



Preliminary Land Use Service

Application Form
Submitted Time:
October 1, 2026 11:38 AM

PLUS ID: 2026-10-03

State Strategy Level: 1 and 2

PLUS Application Type - Site Plan Review

Title: Vintners Reserve

County: Sussex County

Municipality: Unincorporated

Description of PLUS project/plan:

Site plan for 437 townhouses with 67 SCRP townhomes per Sussex County Rental Program

Section I: Project Location

How many parcels are involved in this project?

One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 334-5.00-153.02

Project Location: Janice Road

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

Section II: Project Contact Information

Owner Contact Information

Janice Residential, LLC

107 W. Market Street

Georgetown, DE 19947

Phone: 302-856-0018

Email: DHutt@morrisjames.com

Fax:

Equitable Owner/Developer Contact Information

Is there an 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.

Ring Lardner

Phone: 302-424-1441

Email: rwl@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): **61.733**

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: **2021-12-06; Ritter Farm**

Zoning Information

Present Zoning for this project area: **AR-1**

Proposed Zoning for this project: **No Change**

Land Use Information

Present Use for this project area: **Agriculture**

Proposed Use for this project: **Residential**

Residential Development Information

Type of Residential: **Duplex or Townhouse**

If mixed residential, what types of residential?

Residential Target Market: **Ownership, Rental**

Type of Homeownership: **Entry-level, Market rate, Second home**

Total number of Homeownership units: **370**

Type of Rental Units: **Affordable *Includes Govt funds, deed and/or income eligibility restrictions**

Total number Rental Units: **67**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
			437

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 Tidewater Utilities, 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 Unified Sewer District**
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)
No			

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?

No

Tidal Wetlands

Are there Tidal Wetlands?

If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?

If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?

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:

1 infiltration pond and two extended wet ponds.

Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **27.3**

What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**

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.

3,000

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 pedestrian connection is shown to the adjacent Vineyards project.

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?

No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?

Yes

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		

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

A handwritten signature in black ink, appearing to be a stylized 'S' or 'J' followed by a horizontal line.

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

Acknowledge



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: Vintners Reserve

Project ID (to be completed by OSPC): 2026-10-03

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

[Signature]
Signature of Property Owner

10/1/2026
Date

Dana C. Hutt
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)



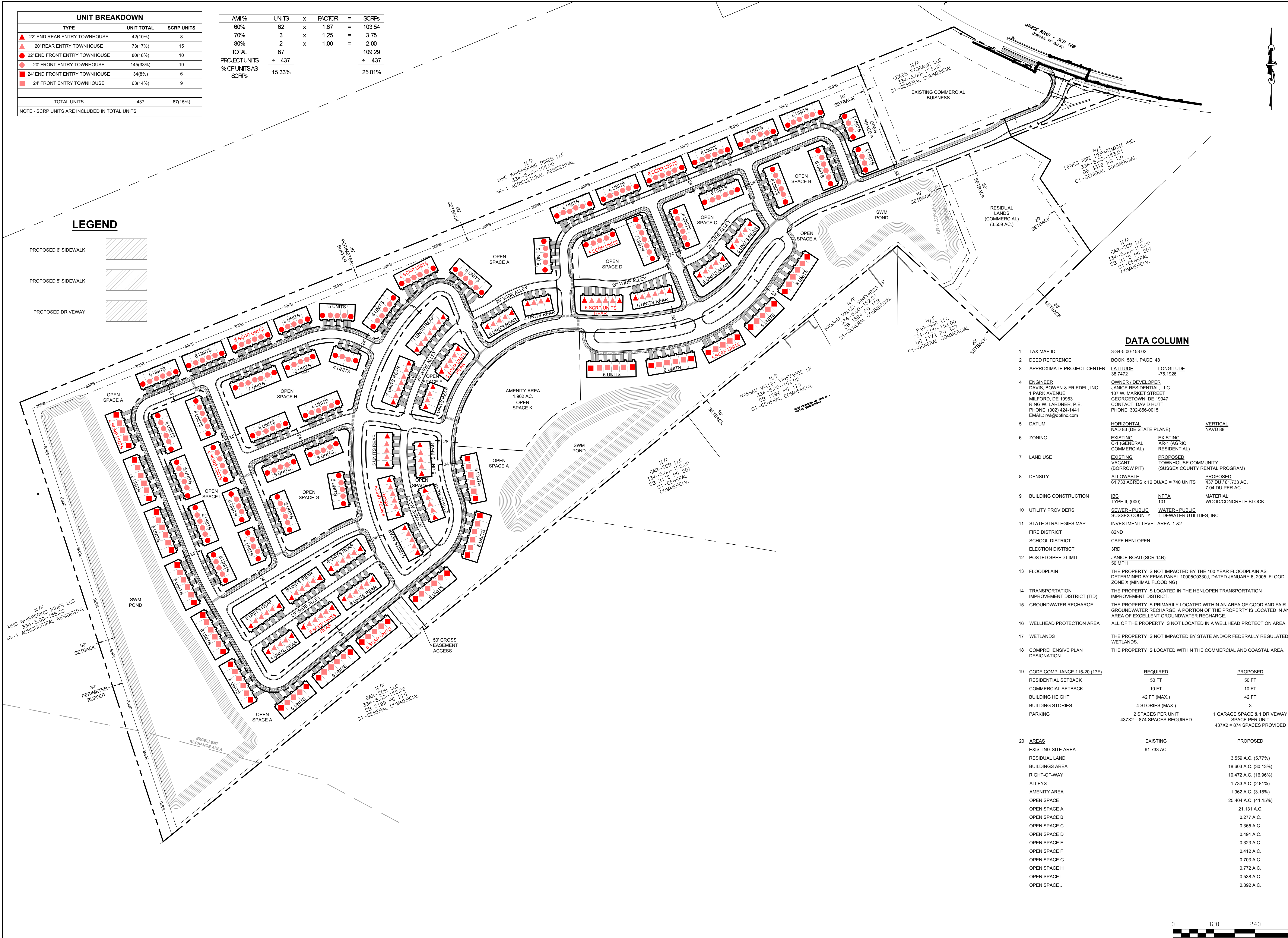
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UNIT BREAKDOWN		
TYPE	UNIT TOTAL	SCRUP UNITS
▲ 22' END REAR ENTRY TOWNHOUSE	42(10%)	8
▲ 20' REAR ENTRY TOWNHOUSE	73(17%)	15
● 22' END FRONT ENTRY TOWNHOUSE	80(18%)	10
● 20' FRONT ENTRY TOWNHOUSE	145(33%)	19
■ 24' END FRONT ENTRY TOWNHOUSE	34(8%)	6
■ 24' FRONT ENTRY TOWNHOUSE	63(14%)	9
NOTE - SCRUP UNITS ARE INCLUDED IN TOTAL UNITS		
TOTAL UNITS	437	67(15%)

AM %	UNITS	x	FACTOR	=	SCRUPs
60%	62	x	1.67	=	103.54
70%	3	x	1.25	=	3.75
80%	2	x	1.00	=	2.00
TOTAL	67				109.29
PROJECT UNITS	+ 437				+ 437
% OF UNITS AS SCRUPs	15.33%				25.01%

LEGEND

PROPOSED 6' SIDEWALK	
PROPOSED 5' SIDEWALK	
PROPOSED DRIVEWAY	



DATA COLUMN

1	TAX MAP ID	3-34-5.00-153.02	
2	DEED REFERENCE	BOOK: 5831, PAGE: 48	
3	APPROXIMATE PROJECT CENTER	<u>LATITUDE</u> 38.7472	<u>LONGITUDE</u> -75.1926
4	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 RING W. LARDNER, P.E. PHONE: (302) 424-1441 EMAIL: rwi@dbfinc.com	OWNER / DEVELOPER JANICE RESIDENTIAL, LLC 107 W. MARKET STREET GEORGETOWN, DE 19947 CONTACT: DAVID HUTT PHONE: 302-696-0015	
5	DATUM	<u>HORIZONTAL</u> NAD 83 (DE STATE PLANE)	<u>VERTICAL</u> NAVD 88
6	ZONING	<u>EXISTING</u> C-1 (GENERAL COMMERCIAL)	<u>EXISTING</u> AR-1 (AGRIC. RESIDENTIAL)
7	LAND USE	<u>EXISTING</u> VACANT (BORROW PIT)	<u>PROPOSED</u> TOWNHOUSE COMMUNITY (SUSSEX COUNTY RENTAL PROGRAM)
8	DENSITY	<u>ALLOWABLE</u> 61.733 ACRES x 12 DU/AC = 740 UNITS	<u>PROPOSED</u> 437 DU / 61.733 AC. 7.04 DU PER AC.
9	BUILDING CONSTRUCTION	<u>IBC</u> TYPE II, (000)	<u>NFPA</u> 101 MATERIAL: WOOD/CONCRETE BLOCK
10	UTILITY PROVIDERS	<u>SEWER - PUBLIC</u> SUSSEX COUNTY	<u>WATER - PUBLIC</u> TIDEWATER UTILITIES, INC
11	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 1 & 2	
	FIRE DISTRICT	82ND	
	SCHOOL DISTRICT	CAPE HENLOPEN	
	ELECTION DISTRICT	3RD	
12	POSTED SPEED LIMIT	<u>JANICE ROAD (SCR 148)</u> 50 MPH	
13	FLOODPLAIN	THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0330J, DATED JANUARY 6, 2005. FLOOD ZONE X (MINIMAL FLOODING)	
14	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS LOCATED IN THE HENLOPEN TRANSPORTATION IMPROVEMENT DISTRICT.	
15	GROUNDWATER RECHARGE	THE PROPERTY IS PRIMARILY LOCATED WITHIN AN AREA OF GOOD AND FAIR GROUNDWATER RECHARGE. A PORTION OF THE PROPERTY IS 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 NOT IMPACTED BY STATE AND/OR FEDERALLY REGULATED WETLANDS.	
18	COMPREHENSIVE PLAN DESIGNATION	THE PROPERTY IS LOCATED WITHIN THE COMMERCIAL AND COASTAL AREA.	
19	<u>CODE COMPLIANCE 115-20 (17F)</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
	RESIDENTIAL SETBACK	50 FT	50 FT
	COMMERCIAL SETBACK	10 FT	10 FT
	BUILDING HEIGHT	42 FT (MAX.)	42 FT
	BUILDING STORIES	4 STORIES (MAX.)	3
	PARKING	2 SPACES PER UNIT 437X2 = 874 SPACES REQUIRED	1 GARAGE SPACE & 1 DRIVEWAY SPACE PER UNIT 437X2 = 874 SPACES PROVIDED
20	<u>AREAS</u>	<u>EXISTING</u>	<u>PROPOSED</u>
	EXISTING SITE AREA	61.733 AC.	
	RESIDUAL LAND		3.559 A.C. (5.77%)
	BUILDINGS AREA		18.603 A.C. (30.13%)
	RIGHT-OF-WAY		10.472 A.C. (16.96%)
	ALLEYS		1.733 A.C. (2.81%)
	AMENITY AREA		1.962 A.C. (3.18%)
	OPEN SPACE		25.404 A.C. (41.15%)
	OPEN SPACE A		21.131 A.C.
	OPEN SPACE B		0.277 A.C.
	OPEN SPACE C		0.365 A.C.
	OPEN SPACE D		0.491 A.C.
	OPEN SPACE E		0.323 A.C.
	OPEN SPACE F		0.412 A.C.
	OPEN SPACE G		0.703 A.C.
	OPEN SPACE H		0.772 A.C.
	OPEN SPACE I		0.538 A.C.
	OPEN SPACE J		0.392 A.C.



VINTNERS RESERVE RESIDENTIAL LEWES & REHOBOTH HUNDRED SUSSEX COUNTY, DELAWARE

Date:	SEPTEMBER 2026
Scale:	1"=120'
Dwn.By:	DJS
Proj.No.:	3808A21

SITE PLAN

Dwg.No.:

01

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • PLANNERS • SURVEYORS
SALISBURY, MD 410.241.1441
MILFORD, DE 410.770.4744
CENTREVILLE, MD 443.267.1750

PUBLIC PRE CHECK Results for State Parcel(s): 334-5.00-153.02

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

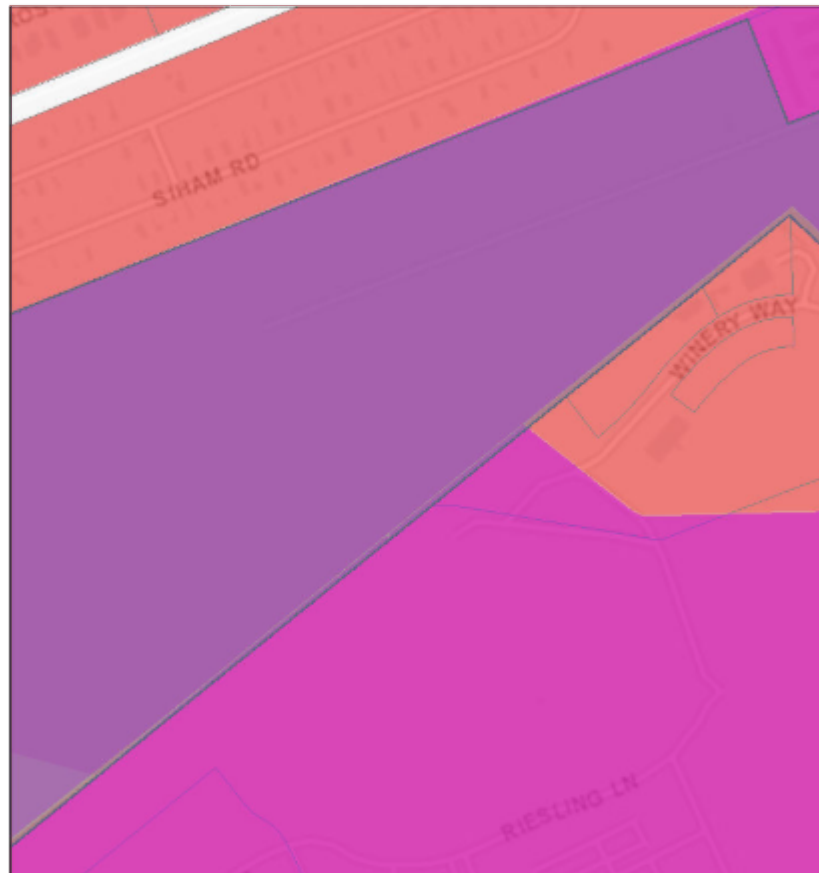
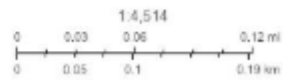


Screening Report

Area of Interest (AOI) Information

Area : 2,689,082.88 ft²

Oct 2 2026 15:01:07 Eastern Daylight Time



County of Sussex, DE, Delaware, PrintMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft ²)	Length(ft)
DE PLUS Project Areas	2	2,653,065.26	N/A
DE_StateParcels - State Parcels	1	2,689,082.88	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	8	2,689,088.66	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)	5	320,962.65	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	2,689,082.84	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft ²)
1	2004-02-07	23,351.32
2	2021-12-06	2,629,713.95

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft ²)
1	334-5.00-153.02	61.73	2,689,082.88

Soils Sussex County

#	SOILNAME	Area(ft ²)
1	Longmarsh and Indiantown soils, frequently flooded	8,346.87
2	Ingleside loamy sand, 0 to 2 percent slopes	9,707.74
3	Greenwich loam, 0 to 2 percent slopes	128,926.33
4	Hammonton sandy loam, 0 to 2 percent slopes	146,743.87
5	Ingleside loamy sand, 2 to 5 percent slopes	299,063.16
6	Evesboro loamy sand, 0 to 5 percent slopes	299,993.04
7	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	517,377.72
8	Downer sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	1,278,929.93

2017 Wetlands (not regulatory)

#	ACRES	Area(ft ²)
1	0.43	18,551.83
2	0.62	27,206.25
3	0.84	36,740.36
4	0.86	37,551.77
5	4.61	200,912.45

FEMA Flood Maps

#	DFIRM_ID	Area(ft ²)
1	10005C	2,689,082.84

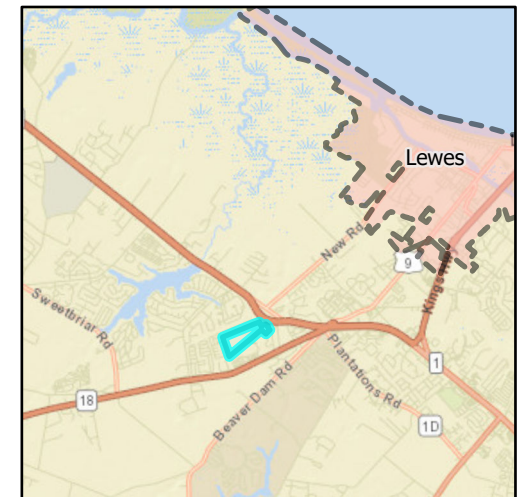
Preliminary Land Use Service (PLUS)

2026-10-03 Vintners Reserve



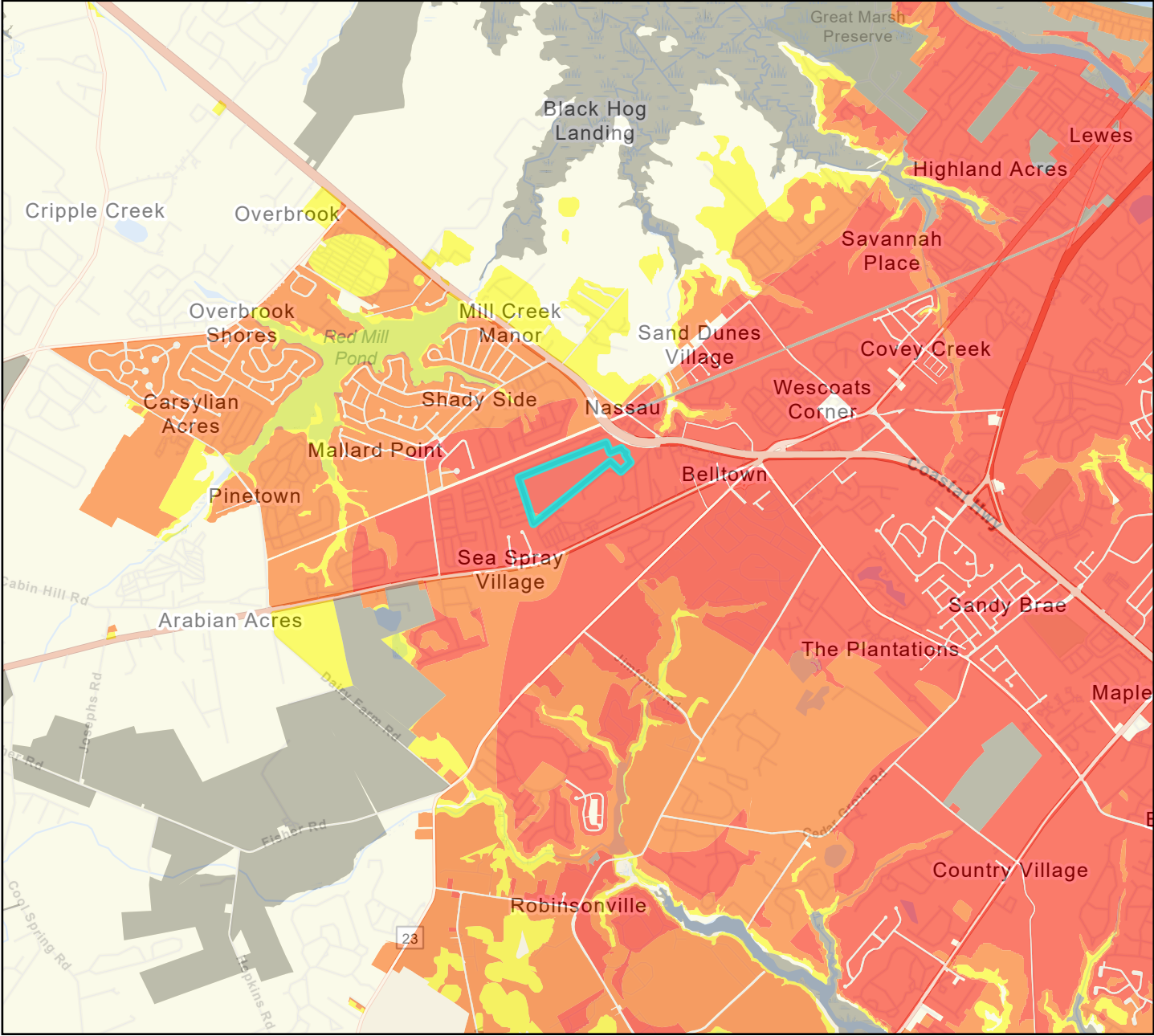
Legend

-  Municipalities
-  PLUS Project Areas



Preliminary Land Use Service (PLUS)

2026-10-03 Vintners Reserve



Legend

PLUS Project



Investment Level



1



2



3

4



Out of Play

