

3069/24



Division of Water
Commercial and Government Services Section

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

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 _____

PROJECT INFORMATION			
Project Name and Location/ Address Sycamore Chase Expansion, Daisey Road (SCR 370), Sussex County			
Tax Parcel Number(s) 134-18.00, Parcels 45.00, 51.00, 53.00, 54.00 & 54.01			
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 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 Artesian CPCN		Wastewater Treatment/Disposal Facility Name South Coastal	
Anticipated Construction Start Date 3-1-25		Treatment/Disposal Facility Owner and Operating Permit Number Sussex County DE 0050008	
Please note, construction permits expire three (3) years from the date of permit issuance.			
Are you requesting <u>plan review and comment</u> or WPC Construction Permit issuance? (circle one)			
Design Flow (gallons/day) Average 43,440	Peak 173,760	Peak Factor 4.00	Basis of Design 240 GPD/EDU
Description			
OWNER/DEVELOPER			
Company Name Beazer Homes, LLC			
Mailing Address 35091 Atlantic Avenue			
City Ocean View		State DE	Zip 19967
Contact Name Taylor Ebert			
E-Mail Address taylor.ebert@beazer.com			
Telephone 302-480-4078	Cell	Fax	

ENGINEER					
Company Name Solutions IPEM					
Mailing Address 303 North Bedford Street					
City Georgetown			State DE		Zip 19947
Contact Name Jason Palkewicz, PE					
E-Mail Address jpalkewicz@solutionsipem.com					
Telephone 302-297-9215		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 DIP	Length (ft) 259.63	Diameter (in) 8	Joint Specification Wall Bell & Spigot	Min. Slope (ft/ft) 0.28	Min. Velocity (ft/sec) 2.0
DIP	82.33	10	Wall Bell & Spigot	0.22	2.0
PVC	6543.71	8	Wall Bell & Spigot	0.28	2.0
Minimum Pipe Cover (ft) 4.0	Number of Manholes 36	Drop manholes provided? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Maximum Distance Between Manholes (ft) 400	
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.) Tax ditch crossings					
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 43,440	Average 43,440	Peak 173,760	Peak Factor 4.00	
Basis of Design 240 GPD/EDU		Pump Type Non-clog		
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)	Wet Well Detention Time (minutes)	
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		
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 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) 6.15	Height of Effluent Above Pump (discharge head) (ft) 16.59	Friction Loss (ft) 33.98		
Pump Design Point 120 GPM@ 72.0 FT	Pump Operating Point 136 GPM@ 81.3 FT	Static Head (ft) 38.00	Total Head (ft) 71.98	Required Motor Horsepower (hp) 6.5
FORCE MAIN INFORMATION				
Type of Pipe PVC	Length (ft)	Diameter (in) 4		
Hazen-Williams "C" Design Factor 150	Type of Joints ASTM D3139	Velocity Under Design Conditions (ft/sec) 2.0	Minimum Pipe Cover (ft) 4.0	
Air relief valves specified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Clean-outs provided? <input 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				

Sycamore Chase Expansion Narrative

The Sycamore Chase Expansion is a residential development that will consist of 86 single family lots and 90 townhouse units. Artesian Resources holds the CPCN for the development. The project will have vehicular interconnectivity with the existing Sycamore Chase residential development. Sewer collection for the proposed 176 units will be provided by an on-site private gravity system which will discharge to an on-site pump station located in between Lots 22 and 23. The pump station will discharge via a four-inch force main which ties into an existing 4-inch force main stub provided by the existing Sycamore Chase development. The proposed system has been designed per Artesian standards.

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
 HOLLY J. WINGATE, VICE-CHAIRMAN
 J. BRUCE MEARS
 GREGORY SCOTT COLLINS
 BRIAN BUTLER

**Sussex County**

DELAWARE
 sussexcountyde.gov
 302-855-7878 T
 302-854-5079 F
 JAMIE WHITEHOUSE, AICP MRTPI
 PLANNING & ZONING DIRECTOR

April 11th, 2024

Mr. Jason Palkewicz, P.E. LEED AP
 Chief Executive Officer
 Solutions IPEM
 303 N. Bedford Street
 Georgetown, DE 19947

By email to: jpalkewicz@solutionsipem.com

RE: Notice of Decision Letter for Change of Zone (C/Z 1991) Beazer Homes, LLC (Sycamore Chase Expansion) for a Change of Zone from an Agricultural Residential (AR-1) District to a Medium Density Residential, Residential Planned Community District (MR-RPC) for the establishment of a Residential Planned Community to consist of 86 single-family lots and 90 townhouse units for a total of 176 units with an RPC overlay to be located on the north side of Daisey Road (S.C.R. 370), approximately 0.6 mile west of Bayard Road (S.C.R. 384) in Frankford, Delaware

Tax Parcels: 134-18.00-45.00, 51.00 & part of 53.00, 54.00 & 54.01

Dear Mr. Palkewicz,

At their meeting of **Tuesday, February 27th, 2024**, the Sussex County Council **approved** the **Change of Zone (C/Z 1991) Sycamore Chase Expansion** Application for a Change of Zone from an Agricultural Residential (AR-1) District to a Medium Density Residential, Residential Planned Community District (MR-RPC) for the establishment of a Residential Planned Community to consist of 86 single-family lots and 90 townhouse units for a total of 176 units with an RPC overlay which was filed on behalf of Beazer Homes, LLC.

A Site Plan showing the conditions of approval shall be reviewed and approved by the Planning Commission prior to commencement of the use on the parcel. This approval is subject to eighteen (18) conditions, and they are as follows:

- A. There shall be no more than 176 dwelling units consisting of single-family homes and townhomes.
- B. A homeowners' or condominium association shall be formed to provide for the perpetual maintenance, repair, and replacement of buffers, stormwater management facilities, streets, amenities, and other common areas. Alternatively, this project shall be annexed into the existing Sycamore Chase community and homeowners' association to provide for this maintenance and repair.
- C. All entrances, intersections, roadways, and multi-modal improvements required by DelDOT shall be completed in accordance with DelDOT's requirements. This in no way requires any right-of-way or easements on any surrounding or adjacent properties in order



COUNTY ADMINISTRATIVE OFFICES
 2 THE CIRCLE | PO BOX 417
 GEORGETOWN, DELAWARE 19947

- to comply with DelDOT regulations and places no obligations to provide that on any other neighboring properties.
- D. The RPC shall be served by central water and sewer provided by a publicly regulated utility.
 - E. Stormwater management and erosion and sedimentation control facilities shall be constructed in accordance with all applicable State and County requirements. These facilities shall be operated in a manner that is consistent with Best Management Practices.
 - F. Interior street design shall meet or exceed Sussex County's Street design requirements. There shall also be sidewalks on at least one side of the streets within the RPC. The streets and sidewalks shall be interconnected with the streets in Sycamore Chase to provide for vehicular and pedestrian movement between them.
 - G. The development shall be served by its own on-site amenities including a clubhouse and swimming pool. All amenities shall be completed in compliance with Sections 99-21 and 115-194.5 of the Sussex County Code.
 - H. A 30-ft wide vegetated or forested buffer shall be established along the entire perimeter of the site except for the common boundary with the existing Sycamore Chase subdivision or where wetlands or the tax ditch exist. This buffer shall increase to 50 feet in areas where the development borders any land in agricultural use. This buffer shall utilize existing forest or similar vegetation if it exists in the buffer area. Where trees currently exist in the buffer area, stump removal or construction activities that disturb the existing grade of the area within the buffer shall be prohibited. All silt fencing shall be located at least 10 feet from the interior limit of the buffer area (the edge of the buffer nearest the interior development) and the Final Site Plan shall identify the "Limit of Disturbance" to prevent disturbance of the buffer area. Signage identifying this perimeter buffer as a "non-disturbance area" shall be installed along the buffer at 300-foot intervals.
 - I. If requested by the local school district, a school bus stop shall be provided. The location of the bus stop area shall be shown on the Final Site Plan.
 - J. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.
 - K. The Final Site Plan shall include a Landscape Plan confirming all landscaping to be provided, the preservation of all buffer areas, and the forested areas that will be preserved. The Landscape Plan shall also identify all "Limits of Disturbance" within the site.
 - L. Construction, site work, grading and deliveries of construction materials shall only occur from Monday through Friday between 8:00AM and 5:00 PM and on Saturdays between 8:00AM and 2:00PM. A 24-inch by 36-inch "NOTICE" sign in English and Spanish confirming these hours shall be prominently displayed at all entrances to the site during construction.
 - M. During site work and initial home construction, all dumpsters, roll-off containers, or similar containers for trash and construction debris shall be covered to eliminate trash and construction materials from blowing across this property or onto neighboring and adjacent properties.
 - N. The Applicant shall obtain all the necessary amendments to the tax ditches and their rights of way necessary for this project prior to Final Site Plan approval.
 - O. The Final Site Plan and the recorded governing documents for this development shall include the Agricultural Use Protection Notice.

- P. The Final Site Plan shall include a Grading Plan for the site. No building permit shall be issued for individual lots until an individual lot grading plan has been supplied to and approved by Sussex County., No certificate of occupancy shall be issued until a grading certificate is submitted to the Building Code Department demonstrating general conformity with the individual site grading plan.
- Q. A revised Preliminary Site Plan either depicting or noting these conditions must be submitted to the Office of Planning and Zoning.
- R. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning & Zoning Commission.

The Final Site Plan shall be prepared by a licensed Delaware Surveyor or Engineer and shall contain the Conditions of Approval on the plan. The Final Site Plan shall be approved prior to the commencement of the use on the property. The Site Plan shall be reviewed and approved by the Planning Commission. Agency approvals include but are not limited to: the Delaware Department of Transportation (DelDOT), Sussex Conservation District, Office of the State Fire Marshal, Delaware Department of Natural Resources and Environmental Control (DNREC) (in relation to the reduction or relocation of any Tax Ditch Rights-Of-Way (ROW) on the property), the local school district (in relation to bus stop provisions), Artesian (for the provision of sewer and water to the property) and the Sussex County Engineering Department (in relation to street design standards and requirements.)

Please submit a minimum of two (2) full size paper copies and an electronic copy (PDF) of the Preliminary Site Plan to the Planning and Zoning Office for review.

An approved copy of the Ordinance granting approval of the Conditional Use will be sent to you from the Clerk of Council.

Please feel free to contact the Planning and Zoning Department with any questions during business hours 8:30 a.m. to 4:30 p.m., Monday through Friday, at (302)-855-7878.

Sincerely,



Ms. Lauren DeVore, AICP
Planner III

CC: Ms. Susan Isaacs, Sussex County Engineering Project Coordinator Engineering – Public Works
Mr. Andy Wright, Chief of Building Code – Sussex County Building Code
Mr. John Ashman, Director of Utility Planning & Design – Engineering
Ms. Denise A. Draper, Clerk IV – Constable’s Office
Mr. K. William Scott, Esquire – Scott and Shuman, PA – kwscott@scottshumanlaw.com



OVER 100 YEARS OF SUPERIOR SERVICE

Artesian Water Company

▲ Artesian Wastewater Management

▲ Artesian Utility Development

▲ Artesian Water Pennsylvania

▲ Artesian Water Maryland

▲ Artesian Wastewater Maryland

August 15, 2024

Mr. Brian Knauff
Beazer Homes, LLC
6085 Marshallee Drive
Elkridge, Maryland 21075

RE: Sycamore Chase Expansion Subdivision Ability to Serve and Plan Approval Letter

With reference to your request concerning Water and Wastewater Service (collectively, "Service") for Sycamore Chase Expansion Subdivision Project on Daisey Road in Baltimore Hundred, Sussex County, Delaware, with tax parcel numbers 134-18.00-45.00, 134-18.00-51.00, 134-18.00-53.00, 134-18.00-54.00 and 134-18.00-54.01 (the "Property"), please be advised as follows:

Subject to the following conditions, Artesian Water Company, Inc. and Artesian Wastewater Management, Inc. (collectively, "Artesian") are willing and able to provide Service to the Property that meets all applicable State of Delaware, Delaware Department of Natural Resources and Environmental Control, and Sussex County standards. Artesian has the water and wastewater Certificates of Public Convenience and Necessity ("CPCNs") from the Delaware Public Service Commission.

Based on current conditions and subject to the development entity and Artesian entering Water and Wastewater Service Agreements (collectively, "Agreements") that addresses the financial terms of the provision of Service for the Property, in accordance with Artesian's tariff as approved by the Delaware Public Service Commission, Artesian is willing and able to provide the required Service for this Property.

Furthermore, we have reviewed and approved the Water Plans prepared by Solutions IPEM dated February 1, 2024 last revised June 20, 2024. We have reviewed and approved the Sanitary Sewer, Pump Station and Forcemain Plans prepared by Solutions IPEM dated February 1, 2024 last revised June 20, 2024.

This letter shall expire if Agreements are not executed within one year of the date of this letter.

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

Yours very truly,

Katherine E. Garrison

Katherine E. Garrison
Senior Planning Designer

RECEIPT

	August 16th, 2024		95
RCVD FROM	Beazer Homes, LLC		\$825.00
	Eight Hundred twenty-five dollars and 00/100		DOLLARS
FOR	Plan review fee WPCC 3069/24 4501 Sycamore Chase Expansion		
ACCT	\$ 825.00	x	CHECK # 26187081
PAYMENT	\$ 825.00		CASH
	\$ -		OTHER BY Kevin Bronson

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

RECEIPT

	August 16th, 2024		96
RCVD FROM	Beazer Homes, LLC		\$300.00
	Three Hundred Dollars and 00/100		DOLLARS
FOR	WPCC Legal Notice Reimbursement 3069/24		
ACCT	\$ 300.00	x	CHECK # 26187080
PAYMENT	\$ 300.00		CASH
	\$ -		OTHER BY Kevin Bronson

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