PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
January 24, 2024 5:05 PM

PLUS ID: 2024-02-03

State Strategy Level: 2 & 3, small portion Out of Play

PLUS Application Type - Subdivision

Title: Bay Village
County: Kent County **Municipality:** Dover
Description of PLUS project/plan:
Proposed 265 townhomes and 210 +/- apartment unit subdivision

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): 4-05-06800-01-0600-00001

Project Location: South side of White Oak Road, east of Rte. 1

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

Section II: Project Contact Information

Owner Contact Information

Bay Village of Dover, LLC
PO Box 461
Dover, DE 19903
Phone: (302) 239-6634
Email: zaslam2000@gmail.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Hanae Harmony Properties LLC
1100 Lagrange Parkway
Newark, DE 19702
Phone: (302) 268-7849
Email: zaslam2000@gmail.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherVerdantas
Stephen Gorski, P.E.
Phone: (410) 399-9777
Email: sgorski@verdantas.com
Fax: (302) 239-8485

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

Section III: Project Details

Project Area (Acres): **79.2**
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: **2017-09-02**

Zoning Information

Present Zoning for this project area: **RM2**
Proposed Zoning for this project: **RM2**

Land Use Information

Present Use for this project area: **Vacant**
Proposed Use for this project: **Townhomes and apartments**

Residential Development Information

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

Residential Target Market: **Ownership, Rental**

Type of Homeownership: **Entry-level**
Total number of Homeownership units: **265**

Type of Rental Units: **Market rate**
Total number Rental Units: **210**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
475		210	265

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
Wetlnads disturbnace permit from USACE

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: **Municipal**
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: **Municipal**
Will a new public wastewater system be located at this site?
Yes

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	24	Yes	5

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: **5**

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: **0.25**

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:
bioretention and submerged gravel wetlands

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **25**

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? **Unknown**
Please provide estimated vehicle trips this project will generate on an average weekday.

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.
None viable

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?
Unknown

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

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

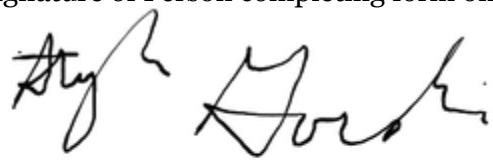
If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **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

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: BAY VILLAGE

Project ID (to be completed by OSPC): _____

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

Luther D. Shank IV

Signature of Property Owner

2/27/24

Date

LUTHER D. SHANK IV

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

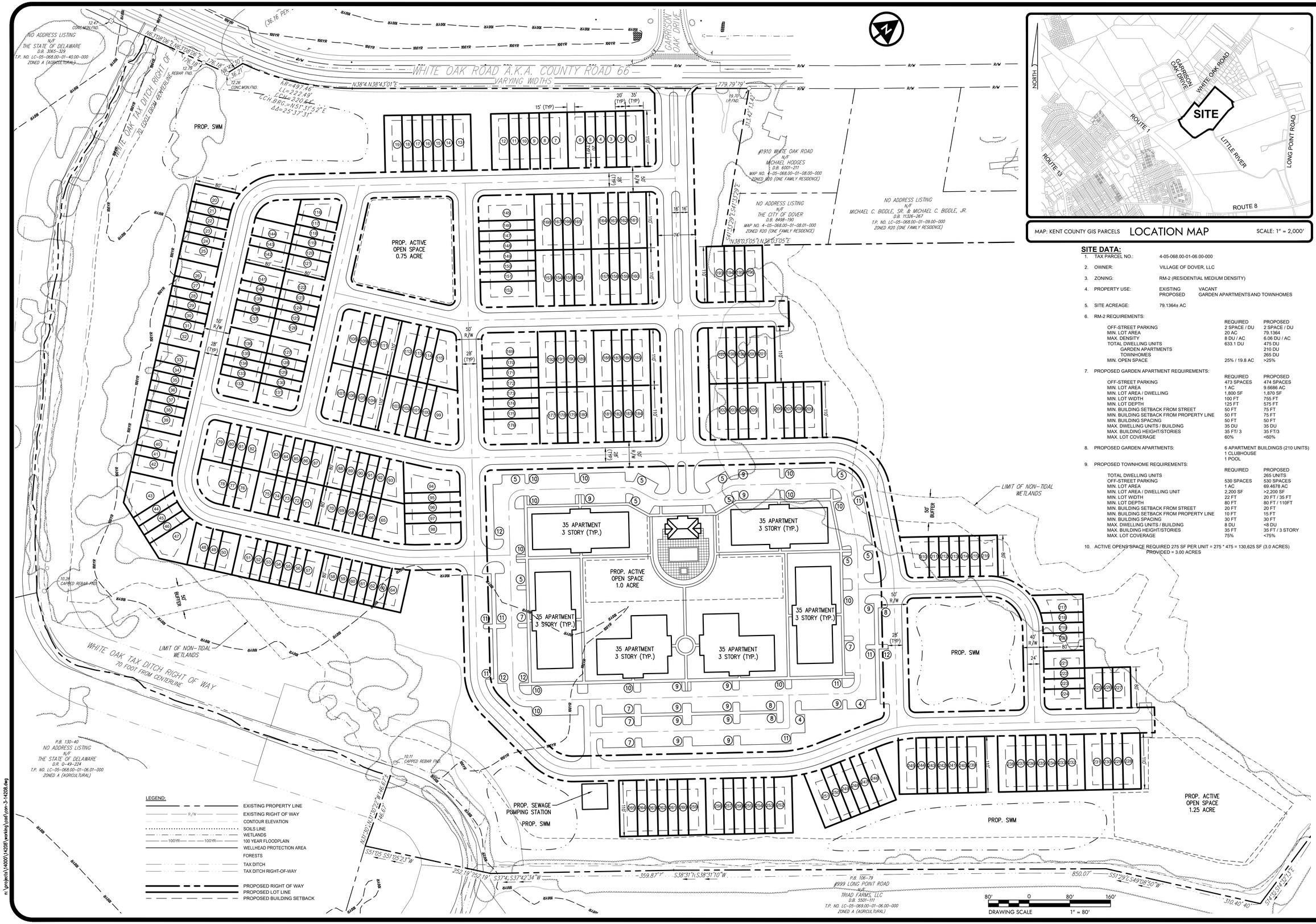
_____

Date

_____

Additional Owner (Please Print)

Published January 2022



MAP: KENT COUNTY GIS PARCELS — LOCATION MAP — SCALE: 1" = 2,000'

SITE DATA:

1. TAX PARCEL NO.: 4-05-068.00-01-06.00-000
2. OWNER: VILLAGE OF DOVER, LLC
3. ZONING: RM-2 (RESIDENTIAL MEDIUM DENSITY)
4. PROPERTY USE: EXISTING VACANT; PROPOSED GARDEN APARTMENTS AND TOWNHOMES
5. SITE ACREAGE: 79.1364± AC
6. RM-2 REQUIREMENTS:

	REQUIRED	PROPOSED
OFF-STREET PARKING	2 SPACE / DU	2 SPACE / DU
MIN. LOT AREA	20 AC	79.1364
MAX. DENSITY	8 DU / AC	6.06 DU / AC
TOTAL DWELLING UNITS	633.1 DU	475 DU
GARDEN APARTMENTS		210 DU
TOWNHOMES		265 DU
MIN. OPEN SPACE	25% / 19.8 AC	>25%

7. PROPOSED GARDEN APARTMENT REQUIREMENTS:

	REQUIRED	PROPOSED
OFF-STREET PARKING	473 SPACES	474 SPACES
MIN. LOT AREA	1 AC	9.6686 AC
MIN. LOT AREA / DWELLING	1,800 SF	1,870 SF
MIN. LOT WIDTH	100 FT	755 FT
MIN. LOT DEPTH	125 FT	575 FT
MIN. BUILDING SETBACK FROM STREET	50 FT	75 FT
MIN. BUILDING SETBACK FROM PROPERTY LINE	50 FT	75 FT
MIN. BUILDING SPACING	50 FT	50 FT
MAX. DWELLING UNITS / BUILDING	35 DU	35 DU
MAX. BUILDING HEIGHT/STORIES	35 FT/ 3	35 FT/3
MAX. LOT COVERAGE	60%	<60%

8. PROPOSED GARDEN APARTMENTS: 6 APARTMENT BUILDINGS (210 UNITS); 1 CLUBHOUSE; 1 POOL
9. PROPOSED TOWNHOME REQUIREMENTS:

	REQUIRED	PROPOSED
TOTAL DWELLING UNITS		265 UNITS
OFF-STREET PARKING	530 SPACES	530 SPACES
MIN. LOT AREA	1 AC	69.4678 AC
MIN. LOT AREA / DWELLING UNIT	2,200 SF	>2,200 SF
MIN. LOT WIDTH	22 FT	20 FT / 35 FT
MIN. LOT DEPTH	80 FT	80 FT / 110FT
MIN. BUILDING SETBACK FROM STREET	20 FT	20 FT
MIN. BUILDING SETBACK FROM PROPERTY LINE	10 FT	15 FT
MIN. BUILDING SPACING	30 FT	30 FT
MAX. DWELLING UNITS / BUILDING	8 DU	<8 DU
MAX. BUILDING HEIGHT/STORIES	35 FT	35 FT / 3 STORY
MAX. LOT COVERAGE	75%	<75%

10. ACTIVE OPENS SPACE REQUIRED 275 SF PER UNIT = 275 * 475 = 130,625 SF (3.0 ACRES) PROVIDED = 3.00 ACRES

verdantas
PEOPLE FOCUSED FUTURE
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL. 302.239.6434
FAX. 302.239.8485

DESIGNED BY:
DRAWN BY: BRK
CHECKED BY: SJG
CHK'D BY DATE
PROJECT NO. 14208

REVISION

PRELIMINARY NOT FOR CONSTRUCTION

No.

CITY OF DOVER-KENT COUNTY-DELAWARE

BAY VILLAGE RESIDENTIAL AT WHITE OAK ROAD

CONCEPT PLAN - C

DATE: FEB 1, 2024

SCALE: 1" = 80'

SHEET: CON-3

n:\projects\14000\14208\working\cad\con\3-14208.dwg

PUBLIC PRE CHECK Results for State Parcel(s): 4-05-06800-01-0600-00001

Wetlands: Issue Found

Well Head Protection Areas: Issues Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Kent County: Issues Found

DE FIRM: Issues Found

SIRB Project Areas: No Issues Found

Ocean Area No Build Points: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: 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

Delaware Ecological Network: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

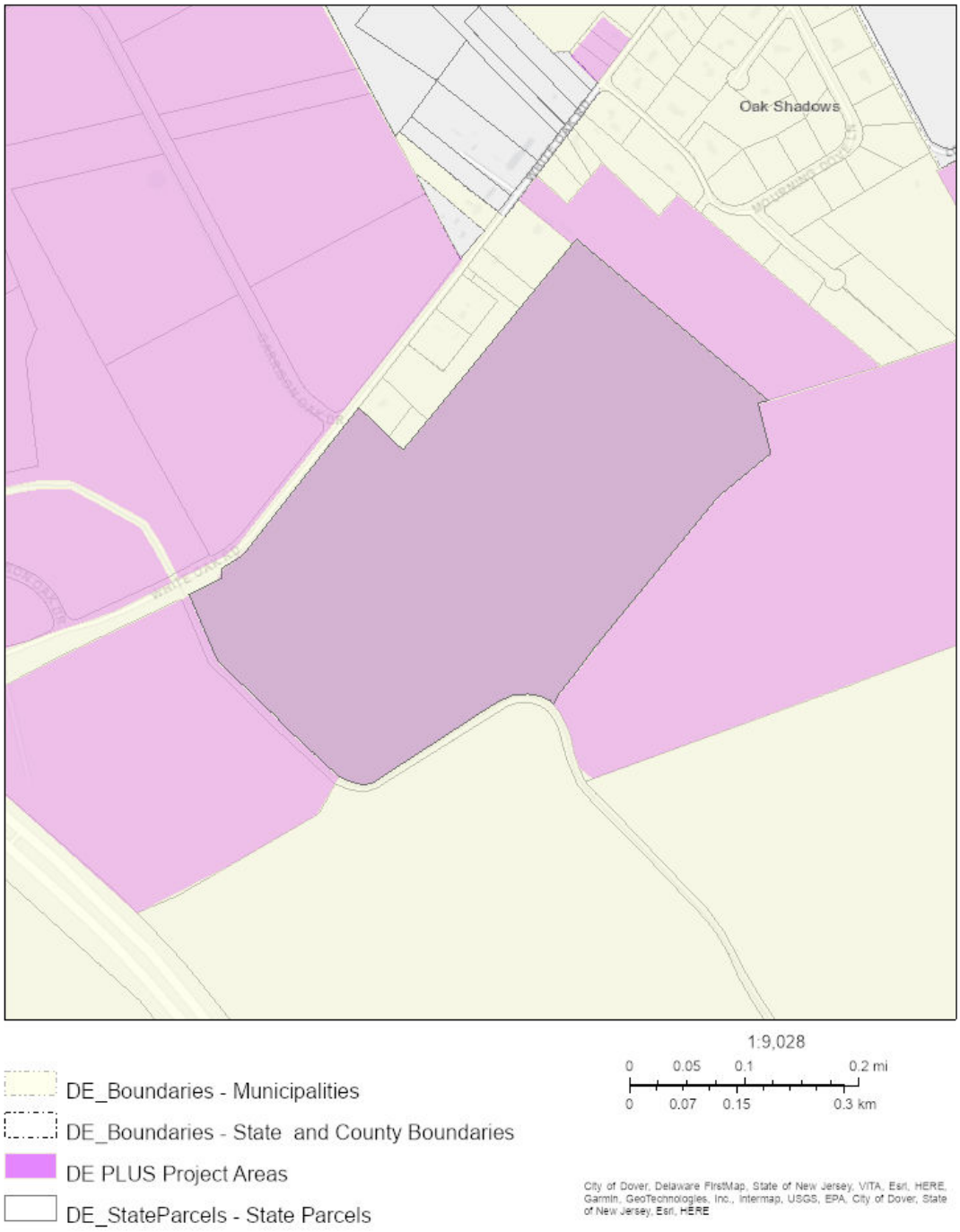
Soils - New Castle County: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 3,342,511.4 ft²

Feb 2 2024 12:43:55 Eastern Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	4	8,985,006.16	N/A
DE_StateParcels - State Parcels	1	3,342,511.40	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	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	7	3,342,511.03	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	5	166,743.46	N/A
Tax Ditch Segments	1	N/A	985.75
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	792,914.23	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	2	N/A	295.43
Transect	0	N/A	0
Cross Sections	6	N/A	3,402.07
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	6	3,342,512.52	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2004-08-09	3,334,976.35
2	2017-09-02	3,334,333.73
3	2009-06-03	2,313,473.62
4	2010-02-01	2,222.45

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	4-05-06800-01-0600-00001	76.73	3,342,511.40

Soils Kent County

#	SOILNAME	Area(ft²)
1	Crosiadore silt loam, 0 to 2 percent slopes	995,472.92
2	Tent silt loam, 0 to 2 percent slopes	970,293.05
3	Leipsic silt loam, 2 to 5 percent slopes	845,609.33
4	Zekiah sandy loam, frequently flooded	404,781.18
5	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	126,354.54

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft²)
1	WHITE OAK	Main	143,812.07
2	WHITE OAK	Prong B	22,931.40

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	WHITE OAK	Prong B	985.75

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	16.97	594,797.00
2	3.56	155,285.30
3	1.74	20,130.61
4	0.27	11,798.34
5	8.35	10,902.98

Base Flood Elevation

#	DFIRM_ID	Length(ft)
1	10001C	295.43

Cross Sections

#	DFIRM_ID	Length(ft)
1	10001C	3,402.07

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10001C	3,342,512.52

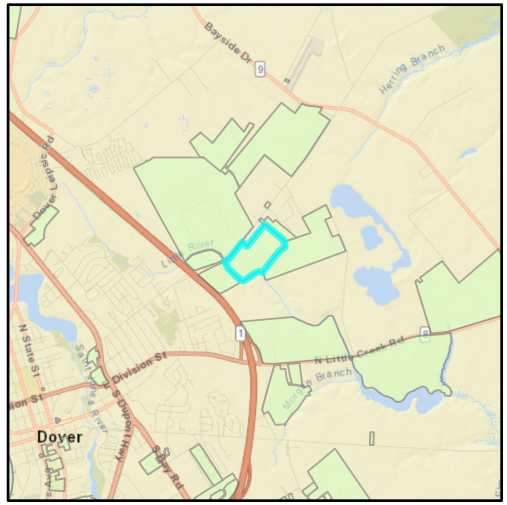
Preliminary Land Use Service (PLUS)

2024-02-03 Bay Village



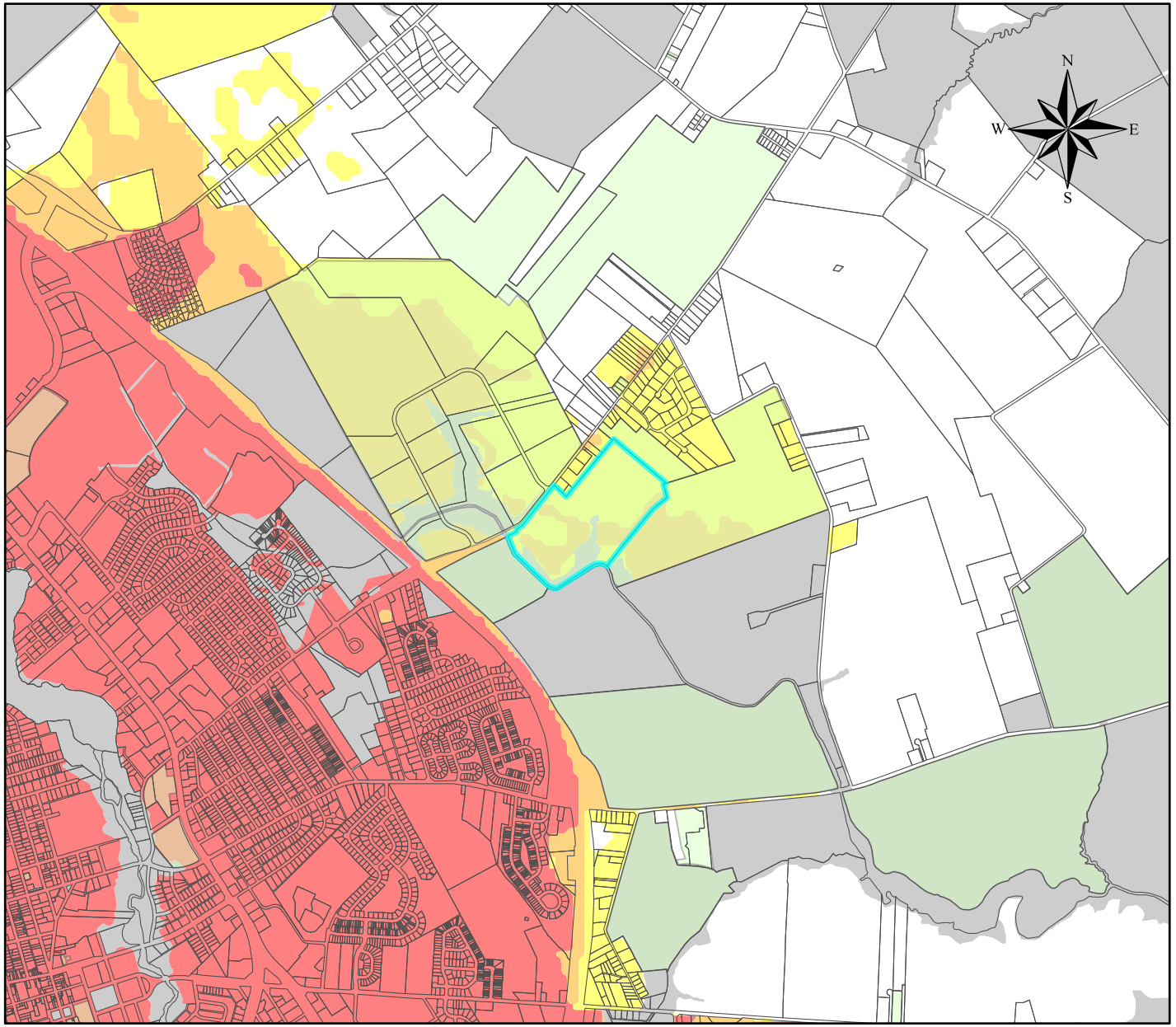
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-02-03 Bay Village



Legend

PLUS Project Areas

2020 State Strategies

1

2

3

4

Out of Play

