

February 21, 2024

3014/24

DE DNREC Division of Water  
Commercial and Government Services Section  
89 Kings Hwy  
Dover, DE 19901

RE: Bridgeville Town Center  
WPCC Application  
[Sussex County Agreement #1144 & #1144-1]



To whom it may concern,

Please find enclosed the DNREC Application For The Construction of Wastewater Collection and Conveyance Systems for the above referenced project.

As required by the instructions, the following items accompany the application in addition to the narrative below:

- Application For The Construction of Wastewater Collection and Conveyance Systems;
- One (1) set of final construction plans for the gravity sewer network and pump station (pump station calculations and pump curves included on plans);
- One (1) electronic copy of final plans;
- \$825.00 check payable to State of Delaware;
- \$300.00 check payable to State of Delaware;
- Zoning approval letter from town engineer dated August 9, 2022;
- Sussex County Engineering Department SSCE dated December 17, 2019;
- Sussex County Engineering Department request for finals dated January 25, 2024;

NARRATIVE

The Bridgeville Town Center project is a proposed mixed-use development on 46.9 acres between routes US 13 and DE 404 within the limits of the Town of Bridgeville. The project proposes 342 multifamily dwelling units w/ 2 clubhouses, 61,840 square feet of retail space, 19,580 square feet of restaurants, and a 100-room hotel.

The property is comprised of 2 tax parcels previously subdivided and rezoned for this use. Tax parcel number 131-15.00-24.00 is 30.55 acres zoned R-2 Multi-Family Residential and parcel 131-15.00-24.01 is 16.38 acres zoned C-1 Commercial.

Within the commercial parcel -24.01, all wastewater flows via gravity mains to an existing manhole to the north. Within the multifamily residential parcel -24.00, wastewater flows via gravity mains to a proposed public pump station (Sussex County Agreement #1144-1) which discharges via forcemain to a manhole on parcel -24.01.

Cross access and utility easements are proposed between the two parcels. Utility easements and a stub pipe are also proposed toward the southeast of the pump station for possible future connections from other properties, as requested by Sussex County Engineering.

Bridgeville Town Center  
WPCC Application  
February 21, 2024

AH DAVENPORT

If you have any questions or concerns, please do not hesitate to call us at 302.889.6014 or email [Colin@AHDavenport.com](mailto:Colin@AHDavenport.com) and [Alan@AHDavenport.com](mailto:Alan@AHDavenport.com).

Thank you,



Colin M. Kraucunas, P.E.  
A.H. Davenport LLC

Cc: Joe Calabro – Apennine Development Co  
Alan Hill – A.H. Davenport LLC  
AHD#4270



Department of Natural Resources  
and Environmental Control  
89 Kings Hwy  
Dover, DE 19901  
dnrec.delaware.gov

Phone: (302) 739-9946  
Fax: (302) 739-8369

Division of Water  
Commercial and Government Services Section

## **INSTRUCTIONS FOR COMPLETING THE PERMIT APPLICATION FOR THE CONSTRUCTION OF WASTEWATER COLLECTION AND CONVEYANCE SYSTEMS**

The following items must accompany the application. **Please note that incomplete application packages will be returned in their entirety and not reviewed until such time as all required information is received.**

- ☒ 1. A narrative summary of the intended purpose and design of the proposed facilities.
- ☒ 2. One (1) set of final construction plans and specifications, if applicable, signed and sealed by a Delaware-registered Professional Engineer, or a Delaware-registered Professional Land Surveyor for gravity systems only. One (1) electronic copy of final Plans.
- ☒ 3. One (1) electronic copy of final Plans.
- ☒ 4. The final plans must be drawn to scale showing slopes, inverts, pipe types and sizes, existing and proposed ground surfaces, tops of manholes, water lines, stormwater and stream crossings, encasements shown in plan and profile, and other information if pertinent or requested.
- ☒ 5. For pump/lift stations and force mains, include all calculations and pump/performance curves.
- ☒ 6. A check made payable to the State of Delaware for eight hundred twenty-five dollars (\$825.00), the non-refundable permit review fee. This fee covers the initial review and one follow-up review of any corrections or changes made to address the Division's comments. An additional eight hundred twenty-five dollars (\$825.00) non-refundable review fee must be submitted for resubmission of the plans if changes are made to the project which trigger a complete review of the permit application.
- ☒ 7. Your permit will have a public notice requirement if your system includes force mains or pump/lift stations. Include a check made payable to the State of Delaware for three hundred dollars (\$300.00) for the reimbursement of legal notices if the system has a force main connection or a pump/lift station.
- ☒ Please submit the completed application package, as outlined above, to DE DNREC, Division of Water, Commercial and Government Services Section, 89 Kings Highway, Dover, DE 19901. Please note, a new application, including the review fee, must be submitted if the Division's comments are not addressed or if requested supplemental information is not provided within one (1) year of the comment or request date.
- ☒ The following items must be submitted prior to permit issuance:
- ☒ 8. Verification from the appropriate county or municipal planning authority that the project has the proper zoning approval.
- ☒ 9. A letter from the owner/operator of the wastewater facilities to which the proposed collection and conveyance facilities connect. The letter must include confirmation that the owner/operator has approved the project, that the owner/operator will take responsibility for treating and disposing of the wastewater to be conveyed and that the downstream facilities have the capacity to manage the additional flows without causing or contributing to violations of Delaware's Environmental Protection Act (7 Del. C., Chapter 60) and the regulations promulgated thereafter. This includes, but is not limited to, unauthorized discharges such as overflows at manholes and violations of the treatment system's operating permit (for example, the National Pollutant Discharge Elimination System (NPDES) permit).

- Visit us on the web at: <https://dnrec.alpha.delaware.gov/water/surface-water/>

**APPLICATION FOR THE CONSTRUCTION OF  
WASTEWATER COLLECTION AND CONVEYANCE SYSTEMS**

Application must be complete, typewritten or clearly printed

Date Application Submitted 2-14-2024

<b>PROJECT INFORMATION</b>			
Project Name and Location/ Address Bridgeville Town Center Town of Bridgeville Sussex County, DE			
Tax Parcel Number(s) Tax Parcel 131-15.00-24.00 & 131-15.00-24.01			
County <input type="checkbox"/> Kent <input type="checkbox"/> New Castle <input checked="" type="checkbox"/> Sussex	Watershed (www.dnrec.delaware.gov/swc/wa/Pages/WatershedAssessment.aspx) <input checked="" type="checkbox"/> Chesapeake Bay <input type="checkbox"/> DE Bay/Estuary <input type="checkbox"/> Inland Bays/Atl Ocean <input type="checkbox"/> Piedmont		
Sewer District or Interceptor Sussex County Unified Sewer District (Western Sussex Area)	Wastewater Treatment/Disposal Facility Name Seaford Wastewater Treatment		
Anticipated Construction Start Date Spring 2024	Treatment/Disposal Facility Owner and Operating Permit Number City of Seaford State Permit No.: 0020265		
Please note, construction permits expire three (3) years from the date of permit issuance.			
Are you requesting plan review and comment or <b>WPCC Construction Permit issuance</b> ? (circle one)			
Design Flow (gallons/day) Average 104,500 gpd [418 EDUs]	Peak 418,000 gpd	Peak Factor average x 4	Basis of Design Sussex County Code, Section 110-88
Description 342 dwelling units w/ 2 clubhouses 61,840 SF retail/pad sites 19,580 SF eating places 100 room hotel			
<b>OWNER/DEVELOPER</b>			
Company Name Bridgeville Development Co. LLC			
Mailing Address 300 Delaware Avenue, Suite 1370			
City Wilmington	State DE	Zip 19801	
Contact Name Joseph M. Calabro			
E-Mail Address jcalabro@apenninedev.com			
Telephone 302-287-3045	Cell	Fax	

**ENGINEER**

Company Name

A.H. Davenport LLC

Mailing Address

PO Box 430

City

Hockessin

State

DE

Zip

19707

Contact Name

Alan Hill

E-Mail Address

Alan@AHDavenport.com

Telephone

302-889-6014

Cell

Fax

**GRAVITY SEWER INFORMATION**

Ownership

 Public  Private

Type of Sewer System

 Residential  Commercial  Industrial  Other?

If Other, list below

Type of Pipe

8" PVC

Length (ft)

4,410.1

Diameter (in)

8" PVC

Joint Specification

gasketed  
ASTM 0-1860

Min. Slope (ft/ft)

0.00300 ft/ft [0.300%]

Min. Velocity (ft/sec)

10" PVC

87.7

10" PVC

0.00228 ft/ft [0.228%]

12" PVC

15.4

12" PVC

0.00194 ft/ft [0.194%]

8" DIP

300.0

8" DIP

mechanical or push-on  
ANSI/AWWA C-111/A21.11

0.00300 ft/ft [0.300%]

Minimum Pipe Cover (ft)

4.25 ft

Number of Manholes

26 new

Drop manholes provided?

 Yes  No

Maximum Distance Between Manholes (ft)

300 ft

Minimum ten foot (10') horizontal &amp; eighteen inch (18") vertical separation from water lines maintained?

 Yes  No

If not, explain provisions to prevent cross-contamination:

Explain any special challenges (for example, stream, highway and/or railroad crossings, directional drilling, elevated sewers, etc.)

Comments

10" stub pipe provided to allow future connections to pump station per Sussex County comments.

PUMP/LIFT STATION INFORMATION				
Ownership <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Type of Wastewater <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other?		If Other, list below	
Pump Station Flows (gallons/day) Design 187,250		Average 87,500	Peak 187,250	Peak Factor 2.14
Basis of Design Duplex submersible station			Pump Type Submersible, solids handling	
Will peak flows be accommodated if largest unit fails? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Pump calc's and pump curves attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>on plans</small>	Cycle Time (minutes) 9.59 @ Avg. Flow	Wet Well Detention Time (minutes) 6.18	
Check valves provided on discharge line? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Gate valves provided on discharge line? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (PLUG VALVES)		
If not, explain alternate procedure:				
Ventilation provided in wet well? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Dry Well? <input type="checkbox"/> Yes <input type="checkbox"/> No <small>N/A</small>	Is an alarm system included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alternate source of power? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
What other provisions for emergency operations?				
Height of Influent Above Pump (suction head) (ft) 2.0		Height of Effluent Above Pump (discharge head) (ft) 19.58		Friction Loss (ft) 14.4 @ Design Point
Pump Design Point 130 gpm	Pump Operating Point 171 gpm	Static Head (ft) 19.58	Total Head (ft) 34	Required Motor Horsepower (hp) 4
FORCE MAIN INFORMATION				
Type of Pipe C900 DR18 PVC		Length (ft) 1,383	Diameter (in) 4.23"	
Hazen-Williams "C" Design Factor 130	Type of Joints gasketed ASTM 0-1860	Velocity Under Design Conditions (ft/sec) 2.97	Minimum Pipe Cover (ft) 4.25 ft	
Air relief valves specified? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Clean-outs provided? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Maximum distance between clean-outs (ft) N/A		
Minimum ten foot (10') horizontal & eighteen inch (18") vertical separation from water lines maintained? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		If not, explain provisions to prevent cross-contamination:		
Comments				

August 9, 2022

Town of Bridgeville  
Attn: Bethany DeBussy, Town Manager  
101 N. Main Street  
Bridgeville, DE 19933

**RE: Bridgeville Town Center  
Tax ID No. 131-15.00-24.00, 131-15.00-24.01 & 131-15.00-24.02  
Preliminary Major Development Plan Review**

Dear Ms. DeBussy:

At the Town's request, Wallace Montgomery (WM) has reviewed the Preliminary Major Development Plan for the above-referenced project, consisting of the following components:

- Record Plans, prepared by Hillcrest Associates, dated July 15, 2022
- Sediment and Stormwater Plans, prepared by Hillcrest Associates, dated July 15, 2022
- Landscape Plans, prepared by Hillcrest Associates, dated July 15, 2022
- Grading and Drainage Plans, prepared by Hillcrest Associates, dated July 15, 2022
- Utility Plans, prepared by Hillcrest Associates, dated July 15, 2022
- Boring Logs, prepared by Hynes & Associates, dated May 27, 2021
- Subsurface Exploration and Geotechnical Report, prepared by Hynes & Associates, dated September 22, 2021

#### **GENERAL COMMENTS**

The subject application is the Preliminary Major Development Plan for the Bridgeville Town Center development. The Applicant is proposing to develop the subject site into 342 residential apartments, 9 retail buildings, 100-room hotel, and 3,590SF convenience store/gas station with 16 pumps. These plans include associated roadway and other site improvements. The property is zoned C-1 and R-2 multi-family residential.

#### **COMPREHENSIVE LAND USE PLAN**

Town Code §59-13 notes that, in accordance with §1815 of Title 22 of the Delaware Code, it is determined that the use of the property within the aforementioned project area is consistent with the Comprehensive Plan for the area.

#### **REGULATORY AGENCY APPROVALS**

The Applicant is required to submit and obtain approvals from a number of regulatory agencies prior to the Town approving a Final Development Plan or issuing a Building Permit. Status of each approval will need to be provided below as the project progresses.





<b>Agency</b>	<b>Date</b>	<b>Status</b>
Sussex Conservation District—Sediment & Stormwater Mgmt.		
Sussex County Engineering—Sanitary Sewer		
Town of Bridgeville – Water		
State Fire Marshal’s Office—Fire Protection		
DelDOT—Entrance Plan at US 13 and SR 404		

At this point in time, Wallace Montgomery is deeming the application for review in compliance, pending the submission of the following information/documents (also noted on the Preliminary Design Plan Review Checklist) as they become available, and the project continues to move forward:

- 1) Locations and dimensions of existing and proposed streets. Road A is shown and labeled but all interconnects and crossing streets are not noted. Also, any proposed street names are needed.
- 2) Location of the 100-year Flood Plain based on FIRM
- 3) Development or staging plans
- 4) Required regulatory approvals
- 5) Drainage calculations (we recognize this will be completed in a later submittal)
- 6) Permanent stormwater management plan
- 7) Additional utility infrastructure plans, including gas, telephone, electric, cable TV.
- 8) Parking and loading plan showing spaces, size, type, aisle width, curb cuts, drives, driveways and all ingress and egress areas and dimensions
- 9) Traffic control signs and directional signs
- 10) Detailed lighting plans
- 11) Sign Triangles
- 12) Spot and finished elevations of property corners
- 13) Construction details
- 14) Lot numbers

We recognize that many of these items will be further completed as the project develops to final approval.

If you have any questions, comments, concerns, or would like to discuss our review further, please do not hesitate to contact me at 302.232.6965 or [doneill@wallacemontgomery.com](mailto:doneill@wallacemontgomery.com).

Sincerely,  
**WALLACE, MONTGOMERY & ASSOCIATES, LLP**

A handwritten signature in blue ink that reads "Darren O'Neill".

Darren O’Neill, PE, DBIA  
Vice President

cc: Nichole Davis, Wallace Montgomery, Planner  
File



## ENGINEERING DEPARTMENT

ADMINISTRATION (302) 855-7718  
AIRPORT & INDUSTRIAL PARK (302) 855-7774  
ENVIRONMENTAL SERVICES (302) 855-7730  
PUBLIC WORKS (302) 855-7703  
RECORDS MANAGEMENT (302) 854-5033  
UTILITY ENGINEERING (302) 855-7717  
UTILITY PERMITS (302) 855-7719  
UTILITY PLANNING (302) 855-1299  
FAX (302) 855-7799



# Sussex County

DELAWARE  
sussexcountye.gov

HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

JOHN J. ASHMAN  
DIRECTOR OF UTILITY PLANNING

## SEWER SERVICE CONCEPT EVALUATION (SSCE) UTILITY PLANNING DIVISION

Applicant: **Hillcrest Associates**

Date: 12/17/2019

Reviewed by: **Chris Calio**

Agreement #: **1144**

Project Name: **Bridgeville Town Center**

Tax Map & Parcel(s): **131-15.00-24.00, 24.01 & 24.02**

Sewer Tier: Tier 2 - Sussex County Planning Area

Proposed EDUs: **462**

Pump Station(s) Impacted: **Sonic PS & Heritage Shores PS.**

List of parcels to be served, created from the base parcel: **131-15.00-24.06**

List of additional parcels to be served (Parcels required for continuity must be served with infrastructure): **N/A**

Connection Point(s): **TCO to the north of the property (Parcel 131-15.00-24.05) Nutters Grant**

Use of Existing Infrastructure Agreement required? Yes  or No

Annexation Required? Yes  or No

Easements Required? Yes  or No

Fee for annexation (based on acreage): **\$1,500 (10.00 - 150.00 Acres)**

Current Zoning: **C-1** Zoning Proposed: **CR-1**

Acreage: **47.982 ACS.**



**Additional Information: The TCO will need to be replaced with a sanitary sewer manhole and sewer extended within easement area to proposed Bridgevill Town Center project property line. Included with this response is the plan for the Nutters Grant sewer installation. All rims and invert must be field verified prior to the design of construction drawings for the Bridgeville Town Center project.**

\* No capacity is guaranteed until System Connection Fees are paid

**All gravity sewers with three (3) or more minor branches shall be designed at minimum slope and maximum depth.**

**Once Construction Drawings are completed with all of the above information satisfied, please submit to:**

Sussex County Public Works Department  
2 The Circle  
P.O. Box 589  
Georgetown DE 19947

CC: John Ashman  
Jayne Dickerson  
Michael Brady  
**Choose an item.**

## ENGINEERING DEPARTMENT

JOHN J. ASHMAN  
SR. MANAGER OF UTILITY PLANNING  
& DESIGN REVIEW

(302) 855-7370 T  
(302) 854-5391 F  
jashman@sussexcountype.gov



# Sussex County

DELAWARE  
sussexcountype.gov

HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

January 25, 2024

AH Davenport  
Attn: Alan Hill  
PO Box 430  
Hockessin, DE 19707

**RE: BRIDGEVILLE TOWN CENTER  
SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT – WESTERN  
SUSSEX AREA  
SUSSEX COUNTY TAX MAP NUMBERS 131-15.00-24.00 & 24.01 –  
CLASS 1  
AGREEMENT NO. 1144**

Dear Mr. Hill,

A review of the above referenced plans has been completed by the Sussex County Engineering Department. Please have a completed review, **with confirmation** from DNREC for this projects wastewater construction permit before submitting plans for Sussex County approval. Provide three (3) sets of plans in a size of 24" x 36", and one (1) CD or file transfer of PDFs for each sheet. One set of plans will be returned to the Engineer/Consultant for their record.

Each sheet must be signed and sealed by the Engineer and the cover sheet of the plan shall have the owner/developer's and wetland consultant signature, this includes PDFs being submitted prior to Sussex County Engineering Department approval.

"If plans are not received within one (1) year of the date of this letter, a new review process and review fees will be required."

Should you have any questions, please do not hesitate to contact me.

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT

Chris Calio  
Engineering Technician IV



**RECEIPT**

February 22, 2024

**19**

RCVD FROM **847 Cranbrook, LLC** **\$825.00**

**Eight Hundred twenty-five dollars and 00/100** *DOLLARS*

FOR **Plan review fee WPC 3014/24 Bridgeville Town Center**

ACCT	\$	825.00
PAYMENT	\$	825.00
	\$	-

CHECK # **1889**

CASH

OTHER BY Kevin Bronson

DNREC, Surface Water Discharges Section, 89 Kings Hwy, Dover, DE 19901

**RECEIPT**

February 22, 2024

**20**

RCVD FROM **847 Cranbrook, LLC** **\$300.00**

**Three Hundred Dollars and 00/100** *DOLLARS*

FOR **WPC Legal Notice Reimbursement 3014/24**

ACCT	\$	300.00
PAYMENT	\$	300.00
	\$	-

CHECK # **1890**

CASH

OTHER BY Kevin Bronson

DNREC, Surface Water Discharges Section, 89 Kings Hwy, Dover, DE 19901