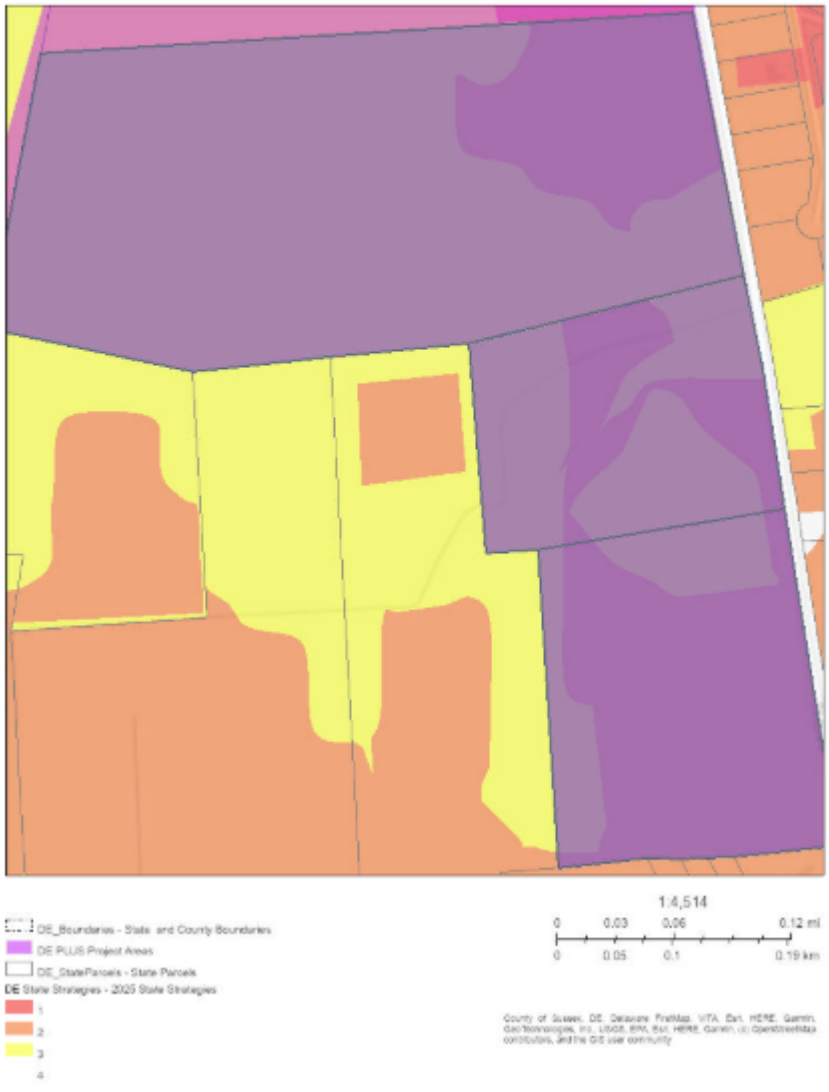
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 2,704,055.12 ft²

Aug 7 2026 11:40:32 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	3	5,823,888.66	N/A
DE_StateParcels - State Parcels	3	2,704,055.15	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	6	2,704,055.59	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	9	788,416.71	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	2,704,055.12	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2026-07-07	1,118,734.02
2	2007-10-08	1,804,953.78
3	2022-03-08	2,700,200.87

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	533-19.00-8.01	11.09	483,105.53
2	533-19.00-7.00	14.65	638,248.40
3	533-19.00-9.00	36.33	1,582,701.21

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Pepperbox loamy sand, 0 to 2 percent slopes	49,507.55
2	Runclint loamy sand, 0 to 2 percent slopes	149,629.33
3	Klej loamy sand, 0 to 2 percent slopes	209,695.78
4	Hammonton loamy sand, 0 to 2 percent slopes	774,871.46
5	Hurlock loamy sand, 0 to 2 percent slopes	1,520,351.47

2017 Wetlands (not regulatory)

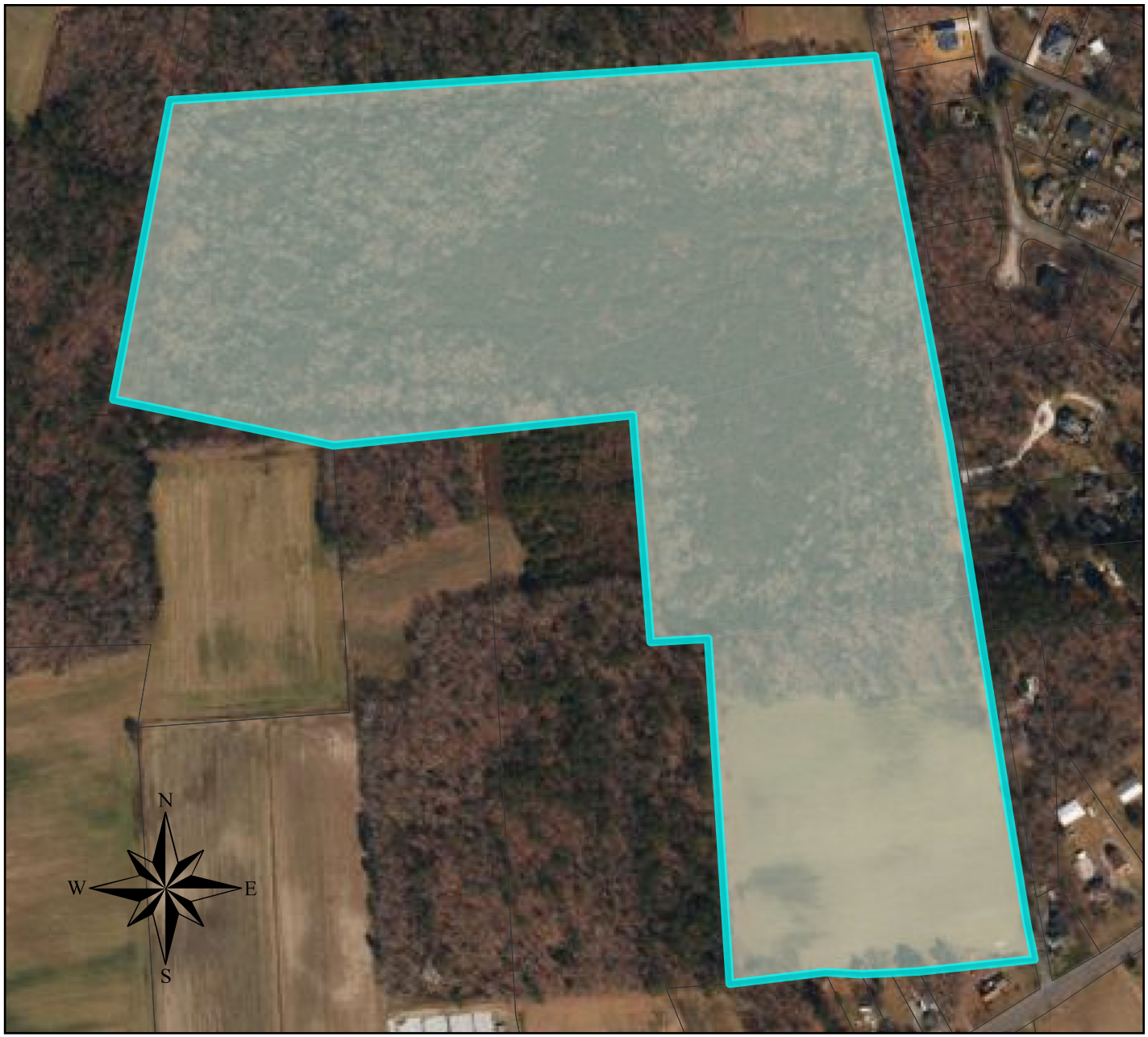
#	ACRES	Area(ft²)
1	7.12	704.66
2	1.59	7,046.45
3	0.25	10,977.17
4	0.79	14,651.81
5	11.25	37,081.17
6	1.02	44,491.99
7	1.57	68,560.14
8	2.94	127,914.65
9	10.49	456,988.67

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	2,704,055.12

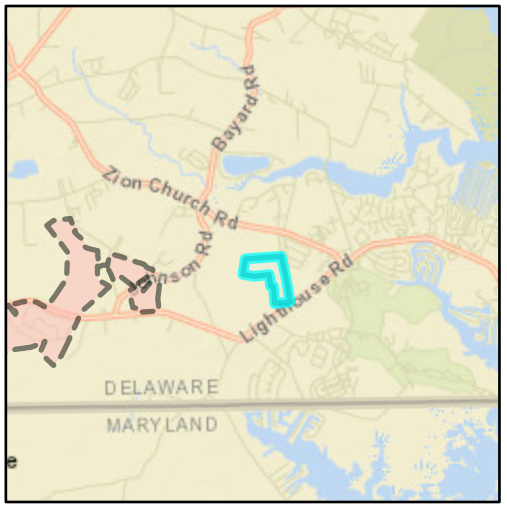
Preliminary Land Use Service (PLUS)

2026-08-08 Marlin Cove

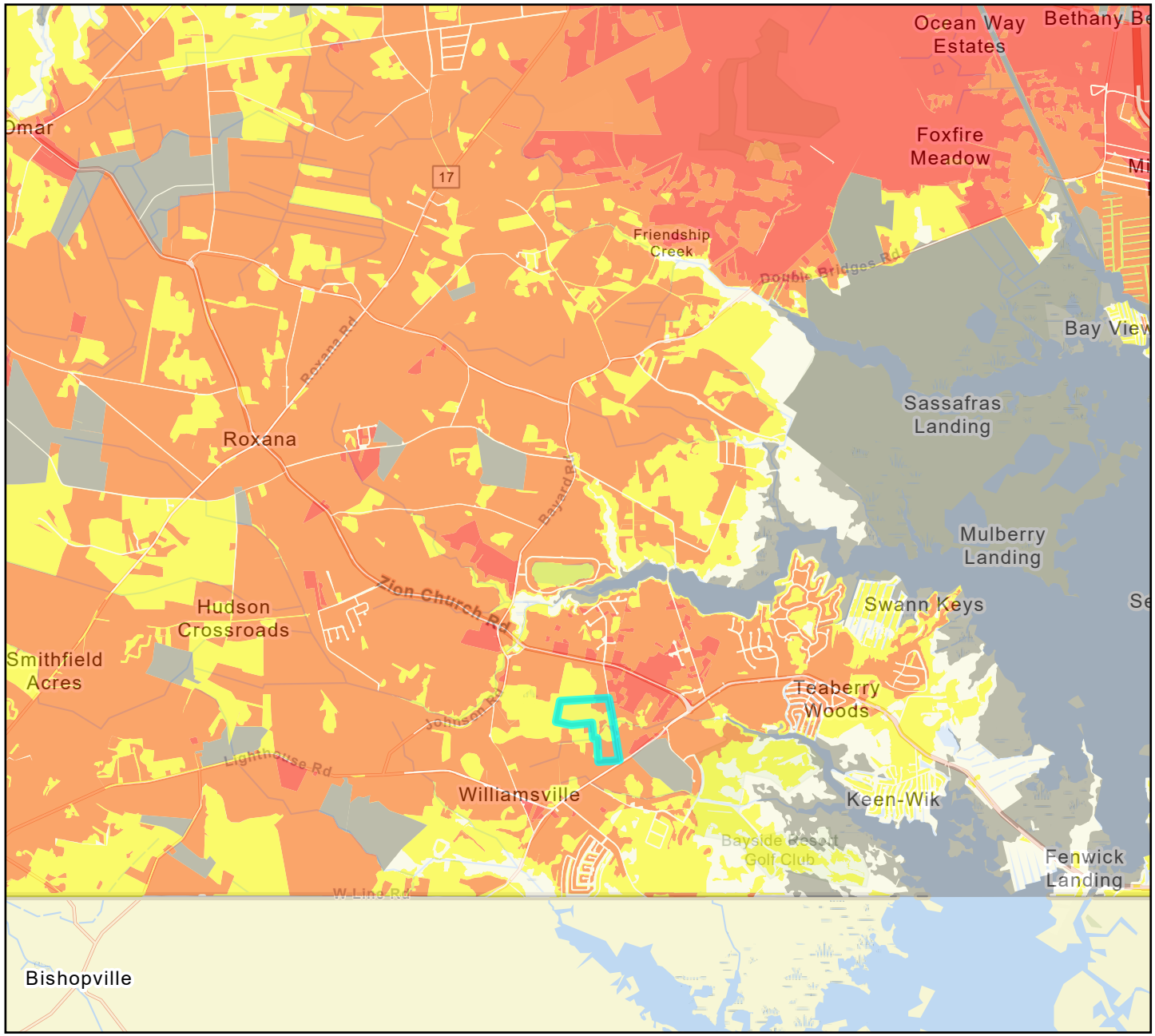


Legend

- Municipalities
- PLUS Project Areas



Preliminary Land Use Service (PLUS)
2026-08-08 Marlin Cove



Legend

PLUS Project

Investment Level

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

