



DIVISION OF WATER RESOURCES
Clean Water – for Today and Tomorrow

APPLICATION – PERMIT

ON-SITE WASTEWATER SYSTEM

DELAWARE DEPARTMENT OF
NATURAL RESOURCES



AND ENVIRONMENTAL CONTROL

Owner's Name: INGRAM VILLAGE DEVELOPMENT LLC Phone: XXX

Address: 16255 SUSSEX HWY, BRIDGEVILLE, DE 19933

Project Location: 717 N. LEE AVE. ELLENDALE

_____ Tax Map #: 230-26.00-75.12

Application Preparer: MICHAEL COTTEN P.E. DNREC License #: 4483

Preparer's Address: 10087 CONCORD RD SEAFORD DE 19973

_____ Phone: (302)628-9164

I hereby affirm that the information provided on this document is accurate and complete.

11/24/21

Preparer's Signature

Date

– SEPTIC DESIGN CRITERIA –

(Please check all boxes that apply)

CF=Cap & Fill / FD=Full Depth

Type of Construction:

Replacement
 New Construction
 Component Replacement
 Repair to Existing System
 Authorization to Use Existing System
 Modification to Existing System
 TEMPORARY HOLDING TANK

System Type:

Low Pressure Pipe (FD)
 Elevated Sand Mound
 Pressure Dose (FD)
 Holding Tank
 Gravity (FD)
 Std. Pressure Dose (FD)
 Std. Pressure Dose (CF)

Low Pressure Pipe (CF)
 Wisconsin At-Grade
 Pressure Dose (CF)
 Subsurface Micro Irrigation
 Gravity (CF)
 Other: _____

Bed or Trench

Sand-lined Yes No

Gravelless Chamber or Stone/Gravel

Existing System Malfunctioning Yes No N/A

Other _____

Pre-Treatment Units

Bio-Clear Klargester
 Septic Tank Recirculating Sand Filter
 Other: _____

of Bedrooms: _____

Average Percolation Rate: _____

Gallon Per Day Flow: _____

Minimum Square Ft. Required: _____

Square Ft. Proposed: _____

Central Water Available Yes No

(If yes, please state Utility Name: _____)



DESIGNATION OF AUTHORIZED AGENT

The purpose of this form is to allow the owner(s) of a parcel to authorize an agent to act on their behalf when applying for a permit with the Delaware Department of Natural Resources and Environmental Control (DNREC), Division of Water. When properly completed, this form allows the agent to sign their name on the permit application in place of the owner(s) signature.

Additionally, the authorized agent may sign all future correspondence to the Department as it relates to the permit application. The authorized agent will become the primary point of contact for all correspondence from and to the Department.

The section below must be completed in full, signed, and dated. An electronic original of this form must be submitted to the Department with the application.

I, Insight Land Company LLC hereby designate and authorize the person named below to act as my authorized agent in filing a permit application and to furnish any additional information requested by the Department for the project listed below:

North Lee Ave, Ellendale De
Street Address: 230-26.00-75.12

Tax Map Parcel ID: 230-26.00-75.12

Authorized Agent Name: Nick D'Alterio - Krystle Harrington

Company Name: Insight Land Company LLC

Address: 16255 Sussex Hwy, Bridgeville De 19933

Phone #: 302-258-6774

E-mail: nickda@insightde.com - kharrington@insightde.com

The application for the project mentioned above has been previously submitted and this form acts as a submission for a change in the authorized agent.

Property Owner's Signature

11/20/25

Date

Insight Land Company LLC

Property Owner's Printed Name

11/20/25

Date

Authorized Agent's Signature

11/20/25

Date

Nick D'Alterio/ Krystle Harrington

Authorized Agent's Printed Name

11/20/25

Date

Cotten Engineering, LLC

Mike Cotten, P.E.

10087 Concord Road
Seaford, De 19973

P. 302-628-9164
F. 302-628-9164

November 24, 2025

Ingram Village Phase 4 Sanitary Pump and Haul

Sussex County Tax Map # 230-26.00-75.12

The Ingram Village Phase 4, C/O Nick D' Alterio (Ingram Village Development LLC) "Project Manager", is a subdivision located off North Old State Road, Ellendale. This project has Sussex County approval and the sanitary collection system is currently complete, with the exception of the acceptance of the lift station by Sussex County Council. Our client, the developer of the project, Ingram Village Development LLC, request a temporary pump and haul permit to be utilized until the pump station and force main can be accepted by the county in order to continue with the construction and sale of dwellings within the subdivision. The pump station is scheduled to be accepted within 1 year. During the pump and haul, the sanitary collection system will be utilized as storage and consists of 33 manholes, and associated 8" sanitary piping. The anticipated flow generated will only be from a total of 28 EDU's, 8,400 gal/day. See associated detail sheets.

The storage will be within the existing 33 manholes average full depth of 2 ft and 8,382 lf of 8" piping. This provides 6,204 gallons storage within the manholes and 17,555 gallons storage within the piping for a total of 23,760 gallons storage. Clean Delaware will install an alarm within the manhole # S-25B at elevation 40.00 This manhole outlet shall be plugged. Pumping will be from this manhole. This manhole will be barricaded during pump out. The alarm package will be installed by the pump station adjacent to this manhole.

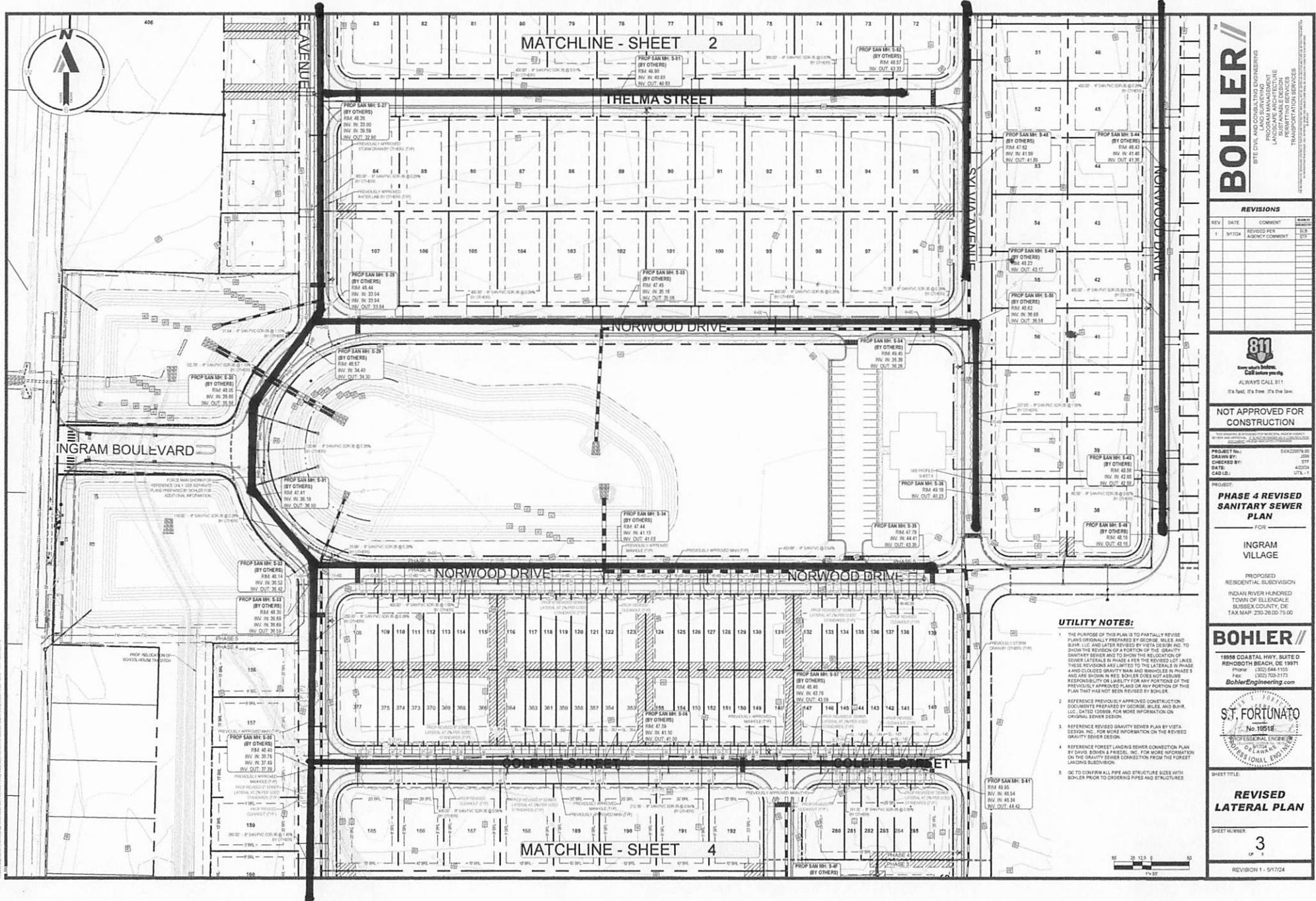
I have included a portion of the approved plans for the sanitary collection system and the storage calculations for your reference.

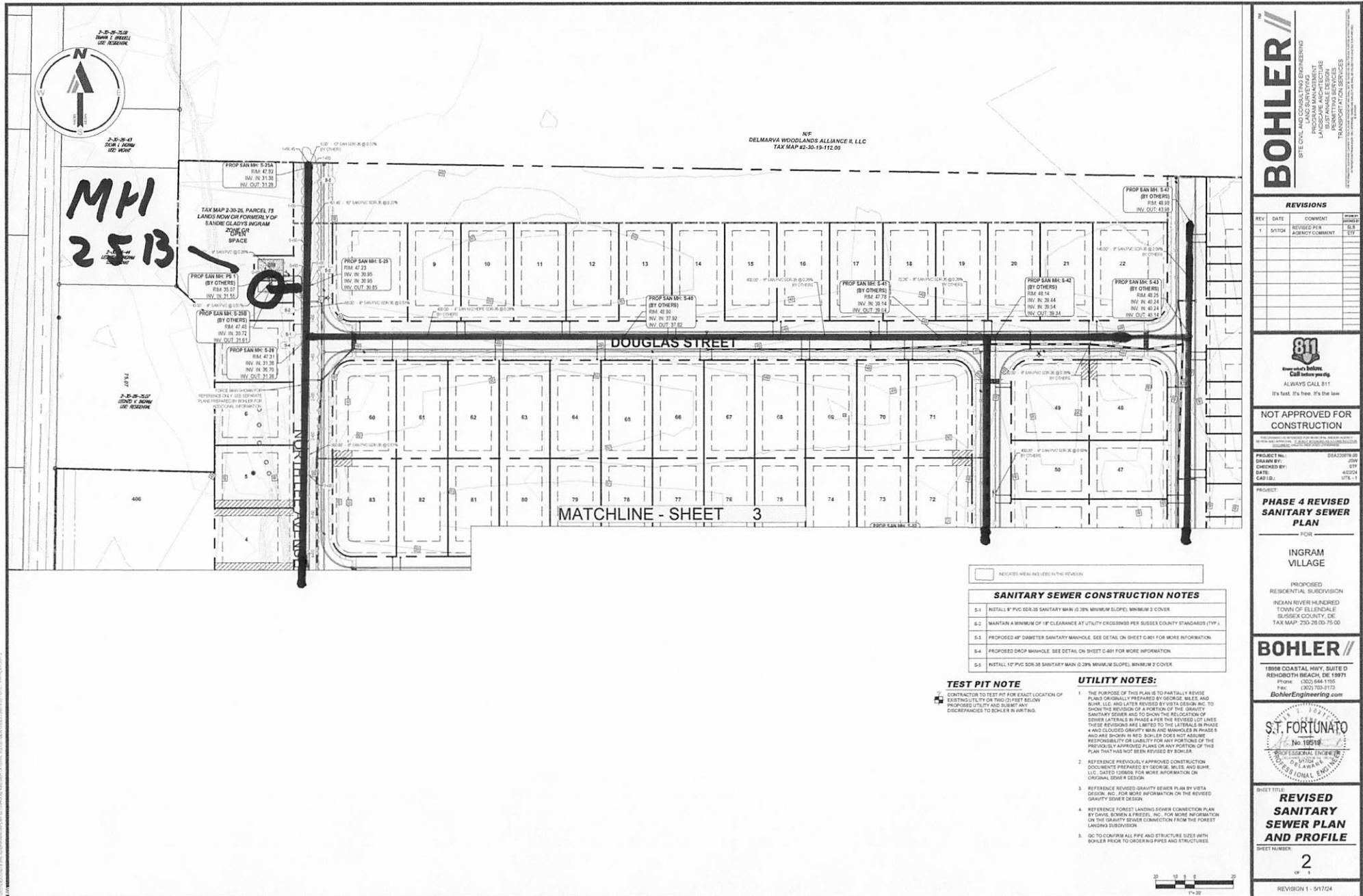
Please feel free to call so that we may set a meeting and discuss this issue in more detail.

Sincerely,
Cotten Engineering LLC
Engineering and Planning Consultants

Mike Cotten

Michael Cotten PE
302-628-9164







TEMPORARY SEWAGE PUMP AND HAUL CONTRACT

PROPERTY OWNER: Insight Land Company, LLC

16255 Sussex Hwy

Bridgeville, DE 19933

TELEPHONE: 302-258-6774

TAX MAP NUMBER: 2-30 26.00 75.12

PROPERTY LOCATION: Ingrams Village

East side of N. Old State Road

Ellendale, DE

HOLDING TANK SIZE: 9000 gallons

DISPOSAL SITE: Clean Delaware, LLC

Route 30

Milton, DE 19968

CONTRACT EXPIRES: March 31, 2026

TERMS OF CONTRACT:

1. Pumping frequency will be such that the waste level is maintained to prevent overflowing.
2. A solar audible and visible alarm will be installed at a level giving one day's capacity upon going off.
3. Duration of the contract is one year and renews until tied into central sewer.
4. A fleet of 10 vacuum trucks ranging in size 4000-7000 gallons is available for emergency response.

Gerry Desmond

November 19, 2025

Gerry Desmond

Date

Clean Delaware, LLC

A handwritten signature of Gerry Desmond, consisting of a stylized 'G' and 'D' followed by a series of loops and lines.

11/19/25

Property Owner/Agent

Date

TANK ALERT® SOLAR ALARM SYSTEM

Versatile, Indoor or Outdoor Solar Powered Liquid Level Alarm System

This innovative alarm system monitors liquid levels in lift pump chambers, sump pump basins, holding tanks, sewage, agricultural, and other water applications.

The Tank Alert® Solar indoor/outdoor alarm can serve as a high or low level alarm depending on the float switch model used.

The Tank Alert® Solar alarm utilizes a solar panel with battery backup for easy installation and operation. It's a simple, idea solution for seasonal homes, cabins in remote locations, or for retrofitting existing systems. Install the solar panel in direct sunlight for the alarm to operate properly.

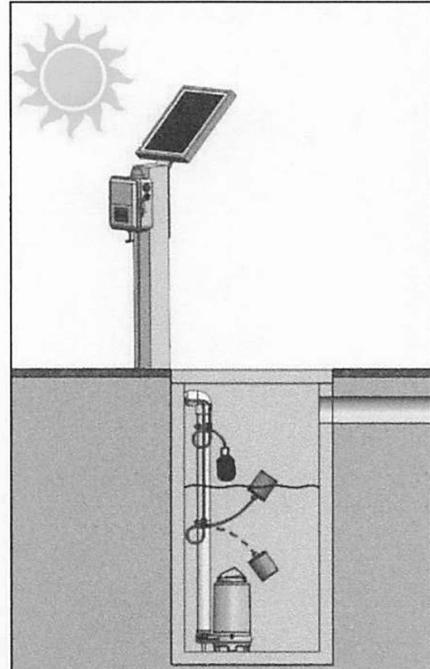
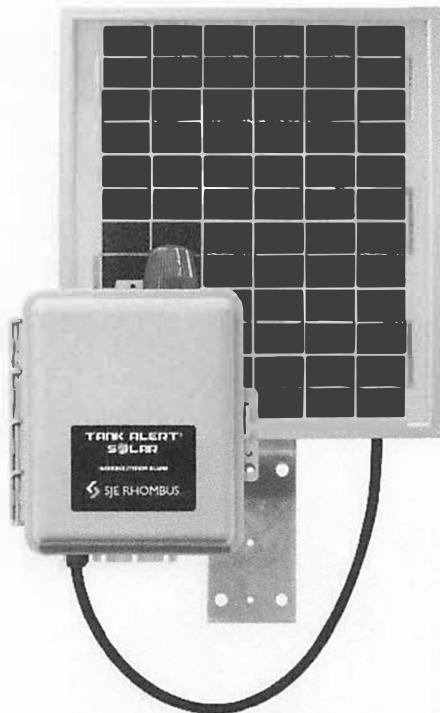
The alarm horn sounds and the red LED beacon illuminates when a potentially threatening liquid level condition occurs. The horn can be silenced, but the alarm light remains on until the condition is remedied. Once the condition is cleared, the alarm will automatically reset.

FEATURES

- NEMA 4X enclosure rated for indoor/outdoor use
- Alarm is powered by rechargeable battery via 12VDC, 10 watt solar panel (includes mounting bracket and 10 feet (3 meters) of 18/2 cable)
- (2) Lithium Ion batteries provide backup power
- (2) liquid-tight round cable connectors (RCC-8)
- Main power on/off switch
- Green power on LED indicator
- Amber battery charging LED indicator
- Red reverse battery polarity LED indicator
- Alarm will operate for up to 72 hours with no sun if not in alarm or up to 24 hours with no sun if in alarm
- Automatic alarm reset, test/silence push button switch
- Alarm horn sounds at 85 decibels at 10 feet (3 meters)
- Integral mounting tabs for easy installation
- Integral padlockable latch for added safety
- Two-year limited warranty on alarm package (including float and solar panel)
- One-year limited warranty on the Lithium-Ion batteries

OPTIONS

- Alternate float switch models for high or low liquid level warning



Indoor/Outdoor Alarms

Must be installed in location with adequate sunlight for solar charging. Unit in full alarm without any solar charging will run for approximately 24 hours.

Idle unit without any solar charging will run for approximately 5 days.



TANK ALERT® SOLAR - Versatile, indoor or outdoor solar powered alarm system.

Part #	Description	Shipping Weight
1052473	TA Solar Alarm, w/ 20ft SJE SignalMaster® High level, 10W Solar Panel	9.00 lbs.
1052474	TA Solar Alarm, w/ 20ft SJE SignalMaster® Low level, 10W Solar Panel	9.00 lbs.
1052475	TA Solar Alarm, No Float, 10W Solar Panel	7.50 lbs.

CONTROL SWITCH OPTIONS

The Tank Alert® Solar alarm system comes standard with a 20 foot SJE SignalMaster® control switch with mounting clamp. Other lengths and floats switches available. See control switch section of the catalog. To determine the price of alarm with an alternate float, add the price of the part number with "no float" to the price of the float switch.

SPECIFICATIONS

VOLTAGE: 12 VDC (solar panel)

ALARM ENCLOSURE: 8 x 6 x 4 inch (20.32 x 15.24 x 10.16 cm), indoor-outdoor, weatherproof, thermoplastic meets NEMA 4X water-tight standard

ALARM HORN: 85 decibels at 10 feet (3 meters), meets NEMA 4X water-tight standard as installed by factory

ALARM BEACON: meets NEMA 4X water-tight standard as installed by factory

TEST/SILENCE SWITCH: certified to IP66 and IP68 standards

FLOAT SWITCH: SJE SignalMaster® control switch with mounting clamp

CABLE: 20 feet (6.096 meters), flexible 18 gauge, 2 conductor (UL SJOW, water-resistant (CPE))

FLOAT: 2.74 inch diameter x 4.83 inch long (7 x 12.3 cm), high impact, corrosion resistant polypropylene housing for use in sewage and non-potable water up to 140°F (60°C)

SOLAR PANEL: 10W, 12VDC

SOLAR PANEL DIMENSIONS: 14.06 x 11.89 x 1.18 in (35.71 x 30.20 x 3 cm)

BATTERIES: 3.7 VDC, Lithium-Ion rechargeable

SIZE: 18650, 3000mAh

PARID: 230-26.00-75.12

INGRAM VILLAGE DEVELOPMENT LLC

717 NORTH LEE AV

Property Information

Property Location:	717 NORTH LEE AV
Unit:	
City:	ELLENDALE
State:	DE
Zip:	19941
Class:	E-Exempt
Use Code (LUC):	108-Residential - Ancillary Use
Town:	EL-Ellendale
Tax District:	230 - CEDAR CREEK
School District:	4 - MILFORD
Fire District:	75-Ellendale
Deeded Acres:	.0574
Frontage:	500
Depth:	100.000
Ir Lot:	
Plot Book Page:	198 71/PB
100% Land Value:	\$37,700
100% Improvement Value	\$0
100% Total Value	\$37,700

Legal

Legal Description	INGRAM VILLAGE PUMP STATION
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Owners

Owner	Co-owner	Address	City	State	Zip
INGRAM VILLAGE DEVELOPMENT LLC		16255 SUSSEX HWY	BRIDGEVILLE	DE	19933

Sales

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
12/06/2023	6018/195	\$0.00			INGRAM VILLAGE DEVELOPMENT LLC
11/07/2022	5803/66				LISLE ROBERT M

Owner History

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2025	INGRAM VILLAGE DEVELOPMENT LLC		16255 SUSSEX HWY	BRIDGEVILLE	DE	19933	6018/195
2024	INGRAM VILLAGE DEVELOPMENT LLC		16255 SUSSEX HWY	BRIDGEVILLE	DE	19933	6018/195
2023	INGRAM VILLAGE DEVELOPMENT LLC		16255 SUSSEX HWY	BRIDGEVILLE	DE	19933	6018/195
2023	LISLE ROBERT M	INSIGHT LAND COMPANY LLC	16255 SUSSEX HWY	BRIDGEVILLE	DE	19933	5803/66
2022	LISLE ROBERT M	INSIGHT LAND COMPANY LLC	16255 SUSSEX HWY	BRIDGEVILLE	DE	19933	5803/66
2022	BEAVER PROPERTIES LLC		19115 FREELAND LANE	BRIDGEVILLE	DE	19933	3825/61
2021	BEAVER PROPERTIES LLC		19115 FREELAND LANE	BRIDGEVILLE	DE	19933	3825/61
2020	BEAVER PROPERTIES LLC		19115 FREELAND LANE	BRIDGEVILLE	DE	19933	3825/61
2019	BEAVER PROPERTIES LLC		19115 FREELAND LANE	BRIDGEVILLE	DE	19933	3825/61
2018	BEAVER PROPERTIES LLC		19115 FREELAND LANE	BRIDGEVILLE	DE	19933	3825/61
2017	BEAVER PROPERTIES LLC		19115 FREELAND LANE	BRIDGEVILLE	DE	19933	3825/61
2015	BEAVER PROPERTIES LLC		19115 FREELAND LANE	BRIDGEVILLE	DE	19933	3825/61

Land

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
1		01	500	100	.0574	N

Land Summary

SUSSEX COUNTY
DELAWARE

Help

Layers Search Basemaps

Select Area Eagleview Print



Eagleview Search Results

Selected Features:

Parcels (1)

▼ 1) 230-26.00-75.12

BOOK	6018
PAGE	195
FULLNAME	INGRAM VILLAGE DEVELOPMENT LLC
Second_Owner_Name	
MAILINGADDRESS	16255 SUSSEX HWY
CITY	BRIDGEVILLE
STATE	DE
a_account	14-01-075 12
DESCRIPTION	INGRAM VILLAGE
DESCRIPTION2	PUMP STATION
DESCRIPTION3	
LUC	108
SCHOOL	4
MUNI	EL

Selected Features (1)

Clear Selected