

LETTER OF TRANSMITTAL

VIA: Federal Express

TO: DE DNREC
Division of Water, SWDS
89 Kings Highway
Dover, DE 19901
302-739-9946

RE: Harrington Gardens
Final Site Plan Review
Tax Map: 09-180.00-01-04.00
Milford Harrington Highway (Rt 14)
Kent County

ATTN: Kevin Bronson

DATE: June 20, 2024
JOB NO: DEA220075.00

WE ARE SENDING YOU Shop drawings Copy of letter Attached Prints Change order

<u>COPIES</u>	<u>JOB#</u>	<u>DATE</u>	<u>REVISION</u>	<u>REVISION DATE</u>	<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1		04/03/24	1	06/20/24	1-53 of 53	Construction Plan, prepared by Bohler
1						Application for the Construction of WPCC
1						Approved Prelim Plan Approval – Zoning Proof
1						\$300 Pump Station Notification Fee – CK# 138
1						\$825 Site Plan Review Fee - CK# 139



These Are Transmitted: For approval For your use As requested
 For review and comment Approved as submitted Approved as noted
 Returned for corrections

REMARKS:

Enclosed please find the above-mentioned items for review and approval. If you have any questions or require additional information, please do not hesitate to contact this office at (302) 644-1155. Thank you.
COPY TO: **SIGNED:**

Steven T. Fortunato, P.E., Bohler (w/ Enc.)
Sandra Bruno, Bohler (w/ Enc.)
Cory Tieste, Bohler (w/ Enc.)
File

Ashley McCaa
Project Coordinator



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 6/19/2024

PROJECT INFORMATION			
Project Name and Location/ Address Harrington Gardens Milford Harrington Hwy (Rt 14), Harrington, DE 19953			
Tax Parcel Number(s) 06-09-180.00-01-04.00 -000			
County <input checked="" type="checkbox"/> Kent <input type="checkbox"/> New Castle <input type="checkbox"/> Sussex	Watershed (www.dnrec.delaware.gov/swc/wa/Pages/WatershedAssessment.aspx) <input type="checkbox"/> Chesapeake Bay <input checked="" type="checkbox"/> DE Bay/Estuary <input type="checkbox"/> Inland Bays/Atl Ocean <input type="checkbox"/> Piedmont		
Sewer District or Interceptor City of Harrington	Wastewater Treatment/Disposal Facility Name Kent County		
Anticipated Construction Start Date 11/1/2024	Treatment/Disposal Facility Owner and Operating Permit Number Kent County, NPDES #DE0020338, State #WPCC3082F/74		
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?</u> (circle one)			
Design Flow (gallons/day) Average 43,500	Peak 174,000	Peak Factor 4	Basis of Design Kent County 250 GPR/EDU
Description Residential development with 174 units (townhouses & apartments).			
OWNER/DEVELOPER			
Company Name Insight Land Company, LLC			
Mailing Address 16255 Sussex Highway			
City Bridgeville	State DE	Zip 19933	
Contact Name Kevin Prendeville			
E-Mail Address kprenderville@insightlandcompany.com			
Telephone 302-337-0400	Cell	Fax	

ENGINEER					
Company Name Bohler					
Mailing Address 18958 Coastal highway, Suite D					
City Rehoboth Beach		State DE		Zip 19971	
Contact Name Steve Fortunato, P.E. / Ashley McCaa					
E-Mail Address sfortunato@bohlereng.com / amccaa@bohlereng.com					
Telephone 302-644-1155		Cell		Fax	
GRAVITY SEWER INFORMATION					
Ownership <input type="checkbox"/> Public <input checked="" 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) 2,082'	Diameter (in) 8"	Joint Specification Elastomeric o-ring gasketed joint	Min. Slope (ft/ft) .0028 ft/ft	Min. Velocity (ft/sec) 2 ft/sec
Minimum Pipe Cover (ft) 6.24'	Number of Manholes 9	Drop manholes provided? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Maximum Distance Between Manholes (ft) 391 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:		
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 checked="" 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 43,500 GPD		Average 43,500 GPD	Peak 174,000 GPD	Peak Factor 4
Basis of Design			Pump Type SEMI PERMANENT, WET (NP 3085 SH 3 ADAPTIVE)	
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	Cycle Time (minutes) 10 MIN	Wet Well Detention Time (minutes) 10 MIN
Check valves provided on discharge line? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Gate valves provided on discharge line? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If not, explain alternate procedure: PLUG VALVE				
Ventilation provided in wet well? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Dry Well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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) 4.22'		Height of Effluent Above Pump (discharge head) (ft) 6.73'		Friction Loss (ft) 33.98
Pump Design Point 125 GPM	Pump Operating Point 126 GPM	Static Head (ft) 15.88'	Total Head (ft) 47.94'	Required Motor Horsepower (hp) 4 HP
FORCE MAIN INFORMATION				
Type of Pipe PVC DR 18		Length (ft) 3,236'		Diameter (in) 4"
Hazen-Williams "C" Design Factor 140	Type of Joints MECHANICAL DIP		Velocity Under Design Conditions (ft/sec) 125 GPM	Minimum Pipe Cover (ft) 3.0'
Air relief valves specified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Clean-outs provided? <input checked="" type="checkbox"/> Yes <input 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				



City of Harrington

106 Dorman Street
Harrington, Delaware 19952

January 3, 2024

Bohler Engineering c/o Steve Fortunato
18958 Coastal Hwy.
Rehoboth Beach DE 19971

Mr. Fortunato,

On November 20th, 2023, you received Preliminary Category A Site Plan approval from the Planning Commission to construct 174 multi family dwellings in (13) 6-unit and four (4) twenty-four-unit apartment buildings, with associated parking, entrance, and stormwater management facilities, and subject to the following conditions as per the City's engineer:

1.) The City will own and maintain the water and sewer facilities. The developer will assume ownership and maintenance responsibility for the streets, stormwater, and lighting infrastructure. A Public Works Agreement will be required prior to final approval to document ownership and maintenance responsibility.

2.) The proposed pump station location is considered reasonable. However, the developer must submit the final design for review and approval. Additionally, the sewer force main shall be installed within the proposed streets.

3.) An additional water connection shall be installed to create a loop in the water main. The force main shall terminate at a manhole located at the entrance of the Harmill Village development along Milford Harrington Highway. This development's plans shall be provided separately. To facilitate ongoing maintenance of facilities, the developer is required to provide blanket easements.

As set forth in the Harrington City Code §440-297A, the Preliminary approval is valid for a period of three years with the option to request an eighteen-month extension from the Planning Commission. As such, the Preliminary Category A Site Plan approval for this project will expire

on November 20th, 2026. If you have any questions or concerns, please do not hesitate to contact me by phone at (302) 398-3530 or by email at mkelley@cityofharrington.com.

Thank you,

Matthew Kelley

Matthew Kelley
City Planner

cc Norman Barlow, City Manager
John Long, Code Enforcement Officer

RECEIPT

	June 24th, 2024		65
RCVD FROM	Bohler VA		\$825.00
	Eight Hundred twenty-five dollars and 00/100		DOLLARS
FOR	Plan review fee WPCC 3048/24 Harrington Gardens		
ACCT	\$ 825.00	x	CHECK # 139
PAYMENT	\$ 825.00		CASH
	\$ -		OTHER BY Kevin Bronson

DNREC, Commercial & Government Services Section, 89 Kings Hwy, Dover, DE 19901

RECEIPT

	June 24th, 2024		66
RCVD FROM	Bohler VA		\$300.00
	Three Hundred Dollars and 00/100		DOLLARS
FOR	WPCC Legal Notice Reimbursement 3048/24		
ACCT	\$ 300.00	x	CHECK # 138
PAYMENT	\$ 300.00		CASH
	\$ -		OTHER BY Kevin Bronson

DNREC, Commercial & Government Services Section, 89 Kings Hwy, Dover, DE 19901