

ENVIRONMENTAL

CONSULTING SERVICES, Inc.

100 South Cass Street
P.O. Box 138
Middletown, DE 19709
Phone: 302-378-9881
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October 13, 2023

Wetlands and Sub-aqueous Lands Section
Department of Natural Resources and Environmental Control
89 Kings Highway
Dover, DE 19901

Subject: Garrison Lake Green – Phase II; Subaqueous Lands Permit Application, ECSI
project No. 2022-355.

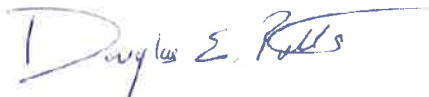
On behalf of the applicant, Garrison Lake Farm, L.P., please find enclosed a resubmission of the DNREC WSL application for a proposed crossing of Parson's Mill tax ditch on the above referenced site. The Army Corps of Engineers recently issued a Re-verification of NWP-14 for the proposed project, and a WSL permit (#SP-470/16), issued for the project in 2017, has expired. The applicant therefore requests Re-verification of the original WSL permit.

Additional documents have been included with this resubmission and they include the following:

- Copy of the ACOE Nationwide Permit Approval
- Copy of the updated deed identifying the authorized entity with the ability to sign for Garrison Lake Farm
- Copy of email correspondence with Amelia Reed, PE from the Division of Watershed Stewardship, documenting coordination with DNREC tax ditch program

If any additional information regarding this application is required, please contact this office at your earliest convenience. Thank you.

Sincerely,



Douglas E. Potts
Wetlands Consultant

Enclosure(s)

**WETLANDS AND SUBAQUEOUS LANDS SECTION
PERMIT APPLICATION FORM**

**For Subaqueous Lands, Wetlands, Marina and
401 Water Quality Certification Projects**

**State of Delaware
Department of Natural Resources and Environmental Control
Division of Water**

Wetlands and Subaqueous Lands Section



**APPLICATION FOR APPROVAL OF
SUBAQUEOUS LANDS, WETLANDS, MARINA
AND WATER QUALITY CERTIFICATION PROJECTS**

PLEASE READ THE FOLLOWING INSTRUCTIONS CAREFULLY**Application Instructions:**

1. Complete each section of this basic application and appropriate appendix as thoroughly and accurately as possible. Incomplete or inaccurate applications will be returned.
2. All applications must be accompanied by scaled site plans and cross-section plans that show the location and design details of the proposed project. Full construction plans should be submitted for major projects.
3. All applications must have an original signature page and proof of ownership or permitted land use agreement.
4. Submit an original and two (2) additional completed copies of the application (total of 3) with the appropriate application fee* (prepared in separate checks) to:

**Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

*Application fees are non-refundable regardless of the permit decision or application status.

5. No construction may begin at the project site before written approval has been received from this office.

Helpful Information:

1. For Tax Parcel Information: New Castle County 395-5400
Kent County 736-2010
Sussex County 855-7878
2. Recorder of Deeds: New Castle County 571-7550
Kent County 744-2314
Sussex County 855-7785
3. A separate application and/or approval may be required through the Army Corps of Engineers. Applicants are strongly encouraged to contact the Corps for a determination of their permitting requirements. For more information, contact the Philadelphia District Regulator of the Day at (215) 656-6728 or visit their website at <http://www.nap.usace.army.mil/Missions/Regulatory.aspx>.
4. For questions about this application or the Wetlands and Subaqueous Lands Section, contact us at (302) 739-9943 or visit our website at:
<http://www.dnrec.delaware.gov/wr/Services/Pages/WetlandsAndSubaqueousLands.aspx>.
Office hours are Monday through Friday 8:00 AM to 4:30 PM, except on State Holidays.

APPLICANT'S REVIEW BEFORE MAILING

DID YOU COMPLETE THE FOLLOWING?

- | | | |
|---------------|-----|--|
| <u> X </u> | Yes | BASIC APPLICATION |
| <u> X </u> | Yes | SIGNATURE PAGE (Page 3) |
| <u> X </u> | Yes | APPLICABLE APPENDICES |
| <u> X </u> | Yes | SCALED PLAN VIEW |
| <u> X </u> | Yes | SCALED CROSS-SECTION OR ELEVATION VIEW PLANS |
| <u> X </u> | Yes | VICINITY MAP |
| <u> X </u> | Yes | COPY OF PROPERTY DEED & SURVEY |
| <u> </u> | Yes | THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET |
| <u> X </u> | Yes | APPROPRIATE APPLICATION FEE & PUBLIC NOTICE FEE (Separate checks made payable to the State of Delaware) |

Submit 3 complete copies of the application packet to:

**Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

Before signing and mailing your application packet, please read the following:

The Department requests that the contractor or party who will perform the construction of your proposed project, if other than the applicant, sign the application signature page along with the applicant in the spaces provided. When the application is signed by the contractor as well as the applicant, the Department will issue the Permit to both parties. For Leases, the contractor will receive a separate construction authorization that will make them subject to all of the terms and conditions of the Lease relating to the construction

Section 1: Applicant Identification

1. Applicant's Name: Garrison Lake Farm, L.P. Telephone#: (302) 656-9400
 Mailing Address: C/O Dev Sitaram Fax #: _____
27 Stonewold Way E-mail: _____
Wilmington, DE 19807
2. Consultant's Name: Douglas Potts Telephone#: (302) 378-9881 ext. 205
 Mailing Address: 100 S. Cass Street Fax #: (302) 378 - 9107
Middletown, DE 19709 E-mail: dpotts@ecsi-del.com
3. Contractor's Name: _____ Telephone #: _____
 Mailing Address: _____ Fax #: _____
 E-mail: _____

Section 2: Project Description

4. Check those that apply:
 New Project/addition to existing project? Repair/Replace of existing structure?
5. Project Purpose (Attach additional sheets as necessary): The purpose of the project will be to discharge fill material into 0.09 acres of the U.S. in order to construct a roadway crossing of the Parson's Mill Tax Ditch, which flows through the project site, identified as Kent County tax parcel KH-00-03700-01-0100-000.
6. Check each Appendix that is enclosed with this application:

- | | | |
|--|---|---------------------------------|
| A. Boat Docking Facilities | G. Bulkheads | N. Preliminary Marina Checklist |
| B. Boat Ramps | <input checked="" type="checkbox"/> H. Fill | O. Marinas |
| <input checked="" type="checkbox"/> C. Road Crossings | <input checked="" type="checkbox"/> I. Rip-Rap Sills and Revetments | P. Stormwater Management |
| D. Channel Modifications/Dams | J. Vegetative Stabilization | Q. Ponds and Impoundments |
| <input checked="" type="checkbox"/> E. Utility Crossings | K. Jetties, Groins, Breakwaters | R. Maintenance Dredging |
| F. Intake or Outfall Structures | M. Activities in State Wetlands | S. New Dredging |

Section 3: Project Location

- County: N.C. Kent Sussex
7. Project Site Address: Brenford Road. Site owner name (if other than applicant): _____
Smyrna, DE 19977 Address of site owner: _____
8. Driving directions: From S. State Street, Dover, DE, get onto S DuPont Hwy.; turn left onto Hickory Ridge Rd.; turn left onto Brenford Rd; travel west approximately 0.2 miles, crossing over railroad tracks, Project site in on the left.
 (Attach a location road map with the site indicated on the map).
9. Tax Parcel Number: KH-00-3700-01-0100-000 Subdivision Name: Garrison Lake Green – Phase II

WSLS Use Only:

Type of Auth: SP SL SU WE WQ LA SA MP WA
 Corps Permit: SPGP: 18 20 Individual Permit: Nationwide Permit #: _____
 Received Date: _____ Project Scientist: _____
 Fee Received? Yes No Amt: \$\$ _____ Receipt #: _____
 Public Notice #: _____ Public Notice Dates: ON _____ OFF _____

Section 3: Project Location (Continued)

10. Name of Waterbody at Project Location: Parson's Hill Tax Ditch Waterbody is a Tributary to: Leipsic River

11. Is the waterbody: Tidal Non-tidal

12. Is the project:

On public subaqueous lands? On private subaqueous lands? In wetlands?

If the project is on private subaqueous lands, indicate the name of the subaqueous lands owner:

(Written permission of the private subaqueous lands owner must be included with this application).

13. Present Zoning: Agricultural Residential Commercial Industrial Other

Section 4: Miscellaneous

14. A. List the name and complete mailing address of the immediately adjoining property owners on all sides of the project. (Attach additional sheets as necessary):

To the Northeast- Ms. Diana L. and Mr. Martin R. Janeka Jr.; 3070 Brenford Road, Smyrna, DE 19977

Margaret S. Janeka; C/O Margaret S. Dillon; 3090 Brenford Road, Smyrna, DE 19977.

To the East – DEL. R.R. Real Estate Agent; Box 7-142, 1200 Peachtree Street; Atlanta, GA 30309.

To the West – U.S. Home Corporation; 1285 Drummers Lane, Suite 100, Wayne, PA 19807.

To the South – Mr. Mark B. Wilson/William Odgen Ltr.; 2014 Dutch Neck Road; Smyrna, DE 19977.

Alberta F. Schmidt; 765 Moorton Road, Dover, DE 19901.

B. For wetlands and marina projects, list the name and complete mailing address of each property owner within a 1,000-foot radius of the project. (Attach additional sheets as necessary)

N/A

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:

James Colligan Regulatory Section U.S. Army Corps of Engineers

A. Have you had a State Jurisdictional Determination performed on the property? Yes No

B. Has the project been reviewed in a monthly Joint Permit Processing Meeting? Yes No

If yes, what was the date of the meeting? _____

16. Are there existing structures or fill at the project site in subaqueous lands? No

*If yes, provide the permit and/or lease number(s):

*If no, were structures and/or fill in place prior to 1969? Yes No

17. Have you applied for or obtained a federal permit for the project from the Army Corps of Engineers?

None Pending Issued Denied Date: 7/17/2023

Type of permit: NWP 14 Re-verification Federal Permit or ID #: CENAP-OP-R-2017-00073-103 (NWP 14)

18. Have you applied for permits from other Sections within DNREC?

None Pending Issued Denied Date: 2/14/2017 Permit or ID #: Subaqueous Lands Permit SP-470/16

Type of permit (circle all that apply): Septic Well NPDES Storm Water

Other: _____

Section 5: Signature Page

19. Agent Authorization:

If you choose to complete this section, all future correspondence to the Department may be signed by the duly authorized agent. In addition, the agent will become the primary point of contact for all correspondence from the Department.

I do not wish to authorize an agent to act on my behalf.

I wish to authorize an agent as indicated below.

I, Dev Sitaram, Trustee, hereby designate and authorize Environmental Consulting Services Inc.,
(Name of Applicant) (Name of Agent)
to act on my behalf in the processing of this application and to furnish any information that is requested by the Department.

Authorized Agent's Name: Douglas E. Potts Telephone 302-378-9881
Mailing Address: 100 S. Cass Street, Middletown, DE 19709 Fax #: (302) 378-9107
E-mail: dpotts@ecsi-del.com

20. Agent Signature

I hereby certify that the information on this form and on the attached plans is true and accurate to the best of my knowledge, I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

Douglas E. Potts 12-14/22
Agent's Signature Date

21. Applicant's Signature:

I hereby certify that the information on this form and on the attached plans is true and accurate to the best of my knowledge and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application. I grant permission to authorized Department representatives to enter upon the premises for inspection purposes during working hours.

Dev Sitaram 12/14/2022
Applicant's Signature Date

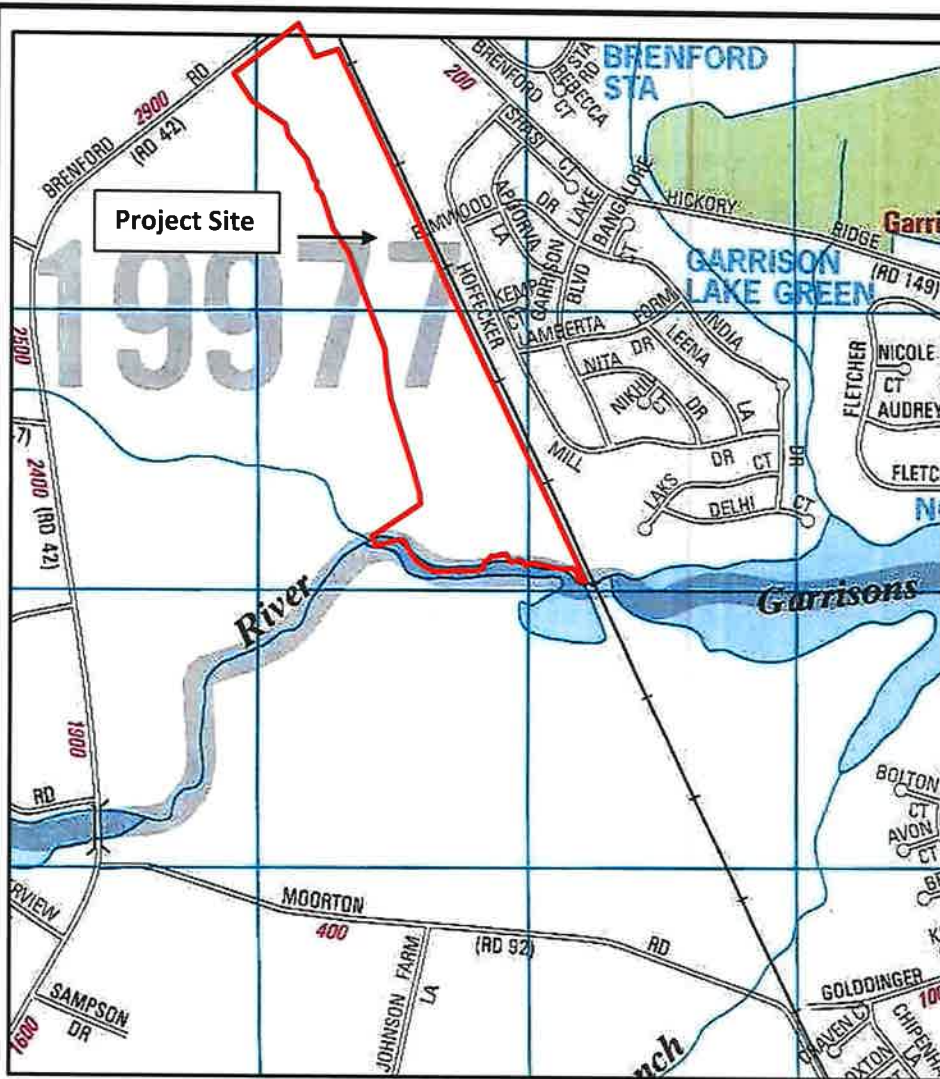
Dev Sitaram, Trustee
Print Name

22. Contractor's Signature:

I hereby certify that the information on this form and on the attached plans is true and accurate to the best of my knowledge, and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

Contractor Name Date

Print Name



Vicinity Map & Aerial Photo

Project: Garrisons Lake Green – Phase II Subaqueous Lands Non-Tidal Wetlands Permit

Kent County Delaware, Tax parcel #KH-00-037.00-01-1.00-000

ADC Map Coordinates: Kent County, DE Map, map 10; Letter D Number1

Proposed Project For:
 Garrison Lake Farm L.P.
 C/O Dev Sitaram
 27 Stonewold Way
 Wilmington, DE 19807

Environmental

Consulting Services, Inc.

100 S. Cass St., Middletown, DE 19709

**Garrison Lake Green - Phase II
 Vicinity Map & Aerial View**

Project: Wetland Crossing Permit Reverification

Date: 03/01/23

Names and Mailing Addresses of Immediately Adjoining Property Owners

Diana L, and Martin R. Janeka Jr.; (3-00-03600-02-3000-00001) 3070 Brenford Road, Smyrna, DE 19977.

Margaret S. Janeka; (3-00-3600-02-3001-000) C/O Margaret S. Dillon, 3090 Brenford Road, Smyrna, DE 19977.

DEL. R.R. Real Estate Agent; (3-00-03700-01-0200-000) Box 7-142, 1200 Peachtree Street, Atlanta, GA 30309.

U.S. Home Corporation; (3-00-03602-09-9900-000) 1285 Drummers Lane, Suite 100, Wayne, PA 19807.

Mark B. Wilson/William Odgen Ltr (3-00-03600-02-3300-000) 2014 Dutch Neck Rd., Smyrna, DE 19977.

Alberta F. Schmidt (3-00-03700-01-0300-000) 765 Moorton Road, Dover, DE 19901

APPENDICES

Road Crossings

Please respond to each question. Questions left blank may result in the application being returned as incomplete. In addition, the answers to all of the questions in this Appendix must correspond accurately to the information on the plan and section view drawings for the project.

General Information

1. Will the project be:

- X New Construction
Repair or Replacement of an Existing Structure

2. Describe the purpose for the proposed road crossing activity:

The purpose of the proposed road crossing will be to provide access across Parson's Mill Tax Ditch, in order to connect the southern portion of the subdivision to Brenford Road, as depicted on the Record Plan for Garrison Lake Green- Phase II.

3. Is the crossing a:

- Bridge (preferred) Bottomless or Arched Culvert X Pipe Culvert
Box Culvert Multiple Barrel Culvert
Other (describe)

If other than a bridge is proposed, could bridging be constructed to avoid impacts to the waterbody? Yes No If no, please provide specific justification:

4. If culvert pipes are proposed, provide the pipe lengths and diameters: Crossing #1: 100 LF 42" Diameter Class 5 RCP (pipe length determined based on the side slope requirement off the roadway edge). For safety, the maximum slope was held to grade, which determined the location of the end of pipe). Crossing #2: 42 LF 18" Diameter Class 3 RCP.

If a bridge, bottomless culvert or box culvert is proposed, provide the dimensions:

What will be the slope of the culvert?

5. What materials will the structure(s) be made of?

Reinforced Concrete

Waterbody Information

6. Name of the waterbody at the project location: Parson's Mill Tax Ditch
Waterbody is a tributary to: Leipsic River

7. What is the width of the waterbody at the project site? 12 ft.

8. How many linear feet of stream will be affected by the crossing?
Pipe 100 In ft. Inlet Structure 20 In ft. Outlet Structure 20 In ft.

9. What is the total area of impact in the waterbody? (including inlet and outlet protection structures, sideslope embankments, etc.):

Tidal Waters

Below the mean high water line ____ sq. ft.
ft.

Below the mean low water line ____ sq. ft.

Non-tidal Waters

Below the Ordinary high water line 4,277 sq.

In tidal wetlands ____ sq. ft. (attach appropriate appendix)

10. For non-tidal waters, what is the approximate median stream flow rate at the site:

Before construction: 45.58 (10yr) cfs

After construction: 45.58 (10 yr) cfs

What is the bankfull discharge (~1 yr storm) of the stream at the site? 4.25 cfs

11. What is the watershed area above the project site? 80.20 (acres or square miles)

12. If the road crossing is not over undeeded public subaqueous lands or a DeIDOT right of way, who is the owner of the underwater lands? _____

13. Please include evidence of written permission from the underwater landowner indicated above (if other than the applicant) with this Appendix.

Design Features

14. Describe design features that will be incorporated to allow for fish passage:

15. Describe design features that will maximize the preservation of natural channel features and minimize adverse impacts to stream morphology and stability:

For Crossing #1, the roadway will be graded back to the tax ditch with maximum slope to minimize width of impact. Rip-rap is proposed at both ends of pipe to reduce velocity and prevent erosive forces on the existing stream bed and banks. The project proposes to bury the bottom portion of the culvert to allow for natural stream bed creation. For Crossing #2, the crossing will be installed per grade and filled for roadway.

16. If culvert pipes are proposed:

Will the pipe bottom be buried below the natural streambed? Yes No
If yes, how far will the pipe invert be placed below the streambed elevation? _____ inches
If no, explain why:

Given the site conditions and prior documented volume of flow entering through the pipe, it was more practical to leave the bottom of the pipe exposed as concrete to alleviate erosion controls beneath the proposed roadway.

For multiple barrel culvert designs, will a low flow barrel be incorporated?

Yes No

If no, explain why:

17. What storm event is the structure designed to pass? (i.e. 10 yr storm, 25 yr storm)

50-year

18. Will the structure include an apron or other inlet/outlet protection? Yes No
If yes, describe the dimensions and materials that will be utilized:

Six foot high by 15-foot wide headwalls on either side and 12 foot long rip-rap apron

19. Is any fill associated with the proposed activity? Yes No If yes, attach the appropriate appendix.

20. Will any sideslope embankments be constructed in the waterbody? Yes No
If yes, what is the average slope of the embankments? 3:1

21. Will any utilities be associated with the road crossing? Yes No
If yes, attach the appropriate appendix.

Sewer and water crossings proposed beneath the roadway as part of the development design

Utility Crossings

Please respond to each question. Questions left blank may result in the application being returned as incomplete. In addition, the answers to all of the questions in this Appendix must correspond accurately to the information on the plan and section view drawings for the project.

1. Please indicate the total number of subaqueous lands crossings associated with the project here: **Two crossings** Complete a separate Appendix E for each crossing.

2. The information below is for Crossing # 1.

General Information

3. What type of utility is being installed and what is its diameter?

| | | | |
|---|--------------------|-------------------------------|--------------------|
| <u> </u> wastewater pipeline | <u> </u> inches | <u> </u> electric line | <u> </u> inches |
| <u> </u> water line | <u> </u> inches | <u> </u> TV/cable | <u> </u> inches |
| <u> </u> gas line | <u> </u> inches | <u> </u> fiber optic cable | <u> </u> inches |
| <u> 1 </u> other (describe) 42" diameter RCP | <u> </u> inches | | |

4. What is the total length of the crossing relative to:

MHW 100 ft. MLW 100 ft. OHW 0 ft.

5. What is the total area of impact for the crossing relative to:

MHW 200 sq. ft. MLW 500 sqft. OHW 0 sq. ft.

6. What is the method of installation for the crossing:

 directional bore X trench blasting plow

If another method of installation will be utilized, please describe here:

Installed 6" below current stream bed and filled for roadway.

7. Briefly outline the construction sequence for placement of the structure:

Stream will be diverted. Pipe will be installed per plans. Embankment will be constructed for roadway development.

8. Will dredging, excavating, or filling be required? X Yes No

If "yes", complete the appropriate dredging appendix and/or fill appendix and include them with your application.

9. Will there be any permanent towers, poles, platforms or other structures (excluding submarine cables) on subaqueous land or in wetlands? _____ Yes No
If "yes", give the number of structures, and provide a description, including square footage and material (the location of all structures must be shown on the plans or the application cannot be processed).
10. At what depth will the subaqueous crossing be placed below the bottom of the waterbody? 0.5 ft.
At what height will an aerial crossing be above MHW? 0 feet
11. Is the crossing in, on, over or under public (undeeded) or private subaqueous lands?
 Public _____ Private
If private, who is/are the property holder(s)? _____
Provide a copy of any deed, ROW or easement granting access if the private property owner is other than the applicant.
12. Is the crossing adjacent to subaqueous lands on State-owned property? _____ Yes No
If so, which State agency is the owner? _____
- Is the crossing within a DelDOT right of way? _____ Yes _____ No
13. Please include evidence of written permission from the private land owner above (if other than the applicant).

Utility Crossings

Please respond to each question. Questions left blank may result in the application being returned as incomplete. In addition, the answers to all of the questions in this Appendix must correspond accurately to the information on the plan and section view drawings for the project.

- 1. Please indicate the total number of subaqueous lands crossings associated with the project here: **Two crossings** Complete a separate Appendix E for each crossing.
- 2. The information below is for Crossing # 2.

General Information

- 3. What type of utility is being installed and what is its diameter?
 wastewater pipeline _____ inches electric line _____ inches
 water line _____ inches TV/cable _____ inches
 gas line _____ inches fiber optic cable _____ inches
 other (describe) **18" diameter RCP** _____ inches

- 4. What is the total length of the crossing relative to:
 MHW 25 ft. MLW 25 ft. OHW 0 ft.

- 5. What is the total area of impact for the crossing relative to:
 MHW 50 sq. ft. MLW 50 sqft. OHW 0 sq. ft.

- 6. What is the method of installation for the crossing:
 directional bore trench blasting plow

If another method of installation will be utilized, please describe here:
Installed per grade and filled for roadway.

- 7. Briefly outline the construction sequence for placement of the structure:
Pipe will be installed per plans. Embankment will be constructed for roadway development.

- 8. Will dredging, excavating, or filling be required? Yes No
 If "yes", complete the appropriate dredging appendix and/or fill appendix and include them with your application.

9. Will there be any permanent towers, poles, platforms or other structures (excluding submarine cables) on subaqueous land or in wetlands? ____ Yes No

If "yes", give the number of structures, and provide a description, including square footage and material (the location of all structures must be shown on the plans or the application cannot be processed).

10. At what depth will the subaqueous crossing be placed below the bottom of the waterbody? 0 ft.
At what height will an aerial crossing be above MHW? 0 feet

11. Is the crossing in, on, over or under public (undeeded) or private subaqueous lands?

Public _____ Private

If private, who is/are the property holder(s)? _____

Provide a copy of any deed, ROW or easement granting access if the private property owner is other than the applicant.

12. Is the crossing adjacent to subaqueous lands on State-owned property? ____ Yes No

If so, which State agency is the owner? _____

Is the crossing within a DelDOT right of way? ____ Yes _____ No

13. Please include evidence of written permission from the private land owner above (if other than the applicant).

Rip-Rap Sills and Revetments

Please respond to each question. Questions left blank may result in the application being returned as incomplete. In addition, the answers to all of the questions in this Appendix must correspond accurately to the information on the plan and section view drawings for the project.

1. Will the project be:

- New Construction (un-stabilized shoreline)
 - Repair or Replacement of an Existing Rip-Rap Structure or Rubble
 - Repair or Replacement of an Existing Bulkhead
- (If repair or replacement, submit photographs of the entire existing structure).

2. How many linear feet of shoreline are proposed to be stabilized? 60 linear ft.

3. Is the project a: Standard rip-rap revetment Free-standing sill

4. Describe the existing shoreline:

Natural side-backs with eroded areas apparent as a result of higher flow events. Ground cover is natural substrate typically found in wooded areas.

5. What is the total number of cubic yards of rip-rap that will be used? 13 cubic yards

6. What is the number of cubic yards of rip-rap per running foot of shoreline? 5 cubic yards
(See page 4 for a guide to calculating total cubic yards and cubic yards per running foot).

7. What will be the average weight of the stone used for the:

Armor stone: _____ Core stone: _____

[If material other than stone, such as prefab geo-grid or other similar product is proposed, please describe here and include photographs or a brochure. The Department strongly discourages the use of broken concrete, cinderblocks or other materials that are less dense than stone, more apt to move off site due to currents or wave action, and/or are not aesthetically pleasing or in keeping with the natural environment.]

Describe:

8. For Standard Revetments answer A–F, below: (for Sill projects, skip to Question #9)

A. How many linear feet will the structure extend channelward of:

Mean High Water: _____ Mean Low Water: 5.0 feet

Ordinary High Water: _____ (for non-tidal waters)

B. How many square feet of the structure will be located:

Channelward of Mean High Water: _____ Channelward of Mean Low Water: 10 sq. ft.

Channelward of Ordinary High Water: _____ (for non-tidal waters)

On vegetated wetlands: _____

C. Will the revetment be backfilled? Yes No

If yes, complete Appendix H and include it in your application.

D. Will filter cloth be used behind the rip-rap structure? Yes No

E. What is the average slope of the existing bank? 2:1

F. What is the proposed slope of the rip-rap revetment? 4:1

(See page 3 for a guide to calculating slopes).

9. Sill Projects:

A. What is the base width of the proposed structure: _____

B. What is the top width of the proposed structure: _____

C. How many square feet of the structure will be located:

Channelward of Mean High Water: _____ Channelward of Mean Low Water: _____

Channelward of Ordinary High Water: _____ (for non-tidal waters)

On vegetated wetlands: _____

D. What will be the average height of the structure: _____

E. How much of the structure (in inches) will extend vertically above:

Mean High Water: _____ Ordinary High Water: _____ (for non-tidal waters)

F. Are breaks or notches proposed in the sill to allow for greater flushing? Yes No

G. Will fill material be placed behind the sill? Yes No If yes, complete appropriate appendix.

H. Will wetland vegetation be planted behind the sill? Yes No

If yes, complete Appendix H and include it in your application.

10. Construction Techniques (Complete for both Revetment and Sill Projects):

A. Will any dredging be required? ___ Yes X No

If yes, please include appropriate dredging Appendix with your application).

B. Please describe the sequence of construction and any techniques that will be utilized to minimize adverse impacts on the aquatic environment, and to preserve existing vegetation (particularly woody vegetation) along the shoreline:

Clearing will be limited to the extent needed for the installation. Water will be diverted around the pipe installation to protect the aquatic environment.

CALCULATIONS

RUN = Base width of the structure (in feet) RISE = Vertical height of the structure (in feet)

I. How to calculate total cubic yards:

$$0.5 * RUN * RISE * \text{Linear feet of shoreline stabilized} / 27 = \text{Total Cubic Yards}$$

II. How to calculate cubic yards per running foot of shoreline:

$$\text{Total \# Cubic Yards} / \text{Linear feet of shoreline} = \text{Cubic yards per running foot}$$

III. How to calculate slope: Slope = RUN/RISE

EXAMPLE:

If we propose to stabilize 100 linear feet of shoreline with a rip-rap revetment that has a basewidth of 6 feet and a height of 3 feet:

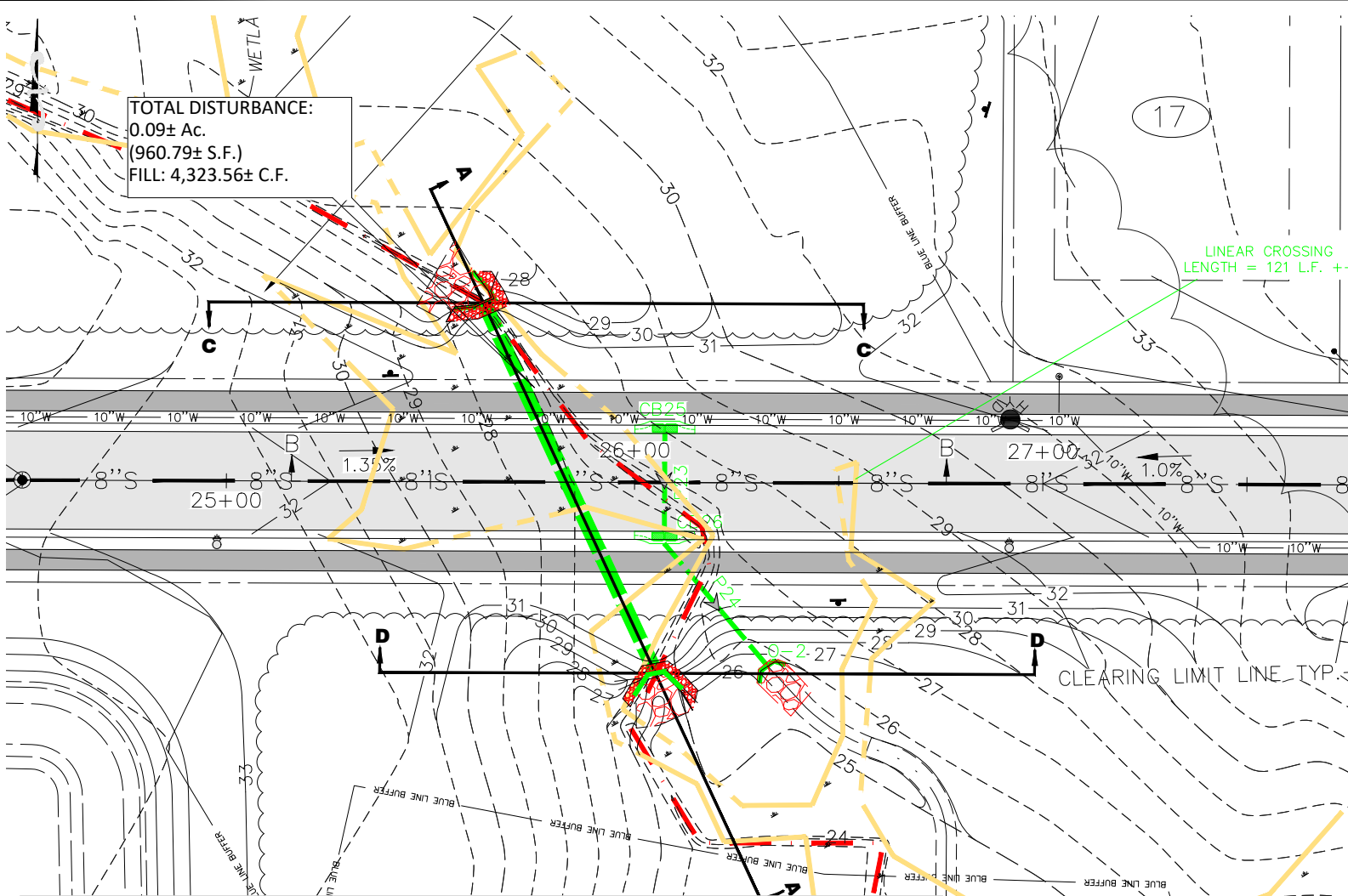
$$0.5 * 6 * 3 * 100 / 27 = 33.33 \text{ Total Cubic Yards}$$

$$\text{II. } 33.33 / 100 = 0.333 \text{ Cubic Yards per running foot}$$

$$\text{III. } 6 / 3 = \text{Slope of 2}$$

Garrison Lake Green – Phase II

PLAN VIEWS



| NO. | REVISION | DATE |
|-----|--------------|------------|
| 1 | PER COMMENTS | 01/10/2017 |

811 MISS UTILITY OF DELMARVA

BEFORE YOU DIG CALL
 1-800-282-8555 (DE & MD)
 WWW.MISSUTILITYDELMARVA.COM
 PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

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630 CHURCHMANS ROAD, SUITE 105, NEWARK, DE 19702
 WWW.FIRSTSTATEENGINEERING.COM
 PHONE: (302) 368-3184

| | |
|---------------------|---------------------|
| PROJECT: 05-04-KENT | DESIGNED BY: S.E.L. |
| DATE: 10/18/2016 | DRAWN BY: E.P.C. |
| SCALE: 1" = 40' | CHECKED BY: S.E.L. |

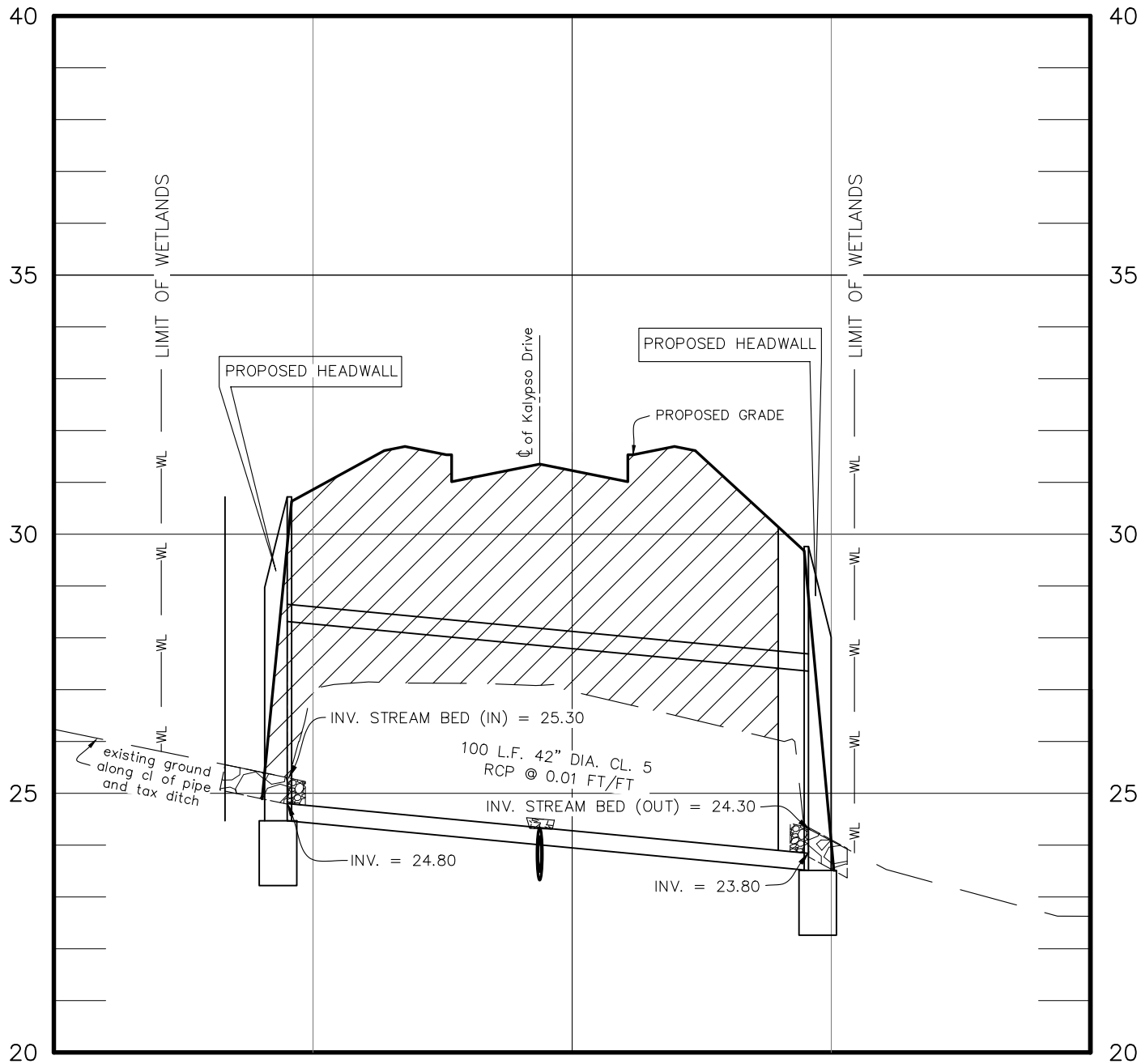
GARRISON LAKE GREEN PHASE 2
 FOR
GARRISON LAKE FARMS, L.P.
 PARCEL # 3-00-03600-0203103-000 & 3-00-03700-01-0100-000
 SITUATED IN
KENTON HUNDRED
KENT COUNTY, DELAWARE

TITLE
WETLANDS DISTURBANCE PLAN

WETLANDS PLAN SHEET NUMBER
 1

Legend

| | | | |
|--|-------------------------------|--|---------------------------------------|
| | PROP. SETBACK LINE | | EX. STORM SEWER MAIN |
| | EX. CONTOUR | | PROP. STORM SEWER MAIN |
| | PROP. CONTOURS | | PROP. STORM SEWER MANHOLE |
| | WETLANDS BOUNDARY LINE | | PROP. STORM SEWER INLET |
| | 25' WETLANDS BUFFER LINE | | PROP. STORM F.E.S. |
| | EX. RIGHT-OF-WAY LINES | | EXISTING WATER MAIN |
| | PROP. RIGHT-OF-WAY LINES | | PROPOSED WATER MAIN |
| | PROP. PROPERTY LINES | | PROPOSED CLEARING LIMITS |
| | PROP. CENTER LINE | | PROPOSED ROADWAY |
| | PROP. CURB AND GUTTER | | PROPOSED SIDEWALK/ SHARED USE PATH |
| | EX. SANITARY SEWER MAIN | | WETLANDS HATCH |
| | PROP. SANITARY SEWER MAIN | | PROPOSED RIP-RAP |
| | EX. SANITARY SEWER MANHOLE | | EX. TAX DITCH |
| | PROP. SANITARY SEWER MANHOLE | | |
| | PROP. SANITARY SEWER MANHOLE | | |
| | PROP. SANITARY SEWER CLEANOUT | | |



**Wetlands Disturbance
Cross-Section A-A**

Scale: Hor. 1"=30'
Vert. 1"=3'

PLAN NOTES

| NO. | REVISION | DATE |
|-----|--------------|------------|
| 1 | PER COMMENTS | 01/10/2017 |
| | | |
| | | |


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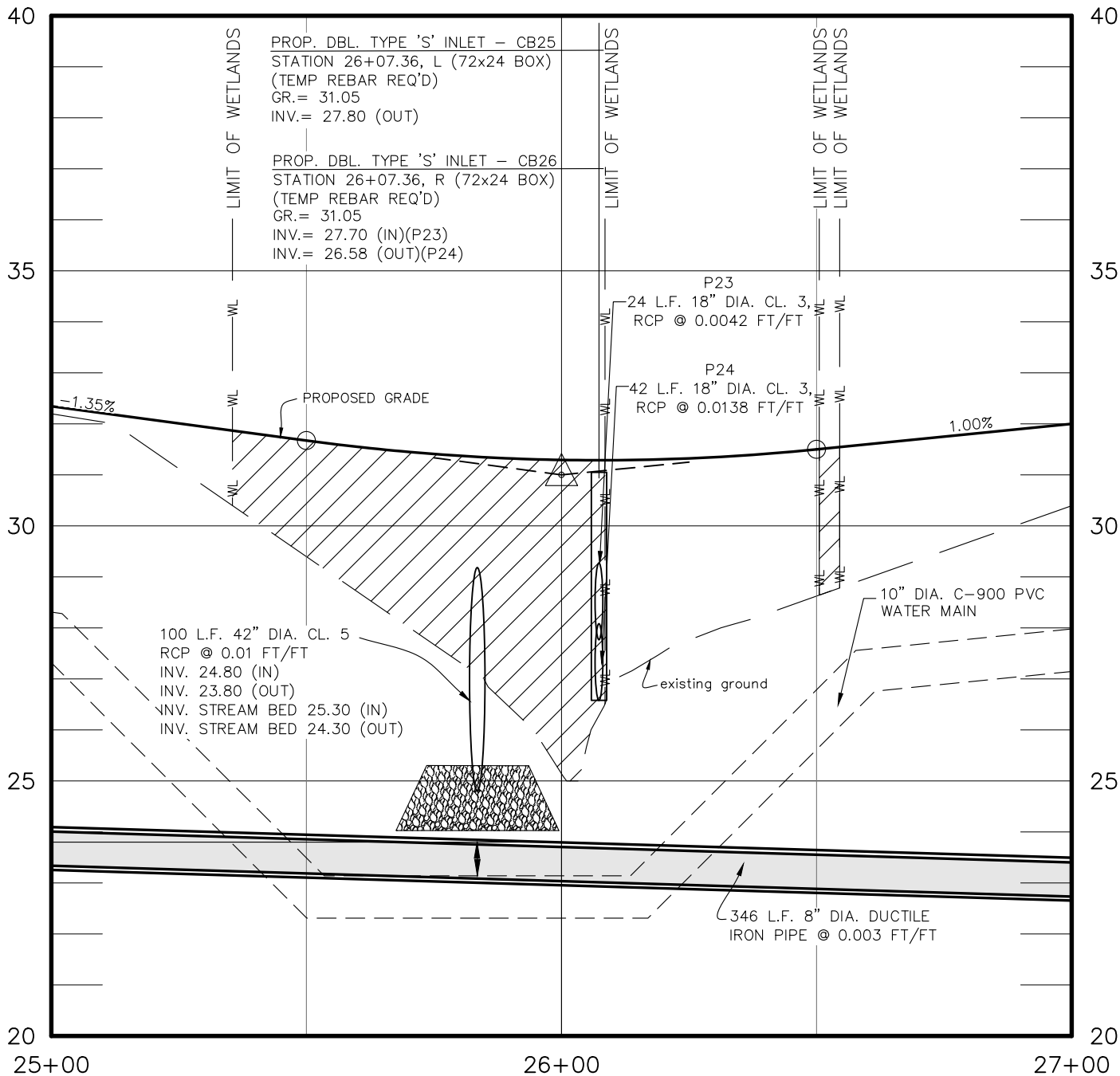

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| | |
|---------------------|---------------------|
| PROJECT: 05-04-KENT | DESIGNED BY: S.E.L. |
| DATE: 10/18/2016 | DRAWN BY: E.P.C. |
| SCALE: AS NOTED | CHECKED BY: S.E.L. |

Garrison Lake Green - Phase II
 FOR
GARRISON LAKE FARMS, L.P.
PARCEL # 3-00-03600-0203103-000 & 3-00-03700-01-0100-000
 SITUATED IN
KENTON HUNDRED
KENT COUNTY, DELAWARE

TITLE
Wetlands Disturbance Section AA

| | |
|----------------------|-------------------|
| WETLANDS PLAN | SHEET NUMBER 2 |
|----------------------|-------------------|



Wetlands Disturbance
Cross-Section B-B

Scale: Hor. 1"=30'
 Vert. 1"=3'

PLAN NOTES

| NO. | REVISION | DATE |
|-----|--------------|------------|
| 1 | PER COMMENTS | 01/10/2017 |


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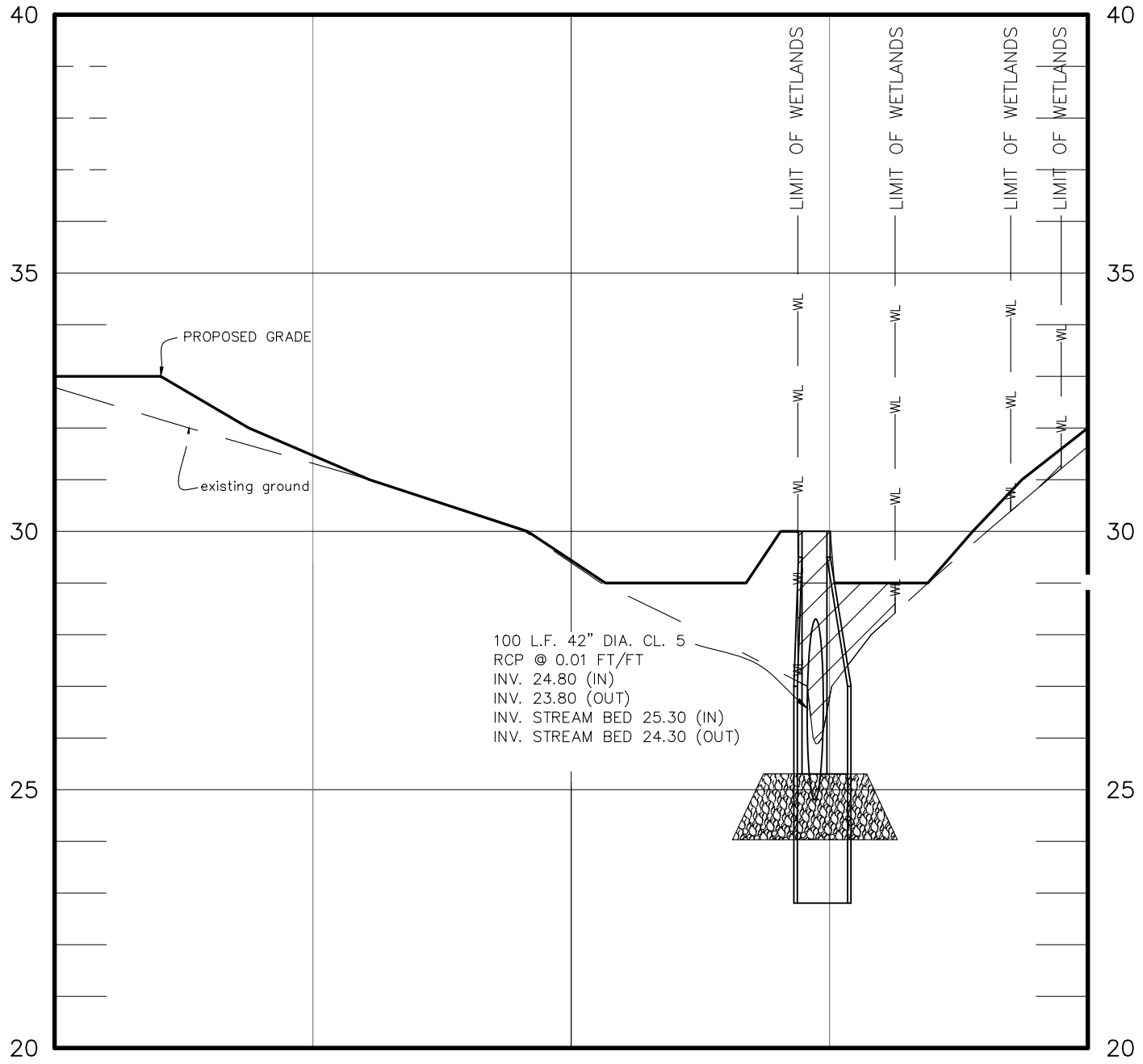

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 WWW.FIRSTSTATEENGINEERING.COM
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| | |
|------------------------|------------------------|
| PROJECT: 05-04-KENT | DESIGNED BY: S.E.L. |
| DATE: 10/18/2016 | DRAWN BY: E.P.C. |
| SCALE: AS NOTED | CHECKED BY: S.E.L. |

Garrison Lake Green - Phase II
 FOR
GARRISON LAKE FARMS, L.P.
 PARCEL # 3-00-03600-0203103-000 & 3-00-03700-01-0100-000
 SITUATED IN
KENTON HUNDRED
KENT COUNTY, DELAWARE

TITLE
Wetlands Disturbance Section BB

| | |
|----------------------|-------------------|
| WETLANDS PLAN | SHEET NUMBER 3 |
|----------------------|-------------------|



**Wetlands Disturbance
Cross-Section C-C**

Scale: Hor. 1"=30'
Vert. 1"=3'

PLAN NOTES

| NO. | REVISION | DATE |
|-----|--------------|------------|
| 1 | PER COMMENTS | 01/10/2017 |

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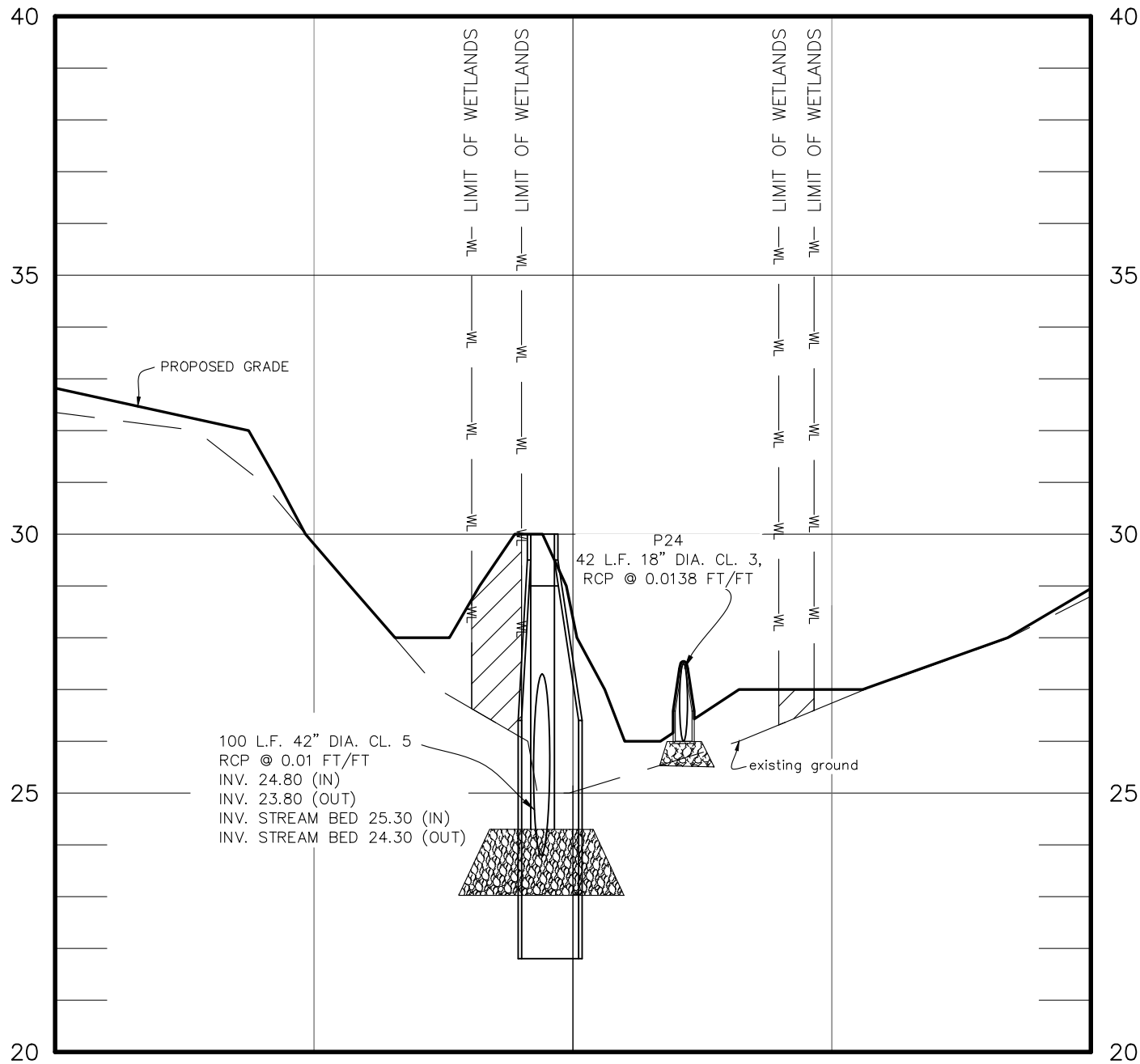
630 CHURCHMANS ROAD, SUITE 105, NEWARK, DE 19702
WWW.FIRSTSTATEENGINEERING.COM
PHONE: (302) 368-3184

| | |
|------------------------|------------------------|
| PROJECT: 05-04-KENT | DESIGNED BY: S.E.L. |
| DATE: 10/18/2016 | DRAWN BY: E.P.C. |
| SCALE: AS NOTED | CHECKED BY: S.E.L. |

Garrison Lake Green - Phase II
FOR
GARRISON LAKE FARMS, L.P.
PARCEL # 3-00-03600-0203103-000 & 3-00-03700-01-0100-000
SITUATED IN
KENTON HUNDRED
KENT COUNTY, DELAWARE

TITLE
Wetlands Disturbance Section CC

| | |
|--------------------------|-------------------|
| WETLANDS PLAN | SHEET NUMBER 4 |
|--------------------------|-------------------|



**Wetlands Disturbance
Cross-Section D-D**

Scale: Hor. 1"=30'
Vert. 1"=3'

PLAN NOTES

| NO. | REVISION | DATE |
|-----|--------------|------------|
| 1 | PER COMMENTS | 01/10/2017 |
| | | |
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|------------------------|------------------------|
| PROJECT: 05-04-KENT | DESIGNED BY: S.E.L. |
| DATE: 10/18/2016 | DRAWN BY: E.P.C. |
| SCALE: AS NOTED | CHECKED BY: S.E.L. |

Garrison Lake Green - Phase II
FOR
GARRISON LAKE FARMS, L.P.
PARCEL # 3-00-03600-0203103-000 & 3-00-03700-01-0100-000
SITUATED IN
KENTON HUNDRED
KENT COUNTY, DELAWARE

| | |
|---|-------------------|
| TITLE Wetlands Disturbance Section DD | SHEET NUMBER 5 |
| WETLANDS PLAN | |



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, PHILADELPHIA DISTRICT
1650 ARCH STREET
PHILADELPHIA PA 19103-2004

July 17, 2023

Regulatory Branch

SUBJECT: Nationwide Permit 14 Re-verification NAP-2017-00073-103
Garrison Lake Green KE
Central coordinates (39.2525°, -75.61139°)

Lee Ramunno
Garrison Lake Farms, L.P.
903 North French Street
Wilmington, Delaware 19801

Dear Mr. Ramunno:

This letter is written in regard to your proposal to discharge fill material into 0.09 acre of non-tidal wetlands to construct a roadway crossing. This authorization is re-verification of a previously authorized permit, dated February, 2017. This project is located at the Parson's Mill Tax Ditch at the Garrison Lake Green Phase II residential development, Tax Parcels 3-00-03600-0203103-000 and 3-00-03700-01-0100-000, Kent County, Delaware. Based upon our review of the information that has been provided, it has been determined that the proposed work is authorized by Department of the Army Nationwide Permit (NWP) 14 (Linear Transportation Project) pursuant to Section 404 of the Clean Water Act (33 USC 1344).

This verification of authorization under NWP 14, described in the Federal Register at 86 FR 2744 and 86 FR 73522, is based on your agreement to comply with the general conditions, regional conditions and project specific special conditions listed in this letter. Copies of the NWP descriptions, NWP general conditions and the NWP regional conditions for Delaware can be found at:

2021 NWP Descriptions:

<https://www.nap.usace.army.mil/Portals/39/docs/regulatory/nwp/2021/2021-52-NWPs-Descriptions.pdf>

2021 NWP General Conditions:

<https://www.nap.usace.army.mil/Portals/39/docs/regulatory/nwp/2021/2021%20Nationwide%20Permit%20General%20Conditions.pdf>

2021 Delaware Regional Conditions:

<https://www.nap.usace.army.mil/Portals/39/docs/regulatory/nwp/2021/2021-DE-Reg-Cond-Final.pdf>

Federal permits require determination from the State that the activities are consistent with the State's coastal zone management (CZM) program if the activity is located within the State's coastal zone. The entire State of Delaware has been designated as a Coastal Zone Management Area. Federal permits also require the State's certification of compliance with section 401 of the Clean Water Act through the receipt of a 401 Water Quality Certification (WQC) if the activity involves a Section 404 discharge. A general CZM consistency concurrence has been issued for this permit. A general water quality certification has been issued for this permit. Therefore, no further action is needed as part of the Federal review of your project, provided that you comply with all the terms and conditions of this NWP.

This verification of NWP authorization is valid until the 2021 Nationwide Permits expire on **March 14, 2026**, unless the NWP authorization is modified, suspended, or revoked prior to this date. In the event that the NWP authorization is modified during that time period, this expiration date will remain valid, provided the activity complies with any subsequent modification of the NWP authorization.

Activities which have commenced (i.e. are under construction) or are under contract to commence in reliance upon an NWP will remain authorized provided the activity is completed within twelve months of the date of an NWP's expiration, modification, or revocation, unless discretionary authority has been exercised on a case-by-case basis to modify, suspend, or revoke the authorization in accordance with 33 CFR 330.4(e) and 33 CFR 330.5 (c) or (d). Activities completed under the authorization of an NWP which was in effect at the time the activity was completed continue to be authorized by that NWP.

Special Conditions:

1. All work performed in association with the subject project shall be conducted in accordance with the **enclosed** project plans identified as Wetlands Disturbance Plan for Garrison Lake Green Phase 2, Parcel #3-00-03600-0203103 & 3-00-03700-01-0100-000, Kenton Hundred, Kent County Delaware; prepared by First State Engineering; dated 10/18/2016; revised 1/10/2017; 5 sheets.
2. Construction activities shall not result in the disturbance or alteration of greater than 0.09 acre of non-tidal wetlands.
3. Any deviation in construction methodology or project design from that shown on the enclosed project plans must be approved by this office, in writing, prior to performance of the work. All modifications to the enclosed project plans shall be approved, in writing, by this office. No work shall be performed prior to written approval of this office.

4. This office shall be notified prior to the commencement of authorized work by completing and signing the **enclosed** "Notification of Commencement" form. This office shall also be notified within 10 days of the completion of the authorized work by completing and signing the **enclosed** "Notification of Completion" form. Notification is required each time maintenance work is to be done under the terms of this Corps of Engineers permit.
5. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your general permit.

Also **enclosed** with this NWP verification letter is a form seeking any comments, positive or otherwise, on the procedures, timeliness, fairness, etc. of the permit process. You may forward your comments along with the signed "Notification of Commencement" form or "Notification of Completion" form, following the directions provided on the form. If you should have any questions or concerns, please contact James A. Colligan at 302-518-9480 or James.A.Colligan@usace.army.mil.

Sincerely,

Todd A. Hoernemann
Chief, Applications Section I

Enclosures

cc:
Doug Potts, Environmental Consulting Services, Incorporated
Wetlands and Waterways Section, DDNREC
Delaware Coastal Management Program, DDNREC

| NO. | REVISION | DATE |
|-----|--------------|------------|
| 1 | PER COMMENTS | 07/09/2017 |
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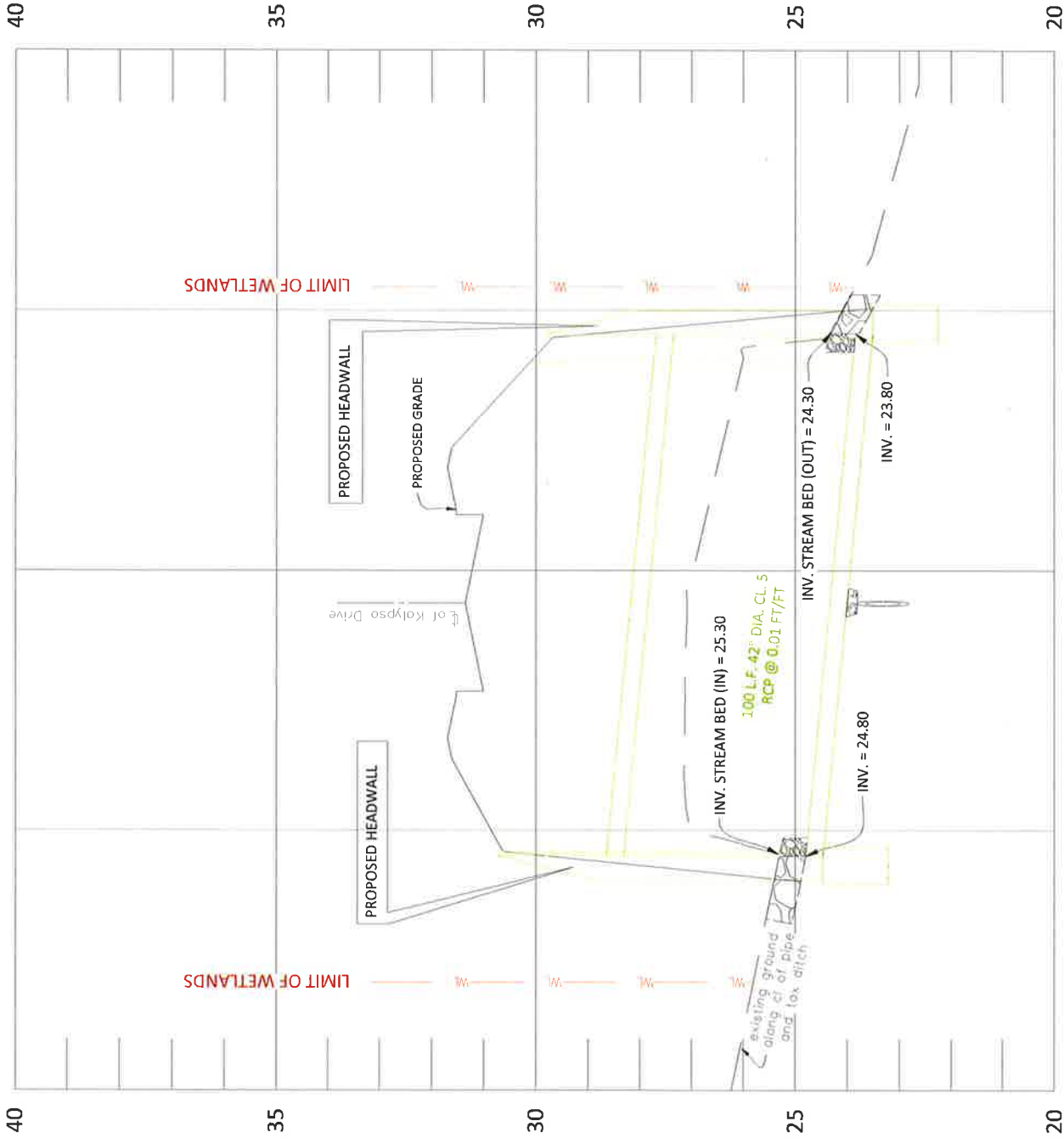
FSE
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 69 CHURCHMAN ROAD, SUITE 105, NEWARK, DE 19712
 WWW.FIRSTSTATEENGINEERING.COM
 PHONE: (302) 848-5359

| | | | |
|----------|------------|--------------|--------|
| PROJECT: | 05-04-KENT | DESIGNED BY: | SELL |
| DATE: | 10/18/2016 | DRAWN BY: | E.P.C. |
| SCALE: | AS NOTED | CHECKED BY: | SELL |

Garrison Lake Green - Phase II
 FOR
 GARRISON LAKE FARMS, L.P.
 PARCEL # 3-00-03600-0203103-000 & 3-00-03700-01-0100-000
 SITUATED IN
 KENTON HUNDRED
 KENT COUNTY, DELAWARE

TITLE
 Wetlands Disturbance Section AA

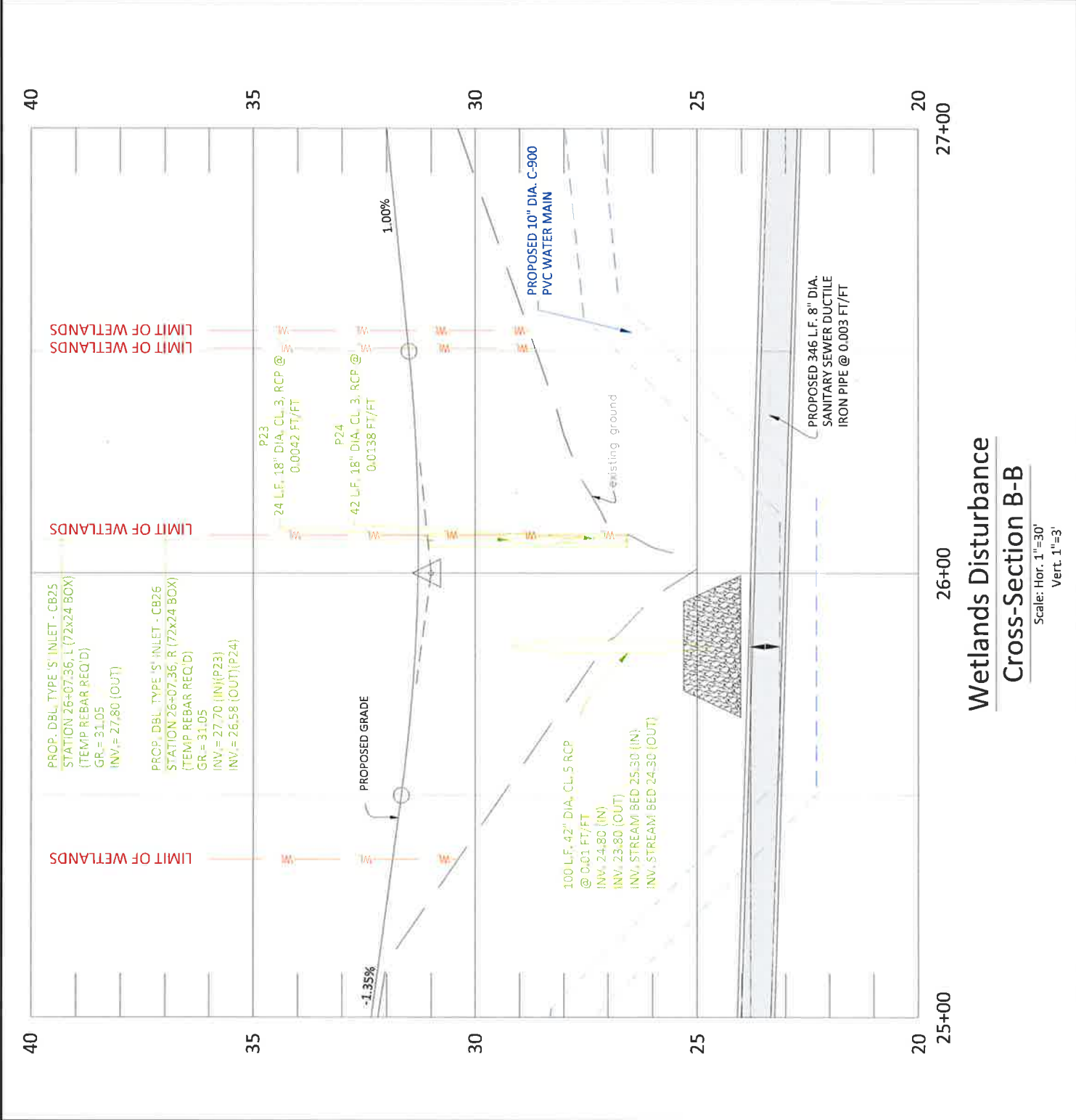
WETLANDS
 PLAN
 SHEET NUMBER
 2



Wetlands Disturbance
Cross-Section A-A

Scale: Hor. 1"=30'
 Vert. 1"=3'

| <p>PLAN NOTES</p> | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 60%;">REVISION</th> <th style="width: 30%;">DATE</th> </tr> <tr> <td>1</td> <td>PER COMMENTS</td> <td>#1/9/2017</td> </tr> </table> | NO. | REVISION | DATE | 1 | PER COMMENTS | #1/9/2017 | <p>MISS UTILITY of DELMARVA</p> <p>BEFORE YOU DIG CALL 1-800-282-8555 (DE & MD) WWW.MISSUTILITYDELMARVA.COM PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE</p> <p>811 Know what's below. Call before you dig.</p> | <p>FIRST STATE — ENGINEERING —</p> <p>ERR CHURCHMAN ROAD, SUITE 102, NEWARK, DE 19702 WWW.FIRSTSTATEENGINEERING.COM PHONE: 302.398.5184</p> <p>DESIGNED BY: S.F.L. DRAWN BY: E.P.C. CHECKED BY: S.F.L.</p> |
|---|---|---|----------|------|---|--------------|-----------|--|---|
| NO. | REVISION | DATE | | | | | | | |
| 1 | PER COMMENTS | #1/9/2017 | | | | | | | |
| <p>PROJECT: 05-04-KENT</p> <p>DATE: 10/18/2016</p> <p>SCALE: AS NOTED</p> | | <p>Garrison Lake Green - Phase II FOR GARRISON LAKE FARMS, L.P. PARCEL # 3-00-03600-0203103-000 & 3-00-03700-01-0100-000 SITUATED IN KENTON HUNDRED KENT COUNTY, DELAWARE</p> | | | | | | | |
| <p>TITLE</p> <p>Wetlands Disturbance Section BB</p> | | <p>WETLANDS PLAN</p> <p>SHEET NUMBER 3</p> | | | | | | | |



Wetlands Disturbance
Cross-Section B-B

Scale: Hor. 1"=30'
Vert. 1"=3'

| NO. | REVISION | DATE |
|-----|--------------|------------|
| 1 | PER COMMENTS | 07/02/2017 |



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ERB CHURCHMAN ROAD, SUITE 102, NEWARK, DE 19722
WWW.FS&E.COM
PHONE: (302) 883-3100

| | | | |
|----------|------------|--------------|--------|
| PROJECT: | 05-04-KENT | DESIGNED BY: | S.E.L. |
| DATE: | 10/18/2016 | DRAWN BY: | E.P.C. |
| SCALE: | AS NOTED | CHECKED BY: | S.E.L. |

Garrison Lake Green - Phase II

FOR

GARRISON LAKE FARMS, L.P.

PARCEL # 3-00-06600-0203103-000 & 3-00-03700-01-0100-000

SITUATED IN

KENTON HUNDRED

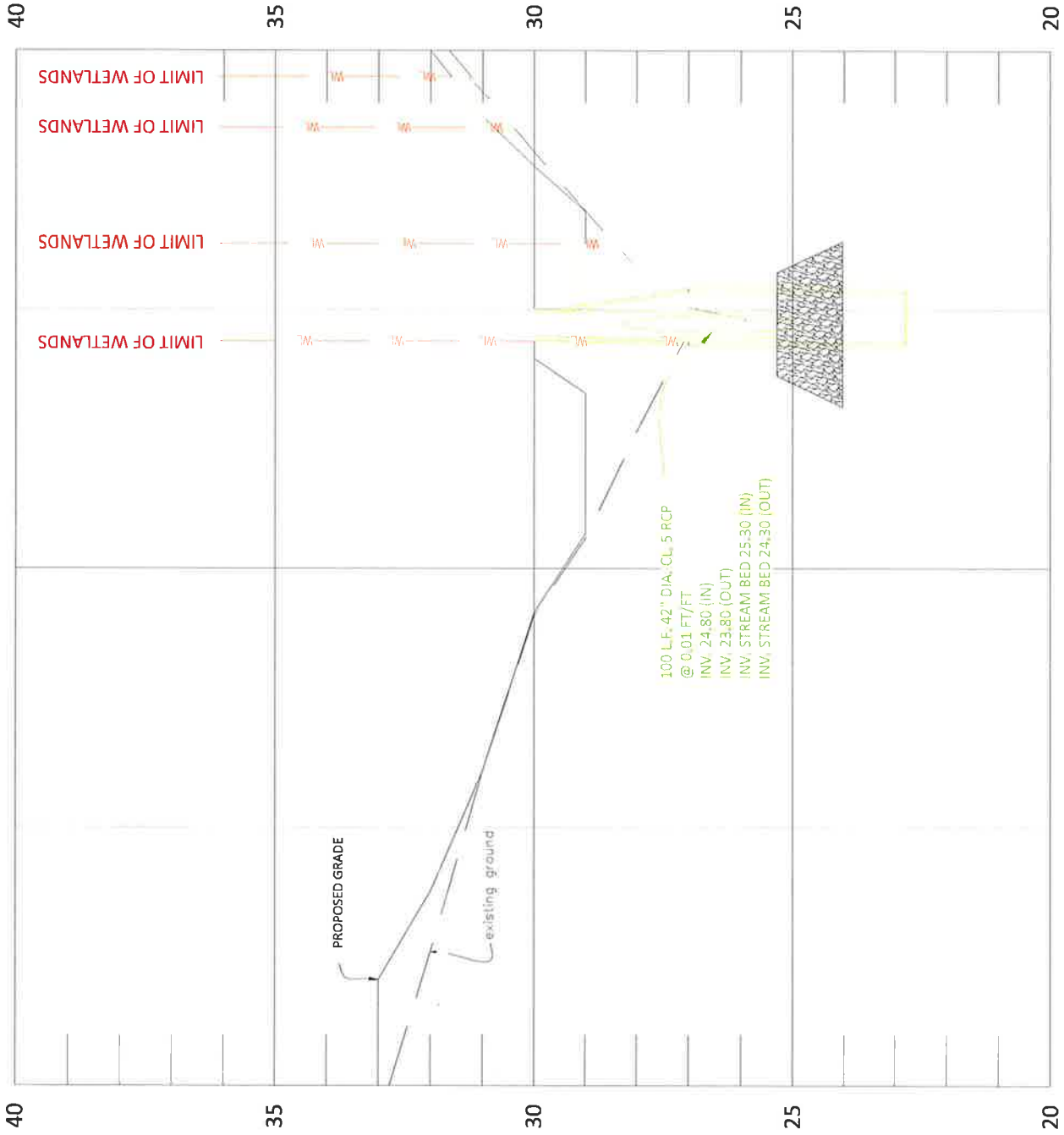
KENT COUNTY, DELAWARE

TITLE

Wetlands Disturbance Section CC

**WETLANDS
PLAN**

SHEET NUMBER
4



**Wetlands Disturbance
Cross-Section C-C**

Scale: Hor. 1"=30'
Vert. 1"=3'

40

35

30

25

20

LIMIT OF WETLANDS

LIMIT OF WETLANDS

PROPOSED GRADE

P24
42 L.F. 18" DIA. CL 3, RCP @
0.0138 FT/FT

100 L.F. 42" DIA. CL 5
RCP @ 0.01 FT/FT
INV. 24.80 (IN)
INV. 23.80 (OUT)
INV. STREAM BED 25.30 (IN) INV.
STREAM BED 24.30 (OUT)

existing ground

Wetlands Disturbance Cross-Section D-D

Scale: Hor. 1"=30'
Vert. 1"=3'

| NO. | REVISION | DATE |
|-----|--------------|------------|
| 1 | PER COMMENTS | 07/16/2017 |



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PHONE: 302.383.3184

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|----------|------------|--------------|--------|
| PROJECT: | 05-04-KENT | DESIGNED BY: | S.E.L. |
| DATE: | 10/18/2016 | DRAWN BY: | E.P.C. |
| SCALE: | AS NOTED | CHECKED BY: | S.E.L. |

Garrison Lake Green - Phase II
FOR
GARRISON LAKE FARMS, L.P.
PARCEL # 3-00-03600-0203103-000 & 3-00-03700-01-0100-000
SITUATED IN
KENTON HUNDRED
KENT COUNTY, DELAWARE

TITLE
Wetlands Disturbance Section DD

| | |
|------------------|-------------------|
| WETLANDS PLAN | SHEET NUMBER 5 |
|------------------|-------------------|

Douglas Potts

From: Reed, Amelia (DNREC) <Amelia.Reed@delaware.gov>
Sent: Monday, September 18, 2023 11:21 AM
To: Douglas Potts
Cc: Hubert, Melissa A. (DNREC)
Subject: RE: Parsons Hill Tax Ditch - proposed pipe

Doug,

The proposed pipe size meets our minimum sizing guidelines. For our records, can you, or someone else associated with the project, please provide a digital copy of the land development plans and/or Sediment & Stormwater Plans? We don't have any in our files. Does this project still have active approved plans or will they need to be re-approved?

Sincerely,
Amy Reed



Amelia S. Reed PE

Engineer Program Manager I

Mobile: 610-427-9652

Email: amelia.reed@delaware.gov

21309 Berlin Road Unit 6 Georgetown DE 19947

dnrec.delaware.gov



From: Douglas Potts <dpotts@ecsi-del.com>
Sent: Monday, September 11, 2023 11:03 AM
To: Reed, Amelia (DNREC) <Amelia.Reed@delaware.gov>
Subject: RE: Parsons Hill Tax Ditch - proposed pipe

Amy,

Good Morning. Thank you for reaching out. The project I am working on is the Garrison Lake Green Phase 2 subdivision located on Brenford Road, in Smyrna, DE. Permits were issued by both the ACOE and DNREC in February of 2017 for proposed wetlands impacts and crossing of Parsons Hill Tax ditch on the property, however no work was ever started and the approved permits have subsequently expired. On behalf of the property owner, Garrisons Lake Farm LP, application for recertification of the DNREC and ACOE permits has been made for the project, and the Army Corps recently approved their recertification for use of NWP 14. Application for DNREC recertification has been made, but will require proof of coordination/approval from the Tax Ditch Program prior to acceptance for further review by DNREC WSLs.

To aid in your review, please find attached a copy of the prior WSLs permit, issued in 2017, which provides details on the proposed impacts. Development plans and the proposed impacts have not changed for the site. Please contact me if you have any additional questions. Thank you.

Best regards,

Doug Potts
Wetlands Consultant
Environmental Consulting Services, Inc.
W.(302) 378-9881 ext. 205
C.(302) 275-3217
dpotts@ecsi-del.com

From: Reed, Amelia (DNREC) <Amelia.Reed@delaware.gov>
Sent: Monday, September 11, 2023 9:45 AM
To: Douglas Potts <dpotts@ecsi-del.com>
Cc: Watson, Jordan (DNREC) <Jordan.Watson@delaware.gov>; Workman, Karl R (DNREC) <Karl.Workman@delaware.gov>
Subject: Parsons Hill Tax Ditch - proposed pipe

Doug,

I understand you have some questions about installing a pipe in a tax ditch. Is this associated with a land development plan? Can you provide more info about what is proposed?

Sincerely,
Amy Reed



Amelia S. Reed PE
Engineer Program Manager I
Mobile: 610-427-9652
Email: amelia.reed@delaware.gov
21209 Berlin Road Unit 6 Georgetown DE 19947
dnrec.delaware.gov



Garrison Lake Green – Phase II
DEED



KENT COUNTY LEVY COURT

555 Bay Road, Dover, Delaware 19901-3615
(302) 744-2300 -- FAX (302) 736-2279

"Serving Kent County With Pride"

PROPERTY RECORD REPORT

Parcel Information:

Parcel ID: 3 00 03700 01 0100 000
User Account #: 19887
Tax Account ID: 19887
Property Code: P - Property
Property Type: Vacant Land
Improvement Status: Vacant
Deed BVP: D 237-44
Plat Book: 0130 0034

GIS Cord: E-445341 N-0454652
Flood Plain:
Zoning: AC
Lot #: Acres: 63.2
Total Living Area: 0 SQFT
Total Beds/Baths/Half Baths: 0 / 0 / 0
Legal Description: S SD BRENFORD RD

Owner Information:

Name(s): GARRISON LAKE FARM, L.P.
Address: C/O DEV SITARAM,
WILMINGTON, DE 19807

District Information:

Levy Court District: 3RD
Fire: 43_F-Cheswold
Ambulance: 43_A-Cheswold
School: 14_SCH-Smyrna
Sewer:
Sewer ID:
Trash:
Light:
Stormwater:
Tax Ditch:

Assessed Values:

Land: \$14,400
Buildings: \$0
Yard: \$0
Total: \$14,400

Location Information:

Location Address: BRENFORD RD,
DOVER, DE 19904
Subdivision:

Transfers:

Recorded Date: 10/22/2022
Sale Date: 10/17/1997
Price: \$1
Legal Ref: D 237-44

County Billing:

Pending: \$0.00
Base Tax: \$0.00
Penalty / Interest: \$0.00
Other: \$0.00
Total Due: \$0.00

Permits:

No Permits

Sewer Billing:

Account #:
Customer #:
Units: 0.0
Balance: \$0.00

Tax Billing Details:

Entity Code Tax
DescriptionAmount
KCLC.Entities.TaxAccounts

Tax Billing History:

Kent County Levy Court has made all attempts to ensure the correctness and suitability of information under our control and to correct any problems or errors which have been brought to our attention, no representation or guarantee can be made as to the correctness or suitability of that information or any other information presented, referenced, or implied. The information provided in this document is for reference only so anyone using this information should first consult original records and personally verify the accuracy of any information/data provided in the document. The use of this information is at your own risk.



1209 NORTH KING STREET
 WILMINGTON, DE 19801
 (302) 656-3553
 FAX: (302) 656-3367

Issuing Policies of **Stewart Title Guaranty Company**

NUMBER: 10271-2

Effective Date: 2/29/2000 LMT

Prepared for:
 RAMUNNO & RAMUNNO
 903 FRENCH STREET
 WILMINGTON, DE 19801

1. Policy or Policies to be issued:
 ALTA Form Policy 10/17/1992
- | | | |
|-------------------------------|--------|--------|
| (a) ALTA Owners Policy - Form | - 1970 | Amount |
| Proposed insured: | | \$0.00 |

GARRISON LAKE FARM, L.P.

- | | | |
|----------------------|--|--------|
| (b) ALTA Loan Policy | | Amount |
| Proposed insured: | | \$0.00 |

WILMINGTON TRUST COMPANY
 Its successors and/or assigns as their interests may appear

2. The estate or interest in the land described or referred to in this Commitment and covered herein is Fee Simple and title thereto is at the effective date hereof vested in:

GARRISON LAKE FARM, L.P. by deed from LOUISE M. LAMBERTA, INDIVIDUALLY AND AS TRUSTEE OF THE JOSEPH G. LAMBERTA TRUST, dated 10/17/1997 and recorded 10/22/1997 in Deed Book 237 page 44.

3. The land referred to in this Commitment is described as follows:

GARRISON LAKE FARM, HUNDRED of DUCK CREEK AND KENTON County of KENT, State of DELAWARE.

**STEWART TITLE
 GUARANTY COMPANY**

Map No.:

Prepared by:

HUDSON, JONES, JAYWORK, FISHER & LIGUORI

225 South State Street, Dover, Delaware 19901

This *DEED*, Made this *17th* day of *October*, in the year of our LORD *one thousand nine hundred and ninety-seven (1997)*

BETWEEN,

LOUISE M. LAMBERTA, Individually and as Trustee of the Joseph G. Lamberta Trust, party of the first part,

-A N D-

GARRISON LAKE FARM, L.P., a Delaware limited partnership, party of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part, its successors and assigns:

PARCEL NO. 1

ALL that certain lot, piece or parcel of land situate in Duck Creek Hundred, Kent County, State of Delaware lying along the southwesterly side of Hickory Ridge Road and being more particularly described in accordance with a recent survey by Karins and Associates, Professional Engineers and Land Surveyors, Drawing No. 1374-S01, dated September 9, 1996, last revised September 26, 1997. Being more particularly described as follows to wit:

BEGINNING at a set capped 1/2 inch rebar along the southwesterly side of Hickory Ridge Road (50 feet wide R/W), a common corner for herein described lands and lands now or formerly of David J. and Joan Burritt; thence, from said point of beginning, leaving said southwesterly side of Hickory Ridge Road, along said lands now or formerly of David J. and Joan Burritt, South 12 degrees 29 minutes 06 seconds East, 464.12 feet to a found 1/2 inch iron pin; thence, continuing along said lands now or formerly of David J. and Joan Burritt, in part, along lands now or formerly of John and Maxine Moser, in part, along lands now or formerly of Patrick Joseph Dunn, in part, and along lands now or formerly of Terri L. Hunter, in part, South 36 degrees 29 minutes 06 seconds East, 1006.05 feet to a found 1/2 inch iron pin, a corner in common with said lands now or formerly of Terri L. Hunter; thence, continuing along said lands now or formerly of Terri L. Hunter, North 28 degrees 59 minutes 07 seconds East, 90.70 feet to a point along the centerline of a small ditch; thence, meandering along said centerline of a small ditch, approximately 276 feet to a point along the centerline of a larger ditch from Hickory Ridge Road Southerly to Garrisons Lake, said course being further described by

a tie line of South 77 degrees 18 minutes 22 seconds East, 144.03 feet; thence meandering along said centerline of a larger ditch from Hickory Ridge Road Southerly to Garrisons Lake, approximately 1019 feet to a point along the apparent high water mark of said Garrisons Lake, said course being further described by a tie line of South 15 degrees 55 minutes 20 seconds West, 980.98 feet; thence, meandering along said apparent high water mark of Garrisons Lake, approximately 2388 feet to a point along the northeasterly side of a 66 foot wide R/W of Penn Central Railroad Company, said course being further described by the following two (2) tie line courses and distances: (1) South 15 degrees 08 minutes 28 seconds West, 477.03 feet and (2) North 83 degrees 08 minutes 40 seconds West, 1560.69 feet; thence, along said northeasterly side of a 66 foot wide R/W of Penn Central Railroad, North 12 degrees 09 minutes 16 seconds West, 3255.11 feet to a set capped 1/2 inch rebar, a corner in common with lands now or formerly of John B. Ramsey, said course passing over a set capped 1/2 inch rebar at 50.00 feet from the last mentioned point; thence, along said lands now or formerly of John B. Ramsey, the following two (2) described courses and distances: (1) South 42 degrees 20 minutes 43 seconds East, 116.85 feet to a found 2 inch iron pipe and (2) North 54 degrees 39 minutes 11 seconds East, 806.65 feet to a set capped 1/2 inch rebar along the aforementioned southwesterly side of Hickory Ridge Road; thence, thereby, the following four (4) described courses and distances: (1) South 33 degrees 04 minutes 39 seconds East, 400.22 feet to a set capped 1/2 inch rebar (2) South 33 degrees 40 minutes 17 seconds East, 611.86 feet to a set capped 1/2 inch rebar being a point of curvature (3) Southeasterly, along a 511.00 feet radius curve to the left, said curve having a chord bearing of South 50 degrees 00 minutes 02 seconds East, and a chord distance of 287.34 feet, an arc distance of 291.27 feet to a set capped 1/2 inch rebar being a point of tangency and (4) South 66 degrees 19 minutes 47 seconds East, 252.37 feet to the point and place of beginning. Containing within said described metes and bounds 125.665 acres of land, be the same more or less.

Property subject to a 3 foot wide R/W for Kent County Electric Company (Deed Book F, Volume 13, Page 143) as shown on the aforementioned Boundary Survey Plan for Lands Now or Formerly of Joseph G. Lamberta and Louise M. Lamberta.

PARCEL NO. 2

ALL that certain lot, piece or parcel of land situate in Kenton Hundred, Kent County, State of Delaware lying along a set capped 1/2 inch rebar along the southwesterly side of a 66 feet wide R/W of Penn Central Railroad Company and being more particularly described in accordance with a recent survey by Karins and Associates, Professional Engineers and Land Surveyors, Drawing No. 1374-S01, dated September 9, 1996, last revised September 26, 1997. Being more particularly described as follows to wit:

BEGINNING at a set capped 1/2 inch rebar along the southwesterly side of a 66 feet wide R/W of Penn Central Railroad Company; thence, from said point of beginning, along lands of said Penn Central Railroad Company, South 77 degrees 50 minutes 44 seconds West, 8.50 feet to a point along the apparent high water mark of the Leipsic River; thence, meandering along said apparent high water mark of the Leipsic River, approximately 1051 feet to a point, a corner in common with lands now or formerly of Harry A. and Deborah Viridin, said course being further described by a tie line of North 82 degrees 04 minutes 23 seconds West, 1045.53 feet; thence, along said lands now or formerly of Harry A. and Deborah Viridin, the following four (4) described courses and distances: (1) Along the

centerline of a ditch, approximately 2063 feet to a point, said course being further described by a tie line of North 03 degrees 32 minutes 18 seconds East, 1788.92 feet (2) Continuing along said centerline of a ditch, approximately 1174 feet to a point, said course being further described by a tie line of North 13 degrees 27 minutes 50 seconds West, 1130.48 feet (3) North 48 degrees 20 minutes 44 seconds East, 422.72 feet to a set capped 1/2 inch rebar, said course passing over a set capped 1/2 inch rebar 50.00 feet from the last mentioned point and (4) North 61 degrees 20 minutes 44 seconds East, 171.60 feet to a set capped 1/2 inch rebar along the aforementioned southwesterly side of a 66 feet wide R/W of Penn Central Railroad Company; thence, thereby, South 12 degrees 09 minutes 16 seconds East, 3468.31 feet to the point and place of beginning. Containing within said described metes and bounds 48.509 acres of land, be the same more or less.

PARCEL NO. 3

ALL that certain lot, piece or parcel of land situate in Duck Creek Hundred, Kent County, State of Delaware lying along a set capped 1/2 inch rebar along the northeasterly side of Hickory Ridge Road and being more particularly described in accordance with a recent survey by Karins and Associates, Professional Engineers and Land Surveyors, Drawing No. 1374-S01, dated September 9, 1996, last revised September 26, 1997. Being more particularly described as follows to wit:

BEGINNING at a set capped 1/2 inch rebar along the northeasterly side of Hickory Ridge Road (50 feet wide R/W), common corner for herein described lands and lands now or formerly of Robert S. Del Vecchio; thence, from said point of beginning, leaving said northeasterly side of Hickory Ridge Road, along said lands now or formerly of Robert S. Del Vecchio, North 36 degrees 21 minutes 59 seconds East, 427.73 feet to a set capped 1/2 inch rebar, a corner in common with lands now or formerly of Charles M. Ewing & Dorothy Mae Ewing; thence, along said lands now or formerly of Charles M. Ewing and Dorothy Mae Ewing, South 12 degrees 25 minutes 52 seconds East, 591.20 feet to a set capped 1/2 inch rebar along the aforementioned northeasterly side of Hickory Ridge Road thence, thereby, the following two (2) described courses and distances: (1) North 66 degrees 19 minutes 47 seconds West, 214.20 feet to a set capped 1/2 inch rebar being a point of curvature and (2) Northwesterly, along a 461.00 feet radius curve to the right, said curve having a chord bearing of North 51 degrees 29 minutes 56 seconds West and a chord distance of 236.00 feet, an arc distance of 238.66 feet to the point and place of beginning. Containing within said described metes and bounds 2.388 +/- acres of land, be the same more or less.

AND BEING the same lands and premises as conveyed unto Joseph G. Lamberta and Louise M. Lamberta, by deed of Paul H. Boswell, dated January 24, 1985, and recorded in the Office of the Recorder of Deeds, in and for Kent County, State of Delaware, in Deed Record Book G, Volume 40, Page 203. The said Joseph G. Lamberta having departed this life on January 5, 1990, his Will of Record at Will Book R, Volume 6, Page 96 leaves his interest to his spouse, Louise M. Lamberta, Individually and as Trustee of the Joseph Lamberta Residuary Trust.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year aforesaid.

**Sealed and Delivered
in the Presence of:**

Brandon Jones

Louise M. Lamberta (SEAL)
- LOUISE M. LAMBERTA, Individually

2, to wit

Louise M. Lamberta (SEAL)
LOUISE M. LAMBERTA, Trustee

STATE OF DELAWARE :
: **SS.**
COUNTY OF KENT :

BE IT REMEMBERED, that on this 17th day of October, A.D. 1997, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, LOUISE M. LAMBERTA, Individually and as Trustee of the Joseph Lamberta Residuary Trust, party to this Indenture, known to me personally to be such, and she acknowledged this Indenture to be her Act and Deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

Brandon Jones
Notary Public

BRANDON JONES

Delaware Attorney Notary