Preliminary Land Use Service

Application Form

Submitted Time:
September 24, 2025 9:23 PM

PLUS ID: 2025-10-04

State Strategy Level: 3, 4 and Out of Play

PLUS Application Type - Site Plan Review

Title: Bay City Mobile Home Park Expansion
County: Sussex County **Municipality:** Unincorporated
Description of PLUS project/plan:
Additional 98 home sites to an existing mobile home park.

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): 234-24.00-34.00

Project Location: Cedar St, Millsboro, DE 19966

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

Section II: Project Contact Information

Owner Contact Information

Bay City MHC LLC
PO Box 1261
Hicksville, NY 11802
Phone: (847) 626-0400
Email: jzizzo@lakeshoremhc.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
OtherIndependence Engineering LLC
Neil E. Sander
Phone: (609) 496-9369
Email: independence@independence.engineering
Fax: (609) 496-9369

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

Section III: Project Details

Project Area (Acres): **20**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AR-1 Agricultural Residential**
Proposed Zoning for this project: **AR-1 Agricultural Residential**

Land Use Information

Present Use for this project area: **Agricultural**
Proposed Use for this project: **Manufactured Home Park**

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: **98**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
	98		

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? Unknown
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? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
James Zizzo, (847) 275-9911, jzizzo@lakeshoremhc.com

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Unknown**
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? **Public Utility**
Who is the Wastewater Service Provider: **Unknown**
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)?
Yes

Stormwater Management Details

List the proposed stormwater management practices for this site:
Wet Pond

Open Space Details

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

Estimated acres of Open Space proposed: **3**
What kind of Open Space? **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? **No**
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? **No**

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.
Unknown, willing to discuss

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?
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	Unknown
Type existing			

Proposed to add?	No	No	
Type proposed			

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

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: Bay City Mobile Home Park Expansion

Project ID (to be completed by OSPC): _____

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

_____ 10/1/2025

Signature of Property Owner Date

Joseph Wolf, President, Bay City MHC, LLC

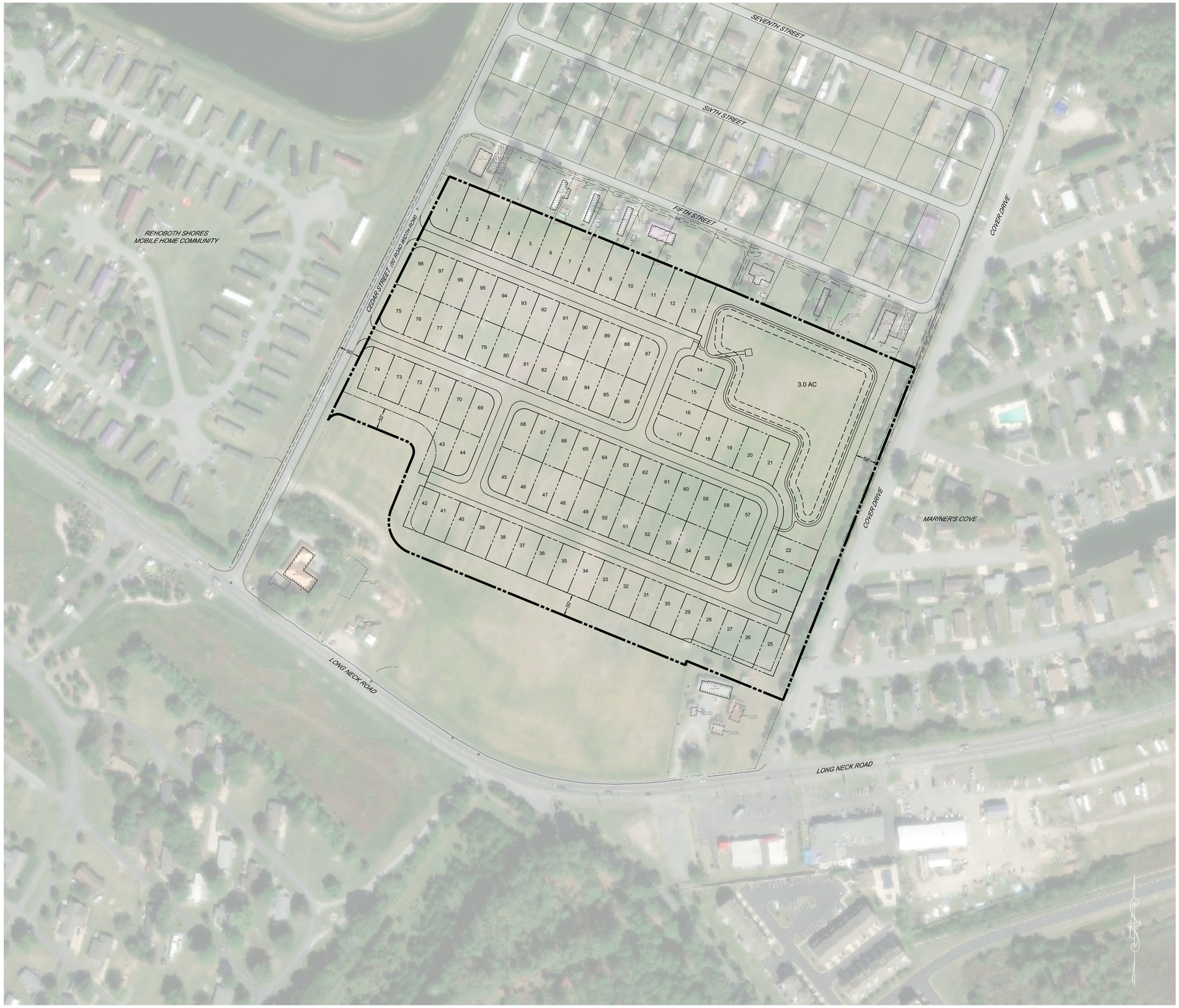
Property Owner (Please Print)

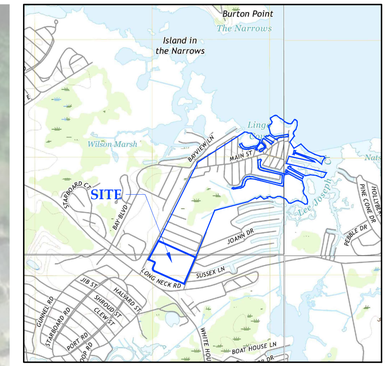
_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)





LOCATION MAP
SCALE: 1" = 2,000'

PROPERTY DATA:

PARCEL ID: 234-24.00-34.00

ADDRESS: CEDAR STREET
MILLSBORO, DELAWARE 19966

TOTAL SITE AREA: ±180 ACRES
(325) EXISTING HOME SITES

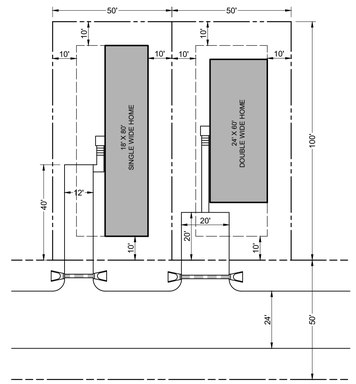
PROPOSED EXPANSION AREA: ±20 ACRES

ZONING DISTRICT: AR-1 AGRICULTURAL RESIDENTIAL

PROPOSED USE: MANUFACTURED HOME PARK

PROPOSED: (98) NEW HOME SITES
(325) EXISTING HOME SITES
(423) TOTAL HOME SITES

SUSSEX COUNTY		
AR-1 DISTRICT - MANUFACTURED HOME PARK		
BULK & AREA	REQUIRED	PROPOSED
MAX. HEIGHT/STORIES	15 FT / 1	< 15FT / 1
MIN. LOT AREA	5,000 SF	>400 FT
MIN. LOT WIDTH	50 FT	50 FT
MIN. LOT DEPTH	50 FT	50 FT
MIN. FRONT YARD	10 FT	10 FT
MIN. SIDE YARD	10 FT	10 FT
MIN. REAR YARD	10 FT	10 FT
XXIV CONDITIONAL USE REQUIREMENTS		
MIN. DRIVE EASEMENT	50 FT	50 FT
MIN. PAVEMENT (2-WAY/1-WAY)	24 FT / 14 FT	24 FT / 14 FT
MIN. HOME SITE AREA	5,000 SF	5,000 SF
MIN. HOME SITE WIDTH	50 FT	50 FT
MIN. HOME SIZE	450 SF	>450 SF
MAX. HOME SITE BLDG COVERAGE	35% (1,750 SF)	<35%
MIN. REC AREA PER HOME SITE	300 SF (.70 AC)	.7 AC
MIN. LANDSCAPE BUFFER ALONG BOUNDARY	50 FT	50 FT
MIN. OFF STREET PARKING PER HOMESITE	2	2
MIN. BUILDING SEPARATION	20 FT	20 FT



TYPICAL LOT DIMENSIONS
SCALE: 1"=50'

PRELIMINARY BASE MAPPING SOURCES:

1. SITE LIES WITHIN 100 YEAR FLOODPLAIN (AE EL 6 FT) PER FEMA FLOOD MAP 10005C0482K DATED 3/16/2025.
2. BASE INFORMATION PROVIDED BY "TOPOGRAPHICAL SURVEY AREA 1 RT 22 @ CEDAR ROAD " 12/3/2024 PREPARED BY MERESTONE CONSULTANTS, INC. (DRAFT)
3. SITE LIES WITHIN TIER 1 - SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT.
4. EXISTING HOME SITES BASED ON BAY CITY MARKETING PLAN.

REV	DATE	DESCRIPTION	BY

Independence
ENGINEERING LLC
1775 SENTRY PARKWAY WEST
BUILDING 12, SUITE 103
BLUE BELL, PENNSYLVANIA 19422
(215) 798-4450
INDEPENDENCE ENGINEERING
NEW JERSEY ★ PENNSYLVANIA ★ MASSACHUSETTS

CONCEPT PLAN B

FOR

BAY CITY MOBILE HOME PARK
CEDAR STREET & LONG NECK ROAD INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

0 50 100
GRAPHIC SCALE: 1" = 100'

PROJECT	
029-015	
DATE	
12/23/2024	
SCALE	DRAWN
1" = 100'	EES
DESIGNED	CHECKED
EES	NES

CP-B

SHEET	OF
1	1

I:\2025\029-015\BAY CITY DEVELOPMENT\DWG\CONCEPT PLAN B\029-015 CP-B EWM 12-23-2025

PUBLIC PRE CHECK Results for State Parcel(s): 2025-10-04

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

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

DE FIRM: Issues Found

Soils - Sussex County: Issues Found

WRPA: No Issues Found

Well Head Protection Areas: No Issues Found

Tax Ditch Segments: No Issues Found

Tax Ditch ROWs: No Issues Found

Soils - New Castle County: No Issues Found

Soils - Kent County: No Issues Found

Park Facilities: 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

Delaware Ecological Network: No Issues Found

Aglands Preservation Districts: No Issues Found

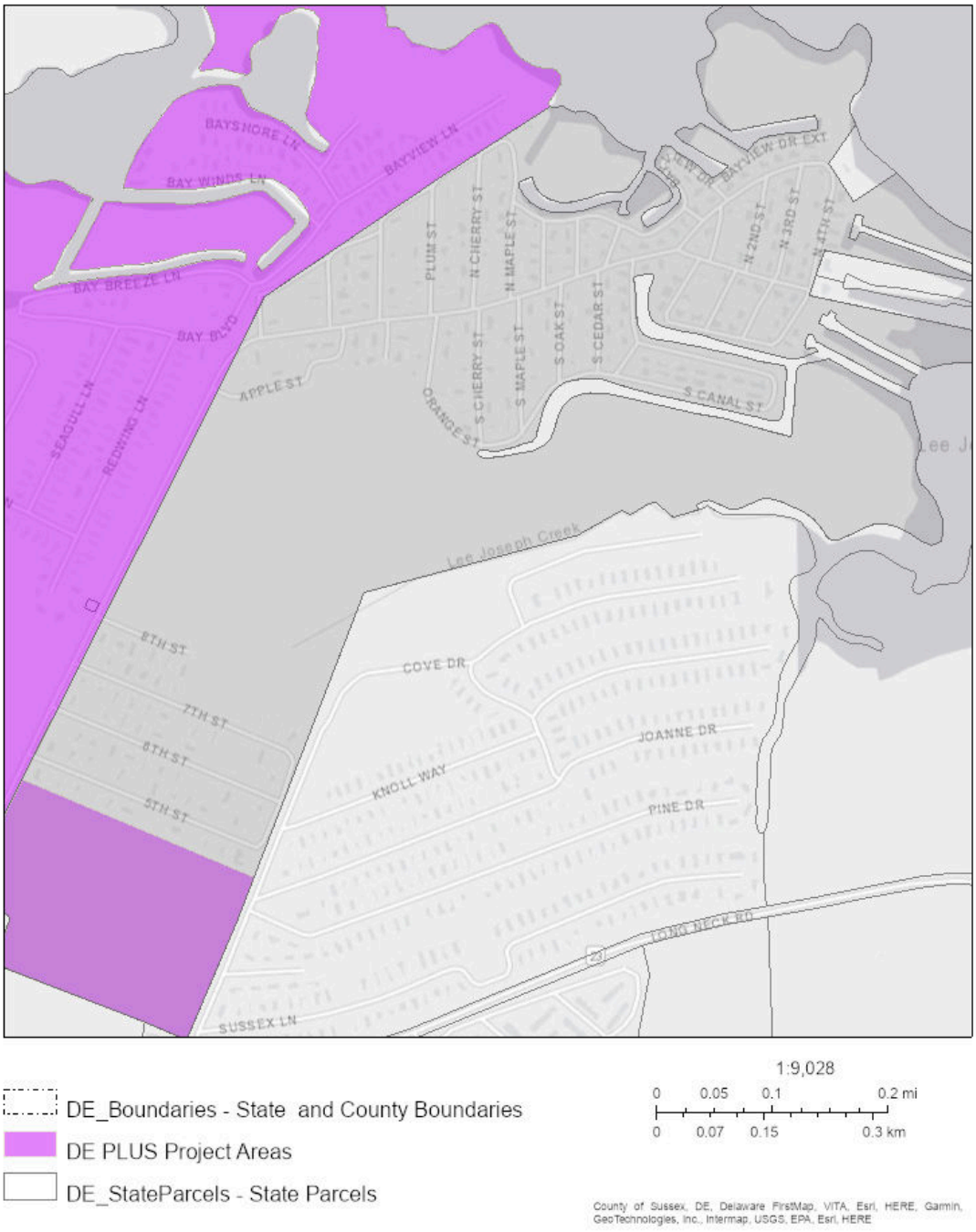
Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 7,879,794.96 ft²

Oct 7 2025 14:10:28 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	1	916,702.63	N/A
DE_StateParcels - State Parcels	1	7,879,794.96	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	1	7,879,794.98	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	15	3,391,665.71	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	27	7,879,814.28	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	3	N/A	14,751.82
2017 High Marsh (not regulatory)	5	733,060.71	N/A
2017 Low Marsh (not regulatory)	13	1,982,074.22	N/A
2017 Wetlands (not regulatory)	26	3,465,916.65	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	1	N/A	1,420.21
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	8	7,879,796.37	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE PLUS Project Areas

#	plus_id	Area(ft²)
1	2025-10-04	916,702.63

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	234-24.00-34.00	180.90	7,879,794.96

SIRB Project Areas

#	Site_ID	Area(ft²)
1	DE-1388	7,879,794.98

Delaware Ecological Network

#	ID	Area(ft²)
1	9,308.00	418.49
2	9,304.00	441.80
3	9,365.00	1,076.39
4	9,251.00	1,076.39
5	9,256.00	1,076.39
6	9,265.00	1,583.54
7	9,302.00	1,606.22
8	9,297.00	1,709.67
9	9,363.00	4,305.52
10	9,250.00	4,850.82
11	9,263.00	5,162.77
12	9,310.00	7,534.70
13	9,262.00	9,642.38
14	9,320.00	51,587.05
15	11,266.00	3,299,593.57

Soils Sussex County

#	SOILNAME	Area(ft²)
1	Henlopen loamy sand, 0 to 2 percent slopes	32,277.52
2	Henlopen loamy sand, 2 to 5 percent slopes	42,776.62
3	Herring Creek mucky silt loam, 0 to 1 meter water depth	104,275.19
4	Dredge Channel, 1 to 4 meter water depth	119,590.37
5	Fort Mott loamy sand, 0 to 2 percent slopes	124,039.06
6	Pasture Point loamy fine sand, 0 to 0.5 meter water depth	217,716.47
7	Askecksy loamy sand, 0 to 2 percent slopes	298,232.81
8	Runclint loamy sand, 2 to 5 percent slopes	348,909.68
9	Klej loamy sand, 0 to 2 percent slopes	703,636.28
10	Transquaking and Mispillion soils, very frequently flooded, tidal	764,915.53
11	Brockatonorton-Urban land complex, 0 to 2 percent slopes	812,762.53
12	Downer loamy sand, 0 to 2 percent slopes	841,277.57
13	Rosedale loamy sand, 0 to 2 percent slopes	886,458.56
14	Hurlock loamy sand, 0 to 2 percent slopes	1,277,027.30
15	Broadkill mucky peat, very frequently flooded, tidal	1,305,918.80

2017 High Water Mark (not regulatory)

#	LEFT_FID	RIGHT_FID	Length(ft)
1	-1	82	586.54
2	-1	733	14,165.28

2017 High Marsh (not regulatory)

#	ACRES	Area(ft²)
1	0.63	191.06
2	0.25	8,351.85
3	1.07	36,512.00
4	1.18	47,207.46
5	17.03	640,798.33

2017 Low Marsh (not regulatory)

#	ACRES	Area(ft²)
1	0.03	1,122.75
2	0.06	2,398.35
3	0.19	3,059.03
4	0.24	9,297.43
5	0.27	11,742.02
6	0.56	18,431.05
7	0.54	22,365.30
8	1.44	41,489.07
9	1.35	41,581.53
10	1.84	58,087.11
11	1.99	85,759.65
12	2.47	107,034.60
13	46.36	1,579,706.32

2017 Wetlands (not regulatory)

#	ACRES	Area(ft²)
1	0.63	191.06
2	0.03	1,122.75
3	0.06	2,398.35
4	0.35	2,929.99
5	0.19	3,059.03
6	0.79	7,017.96
7	0.25	8,351.85
8	0.24	9,297.43
9	0.27	11,742.02
10	0.29	12,826.54
11	0.56	18,431.05
12	1.51	21,285.19
13	0.51	22,250.22
14	0.54	22,365.30
15	1.07	36,512.00
16	1.44	41,489.07
17	1.35	41,581.53
18	1.18	47,207.46
19	1.84	58,087.11
20	5.62	68,534.66
21	1.99	85,759.65
22	2.47	107,034.60
23	19,598.88	296,848.87
24	7.33	319,088.28
25	17.03	640,798.33
26	46.36	1,579,706.32

Transect

#	DFIRM_ID	Length(ft)
1	10005C	1,420.21

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10005C	7,879,796.37

Preliminary Land Use Service (PLUS)

2025-10-04 Bay City Mobile Home Park Expansion



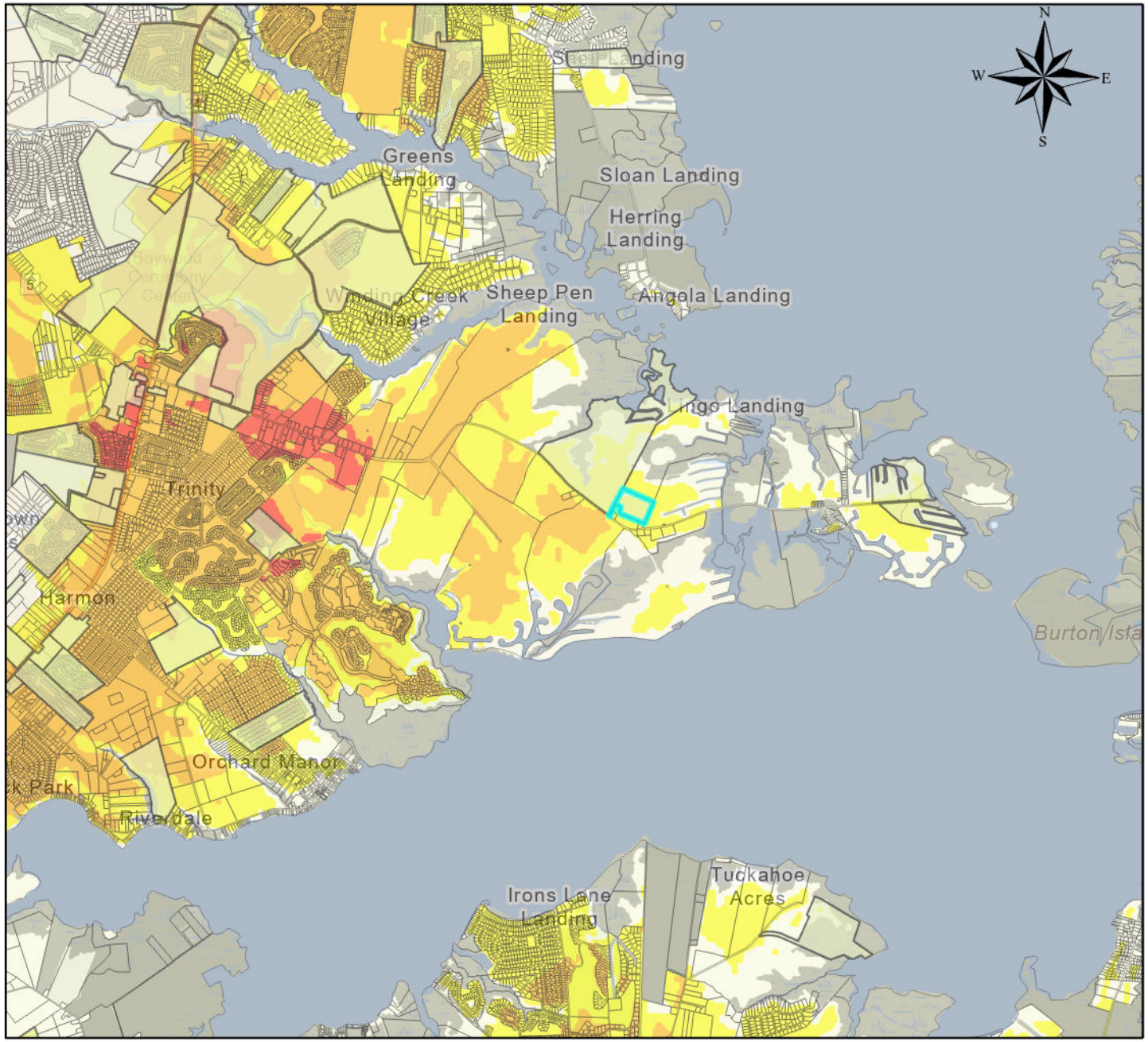
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2025-10-04 Bay City Mobile Home Park Expansion



Legend

2020 State Strategies

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

