


 Initial Review: _____
 Updated On: _____
 Complete: _____
 Official Use Only

Coastal Zone Management Act Federal Consistency Form

This document provides the Delaware Coastal Management Program (DCMP) with a Federal Consistency Determination or Certification for activities regulated under the Coastal Zone Management Act of 1972, as amended, and NOAA's Federal Consistency Regulations, 15 C.F.R. Part 930. Federal agencies and other applicants for federal consistency are not required to use this form; it is provided to applicants to facilitate the submission of a Consistency Determination or Consistency Certification. In addition, federal agencies and applicants are only required to provide the information required by NOAA's Federal Consistency Regulations.

Project/Activity Name:	
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I. Federal Agency or Non-Federal Applicant Contact Information:

Contact Name/Title: _____

Federal Agency Contractor Name (if applicable): _____

 Federal Agency: _____
 (either the federal agency proposing an action or the federal agency issuing a federal license/permit or financial assistance to a non-federal applicant)

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone #: _____

II. Federal Consistency Category:

 Federal Activity or Development Project
 (15 C.F.R. Part 930, Subpart C)

 Outer Continental Shelf Activity
 (15 C.F.R. Part 930, Subpart E)

 Federal Financial Assistance
 (15 C.F.R. Part 930, Subpart F)

 Federal License or Permit Activity
 (15 C.F.R. Part 930, Subpart D)

 Federal License or Permit Activity which occurs
 wholly in another state (interstate consistency
 activities identified in DCMP's Policy document)

III. Detailed Project Description (attach additional sheets if necessary):

IV. General Analysis of Coastal Effects (attach additional sheets if necessary):

V. Detailed Analysis of Consistency with DCMP Enforceable Policies (attach additional sheets if necessary):

Policy 5.1: Wetlands Management

Policy 5.2: Beach Management

Policy 5.3: Coastal Waters Management (includes wells, water supply, and stormwater management. Attach additional sheets if necessary)

Policy 5.4: Subaqueous Land and Coastal Strip Management

Policy 5.5: Public Lands Management

Policy 5.6: Natural Lands Management

Policy 5.7: Flood Hazard Areas Management

Policy 5.8: Port of Wilmington

Policy 5.9: Woodlands and Agricultural Lands Management

Policy 5.10: Historic and Cultural Areas Management

Policy 5.11: Living Resources

Policy 5.12 Mineral Resources Management

Policy 5.13: State Owned Coastal Recreation and Conservation

Policy 5.14: Public Trust Doctrine

Policy 5.15: Energy Facilities

Policy 5.16: Public Investment

Policy 5.17: Recreation and Tourism

Policy 5.18: National Defense and Aerospace Facilities

Policy 5.19: Transportation Facilities

Policy 5.20: Air Quality Management

Policy 5.21: Water Supply Management

Policy 5.22: Waste Disposal Management

Policy 5.23: Development

Policy 5.24: Pollution Prevention

Policy 5.25: Coastal Management Coordination

VI. JPP and RAS Review (Check all that apply):

Has the project been reviewed in a monthly Joint Permit Processing and/or Regulatory Advisory Service meeting?

☐

JPP

☐

RAS

☐

None

*If yes, provide the date of the meeting(s): _____

VII. Statement of Certification/Determination and Signature (Check one and sign below):


☐ **FEDERAL AGENCY CONSISTENCY DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity is consistent to the maximum extent practicable with the enforceable policies of the Delaware Coastal Management Program.

OR

☐ **FEDERAL AGENCY NEGATIVE DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity will not have any reasonably foreseeable effects on Delaware's coastal uses or resources (Negative Determination) and is therefore consistent with the enforceable policies of the Delaware Coastal Management Program.

OR

☐ **NON-FEDERAL APPLICANT'S CONSISTENCY CERTIFICATION.** Based upon the information, data, and analysis included herein, the non-federal applicant for a federal license or permit, or state or local government agency applying for federal funding, listed in (I) above, finds that this proposed activity complies with the enforceable policies of the Delaware Coastal Management Program and will be conducted in a manner consistent with such program.

Signature:			
Printed Name:		Date:	

Pursuant to 15 C.F.R. Part 930, the Delaware Coastal Management Program must provide its concurrence with or objection to this consistency determination or consistency certification in accordance with the deadlines listed below. Concurrence will be presumed if the state's response is not received within the allowable timeframe.

Federal Consistency Review Deadlines:

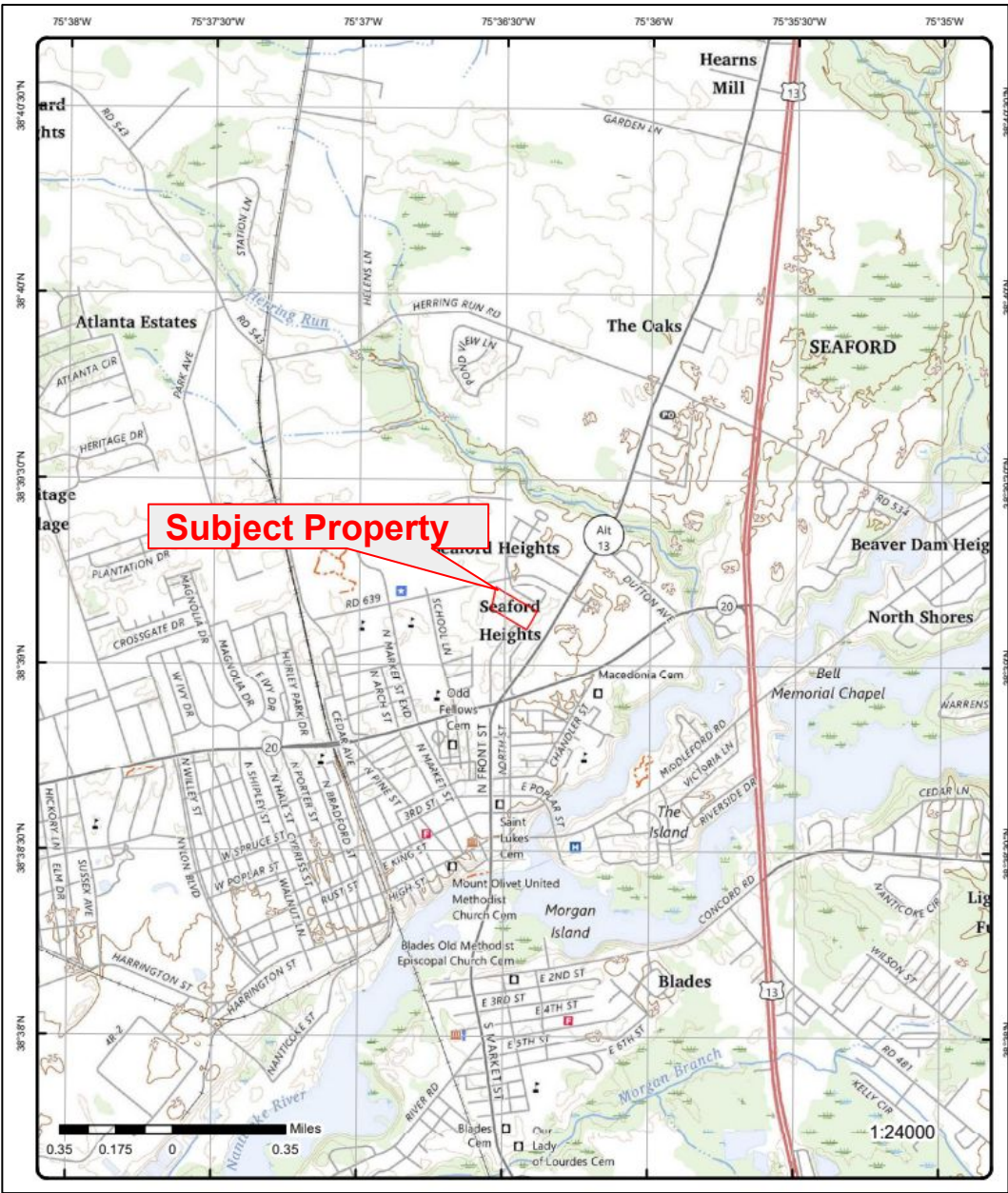
Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)	60 days with option to extend an additional 15 days or stay review (15 C.F.R. § 930.41)
Federal License or Permit (15 C.F.R. Part 930, Subpart D)	Six months, with a status letter at three months. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.63)
Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)	Six months, with a status letter at three months. If three month status letter not issued, then concurrence presumed. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.78)
Federal Financial Assistance to State or Local Governments (15 C.F.R. Part 930, Subpart F)	State Clearinghouse schedule

OFFICIAL USE ONLY:

Reviewed By: Michael Snyder	Fed Con ID: 2026.0001	Date Received: 10/31/2025
Public notice dates: 11/21/2025 to 12/11/2025	Comments Received: <input type="checkbox"/> NO <input type="checkbox"/> YES [attach comments]	
Decision type: <small>(objections or conditions attach details)</small>	Decision Date:	



1 Subject Property Boundaries



2 Subject Property Vicinity



AZ_{RI}
CONSULTANTS

Hurley and Front Streets
Hurley and Front St. Ext
Seaford DE 19973

Project Number:
250617-1

**Figure
1**

**Subject
Property
Description**

R

Recognized Environmental Condition (REC)

Picture Location

Subject Property Boundary

Other Property of Interest

Unless labeled, maps are not to scale.



1. Field and surroundings



2. Field and surroundings



3. Field and surroundings



4. Trash by the side of the road



5. Pile of scrap wood



6. PVC pipe and marking tape



7. Stone slab

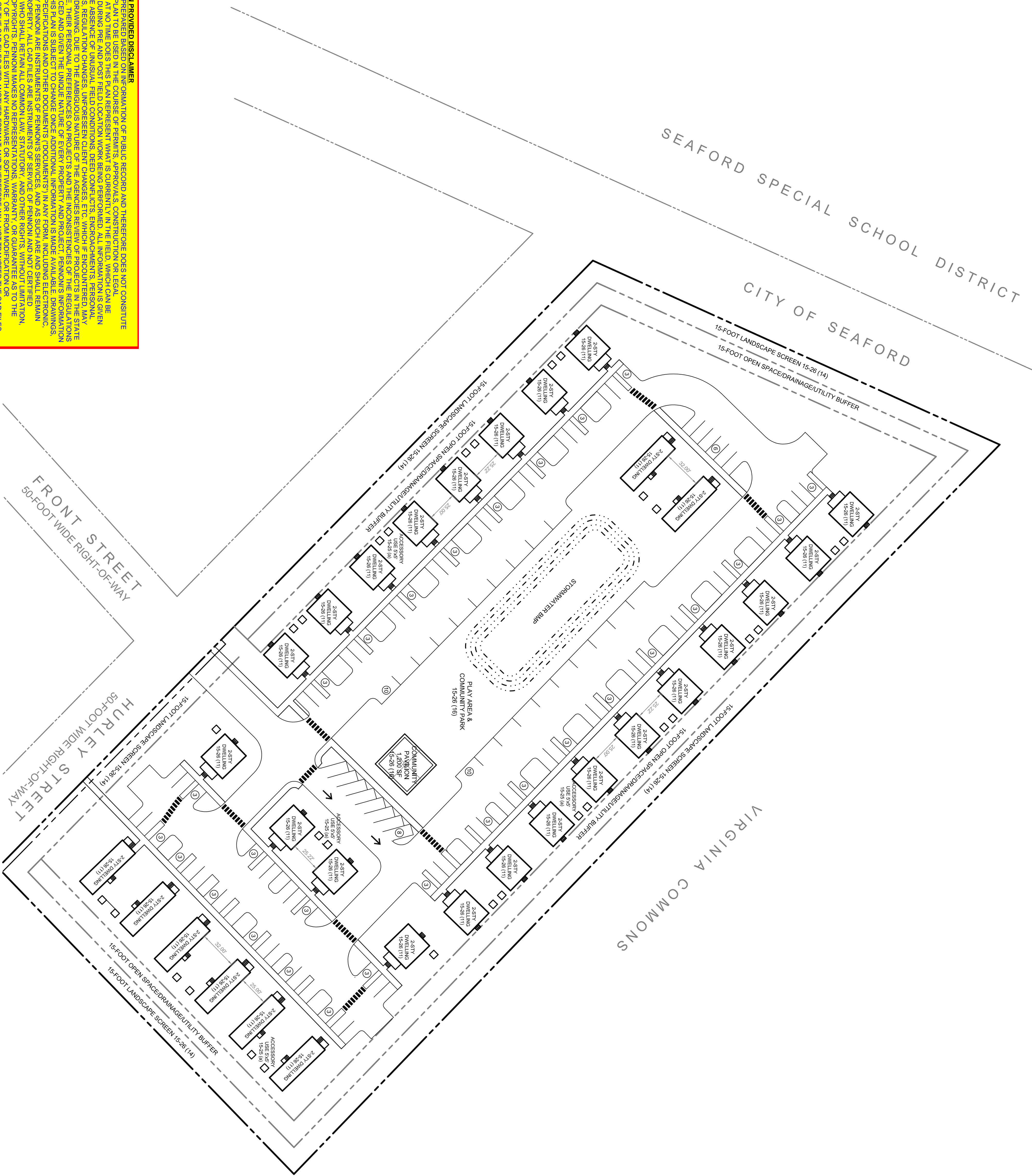


8. Adjoining property using subject property as access road for vehicles

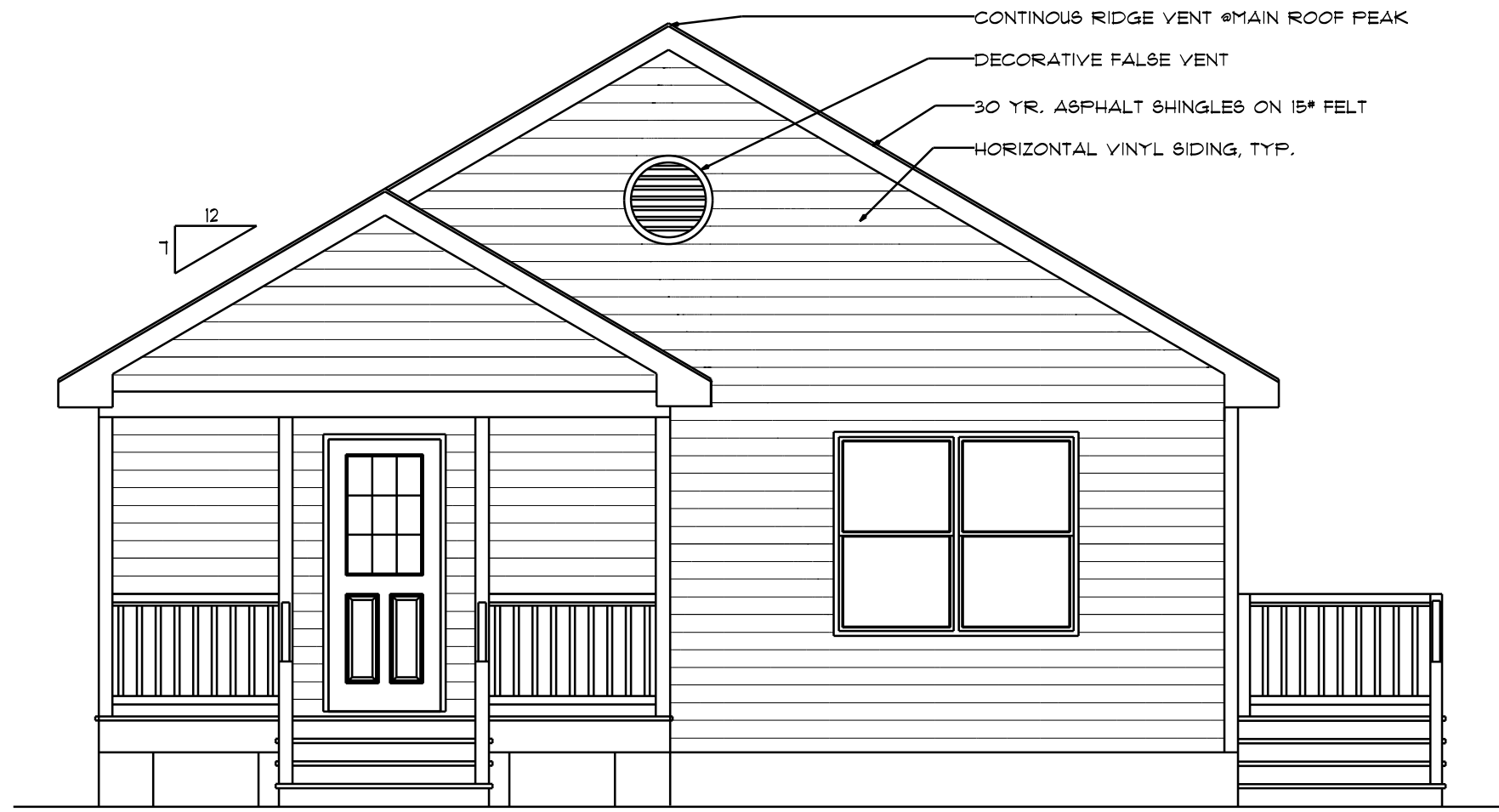


Sussex County

Habitat
for Humanity®



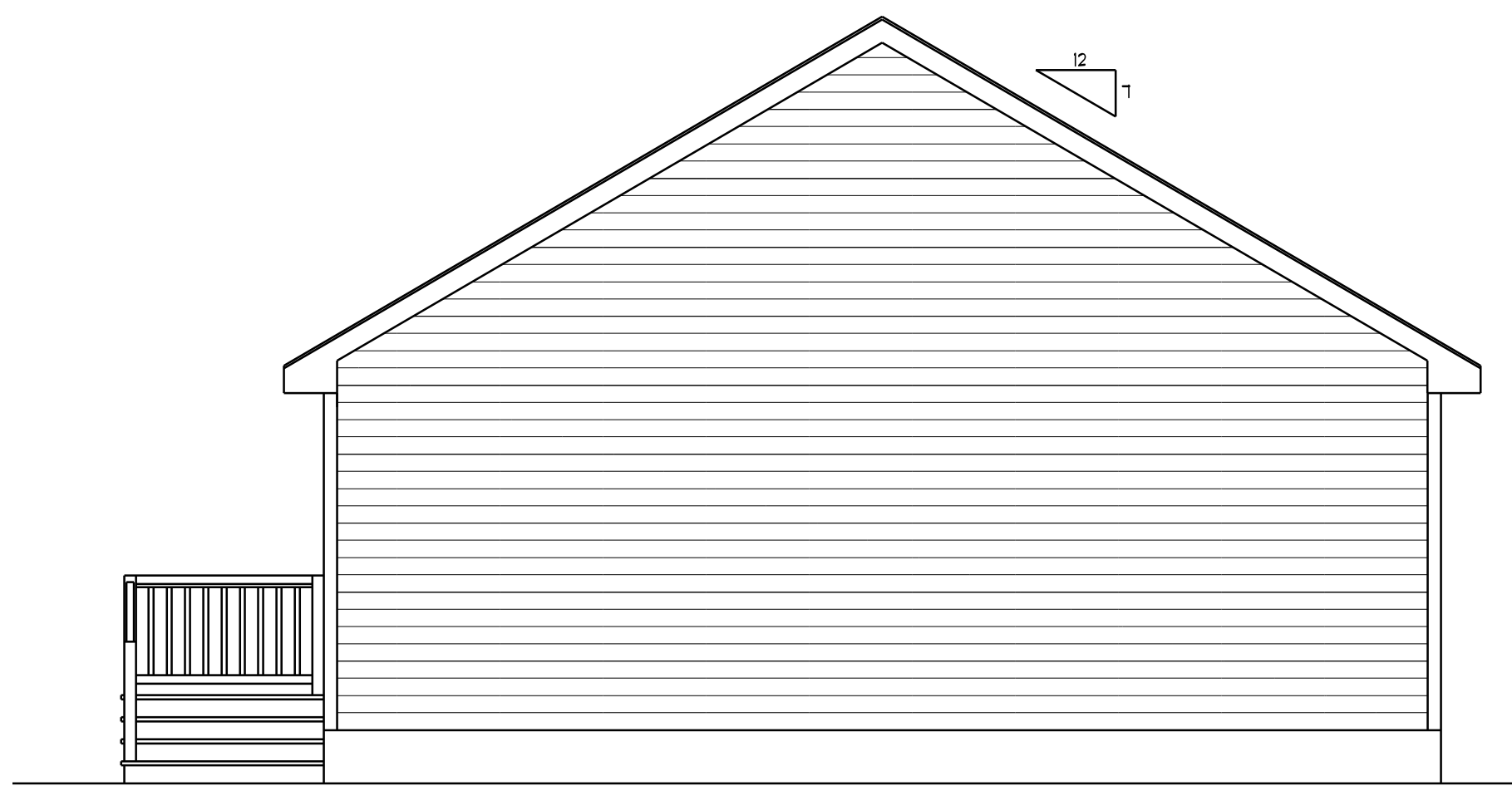
INFORMATION PROVIDED DISCLAIMER
THIS PLAN IS PREPARED BASED ON INFORMATION OF PUBLIC RECORD AND THEREFORE DOES NOT CONSTITUTE AN ACTUAL PLAN TO BE USED IN THE COURSE OF PERMITS, APPROVALS, CONSTRUCTION OR LEGAL DOCUMENTS. AT NO TIME DOES THIS PLAN REPRESENT WHAT IS CURRENTLY IN THE FIELD, WHICH CAN BE DISCOVERED DURING PRE AND POST FIELD LOCATION WORK BEING PERFORMED. ALL INFORMATION IS GIVEN BASED ON THE ABSENCE OF UNUSUAL FIELD CONDITIONS, DEED CONFLICTS, ENCROACHMENTS, PERSONAL REFERENCES, REGULATORY CHANGES, UNFORESEEN CLIENT CHANGES, ETC. WHICH IF ENCOUNTERED MAY CHANGE THE DRAWING. DUE TO THE AMBIGUOUS NATURE OF THE AGENCIES REVIEW OF PROJECTS IN THE STATE OF DELAWARE, THEIR PERSONAL PREFERENCES ON PROJECTS AND THE INCONSISTENCIES OF THE REGULATIONS AND ORDINANCES, THE INFORMATION SHOWN ON THIS PLAN IS SUBJECT TO CHANGE ONCE ADDITIONAL INFORMATION IS MADE AVAILABLE. DRAWINGS, SKETCHES, SPECIFICATIONS AND OTHER DOCUMENTS, ("DOCUMENTS") IN ANY FORM, INCLUDING ELECTRONIC, PREPARED BY PENNONI ARE INSTRUMENTS OF PENNONI'S SERVICES, AND AS SUCH ARE AND SHALL REMAIN PENNONI'S PROPERTY. ALL CAD FILES ARE INSTRUMENTS OF SERVICE OF PENNONI AND NOT CERTIFIED DOCUMENTS, WHO SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RIGHTS, WITHOUT LIMITATION, INCLUDING COPYRIGHTS. PENNONI MAKES NO REPRESENTATIONS, WARRANTY, OR GUARANTEE AS TO THE COMPATIBILITY OF THE CAD FILES WITH ANY HARDWARE OR SOFTWARE, OR FROM MODIFICATION OR CONVERSION OF THE CAD FILES INTO ANOTHER FORMAT AND THEREFORE WILL NOT TRANSFER THE CAD FILES FOR ANY PURPOSE.



FRONT ELEVATION



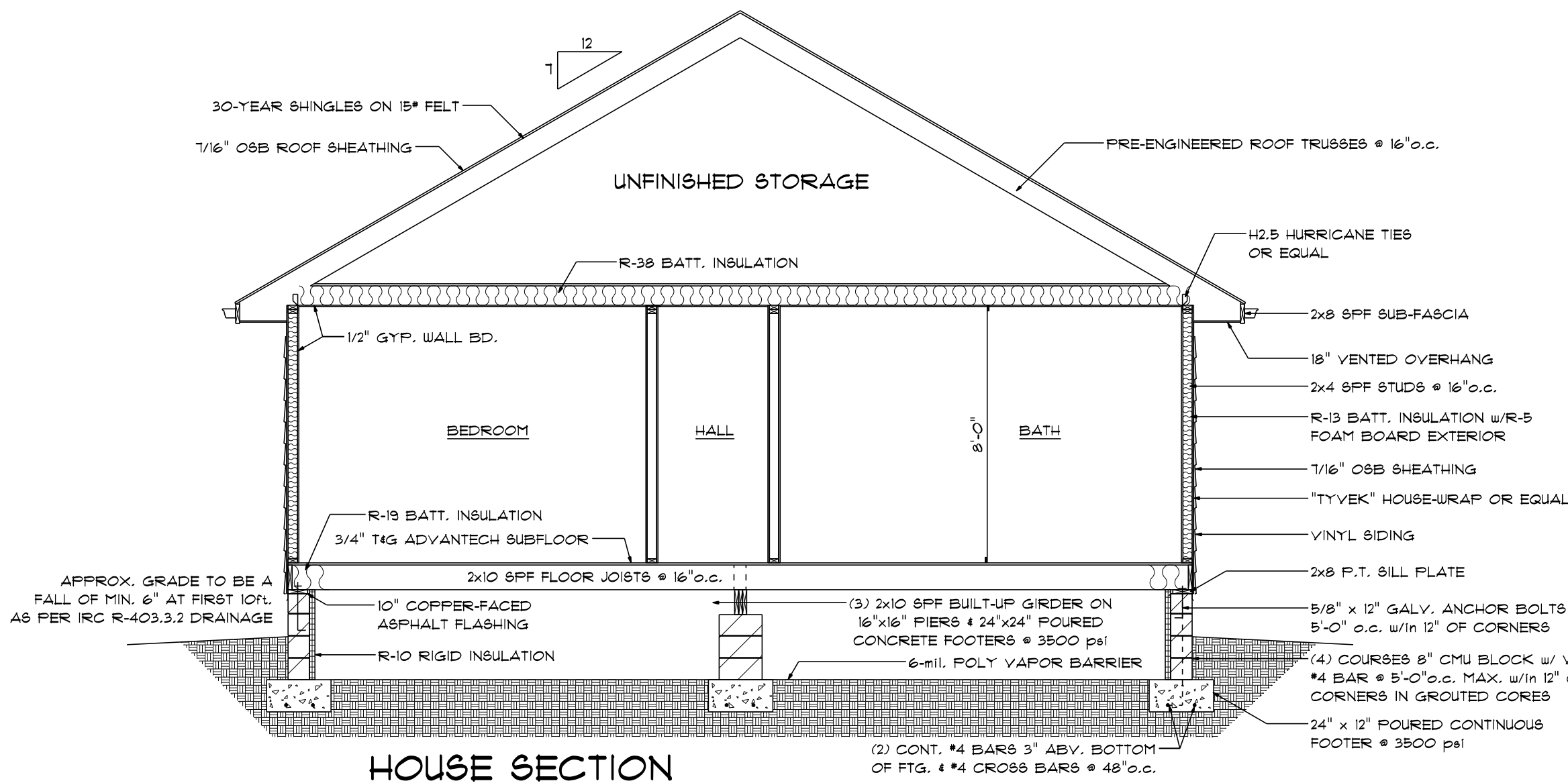
RIGHT ELEVATION



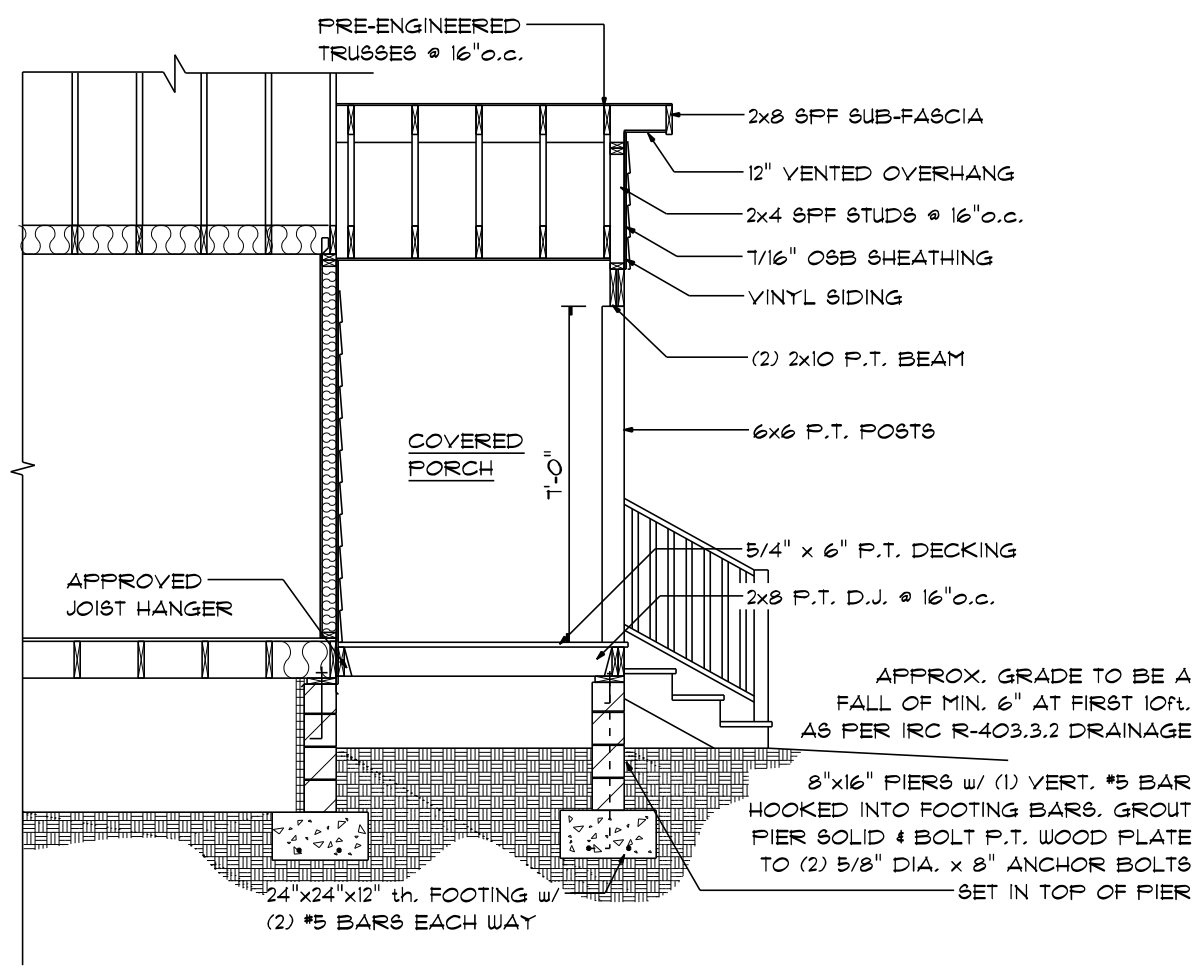
REAR ELEVATION



LEFT ELEVATION




HOUSE SECTION

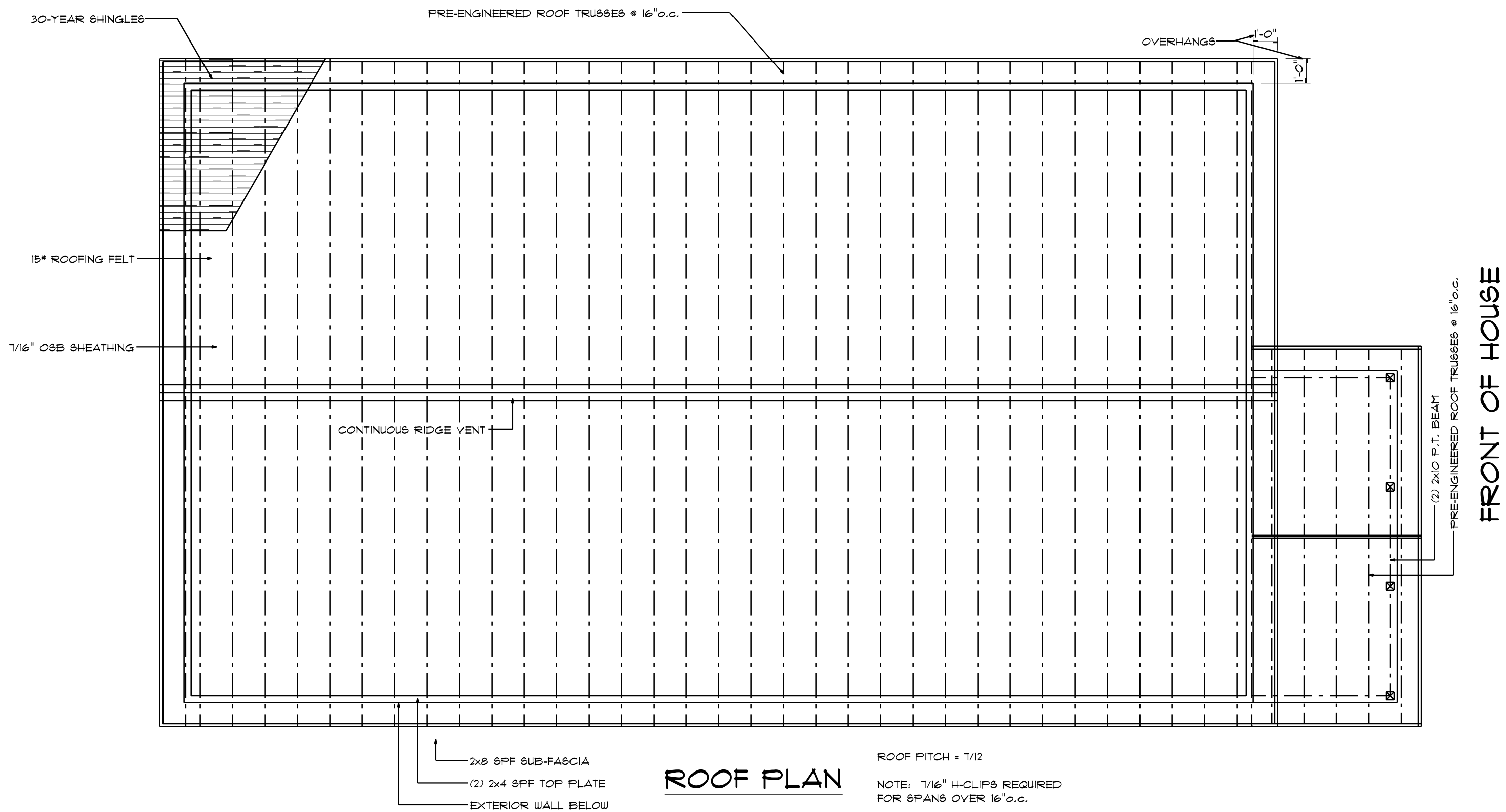
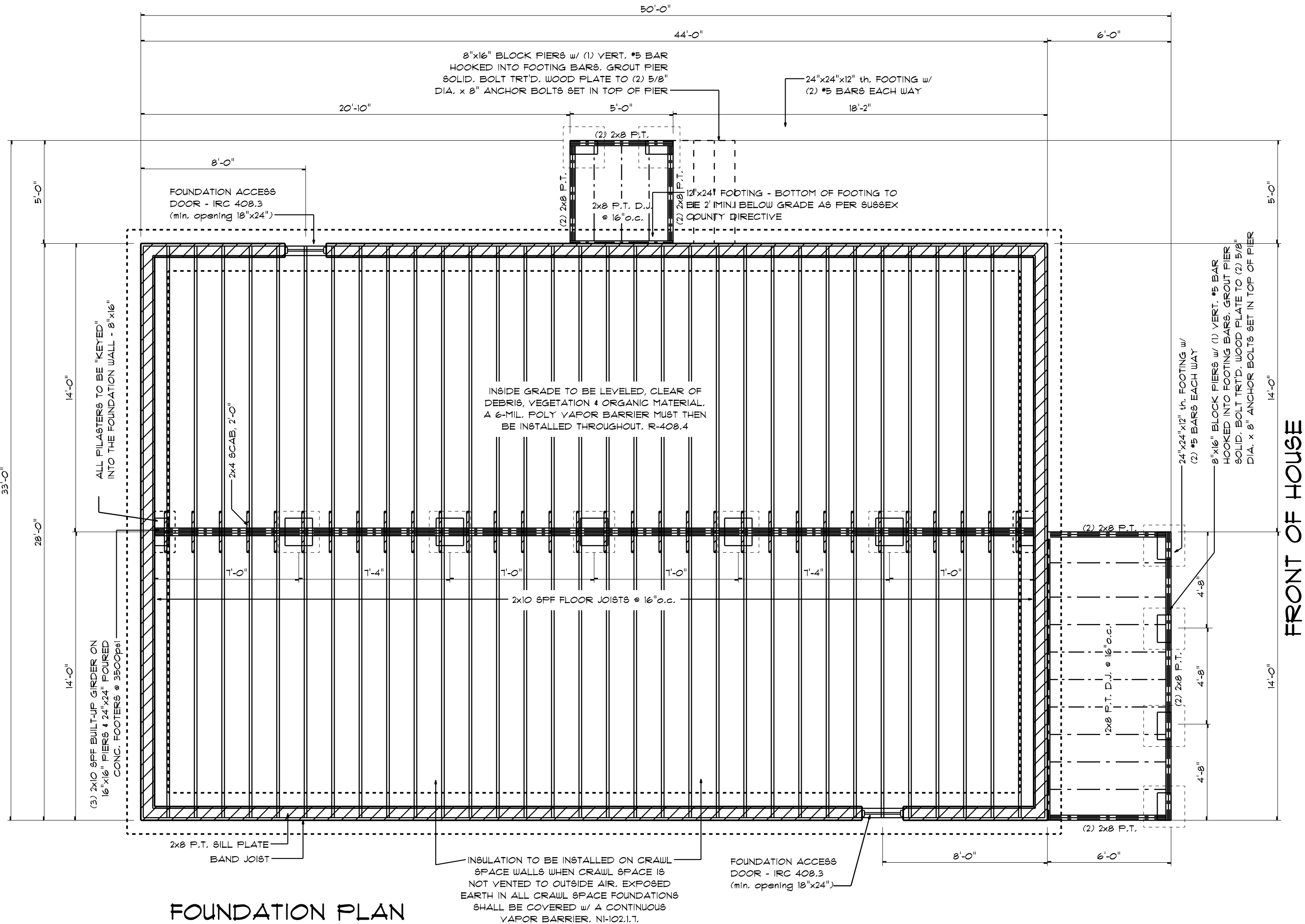
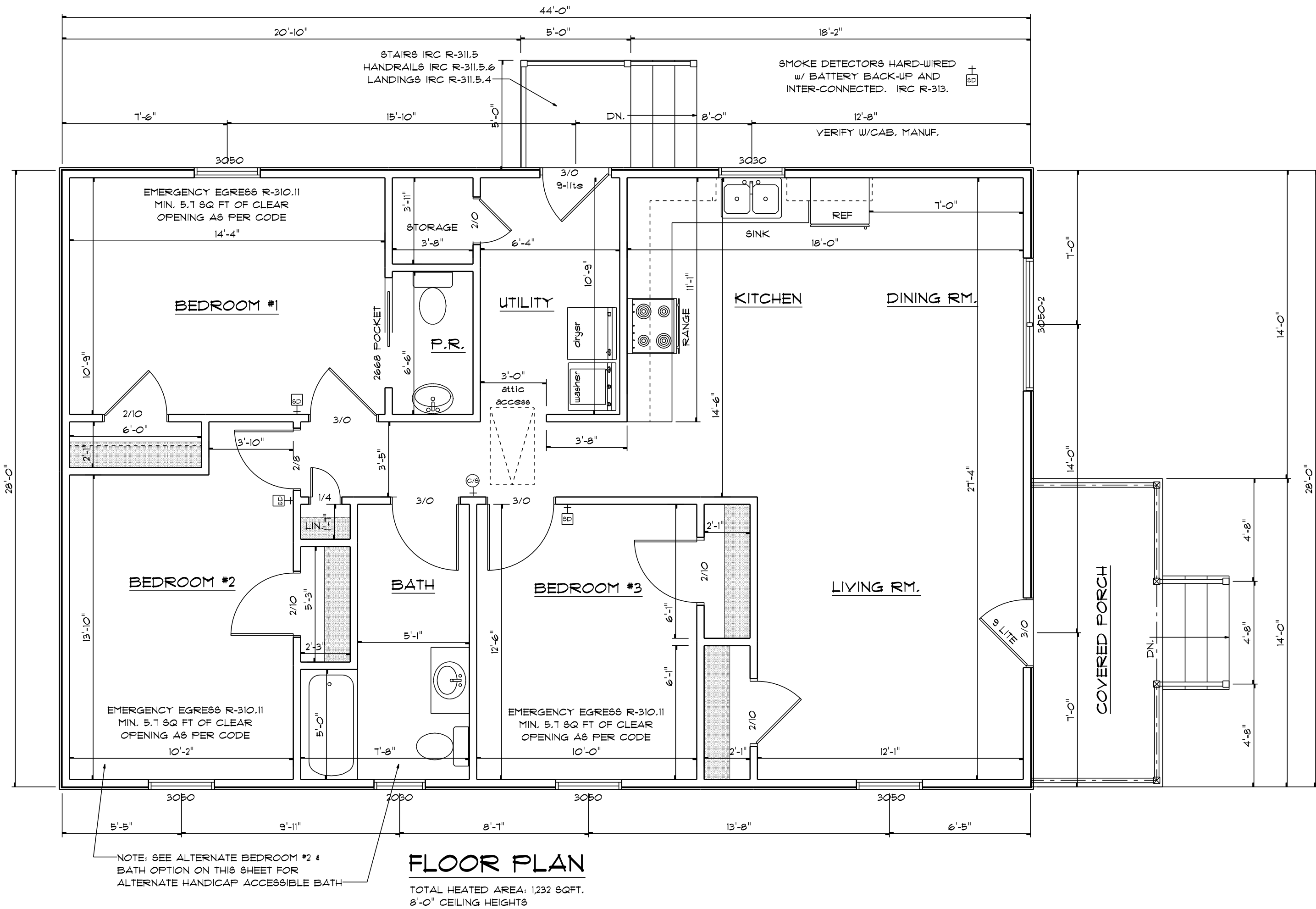


PORCH SECTION

NOTE: THE FOLLOWING DESIGNS FOR SUSSEX COUNTY ARE BASED ON 2012 IRC
NOTE: ALL PRE-ENGINEERED MATERIALS TO BE SPECIFIED BY OTHERS.
THESE PLANS, DESIGNS & SUBJECT MATTER ARE BASED ON INFORMATION SUPPLIED BY THE OWNER AND/OR CONTRACTOR, DRAFTER, THEREFORE, TAKES NO RESPONSIBILITY FOR THEIR ACCURACY OR INTEGRITY. DRAWINGS ARE FOR DESIGN PURPOSES ONLY. ALL SPECIFICATIONS, DIMENSIONS & CONDITIONS SHOULD BE VERIFIED PRIOR TO COMMENCING CONSTRUCTION. THIS DRAWING, THE DESIGN & CONSTRUCTION FEATURES DISCLOSED ARE PROPERTY OF M.R. DESIGNS, INC. & SHOULD NOT BE COPIED IN PART OR WHOLE, WITHOUT THE EXPRESSED WRITTEN CONSENT OF M.R. DESIGNS, INC.

SUSSEX COUNTY HABITAT FOR HUMANITY		
623 WASHINGTON ST.	GREENWOOD	19950
SCALE: 1/4"=1'-0"	DRAWN BY: M. VOSHELL	
DATE: 7/2/14	REVISED: Thursday, December 18, 2014	
ELEVATIONS, SECTIONS		
M.R. Designs, Inc. 		DRAWING NO. 1 of 2
www.mrdesignsinc.com		5542 BROADWALK RD. MILTON, MA 01868 (781) 484-8062

INGRAM VILLAGE



HOUSE SPECIFICATIONS:

- 2x4 EXTERIOR WALLS
- 1ST FLOOR CEILING HEIGHT: 8'-0"
- TOTAL HEATED AREA: 1232 SQFT.
- FRONT PORCH AREA: 84 SQFT.

HVAC SYSTEM(S), SPECIFICATIONS &
LOCATIONS TO BE DETERMINED BY
HVAC CONTRACTOR

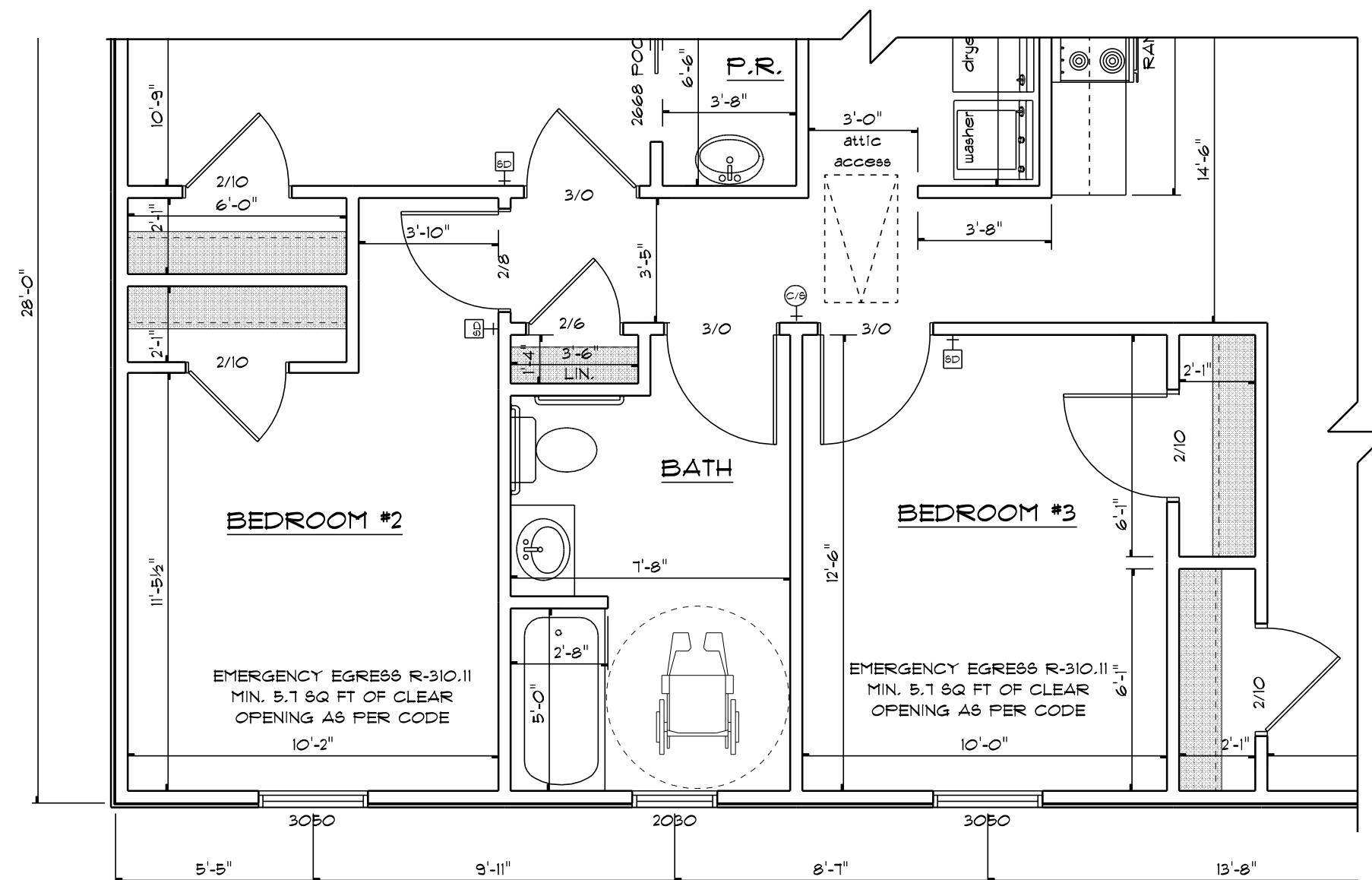
ALL WINDOWS ARE SPECIFIED AS ANDERSON
400 SERIES, UNLESS NOTED OTHERWISE.

ALL INTERIOR DIMENSIONS ARE TO
UNFINISHED WALLS (WITHOUT GYPSUM)

ALL HEADER SIZES:
2x4 WALLS: (2) 2x12 SFF, UNLESS NOTED OTHERWISE
2x6 WALLS: (3) 2x12 SFF, UNLESS NOTED OTHERWISE

CODE NOTES:

- SMOKE DETECTORS BATTERY BACK-UP
AND INTER-CONNECTED. IRC R-314
- SMOKE DETECTOR/CARBON MONOXIDE
COMBINATION UNITS TO BE LOCATED OUTSIDE
OF BEDROOMS AND TO INCLUDE BATTERY
BACK-UP AND INTER-CONNECTED. IRC R-315
- ALL WINDOWS LABELED 'EGRESS' TO
HAVE MIN. 5.7 SQ FT OF CLEAR
OPENING AS PER R-310
- ALL BATHROOMS TO COMPLY WITH R301.1
FIXTURE CLEARANCE AND R303.3 BATHROOM
CLEARANCE
- ALL EXTERIOR ELEVATIONS TO COMPLY WITH
THE FOLLOWING:
 - 1. R-319.1- SITE ADDRESS
 - 2. R-806- ROOF VENTILATION
 - 3. R-903.2 - R-903.4- FLASHING, ROOF
DRAINAGE, DOORS & WINDOWS WRAPPED,
FLASHED & TAPED PER CODE.



ALTERNATE BEDROOM #2 & BATH OPTION

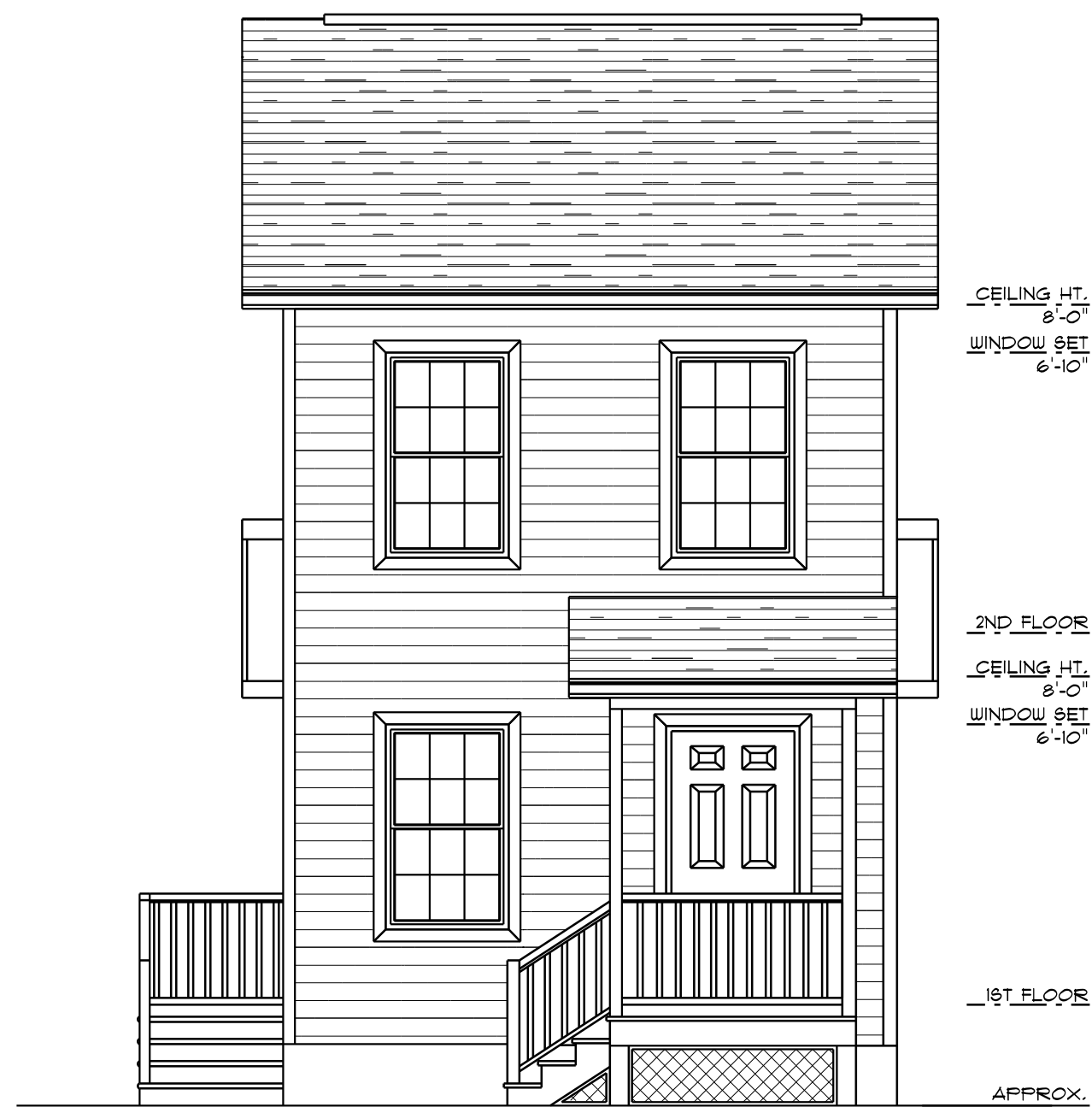
NOTE: ALL PRE-ENGINEERED MATERIALS TO BE SPECIFIED BY OTHERS.

THESE PLANS, DESIGNS & SUBJECT MATTER ARE BASED ON INFORMATION
SUPPLIED BY THE OWNER AND/OR CONTRACTOR, DRAFTER, THEREFORE,
TAKES NO RESPONSIBILITY FOR THEIR ACCURACY OR INTEGRITY.
DRAWINGS ARE FOR DESIGN PURPOSES ONLY. ALL SPECIFICATIONS,
DIMENSIONS & CONDITIONS SHOULD BE VERIFIED PRIOR TO COMMENCING
CONSTRUCTION. THIS DRAWING, THE DESIGN & CONSTRUCTION FEATURES
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INGRAM VILLAGE

NOTE: THE FOLLOWING DESIGNS FOR SUBSEX COUNTY ARE BASED ON 2012 IRC

SUSSEX COUNTY HABITAT FOR HUMANITY			
623 WASHINGTON ST.		GREENWOOD	19950
SCALE: 1/4"=1'-0"		DRAWN BY: M. VOSHALL	
DATE: 2/28/13		REVISED: Thursday, December 18, 2014	
FLOOR PLAN, FOUNDATION & ROOF PLAN			
M.R. Designs, Inc.		2543 BROADKILL RD. MILFORD, DE 19963 (302) 684-8822	DRAWING NO. 2 of 2



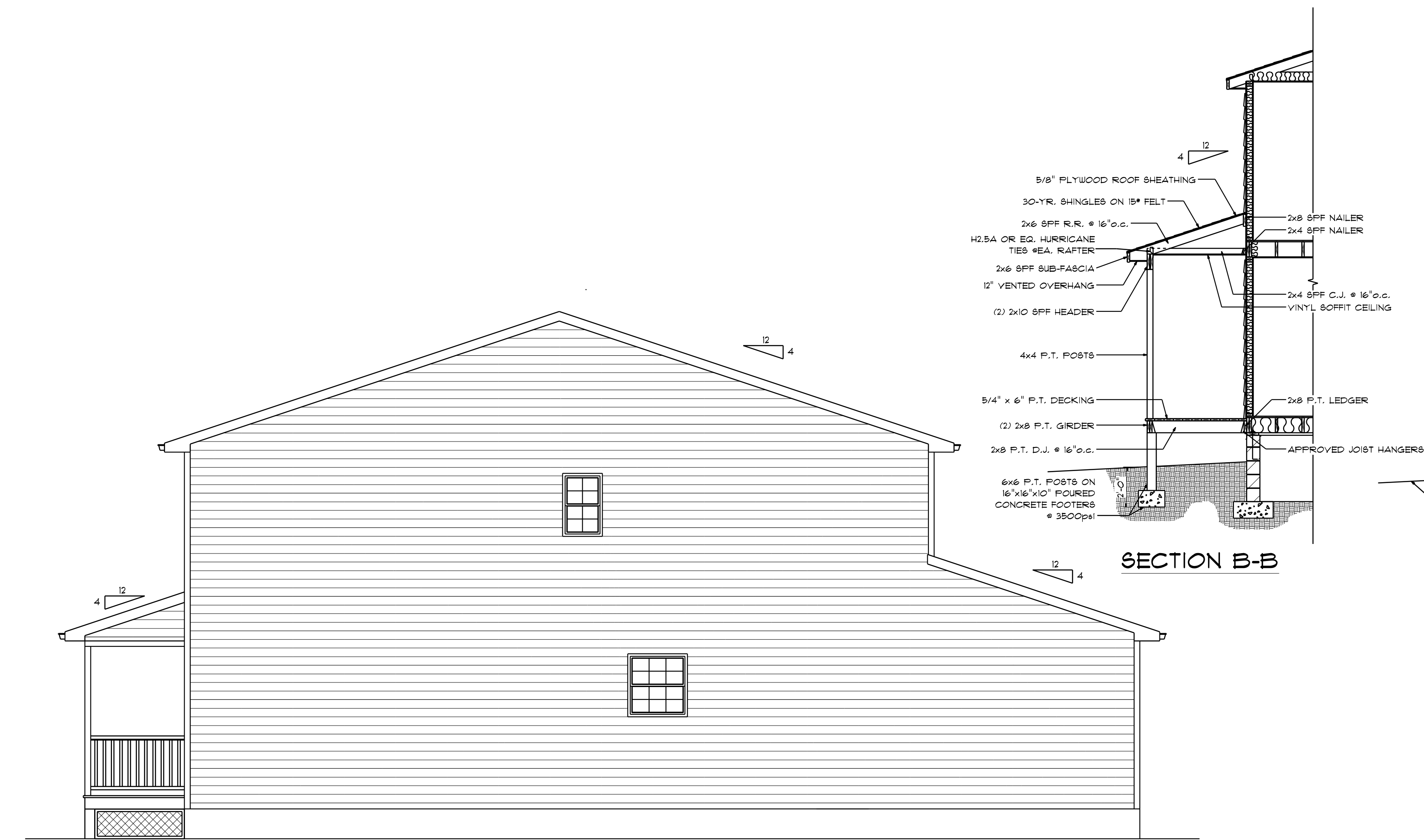
FRONT ELEVATION



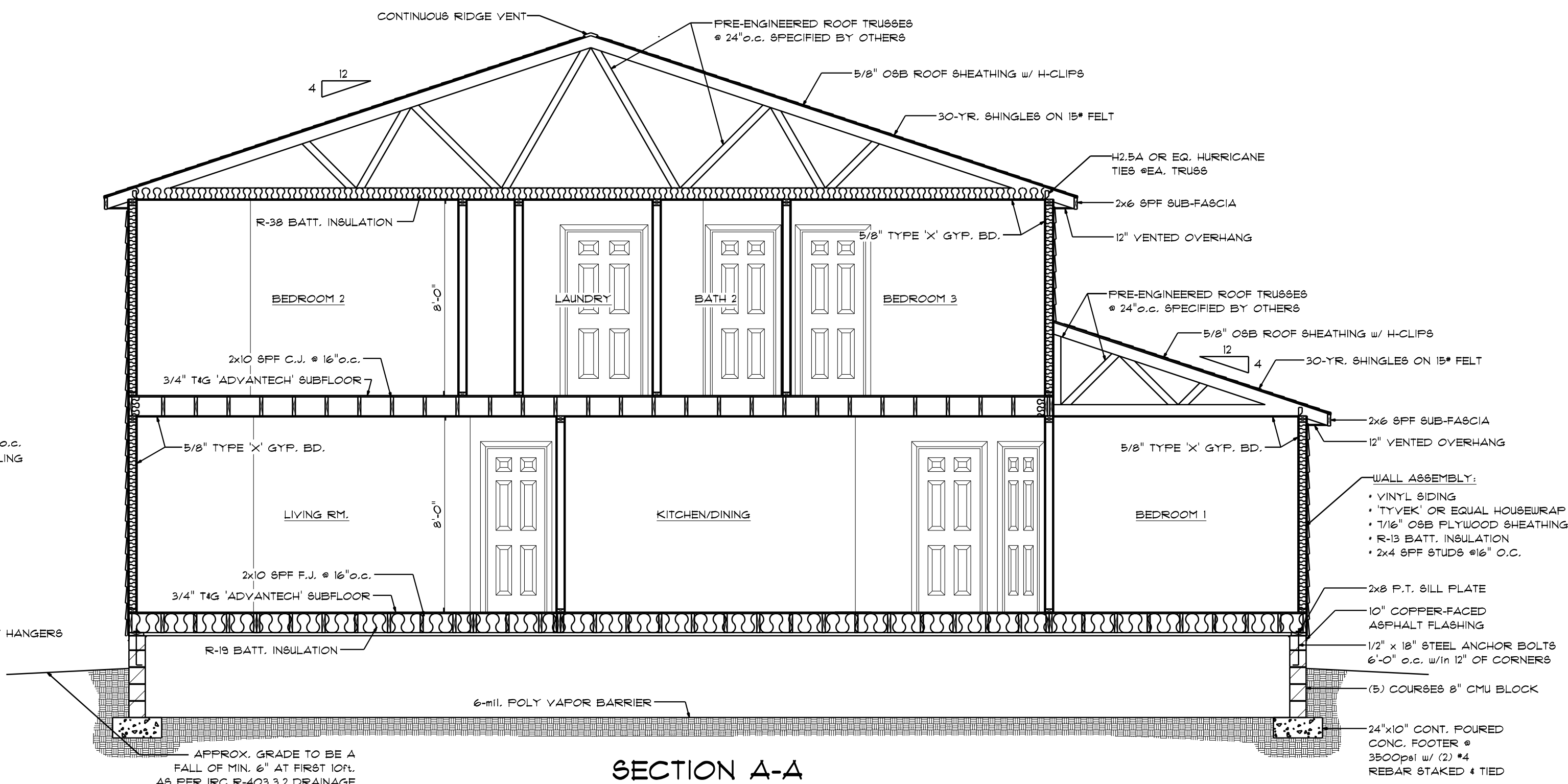
LEFT ELEVATION



REAR ELEVATION



SECTION B-B



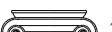
SECTION A-A

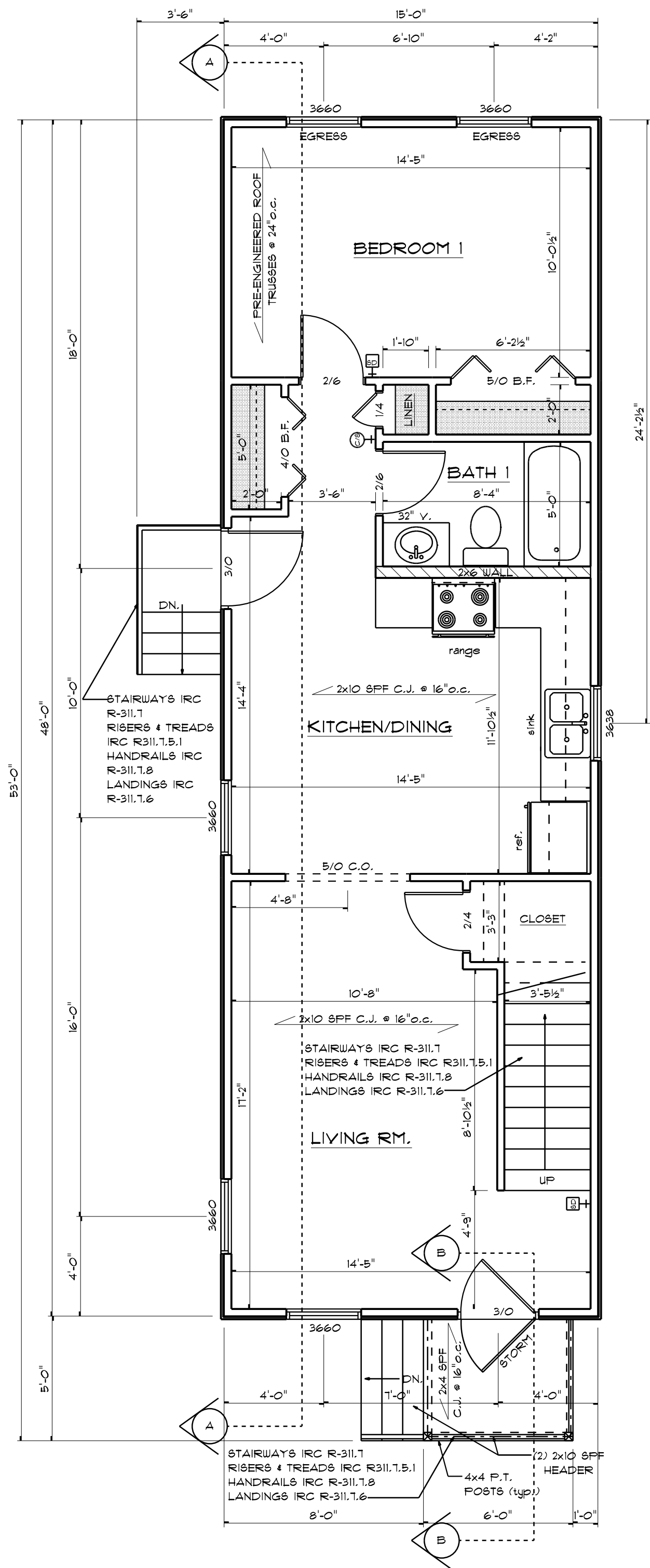
RIGHT ELEVATION

NOTE: ALL PRE-ENGINEERED MATERIALS TO BE SPECIFIED BY OTHERS.

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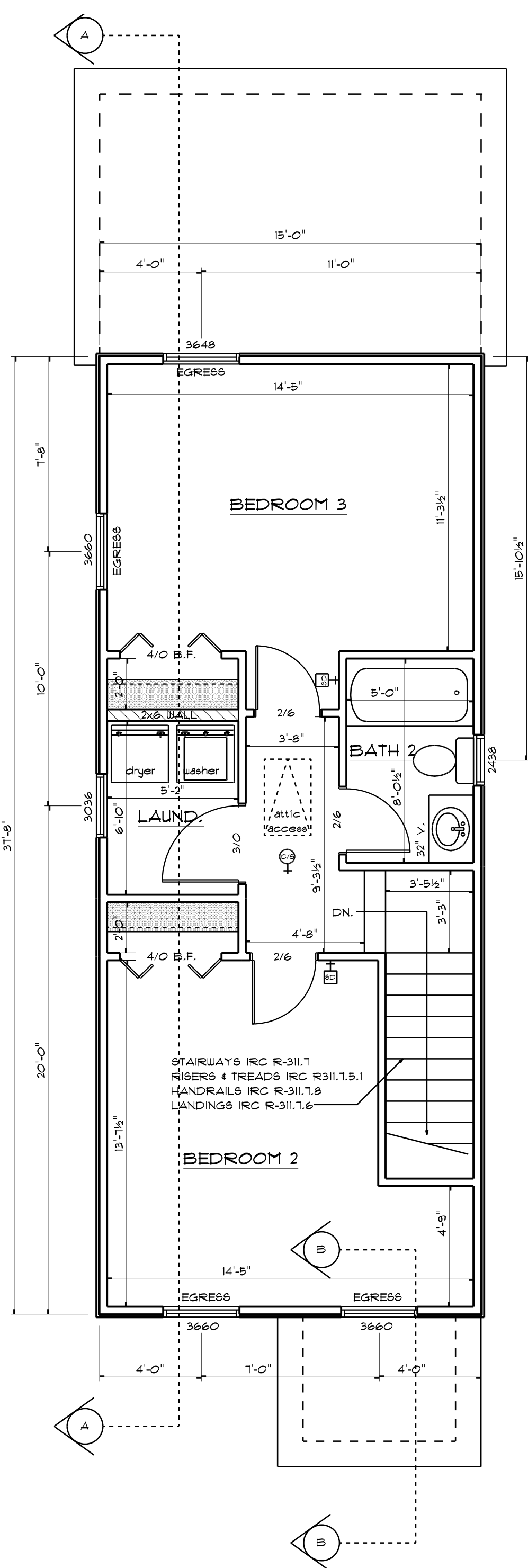
NOTE: THE FOLLOWING DESIGNS FOR SUSSEX COUNTY ARE BASED ON 2012 IRC

HABITAT FOR HUMANITY- SINGLE FAMILY DUPLEX			
513 CENTER ST.	LAUREL	DE	19956
SCALE: 1/4"=1'-0"	DRAWN BY: M. VOSHELL		
DATE: 5/6/14	REVISED BY: -		REVISED: May 07, 2014
ELEVATIONS & SECTIONS			
M.R. Designs, Inc.			DRAWING NO.
www.mrdesignsinc.com			1 of 2
26142 BROADKILL RD. MILTON, DE 19668 (302) 684-8092			



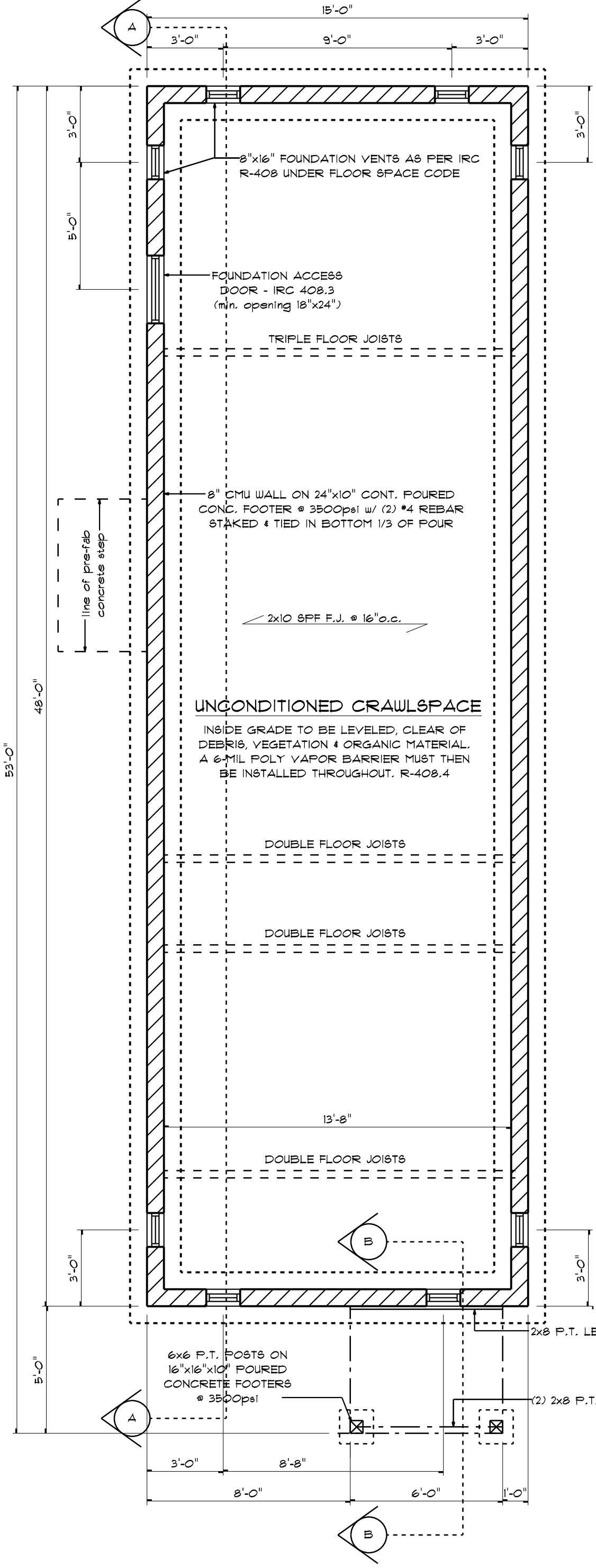
FIRST FLOOR PLAN

HEATED AREA: 120 SQFT.



SECOND FLOOR PLAN

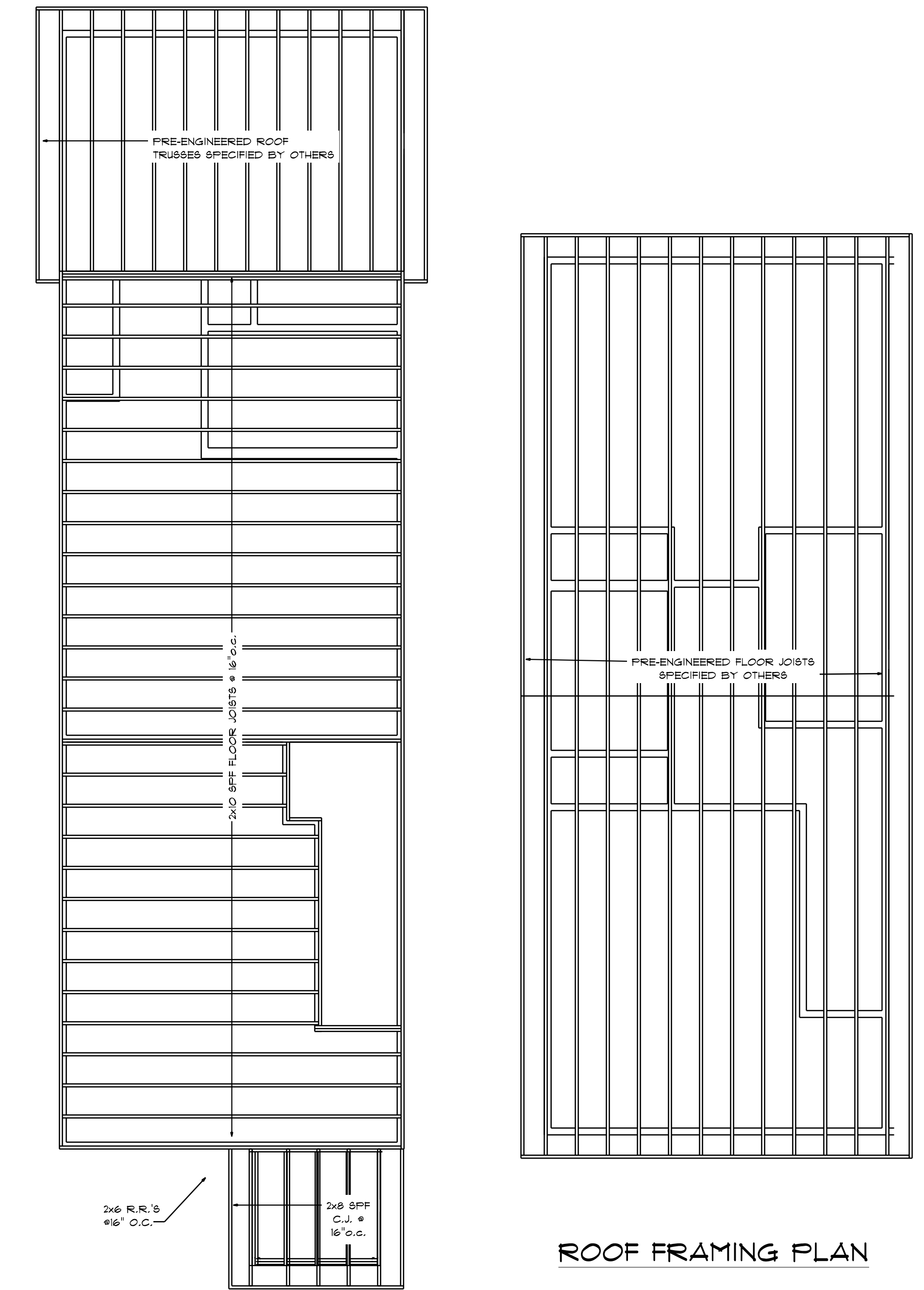
HEATED AREA: 520 SQFT.



FOUNDATION PLAN

FIRST FLOOR FRAMING PLAN

SECOND FRAMING FLOOR PLAN



ROOF FRAMING PLAN

HOUSE SPECIFICATIONS:

- 2x4 EXTERIOR WALLS
- 1ST FLOOR CEILING HEIGHT: 8'-0"
- 2ND FLOOR CEILING HEIGHT: 8'-0"

1ST FLOOR AREA: 120 SQFT.
2ND FLOOR AREA: 520 SQFT.
TOTAL HEATED: 1240 SQFT.

FRONT PORCH AREA: 32.5 SQFT.

HVAC SYSTEM(S), SPECIFICATIONS & LOCATIONS TO BE DETERMINED BY HVAC CONTRACTOR

ALL INTERIOR DIMENSIONS ARE TO UNFINISHED WALLS (WITHOUT GYP&UM)

NOTE: ALL WINDOW NUMBERS REPRESENT INCHES (EXAMPLE: 3648 = 36" W. x 48" H.)

ALL HEADER SIZES:
2x4 WALLS: (2) 2x12 SFF, UNLESS NOTED OTHERWISE
2x6 WALLS: (3) 2x12 SFF, UNLESS NOTED OTHERWISE

CODE NOTES:

☐ SMOKE DETECTORS BATTERY BACK-UP AND INTER-CONNECTED. IRC R-314

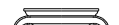
⊕ CARBON MONOXIDE ALARMS TO BE LOCATED OUTSIDE OF BEDROOMS AND TO INCLUDE BATTERY BACK-UP AND INTER-CONNECTED. IRC R-315

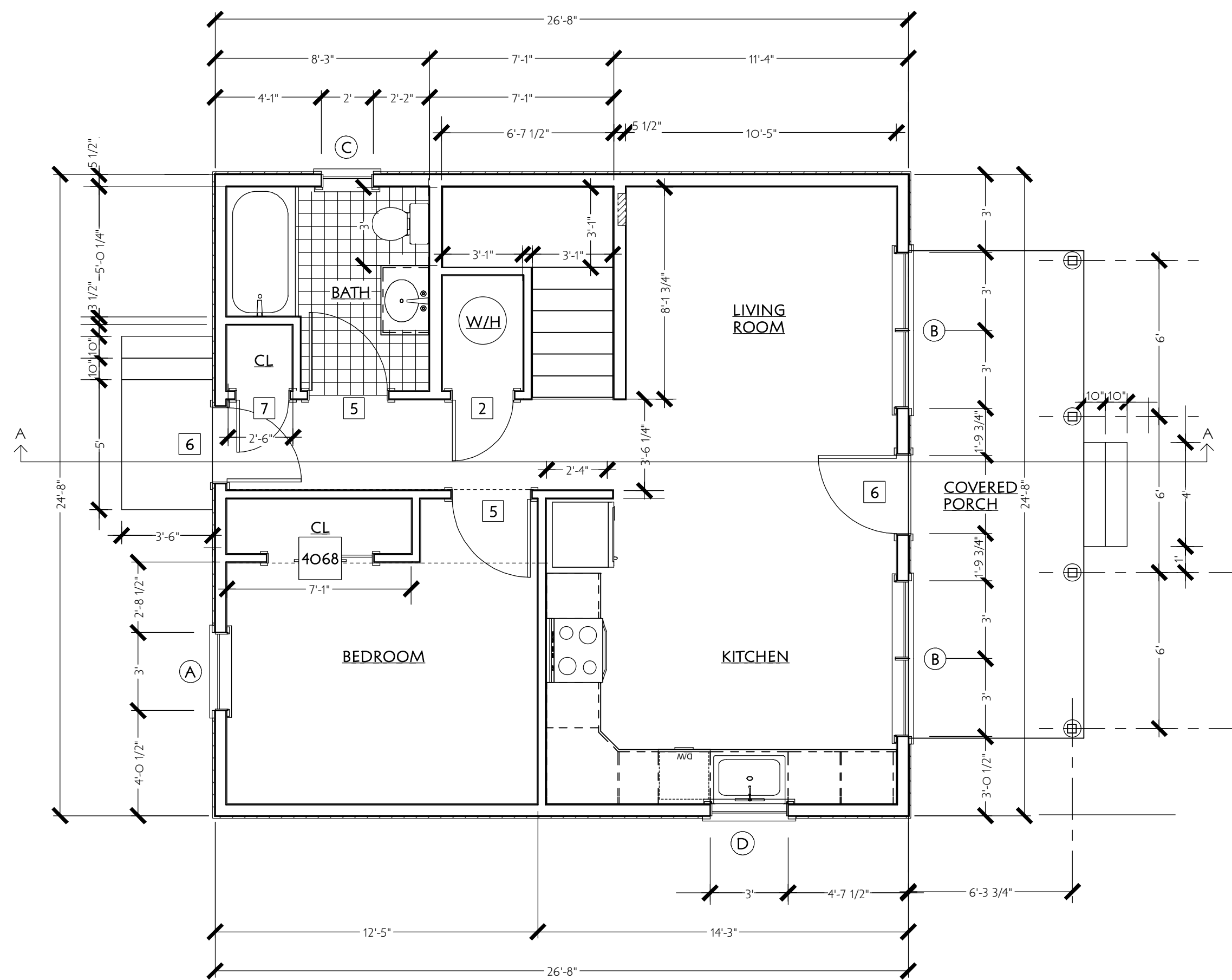
ALL WINDOWS LABELED 'EGRESS' TO HAVE MIN. 5.7 SQ FT OF CLEAR OPENING AS PER R-310

NOTE: ALL PRE-ENGINEERED MATERIALS TO BE SPECIFIED BY OTHERS.

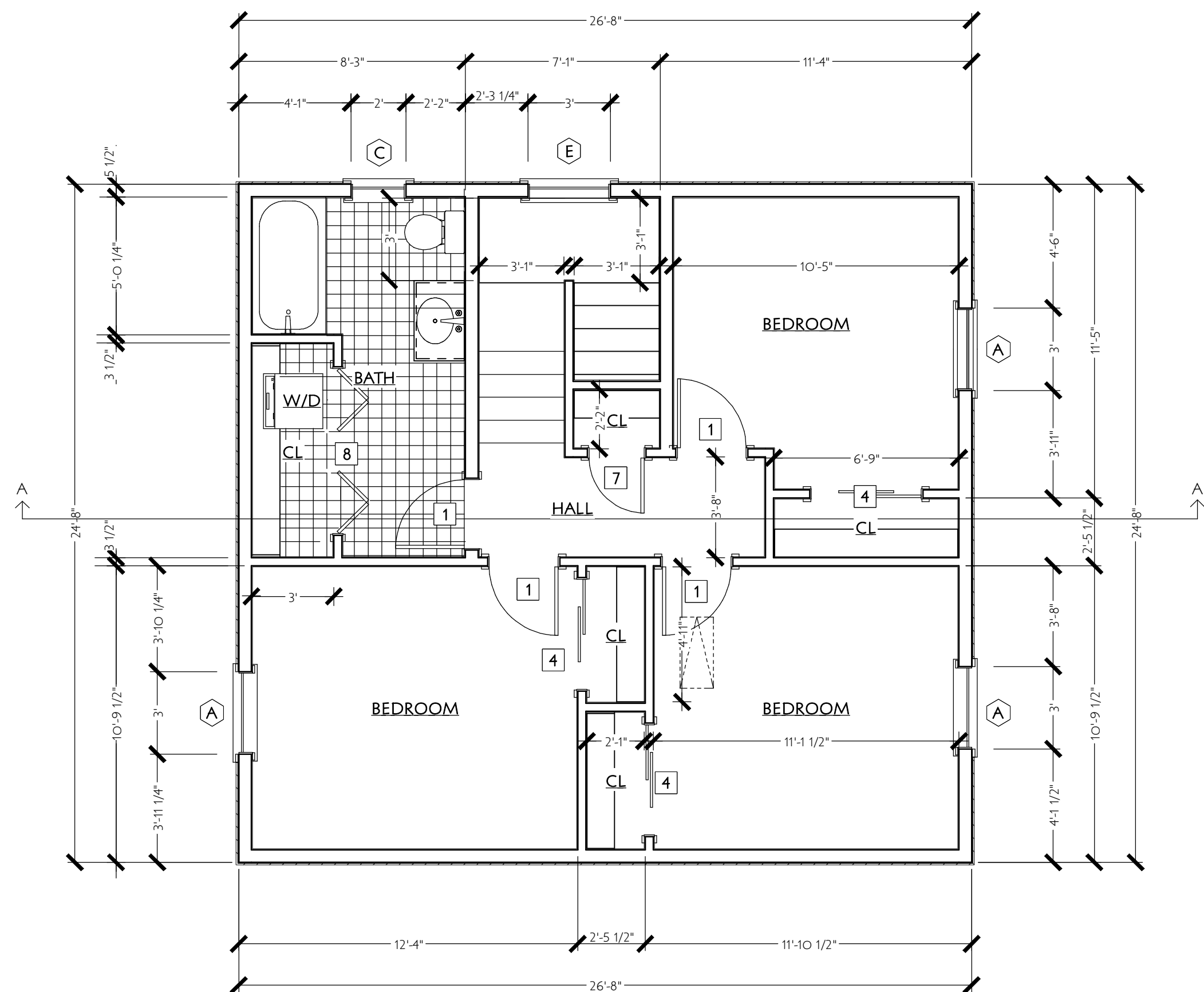
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NOTE: THE FOLLOWING DESIGNS FOR SURREX COUNTY ARE BASED ON 2012 IRC

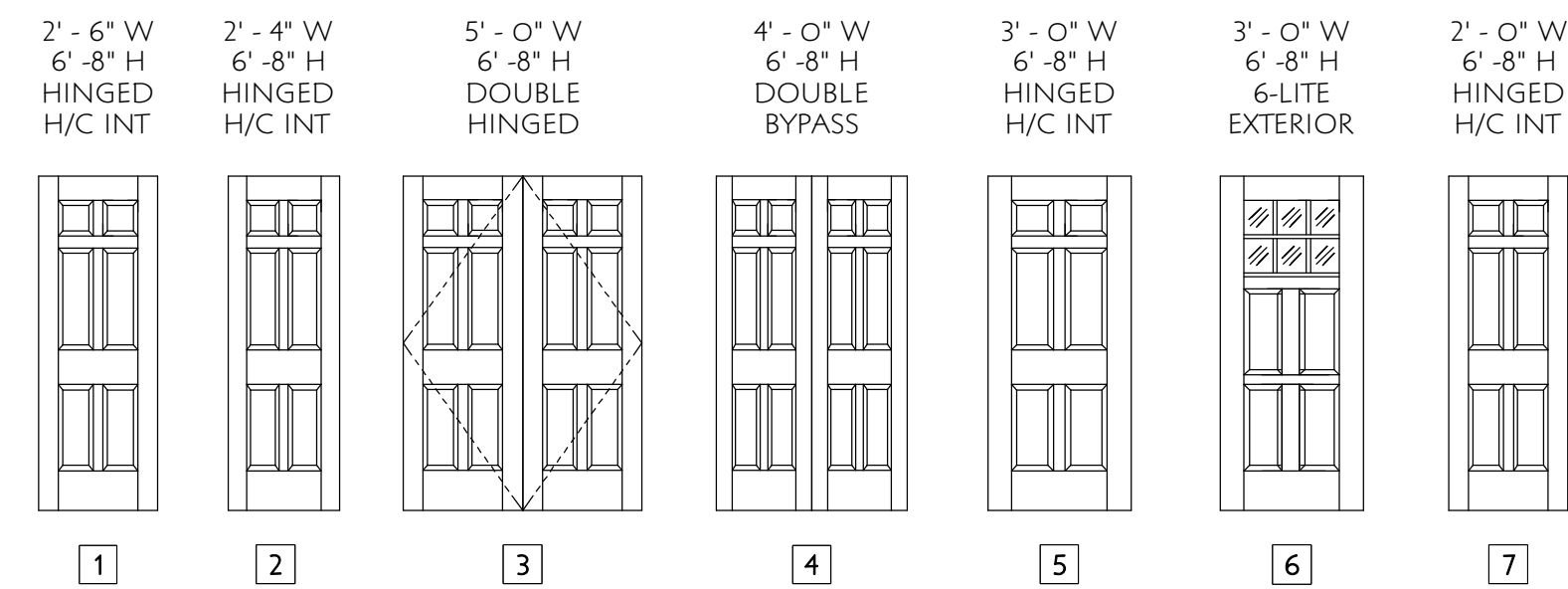
HABITAT FOR HUMANITY- SINGLE FAMILY DUPLEX			
513 CENTER ST.	LAUREL	DE	19956
SCALE: 1/4"=1'-0"	DRAWN BY: M. VOSHALL		
DATE: 5/6/14	REVISED BY: -	REVISED: May 07, 2014	
FLOOR PLANS, FOUNDATION & FRAMING PLANS			
M.R. Designs, Inc.  www.mrdesigninc.com		20342 BROADHILL RD. MILTON, DE 19668 (302) 684-8082	DRAWING NO. 2 of 2



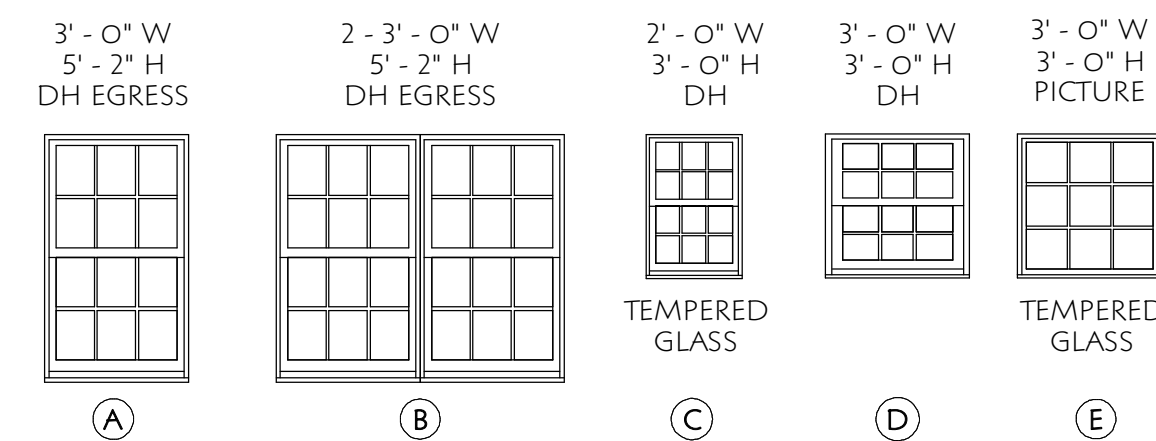
FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



DOOR SCHEDULE



WINDOW SCHEDULE

NOTES

1 GENERAL

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2018 EDITION AS AMENDED BY MILFORD, DELAWARE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEETS ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

THE INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS PERTANENT TO THE BUILDING SITE.

DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER.

2. CONCRETE

CONCRETE COMPRESSIVE STRENGTH AT THE END OF 28 DAYS SHALL BE 3,500 PSI.

ALL SLABS POURED ON GRADE SHALL BE MINIMUM 4" THICK AND PLACED OVER VAPOR BARRIER AND 4" OF COMPACTED SAND UNLESS OTHERWISE NOTED. SLABS ON GRADE SHALL BE REINFORCED WITH 6x6 - W14xW14 WELDED WIRE FABRIC PLACED AT MID DEPTH OF SLAB, WELDED WIRE FABRIC SHALL BE LAPPED ONE FULL MESH AT ENDS AND SIDES.

PROVIDE 3" MINIMUM CONCRETE COVER OVER REINFORCING STEEL FOR CONCRETE CAST AGAINST AND PERMANLY EXPOSED TO EARTH (FOOTINGS).

3. WOOD

ALL WOOD MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE USED.

PREPARATION, FABRICATION AND INSTALLATION OF WOOD MEMBERS AND GLUES, CONNECTORS AND MECHANICAL DEVICES FOR THE FASTENING THEREOF SHALL CONFORM TO GOOD ENGINEERING PRACTICES.

ALL LUMBER USED FOR LOAD BEARING PURPOSES SHALL BE NEW AND SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING OR INSPECTION AGENCY, LUMBER SHALL SATISFY THE FOLLOWING MINIMUM STANDARDS:

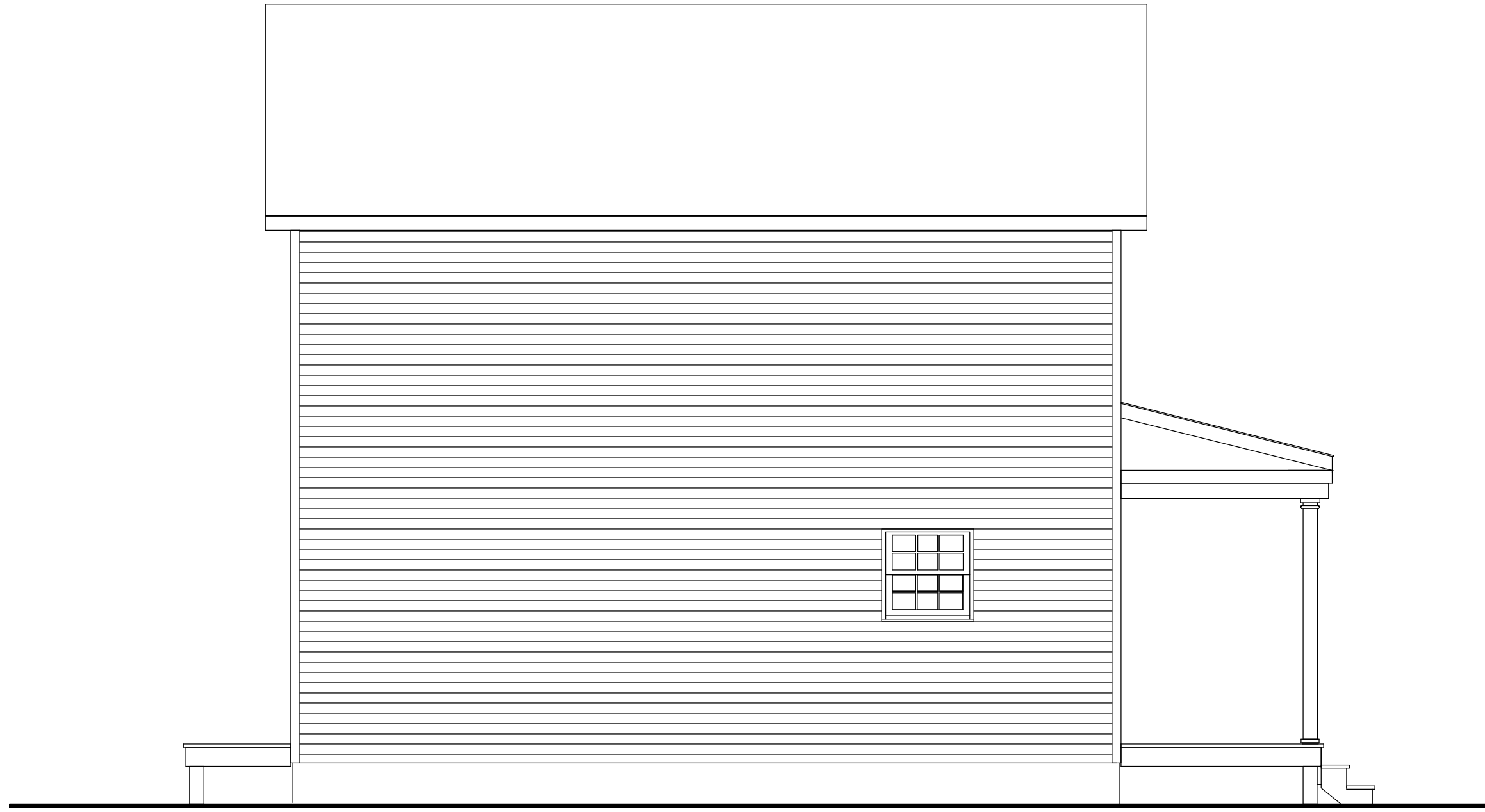
A. FRAMING LUMBER (COLUMNS): TREATED WITH CCA, NET RETENTION .40 POUNDS PER CUBIC FOOT IN ACCORDANCE WITH AWPA STANDARDS.

B. FRAMING LUMBER (5" NOMINAL AND WIDER JOISTS) NO. 1 SPF FB: = 1200 PSI, FC (REPETITIVE MEMBER)

C. PLATES IN CONTACT WITH CONCRETE OR MASONRY: TREATED WITH CCA, NET RETENTION .40 POUNDS PER CUBIC FOOT IN ACCORDANCE WITH AWPA STANDARDS.



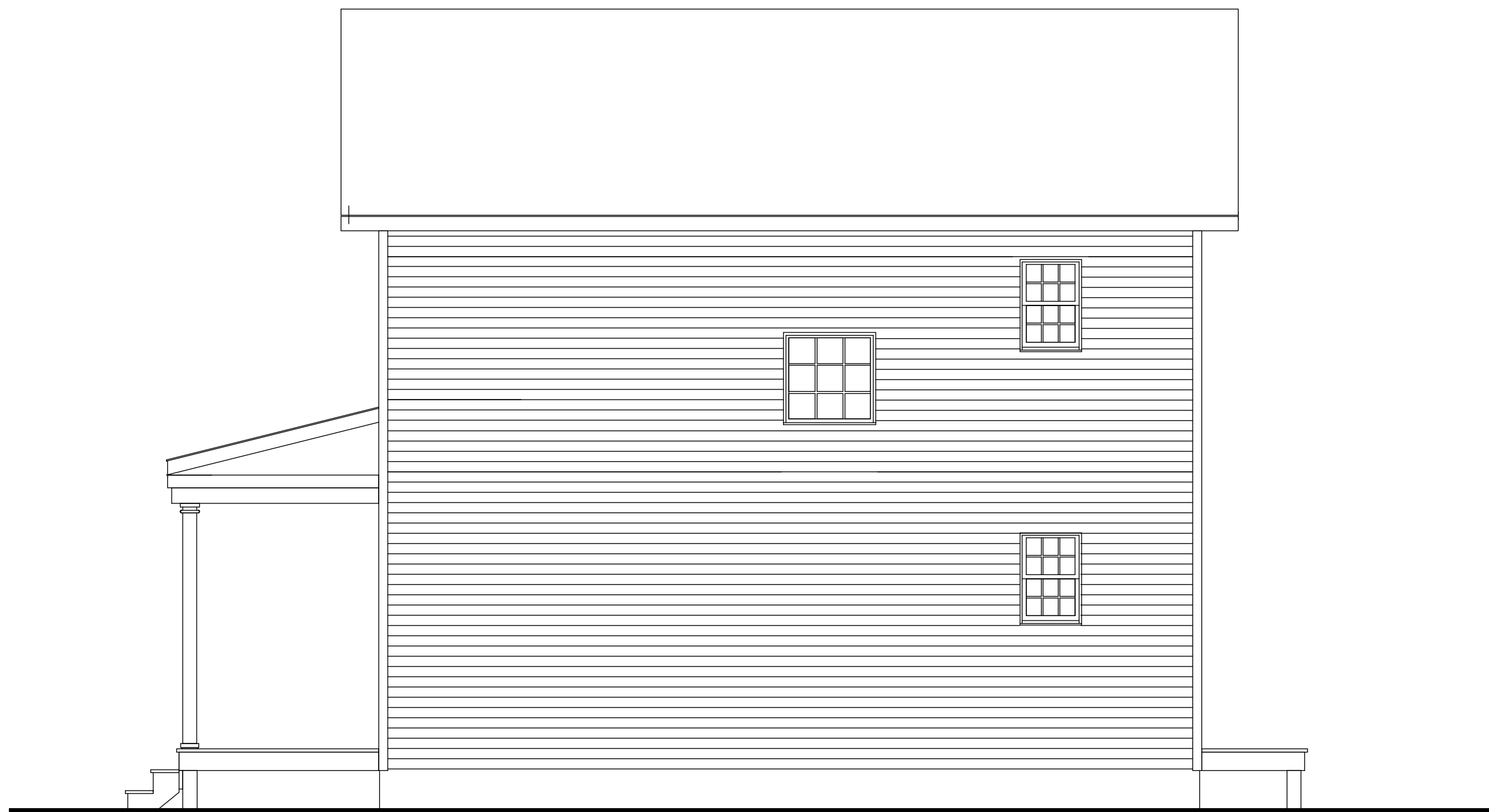
FRONT YARD EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"



LEFT SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"

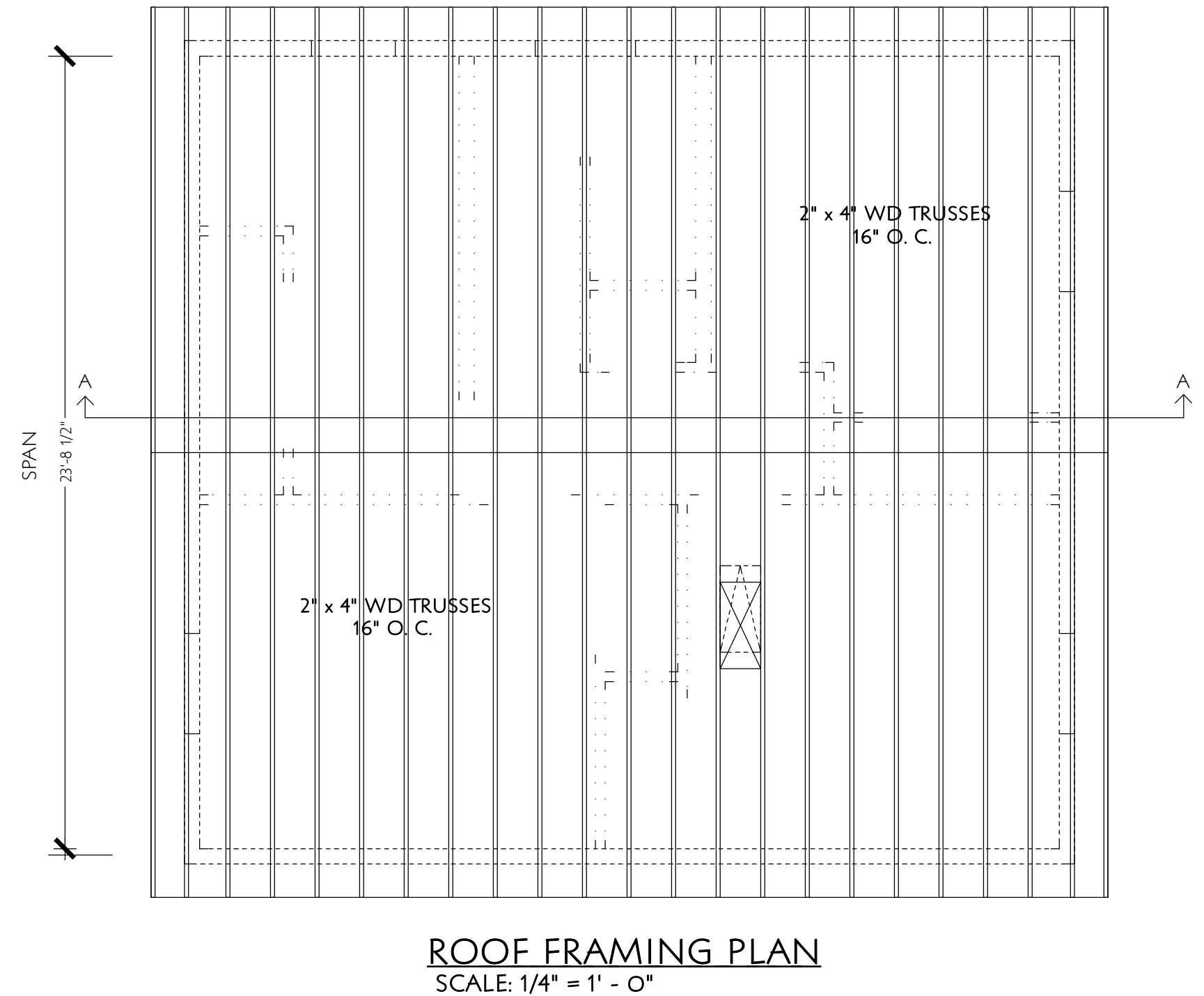
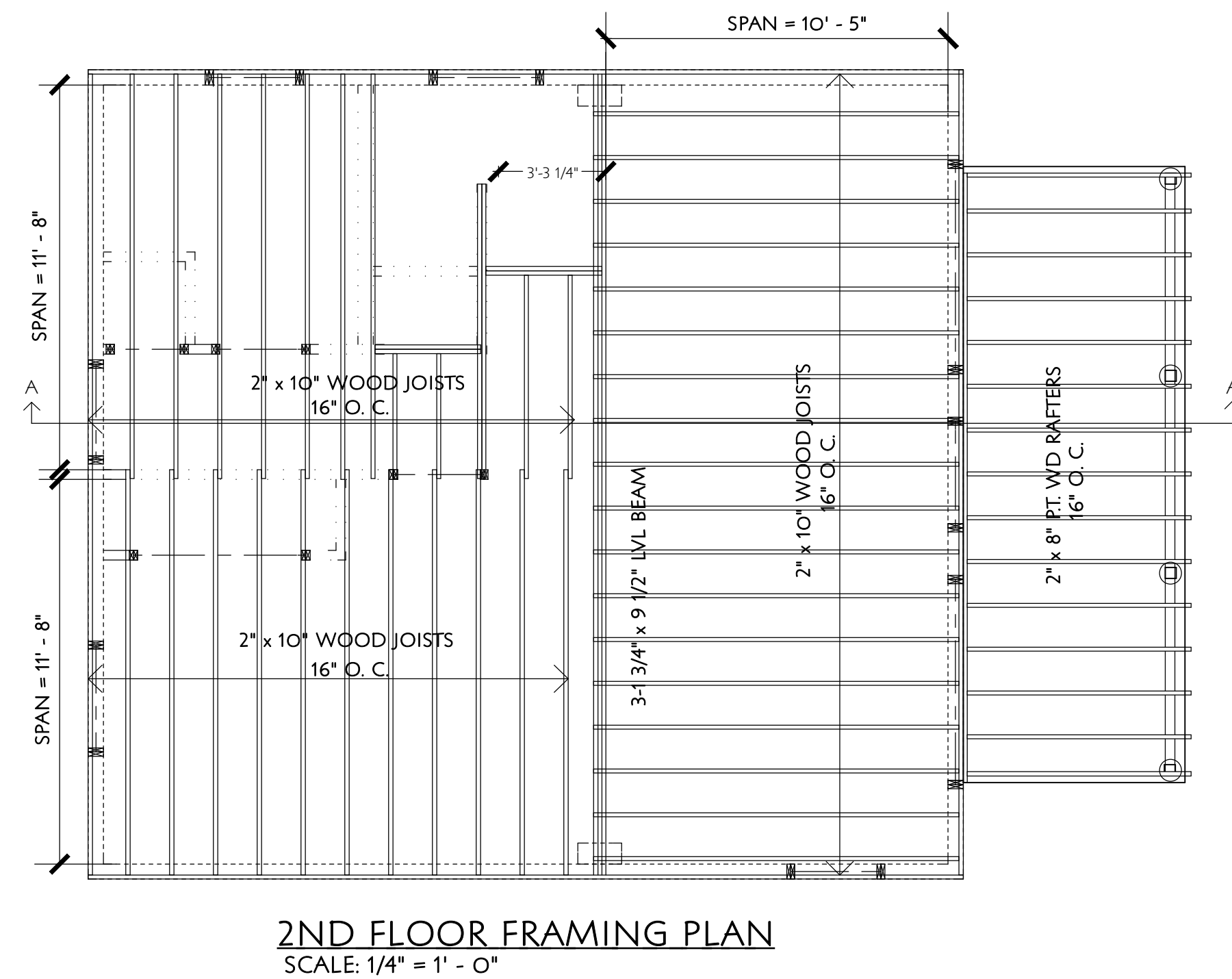
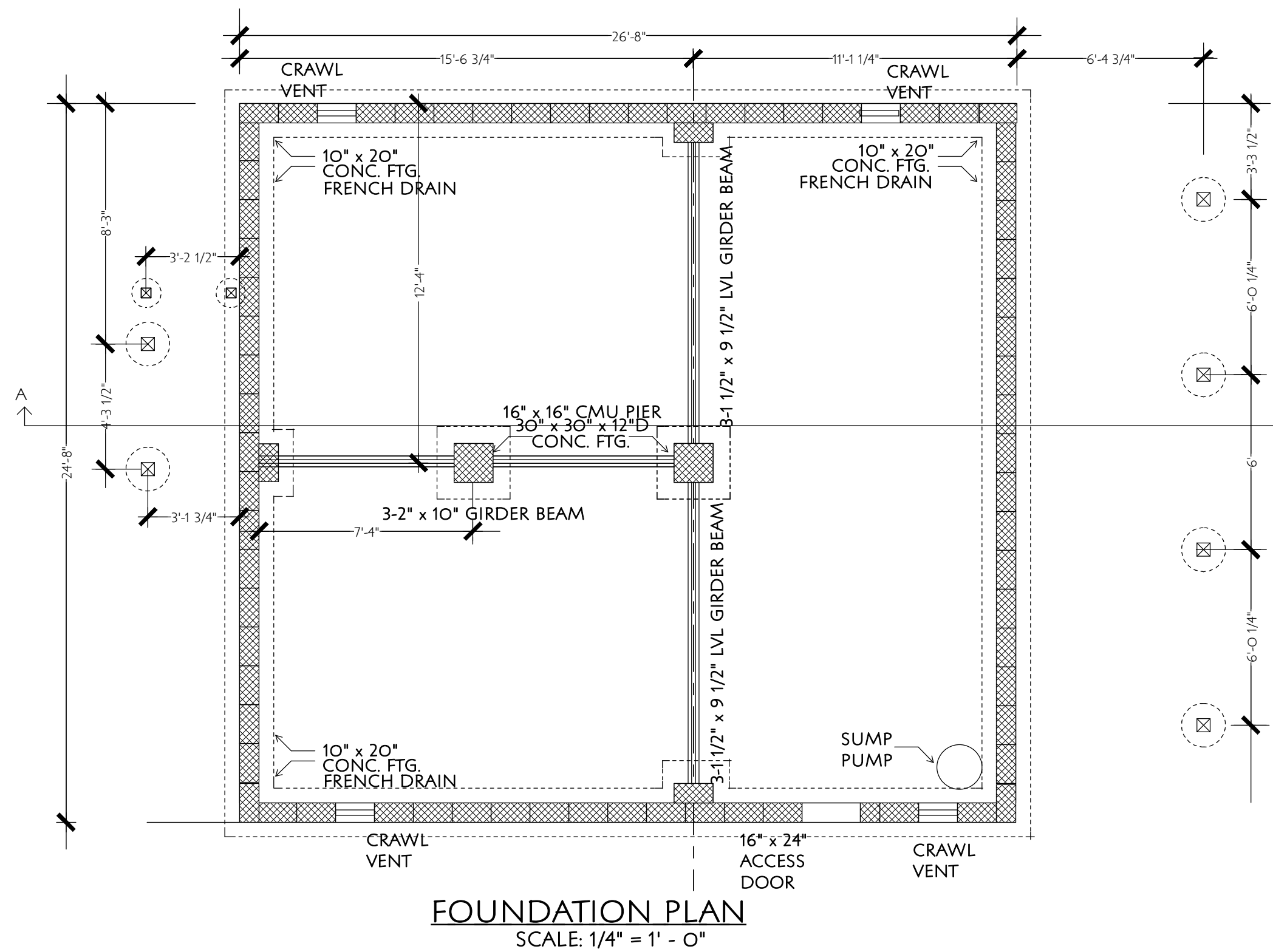


REAR YARD EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"

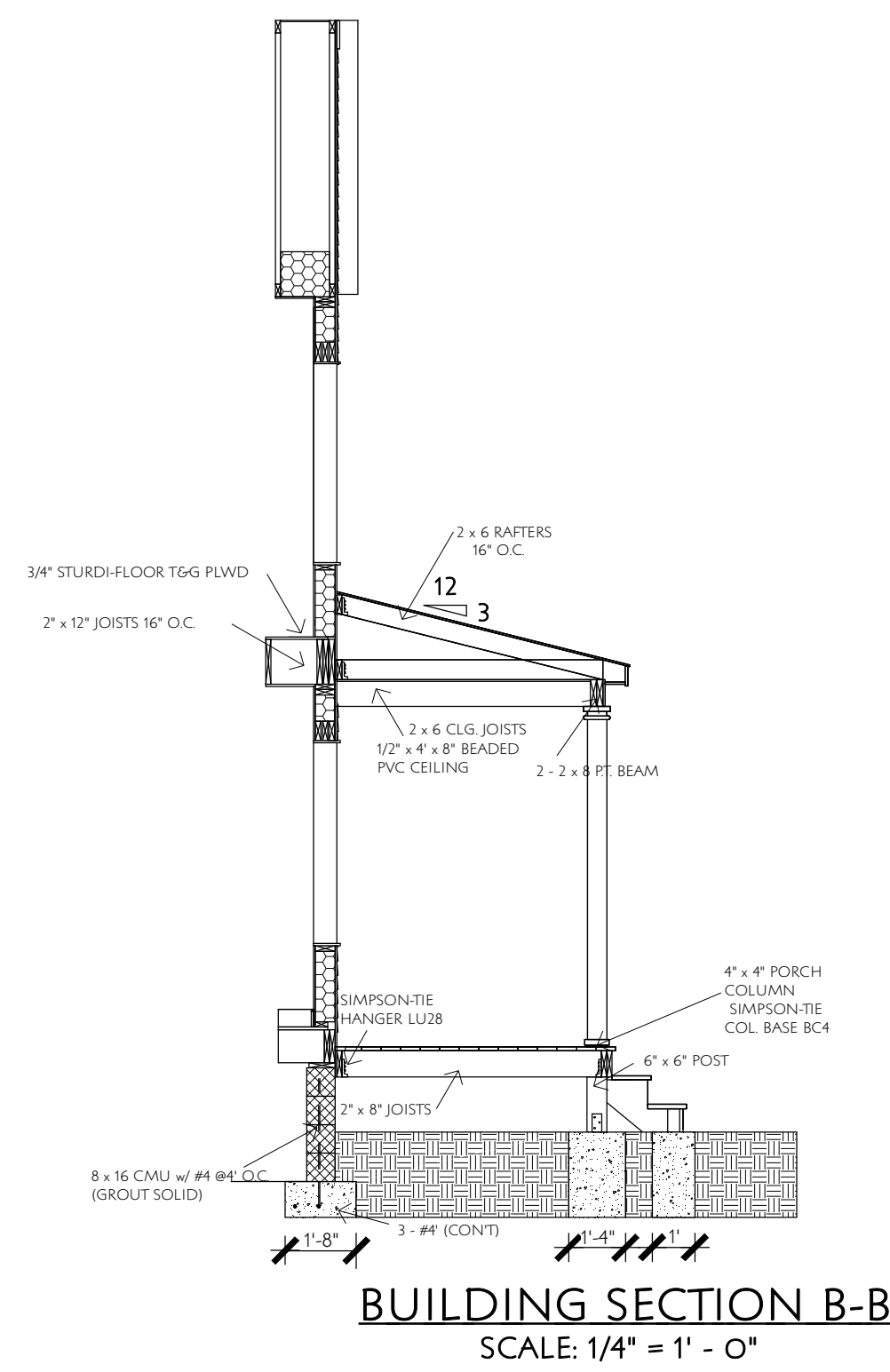
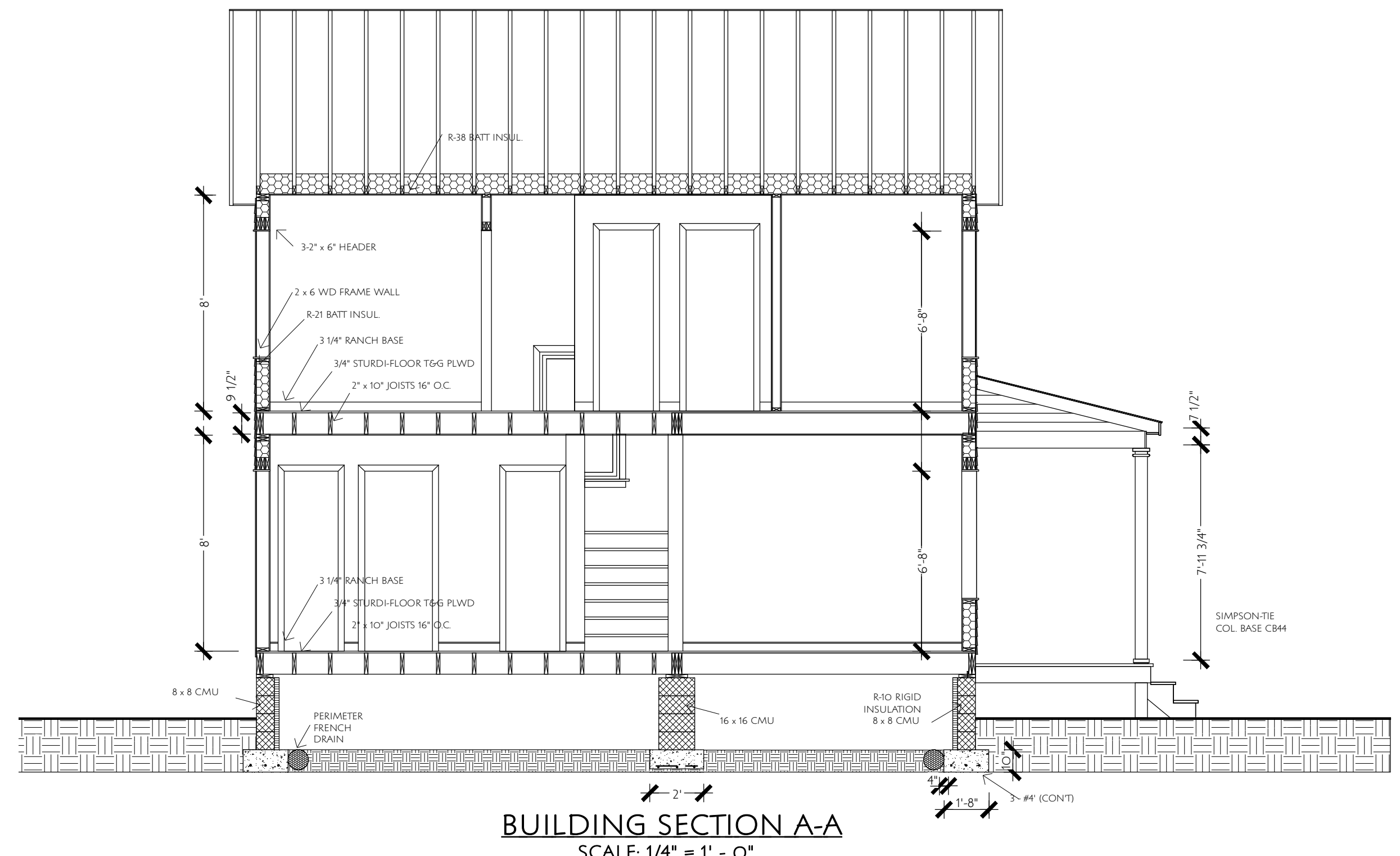
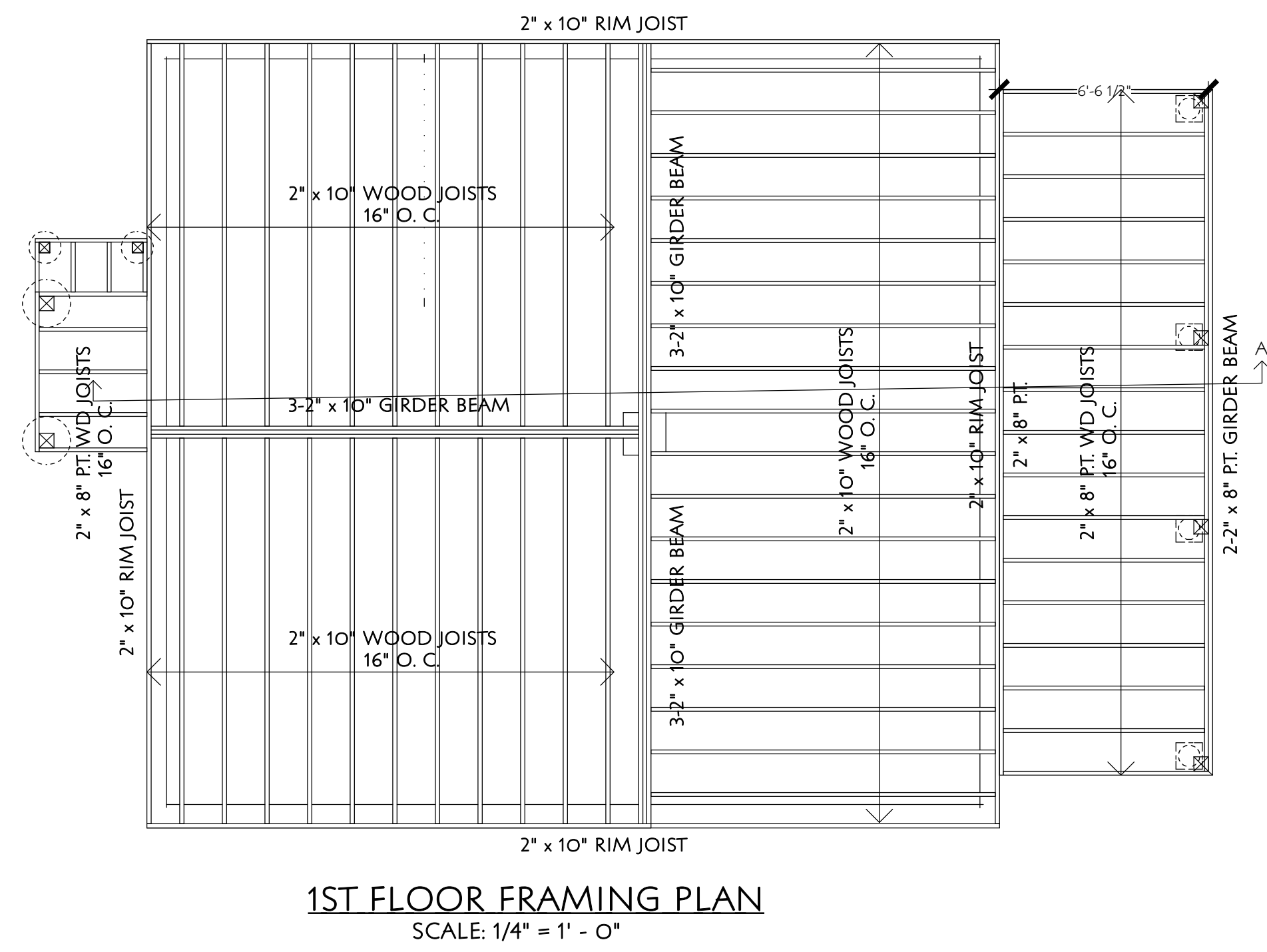


RIGHT SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"

NEW 4 BEDROOM 2 STORY RESIDENCE
2374 MCCOLLEY STREET, MILFORD, DE
SUSSEX COUNTY HABITAT FOR HUMANITY



METAL CONNECTORS
 TRUSS: SIMPSON-TIE MBE4
 FLOOR: SIMPSON-TIE CMST12
 HURRICANE RAFTER: SIMPSON-TIE H8
 COLUMN BASES: SIMPSON-TIE CB66
 I-JOIST HANGERS: SIMPSON-TIE THAI3522



NEW 4 BEDROOM 2 STORY RESIDENCE
 2374 McCOLLEY STREET, MILFORD, DE
 SUSSEX COUNTY HABITAT FOR HUMANITY



210



623



241395
DELAWARE



