

APPLICATION - PERMIT
ON-SITE WASTEWATER SYSTEM



(Please Type or Print Legibly)

OWNER'S NAME: DRP DE 3 LLC (C/O MIKE IRONS) PHONE: 302-223-0105

ADDRESS: 520 MADISON AVE, 21ST FLOOR, NEW YORK, NY 10022

PROJECT LOCATION: 1939 SPENCE WAY, MIDDLETOWN, DE (Pump station parcel)

TAX/MAP #: 23-082.00-075

APPLICATION PREPARER: Cotten Engineering LLC - Michael Cotten DNREC LICENSE #: 4483

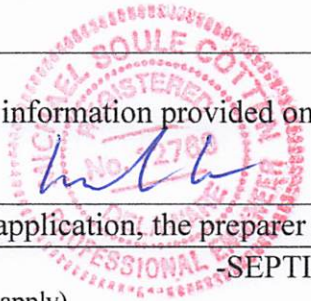
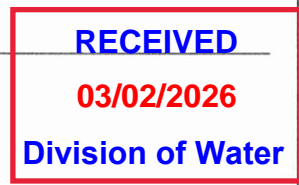
PREPARER'S ADDRESS: 10087 Concord Road, Seaford, DE 19973

PHONE: (302) 628-9164

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

Preparer's Signature: [Signature] Date: 2/26/26

By signing this permit application, the preparer further certifies they were physically present at the site.



-SEPTIC DESIGN CRITERIA-

(Please check all boxes that apply)

System Type: (CF = Cap & Fill / FD = Full Depth)

- Gravty (FD) Permanent Holding Tank
Gravty (CF) Elevated Sand Mound
Pressure Dose (FD) Wisconsin At-Grade
Pressure Dose (CF) Subsurface Micro Irrigation
Low Pressure Pipe (FD) Peat Bio- Filter
Low Pressure Pipe (CF) Other
Temporary Holding Tank

Type of Construction:

- Replacement
New Construction
Component Replacement
Repair to Existing System

- Bed or Trench
Gravelless Chamber Stone/Gravel Tire Chips
Sand-lined Yes No

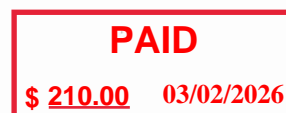
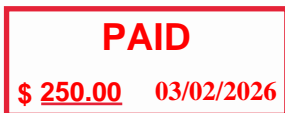
- Authorization to Use Existing System
Permit #:
Present Condition:
Structure to be connected:

Existing System Malfunctioning Yes No N/A

of Bedrooms:
Avg. Percolation Rate:
Gallons Per Day Flow:
Minimum Sq. Ft. Rcq'd:
Sq. Ft. Proposed:

- Pre-Treatment Units
Septic Tank
Other

Central Water Available Yes No
(If yes, please state Utility Name: Middletown / Artesian Water Company)



Cotten Engineering, LLC

Mike Cotten, P.E.

10087 Concord Road
Seaford, De 19973

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

February 25, 2026

Cedar Creek Temporary Holding Tank

New Castle County Tax Map # 23-082.00-075

The DRP DE 3 LLC, C/O Christopher Flathers, of Morris & Ritchie (MRA) "Project Engineer", is a subdivision located off Spence Way, Middletown, DE, And Middletown / Artesian have both approved the project which is currently construction. The sanitary sewer and water systems for this development are to connect to the Middletown / Artesian community systems upon completion. Our client and the developer of the project, DRP DE 3 LLC, request a temporary pump and haul permit to be utilized until the pump station and force main can be completed in order to continue with the construction and sale of dwellings within the subdivision. The sanitary system for phase 1 is complete. The pump station is scheduled to be completed with 1 year. The sanitary system will be utilized as storage for pump and haul and consists of 15 manholes, and associated 8" sanitary piping. The anticipated flow generated will be from 35 EDU's, 10,500 gal/day. See associated detail sheets.

The storage will be within the existing manholes #201- #214 & # 224 and piping. Clean Delaware will install an alarm within the manhole adjacent to the lift station 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

Note: Storage requirement for temporary holding tank is equivalent to 2 days of average daily flow for each EDU serviced. Gravity sewer system, excluding wet well, will be used as temporary holding tank. Manhole sizes, inverts, pipe sizes, and lengths based upon information as shown on the Water & Sewer Plans for Chapel Creek, as prepared by MRA, and approved by the Town of Middletown dated 7/29/25.

Design Requirements:

Design flow / DU = 300 gpd/DU (DNREC Standard)
 Total lots served = 35 DU
 Storage required = 21,000 gal

Surcharge Elev. = 42.67 *
 * 3' below Rim of SMH 203

Storage in Manholes					
MH #	Dia. (ft)	Inv.	Depth of Surcharge	Vol. (cf)	Vol (gal)
201	5	29.90	12.77	250.74	1875.7
202	5	31.41	11.26	221.09	1653.9
203	5	31.92	10.75	211.08	1579.0
204	5	32.54	10.13	198.90	1487.9
205	5	33.05	9.62	188.89	1413.0
206	5	34.67	8.00	157.08	1175.0
207	5	35.16	7.51	147.46	1103.1
208	5	35.69	6.98	137.05	1025.2
209	5	36.20	6.47	127.04	950.3
210	5	37.02	5.65	110.94	829.9
211	5	37.85	4.82	94.64	708.0
212	5	38.90	3.77	74.02	553.7
213	5	39.58	3.09	60.67	453.9
214	5	40.68	1.99	39.07	292.3
224	5	30.66	12.01	235.82	1764.0

Total VF of MH = 114.82

Storage in Pipes				
Pipe	Dia. (ft.)	Length	Vol. (cf)	Vol. (gal)
202 to 201	0.67	118	41.60	311.2
203 to 202	0.67	77	27.15	203.1
204 to 203	0.67	98	34.55	258.5
205 to 204	0.67	79	27.85	208.4
206 to 205	0.67	232	81.80	611.9
207 to 206	0.67	78	27.50	205.7
208 to 207	0.67	85	29.97	224.2
209 to 208	0.67	82	28.91	216.3
210 to 209	0.67	144	50.77	379.8
211 to 210	0.67	147	51.83	387.7
212 to 211	0.67	190	66.99	501.1
213 to 212	0.67	114	40.19	300.7
214 to 213	0.67	199	70.16	524.8
224 to 201	0.67	68	23.97	179.3

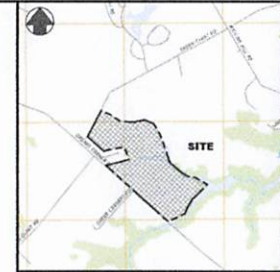
Total LF of 8" pipe = 1711

Storage in WW = 0.0 gal
 Storage in MH = 16,864.7 gal
 Storage in pipes = 4,512.5 gal
 Total Storage = 21,377.3 gal

Storage Provided = 21,377 > Storage Required = 21,000

∴ Acceptable FOR 35 TOTAL LOTS

CHAPEL CREEK SANITARY SEWER PLANS TOWN OF MIDDLETOWN NEW CASTLE COUNTY, DELAWARE



VICINITY MAP
SCALE 1"=2000'

MRA

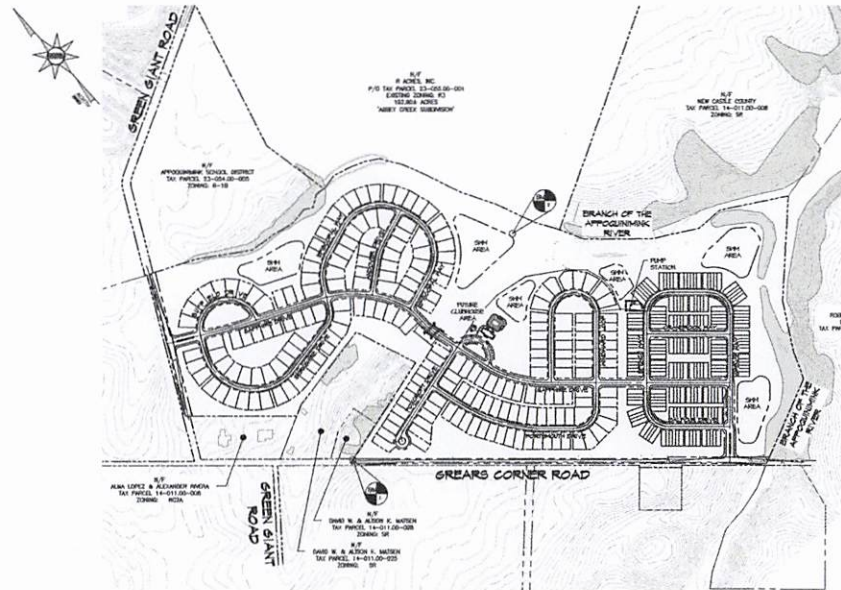
MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS,
SURVEYORS AND LANDSCAPE
ARCHITECTS

111 NUTMEG DRIVE
NEWARK, DE 19711
302.836.2200

DEVELOPER
MORRIS BUILDING, LLC
ATTENTION: OFFICE MANAGER
PROJECTS: 111 NUTMEG
DRIVE

CHAPEL CREEK
NEW CASTLE COUNTY, DELAWARE
TOWN OF MIDDLETOWN



SITE OVERVIEW
SCALE: 1" = 400'



TEMPORARY HOLDING TANK PLAN
ASSUMES COMPLETED CONSTRUCTION OF
GRAVITY SYSTEM IN ACCORDANCE WITH
APPROVED PLANS WITHIN THE HIGHLIGHTED
AREAS. MAXIMUM SURCHARGE LIMIT
ASSUMED TO BE ELEVATION 42.7 (3' BELOW
RIM OF SMH 203)

INDEX OF DRAWINGS

SHEET 1	SANITARY SEWER TITLE SHEET
SHEET 2	SEWER INDEX SHEET
SHEET 3	SEWER PLAN AND PROFILE
SHEET 4	SEWER PLAN AND PROFILE
SHEET 5	SEWER PLAN AND PROFILE
SHEET 6	SEWER PLAN AND PROFILE
SHEET 7	SEWER PLAN AND PROFILE
SHEET 8	SEWER PLAN AND PROFILE
SHEET 9	SEWER PLAN AND PROFILE
SHEET 10	SEWER PLAN AND PROFILE
SHEET 11	SEWER PLAN AND PROFILE
SHEET 12	SEWER PLAN AND PROFILE
SHEET 13	SEWER PLAN AND PROFILE
SHEET 14	SEWER PLAN AND PROFILE
SHEET 15	SEWER PLAN AND PROFILE
SHEET 16	SEWER DETAILS
SHEET 17	SEWER DETAILS
SHEET 18	SERVICE CHARTS
SHEET 19	SERVICE CHARTS

LEGEND

	EXISTING BOUNDARY
	EXISTING ADJACENT
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT
	EXISTING PLOTS

* SEE OVERALL SITE CONSTRUCTION
COVER SHEET FOR TOWN DIMENSIONS
AND CONSTRUCTION INFORMATION.



REGISTERED PROFESSIONAL ENGINEER
MORRIS & RITCHIE ASSOCIATES, INC.

1	TOWN OF MIDDLETOWN	02/24/18
1	PER TOWN OF MIDDLETOWN	01/08/18
21647	PROJECT NO.	1801
18/19/24	DATE	08/19/24

SHEET TITLE

COVER SHEET

SHEET NUMBER

1 OF 19

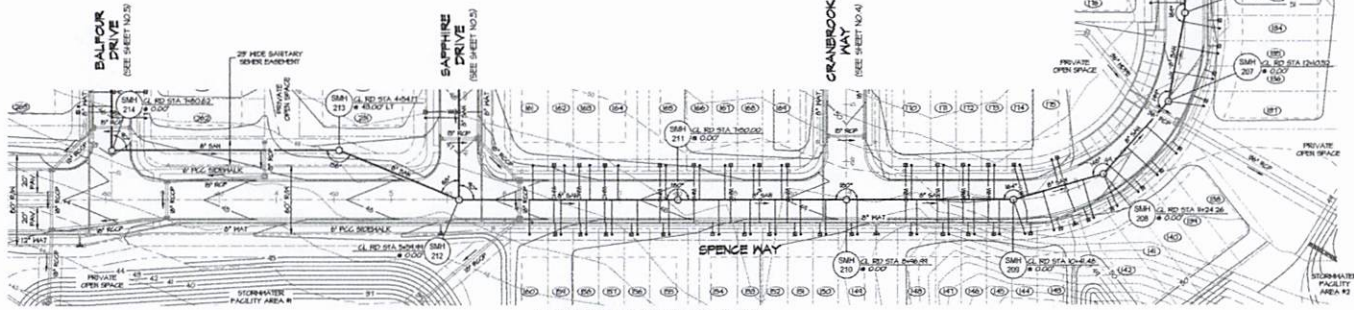
SEW



Know what's below.
Call before you dig.

**PROTECT UTILITY AND SAFE
WORKING ENVIRONMENT**
This message is for anyone who is digging. Call 811 to get the location of all underground utilities before you dig. Call 811 to get the location of all underground utilities before you dig. Call 811 to get the location of all underground utilities before you dig.

11/18/2024 10:58:11 AM C:\Users\mra\OneDrive\Desktop\CHAPL_CREEK_SANITARY_SEWER_PLANS_TOWN_OF_MIDDLETOWN_NEW_CASTLE_COUNTY_DELAWARE\1801\1801_18_19_24_COVER_SHEET.dwg
 11/18/2024 10:58:11 AM MORRIS & RITCHIE ASSOCIATES, INC.



NORTHAMPTON WAY PLAN VIEW
SCALE: 1"=50'

MATCHLINE SHEET 4



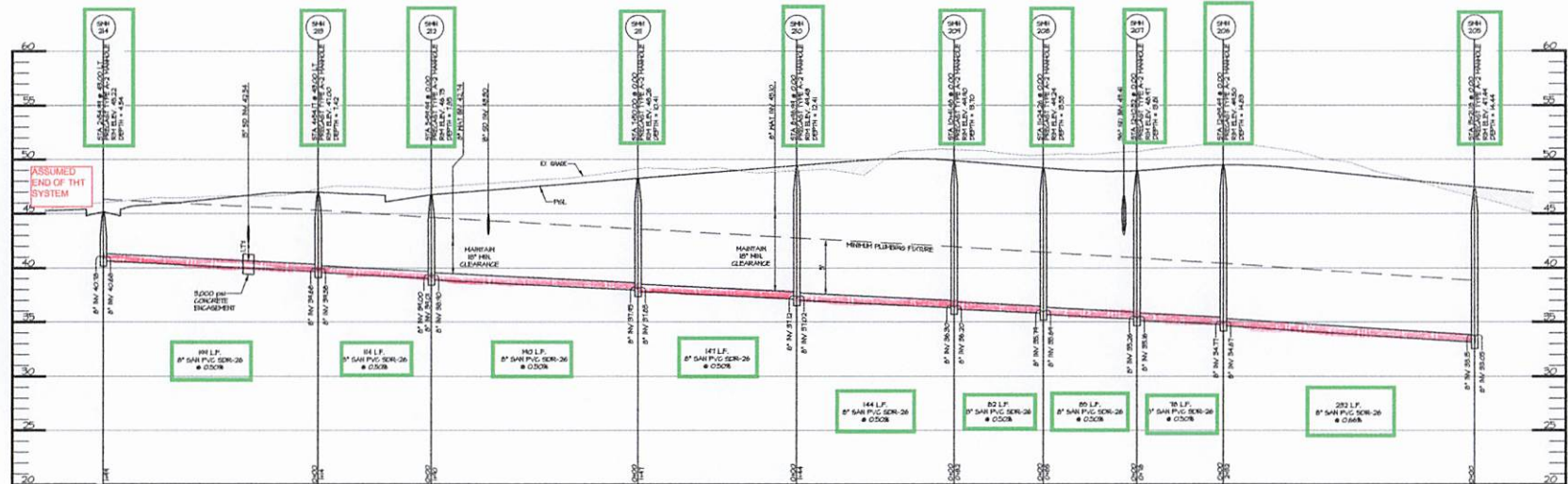
KEY MAP
SCALE: 1"=4000'

LEGEND

- PROPERTY BOUNDARY
- EXISTING BIDS-OF-WAY
- EXISTING ADJACENT PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE/PARCEL LINE
- PROPOSED EASEMENT
- BUILDING SETBACK LINE
- 100' W/ FINA FLOORPLAN
- NON-JURISDICTIONAL WETLANDS
- WETLANDS BUFFER
- WATER RESOURCE PROTECTION AREA
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED LOT NUMBER
- PROPOSED CURB & GUTTER
- PROPOSED CONC SIDEWALK
- PROPOSED TRUNKOFF MANHOLE
- PROPOSED SANITARY LATERAL
- PROPOSED SANITARY BRICK & WHIPPLE
- PROPOSED WATER LATERAL
- PROPOSED WATER MAIN W/ HYDRANT & TIE
- PROPOSED STORM DRAIN / BUILT



NOTES CONTROLLED & CHECKED
ALL AS CERTIFIED BY AN APPROVED
SEWER ENGINEER



SPENCE WAY PROFILE VIEW
SCALE: 1"=50' (HORIZ), 1"=5' (VERT)

MRA
MORRIS & RITCHE
ASSOCIATES, INC.
ENGINEERS, PLANNERS,
SURVEYORS AND LANDSCAPE
ARCHITECTS
111 BULFARM DRIVE
MIDDLETOWN, DE 19711
301-228-2200
301-228-2209 FAX

DEVELOPER
MOORE BUILDERS, LLC
10000 AMERICA ROAD, SUITE 201
MIDDLETOWN, DE 19711
301-228-2200

CHAPEL CREEK
NEW CASTLE COUNTY, DELAWARE
TOWN OF MIDDLETOWN



©2015 MORRIS & RITCHE ASSOCIATES, INC.

1	PER TOWN OF MIDDLETOWN	02/24/2015
1	PER TOWN OF MIDDLETOWN	02/24/2015
45	REVISION	02/24/2015
46	REVISION	02/24/2015
47	REVISION	02/24/2015
48	REVISION	02/24/2015
49	REVISION	02/24/2015
50	REVISION	02/24/2015
51	REVISION	02/24/2015
52	REVISION	02/24/2015
53	REVISION	02/24/2015
54	REVISION	02/24/2015
55	REVISION	02/24/2015
56	REVISION	02/24/2015
57	REVISION	02/24/2015
58	REVISION	02/24/2015
59	REVISION	02/24/2015
60	REVISION	02/24/2015
61	REVISION	02/24/2015
62	REVISION	02/24/2015
63	REVISION	02/24/2015
64	REVISION	02/24/2015
65	REVISION	02/24/2015
66	REVISION	02/24/2015
67	REVISION	02/24/2015
68	REVISION	02/24/2015
69	REVISION	02/24/2015
70	REVISION	02/24/2015
71	REVISION	02/24/2015
72	REVISION	02/24/2015
73	REVISION	02/24/2015
74	REVISION	02/24/2015
75	REVISION	02/24/2015
76	REVISION	02/24/2015
77	REVISION	02/24/2015
78	REVISION	02/24/2015
79	REVISION	02/24/2015
80	REVISION	02/24/2015
81	REVISION	02/24/2015
82	REVISION	02/24/2015
83	REVISION	02/24/2015
84	REVISION	02/24/2015
85	REVISION	02/24/2015
86	REVISION	02/24/2015
87	REVISION	02/24/2015
88	REVISION	02/24/2015
89	REVISION	02/24/2015
90	REVISION	02/24/2015
91	REVISION	02/24/2015
92	REVISION	02/24/2015
93	REVISION	02/24/2015
94	REVISION	02/24/2015
95	REVISION	02/24/2015
96	REVISION	02/24/2015
97	REVISION	02/24/2015
98	REVISION	02/24/2015
99	REVISION	02/24/2015
100	REVISION	02/24/2015

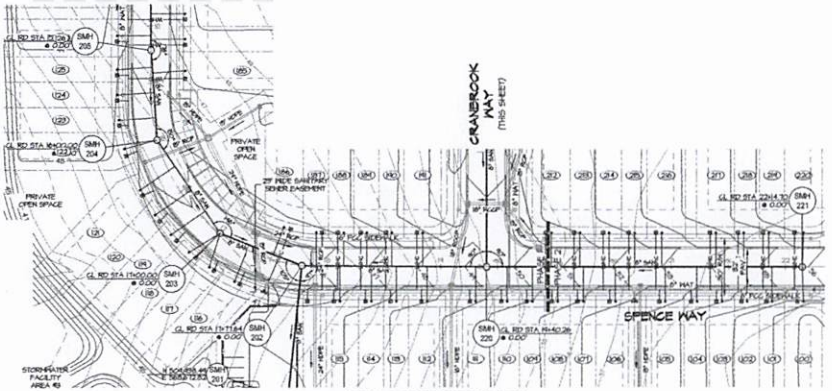
SANITARY SEWER PLAN

SHEET NUMBER

SEW



MATCHLINE SHEET 3



SPENCE WAY PLAN VIEW
SCALE: 1"=50'



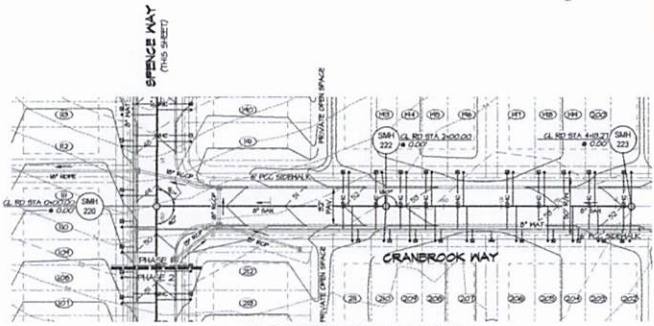
KEY MAP
SCALE: 1"=1000'

LEGEND

- PROPERTY BOUNDARY
- - - - - EXISTING RIGHT-OF-WAY
- - - - - EXISTING ADJACENT PROPERTY LINE
- - - - - PROPOSED RIGHT OF WAY
- - - - - PROPOSED LOT LINE/PRCEL LINE
- - - - - PROPOSED EASEMENT
- - - - - BUILDING SETBACK LINE
- - - - - 100' FT FROM FLOORPLAN
- - - - - NON-RESIDENTIAL WETLANDS
- - - - - WETLANDS BUFFER
- - - - - WATER RESOURCE PROTECTION AREA
- - - - - EXISTING MINOR CONTOURS
- - - - - EXISTING MAJOR CONTOURS
- - - - - PROPOSED MAJOR CONTOURS
- - - - - PROPOSED LOT NUMBER
- - - - - PROPOSED CURB & GUTTER
- - - - - PROPOSED CONC SIDEWALK
- - - - - PROPOSED WRECKUP RAMP
- - - - - PROPOSED SANITARY LATERAL
- - - - - PROPOSED SANITARY SEWER & MANHOLE
- - - - - PROPOSED WATER MAIN W/ MANHOLE & TIE
- - - - - PROPOSED STORM DRAIN / INLET



GRADES CONTROLLED & COMPACTED
FILL AS CERTIFIED BY AN APPROVED
SOIL ENGINEER.





Clean Delaware

Inc.

P.O. Box 123 · Milton · DE 19968

1.888.637.1817 · 302.684.4221 · Fax: 302.684.1880

www.cleandelaware.com

PUMP AND HAUL SEWAGE MAINTENANCE CONTRACT

PROPERTY OWNER: DRP DE 3 LLC

TELEPHONE: 302-223-0105 Mike Irons

TAX MAP NUMBER:

PROPERTY LOCATION: Mike Irons

2308200075

New Castle County

Middletown, DE

HOLDING TANK SIZE: gallons
21377

DISPOSAL SITE: Clean Delaware, LLC
Route 30
Milton, DE 19968

CONTRACT EXPIRES: March 31, 2027

TERMS OF CONTRACT:

1. Pumping frequency will be such that the waste level is maintained to prevent overflowing.
2. Property owners will notify waste hauler when holding tank is 80% full and request that the tank be pumped within 1-2 working days.
3. Duration of contract is one year or that part of, until expiration date.
4. Equipment availability with a variety of vacuum pump trucks 4000-to-7000-gallon capacity.
5. Emergency response will be within 4 hours.

Gerry Desmond

2-12-2026

Gerry Desmond

Date

Clean Delaware, LLC

Signed by:

Mike Irons

2/12/2026

D0303EAB3843470...

Property Owner/Agent

Date

Environmental Pumping + Complete Septic Service
Grease Trap Pumping + Portable Toilet Rentals
Residential + Commercial + Industrial

TANK ALERT® SOLAR

Sistema de Alarma de Energía Solar de Fácil Instalación (interior / exterior)

La innovadora alarma **Tank Alert® Solar** advierte sobre niveles de líquidos potencialmente peligrosos en aplicaciones de agua y aguas residuales mediante la utilización de un panel solar con batería de respaldo para una fácil instalación y operación. Es una solución simple e ideal para casas vacacionales, aplicaciones en ubicaciones remotas o para actualizar sistemas existentes.

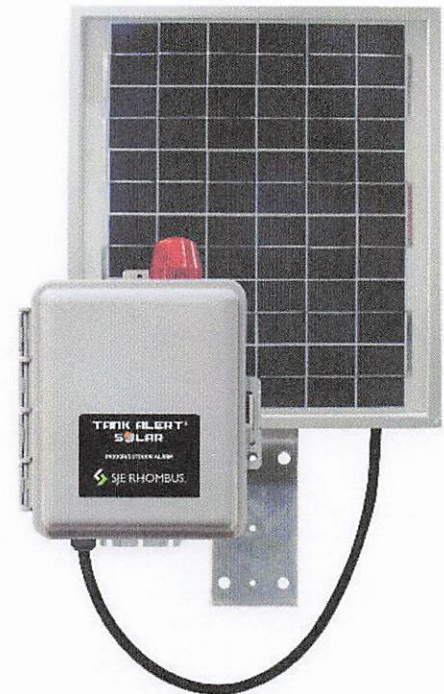
Instale el panel donde pueda recibir luz solar directamente para que la alarma funcione correctamente. Cuando ocurre una condición de alarma, la luz/baliza se iluminará y activará la bocina.

CARACTERÍSTICAS

- Fácil instalación, instálelo usted mismo
- Conexiones seguras de bajo voltaje para panel solar e interruptores de flotador
- La alarma funciona con una batería recargable a través de un panel solar de 12 VDC y 10 watts (incluye soporte / cable de montaje)
- Dos (2) baterías de iones de litio que proporcionan energía de respaldo
- Gabinete NEMA 4X clasificada para uso interior / exterior
- Indicador LED verde de encendido
- Indicador LED rojo de polaridad inversa de la batería
- Indicador LED ámbar de carga de batería
- Botón de prueba / silencio y reinicio automático de alarma
- Interruptor principal de encendido / apagado
- Lengüetas de montaje integradas para una fácil instalación
- Pestillo integrado para candado que otorga una mayor seguridad
- Garantía limitada de dos años para el paquete de alarma (incluye alarma, interruptor de flotador y panel solar). Garantía limitada de un año para baterías de iones de litio.

DE PARTE DESCRIPCIÓN

- **1052473** TA Solar, con SJE SignalMaster® de alto nivel, 6m de cable
- **1052474** TA Solar, con SJE SignalMaster® de bajo nivel, 6m de cable
- **1052475** TA Solar, NO interruptor de flotador



Debe instalarse en un lugar con luz solar adecuada para la carga solar. La unidad en alarma constante sin carga solar funcionará durante aproximadamente 24 horas.

La unidad inactiva sin carga solar funcionará durante aproximadamente 5 días.



Parcel # 2308200075

Property Address: 1939 SPENCE WAY
 MIDDLETOWN, DE 19709-
 Subdivision: CHAPEL CREEK
 Owner: DRP DE 3 LLC
 520 MADISON AVE
 Owner Address: 21ST FLOOR
 NEW YORK, NY 10022
 Municipal Info: Incorporated in MIDDLETOWN PROPERTY TAX AREA

Lot #: PUMPSTA	Property Class: RESIDENTIAL
Location:	Lot Size: 0.21
Map Grid: 06602760	Lot Depth: 0
Block:	Lot Frontage: 0
Census Tract: 168.06	Street Finish:
Street Type:	
Water:	
Microfilm #: 202511170082757	

Tax/Assessment Info

Current Assessment
 Land: 0
 Structure: 0
 Homesite: 0
 Total: 0
 County Taxable: 0
 School Taxable: 0

District & Zoning Info

Districts

- **FIRE/RESCUE - TOWNSEND**
- **APPOQUINIMINK SCHOOL DIST-TRES**
- DE SEN 14-KYRA HOFFNER
- PLANNING 7 - MOT
- WETLANDS-LU
- DE REP 11-JEFFREY N SPIEGELMAN
- SOUTH OF C & D CANAL
- FLOODPLAIN
- CHAPEL CREEK
- ROLLBACK PENDING CHANGE OF USE
- COUNCIL 6 - DAVID B CARTER

Zoning

- R3 -

Deed History

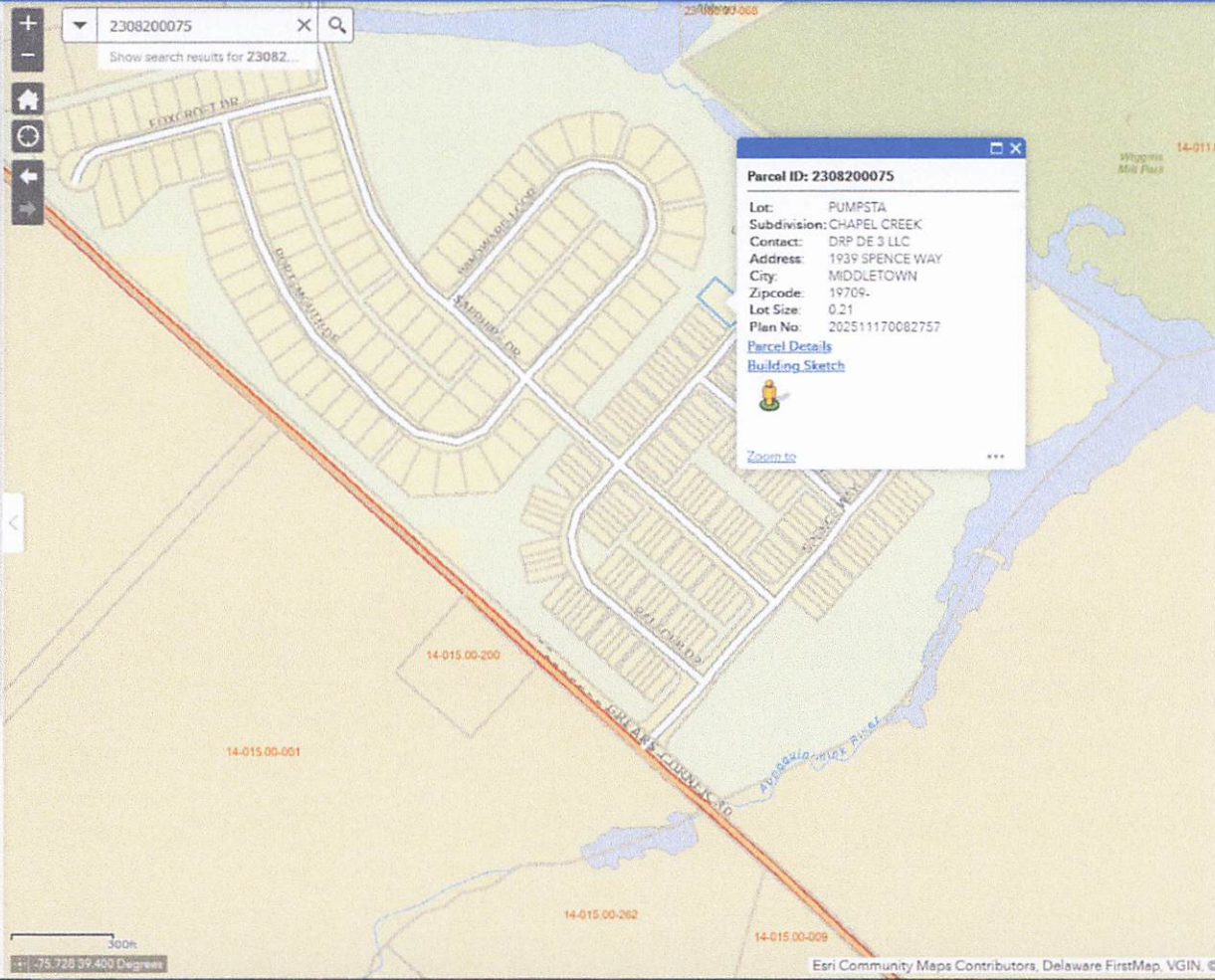
Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
R ACRES INC	763 158	N	9/15/1988	\$10.00
DRP DE 3 LLC	20250922 0067880	Y	9/16/2025	\$1.00

Explore New Castle County

Click here for more GIS services Try out the newest version of Explore New Castle County!

Layers

- Street View
- Aglands Preservation Districts
- Economic Development
- Land Use
- Auburn Valley Master Plan
- Permits
- Development Activity Plans
- Zoning
- Civic
- Political
- Public Services
- Education
- Property Sales
- DE State Strategies
- Emergency Services
- Parks and Open Space
- Environmental
- Water Resource Protection Areas
- Base Layers
- 2025 NCC Aerial Imagery
- 2023 NCC Aerial Imagery
- 2022 NCC Aerial Imagery



Parcel ID: 2308200075

Lot: PUMPSTA
Subdivision: CHAPEL CREEK
Contact: DRP DE 3 LLC
Address: 1939 SPENCE WAY
City: MIDDLETOWN
Zipcode: 19709-
Lot Size: 0.21
Plan No: 202511170082757

[Parcel Details](#)
[Building Sketch](#)

[Zoom to](#)

Print

Layout: MAP_ONLY
Format: PDF

1. Parcel Map