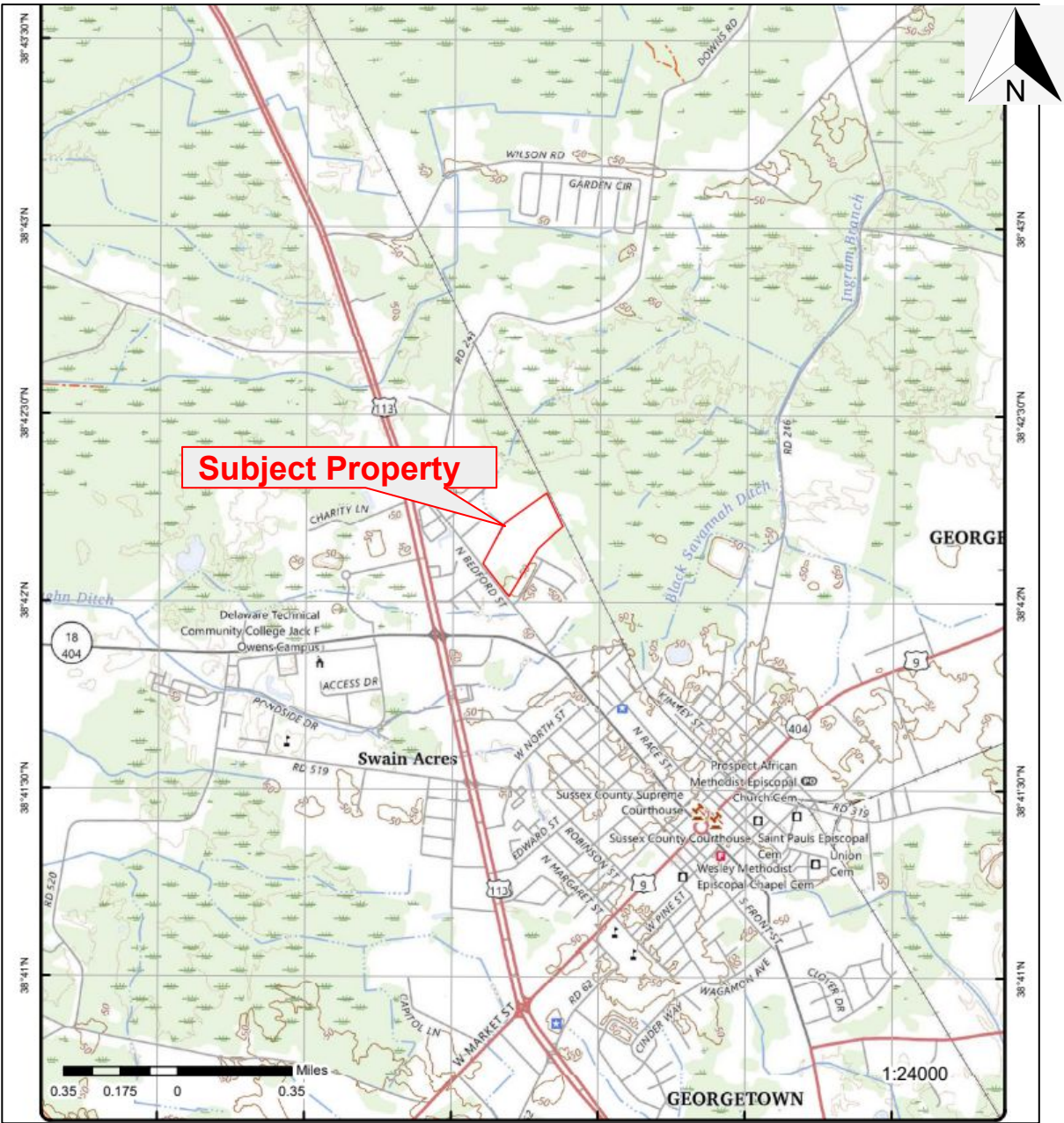


1 Subject Property Boundaries



2 Subject Property Vicinity

AZ_{RI}
CONSULTANTS

James Place
Carriage Lane
Georgetown DE 19947

Project Number:
250617-1

**Figure
1**

**Subject
Property
Description**

Legend

Recognized Environmental Condition (REC)

Subject Property Boundary

Other Property of Interest

Unless labeled, maps are not to scale.



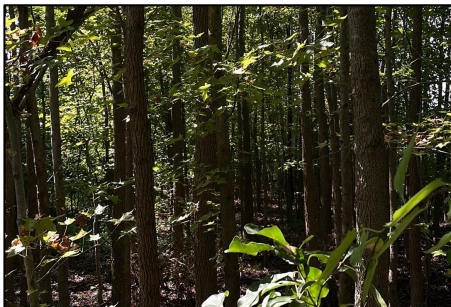
1. Edge with N. Bedford Street



2. Interior Meadow



3. Accessway along N. Bedford



4. Dense Secondary forest



5. Railroad tracks on the NE side



6. Field along NW side



7. Adjacent lot north of Surrey Ln



8. Access Road behind Carriage Ln

JAMES PLACE

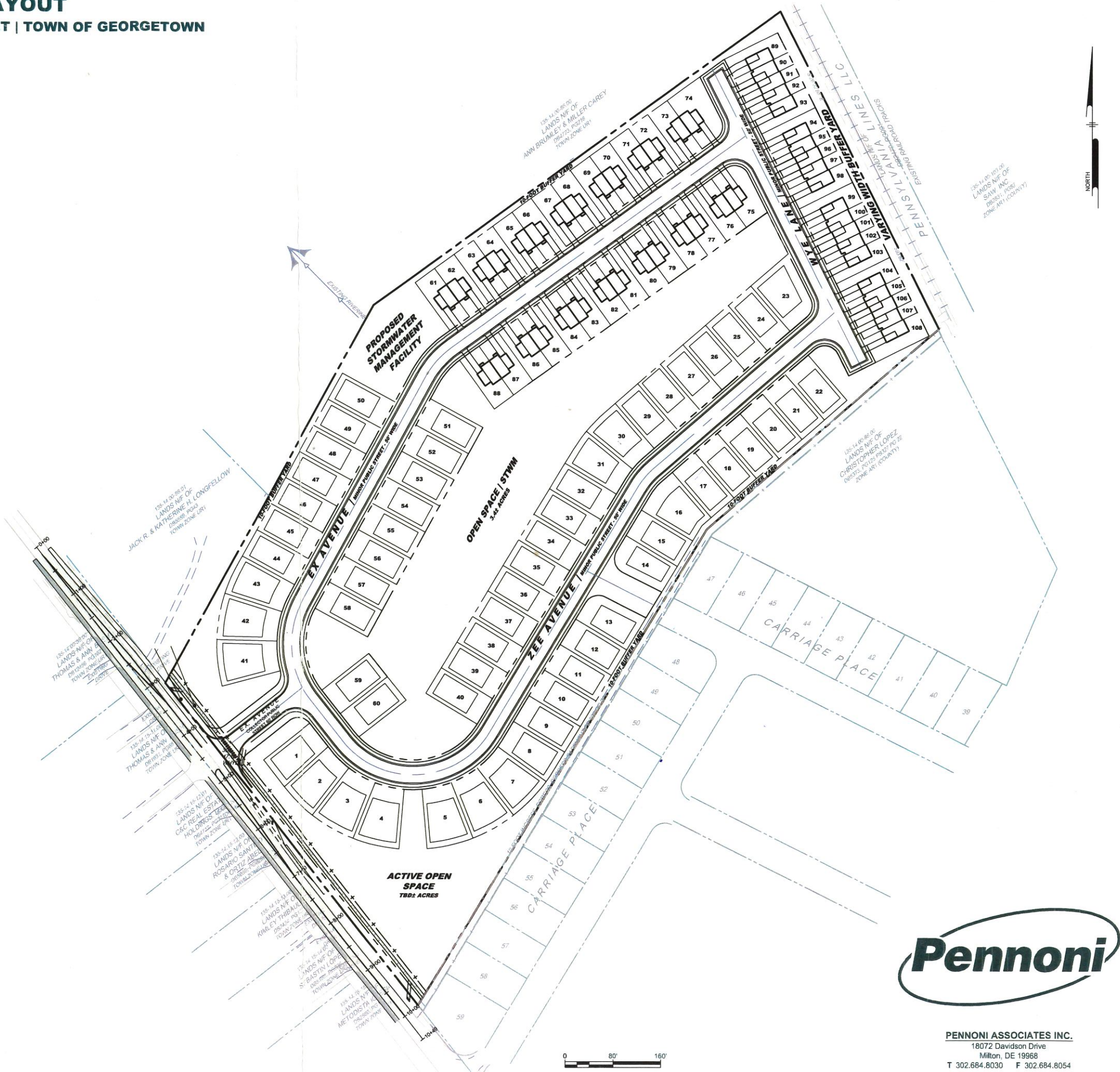
CONCEPTUAL LAYOUT

NORTH BEDFORD STREET | TOWN OF GEORGETOWN

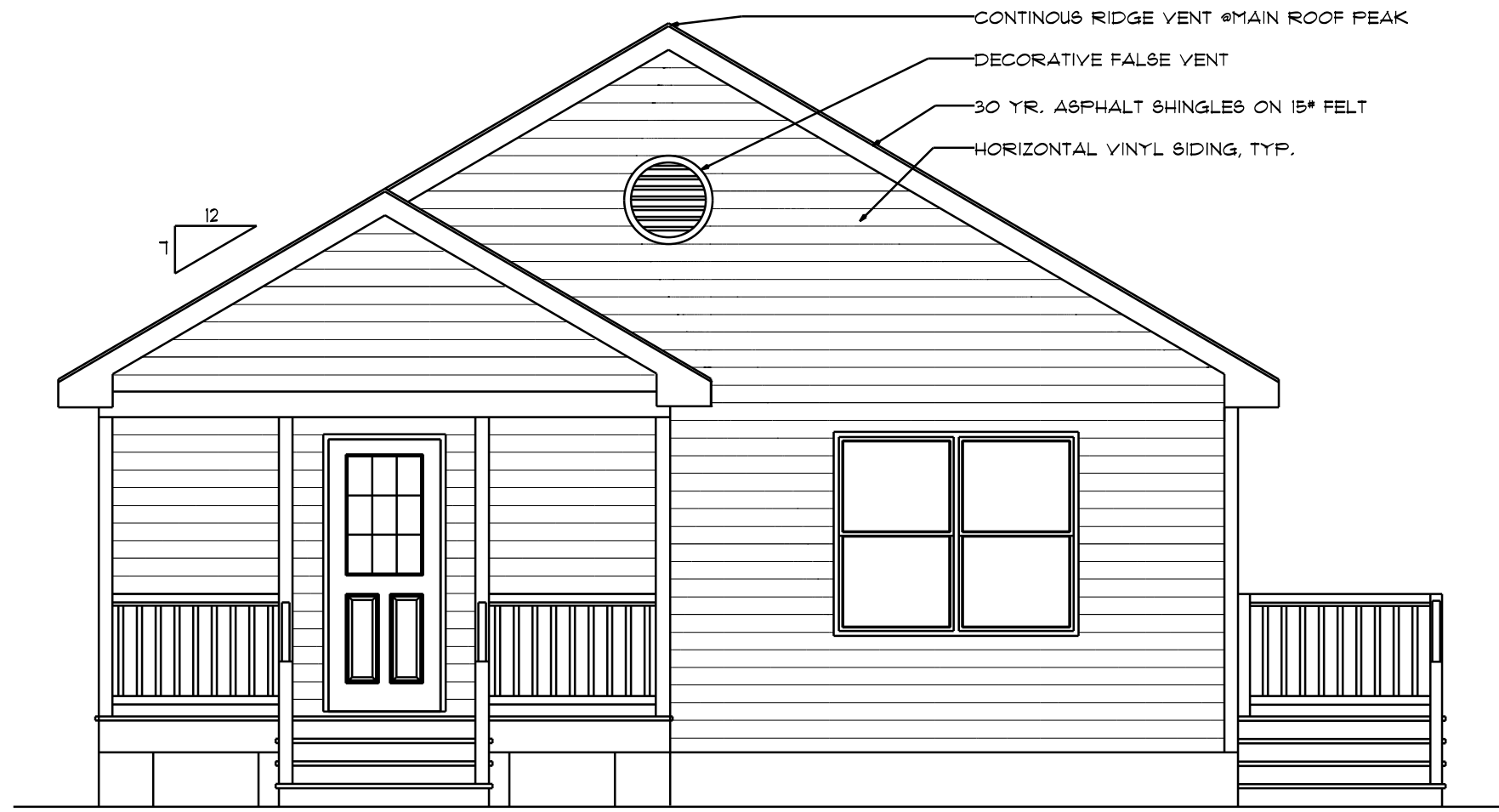
DECEMBER 7, 2023

SITE STATISTICS

PARCEL ID:	135-14.00-87.00		
GROSS ACREAGE:	21.92± S.F.		
ROAD AREA	3.87± ACRES		
DENSITY PER 230-75.6	109 UNITS PERMITTED		
ZONING CLASSIFICATION:	UR-1 <i>RPC OVERLAY</i>		
SETBACKS:	SFD	DUPLEX	TOWNHOUSE
	FY 25'	FY 25'	FY 25'
	SY 6'	SY (0') 10'	SY (0') 10'
	RY 10'	RY 10'	RY 10'
MIN LOT AREA:	(UR1)	(RPC)	
	7,200 SF	SFD - 5,000 SF	
		DUPLEX - 3,000 SF	
		TOWNHOUSE - 2,000 SF	
MIN LOT WIDTH:	(UR1)	(RPC)	
	60 FT	SFD - 50 FT	
		DUPLEX - 30 FT	
		TOWNHOUSE - 20 FT	
MIN LOT DEPTH:	(UR1)	(RPC)	
	120 FT	SFD - 0 FT	
		DUPLEX - 0 FT	
		TOWNHOUSE - 0 FT	
PROVIDED DWELLING UNITS:	108 DWELLING UNITS		
SINGLE FAMILY DETACHED UNITS	60 LOTS		
MULTIFAMILY ATTACHED TOWNHOUSE	20 LOTS		
MULTIFAMILY ATTACHED DUPLEX	28 LOTS		



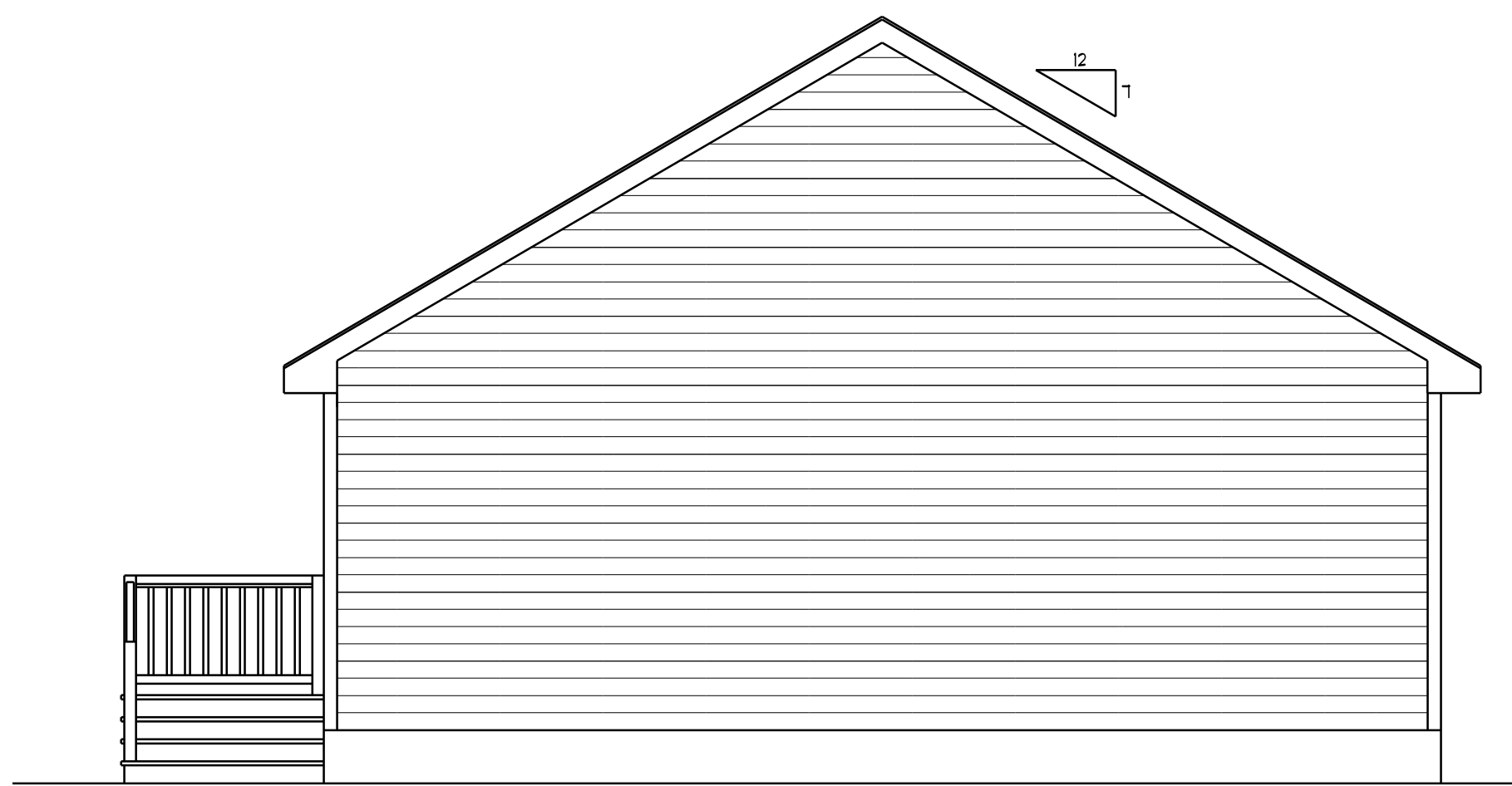
PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054



FRONT ELEVATION



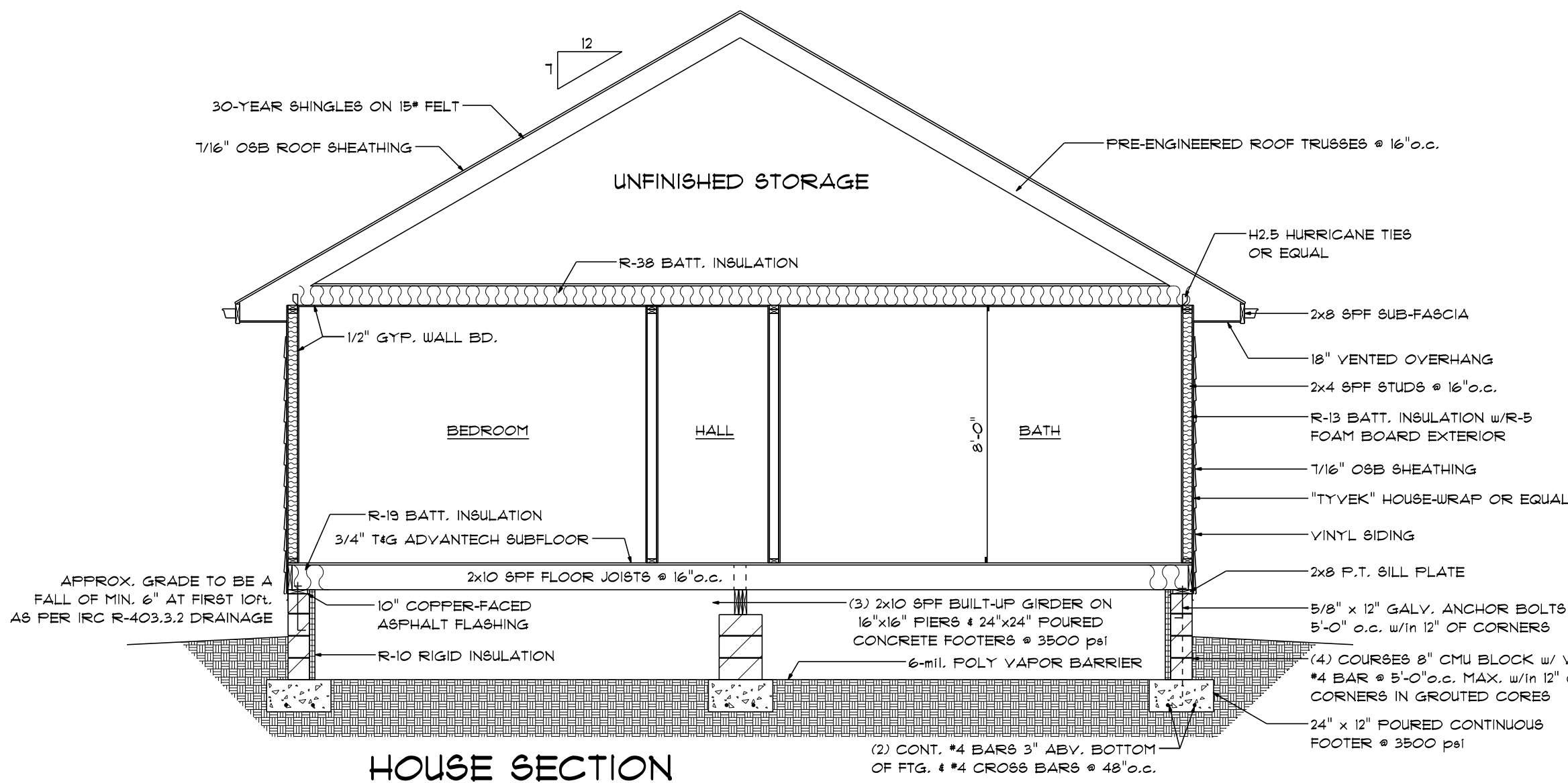
RIGHT ELEVATION



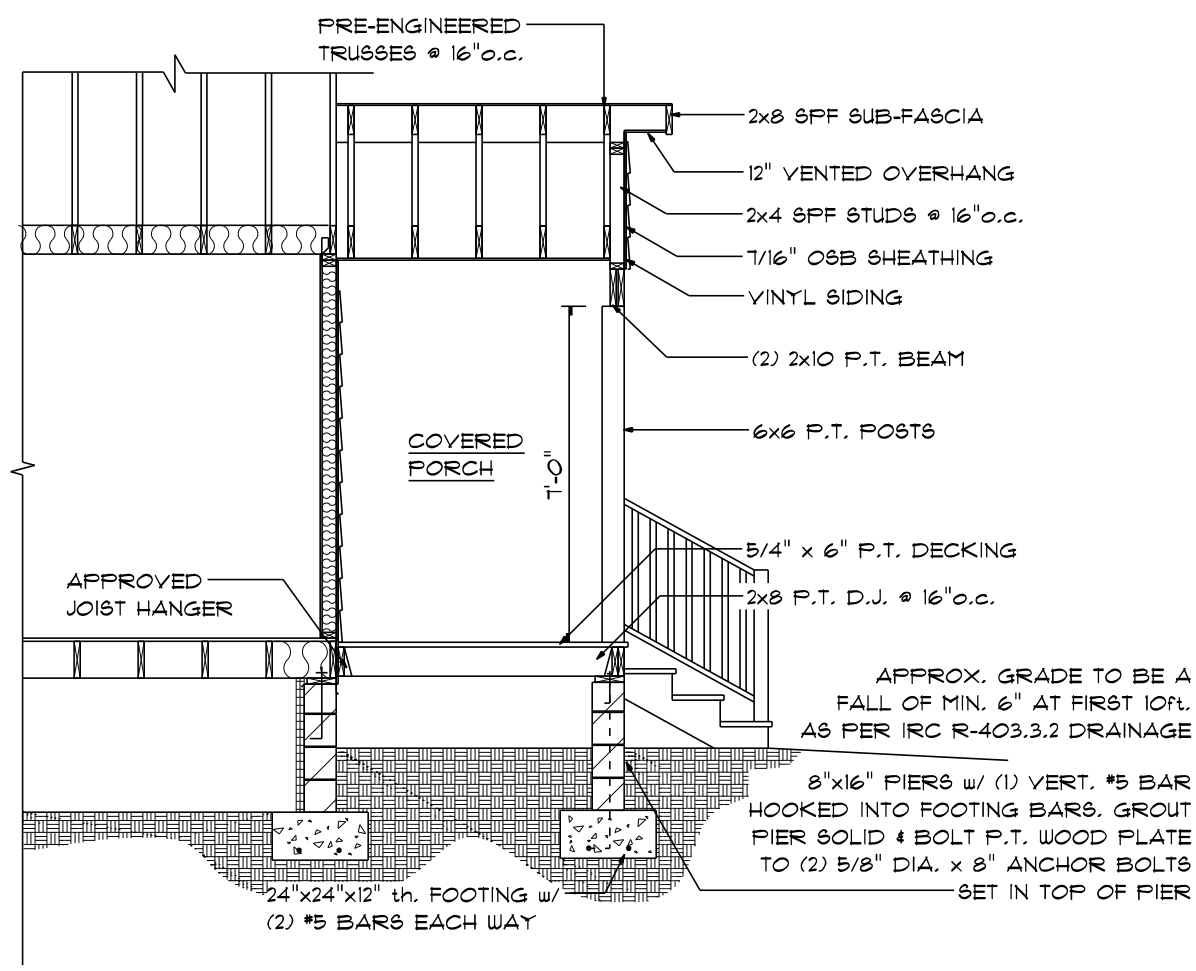
REAR ELEVATION



LEFT ELEVATION




HOUSE SECTION

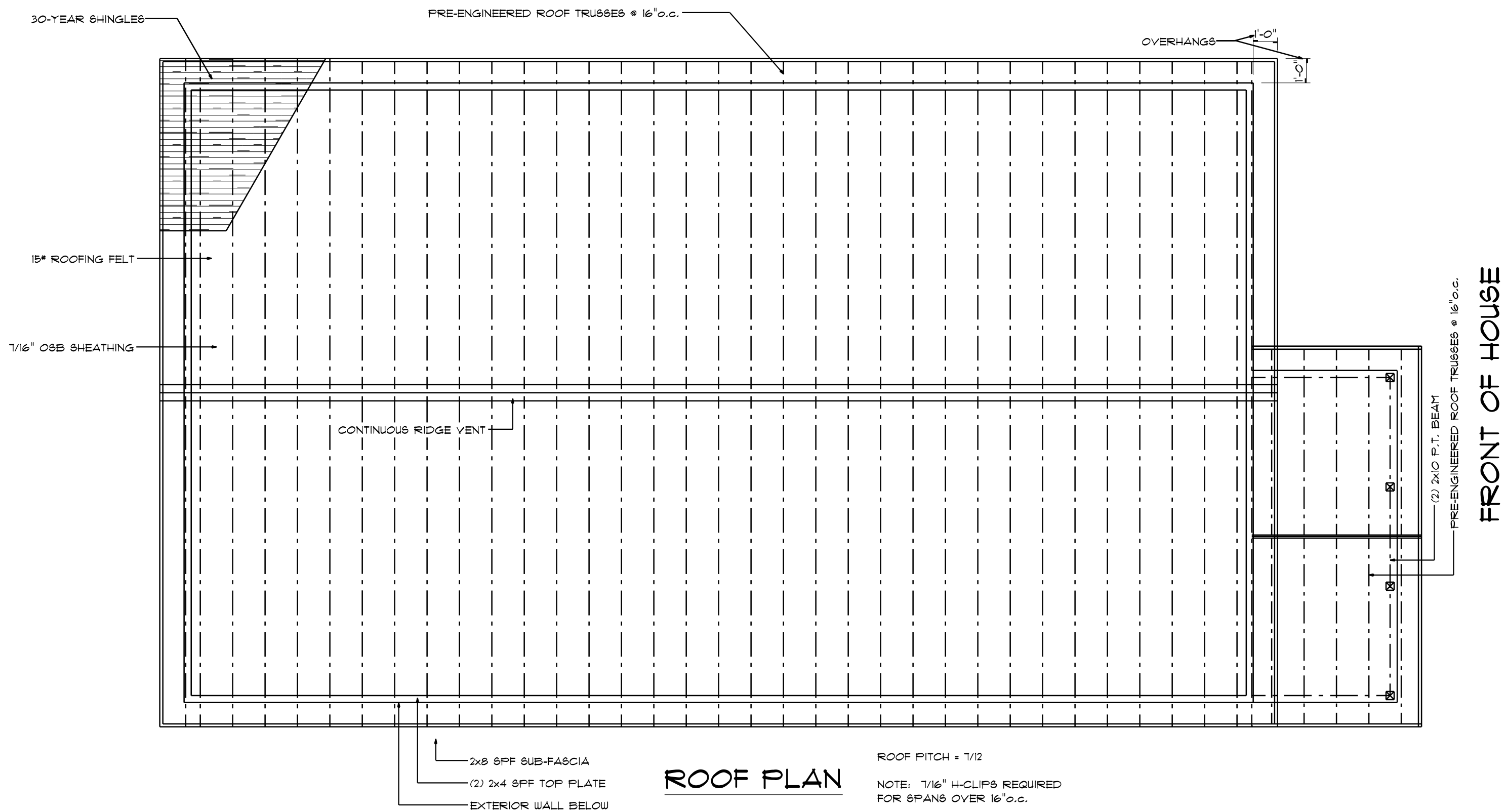
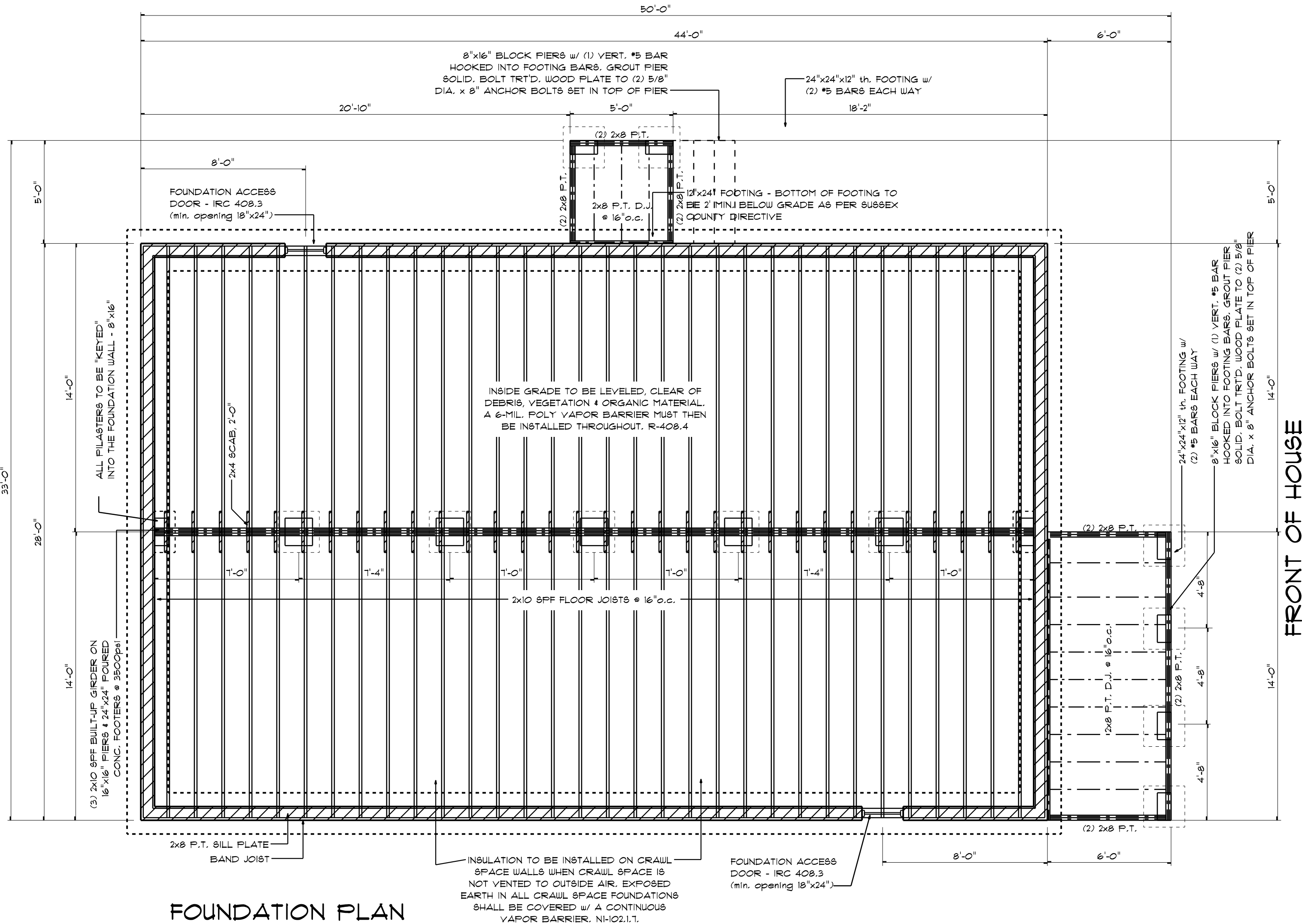
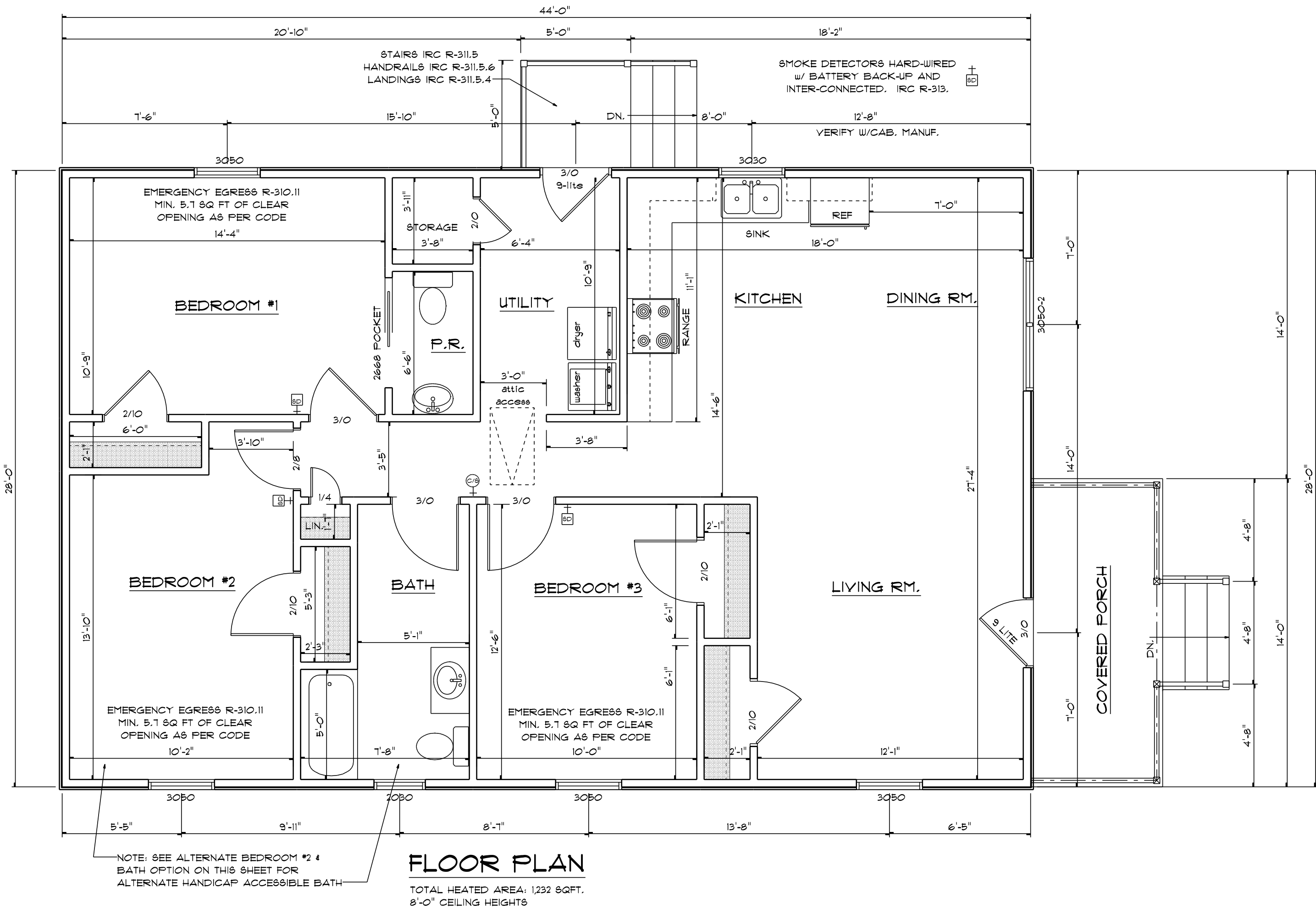


PORCH SECTION

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. VOSHALL	
DATE: 7/2/14	REVISED: Thursday, December 18, 2014	
ELEVATIONS, SECTIONS		
<i>M.R. Designs, Inc.</i>  www.mrdesignsinc.com		DRAWING NO. 1 of 2
5042 BROADKILL RD. MILITON, NJ 07961 (302) 664-8082		

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

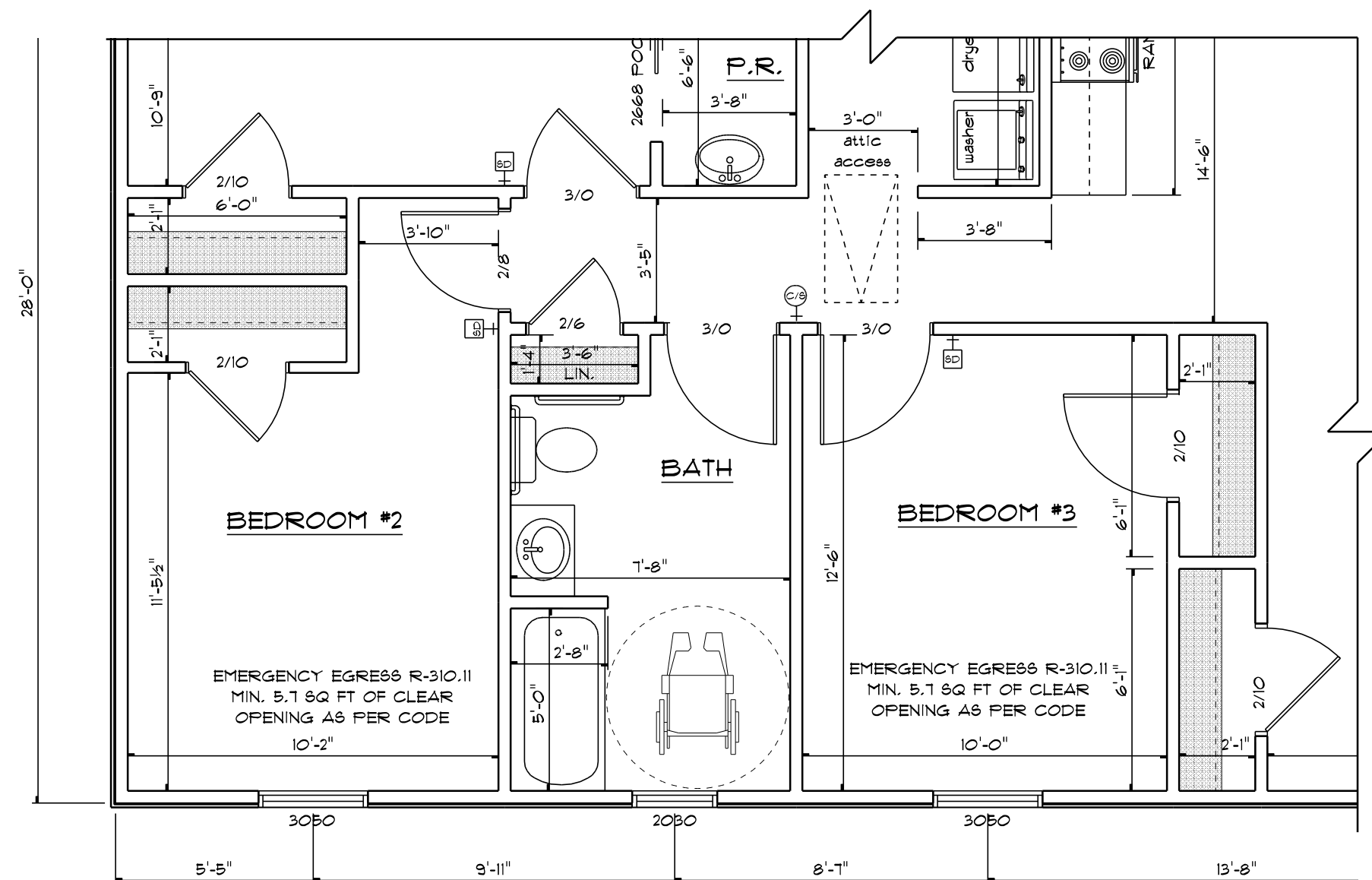
ALL WINDOWS ARE SPECIFIED AS ANDERSON
400 SERIES, UNLESS NOTED OTHERWISE.

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

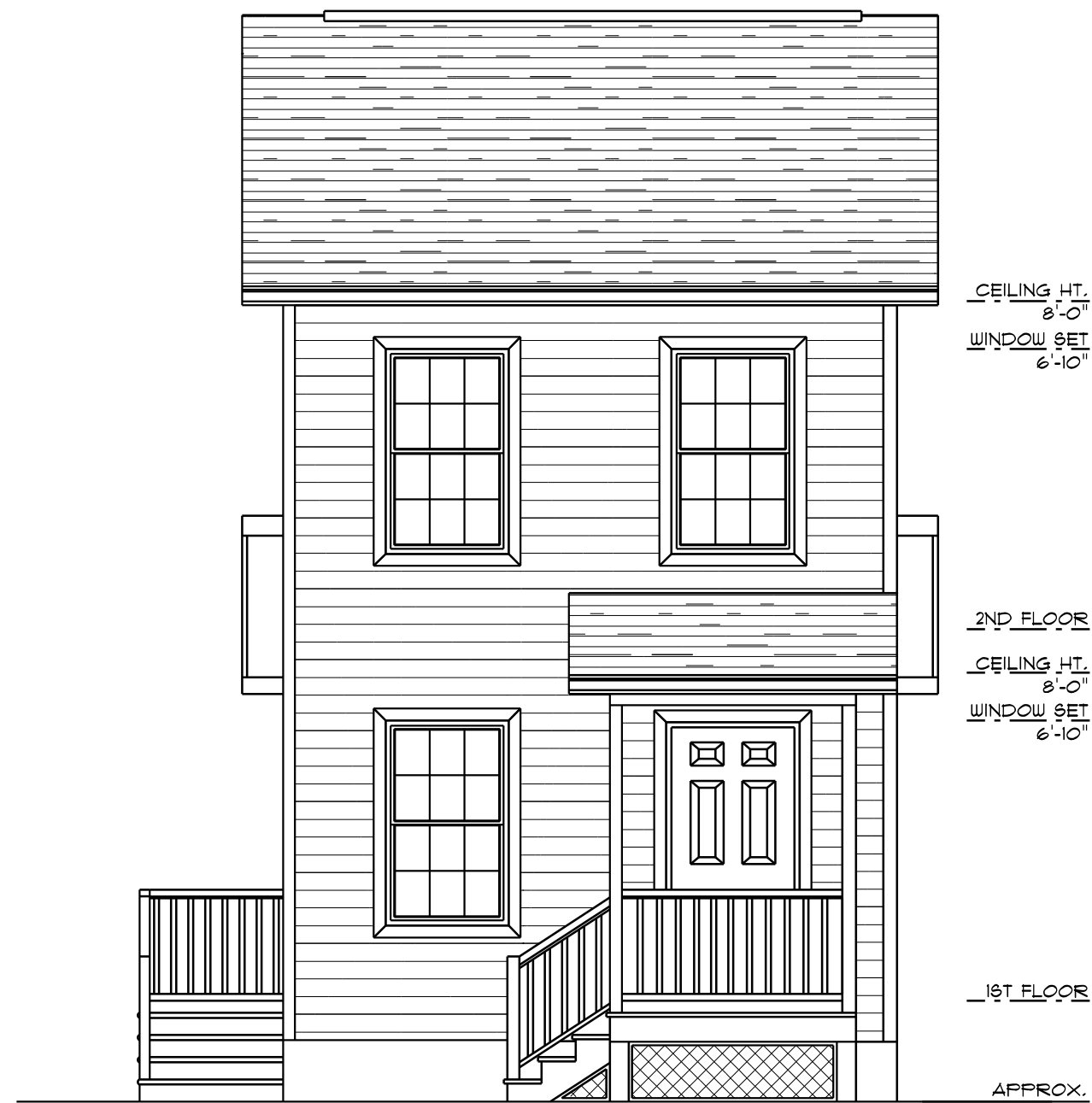
NOTE: ALL PRE-ENGINEERED MATERIALS TO BE SPECIFIED BY OTHERS.

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DRAWINGS ARE FOR DESIGN PURPOSES ONLY. ALL SPECIFICATIONS,
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CONSTRUCTION. THIS DRAWING, THE DESIGN & CONSTRUCTION FEATURES
DISCLOSED ARE PROPERTY OF M.R. DESIGNS, INC. & SHOULD NOT BE
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OF M.R. DESIGNS, INC.

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. VOSHELL	
DATE: 2/28/13		REVISED: Thursday, December 18, 2014	
FLOOR PLAN, FOUNDATION & ROOF PLAN			
M.R. Designs, Inc.  www.mrdesignsinc.com		26512 BROADKILL RD. MILFORD, DE 19968 (302) 684-8882	DRAWING NO. 2 of 2



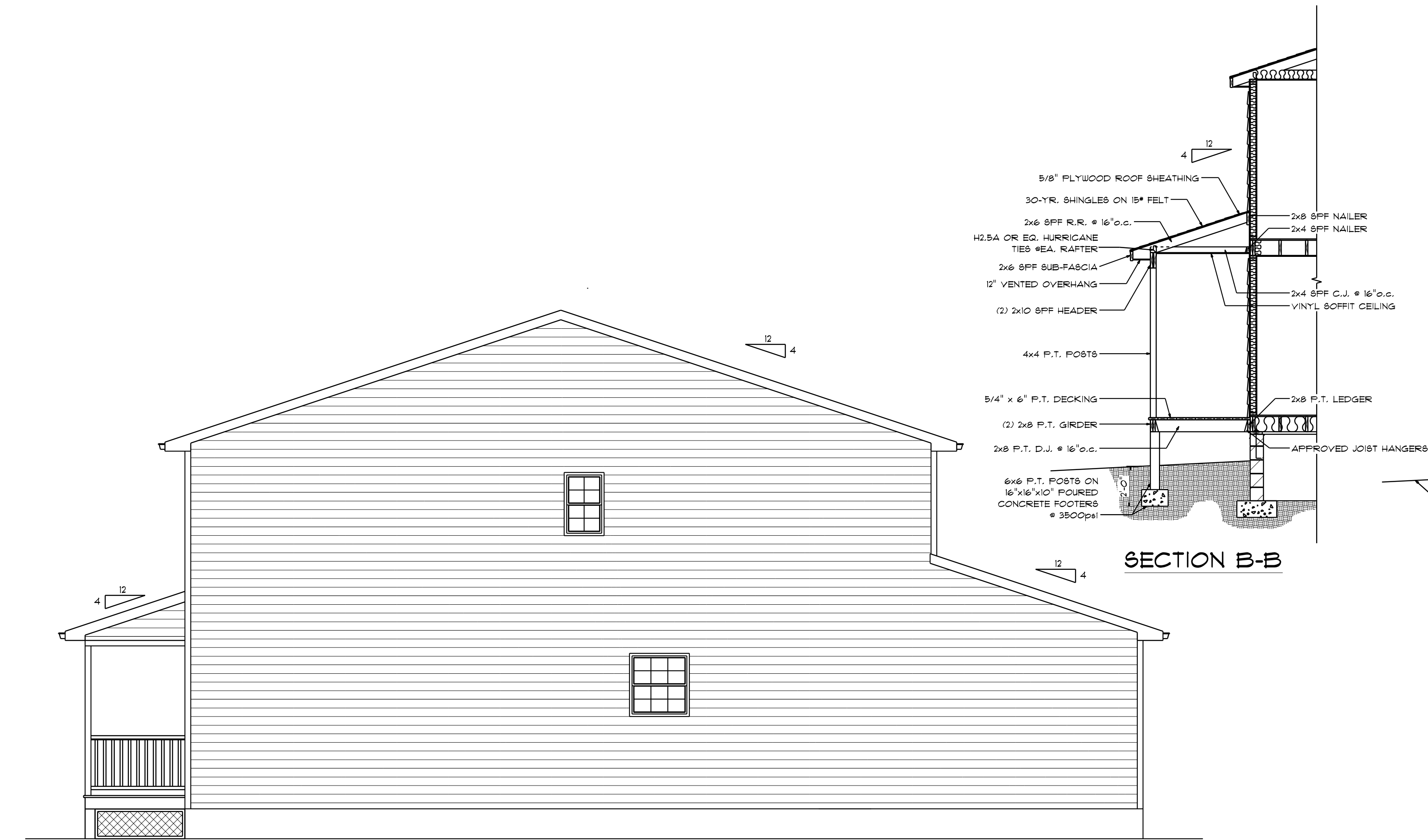
FRONT ELEVATION



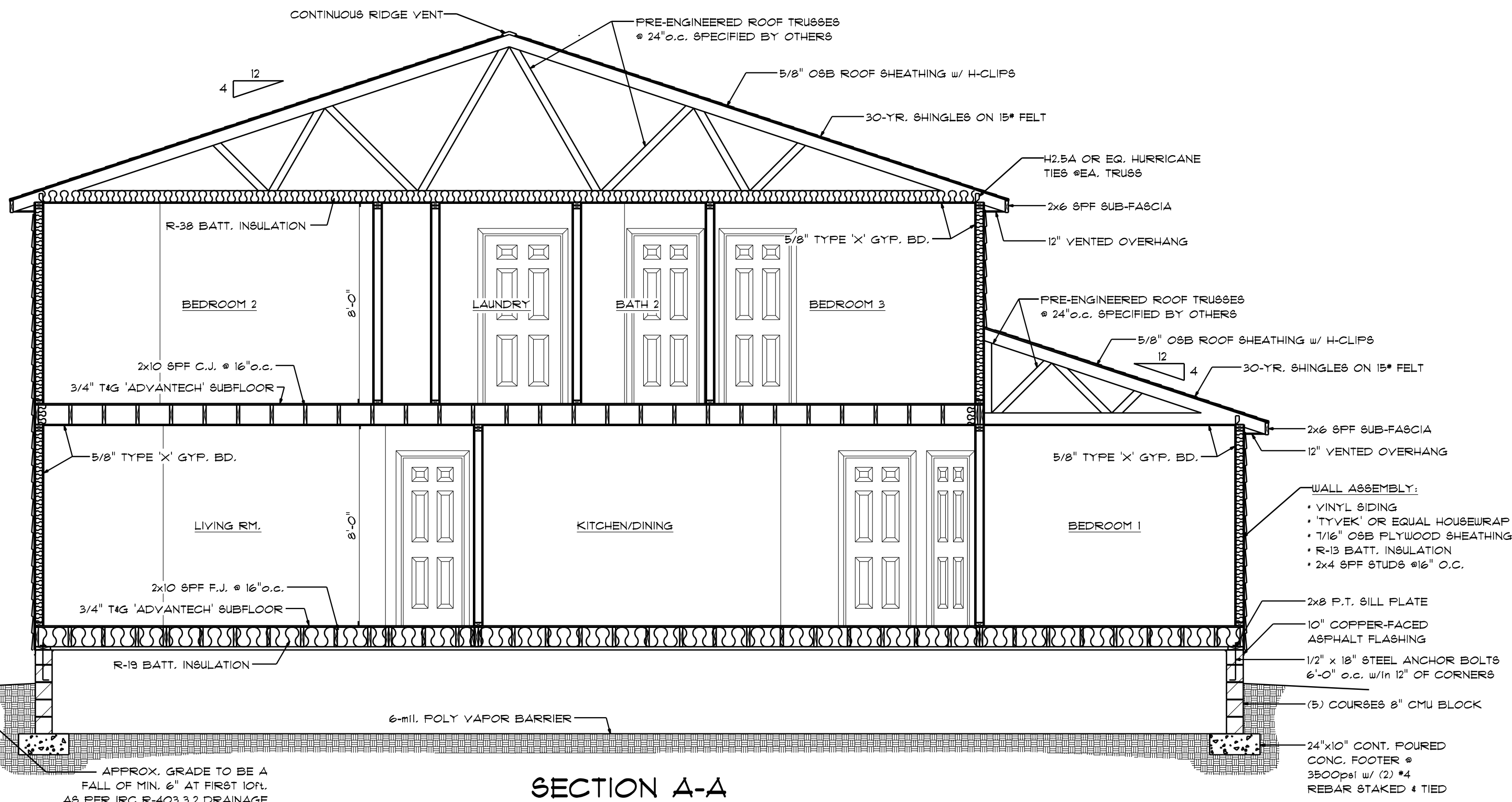
LEFT ELEVATION



REAR ELEVATION



SECTION B-B



SECTION A-A

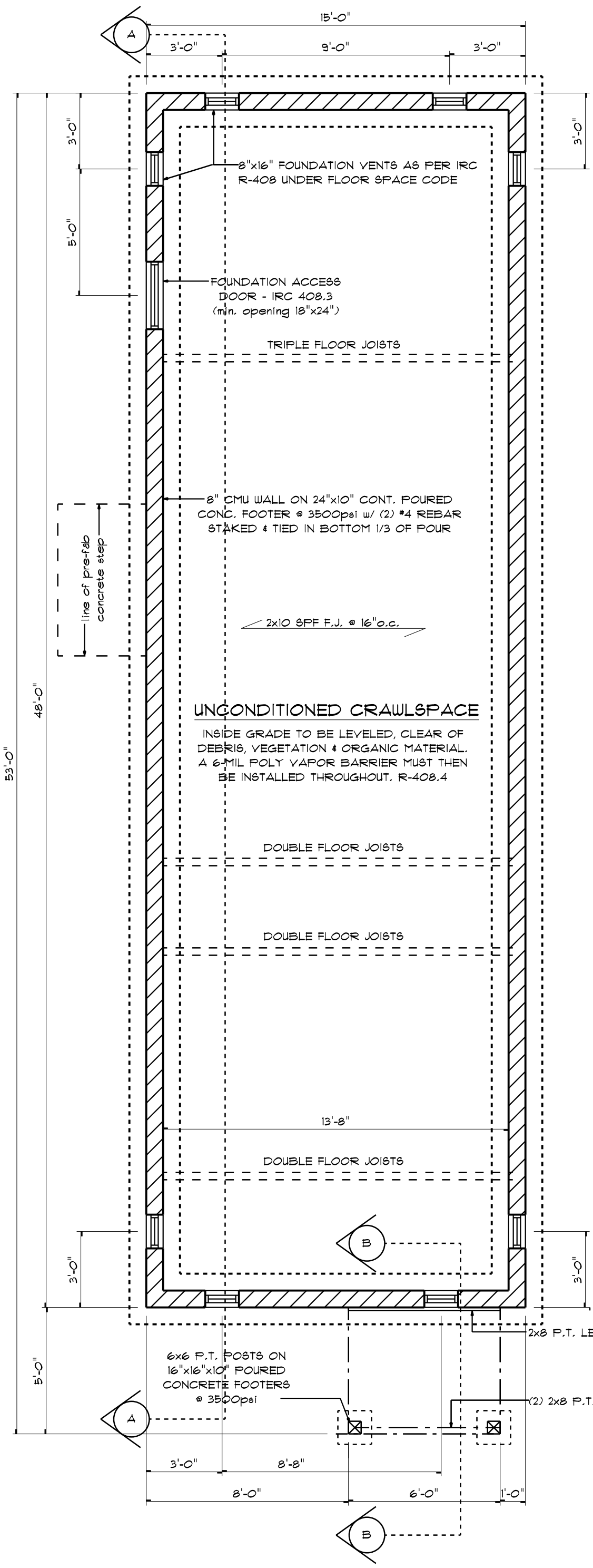
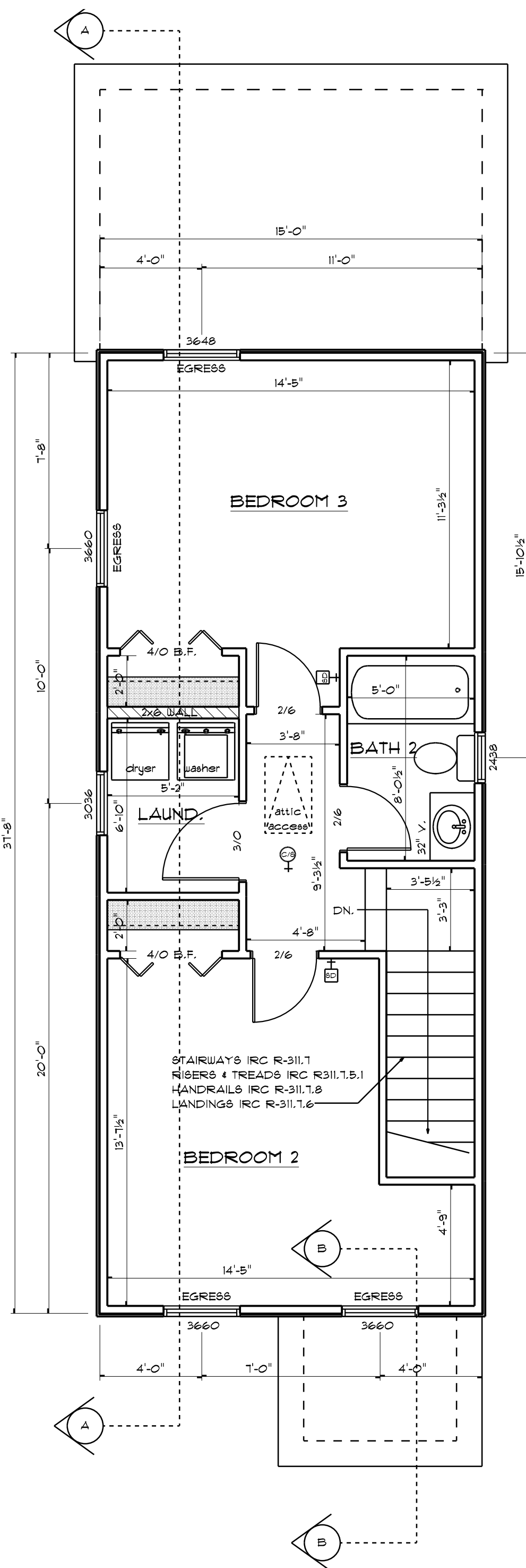
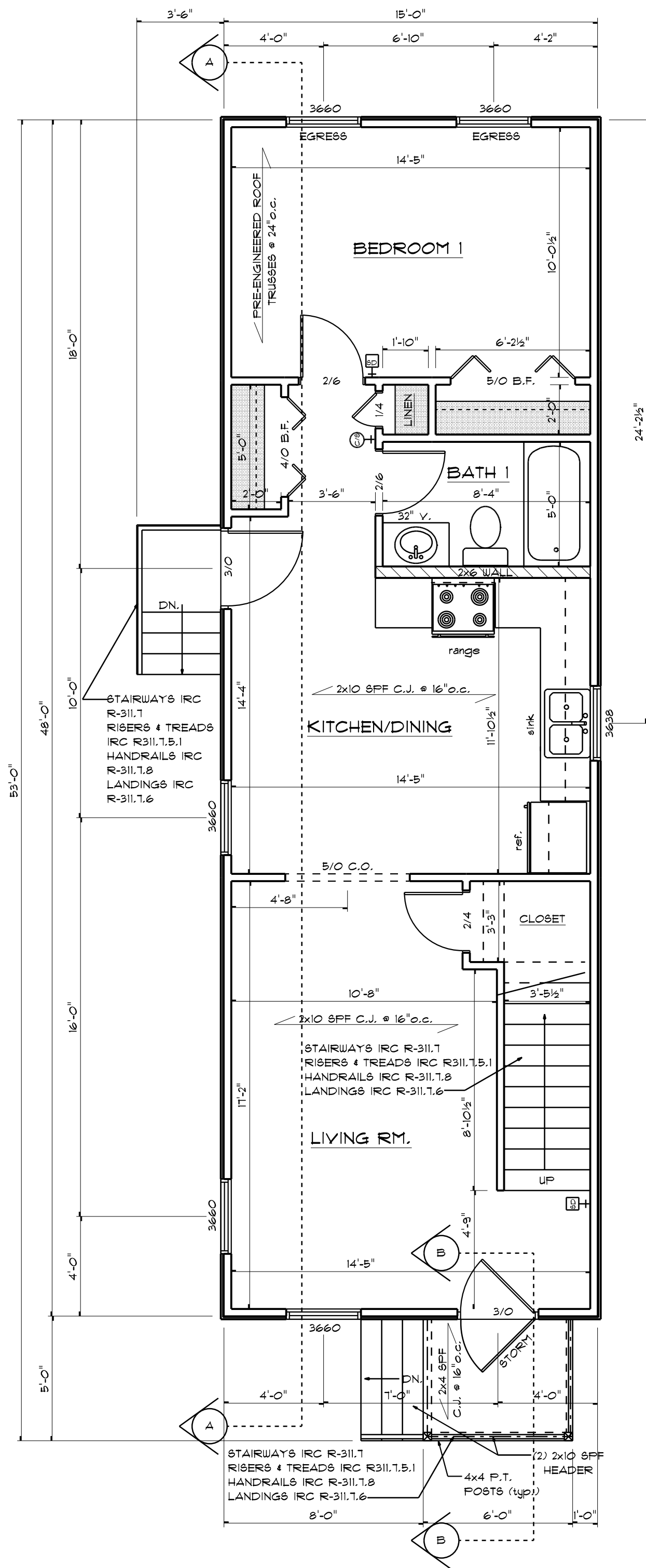
RIGHT ELEVATION

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

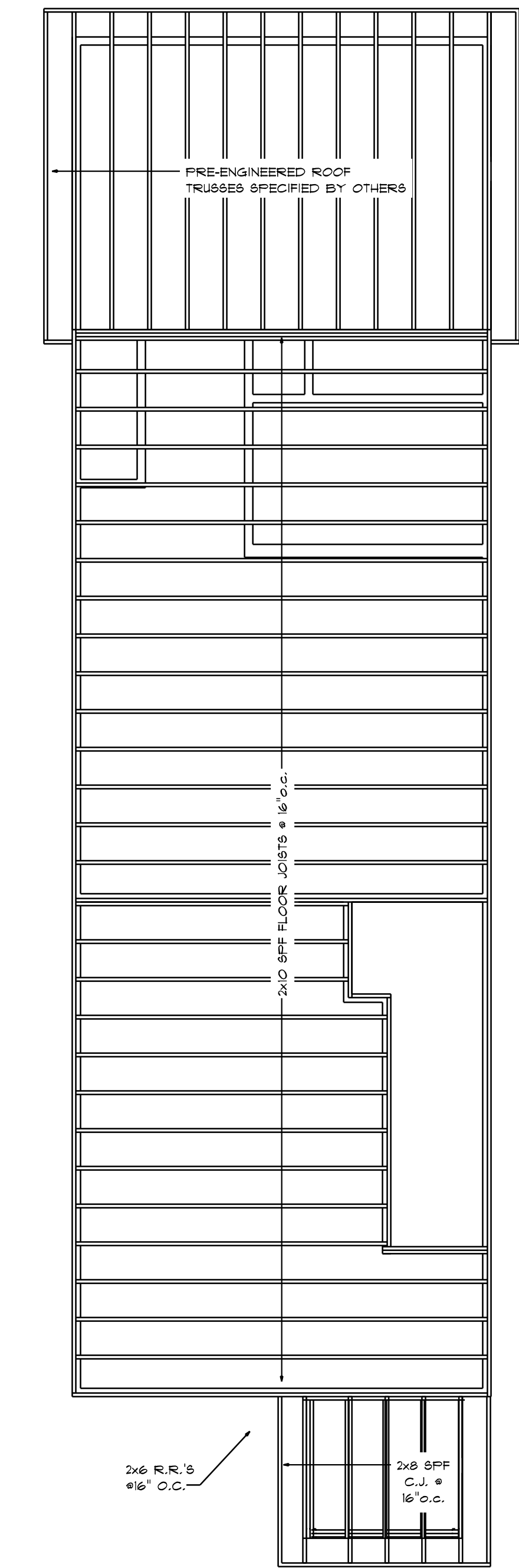
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NOTE: THE FOLLOWING DESIGNS FOR SUSSEX COUNTY ARE BASED ON 2012 IRC

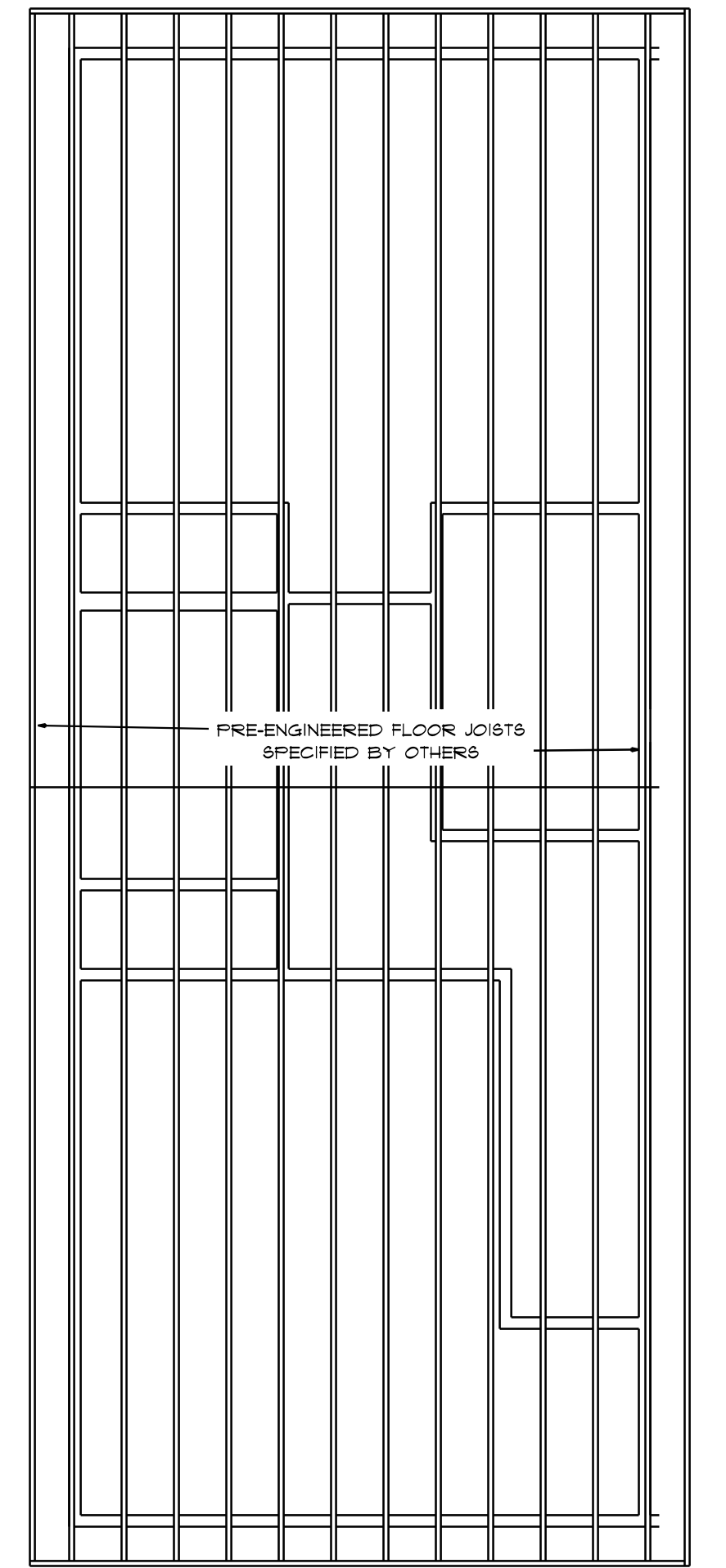
HABITAT FOR HUMANITY- SINGLE FAMILY DUPLEX			
513 CENTER ST.	LAUREL	DE	19956
SCALE: 1/4"=1'-0"	DRAWN BY: M. VOSHELL		
DATE: 5/6/14	REVISED BY: -		
REVISED: May 01, 2014			
ELEVATIONS & SECTIONS			
M.R. Designs, Inc.		2642 BROADKILL RD. MILTON, DE 19666 (302) 684-8082	DRAWING NO. 1 of 2
www.mranddesigns.com			



FIRST FLOOR FRAMING PLAN



SECOND FRAMING FLOOR 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/SUM)

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

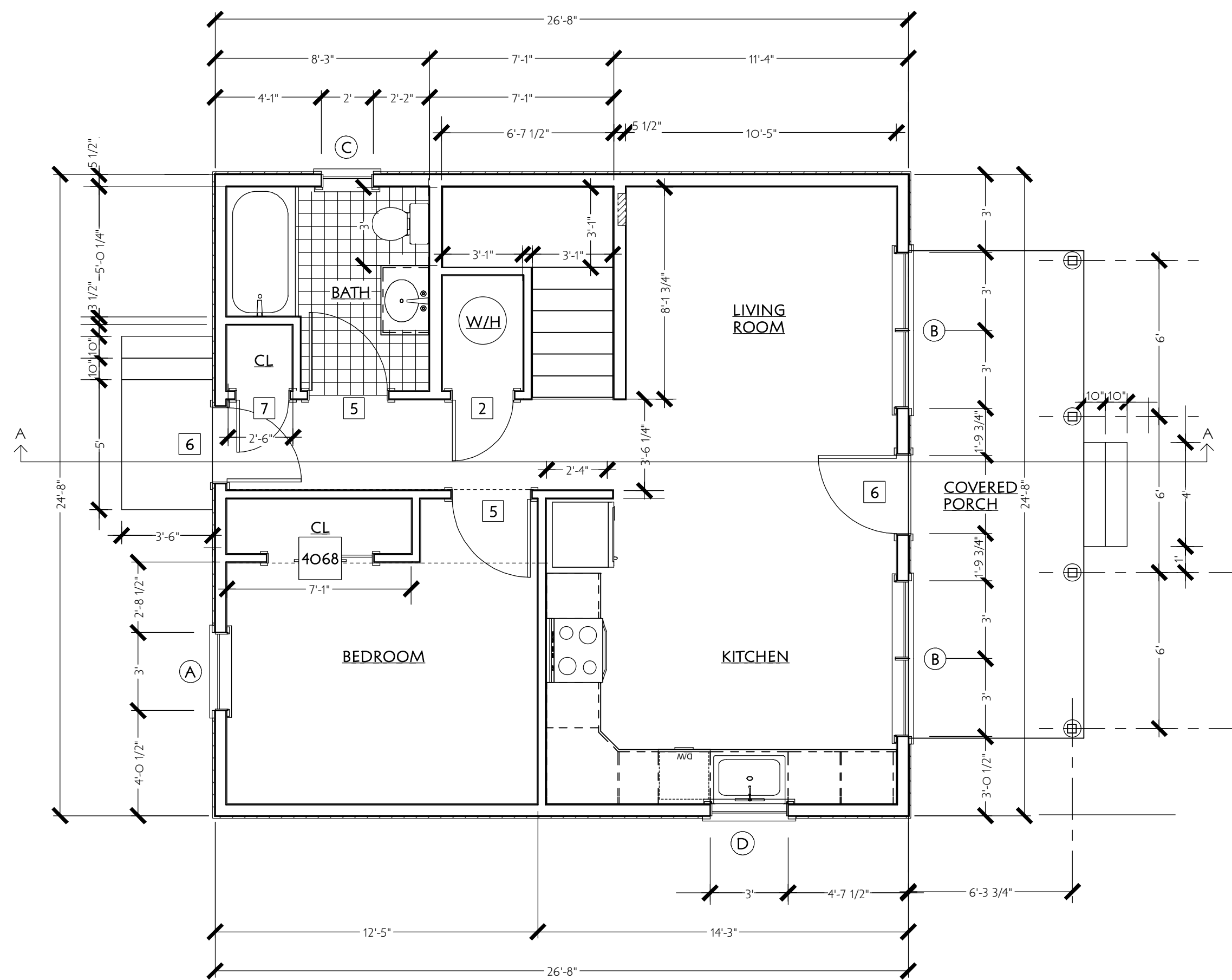
NOTE: ALL PRE-ENGINEERED MATERIALS TO BE SPECIFIED BY OTHERS.

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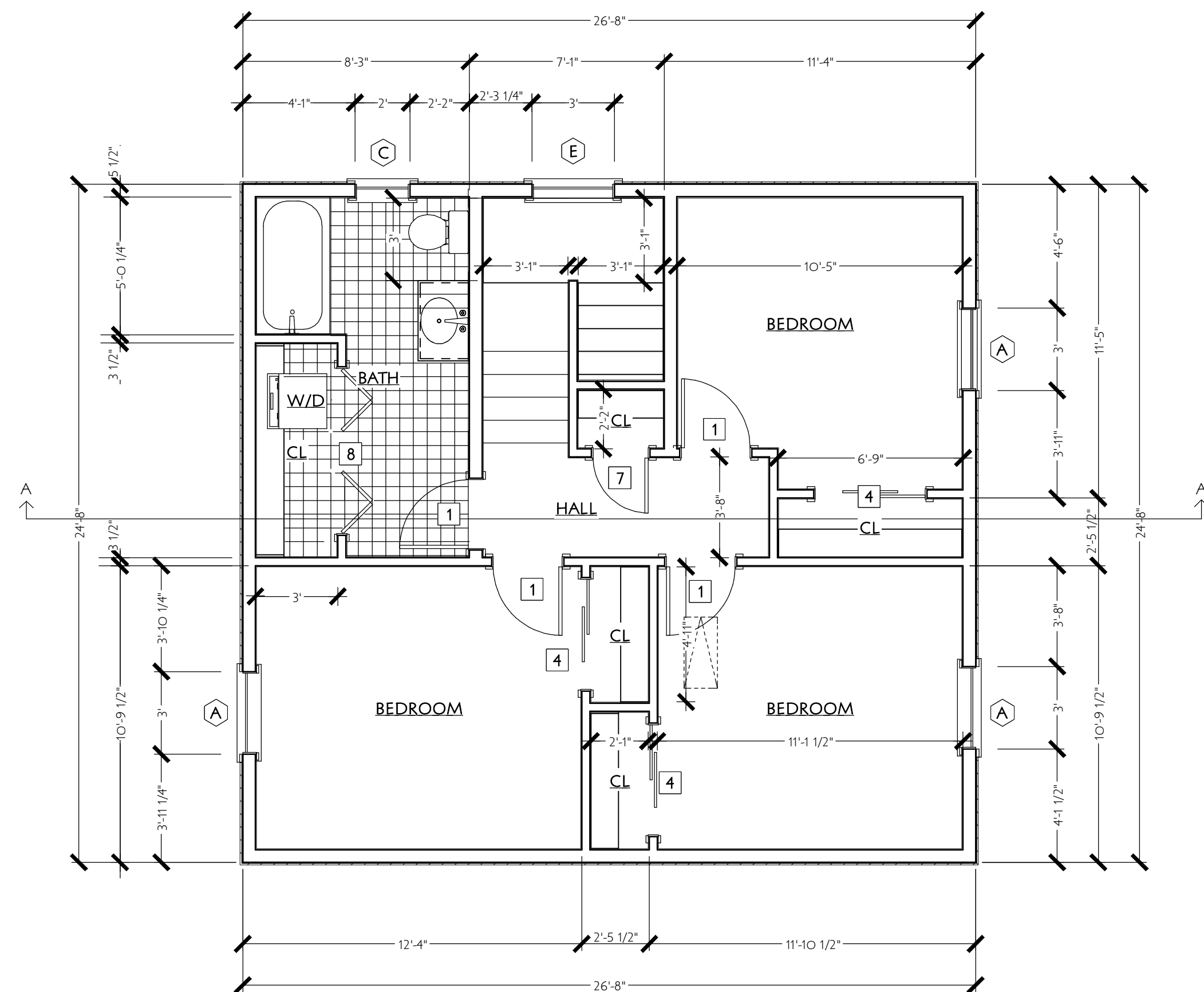
NOTE: THE FOLLOWING DESIGNS FOR SHELBY COUNTY ARE BASED ON 2012 IRC

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	

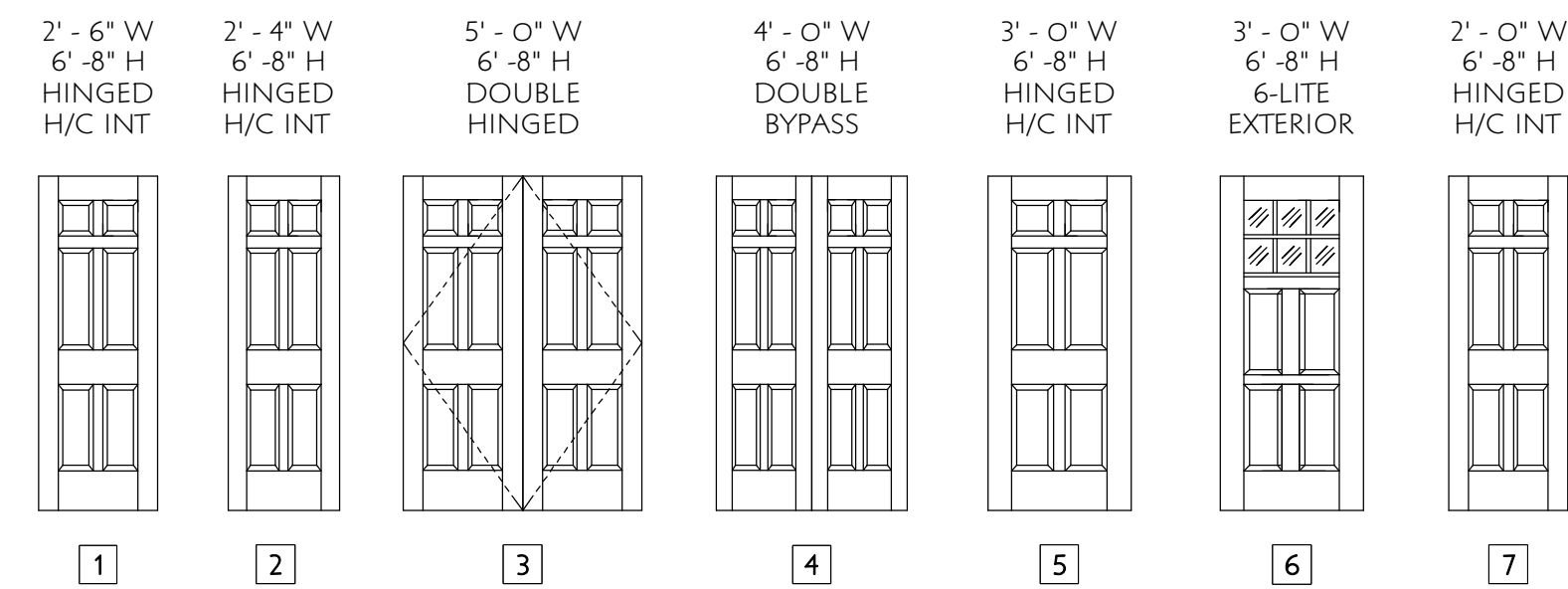
FLOOR PLANS, FOUNDATION & FRAMING PLANS



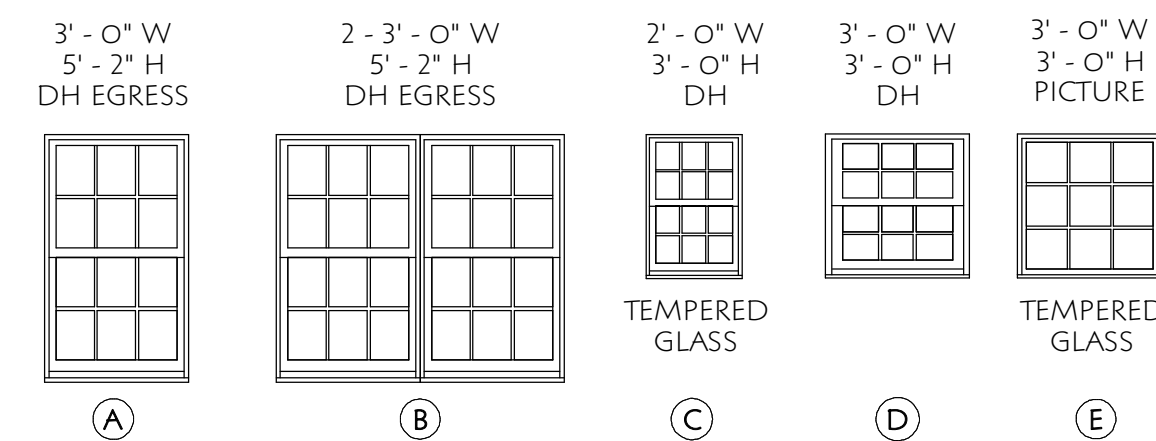
FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"



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:

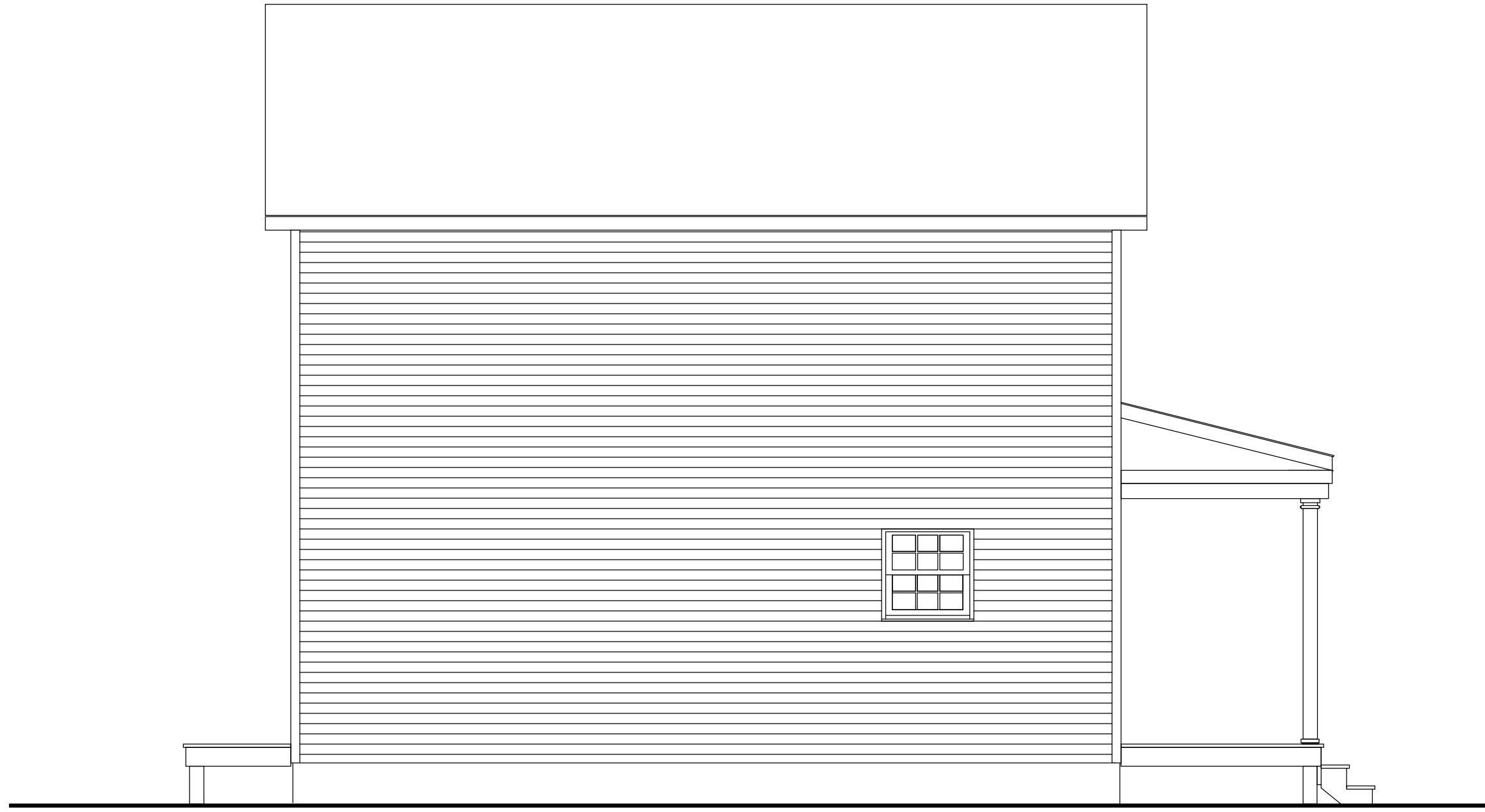
A. FRAMING LUMBER (COLUMNS): TREATED WITH CCA, NET RETENTION .40 POUNDS PER CUBIC FOOT IN ACCORDANCE WITH AWPA STANDARDS.

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.



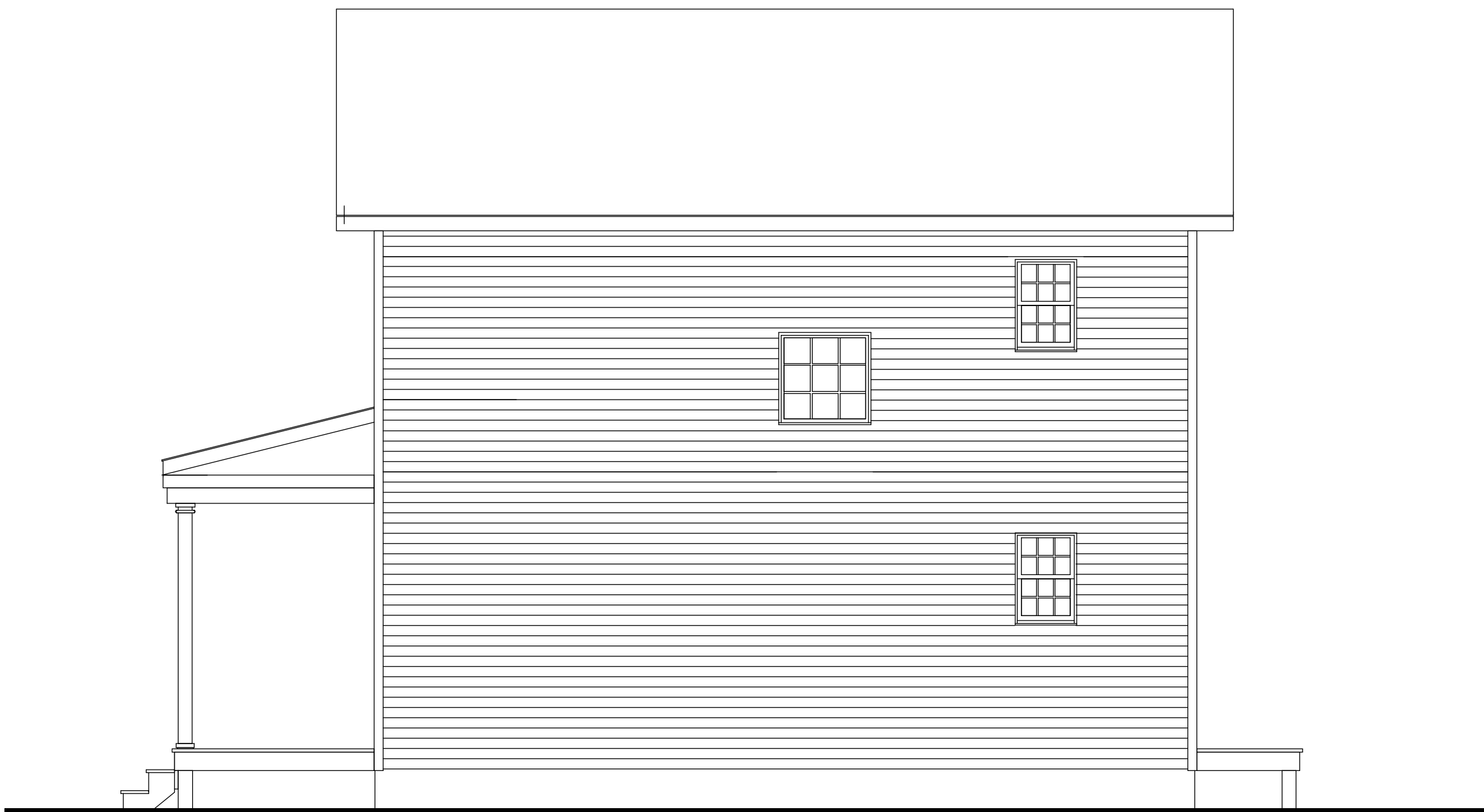
FRONT YARD EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"



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

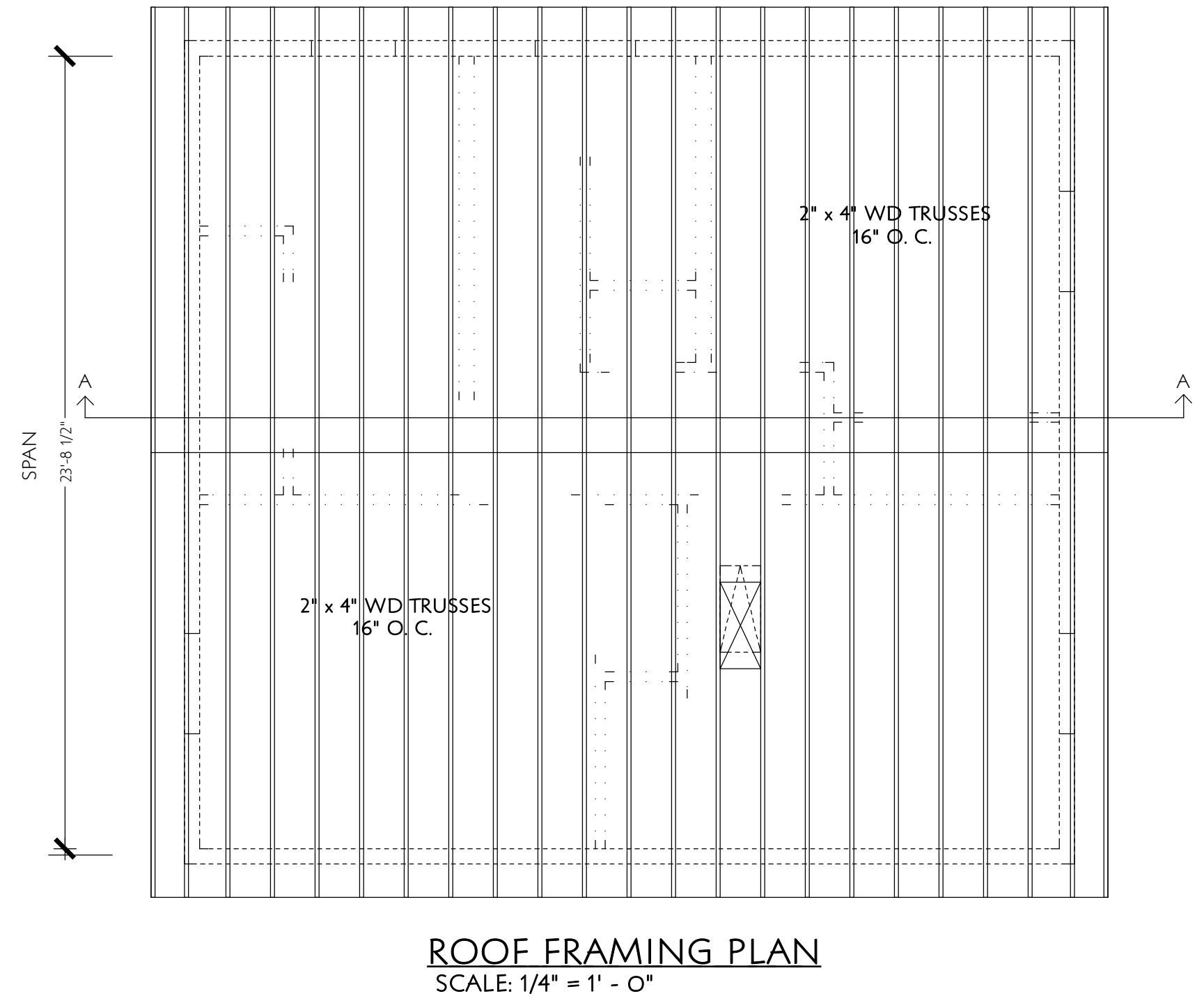
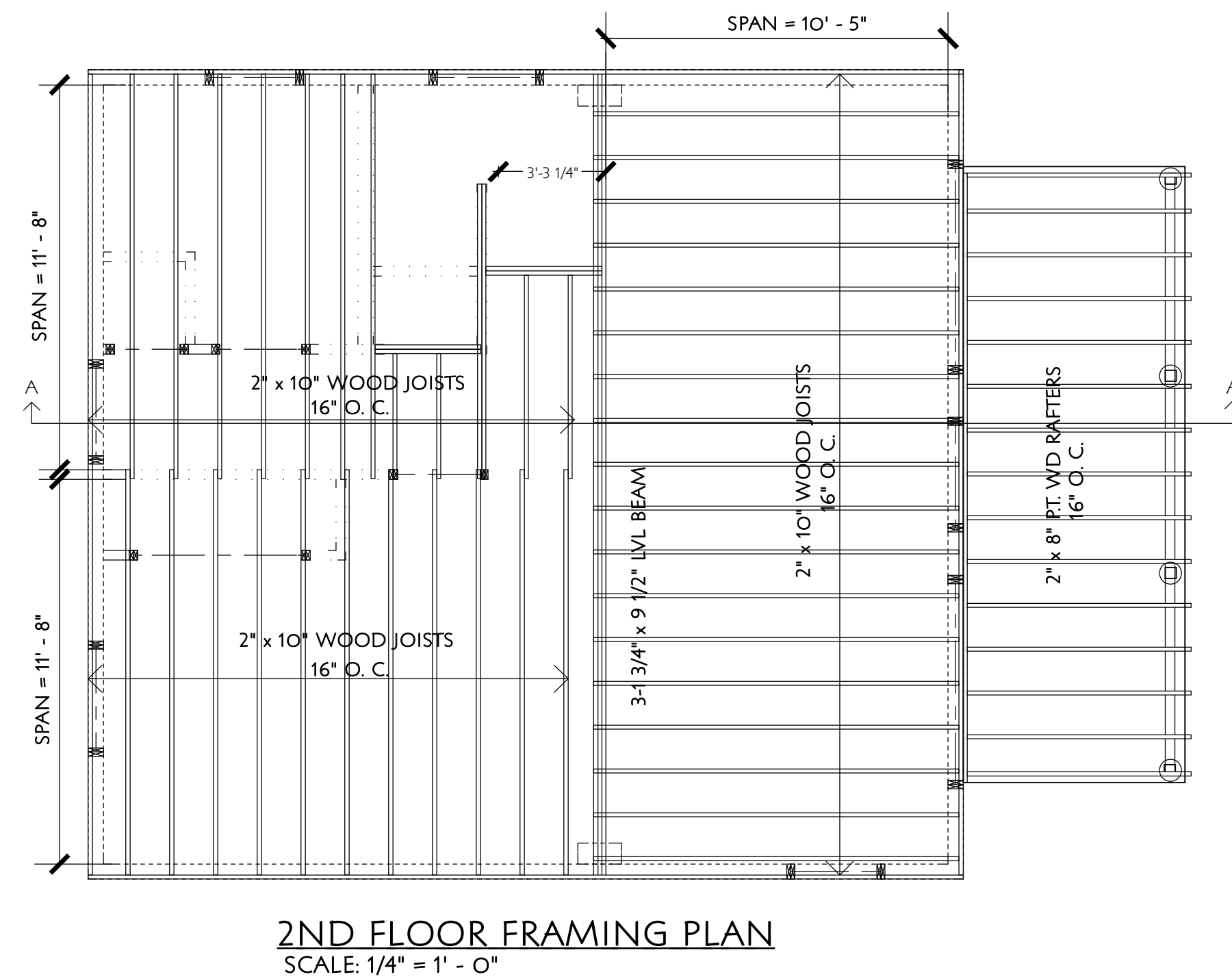
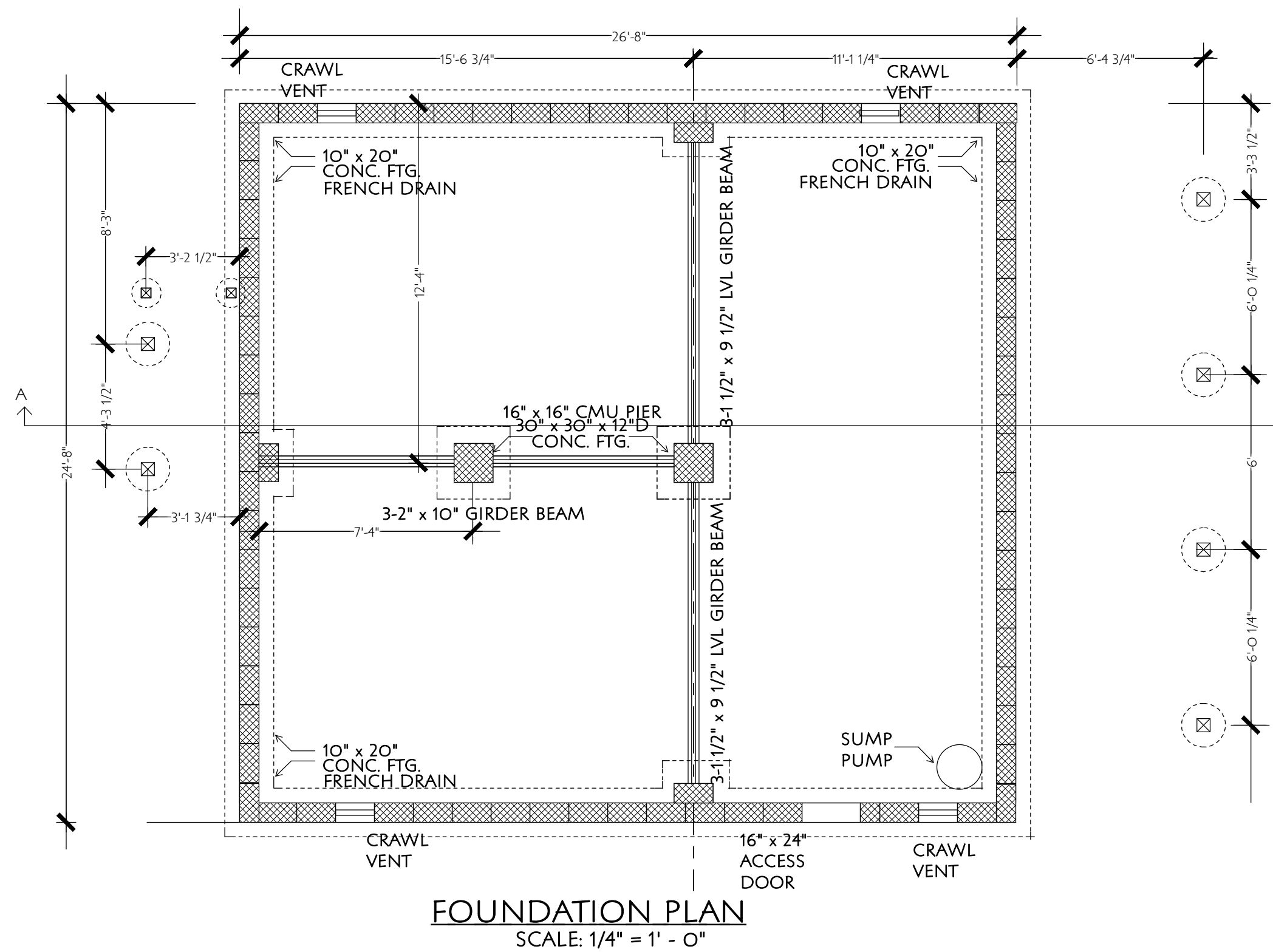


REAR YARD EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"

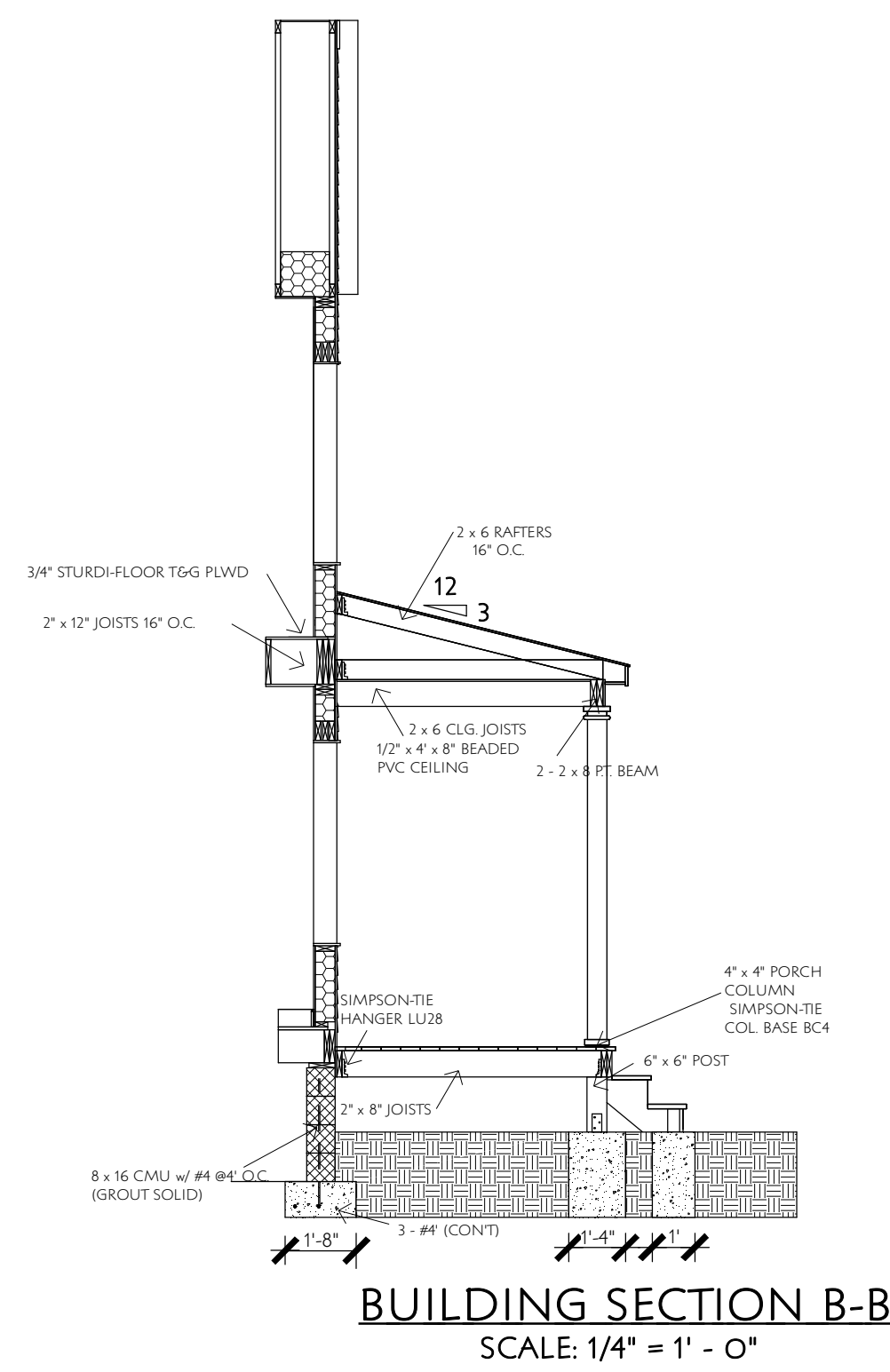
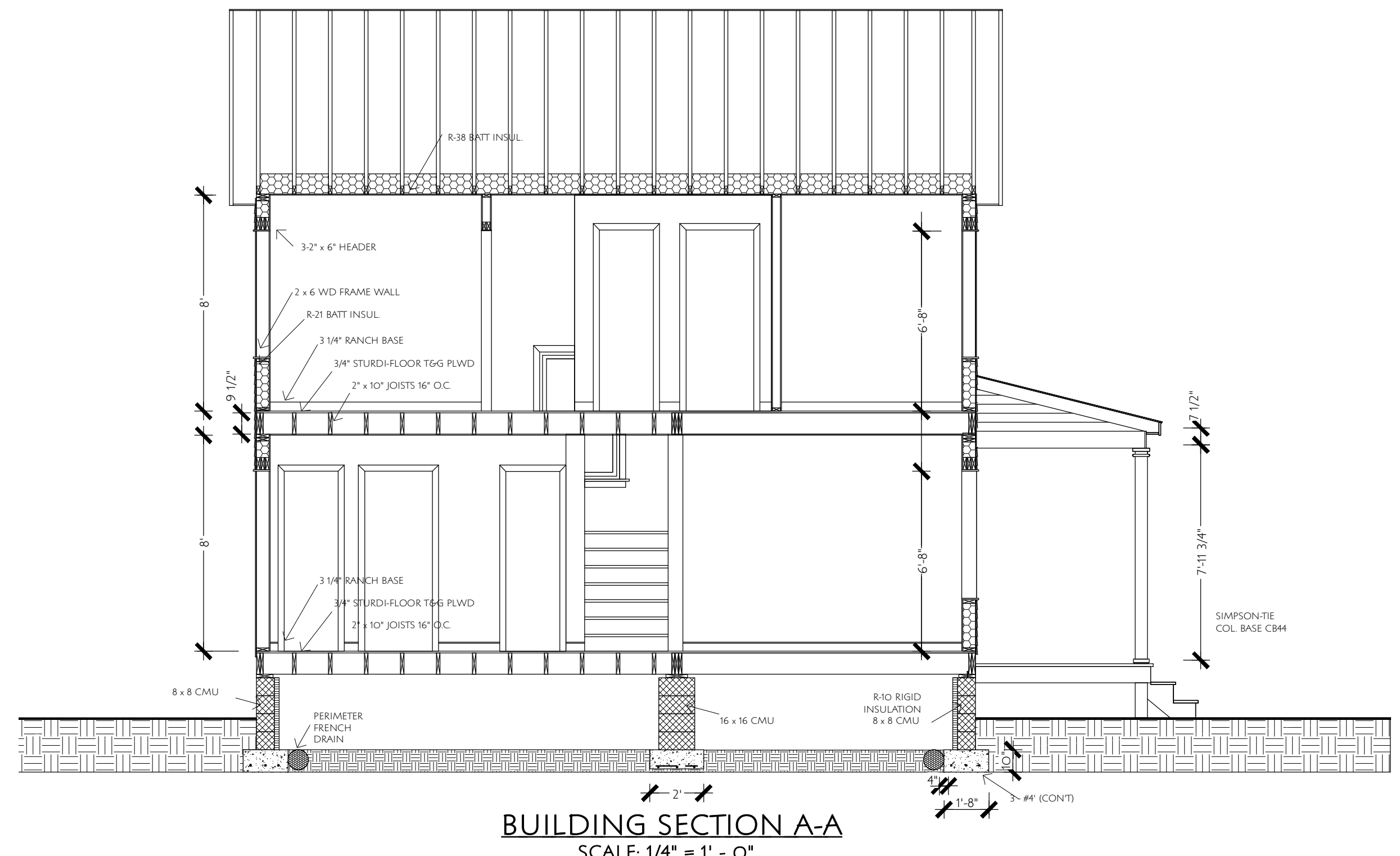
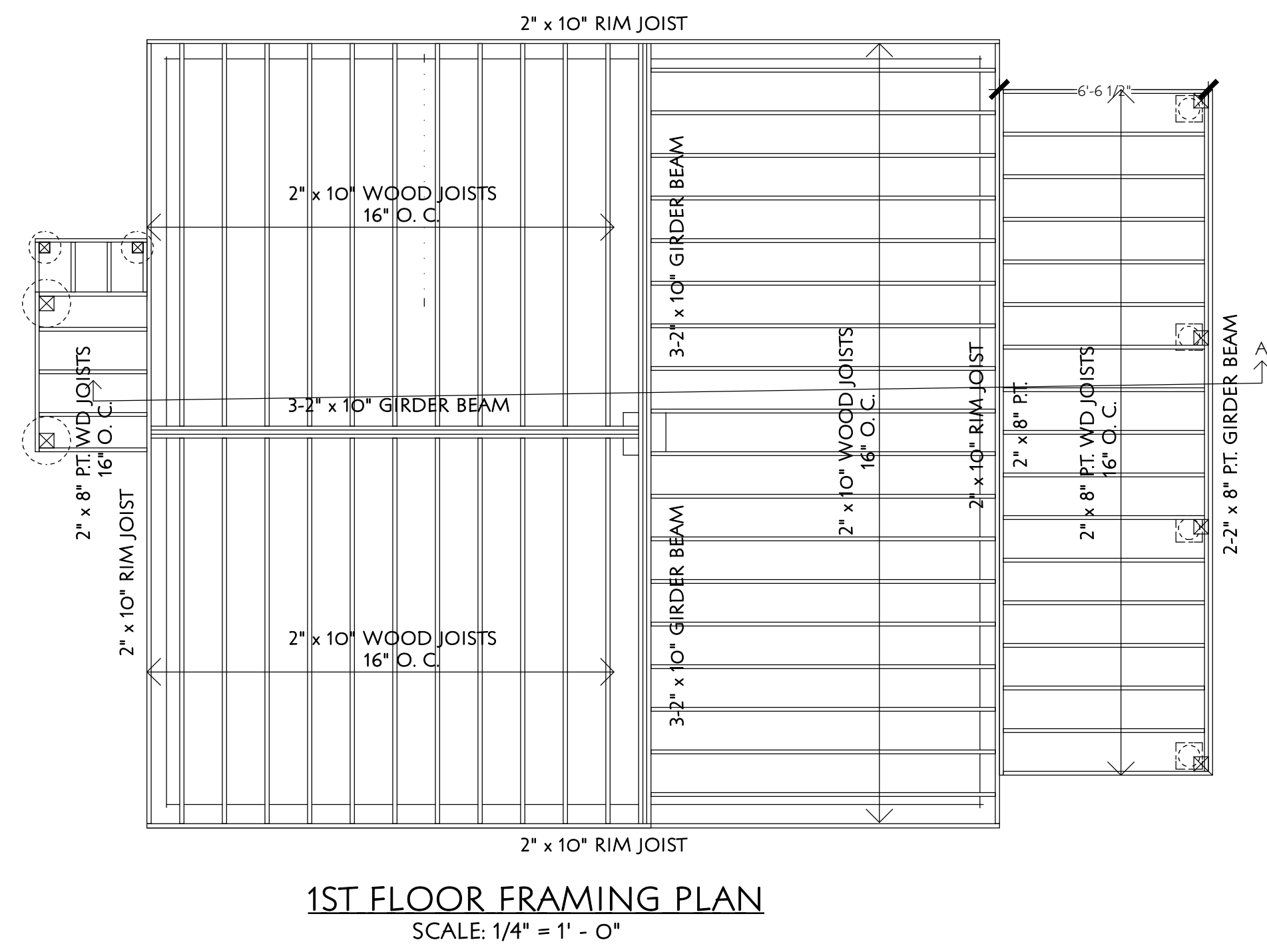


RIGHT SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"

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







United States Department of the Interior

FISH AND WILDLIFE SERVICE
Chesapeake Bay Ecological Services Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401-7307
Phone: (410) 573-4599 Fax: (410) 266-9127



In Reply Refer To:

10/31/2025 15:59:59 UTC

Project Code: 2026-0010946

Project Name: James Place - Sussex County Habitat for Humanity

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

- USFWS National Wildlife Refuges and Fish Hatcheries
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Chesapeake Bay Ecological Services Field Office

177 Admiral Cochrane Drive
Annapolis, MD 21401-7307
(410) 573-4599

PROJECT SUMMARY

Project Code: 2026-0010946

Project Name: James Place - Sussex County Habitat for Humanity

Project Type: Residential Construction

Project Description: This project is located on a property which currently consists of a patchwork of wooded areas and meadows. It is located along N. Bedford St. in Georgetown, DE, between a row of single family homes on Carriage Ln and a single family home with an agricultural field. It extends from N. Bedford St. to a DCR railroad track. In the next five years this property will be developed with approximately 60 single family detached homes, 28 duplex homes, and 20 townhomes. Sussex County Habitat for Humanity plans to build roughly 20 of these structures with a partner developer building the remaining. Habitat describes these homes as 3 and 4 bedroom, 2 bath homes. They will have energy star appliances, 2 x 6 exterior wall construction, and driveways. Single family and duplexes will likely have garages. The project scope also includes planning and administration, project consultation, architecture and engineering, fees, permits, raw materials, clearing of approximately 22 acres of forest and meadow, labor and equipment, construction of the houses, connection of utilities, and interior and exterior fixtures. Once the area is cleared, the project will be separated from remaining forest by the track, with agricultural fields and developments on the other sides.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.702969100000004,-75.39598414380855,14z>



Counties: Sussex County, Delaware

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- R4SBC

IPAC USER CONTACT INFORMATION

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LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Chesapeake Bay Ecological Services Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401-7307
Phone: (410) 573-4599 Fax: (410) 266-9127



In Reply Refer To:

10/31/2025 16:22:12 UTC

Project code: 2026-0010946

Project Name: James Place - Sussex County Habitat for Humanity

Federal Nexus: yes

Federal Action Agency (if applicable): Department of Housing and Urban Development

Subject: Technical assistance for 'James Place - Sussex County Habitat for Humanity'

Dear Nathaniel Alper:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on October 31, 2025, for 'James Place - Sussex County Habitat for Humanity' (here forward, Project). This project has been assigned Project Code 2026-0010946 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project. **Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter.**

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based on your IPaC submission and a standing analysis completed by the Service, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Tricolored Bat (<i>Perimyotis subflavus</i>)	Proposed	May affect
	Endangered	

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate. Projects that receive a may affect determination for tricolored bat through the key, should contact the appropriate Ecological Services Field Office if they want to conference on this species.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened

You may coordinate with our Office to determine whether the Action may cause prohibited take of the species listed above.

Conclusion

Consultation with the Service is not complete. Further consultation or coordination with the Service is necessary for those species or designated critical habitats with a determination of “May Affect.” A “May Affect” determination in this key indicates that the project, as entered, is not consistent with the questions in the key. Not all projects that reach a “May Affect” determination are anticipated to result in adverse impacts to listed species. These projects may result in a “No Effect”, “May Affect, Not Likely to Adversely Affect”, or “May Affect, Likely to Adversely Affect” determination depending on the details of the project. Please contact our Chesapeake Bay Ecological Services Field Office to discuss methods to avoid or minimize potential adverse effects to those species or designated critical habitats.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

James Place - Sussex County Habitat for Humanity

2. Description

The following description was provided for the project 'James Place - Sussex County Habitat for Humanity':

This project is located on a property which currently consists of a patchwork of wooded areas and meadows. It is located along N. Bedford St. in Georgetown, DE, between a row of single family homes on Carriage Ln and a single family home with an agricultural field. It extends from N. Bedford St. to a DCR railroad track. In the next five years this property will be developed with approximately 60 single family detached homes, 28 duplex homes, and 20 townhomes. Sussex County Habitat for Humanity plans to build roughly 20 of these structures with a partner developer building the remaining. Habitat describes these homes as 3 and 4 bedroom, 2 bath homes. They will have energy star appliances, 2 x 6 exterior wall construction, and driveways. Single family and duplexes will likely have garages. The project scope also includes planning and administration, project consultation, architecture and engineering, fees, permits, raw materials, clearing of approximately 22 acres of forest and meadow, labor and equipment, construction of the houses, connection of utilities, and interior and exterior fixtures. Once the area is cleared, the project will be separated from remaining forest by the track, with agricultural fields and developments on the other sides.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.702969100000004,-75.39598414380855,14z>



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer ‘yes’ to this question.

Yes

6. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

No

7. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

Note: This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

No

8. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

No

9. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

No

10. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

Automatically answered

No

11. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

12. Will the action cause effects to a bridge?

Note: Covered bridges should be considered as bridges in this question.

No

13. Will the action result in effects to a culvert or tunnel at any time of year?

No

14. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

15. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

16. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

No

17. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

18. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

Yes

19. Will the increased vehicle traffic occur on any road that lies between any two areas of contiguous forest that are each greater than or equal to 10 acres in extent and are separated by less than 1,000 feet? Bats may cross a road by flying between forest patches that are up to 1,000 feet apart.

Note: "Contiguous forest" of 10 acres or more may include areas where multiple forest patches are separated by less than 1,000 feet of non-forested area if the forested patches, added together, comprise at least 10 acres.

No

20. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

Note: For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

21. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

No

22. Will the action include drilling or blasting?

No

23. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use at night)?

No

24. Will the proposed action involve the use of herbicides or pesticides (e.g., fungicides, insecticides, or rodenticides)?

No

25. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

26. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

27. Will the action cause an increase in the extent of suitable forested habitat exposed to artificial lighting?

No

28. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

Yes

29. Is the project related to the production of coal, including projects that support the mining of coal, as well as the production and/or distribution of energy produced from coal?

No

30. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

No

31. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

No

32. Does the project intersect with the 0- 9.9% forest density category?

Automatically answered

No

33. Does the project intersect with the 10.0- 19.9% forest density category map?

Automatically answered

No

34. Does the project intersect with the 20.0- 29.9% forest density category map?

Automatically answered

No

35. Does the project intersect with the 30.0- 100% forest density category map?

Automatically answered

Yes

36. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 100 acres in total extent?

No

37. Will the proposed action result in the use of prescribed fire?

Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

No

38. Does the action area intersect the tricolored bat species list area?

Automatically answered

Yes

39. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

Automatically answered

No

40. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

41. Has a presence/probable absence bat survey targeting the [tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

42. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?

(If unsure, answer ""Yes."")

Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

Yes

43. Do you have any documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

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IPAC USER CONTACT INFORMATION

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Phone: 4436003545

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development



CBFO Project Review, FW5

to me ▾

Fri, Oct 31, 12:37 PM (3 days ago)



Hello, thank you for sending your project for review. Due to the lapse in government appropriations, we are unable to review projects at this time.

If you have completed a determination key and received a "no effect" or "not likely to adversely affect" result, no further Section 7 consultation is required unless the project plans change.

Below are standard conservation recommendations for species commonly seen during consultation that you may wish to take into consideration for your project:

- Projects with Northern long-eared bat: time of year restriction between April 1 – September 30 for tree clearing activities.
- Projects with Eastern black rail: time of year restriction between May 1- August 31 for projects that may impact wetland habitat where species may occur.
- Tricolored bat and monarch butterfly are proposed species, meaning that no consultation is required at this time. As a voluntary conservation measure for the tricolored bat, we recommend avoiding tree clearing from May 15 to July 31.

We will review projects as soon as we are able to return to work. Thank you for your patience.

...

[Message clipped] [View entire message](#)