PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
May 30, 2025 1:20 PM

PLUS ID: 2025-06-05

State Strategy Level: 4

PLUS Application Type - Subdivision

Title: Bay View Estates
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
87 lot single-family residential subdivision on well and septic

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): 230-8.00-13.00 230-8.00-21.05

Project Location: Slaughter Beach Road & Church Road

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

Section II: Project Contact Information

Owner Contact Information

Bay View Estates, LLC
902 Poplar St.
Milford, DE 19963
Phone: (302) 226-7283
Email: linda.white@bayviewestatesde.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
DDF, LLC
20288 Asphalt Aly
Georgetown, DE 19947
Phone: (302) 226-7283

Email: fkenton@peninsulapavingco.com
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Davis, Bowen & Friedel, Inc.
Cliff Mumford
Phone: (302) 424-1441
Email: cdm@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): **101.7**
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 & GR**
Proposed Zoning for this project: **AR & GR**

Land Use Information

Present Use for this project area: **Agricultural**
Proposed Use for this project: **Residential**

Residential Development Information

Type of Residential: **Single Family**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **87**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	87		

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? **Individual On-Site**
Who is the Water Service Provider:
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? **Individual On-Site**
Who is the Wastewater Service Provider:
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	12.8	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?
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**

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:
Wet ponds

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **29**
What kind of Open Space? **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.
870
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.
Along Slaughter Beach Road

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	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: 2025-06-05 Bay View Estates

Project ID (to be completed by OSPC): 2025-06-05

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

Linda B. White

Signature of Property Owner

6/2/25

Date

Linda B. White managing member

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

_____

Date

_____

Additional Owner (Please Print)

Published January 2022

SITE DATA

TAX PARCEL NO.:	230-8.00-13.00
OWNER:	BAY VIEW ESTATES LLC. 902 POPLAR STREET MILFORD, DE 19963
DEED REF.:	DB 4562 PG 95
ZONING:	GR (GENERAL RES.) AR-1 (AGRICULTURAL RES.)
SITE AREA: AFTER ADJUSTMENT:	95.139 AC. 101.701 AC.
TAX PARCEL NO.:	230-8.00-21.05
OWNER:	STEPHEN W. BENNETT TTE. 23933 BAKERFIELD ROAD MILFORD, DE 19963
DEED REF.:	DB 3548 PG 1
PLAT REF.:	PB 118 PG 23
ZONING:	GR (GENERAL RES.)
SITE AREA: AFTER ADJUSTMENT:	20.281 AC. 13.719 AC.
SUBDIVISION DATA	
GROSS SITE AREA:	101.701 AC.
FUTURE LAND USE:	EX. DEVELOPMENT AREA
EX. LAND USE: PR. LAND USE:	AGRICULTURAL SINGLE-FAMILY RESIDENTIAL
PR. UNITS: PR. DENSITY:	87 SINGLE-FAMILY 0.85 UNITS / ACRE
SEWER: WATER:	ON-SITE SEPTIC ON-SITE WELL
MIN. LOT WIDTH: MIN. LOT DEPTH: MIN. LOT AREA:	100' 100' 21,780 SQ. FT.
EX. WOODS:	12.8 AC.

SLAUGHTER BEACH ROAD
SCR 224 (MAJOR COLLECTOR)

CHURCH ROAD
SCR 224B (LOCAL ROAD)

BAKERFIELD ROAD
SCR 220 (LOCAL ROAD)

SR1 COASTAL HIGHWAY

ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F

LOT 1 22000 S.F. 0.5051 AC.
LOT 2 22000 S.F. 0.5051 AC.
LOT 3 22000 S.F. 0.5051 AC.
LOT 4 22000 S.F. 0.5051 AC.
LOT 5 22000 S.F. 0.5051 AC.
LOT 6 22000 S.F. 0.5051 AC.
LOT 7 22000 S.F. 0.5051 AC.
LOT 8 24179 S.F. 0.5551 AC.
LOT 9 29607 S.F. 0.680 AC.
LOT 10 29612 S.F. 0.680 AC.
LOT 11 29612 S.F. 0.680 AC.
LOT 12 29591 S.F. 0.679 AC.
LOT 13 28535 S.F. 0.655 AC.
LOT 14 30377 S.F. 0.697 AC.
LOT 15 29394 S.F. 0.675 AC.
LOT 16 22000 S.F. 0.5051 AC.
LOT 17 22000 S.F. 0.5051 AC.
LOT 18 22000 S.F. 0.5051 AC.
LOT 19 22000 S.F. 0.5051 AC.
LOT 20 22000 S.F. 0.5051 AC.
LOT 21 22000 S.F. 0.5051 AC.
LOT 22 22000 S.F. 0.5051 AC.
LOT 23 22000 S.F. 0.5051 AC.
LOT 24 22000 S.F. 0.5051 AC.
LOT 25 22000 S.F. 0.5051 AC.
LOT 26 26379 S.F. 0.6056 AC.
LOT 27 32567 S.F. 0.7476 AC.
LOT 28 26251 S.F. 0.6026 AC.
LOT 29 25629 S.F. 0.5884 AC.
LOT 30 25631 S.F. 0.5884 AC.
LOT 31 25631 S.F. 0.5884 AC.
LOT 32 26028 S.F. 0.5975 AC.
LOT 33 25646 S.F. 0.5888 AC.
LOT 34 25266 S.F. 0.5800 AC.
LOT 35 25390 S.F. 0.5829 AC.
LOT 36 26698 S.F. 0.6129 AC.
LOT 37 27377 S.F. 0.6285 AC.
LOT 38 26023 S.F. 0.5974 AC.
LOT 39 25135 S.F. 0.5770 AC.
LOT 40 21929 S.F. 0.5034 AC.
LOT 41 23369 S.F. 0.5365 AC.
LOT 42 27382 S.F. 0.6286 AC.
LOT 43 21929 S.F. 0.5034 AC.
LOT 44 21929 S.F. 0.5034 AC.
LOT 45 21929 S.F. 0.5034 AC.
LOT 46 27382 S.F. 0.6286 AC.
LOT 47 23755 S.F. 0.5453 AC.
LOT 48 22010 S.F. 0.5053 AC.
LOT 49 22000 S.F. 0.5051 AC.
LOT 50 22000 S.F. 0.5051 AC.
LOT 51 22000 S.F. 0.5051 AC.
LOT 52 22000 S.F. 0.5051 AC.
LOT 53 22000 S.F. 0.5051 AC.
LOT 54 24179 S.F. 0.5551 AC.
LOT 55 32567 S.F. 0.7476 AC.
LOT 56 24663 S.F. 0.5662 AC.
LOT 57 22000 S.F. 0.5051 AC.
LOT 58 22000 S.F. 0.5051 AC.
LOT 59 22000 S.F. 0.5051 AC.
LOT 60 22597 S.F. 0.5188 AC.
LOT 61 23116 S.F. 0.5307 AC.
LOT 62 23109 S.F. 0.5305 AC.
LOT 63 22544 S.F. 0.5175 AC.
LOT 64 44674 S.F. 1.026 AC.
LOT 65 44674 S.F. 1.026 AC.
LOT 66 44674 S.F. 1.026 AC.
LOT 67 44674 S.F. 1.026 AC.
LOT 68 44674 S.F. 1.026 AC.
LOT 69 44612 S.F. 1.024 AC.
LOT 70 43871 S.F. 1.007 AC.
LOT 71 42080 S.F. 0.966 AC.
LOT 72 39173 S.F. 0.899 AC.
LOT 73 35038 S.F. 0.804 AC.
LOT 74 29526 S.F. 0.678 AC.
LOT 75 22219 S.F. 0.510 AC.
LOT 76 45403 S.F. 1.042 AC.
LOT 77 42319 S.F. 0.972 AC.
LOT 78 44636 S.F. 1.025 AC.
LOT 79 78555 S.F. 1.803 AC.
LOT 80 60936 S.F. 1.399 AC.
LOT 81 60936 S.F. 1.399 AC.
LOT 82 60890 S.F. 1.398 AC.
LOT 83 60684 S.F. 1.393 AC.
LOT 84 60464 S.F. 1.388 AC.
LOT 85 60244 S.F. 1.383 AC.
LOT 86 69447 S.F. 1.594 AC.
LOT 87 76242 S.F. 1.750 AC.

SWM
SWM
SWM
PARCEL 1: 230-8.00-13.00

AR ZONING
GR ZONING

30' FORESTED BUFFER

AREA OF PARCEL 21.05 TO BE CONVEYED TO PARCEL 13.00

NEW BOUNDARY

EXISTING WOODS TO REMAIN

CMF DISTURBED

N/F ELEANOR C. RITTER REV TR 230-8.00-12.00 D.B. 5003/101

N/F ELEANOR C. RITTER REV TR 230-8.00-11.00 D.B. 5003/101

N/F BENTON FARMS LLC 230-8.00-21.06 D.B. 5226/227

N/F STEPHEN W. BENNETT, TRUSTEE 230-8.00-21.05 D.B. 5044/22

N/F KATHLEEN S. BENNETT 230-8.00-21.03 D.B. 3491/85

N/F STEPHEN W. BENNETT, TRUSTEE 230-8.00-21.01 D.B. 3491/53

N/F: STEPHEN W. BENNETT, TRUSTEE 230-8.00-21.05 D.B. 3548/1

N/F SLAUGHTER NECK CHURCH INC. & CEMETERY 230-8.00-15.00 & 16.00 D.B. 6010/28

N/F DOLORES A. PURDUN 230-7.00-109.01 D.B. 4628/267

N/F GEORGE J. & MONICA L. WEST 230-7.00-116.00 D.B. 4091/112

N/F CRAIG A. WILLS 230-8.00-51.00 D.B. 2330/280

N/F WILLIAM A. & SUSAN M. WEBB 230-8.00-17.00 D.B. 2242/90

N/F JOSE A. FERNANDEZ 230-8.00-18.00 D.B. 3918/135

S 49°37'33" E 2362.73'

S 49°37'33" E 321.64'

S 37°40'26" W 507.67'

S 38°13'24" W 448.22'

S 37°05'47" W 276.04'

S 37°05'10" W 553.51'

S 38°23'30" W 248.99'

S 39°30'26" W 556.22'

S 38°09'28" E 1484.61'

N 61°02'20" W 413.65'

N 40°44'11" E 1045.65'

N 40°45'40" E 635.01'

N 52°31'42" W 682.07'

N 53°12'09" W 318.17'

N 53°22'55" W 197.98'

N 52°27'04" W 125.23'

N 53°05'26" W 84.77'

N 40°11'49" E 208.50'

S 41°26'32" W 209.88'

N 37°50'01" E 102.50'

N 53°05'26" W 84.77'

L1 L2 L3 C1 C2 C3

A=443.14' R=1707.02' CH=N 58°23'53" W CH L=441.90'

A=186.80' R=175.00' CH=N 66°57'09" W CH L=196.71'

A=242.20' R=475.00' CH=S 25°03'01" E CH L=239.57'

A=465.12' R=300.00' CH=S 86°48'56" E CH L=419.67'

IRF IRCF IPF PCF

0 100' 200'

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BAY VIEW ESTATES
PARCELS 230-8.00-13.00 & 21.05
CEDAR CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	APRIL 2025
Scale:	1" = 100'
Dwn.By:	JMJ/JGA
Proj.No.:	4056A004

CONCEPT PLAN

Dwg.No.: **CP-01**

P:\Fletcher Kenton\Bayview Estates\Design\4056A004 SITE PLAN-PLUS.dwg May 30, 2025 - 2:35pm munc

PUBLIC PRE CHECK Results for State Parcel(s): 230-8.00-13.00,230-8.00-21.05

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Aglands Preservation Districts: Issue Found

Soils - Sussex County: Issues Found

DE FIRM: Issues Found

Ocean Area No Build Points: No Issues Found

Soils - Kent County: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

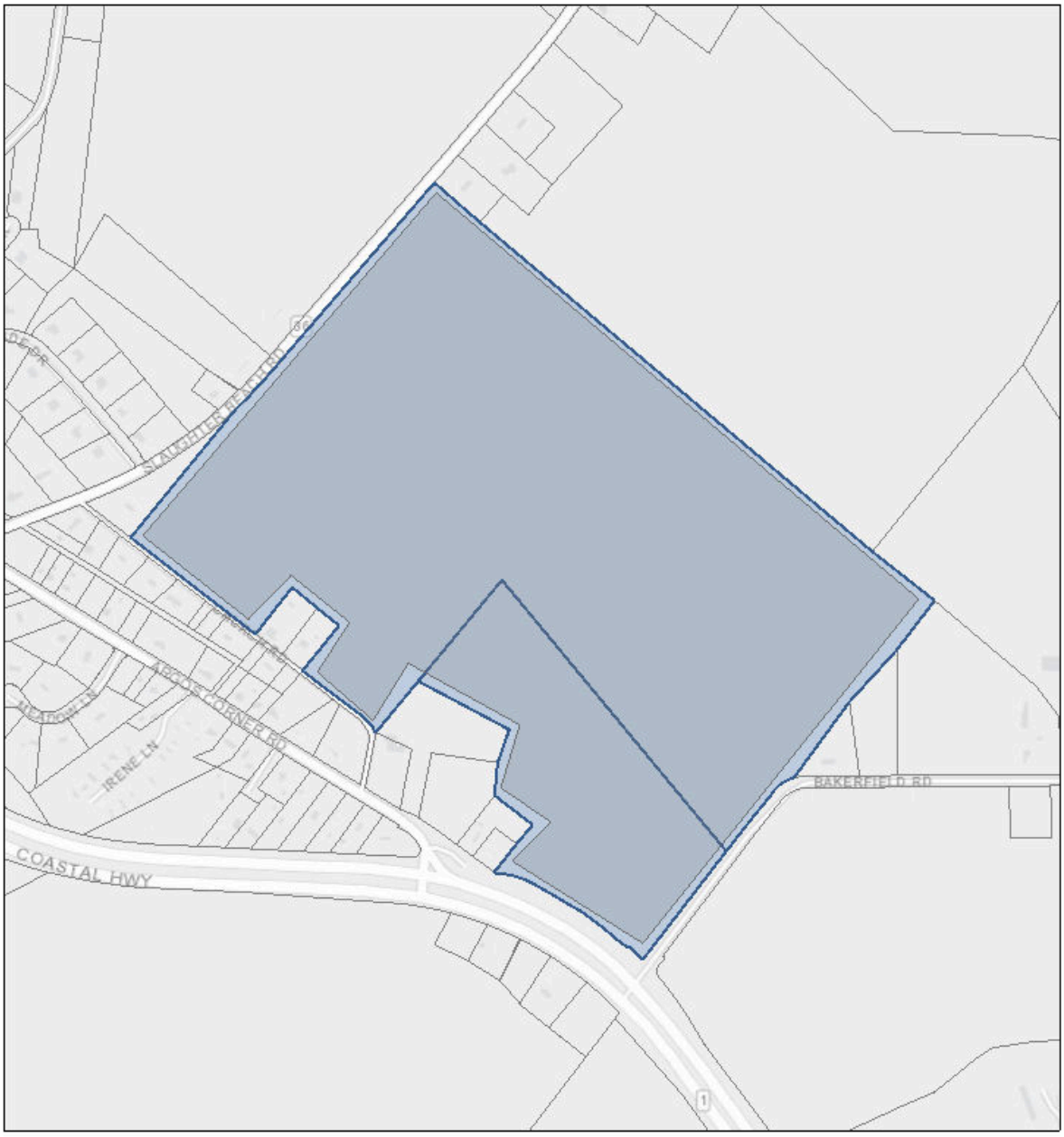
Soils - New Castle County: No Issues Found

Screening Report - Bay View Estates

Area of Interest (AOI) Information

Area : 4,622,433.91 ft²

May 30 2025 12:44:56 Eastern Daylight Time



DE_Boundaries - State and County Boundaries

DE_StateParcels - State Parcels

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

State of New Jersey, Esri, HERE, County of Sussex, DE, Delaware FirstMap, State of New Jersey, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA

Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	2	4,622,424.61	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	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	3	4,622,452.76	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)	2	210,001.85	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	4,622,433.93	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	230-8.00-21.05	19.26	745,061.33
2	230-8.00-13.00	95.48	3,877,363.28

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Rosedale loamy sand, 0 to 2 percent slopes	219,105.93
2	Klej loamy sand, 0 to 2 percent slopes	1,496,754.20
3	Ingleside sandy loam, 0 to 2 percent slopes	2,906,592.63

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	1.48	55,003.73
2	3.63	154,998.12

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	4,622,433.93

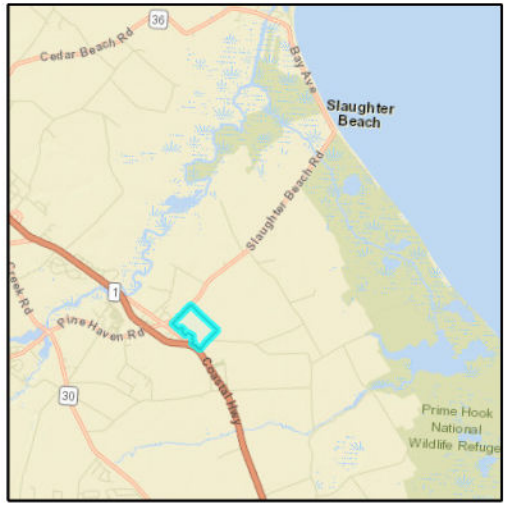
Preliminary Land Use Service (PLUS)

2025-06-05 Bay View Estates



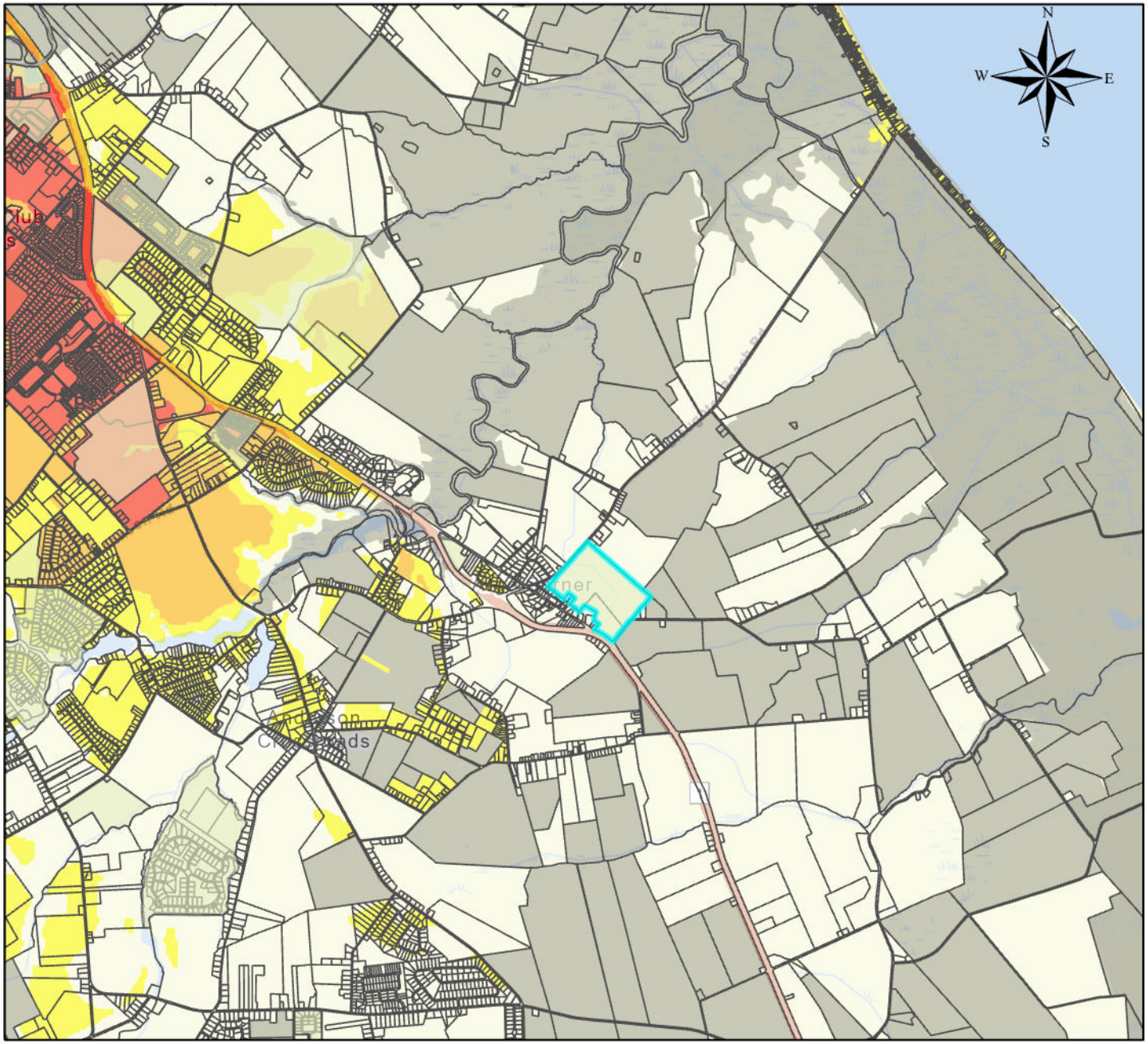
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-06-05 Bay View Estates



Legend

2020 State Strategies

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

