

June 20, 2025

ERI Project No. 834-0771

Mr. Matthew Jones, Program Manager
Delaware Department of Natural Resources and Environmental Control
Division of Water Resources
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901

**RE: Proposed Subdivision Road Crossing – Smokey Hollow Residential Subdivision
Subaqueous Lands Permit - Bear Hole Tax Ditch Main
Tax Map Parcel: 533-18.00-20.10
Baltimore Hundred, Sussex County, Delaware**

Dear Mr. Jones,

Environmental Resource Insights (ERI) has been retained by Smokey Hollow LLC. to act as their agent in regard to the placement of a triple 36" x 60" box culvert road crossing of the Bear Hole Tax Ditch Main located on tax map parcel 533-18.00-20.10 in the Baltimore Hundred, Sussex County, Delaware.

The project site is the location of a proposed 82-lot single family subdivision as approved by Sussex County government

Should you or your staff have any questions about the project, I am available at your convenience.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS


Edward M. Launay
Senior Professional Wetland Scientist No. 875

Cc: Smokey Hollow LLC.

WETLANDS AND SUBAQUEOUS LANDS SECTION PERMIT APPLICATION FORM

**For Subaqueous Lands, Wetlands, Marina and
401 Water Quality Certification Projects**

**State of Delaware
Department of Natural Resources and Environmental Control
Division of Water**

Wetlands and Subaqueous Lands Section



APPLICATION FOR APPROVAL OF
SUBAQUEOUS LANDS, WETLANDS, MARINA
AND WATER QUALITY CERTIFICATION PROJECTS

PLEASE READ THE FOLLOWING INSTRUCTIONS CAREFULLY**Application Instructions:**

1. Complete each section of this basic application and appropriate appendices as thoroughly and accurately as possible. Incomplete or inaccurate applications will be returned.
2. All applications must be accompanied by a scaled plan view and cross-section view plans that show the location and design details for the proposed project. Full construction plans must be submitted for major projects.
3. All applications must have an original signature page and proof of ownership or permitted land use agreement.
4. Submit an original and two (2) additional copies of the application (total of 3) with the appropriate application fee and public notice fee* (prepared in separate checks) to:

**Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

*Application and public notice fees are non-refundable regardless of the Permit decision or application status.

5. No construction may begin at the project site before written approval has been received from this office.

Helpful Information:

1. Tax Parcel Information:

New Castle County	(302) 395-5400
Kent County	(302) 736-2010
Sussex County	(302) 855-7878
2. Recorder of Deeds:

New Castle County	(302) 571-7550
Kent County	(302) 744-2314
Sussex County	(302) 855-7785
3. A separate application and/or approval may be required through the Army Corps of Engineers. Applicants are strongly encouraged to contact the Corps for a determination of their permitting requirements. For more information, contact the Philadelphia District Regulator of the Day at (215) 656-6728 or visit their website at: <http://www.nap.usace.army.mil/Missions/Regulatory.aspx>.
4. For questions about this application or the Wetlands and Subaqueous Lands Section, contact us at (302) 739-9943 or visit our website at: <http://www.dnrec.delaware.gov/wr/Services/Pages/WetlandsAndSubaqueousLands.aspx>. Office hours are Monday through Friday 8:00 AM to 4:30 PM, except on State Holidays.

APPLICANT'S REVIEW BEFORE MAILING**DID YOU COMPLETE THE FOLLOWING?**

<u> X </u>	Yes	BASIC APPLICATION
<u> X </u>	Yes	SIGNATURE PAGE (Page 3)
<u> X </u>	Yes	APPLICABLE APPENDICES
<u> X </u>	Yes	SCALED PLAN VIEW
<u> X </u>	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
<u> X </u>	Yes	VICINITY MAP
<u> X </u>	Yes	COPY OF THE PROPERTY DEED & SURVEY
<u> X </u>	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
<u> X </u>	Yes	APPROPRIATE APPLICATION FEE & PUBLIC NOTICE FEE (Separate checks made payable to the State of Delaware)

Submit 3 complete copies of the application packet to:

**Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

Before signing and mailing your application packet, please read the following:

The Department requests that the contractor or party who will perform the construction of your proposed project, if other than the applicant, sign the application signature page along with the applicant in the spaces provided. When the application is signed by the contractor as well as the applicant, the Department will issue the Permit to both parties. For Leases, the contractor will receive a separate construction authorization that will make them subject to all of the terms and conditions of the Lease relating to the construction

Section 1: Applicant Identification

1. Applicant's Name: <u>Smokey Hollow LLC.</u> Mailing Address: <u>37671 Lake Ridge Drive</u> <u>Selbyville, DE 19975</u> Attn: <u>Karen Zduriencik</u>	Telephone #: <u>443-783-9624</u> Fax #: _____ E-mail: <u>zduriencik277@gmail.com</u>
2. Consultant's Name: <u>Edward M. Launay</u> Mailing Address: <u>1 Park Ave. Milford, DE 19963</u> _____ _____	Company Name: <u>Environmental Resource Insights</u> Telephone #: <u>302-424-1441</u> Fax #: <u>302-424-0430</u> E-mail: <u>elaunay@ericonsultants.com</u>
3. Contractor's Name: <u>Unknown</u> Mailing Address: _____ _____ _____	Company Name: _____ Telephone #: _____ Fax #: _____ E-mail: _____

Section 2: Project Description

4. Check those that apply:
 New Project/addition to existing project? **Repair/Replace existing structure? (If checked, must answer #16)**

5. Project Purpose (attach additional sheets as necessary):
 Construct a subdivision entry road to County standards for an 82 lot single family home subdivision as approved by Sussex County government.
 (See Attached Sheet - Section 2, Item 5, Project Description)

6. Check each Appendix that is enclosed with this application:

<input type="checkbox"/>	A. Boat Docking Facilities	<input type="checkbox"/>	G. Bulkheads	<input type="checkbox"/>	N. Preliminary Marina Checklist
<input type="checkbox"/>	B. Boat Ramps	<input checked="" type="checkbox"/>	H. Fill	<input type="checkbox"/>	O. Marinas
<input checked="" type="checkbox"/>	C. Road Crossings	<input type="checkbox"/>	I. Rip-Rap Sills and Revetments	<input type="checkbox"/>	P. Stormwater Management
<input type="checkbox"/>	D. Channel Modifications/Dams	<input type="checkbox"/>	J. Vegetative Stabilization	<input type="checkbox"/>	Q. Ponds and Impoundments
<input checked="" type="checkbox"/>	E. Utility Crossings	<input type="checkbox"/>	K. Jetties, Groins, Breakwaters	<input type="checkbox"/>	R. Maintenance Dredging
<input type="checkbox"/>	F. Intake or Outfall Structures	<input type="checkbox"/>	M. Activities in State Wetlands	<input type="checkbox"/>	S. New Dredging

Section 3: Project Location

7. Project Site Address: 37671 Lake Ridge Drive
Selbyville, DE 19975

County: N.C. Kent Sussex
 Site owner name (if different from applicant): _____
 Address of site owner: _____

8. Driving Directions: From the intersection of Johnson Road and State Route 54, proceed northeast on Johnson Road 0.55 miles to Smokey Hollow Lane.
 (Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 533-18.00-20.10 Subdivision Name: Smokey Hollow

WLS Use Only:		Permit #s: _____							
Type	SP <input type="checkbox"/>	SL <input type="checkbox"/>	SU <input type="checkbox"/>	WE <input type="checkbox"/>	WQ <input type="checkbox"/>	LA <input type="checkbox"/>	SA <input type="checkbox"/>	MP <input type="checkbox"/>	WA <input type="checkbox"/>
Corps Permit: SPGP 18 <input type="checkbox"/> 20 <input type="checkbox"/>		Nationwide Permit #: _____		Individual Permit # _____					
Received Date: _____		Project Scientist: _____							
Fee Received? Yes <input type="checkbox"/> No <input type="checkbox"/>		Amt: \$ _____		Receipt #: _____					
Public Notice #: _____		Public Notice Dates: ON _____ OFF _____							

SECTION 2, ITEM 5 - PROJECT DESCRIPTION

The proposed Smokey Hollow subdivision is an 82-lot single family home residential subdivision which has received zoning and preliminary site plan approvals from Sussex County. The Smokey Hollow property totals 66.93 acres and is located within a currently developed area of Selbyville, in the Baltimore Hundred of Sussex County, Delaware. The proposed project is located approximately 0.55 miles northeast of the intersection of State Route (SR) 54 Lighthouse Road and Johnson Road. The entirety of the project is located within Sussex Co. Tax Map: 533-18.00, Parcel: 20.10. The project location is geographically identified by Latitude: 38.469508° N, Longitude: 75.147609° W.

This project involves the redevelopment of a previously approved 8 lot subdivision. The existing property consists of an existing culverted road crossing (Smokey Hollow Lane) with two elliptical corrugated metal pipes (CMP) measuring 6'x9' that leads to Lakeridge Drive where there is an existing home site, wedding venue, and six other large lots. The existing wedding venue is located on the west side of the property with an associated gravel parking lot. The existing homesite, which will remain as a homesite within the proposed Smokey Hollow subdivision (lot 65), and the associated driveway and additional landscape features is located on the east side of the property. Three existing man-made stormwater ponds are currently located between the existing wedding venue and existing homesite.

The applicant's development plan for the Smokey Hollow subdivision proposes to relocate the existing entry road (Smokey Hollow Lane) to accommodate a two-lane access road with a sidewalk to current county road standard. The proposed road crossing will impact approximately 0.075 acre (3,245 sq. ft.) of waters of United States and state regulated subaqueous lands within Bear Hole Tax Ditch Main. Three new 36" x 60" reinforced concrete box culverts measuring 92' long will be installed within the channel of Bear Hole Tax Ditch Main. The proposed project has been designed to pass an 100-year storm event. The proposed headwalls that will be cast-in-place will have flared wing walls protecting the channel bank. An eight-inch water line, eight-inch sanitary sewer line, and four-inch force main line will be installed during the road crossing activity.

As mitigation for impacts related to the installation of an improved road crossing, the current entrance road will be removed after the structure is completed. This will result in the restoration of 0.033 acres (1,453 sq. ft.) of subaqueous lands to pre-existing conditions and grades.

The road construction activity described here is illustrated on the 8.5-inch by 11-inch permit drawings prepared by Atlantic Group & Associates, Inc.

The road crossing activities required a subaqueous lands permit issued by the DNREC Wetlands and Waterways Section (WWS).

The proposed project qualifies for approval under Corps of Engineers Nationwide Permit No. 29 (Residential Construction) and the enclosed project plans also illustrate the nature and location of 0.084 acre (3,657 sq. ft.) of impacts to federally regulated forested non-tidal wetlands. Those impacts are also illustrated on the enclosed permit plans as preconstruction notification to the WWS for the use of Nationwide Permit No. 29 is required under regional conditions. Compensatory mitigation for impacts to federally regulated non-tidal wetlands will be provided through preservation of upland and wetland open space totaling 20.716 acres protected under a Declaration of Restrictions to be recorded in the land records of Sussex County.

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Bear Hole Tax Ditch Main waterbody is a tributary to: Dirickson Creek

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water +/- 30'

12. Is the project: On public subaqueous lands? On private subaqueous lands?*

In State-regulated wetlands? In Federally-regulated wetlands?

*If the project is on private subaqueous lands, provide the name of the subaqueous lands owner:

(Written permission from the private subaqueous lands owner must be included with this application)

13. Present Zoning: Agricultural Residential Commercial Industrial Other

Section 4: Miscellaneous

14. A. List the names and complete mailing addresses of the immediately adjoining property owners on all sides of the project (attach additional sheets as necessary):

Selbyville Partners LLC. - 32996 Whitehouse Rd, Selbyville, DE 19975

Smokey Hollow LLC. - 37671 Lake Ridge Dr., Selbyville, DE 19975

Patrick T Hamilton - 5 Stephanie Court, Rehoboth Beach, DE 19971

B. For wetlands and marina projects, list the names and complete mailing addresses of property owners within a 1,000 foot radius of the project (attach additional sheets as necessary):

Not Applicable

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:

Michael Yost - USACE

A. Have you had a State Jurisdictional Determination performed on the property? Yes No

B. Has the project been reviewed in a monthly Joint Permit Processing Meeting? Yes No

*If yes, what was the date of the meeting? _____

16. Are there existing structures or fill at the project site in subaqueous lands? Yes No

*If yes, provide the permit and/or lease number(s): _____

*If no, were structures and/or fill in place prior to 1969? Yes No

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?

No Pending Issued Denied Date: _____

Type of Permit: Nationwide Permit No. 29 Federal Permit or ID #: _____

18. Have you applied for permits from other Sections within DNREC?

No Pending Issued Denied Date: _____ Permit or ID #: _____

Type of permit (circle all that apply): Septic Well NPDES Storm Water

Other: _____

Section 5: Signature Page

19. Agent Authorization:

If you choose to complete this section, all future correspondence to the Department may be signed by the duly authorized agent. In addition, the agent will become the primary point of contact for all correspondence from the Department.

I do not wish to authorize an agent to act on my behalf

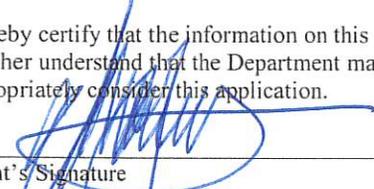
I wish to authorize an agent as indicated below

I, Smokey Hollow LLC., hereby designate and authorize Environmental Resource Insights - Edward Launay
 (Name of Applicant) (Name of Agent)
 to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Edward M. Launay Telephone #: 302-236-3871
 Mailing Address: 1 Park Ave. Milford, DE 19963 Fax #: 302-424-0430
 E-mail: elaunay@ericonsultants.com

20. Agent's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.



 Agent's Signature

6/20/2025

 Date

21. Applicant's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application. I grant permission to authorized Department representatives to enter upon the premises for inspection purposes during working hours.



 Applicant's Signature

5-2-2025

 Date

Karen Zduriencik - Smokey Hollow LLC.

 Print Name

22. Contractor's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge, and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

Unknown

 Contractor's Name

 Date

 Print Name

Road Crossings

Please respond to each question. Questions left blank may result in the application being returned as incomplete. In addition, the answers to all of the questions in this Appendix must correspond accurately to the information on the plan and section view drawings for the project.

General Information

1. Will the project be:

- New Construction
- Repair or Replacement of an Existing Structure

2. Describe the purpose for the proposed road crossing activity:

Sussex County approved a plan to redevelop the upland portion of the subject site as an 82 lot single family home community.
As part of this plan, a two lane culverted road crossing across the Bear Hole Tax Ditch built to Sussex County standards is required.

3. Is the crossing a:

- Bridge (preferred) Bottomless or Arched Culvert Pipe Culvert
- Box Culvert Multiple Barrel Culvert
- Other (describe) _____

If other than a bridge is proposed, could bridging be constructed to avoid impacts to the waterbody? Yes No If no, please provide specific justification:
The Bear Hole tax ditch is a wide channel with perennial flow and a clear span bridge is not possible. Bridge construction is not practical given the factors of cost, logistics and long term maintenance.

4. If culvert pipes are proposed. provide the pipe lengths and diameters:

Triple (3) 92 foot long, 36" x 60" concrete box culverts

If a bridge, bottomless culvert or box culvert is proposed, provide the dimensions:
Not applicable

What will be the slope of the culvert?
0.98 percent

5. What materials will the structure(s) be made of?

reinforced concrete

Waterbody Information

6. Name of the waterbody at the project location: Bear Hole Tax Ditch Main
Waterbody is a tributary to: Dirickson Creek

7. What is the width of the waterbody at the project site? +/- 30 feet

8. How many linear feet of stream will be affected by the crossing?
Pipe 92 In ft. Inlet Structure 9.5 In ft. Outlet Structure 9.5 In ft.

9. What is the total area of impact in the waterbody? (including inlet and outlet protection structures, sideslope embankments, etc.):

Tidal Waters
Below the mean high water line _____ sq. ft.
ft.
Below the mean low water line _____ sq. ft.

Non-tidal Waters
Below the Ordinary high water line 3,245 sq.

In tidal wetlands _____ sq. ft. (attach appropriate appendix)

10. For non-tidal waters, what is the approximate median stream flow rate at the site:

Before construction: 584 cfs
After construction: 584 cfs

What is the bankfull discharge (~1 yr storm) of the stream at the site? 1,900 cfs

11. What is the watershed area above the project site? +/- 4,000 (acres or square miles)

12. If the road crossing is not over undeeded public subaqueous lands or a DeIDOT right of way, who is the owner of the underwater lands? Not Applicable. Property owned by applicant.

13. Please include evidence of written permission from the underwater landowner indicated above (if other than the applicant) with this Appendix.

Design Features

14. Describe design features that will be incorporated to allow for fish passage:

The triple box culvert will be a minimum 0.75 feet below the channel invert of the Bear Hole Tax Ditch Main.

Triple 36"x60" box culverts are used to maximize cross section for unrestricted flow.

15. Describe design features that will maximize the preservation of natural channel features and minimize adverse impacts to stream morphology and stability:

The Bear Hole Tax Ditch is a straight line channelized stream. The proposed design will result in no change to existing conditions. The headwalls will have flared wing walls protecting channel banks at outfall.

16. If culvert pipes are proposed:

Will the pipe bottom be buried below the natural streambed? Yes No
If yes, how far will the pipe invert be placed below the streambed elevation? 8 inches
If no, explain why:

For multiple barrel culvert designs, will a low flow barrel be incorporated?
 Yes No
If no, explain why:

A precast headwall structure will be used keeping pipes at equal elevations. The Bear Hole Tax Ditch is wide with a significant flow rate so culverts will be continually flushed with streamflow.

17. What storm event is the structure designed to pass? (i.e. 10 yr storm, 25 yr storm)

100 year event

18. Will the structure include an apron or other inlet/outlet protection? Yes No

If yes, describe the dimensions and materials that will be utilized:

Reinforced concrete headwall and wingwalls on both the upstream and downstream end.

19. Is any fill associated with the proposed activity? Yes No If yes, attach the appropriate appendix.

Appendix H - Fill

20. Will any sideslope embankments be constructed in the waterbody? Yes No

If yes, what is the average slope of the embankments? _____

21. Will any utilities be associated with the road crossing? Yes No

If yes, attach the appropriate appendix.

Appendix E - Utility Crossings

Utility Crossings

Please respond to each question. Questions left blank may result in the application being returned as incomplete. In addition, the answers to all of the questions in this Appendix must correspond accurately to the information on the plan and section view drawings for the project.

1. Please indicate the total number of subaqueous lands crossings associated with the project here:
1 Complete a separate Appendix E for each crossing.
2. The information below is for Crossing # 1.

General Information

3. What type of utility is being installed and what is its diameter?

<input checked="" type="checkbox"/> wastewater pipeline	<u>8</u> inches	<input type="checkbox"/> electric line	<u> </u> inches
<input checked="" type="checkbox"/> water line	<u>8</u> inches	<input type="checkbox"/> TV/cable	<u> </u> inches
<input type="checkbox"/> gas line	<u> </u> inches	<input type="checkbox"/> fiber optic cable	<u> </u> inches
<input checked="" type="checkbox"/> other (describe)	<u>Force Main</u>		<u>4</u> inches

4. What is the total length of the crossing relative to:
MHW - ft. MLW - ft. OHW 30 ft.

5. What is the total area of impact for the crossing relative to:
MHW - sq. ft. MLW - sqft. OHW 3245 sq. ft.

6. What is the method of installation for the crossing:
 directional bore trench blasting plow

If another method of installation will be utilized, please describe here:

Installation will take place during the fill activities. The utility lines will be located above the proposed culverts.

7. Briefly outline the construction sequence for placement of the structure:

The utility lines will be approximately 2.5 feet above the top of the triple box culverts, so they will be placed after installation of the culverts when backfilling for the paved road section occurs.

8. Will dredging, excavating, or filling be required? Yes No
If "yes", complete the appropriate dredging appendix and/or fill appendix and include them with your application.

Appendix H - Fill

9. Will there be any permanent towers, poles, platforms or other structures (excluding submarine cables) on subaqueous land or in wetlands? Yes No

If "yes", give the number of structures, and provide a description, including square footage and material (the location of all structures must be shown on the plans or the application cannot be processed).

10. At what depth will the subaqueous crossing be placed below the bottom of the waterbody? N/A ft.
At what height will an aerial crossing be above MHW? N/A feet

11. Is the crossing in, on, over or under public (undeeded) or private subaqueous lands?

Public Private

If private, who is/are the property holder(s)? applicant

Provide a copy of any deed, ROW or easement granting access if the private property owner is other than the applicant.

12. Is the crossing adjacent to subaqueous lands on State-owned property? Yes No

If so, which State agency is the owner? _____

Is the crossing within a DelDOT right of way? Yes No

13. Please include evidence of written permission from the private land owner above (if other than the applicant).

Not applicable

FILL

Please make sure answers to all of the questions in this appendix correspond to information on the application drawings.

1. How many linear feet will the fill extend channelward of the:
 - a. Tidal waters:

mean high water line?	<u> X </u> ft.
mean low water line?	<u> X </u> ft.
 - b. Non-tidal waters:

ordinary high water line?	<u> 30'</u> ft.
	<u>crossing</u>

2. What is the area of fill that will be located:
 - a. on subaqueous land (channelward of mean high water) 3,245 sq. ft.
 - b. on vegetated wetlands? 0 sq. ft.

3. What is the source of the fill?

 X Hauled in from upland sources: What is the source company/location/parcel number?
 Obtained from dredged material: Complete Dredging Appendix.

4. What is the total volume of fill? 750 cubic yards
 - a. What is the total fill per running foot of shoreline? 8.2 cubic yards

5. What method will be used to place the fill?

The road crossing will be constructed with track mounted cranes and excavators.

6. State the type and composition percentage of the fill material (e.g. sand 80%, silt 5%, clay 15%, etc.)

70% sand and gravel, 5% silt and clay, 25% reinforced concrete

7. How will the fill be retained? Complete appropriate appendix.

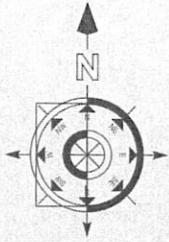
Two (2) cast-in-place endwalls

8. What type of vegetation or ground cover will be provided for the filled area(s) to prevent soil erosion and help keep sediment from reaching State waters?

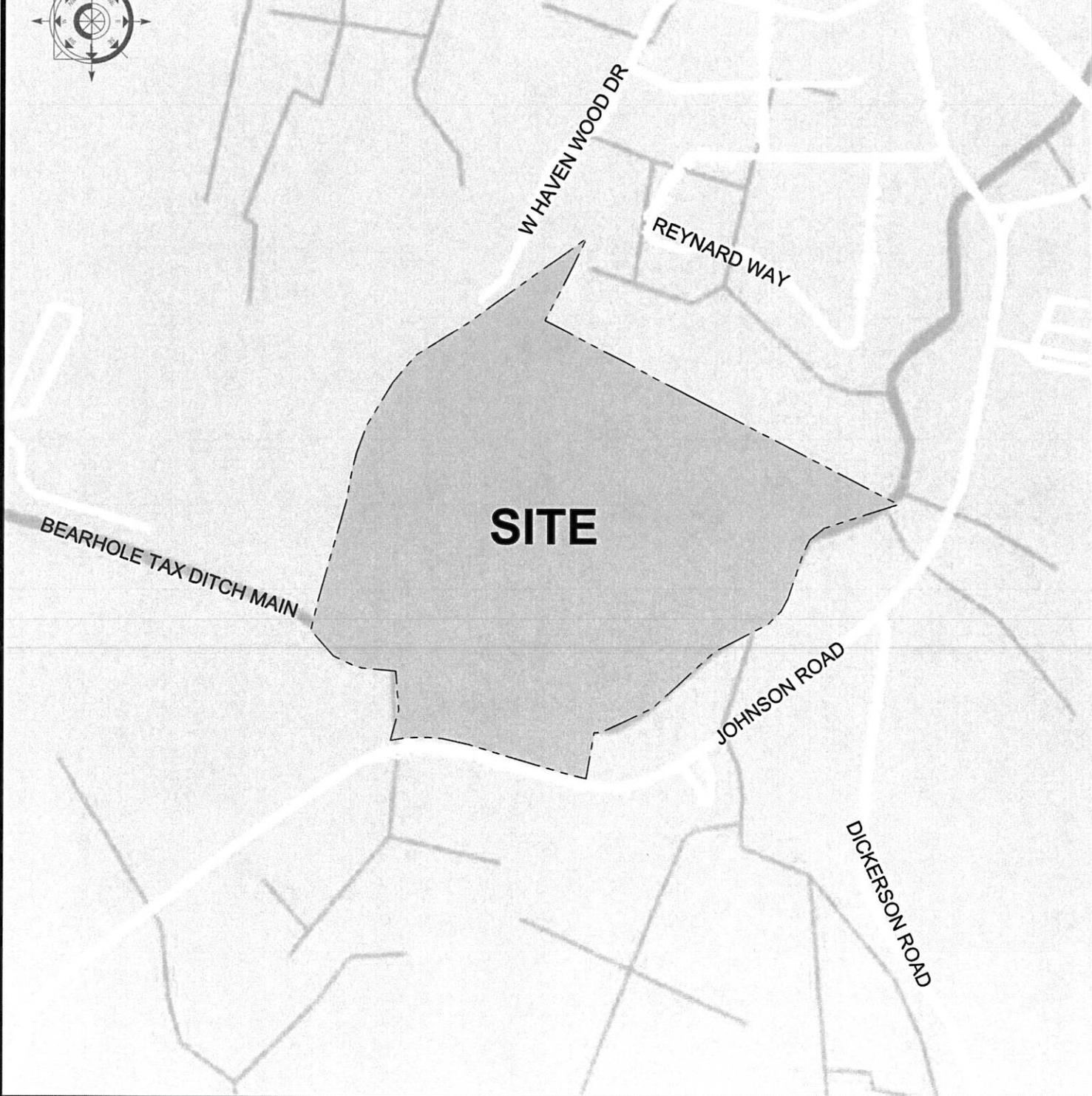
Not applicable, fill is for utility and road crossing activity. Three (3) 92' long concrete box culverts will be installed within the channel of Bear Hole Tax Ditch.

9. Describe the type(s) of structure(s) to be erected on the filled area (if any). Complete appropriate appendix.

Two (2) cast-in-place endwalls
 Three (3) 92' long 36"x60" concrete box culverts



SMOKEY HOLLOW LOCATION MAP



Atlantic Group
& Associates, Inc.

Civil Engineers
Land Planners
Landscape Architects
Surveyors

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 629-1160
Fax: (410) 629-1710
www.the-atlanticgrp.com

Smokey Hollow Subdivision

Johnson Road, Baltimore Hundred
Sussex County, Delaware

LOCATION
MAP

PROJECT: 22-100

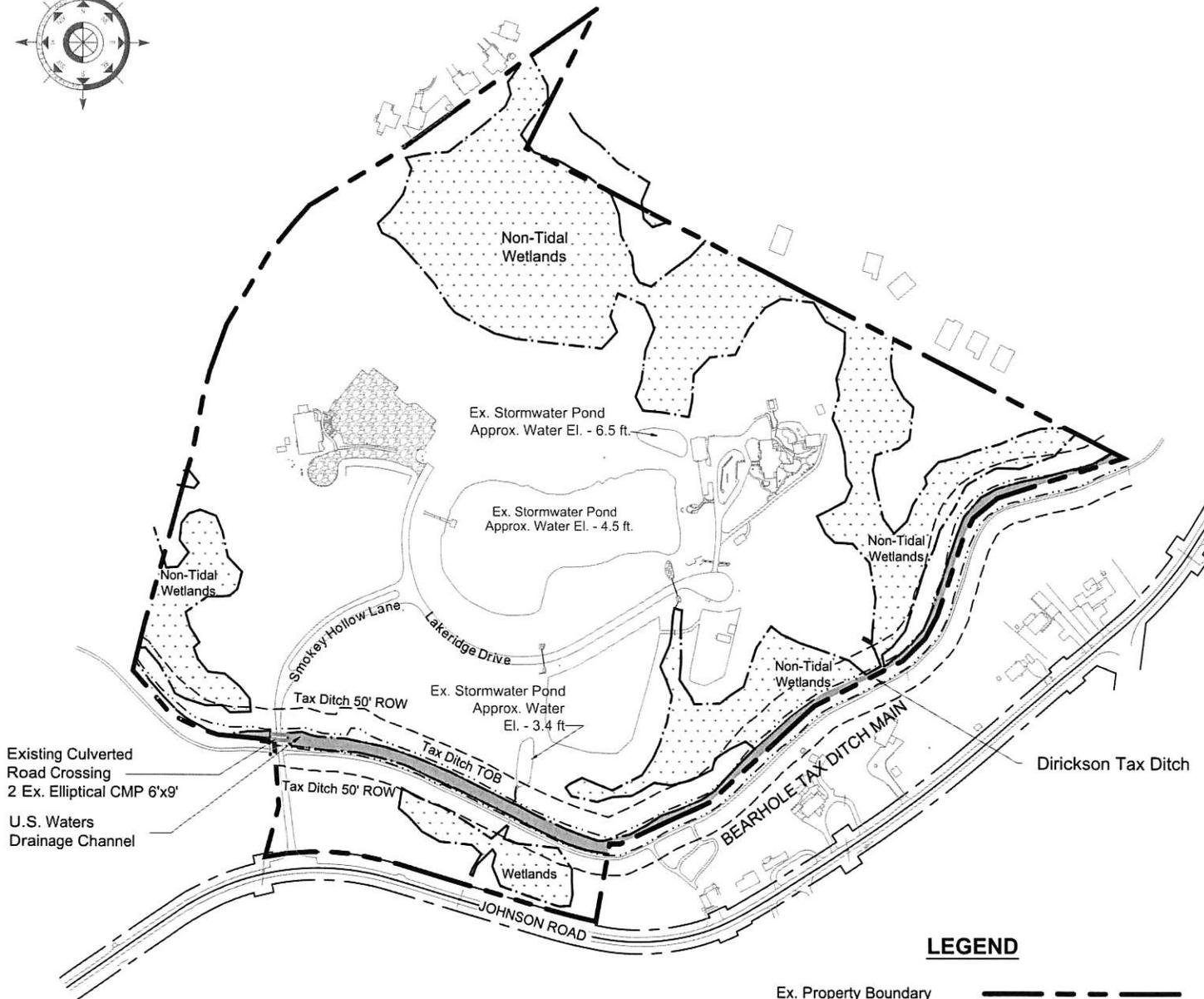
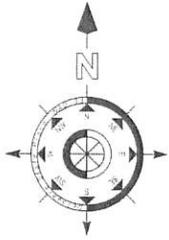
DATE: 04/10/25

DRAWN BY: MH

SCALE: 1" = 600'

SHEET:

D-1



LEGEND

- Ex. Property Boundary
- Ex. Property Line / R.O.W.
- Tax Ditch 50' R.O.W.
- Ex. Tax Ditch T.O.B.
- Ordinary High Water Line
- Ex. Wetlands
- Ex. Waters of the U.S. Bearhole Tax Ditch



Atlantic Group
& Associates, Inc.

Civil Engineers
Land Planners
Landscape Architects
Surveyors

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 629-1160
Fax: (410) 629-1710
www.the-atlanticgrp.com

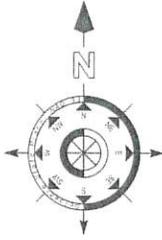
Smokey Hollow Subdivision

Johnson Road, Baltimore Hundred
Sussex County, Delaware

**EXISTING
CONDITIONS**

PROJECT: 22-100	DATE: 04/10/25
DRAWN BY: MH	SCALE: 1" = 400'

SHEET: **D-2**



Area of Proposed Federally Regulated Wetland Impact, Driveway Crossing

Remove Existing Road Crossing & Restore Channel

Area of Proposed Federally Regulated Wetland Impact, Subdivision Road

Proposed Road Crossing of Water of U.S. Drainage Channel & State Regulated Subaqueous Lands

- IMPACT SUMMARY**
- Proposed impact to Water of U.S. drainage channel and State Regulated Subaqueous Lands = 0.075 acre (3245 sq. ft.) SHEET D-4
 - Proposed impact to federally regulated non-tidal forested wetlands = 0.084 acre (3657 sq. ft.) SHEET D-5, D-6
 - Existing road crossing to be removed & channel restored = 0.033 acre (1453 sq. ft.) SHEET D-4

LEGEND

- Ex. Property Boundary
- Ex. R.O.W.
- Pr. Property Line / R.O.W.
- Pr. Tax Ditch 50' R.O.W.
- Pr. Tax Ditch T.O.B.
- Ordinary High Water Line
- Ex. Federally Regulated Wetlands
- Limit of Disturbance



Atlantic Group
& Associates, Inc.

Civil Engineers
Land Planners
Landscape Architects
Surveyors

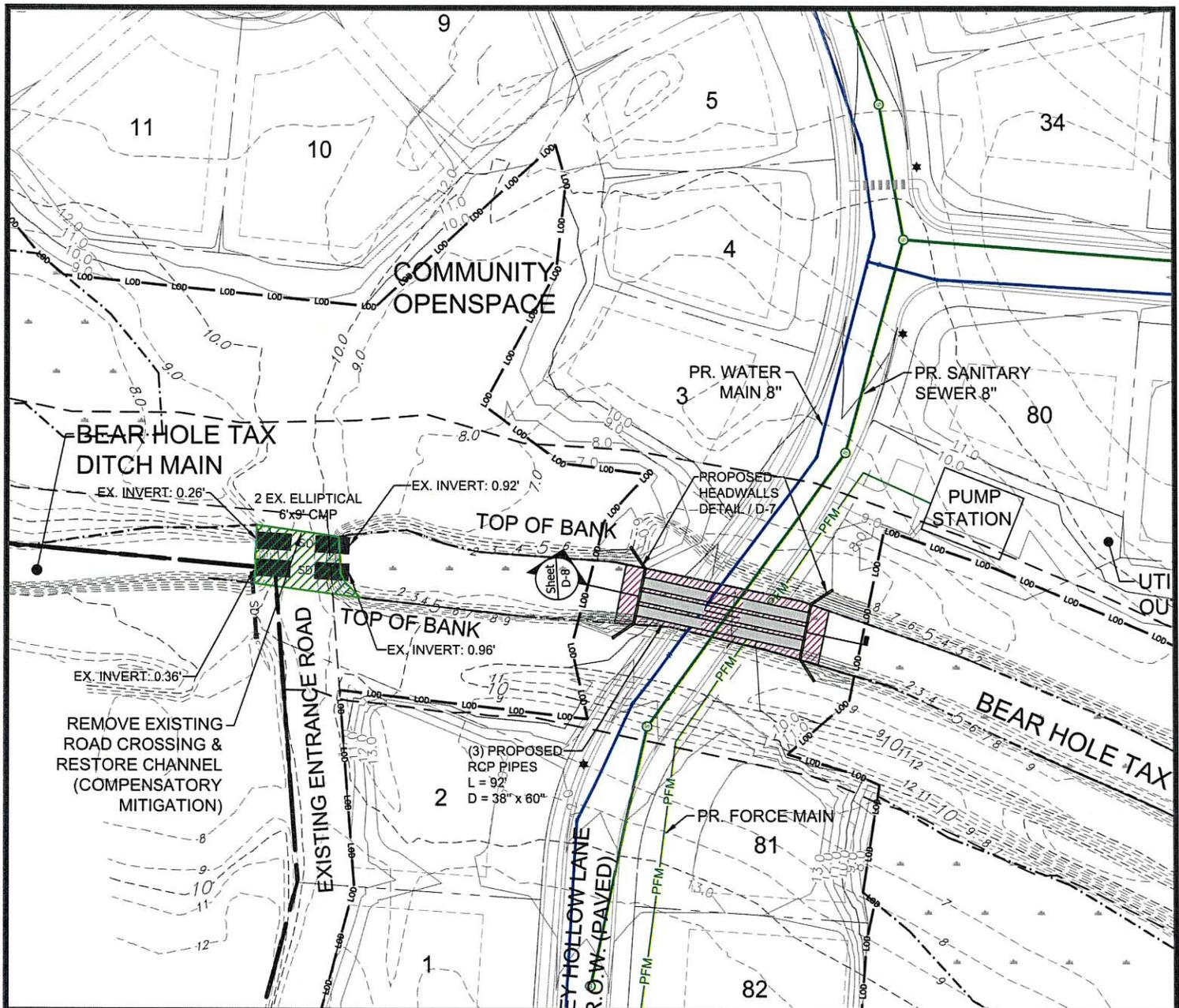
10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 629-1160
Fax: (410) 629-1710
www.the-atlanticgrp.com

Smokey Hollow Subdivision

Johnson Road, Baltimore Hundred
Sussex County, Delaware

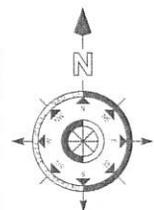
**SITE PLAN &
IMPACT LOCATION**

PROJECT: 22-100	DATE: 04/10/25
DRAWN BY: MH	SCALE: 1" = 400'
SHEET: D-3	



LEGEND

Ex. Property Boundary	— — — — —	Ordinary High Water Line	— · — · — · — · —	Ex. Wetlands	
Pr. Property Line	— · — · — · — · —	Ex. Contours	— 10 — — —	Pr. Force Main	— PFM —
Pr. R.O.W.	— — — — —	Pr. Contours	— 10.0 — — —	Pr. Water	— — — — —
Pr. Tax Ditch 50' R.O.W.	— · — · — · — · —	Building Restriction Line	— — — — —	Pr. Sewer	— — — — —
Pr. Tax Ditch T.O.B.	— · — · — · — · —	Limit of Disturbance	— LOD — LOD —		



Area of federally regulated waters and DNREC Subaqueous Lands to be culverted and filled for tax ditch program = 0.075 acre (3245 sq. ft.)

Area of federally regulated waters and DNREC Subaqueous Lands to be restored = 0.033 acre (1453 sq. ft.)



Atlantic Group
& Associates, Inc.

Civil Engineers
Land Planners
Landscape Architects
Surveyors

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 629-1160
Fax: (410) 629-1710
www.the-atlanticgrp.com

Smokey Hollow Subdivision

Johnson Road, Baltimore Hundred
Sussex County, Delaware

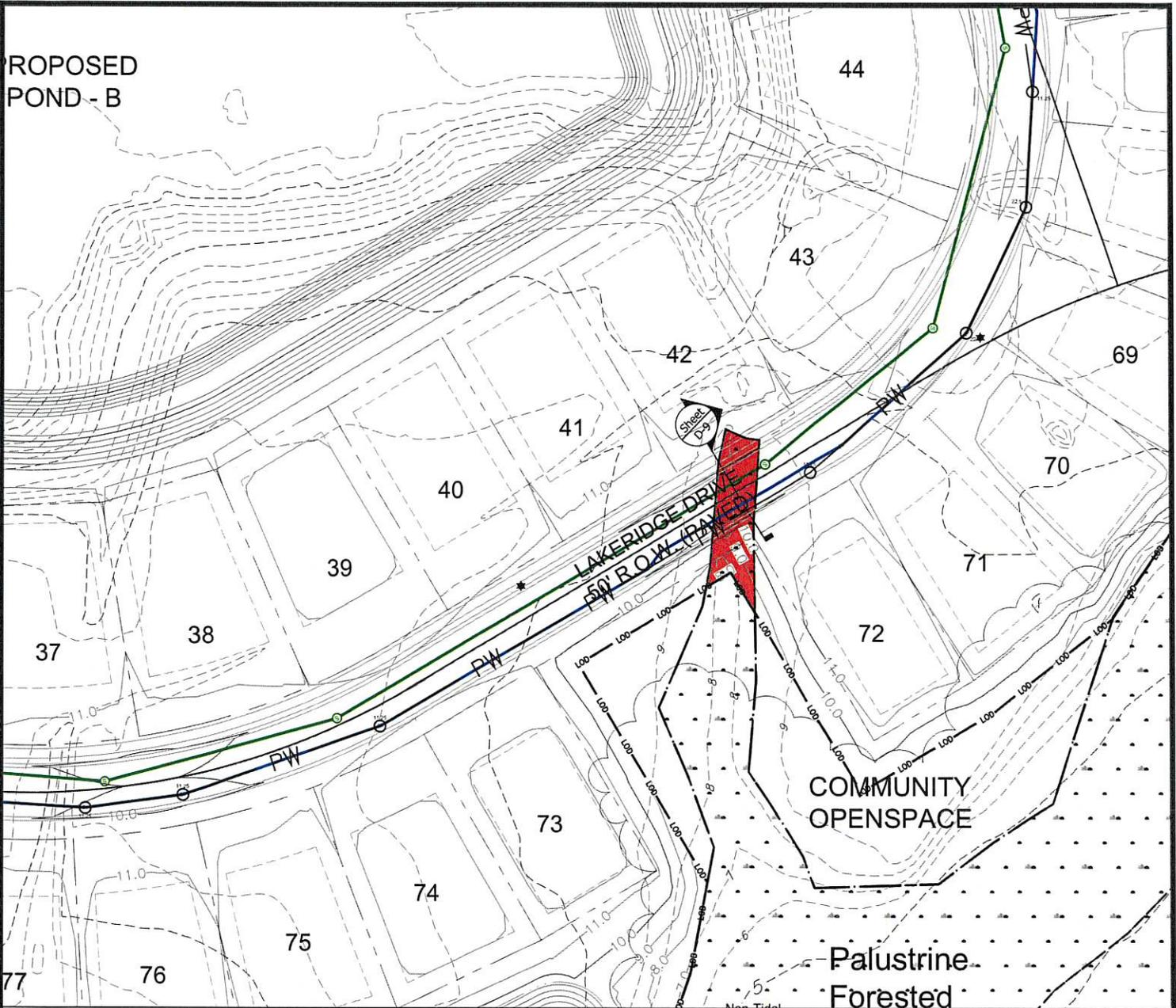
PROPOSED ROAD CROSSING

PROJECT: 22-100 DATE: 04/10/25

DRAWN BY: DP/MH SCALE: 1" = 80'

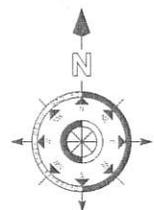
SHEET: **D-4**

**PROPOSED
POND - B**



LEGEND

Ex. Property Boundary		Ordinary High Water Line		Ex. Wetlands	
Pr. Property Line		Ex. Contours		Pr. Water	
Pr. R.O.W.		Pr. Contours		Pr. Sewer	
Pr. Tax Ditch 50' R.O.W.		Building Restriction Line			
Pr. Tax Ditch T.O.B.		Limit of Disturbance			



Area of federally regulated non-tidal forested wetlands to be filled = 0.039 acre (1708 sq. ft.)



**Atlantic Group
& Associates, Inc.**

Civil Engineers
Land Planners
Landscape Architects
Surveyors

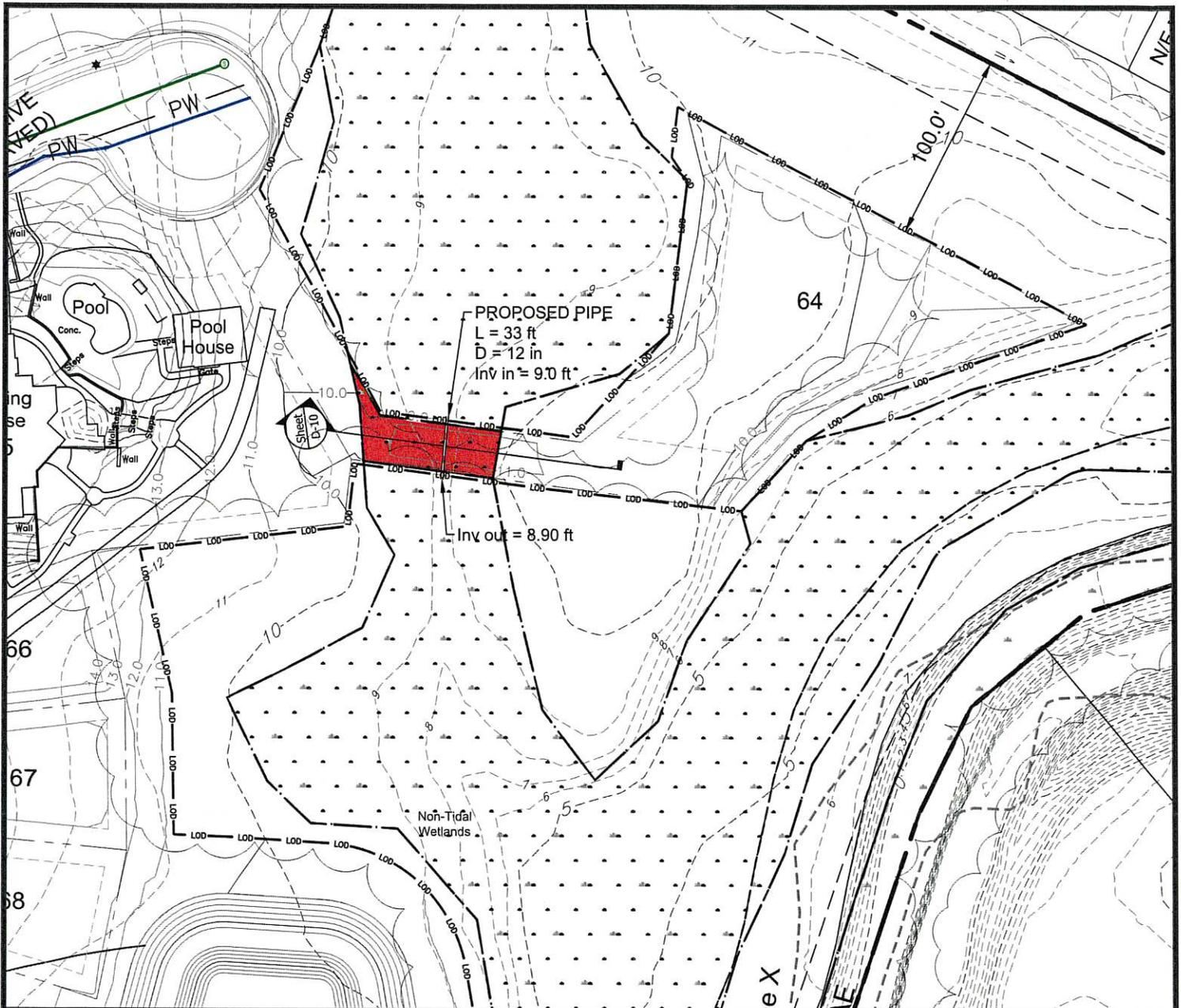
10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 629-1160
Fax: (410) 629-1710
www.the-atlanticgrp.com

Smokey Hollow Subdivision

Johnson Road, Baltimore Hundred
Sussex County, Delaware

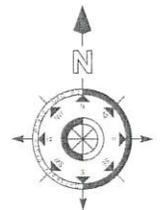
**PROPOSED
SUBDIVISION ROAD
WETLAND IMPACT**

PROJECT: 22-100	DATE: 04/10/25
DRAWN BY: DP/MH	SCALE: 1" = 80'
SHEET: D-5	



LEGEND

Ex. Property Boundary		Ordinary High Water Line		Ex. Wetlands	
Pr. Property Line		Ex. Contours		Pr. Water	
Pr. R.O.W.		Pr. Contours		Pr. Sewer	
Pr. Tax Ditch 50' R.O.W.		Building Restriction Line			
Pr. Tax Ditch T.O.B.		Limit of Disturbance			



Area of federally regulated non-tidal forested wetlands to be filled = 0.045 acre (1949 sq. ft.)



Atlantic Group
& Associates, Inc.

Civil Engineers
Land Planners
Landscape Architects
Surveyors

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 629-1160
Fax: (410) 629-1710
www.the-atlanticgrp.com

Smokey Hollow Subdivision

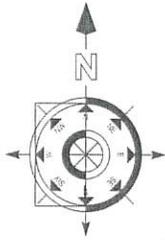
Johnson Road, Baltimore Hundred
Sussex County, Delaware

**PROPOSED
DRIVEWAY
WETLAND IMPACT**

PROJECT: 22-100 DATE: 04/10/25

DRAWN BY: DP/MH SCALE: 1" = 80'

SHEET: **D-6**



Conservation Area #3:
0.401 AC.

Conservation Area #4:
14.633 AC.

Area of Proposed Wetland Impact, Driveway Crossing

Conservation Area #2:
2.091 AC.

Remove Existing Road Crossing & Restore Channel

Area of Proposed Wetland Impact, Subdivision Road

Proposed Road Crossing of Water of U.S. Drainage Channel

Conservation Area #1:
1.294 AC.

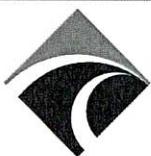
Conservation Area #5:
2.296 AC.

LEGEND

- Ex. Property Boundary
- Ex. R.O.W.
- Pr. Property Line / R.O.W.
- Pr. Tax Ditch 50' R.O.W.
- Pr. Tax Ditch T.O.B.
- Ordinary High Water Line
- Ex. Wetlands
- Limit of Disturbance



CONSERVATION AREAS SUMMARY
Future Conservation Areas Protected Under Declaration of Restrictions - Compensatory Mitigation = 20.716 acre (902366 sq. ft.) SHEET D-4



Atlantic Group
& Associates, Inc.

Civil Engineers
Land Planners
Landscape Architects
Surveyors

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 629-1160
Fax: (410) 629-1710
www.the-atlanticgrp.com

Smokey Hollow Subdivision

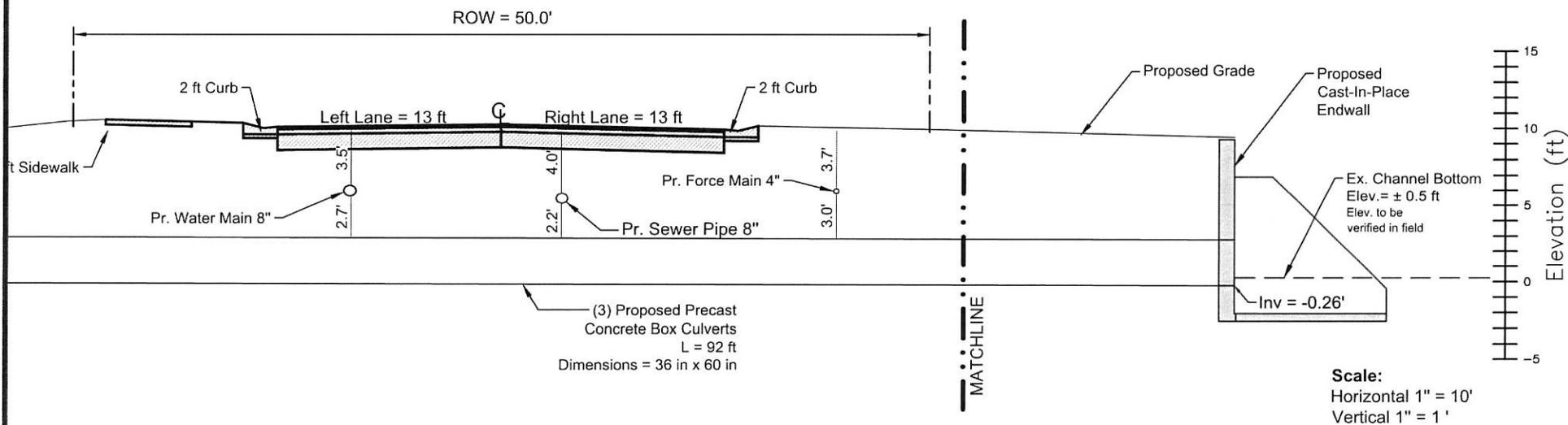
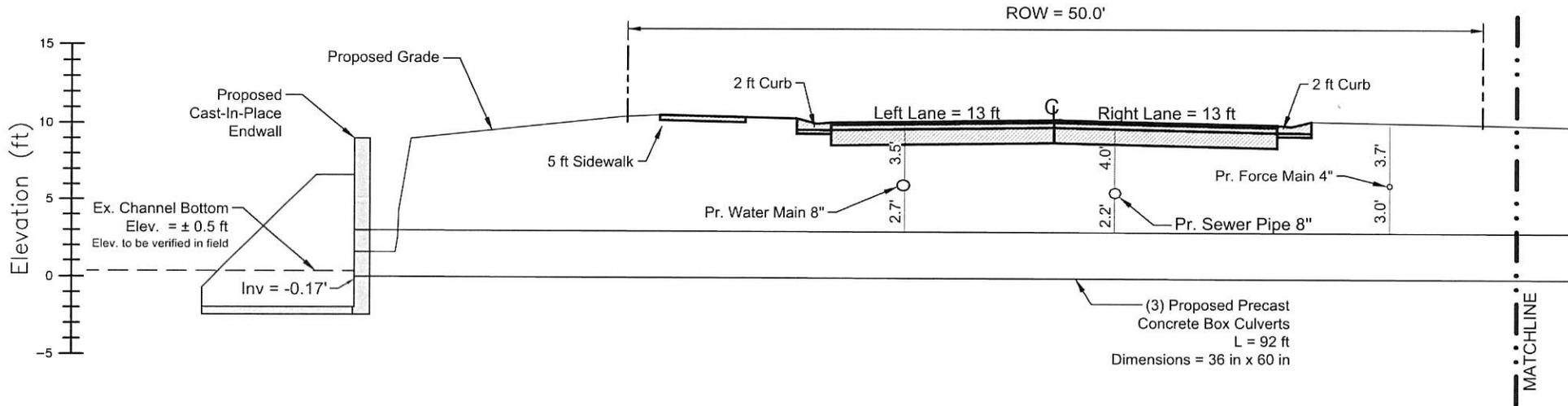
Johnson Road, Baltimore Hundred
Sussex County, Delaware

COMPENSATORY MITIGATION

PROJECT: 22-100 DATE: 04/10/25

DRAWN BY: MH SCALE: 1" = 400'

SHEET: **D-7**



Atlantic Group
& Associates, Inc.

Civil Engineers
Land Planners
Landscape Architects
Surveyors

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 629-1160
Fax: (410) 629-1710
www.the-atlanticgrp.com

SMOKEY HOLLOW SUBDIVISION

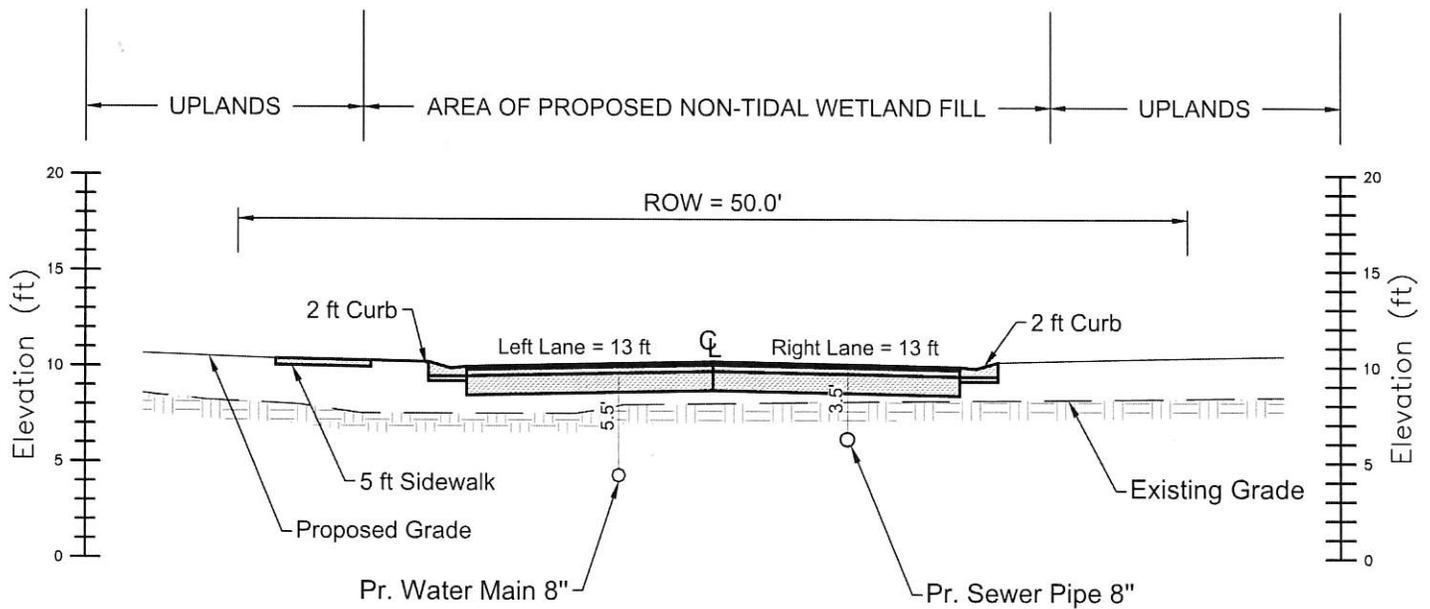
Johnson Road, Baltimore Hundred
Sussex County, Delaware

**CROSS SECTION
PROPOSED ROAD &
BEAR HOLE TAX DITCH**

PROJECT: 22-100 DATE: 04/10/25

DRAWN BY: DP/MH SCALE: NOTED

SHEET: D-8



Scale:
 Horizontal 1" = 10'
 Vertical 1" = 1'



Atlantic Group
 & Associates, Inc.

Civil Engineers
 Land Planners
 Landscape Architects
 Surveyors

10044 Old Ocean City Boulevard
 Berlin, Maryland 21811
 Ph: (410) 629-1160
 Fax: (410) 629-1710
 www.the-atlanticgrp.com

Smokey Hollow Subdivision

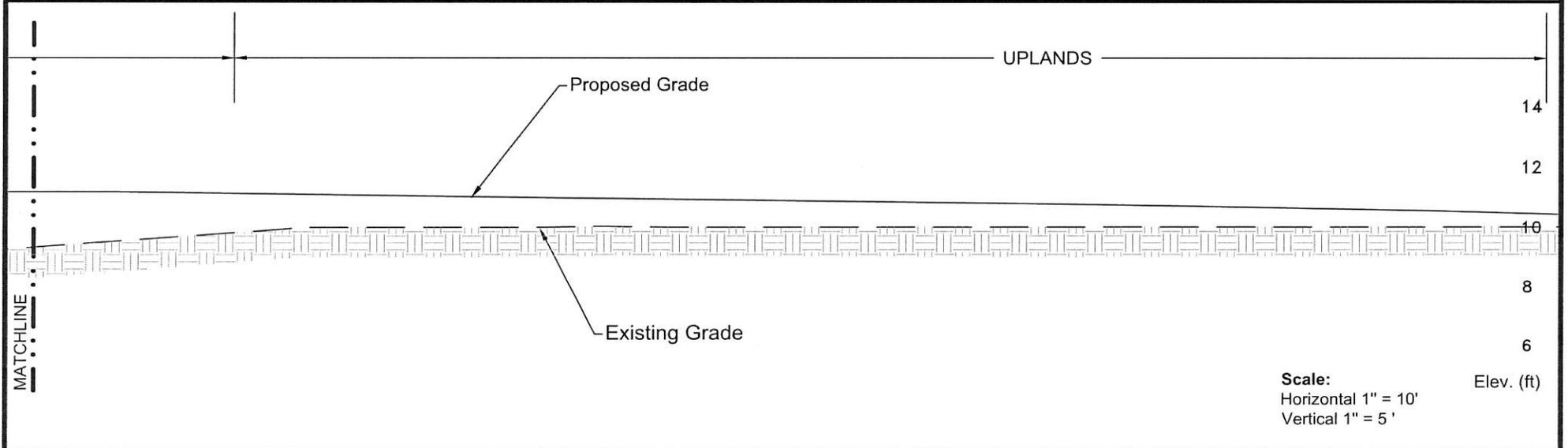
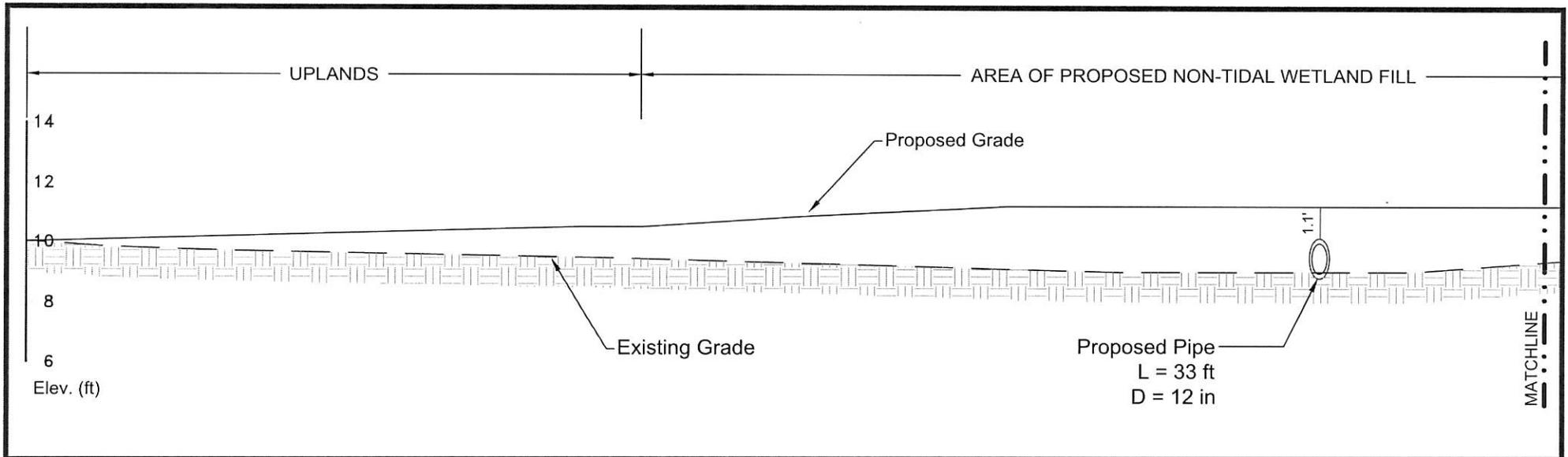
Johnson Road, Baltimore Hundred
 Sussex County, Delaware

CROSS SECTION
 PR. SUBDIVISION ROAD
 & WETLAND IMPACT

PROJECT: 22-100 DATE: 04/10/25

DRAWN BY: DP/MH SCALE: Noted

SHEET: **D-9**



Atlantic Group
& Associates, Inc.

Civil Engineers
Land Planners
Landscape Architects
Surveyors

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 629-1160
Fax: (410) 629-1710
www.the-atlanticgrp.com

SMOKEY HOLLOW SUBDIVISION

Johnson Road, Baltimore Hundred
Sussex County, Delaware

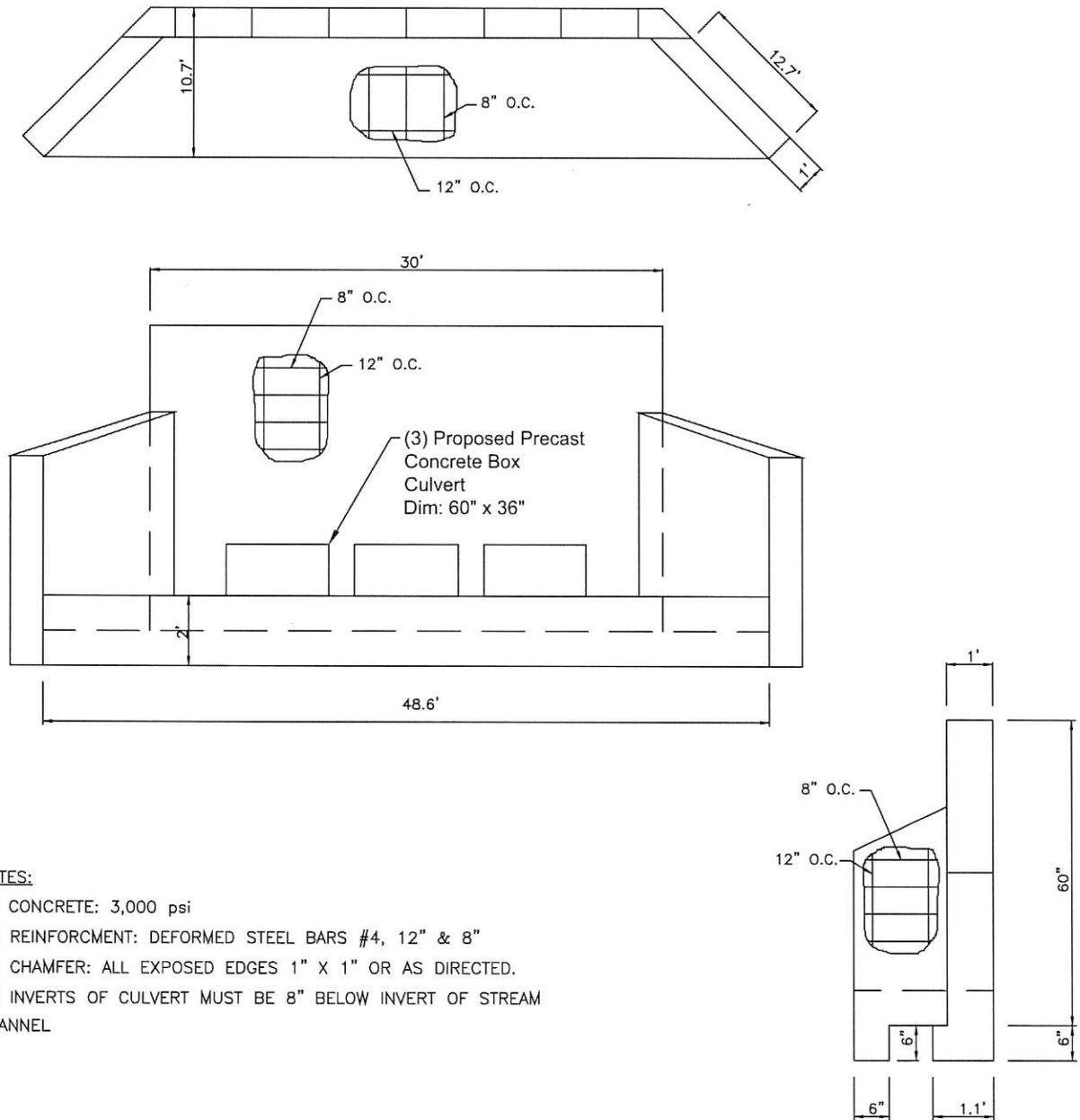
**CROSS SECTION
PR. DRIVEWAY &
WETLAND IMPACT**

PROJECT: 22-100 DATE: 04/10/25

DRAWN BY: DP/MH SCALE: NOTED

SHEET: D-10

CAST-IN-PLACE ENDWALL



NOTES:

- 1.) CONCRETE: 3,000 psi
- 2.) REINFORCEMENT: DEFORMED STEEL BARS #4, 12" & 8"
- 3.) CHAMFER: ALL EXPOSED EDGES 1" X 1" OR AS DIRECTED.
- 4.) INVERTS OF CULVERT MUST BE 8" BELOW INVERT OF STREAM CHANNEL



Atlantic Group
& Associates, Inc.

Civil Engineers
Land Planners
Landscape Architects
Surveyors

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 629-1160
Fax: (410) 629-1710
www.the-atlanticgrp.com

Smokey Hollow Subdivision

Johnson Road, Baltimore Hundred
Sussex County, Delaware

**CONCRETE
HEADWALL DETAIL
PROPOSED ROAD
CROSSING**

PROJECT: 22-100 DATE: 04/10/25

DRAWN BY: DP SCALE: N.T.S.

SHEET: **D-11**