



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 **05/xx/2025**

PROJECT INFORMATION			
Project Name and Location/ Address Blue Diamond Park - Lot 2 Warehouse, 1380 River Road, New Castle, DE 19720			
Tax Parcel Number(s) 10-045.00-021			
County <input type="checkbox"/> Kent <input checked="" type="checkbox"/> New Castle <input 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 State Road Pump Station		Wastewater Treatment/Disposal Facility Name Wilmington Wastewater Treatment Facility	
Anticipated Construction Start Date 07/01/2025		Treatment/Disposal Facility Owner and Operating Permit Number New Castle County Department of Public Works	
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 35,100	Peak 65,400	Peak Factor 4.0	Basis of Design NCCDPW Standards
Description Wastewater collection and conveyance system for proposed development including a grinder pump station for a portion of the proposed development.			
OWNER/DEVELOPER			
Company Name PR-STOLTZ PROPCO BLUE DIAMOND-LOT 2, LLC			
Mailing Address 725 Conshohocken State Road			
City Bala Cynwyd	State PA	Zip 19004	
Contact Name Chris D. Galligan			
E-Mail Address cgalligan@stoltzusa.com			
Telephone 610-227-0912	Cell	Fax 610-617-6237	

ENGINEER					
Company Name Verdantas, LLC					
Mailing Address 5400 Limestone Road					
City Wilmington			State DE		Zip 19808
Contact Name Scott H. Parker, P.E.					
E-Mail Address sparker@verdantas.com					
Telephone 302-239-6634		Cell		Fax 302-239-8485	
GRAVITY SEWER INFORMATION					
Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		Type of Sewer System <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other?		If Other, list below	
Type of Pipe PVC SDR 26	Length (ft) 1,766	Diameter (in) 8	Joint Specification Bell Spigot	Min. Slope (ft/ft) 0.005	Min. Velocity (ft/sec) 2
PVC C900	261	8	Bell Spigot	0.005	2
Minimum Pipe Cover (ft) 3'	Number of Manholes 14	Drop manholes provided? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Maximum Distance Between Manholes (ft) 298	
Minimum ten foot (10') horizontal & eighteen inch (18") vertical separation from water lines maintained? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			If not, explain provisions to prevent cross-contamination: Concrete Encasement		
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 type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other?		If Other, list below
Pump Station Flows (gallons/day) Design 39,600		Average 1,400	Peak 5,600	Peak Factor 4.0
Basis of Design NCCDPW Standards & 10 State Standards			Pump Type Submersible Grinder Myers WGX20 Pump	
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) 28.2
				Wet Well Detention Time (minutes) 27.19
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:				
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What other provisions for emergency operations?				
Height of Influent Above Pump (suction head) (ft) 5.75		Height of Effluent Above Pump (discharge head) (ft) 6.3		Friction Loss (ft) 14.6
Pump Design Point 27.5 GPM @ 20.9 FT TDH	Pump Operating Point 27.5 GPM @ 20.9 FT TDH	Static Head (ft) 6.3	Total Head (ft) 20.9	Required Motor Horsepower (hp) 2
FORCE MAIN INFORMATION				
Type of Pipe HDPE DR 11		Length (ft) 629		Diameter (in) 2"
Hazen-Williams "C" Design Factor 140	Type of Joints Mechanical Joint - Butt Fused		Velocity Under Design Conditions (ft/sec) 3.05	Minimum Pipe Cover (ft) 3.5
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) 243
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				



5400 Limestone Road
Wilmington, DE 19808
+1 302-239-6634

Letter of Transmittal

Date July 9, 2025
To DNREC, Division of Water
Commercial and Government Services Section
89 Kings Highway
Dover, DE 19901
From Verdantas
Subject Blue Diamond Park – Lot 2 Warehouse
Project Number 25449

Items Attached:

ITEM	DESCRIPTION
1	WPCC Application
2	One (1) Set of Final Construction Plans and Specifications, Signed and Sealed by a Delaware-registered Professional Engineer (One (1) Electronic Copy also provided)
3	Design Memo
4	Check #063783 - \$825.00 review fee payable to the State of Delaware
5	Check #063782 - \$300.00 review fee payable to the State of Delaware
6	New Castle County Department of Public Works Approval
7	New Castle County Department of Land Use Approval

Transmitted as checked:

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> For Signature | <input type="checkbox"/> As Requested |
| <input type="checkbox"/> For Review/Comment | <input type="checkbox"/> For your use |
| <input checked="" type="checkbox"/> For Approval | <input type="checkbox"/> Other |

REMARKS:

VERDANTAS LLC

Scott Parker, P.E.

Senior Project Manager



