



3027/24

1 Park Avenue ; Milford, Delaware 19963 | 302.424.1441

Letter of Transmittal

TO: DNREC
89 Kings Highway
Dover, De 19901

DATE: April 12, 2024
JOB NO. 081804.H01
ATTENTION: Kevin Bronson
RE: Estates At Walden
RECEIVED
APR 15 2024
DNREC
Division of Water

WE ARE SENDING YOU: [X] Attached [ ] Under separate cover via the following items:
[ ] Shop drawings [ ] Prints [X] Plans [ ] Samples [ ] Specifications
[ ] Copy of letter [ ] Change order [ ]

Table with 4 columns: COPIES, DATE, NO., DESCRIPTION. Rows include: Signed/Sealed construction Plans (2), DNREC WWCP application (1), Cover Letter with summary (1), copy of SCE ready for final letter (1), copy of SCE Ability to Serve email (1), Check in amount of \$825.00 (1), Check in amount of \$300.00 (1).

THESE ARE TRANSMITTED as checked below:

- [X] For approval [ ] Approved as submitted [ ] Resubmit copies for approval
[ ] For your use [ ] Approved as noted [ ] Submit copies for distribution
[ ] As requested [ ] Make corrections noted [ ] Return corrected prints
[ ] For review and comment [ ]
[ ] FOR BIDS DUE [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS

If you should have any questions or need additional information, please contact me at 302-424-1441 or via email at cyj@dbfinc.com

Thank you,

COPY TO: SIGNED: Carrie Y. Joles
PRINT: Executive Assistant
TITLE:

April 15, 2024

*Ring W. Lardner, P.E.  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Jamie L. Sechler, P.E.*

Department of Natural Resources & Environmental Control  
Division of Water  
89 Kings Highway  
Dover, DE 19901

Attn: Mr. Kevin Bronson  
Administrative Specialist III

Re: **Estates at Walden**  
WPCC Permit Application  
Tax Map # 2-34-17.00-29.00  
DBF #: 0818P004.H01

Dear Mr. Bronson,

On behalf of the Developer, Burtons Pond, LLC., we are pleased to submit an application for the construction of a gravity sewer system. This plan is for the construction of a 21-lot single family residential subdivision. The property is located on the northeast corner of John J. Williams Hwy. (SR 24) & Sloan Rd. (SCR 49) in Sussex County. The sewer infrastructure is to be owned and maintained by Sussex County. The sewage will flow from the site under Sloan Rd. to an existing gravity system located in The Villas at Walden.

Sincerely,  
*Davis, Bowen & Friedel, Inc.*



Jamie L. Sechler, P.E.  
Principle

Enclosures

JLSL/CYJ  
P:\Ocean Atlantic\Burtons Pond\0818P004 WALDEN III\DOCS\DNREC WWCP\NARRATIVE SUMMARY.docx

cc: Ben Gordy, Burtons Pond, LLC.

## ENGINEERING DEPARTMENT

JOHN J. ASHMAN  
DIRECTOR OF UTILITY PLANNING & DESIGN REVIEW

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



# Sussex County

DELAWARE  
sussexcountype.gov

MIKE HARMER, P.E.  
SUSSEX COUNTY ENGINEER

April 12, 2024

Mr. Jamie Sechler, P.E.  
Davis, Bowen, & Friedel, Inc.  
1 Park Avenue  
Milford, DE 19963

REF: **WALDEN III - (PLAN REVIEW)  
HERRING CREEK PLANNING AREA  
SUBDIVISION NO. 2022-08  
SUSSEX COUNTY TAX MAP NUMBER  
234 - 17.00 - PARCEL 29.00 - CLASS-1  
AGREEMENT NO. 711 - 11**

Dear Mr. Sechler:

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 project wastewater construction permit before submitting plans for Sussex County approval. Provide 4 (4) 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 fee will be required.

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

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT

Jordan T. Dickerson  
Engineering Technician IV



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 589  
GEORGETOWN, DELAWARE 19947

**From:** [Dustin J. Ressler](#)  
**To:** [Carrie Y. Joles](#)  
**Subject:** FW: DNREC Ability to serve  
**Date:** Thursday, April 11, 2024 8:09:04 AM

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You can print this email for the DNREC WWCP for Walden III, everything else should be filled out on the application.

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**From:** Jordan T. Dickerson <jordan.dickerson@sussexcountyde.gov>  
**Sent:** Wednesday, April 10, 2024 4:10 PM  
**To:** Dustin J. Ressler <djr@dbfinc.com>  
**Subject:** DNREC Ability to serve

Dustin,  
Sussex County has the ability to serve Walden III, Tax ID: 234-17.00-29.00. Capacity is available for this project and currently still under review for compliance for private roads and grading.

Reviews have been completed and complies with Sussex County Sewer Standards.

Thanks,

Jordan Dickerson  
Engineering Technician IV  
2 The Circle / P.O. Box 589  
Georgetown, DE 19947  
Phone: 302-853-5887  
[jordan.dickerson@sussexcountyde.gov](mailto:jordan.dickerson@sussexcountyde.gov)



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

Division of Water  
Commercial and Government Services Section

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

## **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 04/11/2024

PROJECT INFORMATION			
Project Name and Location/ Address Estates at Walden John J. Williams Highway (SR 24) & Sloan Road (SCR 49)			
Tax Parcel Number(s) 2-34-17.00-29.00			
County <input type="checkbox"/> Kent <input type="checkbox"/> New Castle <input checked="" type="checkbox"/> Sussex		Watershed ( <a href="http://www.dnrec.delaware.gov/swc/wa/Pages/WatershedAssessment.aspx">www.dnrec.delaware.gov/swc/wa/Pages/WatershedAssessment.aspx</a> ) <input type="checkbox"/> Chesapeake Bay <input type="checkbox"/> DE Bay/Estuary <input checked="" type="checkbox"/> Inland Bays/Atl Ocean <input type="checkbox"/> Piedmont	
Sewer District or Interceptor Millville Sanitary Sewer District		Wastewater Treatment/Disposal Facility Name Inland Bays Regional Wastewater Treatment Facility	
Anticipated Construction Start Date 7/01/2023		Treatment/Disposal Facility Owner and Operating Permit Number Sussex County Permit#LTS 5004-90-12	
Please note, construction permits expire three (3) years from the date of permit issuance.			
Are you requesting plan review and comment on <u>WPCC Construction Permit issuance? (circle one)</u>			
Design Flow (gallons/day) Average 5,250		Peak 18,375	Peak Factor 3.5
Basis of Design 250 gpd per edu			
Description Gravity & Force main sewer system serving 21 units.			
OWNER/DEVELOPER			
Company Name Burtons Pond, LLC.			
Mailing Address 20184 Phillips Street			
City Rehoboth Beach		State DE	Zip 19971
Contact Name Ben Gordy			
E-Mail Address ben@oacompanies.com			
Telephone 302-227-3573		Cell	Fax

**ENGINEER**

Company Name  
Davis, Bowen & Friedel, Inc.

Mailing Address  
1 Park Avenue

City Milford	State DE	Zip 19963
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Contact Name  
Jamie Sechler

E-Mail Address  
jls@dbfinc.com

Telephone (302) 424-1441	Cell	Fax (302) 424-0430
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**GRAVITY SEWER INFORMATION**

Ownership <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Type of Sewer System <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other?			If Other, list below	
Type of Pipe SDR-35	Length (ft) 1,127	Diameter (in) 8	Joint Specification Push	Min. Slope (ft/ft) 0.0028	Min. Velocity (ft/sec) 2.0

Minimum Pipe Cover (ft) 4'	Number of Manholes 8	Drop manholes provided? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Maximum Distance Between Manholes (ft) 400
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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:
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Explain any special challenges (for example, stream, highway and/or railroad crossings, directional drilling, elevated sewers, etc.)

Comments

PUMP/LIFT STATION INFORMATION				
Ownership <input type="checkbox"/> Public <input type="checkbox"/> Private		Type of Wastewater <input 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		Average	Peak	Peak Factor
Basis of Design			Pump Type	
Will peak flows be accommodated if largest unit fails? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Pump calc's and pump curves attached? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Cycle Time (minutes) N/A	Wet Well Detention Time (minutes) N/A
Check valves provided on discharge line? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Gate valves provided on discharge line? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If not, explain alternate procedure: N/A				
Ventilation provided in wet well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Dry Well? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is an alarm system included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alternate source of power? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What other provisions for emergency operations?				
Height of Influent Above Pump (suction head) (ft)		Height of Effluent Above Pump (discharge head) (ft)		Friction Loss (ft)
Pump Design Point	Pump Operating Point	Static Head (ft)	Total Head (ft)	Required Motor Horsepower (hp)
FORCE MAIN INFORMATION				
Type of Pipe SDR-21		Length (ft) 426		Diameter (in) 1.5
Hazen-Williams "C" Design Factor 120	Type of Joints Push / Mechanical	Velocity Under Design Conditions (ft/sec) 2.0	Minimum Pipe Cover (ft) 4	
Air relief valves specified? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Clean-outs provided? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Maximum distance between clean-outs (ft)		
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				



**RECEIPT**

April 18, 2024

**38**

RCVD FROM **Davis, Bowen & Friedel, Inc.** **\$825.00**  
FOR **Eight Hundred twenty-five dollars and 00/100** *DOLLARS*  
**Plan review fee WPCC 3027/24 Estates at Walden**

ACCT	\$	825.00
PAYMENT	\$	825.00
	\$	-

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

CHECK # **4112**  
CASH  
OTHER BY Kevin Bronson

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

**RECEIPT**

April 18, 2024

**39**

RCVD FROM **Davis, Bowen & Friedel, Inc.** **\$300.00**  
FOR **Three Hundred Dollars and 00/100** *DOLLARS*  
**WPCC Legal Notice Reimbursement 3027/24**

ACCT	\$	300.00
PAYMENT	\$	300.00
	\$	-

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

CHECK # **4113**  
CASH  
OTHER BY Kevin Bronson

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