DELAWARE

DIVISION OF WATER RESOURCES
Clean Water – for Today and Tomorrow

APPLICATION – PERMIT

ON–SITE WASTEWATER SYSTEM

DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

Owner's Name: BLUE BUNGALOWS DE LLC Phone: 410–213–1900

Address: 9919 STEPHEN DECATER HWY, OCEAN CITY, MD 21842

Project Location: PINE HAVEN MHP, PINE HAVEN ROAD, ELLENDALE AREA 5

Tax Map #: 230–7.00–46.00

Application Preparer: MICHAEL COTTEN P.E. DNREC License #: 4483

Preparer's Address: 10087 CONCORD RD SEAFORD DE 19973

Phone: (302)628–9164

I hereby affirm that the information provided on this document is accurate and complete.

MICHAEL SOULE COTTEN REGISTERED No. 12769 DELAWARE PROFESSIONAL ENGINEER

Preparer's Signature Date 6/12/25

RECEIVED
06/17/2025
Division of Water

– SEPTIC DESIGN CRITERIA –

(Please check all boxes that apply)

Type of Construction:
- [X] Replacement
- [ ] New Construction
- [ ] Component Replacement
- [ ] Repair to Existing System
- [ ] Authorization to Use Existing System
- [ ] Modification to Existing System

System Type:
- [ ] Low Pressure Pipe (FD)
- [ ] Elevated Sand Mound
- [ ] Pressure Dose (FD)
- [ ] Holding Tank
- [ ] Gravity (FD)
- [ ] Std. Pressure Dose (FD)
- [ ] Std. Pressure Dose (CF)

CF=Cap & Fill / FD=Full Depth
- [ ] Low Pressure Pipe (CF)
- [ ] Wisconsin At–Grade
- [ ] Pressure Dose (CF)
- [ ] Subsurface Micro Irrigation
- [ ] Gravity (CF)
- [X] Other: DRIP

- [X] Bed or [ ] Trench
- [ ] Gravelless Chamber or [X] Stone/Gravel
- [ ] Other _____

Sand–lined [X] Yes [ ] No

Existing System Malfunctioning [X] Yes [ ] No [ ] N/A

Pre–Treatment Units
- [ ] Bio–Clear [ ] Klargester
- [X] Septic Tank [ ] Recirculating Sand Filter
- [X] Other: PURASYS 1.2 B PURA ACE PA–68

# of Bedrooms: 33 CAMP GROUND UNITS
Average Percolation Rate: 60 MPI .154 GPD/SF
Gallon Per Day Flow: 2,475 GPD
Minimum Square Ft. Required: 16,071 SF
Square Ft. Proposed: DRIP 6 ZONES = 25,974 SF

Central Water Available [ ] Yes [X] No

(If yes, please state Utility Name: _____)

PAID
$ 115.00 06/17/2025

PARID: 230-7.00-46.00-PARKC
BLUE BEACH BUNGALOWS DE LLC

Property Information

Property Location:	
Unit:	
City:	
State:	
Zip:	
Class:	C-Commercial
Use Code (LUC):	612-MOBILE HOME PARK
Town	00-None
Tax District:	230 – CEDAR CREEK
School District:	6 - CAPE HENLOPEN
Fire District:	42-Carlisle
Deeded Acres:	20.0000
Frontage:	0
Depth:	.000
Irr Lot:	
Plot Book Page:	/PB
100% Land Value:	$360,000
100% Improvement Value	$4,184,300
100% Total Value	$4,544,300

Legal

Legal Description	PINE HAVEN ELLENDALE SLAUGHTER BCH N/RT 224 450'

Owners

Owner	Co-owner	Address	City	State	Zip
BLUE BEACH BUNGALOWS DE LLC		9919 STEPHEN DECATUR HWY	OCEAN CITY	MD	21842

Sales

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
09/19/2022	5776/174	$6,500,000.00		2	BLUE BEACH BUNGALOWS DE LLC

Owner History

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2024	BLUE BEACH BUNGALOWS DE LLC		9919 STEPHEN DECATUR HWY	OCEAN CITY	MD	21842	5776/174
2023	BLUE BEACH BUNGALOWS DE LLC		9919 STEPHEN DECATUR HWY	OCEAN CITY	MD	21842	5776/174
2022	BLUE BEACH BUNGALOWS DE LLC		9919 STEPHEN DECATUR HWY	OCEAN CITY	MD	21842	5776/174
2022	PINE HAVEN CAMPGROUND LLC		4 VICTORIA DR	MILFORD	DE	19963	3881/154
2021	PINE HAVEN CAMPGROUND LLC		4 VICTORIA DR	MILFORD	DE	19963	3881/154
2020	PINE HAVEN CAMPGROUND LLC		4 VICTORIA DR	MILFORD	DE	19963	3881/154
2019	PINE HAVEN CAMPGROUND LLC		4 VICTORIA DR	MILFORD	DE	19963	3881/154
2018	PINE HAVEN CAMPGROUND LLC		4 VICTORIA DR	MILFORD	DE	19963	3881/154
2017	PINE HAVEN CAMPGROUND LLC		4 VICTORIA DR	MILFORD	DE	19963	3881/154
2016	PINE HAVEN CAMPGROUND LLC		4 VICTORIA DR	MILFORD	DE	19963	3881/154
2011	PINE HAVEN CAMPGROUND LLC		4 VICTORIA DR	MILFORD	DE	19963	3881/154
2008	COHEE DALE C SANDRA M		PINE HAVEN TRLR PK 4 VICTORIA DR	LINCOLN	DE	19963	0/0
2001	COHEE DALE C SANDRA M		PINE HAVEN TRLR PK 4 VICTORIA DR	LINCOLN	DE	19960	0/0
2001	COHEE DALE C SANDRA M		PINE HAVEN TRLR PK 4 VICTORIA DR	MILFORD	DE	19963	0/0

Land

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
1		01	0	0	20.0000	N

(16 unread) - mscotten83@aol.com | (36 unread) - mcotten_eng@yahoo | Sussex County Mapping

maps.sussexcountyde.gov/OnlineMap/Map.html

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SUSSEX COUNTY
DELAWARE

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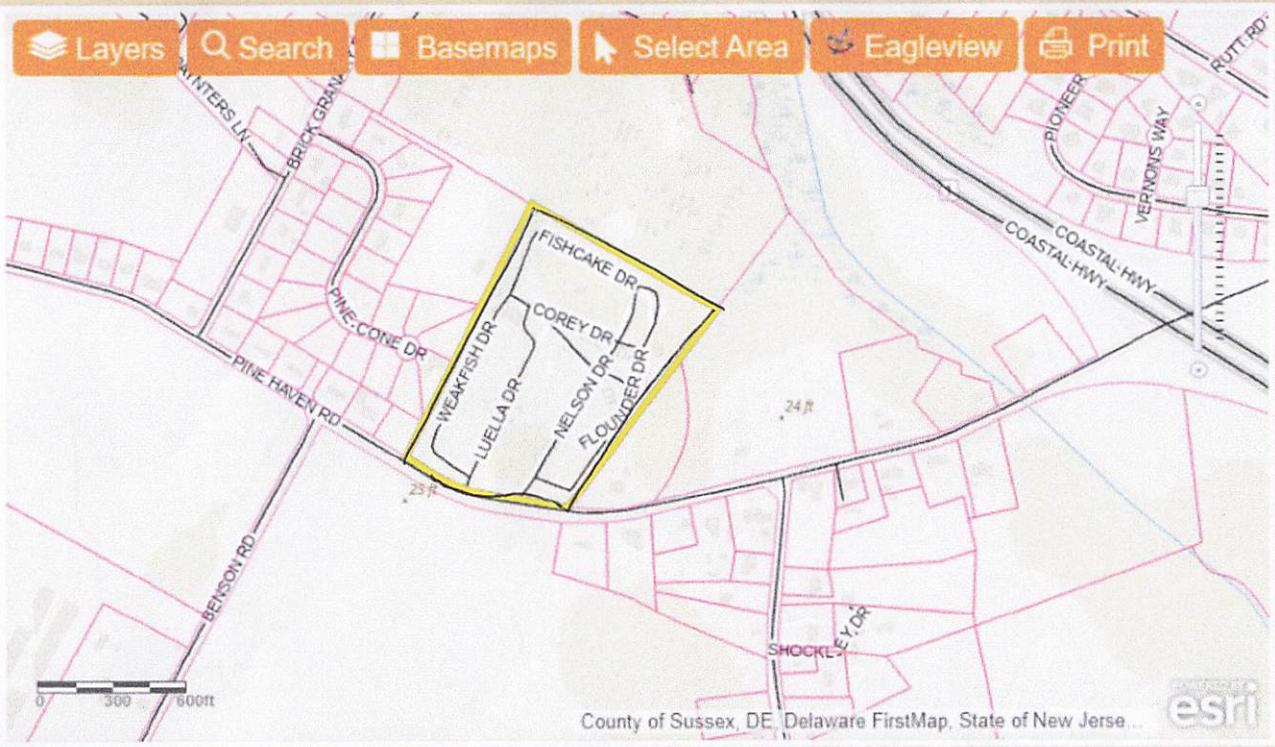

Eagleview | Search Results

Selected Features: Parcels (7)

1) 230-7.00-46.00 Zoom

BOOK	5776
PAGE	174
FULLNAME	BLUE BEACH BUNGALOWS DE LLC
MAILINGADDRESS	9919 STEPHEN DECATUR HWY
CITY	OCEAN CITY
STATE	MD

2) 230-7.00-46.00-12363 Zoom
3) 230-7.00-46.00-15042 Zoom
4) 230-7.00-46.00-15204 Zoom
5) 230-7.00-46.00-2419 Zoom

Selected Features (1 - 5 of 7)

Clear Selected

Type here to search

11:16 AM
6/16/2025