



7/29/2025

Developer Information & Contact:

Salt Air Properties, LLC
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Project Name: The Subdivision of Hunter's Creek at Omar Road

Tax Map and Parcel: 134-11.00-102.00 & 134-11.00-103.00

Proposed EDU's: 93 edu's (Single Family Homes) + 3 edu's (Pool Bath House) +
5 edu's (Off-Site Omar Road) + 3 edu's (Travalini) = 104 edu's required

Current/Proposed Zoning: MR (Cluster)

Parcel Acreage: 28.78 acres

PROJECT NARRATIVE

The 28.78-acre project site is located in Sussex County, Delaware, on the north side of Omar Road with the parcel's northeast corner abutting Hickory Manor Road. The overall project consists of the development of a 95-lot single family home subdivision with a community pool, bath house, and pickle ball courts. 104 EDUs are required for the proposed development as estimated above. The subdivision shall be served as a publicly regulated central water system providing drinking water and fire protection (Artesian). The project contains a pump station designed to handle average daily flow of 250 gpd per EDU, or 26,000 gpd (18.06 gpm). Peak design flow was based on a design factor of 2.46 and results in peak daily flow of 63,960 gpd (44.43 gpm). The system effluent will be conveyed from the pump station to the South Coastal Regional Wastewater Facility located at 33711 South Coastal Lane in Frankford, Delaware.

All sanitary sewers shall be constructed in accordance with Sussex County standard specifications for design and construction (Chapters 99 & 110), OSHA requirements, and DELDOT standard specifications. Separation of sanitary sewers from water mains shall be in accordance with the "Ten States Rule Standards" (10' minimum horizontal, 18" vertical). All other utilities shall have a 5' horizontal and 12" vertical separation. All 8" sanitary sewer 4' to 12' in depth shall be SDR-35 type pipe. All 8" sanitary sewer 12" in depth or greater shall be SDR-26 type pipe.