

3081/24

Transmittal Letter

Solutions, IPEM
Patrick Rohlich, EIT
303 North Bedford Street
Georgetown, DE 19947
p: 302.297.9215
e: PRohlich@solutionsipem.com



September 20, 2024

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

Attention:

Re: Leeward Chase

Job Number: G21074

We are sending you:

Attached Under Separate Cover

Delivery via:

UPS US Mail Fed Ex Hand Carried Picked up Other

Quantity	Description
1	Set of Leeward Chase Sewer Plans
1	Sewer Narrative
1	Completed Application
1	Review Fee \$825 check #2154
1	CD w/ digital files
1	Sussex County P&Z Approval Letter
1	Public Notice Fee - \$300 check #2153
1	Sewer annexation / ability to serve

These are transmitted as checked below

As requested For your use Resubmit copies for review Resubmit copies for approval

Comments:

Copy to:

	Signature



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) 739-2296

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 (paper copy), if applicable, signed and sealed by a Delaware-registered Professional Engineer, or a Delaware-registered Professional Land Surveyor for gravity systems only.
- 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.delaware.gov/water/commercial-government/>

**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 Leeward Chase 22242 Lewes Georgetown Hwy Georgetown DE, 19947			
Tax Parcel Number(s) 135-15.00-98.00 & 98.01			
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 checked="" 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		Wastewater Treatment/Disposal Facility Name Georgetown Wastewater Treatment Facility	
Anticipated Construction Start Date 2024		Treatment/Disposal Facility Owner and Operating Permit Number Sussex County	
Please note, construction permits expire three (3) years from the date of permit issuance.			
Are you requesting plan review and comment or WPCC Construction Permit issuance? (circle one)			
Design Flow (gallons/day) Average 27,750	Peak 68,265	Peak Factor 2.46	Basis of Design 250 GPD/EDU
Description			
OWNER/DEVELOPER			
Company Name Wakefield Development, LLC			
Mailing Address 448 Viking Dirve, Suite 220			
City Virginia Beach		State VA	Zip 23452
Contact Name Jack Hease			
E-Mail Address Jack@Sequoia-mgt.com			
Telephone 301-370-6967	Cell 301-370-6967		Fax

ENGINEER					
Company Name Solutions IPEM					
Mailing Address 303 North Bedford Street					
City Georgetown			State DE		Zip 19947
Contact Name Jim Eriksen					
E-Mail Address JEriksen@SolutionsIPEM.com					
Telephone 302-297-9215		Cell		Fax	
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 PVC - SDR-35	Length (ft)	Diameter (in) 8"	Joint Specification Well & Spigot	Min. Slope (ft/ft) 0.003	Min. Velocity (ft/sec) 2.0
PVC - SDR-26		8"	Well & Spigot	0.003	2.0
Minimum Pipe Cover (ft) 4.0	Number of Manholes 22	Drop manholes provided? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Maximum Distance Between Manholes (ft) 367'	
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.) Forcemain / Rail Road crossing via jack and bore to the south of parcel.					
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 27,750	Average 27,750	Peak 68,265	Peak Factor 2.46	
Basis of Design 250 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) 2	Wet Well Detention Time (minutes) 2	
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) 2.55	Height of Effluent Above Pump (discharge head) (ft) 11.5		Friction Loss (ft) 12.9	
Pump Design Point 47.4 GPM @ 24.4'	Pump Operating Point 43.7 GPM @ 22.5'	Static Head (ft) 11.5	Total Head (ft) 24.4	Required Motor Horsepower (hp) 2.2
FORCE MAIN INFORMATION				
Type of Pipe C900 Green PVC		Length (ft) 1,787	Diameter (in) 3	
Hazen-Williams "C" Design Factor 150	Type of Joints ASTM D3139	Velocity Under Design Conditions (ft/sec) 2.17	Minimum Pipe Cover (ft) 4	
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				



June 26, 2024

Leeward Chase Sanitary Sewer Narrative

Leeward Chase is proposed 106 unit Duplex Community located in Sussex County on tax map parcels 135-15.00-98.00 & 98.01. All residential units and amenity buildings will be served by a gravity collection system which will discharge to a on site pump station owned and operated by Sussex County. The pump station will discharge via a 3" diameter forcemain and discharge to an existing Sussex County gravity connection to the South. Solutions IPEM has been provided with the sewer tie-in locations and elevations along with existing pipe sizes, materials and lengths for pump station design. The sewer system will be owned and operated by Sussex County.

JAMIE WHITEHOUSE, AICP
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

July 28th, 2023

Mr. Jack Haese
Leeward Chase DE, LLC
448 Viking Drive, Suite 220
Virginia Beach, VA 23452

By e-mail to: jack@sequoia-mgt.com

RE: Notice of Decision Letter for Conditional Use (C/U 2369) Leeward Chase DE, LLC for multifamily dwellings (106 units) to be located on the south side of Lewes Georgetown Highway (Route 9), approximately 0.40-miles east of the intersection of Sand Hill Road (S.C.R. 319) and Lewes Georgetown Highway (Route 9) in Georgetown, Delaware
Tax Parcels: 135-15.00-98.00 & 98.01

Dear Mr. Haese,

At their meeting of Tuesday, June 27th, 2023, the Sussex County Council approved the Conditional Use Application for Conditional Use No. 2369 filed on behalf of Leeward Chase DE, LLC for the establishment of multifamily dwellings (106 units) to be located on a 50.80-acre parcel of land on the south side of Lewes Georgetown Highway (Route 9) subject to nineteen (19) conditions. The Conditional Use shall be substantially underway within three (3) years of the County Council approval otherwise the Conditional Use shall expire. 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. The following are the conditions:

- A. There shall be no more thana. There shall be no more than 106 dwelling units within this project. The Applicant shall be required to pay the bonus density fee for each unit that exceeds two (2) units per acre as required by Section 115-25 of the Sussex County Zoning Code.
- B. The Applicant shall comply with the requirements of Section 115-22 "Conditional Uses" regarding a multifamily conditional use in the AR-1 Zoning District.
- C. A 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.
- D. All entrances, intersections, roadways, and multi-modal improvements required by DelDOT shall be completed in accordance with DelDOT's requirements.
- E. The development shall be served by Sussex County sewer and comply with all requirements of the County Engineering Department.
- F. The development shall be served by central water.
- G. 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.

- H. Interior street design shall comply with or exceed Sussex County standards. Sidewalks shall be installed on both sides of the interior streets. All streetlighting shall be directed downward so that it does not shine on neighboring properties or roadways.
- I. All recreational amenities shall be shown on the Final Site Plan. They shall be open for use prior to the issuance of the 30th duplex building permit or the 60th unit.
- J. A 20-foot wide vegetated or forested buffer shall be established along the perimeter of the site. This buffer shall utilize existing forest or similar vegetation where it is currently present 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 along the interior edge 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.
- K. As proffered by the Applicant, there shall be a minimum setback from nontidal wetlands of at least 30 feet. 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 unless indicated on the Final Site Plan. All silt fencing shall be located along the interior limit of this 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 buffer area except as noted on the Final Site Plan.
- L. If requested by the local school district, a school bus stop shall be provided by the entrance to the development. The location of the bus stop area shall be shown on the Final Site Plan.
- M. Road naming and addressing shall be subject to the review and approval of Sussex County Geographic Information Office.
- N. 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.
- O. 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.
- P. Given the proximity to the nearby airport, the Applicant shall comply with all applicable requirements of the Federal Aviation Administration regarding the development, construction, and use of the project.
- Q. The Final Site Plan shall include a grading plan that shall be submitted to County Staff for review and approval.
- R. Construction, site work, grading, and deliveries of construction materials shall only occur from Monday through Saturday and only between the hours of 7:00 a.m. and 6:00 p.m. 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.
- S. The Final Site Plan shall be subject to the review & 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, Geographic Information Office (F.K.A. Sussex County Department of Mapping and Addressing), Sussex County Engineering Department and the Office of the State Fire Marshal.

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 a minimum of twenty (20) days prior to a Planning Commission Meeting. 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 8:30AM to 4:30PM, 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
Mr. Jason Palkewicz, P.E., LEED AP – Chief Executive Officer – Solutions IPEM, LLC
Mr. James A. Fuqua, Jr., Esquire – Fuqua, Willard & Schab, P.A.
C/U 2369 Leeward Chase DE, LLC file



RESOLUTION NO. R 008 24

A RESOLUTION TO EXTEND THE BOUNDARY OF THE SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT (SCUSSD) DELAWARE COASTAL AIRPORT AREA, TO INCLUDE THE LEEWARD CHASE SUBDIVISION AREA, ON THE SOUTH SIDE OF LEWES-GEORGETOWN HIGHWAY LOCATED IN THE GEORGETOWN HUNDRED, SUSSEX COUNTY, DELAWARE AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR SUSSEX COUNTY, DELAWARE.

WHEREAS, Sussex County has established the Sussex County Unified Sanitary Sewer Sanitary Sewer District (SCUSSD); and

WHEREAS, in the best interests of the present district and to enhance the general health and welfare of that portion of Sussex County in the vicinity of Lewes-Georgetown Highway, the inclusion of this area will be beneficial; and

WHEREAS, in accordance with 9 Del.C., Section 6502 (a), the Sussex County Council may, upon request of the County Engineer, revise the boundary of an established sewer district when 50 or more houses have been connected by posting a public notice in four public places in the district describing the new or revised boundary; and

WHEREAS, the Sussex County Council has caused to be posted a public notice in at least four public places in the district, as verified by the affidavit of Phillip C. Calio, a copy of which affidavit and public notice is attached hereto and made a part hereof; and

WHEREAS, in accordance with 9 Del.C., Section 6502 (b), the Sussex County Council shall, within ninety days after posting the public notices pass a formal resolution establishing the new boundary of the district;

NOW, THEREFORE, BE IT RESOLVED the Sussex County Council hereby revises the boundary of the SCUSSD to encompass the lands mentioned above in the Leeward Chase Subdivision area and further described as follows:

Beginning at a point, said point being on the SCUSSD (Airpark Area) boundary, said point being on the northerly property line of the lands Now or Formerly (N/F) of Sussex County (Delaware Coastal Airport), said further being on the southerly Right of Way (ROW) of the Maryland & Delaware Railroad (66 feet wide); thence proceeding by and with said County land and ROW in a southwesterly direction a distance of 1,518'± to a point; thence leaving said County land and ROW and proceeding in a northwesterly direction a distance of 66'± to a point, said point being on the northerly ROW of Maryland & Delaware Railroad, said point also being the southwesternmost property corner of lands N/F of Moore's Meadowood Farm LLC; thence proceeding by and with said Moore's lands in the following 11 courses and distances (1) North 16°46'37" West, a distance of 735.18 feet to a point, (2) North 17°51'56" West, a distance of 922.69 feet to an iron rebar, (3) North 18°38'22" West a distance of 201.04 feet to an iron pipe, (4) North 72°06'33" East, a distance of 15.51 feet to an iron pipe, (5) South 17°53'27" East, a distance of 218.00 feet to an iron pipe, (6) North 72°06'33" East, a distance of 200.50 feet to an iron pipe, (7) North 17°53'27" West, a distance of 218.00 feet to an iron pipe, (8) North 72°06'33" East, a distance of 772.45 feet to a point, (9) South 34°00'15" East, a distance of 216.22 feet to an iron pipe, (10) South 34°19'36" East, a distance of 1,600.94 feet to a brass disk, (11) South 67°44'41" West, a distance of 1,517.92 feet to an iron rebar with cap, said cap is the southeasternmost property corner of lands N/F of Moore's Meadowood Farm LLC, said cap also being on the northerly ROW of Maryland & Delaware Railroad; thence proceeding in a southeasterly direction a distance of 66'± to a point, said point being that of the BEGINNING.

NOTE: The above description has been prepared using Sussex County Tax Map 135-15.00 and Sussex County property assessment records. The annexation contains 50.80 acres.

A map outlining and describing the extension of the SCUSSD is attached. The area involved is crosshatched and highlighted.

BE IT FURTHER RESOLVED that the Sussex County Council directs the County Engineer and the Attorney for the County Council to procure the necessary lands and right-

of-way by purchase, agreement, or condemnation in accordance with the existing statutes;
and

BE IT FURTHER RESOLVED that the County Engineer is hereby authorized to prepare maps, plans, specifications, and estimates, let contracts for and supervise the construction and maintenance of, or enlarging and remodeling of, any and all structures required to provide for the safe disposal of sewage in the sanitary sewer district, as amended.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 008 24 ADOPTED BY THE SUSSEX COUNTY COUNCIL ON THE 16TH DAY OF APRIL 2024.



Tracy N. Torbert
Clerk of the Council

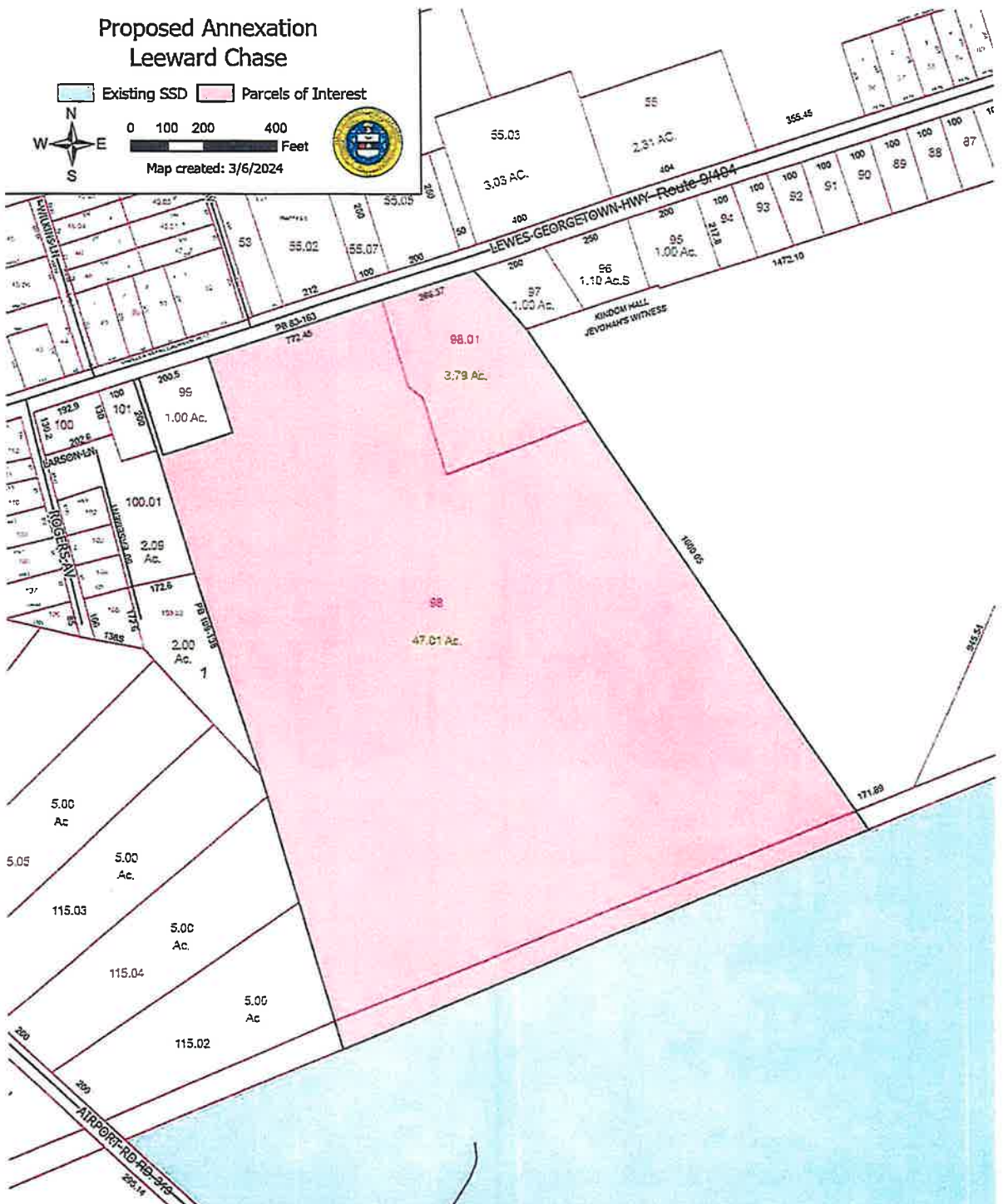
Proposed Annexation Leeward Chase

Existing SSD Parcels of Interest



0 100 200 400
Feet

Map created: 3/6/2024



The proposed annexation is scheduled to be discussed April 16, 2024 at 1:30 PM
in the Sussex County Council Chambers
For more information please visit: <https://sussexcountyde.gov/proposed-projects-schedules>
Or call Sussex County Utility Planning at 302-855-7370

RECEIPT

	September 24th, 2024				111	
RCVD FROM	Wakefield Development, LLC				\$825.00	
	Eight Hundred twenty-five dollars and 00/100				DOLLARS	
FOR	Plan review fee WPCC 3081/24 Leeward Chase					
ACCT	\$	825.00		x	CHECK #	2154
PAYMENT	\$	825.00			CASH	
	\$	-			OTHER	BY <i>Kevin Bronson</i>

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

RECEIPT

	September 24th, 2024				112	
RCVD FROM	Wakefield Development, LLC				\$300.00	
	Three Hundred Dollars and 00/100				DOLLARS	
FOR	WPCC Legal Notice Reimbursement 3081/24					
ACCT	\$	300.00		x	CHECK #	2153
PAYMENT	\$	300.00			CASH	
	\$	-			OTHER	BY <i>Kevin Bronson</i>

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