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

Last Revised on: March 28, 2017

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?

_____ Yes	BASIC APPLICATION
_____ Yes	SIGNATURE PAGE (Page 3)
_____ Yes	APPLICABLE APPENDICES
_____ Yes	SCALED PLAN VIEW
_____ Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
_____ Yes	VICINITY MAP
_____ Yes	COPY OF THE PROPERTY DEED & SURVEY
_____ Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
_____ 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: DRP Multistate 1, LLC (Beazer Homes)
   Mailing Address: 35091 Atlantic Avenue
   Ocean View, Delaware 19967
   Marc Valdez
   Telephone #: 30 2480-478
   Fax #:
   E-mail:

2. Consultant's Name: James McCulley
   Mailing Address: 651 N. Broad Street, Suite 106
   Middletown, DE 19709
   Company Name: Watershed Eco LLC
   Telephone #: 302-750-6595
   E-mail: jim@watershedeco.com

3. Contractor's Name:
   Mailing Address:
   Company Name:
   Telephone #:
   Fax #:
   E-mail:

Section 2: Project Description

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

5. Project Purpose (attach additional sheets as necessary):
   The construction of a residential development requires several crossings of Williams Tax Ditch and 4 outfalls into the ditch require rip-rap
   The subdivision was redesigned to span the crossings and pull the outfalls and rip-rap out of ditch. SCD is now requiring rip-rap in the ditch at the 4 outfall points.
   The outfall pipe is above the OHWM and so the only impact is placement of rip-rap. See attached letter from SCD.

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

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

Section 3: Project Location

7. Project Site Address: 34691 Daisey Road
   Frankford, DE 19945
   County: [ ] N.C. [ ] Kent [x] Sussex
   Site owner name (if different from applicant):
   Address of site owner:

8. Driving Directions: From the intersection of Bayard Road and Zion Church Road (SR20) in Frankford Delaware travel North on Bayard Road,
   1.6 miles to Daisey Road on your left. Continue West on Daisey Road 0.4 miles to the site on your right
   (Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 134-18.00-45.00, 51.00, 53.00, 54.00 and 54.01
   Subdivision Name: Sycamore Chase Expansion

WSLS Use Only: **Permit #s:** _____ _____ _____ _____

Type **SP** ☐ **SL** ☐ **SU** ☐ **WE** ☐ **WQ** ☐ **LA** ☐ **SA** ☐ **MP** ☐ **WA** ☐

Corps Permit: SPGP 18 ☐ **20** ☐ **Nationwide Permit #:** _____ **Individual Permit #** _____
Received Date: _____ **Project Scientist:** _____
Fee Received? Yes ☐ **No** ☐ **Amt: $** _____ **Receipt #:** _____
Public Notice #: _____ **Public Notice Dates: ON** _____ **OFF** _____

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Williams Canal waterbody is a tributary to: Dirickson Creek

11. Is the waterbody: ☐ Tidal ☒ Non-tidal Waterbody width at mean low or ordinary high water Varies, see plans

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:
DRP Multistate 1, LLC (Beazer Homes)
(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):
see attached

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):

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:
Matt Jones conducted JD Walk
Mike Yost reviewing NWP Application

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: NWP18 Federal Permit or ID #: _____

18. Have you applied for permits from other Sections within DNREC?
☐ No ☐ Pending ☐ Issued ☐ Denied Date: _____ Permit or ID #: _____
Withdrawn and Site Redesigned 2024
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 ☐

DRP Multistate 1, LLC by Marc Valdes, Authorized Signatory

I, _____, hereby designate and authorize James McCulley/Watershed Eco LLC

(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: James McCulley
Mailing Address: 651 N. Broad Street, Suite 106
Middletown, DE 19709

Telephone #: 302-750-6595
Fax #:
E-mail: jim@watershedeco.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.

James McCulley
Agent's Signature

August 8, 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.

DRP Multistate 1, LLC
By: _____
Applicant's Signature

8/27/2025
Date

Marc Valdes, Authorized Signatory
Print Name

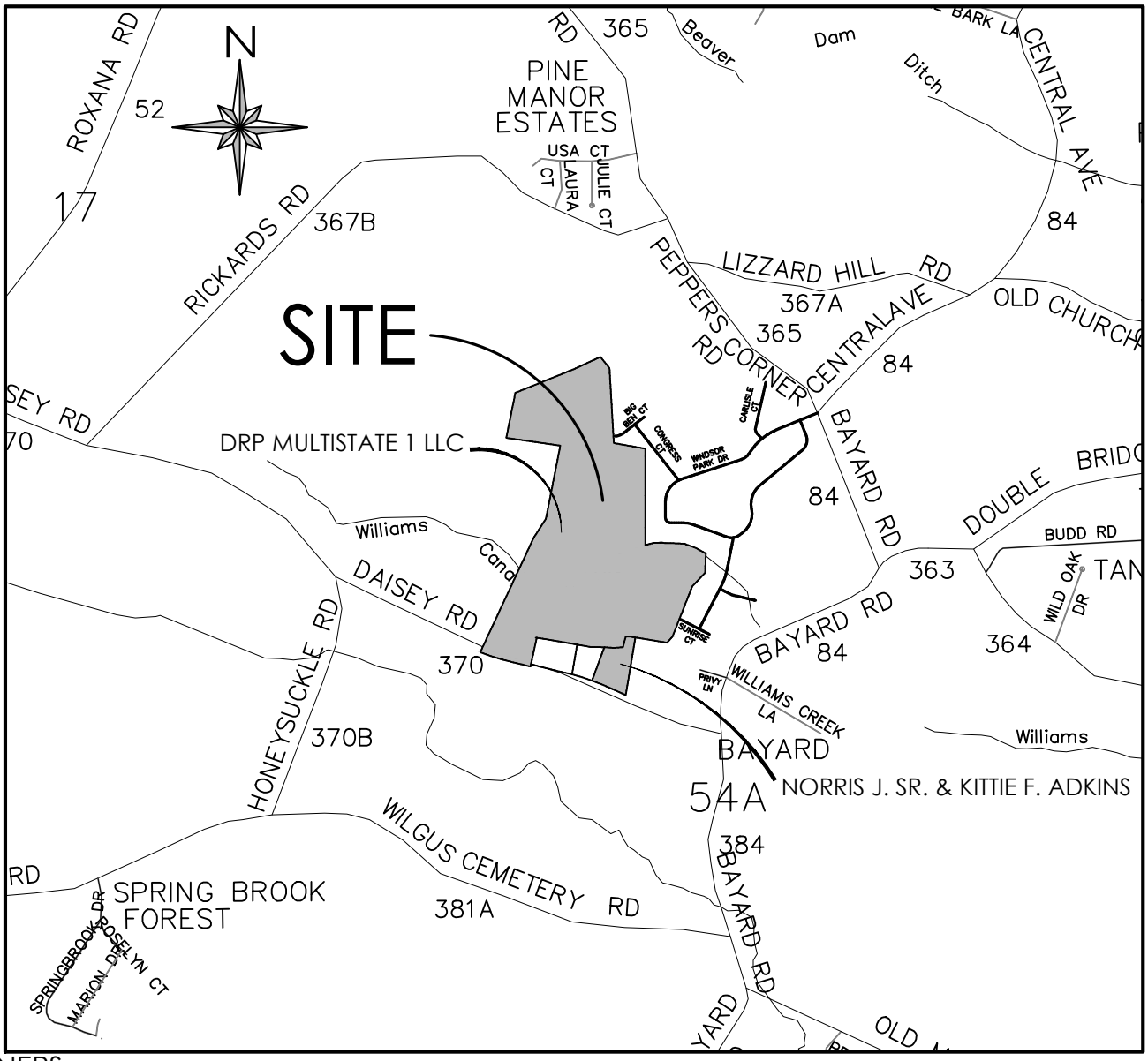
22. Contractor's Signature:

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.

_____
Contractor's Name

_____
Date

_____
Print Name



OWNERS:

DRP MULTISTATE 1 LLC
(134-18.00-51.00 & 239.00 THRU 414.00)

NORRIS J. SR. & KITTIE F. ADKINS
(134-18.00-54.01)

DISTURBANCE TOTAL

A:	93.3 S.F / 5.2 c.y.
B:	68.4 S.F. / 3.8 c.y.
C:	123.1 L.F. / 6.8 c.y.
D:	151.5 S.F. / 8.4 c.y.
TOTAL:	436.3 S.F. / 24.2 c.y.

SHEET INDEX

1	LOCATION MAP
2	OVERALL SITE PLAN & WATERS OF THE U.S. IMPACT LOCATIONS
3 & 4	AREA "A" PLAN AND PROFILE
5 & 6	AREA "B" PLAN AND PROFILE
7 & 8	AREA "C" PLAN AND PROFILE
9 & 10	AREA "D" PLAN AND PROFILE

PROJECT PURPOSE

TO INSTALL STORMWATER MANAGEMENT OUTFALL PIPES AND RIPRARP OVER THE MAIN, PRONG 5, AND PRONG 8 OF THE WILLIAMS CANAL TAX DITCH AND INTERMITTENT STREAM. PROJECT IS LOCATED ON THE NORTHERN SIDE OF DAISEY ROAD (SUSSEX COUNTY ROAD 370), 1025'± WEST OF THE CENTERLINE INTERSECTION OF BAYARD ROAD (SUSSEX COUNTY ROAD 84).

OUTFALLS

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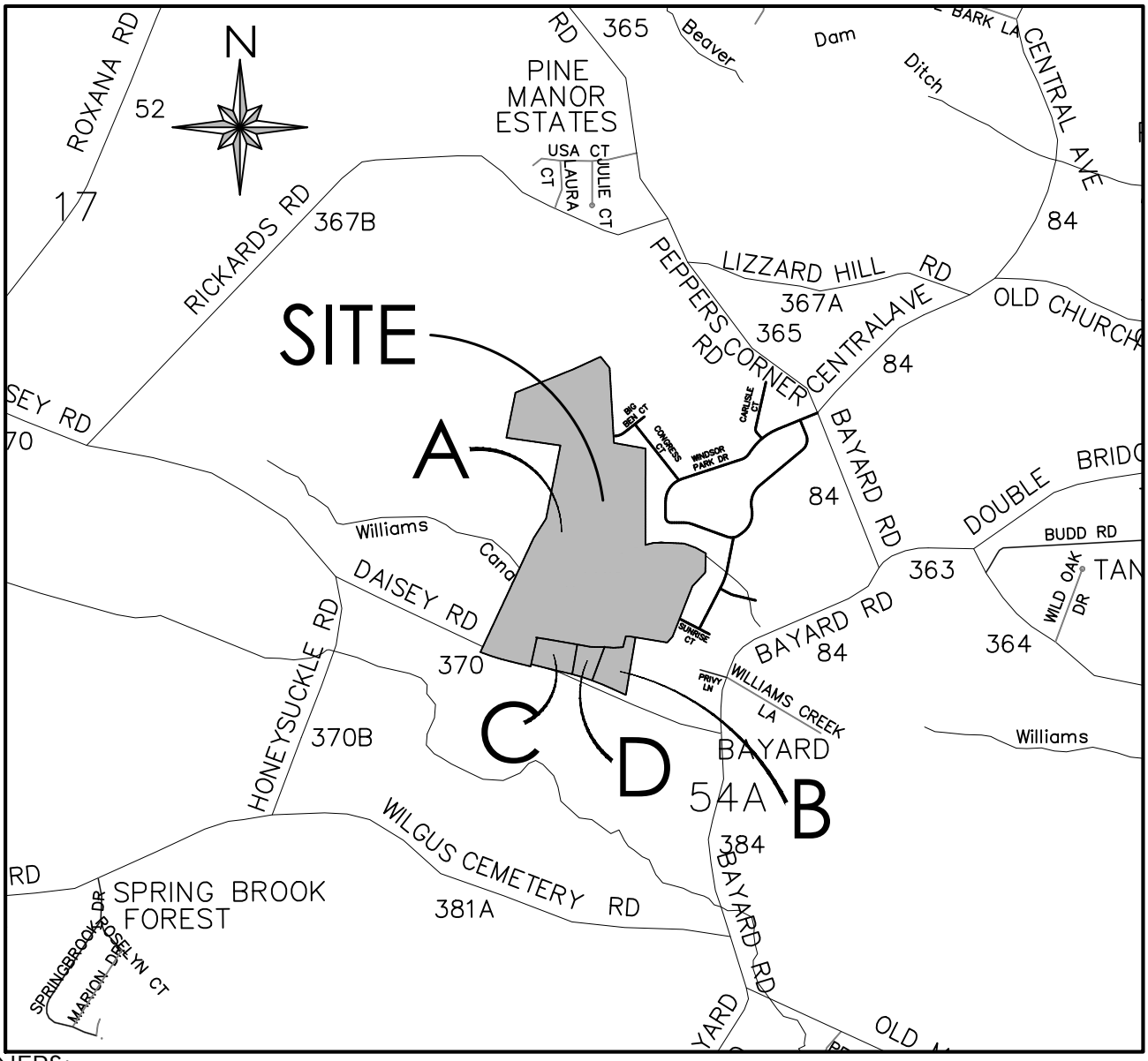
www.solutionsipem.com

LOCATION MAP

SYCAMORE CHASE EXPANSION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Drawn: ML
Scale: NONE
Date: 7/26/25
Job No: 21041
Sheet: 1



OWNERS:

(A) DRP MULTISTATE 1 LLC
(134-18.00-51.00 & 239.00 THRU 414.00)
(B)NORRIS J. SR. & KITTIE F. ADKINS
(134-18.00-54.01)
(C) ROBERT E. & TAMMY N. BUNTING
(134-18.00-53.00)
(D) NORRIS J. JR. & LAURA L. ADKINS
134-18.00-54.00

DISTURBANCE TOTAL

A:	93.3 S.F / 5.2 c.y.
B:	68.4 S.F. / 3.8 c.y.
C:	123.1 L.F. / 6.8 c.y.
D:	151.5 S.F. / 8.4 c.y.
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OUTFALLS

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LOCATION MAP

SYCAMORE CHASE EXPANSION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Drawn: ML
Scale: NONE
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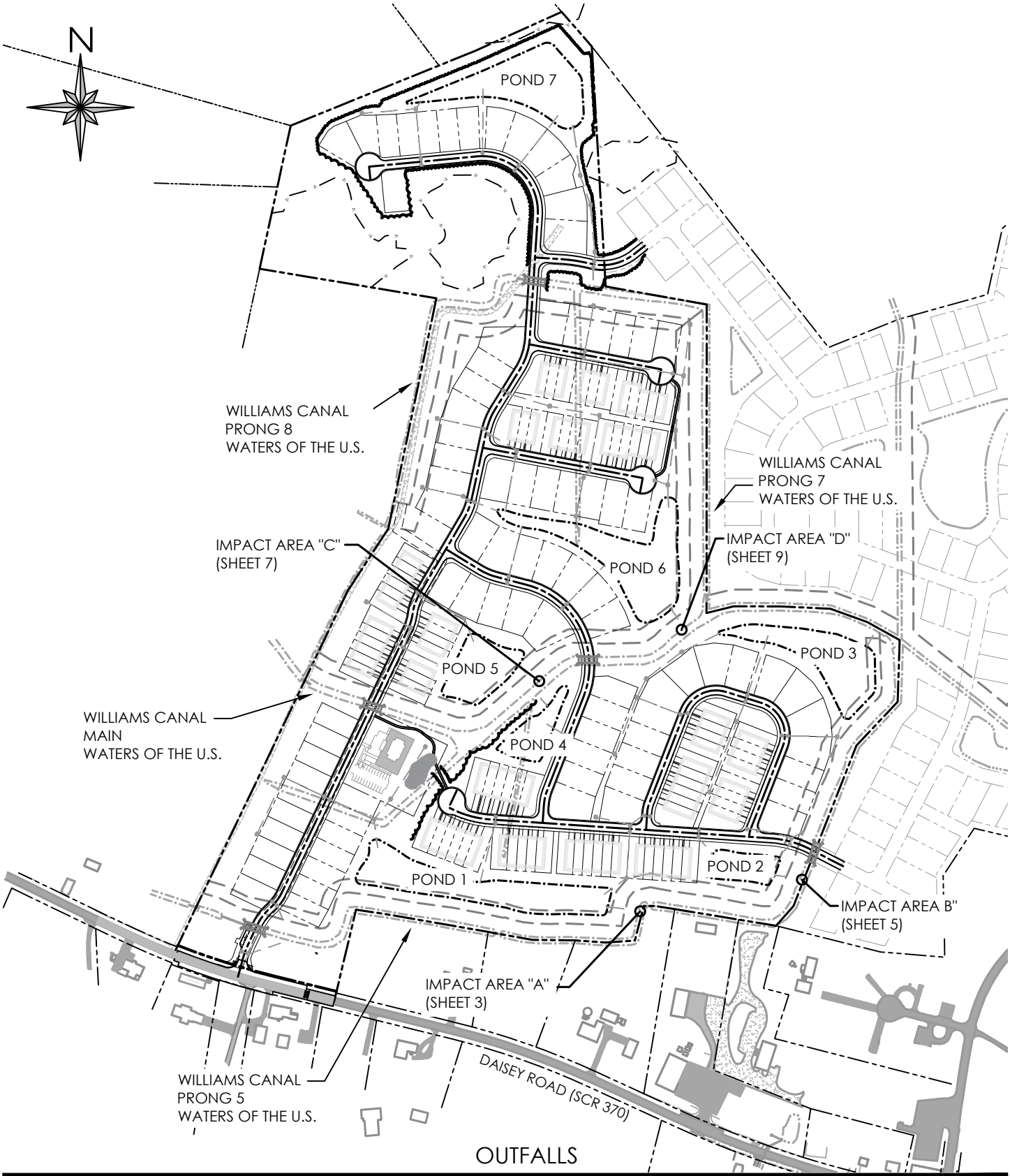
Sheet: 1



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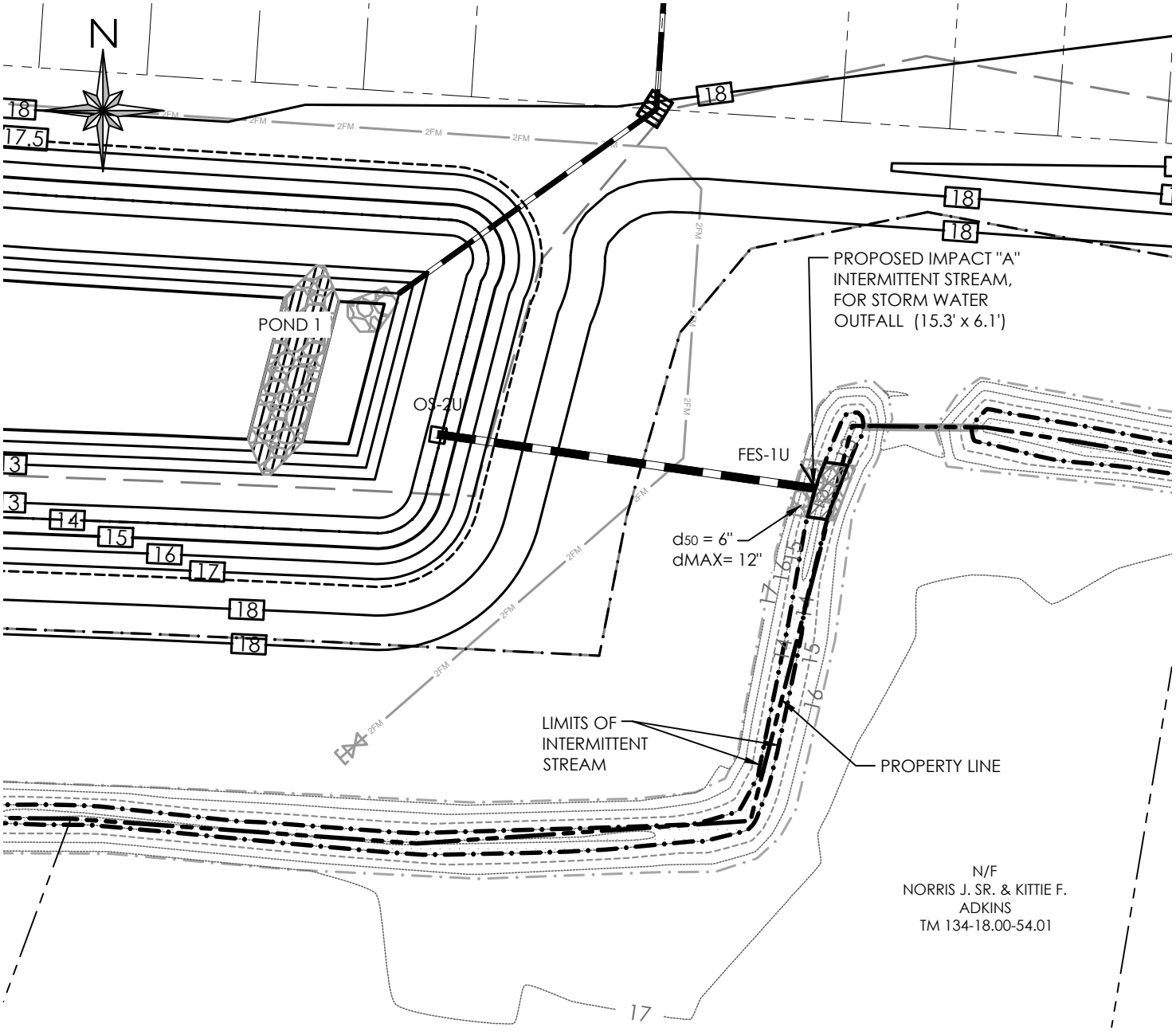
OVERALL SITE PLAN & WATERS OF U.S. IMPACT LOCATIONS

SYCAMORE CHASE EXPANSION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Drawn: ML
Scale: NONE
Date: 7/26/25
Job No: 21041
Sheet: 2



Proposed Disturbance to Waters:
93.3 S.F.± = 0.0021 AC.±
(5.2 c.y.±) (15.3'x6.1'x18")
LINEAR = 15.3'

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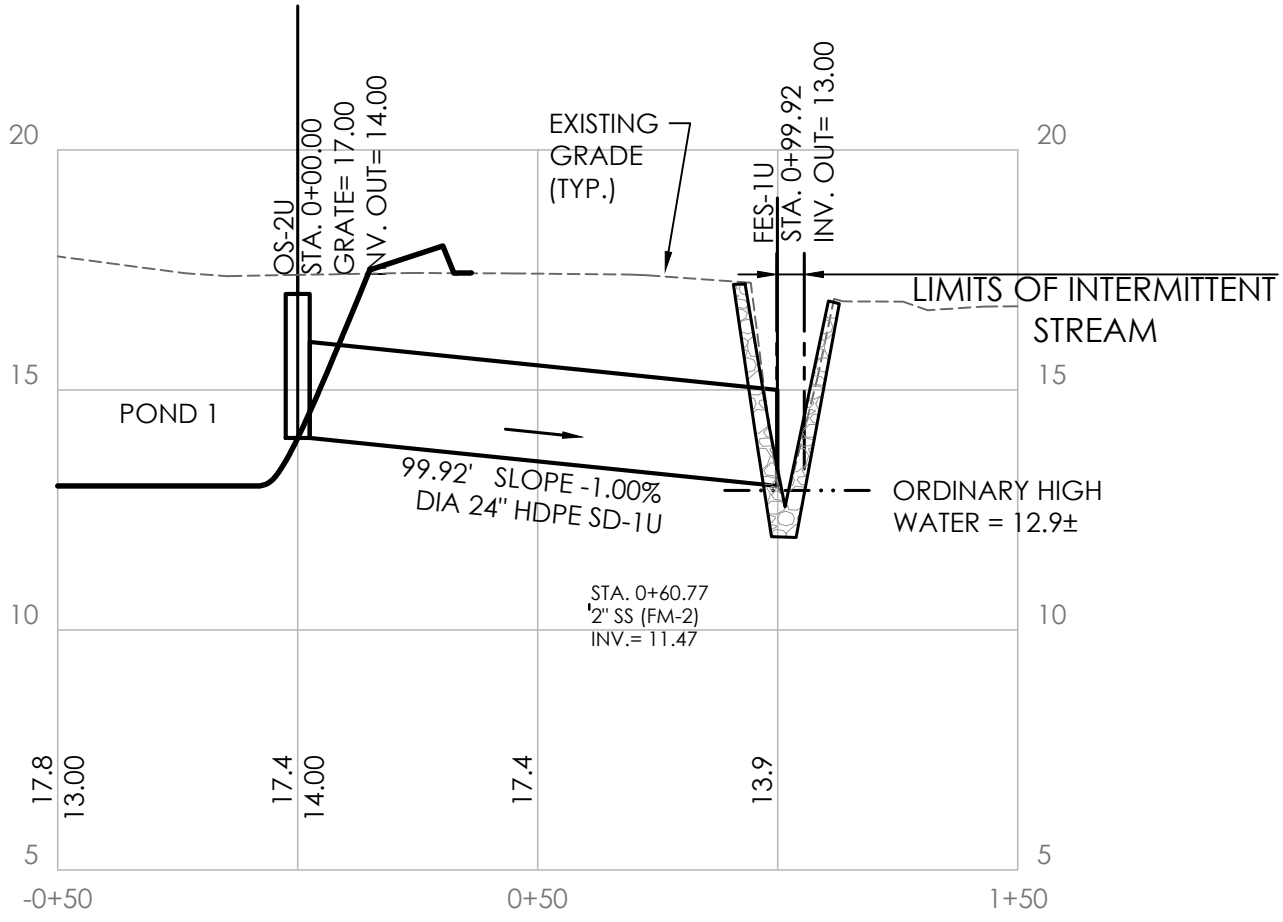
AREA "A" PLAN

SYCAMORE CHASE EXPANSION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Drawn: ML
Scale: 1"=40'
Date: 7/26/25
Job No: 21041
Sheet: 3



IMPACT "A" PROFILE

SCALE: HORIZ: 1"=40'
VERT.: 1"=4'

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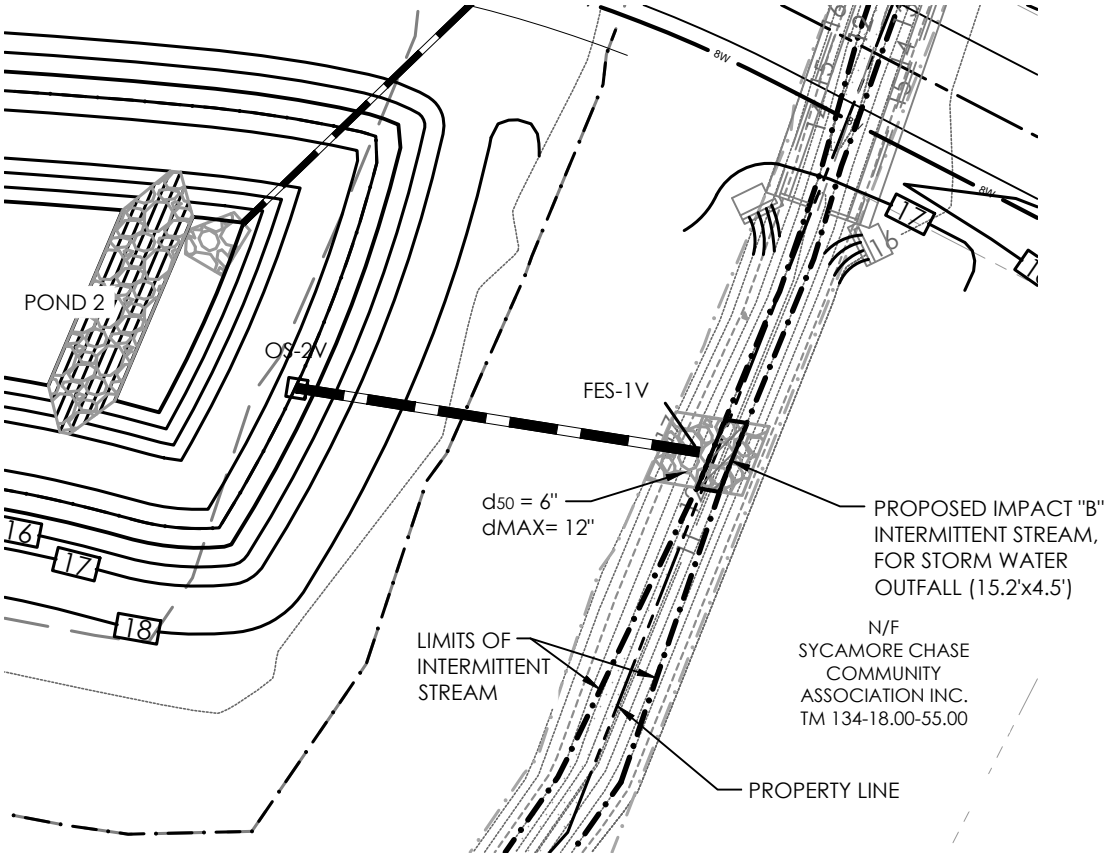
AREA "A" PROFILE

SYCAMORE CHASE EXPANSION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Drawn: ML
Scale: AS NOTED
Date: 7/26/25
Job No: 21041
Sheet: 4



Proposed Disturbance to Waters:
68.4 S.F.± = 0.0016 AC.±
(3.8 c.y.±) (15.2'x4.5'x18")
LINEAR = 15.2'

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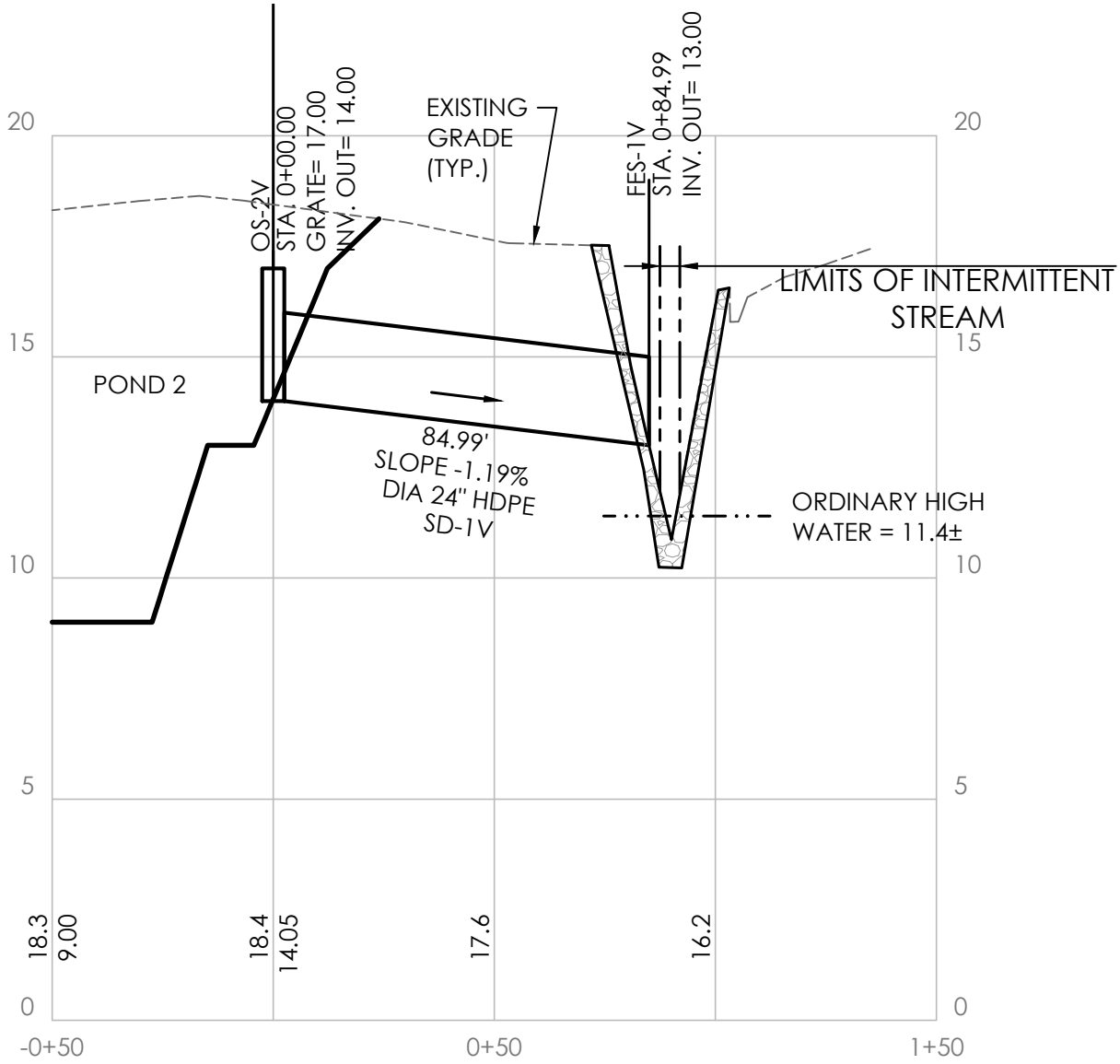
AREA "B" PLAN

SYCAMORE CHASE EXPANSION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Drawn: ML
Scale: 1"=40'
Date: 7/26/25
Job No: 21041
Sheet: 5



IMPACT "B" PROFILE

SCALE: HORIZ: 1"=40'
VERT.: 1"=4'

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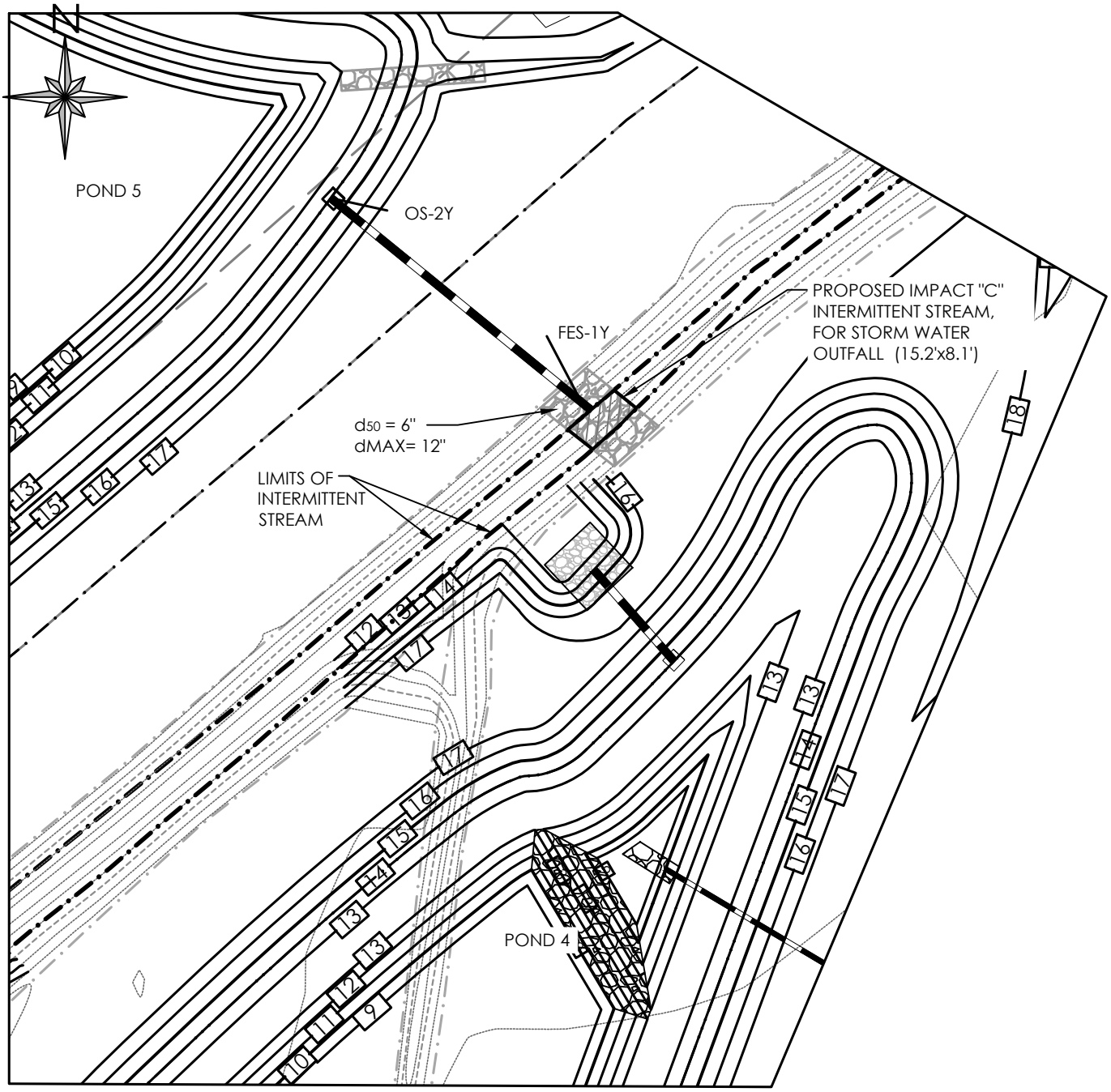
AREA "B PROFILE

SYCAMORE CHASE EXPANSION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Drawn: ML
Scale: AS NOTED
Date: 7/26/25
Job No: 21041
Sheet: 6



Proposed Disturbance to Waters:
123.1 S.F.± = 0.0028 AC.±
(6.8 c.y.± (15.2'x8.1'x18")
LINEAR = 15.2'

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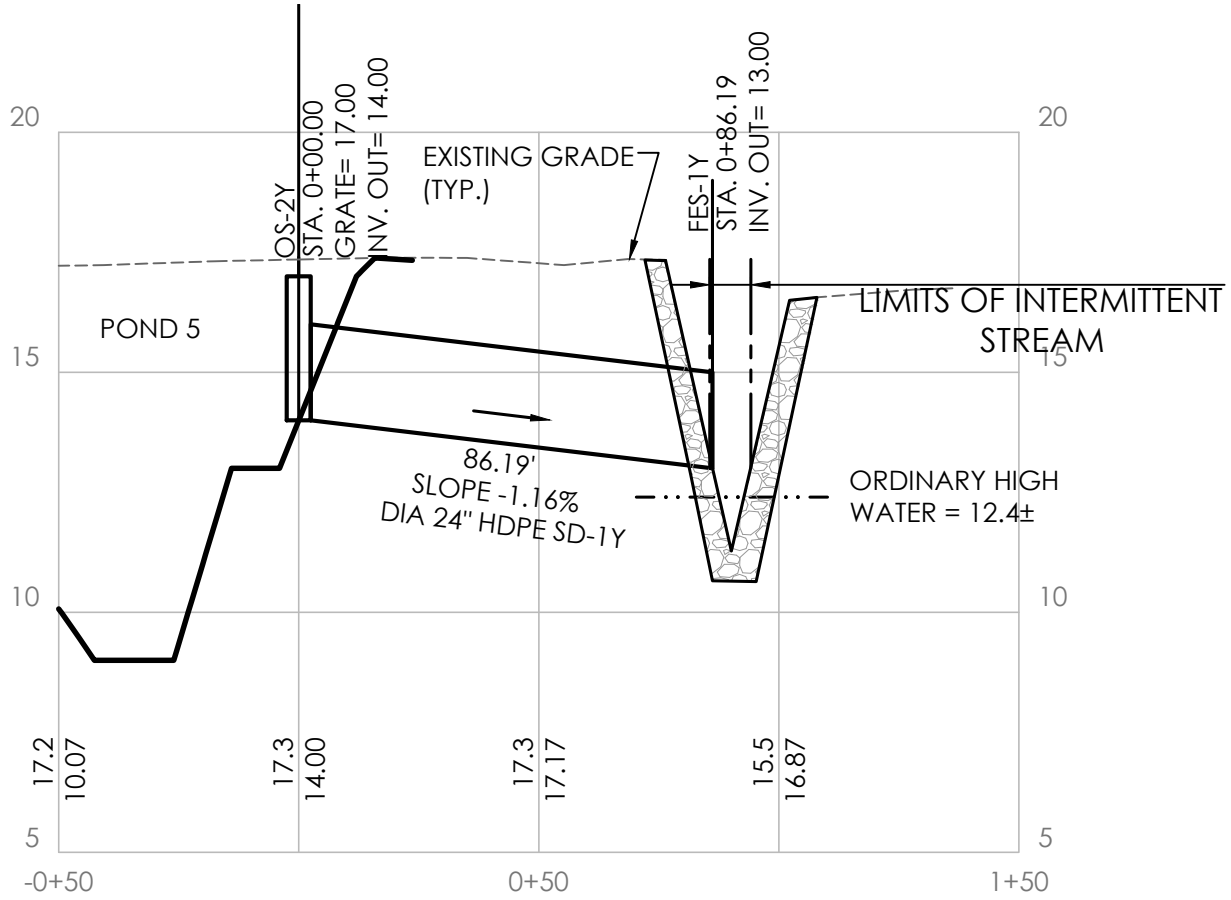
AREA "C" PLAN

SYCAMORE CHASE EXPANSION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Drawn: ML
Scale: 1"=40'
Date: 7/26/25
Job No: 21041
Sheet: 7



IMPACT "C" PROFILE

SCALE: HORIZ: 1"=40'
VERT.: 1"=4'

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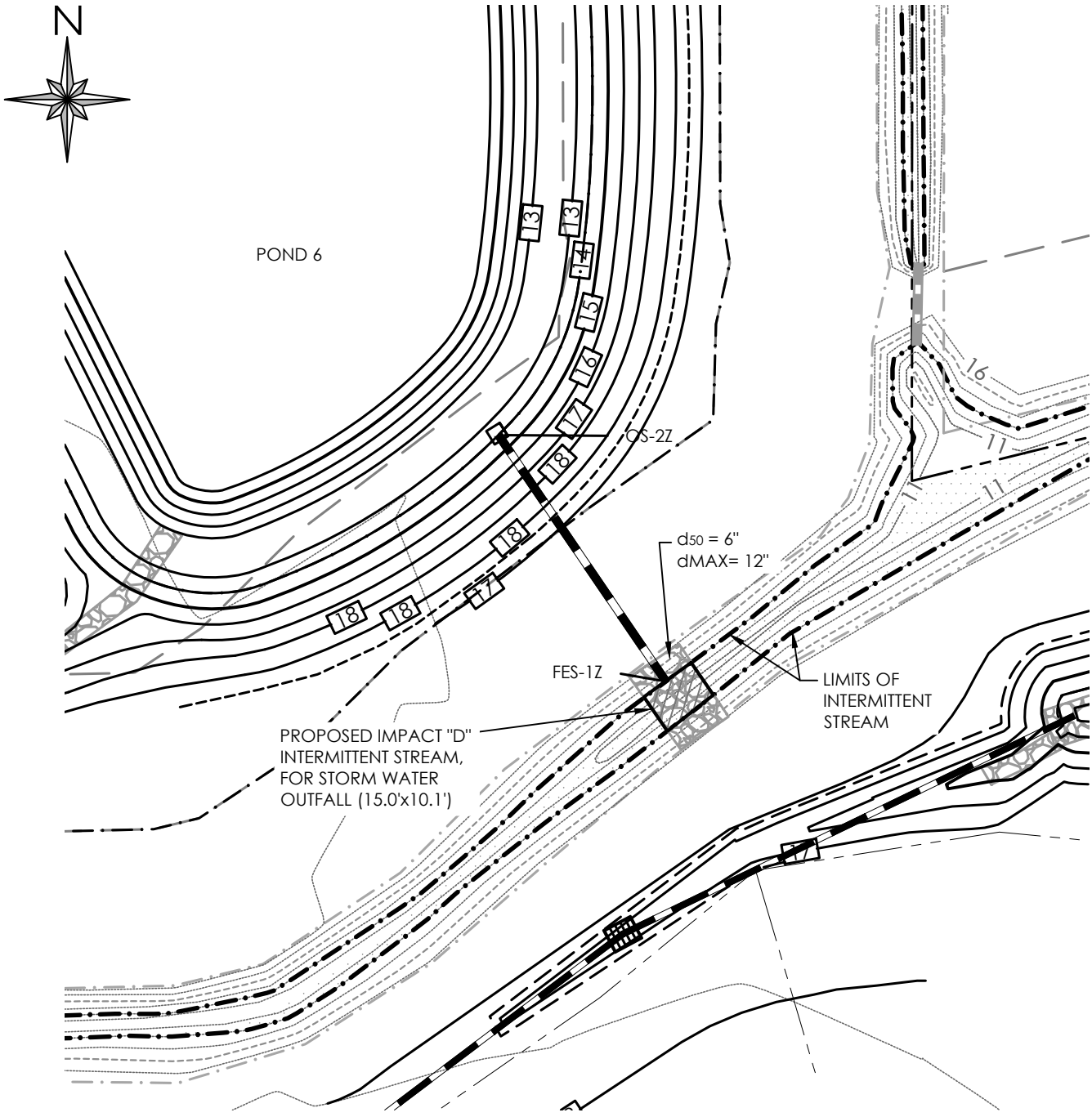
AREA "C" PROFILE

SYCAMORE CHASE EXPANSION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Drawn: ML
Scale: AS NOTED
Date: 7/26/25
Job No: 21041
Sheet: 8



Proposed Disturbance to Waters:
151.5 S.F.± = 0.0035 AC.±
(8.4 c.y.±) (15.0'x10.1'x18")
LINEAR = 15.0'

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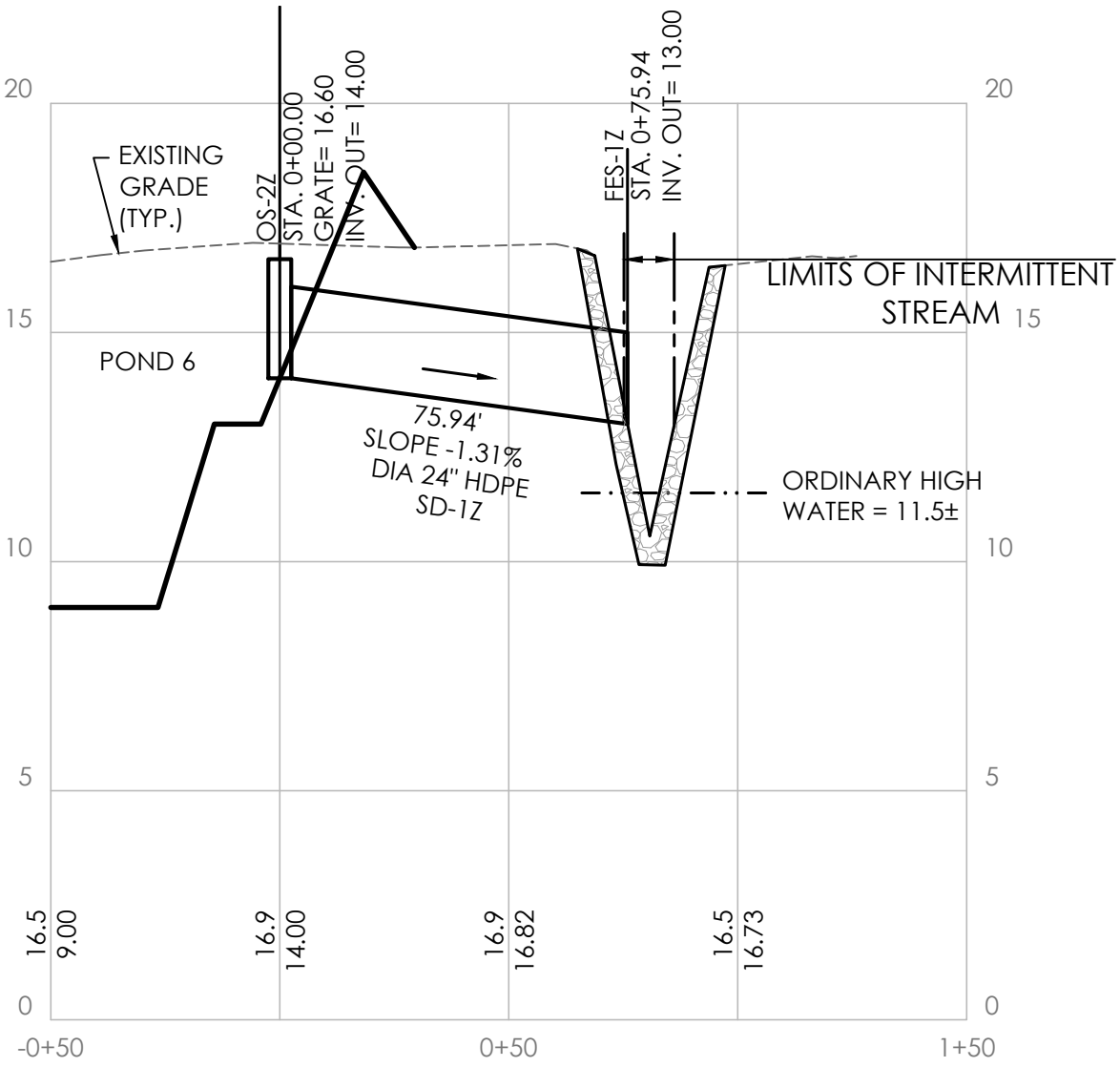
AREA "D" PLAN

SYCAMORE CHASE EXPANSION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Drawn: ML
Scale: 1"=40'
Date: 7/26/25
Job No: 21041
Sheet: 9



IMPACT "D" PROFILE

SCALE: HORIZ: 1"=40'
VERT.: 1"=4'

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AREA "D" PROFILE

SYCAMORE CHASE EXPANSION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

Drawn: ML
Scale: AS NOTED
Date: 7/26/25
Job No: 21041
Sheet: 10

Rip-Rap Sills and Revetments

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. Will the project be:
   X New Construction (un-stabilized shoreline)
   _____ Repair or Replacement of an Existing Rip-Rap Structure or Rubble
   _____ Repair or Replacement of an Existing Bulkhead
   (If repair or replacement, submit photographs of the entire existing structure).

2. How many linear feet of shoreline are proposed to be stabilized? 15.3

3. Is the project a: X Standard rip-rap revetment ___ Free-standing sill

4. Describe the existing shoreline:
   Deeply incised tax ditch. Matt Jones has been to the site for JD walk.

5. What is the total number of cubic yards of rip-rap that will be used? 5.2

6. What is the number of cubic yards of rip-rap per running foot of shoreline? 0.34
   (See page 4 for a guide to calculating total cubic yards and cubic yards per running foot).

7. What will be the average weight of the stone used for the:
   Armor stone: _____ Core stone: _____
   [If material other than stone, such as prefab geo-grid or other similar product is proposed, please describe here and include photographs or a brochure. The Department strongly discourages the use of broken concrete, cinderblocks or other materials that are less dense than stone, more apt to move off site due to currents or wave action, and/or are not aesthetically pleasing or in keeping with the natural environment.]
   Describe:

8. For Standard Revetments answer A–F, below: (for Sill projects, skip to Question #9)
   A. How many linear feet will the structure extend channelward of:
   Mean High Water: _____Mean Low Water: _____
   Ordinary High Water: _____ (for non-tidal waters)
   Width of ditch as shown

   B. How many square feet of the structure will be located:
   Channelward of Mean High Water: _____Channelward of Mean Low Water: _____
   Channelward of Ordinary High Water: 93.3 _____ (for non-tidal waters)
   On vegetated wetlands: _____

   C. Will the revetment be backfilled? ___ Yes X___ No
   If yes, complete Appendix H and include it in your application.

   D. Will filter cloth be used behind the rip-rap structure? X__ Yes ___ No

   E. What is the average slope of the existing bank? 2:1 _____

   F. What is the proposed slope of the rip-rap revetment? Match existing _____
   (See page 3 for a guide to calculating slopes).
9. Sill Projects:
   A. What is the base width of the proposed structure: _____
   B. What is the top width of the proposed structure: _____
   C. How many square feet of the structure will be located:

   Channelward of Mean High Water: _____ Channelward of Mean Low Water: _____
   Channelward of Ordinary High Water: _____ (for non-tidal waters)
   On vegetated wetlands: _____

   D. What will be the average height of the structure: _____
   E. How much of the structure (in inches) will extend vertically above:

   Mean High Water: _____ Ordinary High Water: _____ (for non-tidal waters)

   F. Are breaks or notches proposed in the sill to allow for greater flushing? ___ Yes___ No
   G. Will fill material be placed behind the sill? ___ Yes ___ No If yes, complete appropriate appendix.

   H. Will wetland vegetation be planted behind the sill? ___ Yes ___ No
   If yes, complete Appendix H and include it in your application.

10. Construction Techniques (Complete for both Revetment and Sill Projects):

A. Will any dredging be required? ___ Yes _X_ No

If yes, please include appropriate dredging Appendix with your application).

B. Please describe the sequence of construction and any techniques that will be utilized to minimize adverse impacts on the aquatic environment, and to preserve existing vegetation (particularly woody vegetation) along the shoreline:

The outfall pipe is above the OHWM and so the only impact is placement of rip-rap.

See attached letter from SCD

CALCULATIONS

RUN = Base width of the structure (in feet) RISE = Vertical height of the structure (in feet)

I. How to calculate total cubic yards:

0.5 * RUN * RISE * Linear feet of shoreline stabilized/27 = Total Cubic Yards

II. How to calculate cubic yards per running foot of shoreline:

Total # Cubic Yards/ Linear feet of shoreline = Cubic yards per running foot

III. How to calculate slope: Slope = RUN/RISE

EXAMPLE:

If we propose to stabilize 100 linear feet of shoreline with a rip-rap revetment that has a basewidth of 6 feet and a height of 3 feet:

0.5 * 6 * 3 * 100/27 = 33.33 Total Cubic Yards

II. 33.33/ 100= 0.333 Cubic Yards per running foot

III. 6/3= Slope of 2

Rip-Rap Sills and Revetments

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. Will the project be:
   X New Construction (un-stabilized shoreline)
   _____ Repair or Replacement of an Existing Rip-Rap Structure or Rubble
   _____ Repair or Replacement of an Existing Bulkhead
   (If repair or replacement, submit photographs of the entire existing structure).

2. How many linear feet of shoreline are proposed to be stabilized? 15.2

3. Is the project a: X Standard rip-rap revetment ___ Free-standing sill

4. Describe the existing shoreline:
   Deeply incised tax ditch. Matt Jones has been to the site for JD walk.

5. What is the total number of cubic yards of rip-rap that will be used? 3.8

6. What is the number of cubic yards of rip-rap per running foot of shoreline? 0.25
   (See page 4 for a guide to calculating total cubic yards and cubic yards per running foot).

7. What will be the average weight of the stone used for the:
   Armor stone: _____ Core stone: _____
   [If material other than stone, such as prefab geo-grid or other similar product is proposed, please describe here and include photographs or a brochure. The Department strongly discourages the use of broken concrete, cinderblocks or other materials that are less dense than stone, more apt to move off site due to currents or wave action, and/or are not aesthetically pleasing or in keeping with the natural environment.]
   Describe:

8. For Standard Revetments answer A–F, below: (for Sill projects, skip to Question #9)
   A. How many linear feet will the structure extend channelward of:
   Mean High Water: _____Mean Low Water: _____
   Ordinary High Water: _____ (for non-tidal waters)
   Width of ditch as shown

   B. How many square feet of the structure will be located:
   Channelward of Mean High Water: _____Channelward of Mean Low Water: _____
   Channelward of Ordinary High Water: 68.4 _____ (for non-tidal waters)
   On vegetated wetlands: _____

   C. Will the revetment be backfilled? ___ Yes X___ No
   If yes, complete Appendix H and include it in your application.

   D. Will filter cloth be used behind the rip-rap structure? X__ Yes ___ No

   E. What is the average slope of the existing bank? 2:1 _____

   F. What is the proposed slope of the rip-rap revetment? Match existing _____
   (See page 3 for a guide to calculating slopes).
9. Sill Projects:
   A. What is the base width of the proposed structure: _____
   B. What is the top width of the proposed structure: _____
   C. How many square feet of the structure will be located:

   Channelward of Mean High Water: _____ Channelward of Mean Low Water: _____
   Channelward of Ordinary High Water: _____ (for non-tidal waters)
   On vegetated wetlands: _____

   D. What will be the average height of the structure: _____
   E. How much of the structure (in inches) will extend vertically above:

   Mean High Water: _____ Ordinary High Water: _____ (for non-tidal waters)

   F. Are breaks or notches proposed in the sill to allow for greater flushing? ___ Yes___ No
   G. Will fill material be placed behind the sill? ___ Yes ___ No If yes, complete appropriate appendix.

   H. Will wetland vegetation be planted behind the sill? ___ Yes ___ No
   If yes, complete Appendix H and include it in your application.

10. Construction Techniques (Complete for both Revetment and Sill Projects):

A. Will any dredging be required? ___ Yes _X_ No

If yes, please include appropriate dredging Appendix with your application).

B. Please describe the sequence of construction and any techniques that will be utilized to minimize adverse impacts on the aquatic environment, and to preserve existing vegetation (particularly woody vegetation) along the shoreline:

The outfall pipe is above the OHWM and so the only impact is placement of rip-rap.

See attached letter from SCD

CALCULATIONS

RUN = Base width of the structure (in feet) RISE = Vertical height of the structure (in feet)

I. How to calculate total cubic yards:

0.5 * RUN * RISE * Linear feet of shoreline stabilized/27 = Total Cubic Yards

II. How to calculate cubic yards per running foot of shoreline:

Total # Cubic Yards/ Linear feet of shoreline = Cubic yards per running foot

III. How to calculate slope: Slope = RUN/RISE

EXAMPLE:

If we propose to stabilize 100 linear feet of shoreline with a rip-rap revetment that has a basewidth of 6 feet and a height of 3 feet:

0.5 * 6 * 3 * 100/27 = 33.33 Total Cubic Yards

II. 33.33/ 100= 0.333 Cubic Yards per running foot

III. 6/3= Slope of 2

Rip-Rap Sills and Revetments

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. Will the project be:
   X New Construction (un-stabilized shoreline)
   _____ Repair or Replacement of an Existing Rip-Rap Structure or Rubble
   _____ Repair or Replacement of an Existing Bulkhead
   (If repair or replacement, submit photographs of the entire existing structure).

2. How many linear feet of shoreline are proposed to be stabilized? 15.2

3. Is the project a: X Standard rip-rap revetment ___ Free-standing sill

4. Describe the existing shoreline:
   Deeply incised tax ditch. Matt Jones has been to the site for JD walk.

5. What is the total number of cubic yards of rip-rap that will be used? 6.8

6. What is the number of cubic yards of rip-rap per running foot of shoreline? 0.55
   (See page 4 for a guide to calculating total cubic yards and cubic yards per running foot).

7. What will be the average weight of the stone used for the:
   Armor stone: _____ Core stone: _____
   [If material other than stone, such as prefab geo-grid or other similar product is proposed, please describe here and include photographs or a brochure. The Department strongly discourages the use of broken concrete, cinderblocks or other materials that are less dense than stone, more apt to move off site due to currents or wave action, and/or are not aesthetically pleasing or in keeping with the natural environment.]
   Describe:

8. For Standard Revetments answer A–F, below: (for Sill projects, skip to Question #9)
   A. How many linear feet will the structure extend channelward of:
   Mean High Water: _____Mean Low Water: _____
   Ordinary High Water: _____ (for non-tidal waters)
   Width of ditch as shown

   B. How many square feet of the structure will be located:
   Channelward of Mean High Water: _____Channelward of Mean Low Water: _____
   Channelward of Ordinary High Water: 123.1 (for non-tidal waters)
   On vegetated wetlands: _____

   C. Will the revetment be backfilled? ___ Yes X No
   If yes, complete Appendix H and include it in your application.

   D. Will filter cloth be used behind the rip-rap structure? X Yes ___ No

   E. What is the average slope of the existing bank? 2:1

   F. What is the proposed slope of the rip-rap revetment? Match existing
   (See page 3 for a guide to calculating slopes).
9. Sill Projects:
   A. What is the base width of the proposed structure: _____
   B. What is the top width of the proposed structure: _____
   C. How many square feet of the structure will be located:

   Channelward of Mean High Water: _____ Channelward of Mean Low Water: _____
   Channelward of Ordinary High Water: _____ (for non-tidal waters)
   On vegetated wetlands: _____

   D. What will be the average height of the structure: _____
   E. How much of the structure (in inches) will extend vertically above:

   Mean High Water: _____ Ordinary High Water: _____ (for non-tidal waters)

   F. Are breaks or notches proposed in the sill to allow for greater flushing? ___ Yes___ No
   G. Will fill material be placed behind the sill? ___ Yes ___ No If yes, complete appropriate appendix.

   H. Will wetland vegetation be planted behind the sill? ___ Yes ___ No
   If yes, complete Appendix H and include it in your application.

10. Construction Techniques (Complete for both Revetment and Sill Projects):

A. Will any dredging be required? ___ Yes _X_ No

If yes, please include appropriate dredging Appendix with your application).

B. Please describe the sequence of construction and any techniques that will be utilized to minimize adverse impacts on the aquatic environment, and to preserve existing vegetation (particularly woody vegetation) along the shoreline:

The outfall pipe is above the OHWM and so the only impact is placement of rip-rap.

See attached letter from SCD

CALCULATIONS

RUN = Base width of the structure (in feet) RISE = Vertical height of the structure (in feet)

I. How to calculate total cubic yards:

0.5 * RUN * RISE * Linear feet of shoreline stabilized/27 = Total Cubic Yards

II. How to calculate cubic yards per running foot of shoreline:

Total # Cubic Yards/ Linear feet of shoreline = Cubic yards per running foot

III. How to calculate slope: Slope = RUN/RISE

EXAMPLE:

If we propose to stabilize 100 linear feet of shoreline with a rip-rap revetment that has a basewidth of 6 feet and a height of 3 feet:

0.5 * 6 * 3 * 100/27 = 33.33 Total Cubic Yards

II. 33.33/ 100= 0.333 Cubic Yards per running foot

III. 6/3= Slope of 2

Rip-Rap Sills and Revetments

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. Will the project be:
   X New Construction (un-stabilized shoreline)
   _____ Repair or Replacement of an Existing Rip-Rap Structure or Rubble
   _____ Repair or Replacement of an Existing Bulkhead
   (If repair or replacement, submit photographs of the entire existing structure).

2. How many linear feet of shoreline are proposed to be stabilized? 15.0

3. Is the project a: X Standard rip-rap revetment ___ Free-standing sill

4. Describe the existing shoreline:
   Deeply incised tax ditch. Matt Jones has been to the site for JD walk.

5. What is the total number of cubic yards of rip-rap that will be used? 8.4

6. What is the number of cubic yards of rip-rap per running foot of shoreline? 0.56
   (See page 4 for a guide to calculating total cubic yards and cubic yards per running foot).

7. What will be the average weight of the stone used for the:
   Armor stone: _____ Core stone: _____
   [If material other than stone, such as prefab geo-grid or other similar product is proposed, please describe here and include photographs or a brochure. The Department strongly discourages the use of broken concrete, cinderblocks or other materials that are less dense than stone, more apt to move off site due to currents or wave action, and/or are not aesthetically pleasing or in keeping with the natural environment.]
   Describe:

8. For Standard Revetments answer A–F, below: (for Sill projects, skip to Question #9)
   A. How many linear feet will the structure extend channelward of:
   Mean High Water: _____Mean Low Water: _____
   Ordinary High Water: _____ (for non-tidal waters)
   Width of ditch as shown

   B. How many square feet of the structure will be located:
   Channelward of Mean High Water: _____Channelward of Mean Low Water: _____
   Channelward of Ordinary High Water: 151.5 (for non-tidal waters)
   On vegetated wetlands: _____

   C. Will the revetment be backfilled? ___ Yes X No
   If yes, complete Appendix H and include it in your application.

   D. Will filter cloth be used behind the rip-rap structure? X Yes ___ No

   E. What is the average slope of the existing bank? 2:1

   F. What is the proposed slope of the rip-rap revetment? Match existing
   (See page 3 for a guide to calculating slopes).
9. Sill Projects:
   A. What is the base width of the proposed structure: _____
   B. What is the top width of the proposed structure: _____
   C. How many square feet of the structure will be located:

   Channelward of Mean High Water: _____ Channelward of Mean Low Water: _____
   Channelward of Ordinary High Water: _____ (for non-tidal waters)
   On vegetated wetlands: _____

   D. What will be the average height of the structure: _____
   E. How much of the structure (in inches) will extend vertically above:

   Mean High Water: _____ Ordinary High Water: _____ (for non-tidal waters)

   F. Are breaks or notches proposed in the sill to allow for greater flushing? ___ Yes___ No
   G. Will fill material be placed behind the sill? ___ Yes ___ No If yes, complete appropriate appendix.

   H. Will wetland vegetation be planted behind the sill? ___ Yes ___ No
   If yes, complete Appendix H and include it in your application.

10. Construction Techniques (Complete for both Revetment and Sill Projects):

A. Will any dredging be required? ___ Yes _X_ No

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0.5 * 6 * 3 * 100/27 = 33.33 Total Cubic Yards

II. 33.33/ 100= 0.333 Cubic Yards per running foot

III. 6/3= Slope of 2

Adjacent owners:

134-18.00-58.01

Fortress of Solitude, llc

35322 Bayard Road

Frankford, DE 19945

134-18.00-56.01

PJR Management LLC

P.O. Box 1479

Bethany Beach, DE 19930

134-18.00-54.01

Norris J. Sr. & Kittie Faye Adkins

34771 Daisey Road

Frankford, DE 19945

134-18.00-54.00

Norris J. & Laura L. Adkins

34665 Daisey Road

Frankford, DE 19945

134-18.00-53.00

Norris J. & Laura L. Adkins

34665 Daisey Road

Frankford, DE 19945

134-18.00-55.00

Sycamore Chase Community Association, Inc,

7904 Coastal Highway #2

Ocean City, MD 21842

AUTHORIZED LIST OF SIGNATORIES

November 7, 2023

The undersigned, David Warren, Authorized Signatory of DW General Partner, LLC, the manager of DRP Multistate 1, LLC, hereby certifies that each of the following individuals is duly authorized to give instructions and sign documents on behalf of DRP Multistate 1, LLC. The signature set forth opposite his or her name is his or her genuine signature.

NAME	**SIGNATURE**
Houdin Honarvar	
Marc Valdes	

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on the date first above written.

DW GENERAL PARTNER, LLC

By: _____

Name: David Warren

Title: Authorized Signatory

STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
DIVISION OF WATERSHED STEWARDSHIP
21309 BERLIN RD
UNIT #6
GEORGETOWN, DE 19947

DRAINAGE PROGRAM

PHONE: (302) 855-1930
FAX: (302) 670-7059

April 17, 2025

Prothonotary of Sussex County
Attention: Myrtle A. Thomas, Prothonotary
Sussex County Courthouse
1 The Circle, Suite #2
Georgetown, DE 19947

I am requesting a certified copy of the following Tax Ditch Court Order Change (COC).

Williams Canal Tax Ditch COC #16 Civil Action #06M-11-131

Enclosed is a check for $19.00. The COC is 6 pages. Please send the certified copy of the above COC to:
DNREC, Drainage Program
Robin Weinkam
21309 Berlin Rd #6
Georgetown, DE 19947
State Mail Code S910

If you have any questions regarding this request, please call DNREC at (302) 855-1930.

Sincerely,
Robin Weinkam
Robin Weinkam
Planner

STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
DIVISION OF WATERSHED STEWARDSHIP
21309 BERLIN RD
UNIT #6
GEORGETOWN, DE 19947

DRAINAGE PROGRAM

PHONE: (302) 855-1930
FAX: (302) 670-7059

April 17, 2025

Katrina M. Mears
Manager of Business Services,
Department of Finance
2 The Circle, PO Box 589
Georgetown, DE 19947

RE: Williams Canal Tax Ditch, D-011
Updates for Board of Assessment

Dear Ms. Mears:

The tax ditch assessment list for Williams Canal Tax Ditch has been legally changed with respect to the following properties. This change is authorized by Court Order Change No. 16. The new assessments, which have been modified in the digital Tax Ditch Assessment data base by the Drainage Program, shall be reflected in the special drainage assessment book as follows:

Property Designation	Name and Address	Acres within Drainage Area	Cost Per Acre	Assessment Base
134-18.00-51.00 prop. 31	DRP Multistate 1, LLC 520 Madison Ave 21st Floor New York, NY 10022 county acres 41.8	41.8	$26.43	$1,104.77
134-18.00-51.00 prop. 39	DRP Multistate 1, LLC 520 Madison Ave 21st Floor New York, NY 10022 county acres 8.44	8.44	$ 7.75	$65.41

Sincerely,

Michele L. Garner
Michele L. Garner
Planner III

STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL
DIVISION OF WATERSHED STEWARDSHIP
21309 BERLIN RD
UNIT #6
GEORGETOWN, DE 19947

DRAINAGE PROGRAM

PHONE: (302) 855-1930
FAX: (302) 670-7059

April 17, 2025

Myrtle A. Thomas
Prothonotary of Sussex County
1 The Circle, Suite 2
Georgetown, DE 19947

RE: Williams Canal Tax Ditch, C.A. #06M-11-131

Dear Ms. Thomas:

In the matter of the Williams Canal Tax Ditch, attached is the original request with supporting papers for the sixteenth desired change in the Order that created this Tax Ditch. I have examined these papers and have found that they are sufficient to meet the requirements of Section 4189 (2a & 2b), Chapter 41, Title 7, Delaware Code, as amended, entitled "Alteration of Tax Ditches, Amendments to Ditch Orders". This change shall be known as Change No. 16 of the Williams Canal Tax Ditch Court Order.

Sincerely,

Michele L. Garner
Michele L. Garner
Planner III

Enclosure

Prepared by: DNREC
Division of Watershed Stewardship
Return to: 21309 Berlin Road, Unit 6
Georgetown, DE 19947

WILLIAMS CANAL TAX DITCH C.A. #06M-11-131

COURT ORDER CHANGE NO. 16
(SUSSEX COUNTY)

Pursuant to 7 *Del. C.* § 4189(2), all affected Landowners hereby seek to alter the Williams Canal Tax Ditch, C.A. #06M-11-131, on the terms and conditions set forth herein:

RECITALS

WHEREAS, the present Landowners of Property Nos. 31, 32F, 32G, 33A, and 39 desire to construct a housing development on Property Nos. 31, 32F, 32G, 33A, and 39, as proposed within Sycamore Chase Expansion-Sediment and Stormwater Management Plans February 2024 with the Last Revision date of 11/24/2024; and

WHEREAS, as a result of the desired change, the Landowners of Property Nos. 31, 32F, 32G, 33A, and 39 seek alterations to the Williams Canal Tax Ditch that affect Property Nos. 31, 32F, 32G, 33A, and 39 of the Williams Canal Tax Ditch; and

WHEREAS, the Landowners of Property Nos. 31, 32F, 32G, and 33A, acknowledge that their parcels are subject to 7 *Del. Laws, C.* 41 § 4186, Obstruction of or damage to tax ditch; civil and criminal liability; and

WHEREAS, the Delaware Department of Natural Resources and Environmental Control ("DNREC"), Division of Watershed Stewardship, has advised the Managers of the Williams Canal Tax Ditch of these alterations and confirmed that no other properties or landowners within the Williams Canal Tax Ditch are affected by these alterations to the Williams Canal Tax Ditch; and

WHEREAS, DNREC, Division of Watershed Stewardship, has reviewed the request to alter the Williams Canal Tax Ditch as set forth herein and, pursuant to 7 *Del. C.* § 4189(2), has approved this Court Order Change on the date listed below; and

NOW, THEREFORE, we the undersigned, the Landowners or the Landowners' authorized representatives, of Property Nos. 31, 32F, 32G, 33A, and 39, hereby agree as follows:

1) **ALTERATIONS TO WILLIAMS CANAL TAX DITCH:**

a. Alterations to Williams Canal Tax Ditch Boundaries:
The present Landowners of Property Nos. 31 and 39 desire to change the acreage draining into this Tax Ditch.

b. Alteration to Construction, Major and Minor Maintenance Rights-of-Way ("ROW"):
It is acknowledged that the tax ditch rights-of-way include a cross section of the ditch. The widths of the construction/major and minor maintenance ROW are modified as follows:

i. Property No. 31 along the Main

ii. Property Nos. 31, 32F, 32G, and 33A along Prong 5 ("P5")

iii. Property No. 31 along Prong 7 ("P7")

iv. Property No. 31 along Prong 8 ("P8")

Stations	Construction/Major Maintenance ROW (looking upstream)		Minor Maintenance ROW (looking upstream)	
	Left	Right	Left	Right
Main 76+00 to 90+30	‡	40 ft Top of Bank ("TOB")	‡	40 ft TOB
P5 0+00 to 28+26	‡	40 ft TOB	‡	40 ft TOB
P7 0+00 to 9+00	40 ft TOB	‡	40 ft TOB	‡
P8 0+00 to 23+50	40 ft TOB	‡	40 ft TOB	‡

‡All rights-of-way extents for tax ditches not modified by this Court Order Change are to remain as previously recorded.

c. Addition of a Special Access Rights-of-Way:
The Landowner of Property No. 31 agrees to an addition of a 25 ft wide special access rights-of-way (SAR) from Daisey Road to Sta. 23+50 of P8 for maintenance access, as illustrated on the map page of this document.

2) **ALTERATIONS TO ASSESSMENT BASE:**
The Landowners of Property Nos. 31 and 39 agree to a change of the individual property assessment base for Property Nos. 31 and 39 as shown below; and

Tax Ditch Property Assessment Changes:

Property Designation	Name and Address	Acres Within Drainage Area	Cost Per Acre	Assessment Base
134-18.00-51.00 prop. 31	DRP Multistate 1, LLC 520 Madison Ave 21st Floor New York, NY 10022 county acres 41.8	41.8	$26.43	$1,104.77
134-18.00-45.00 prop. 39	DRP Multistate 1, LLC 520 Madison Ave 21st Floor New York, NY 10022 county acres 8.44	8.44	$7.75	$65.41

3) **RESPONSIBILITY FOR PHYSICAL ALTERATIONS TO TAX DITCH:**

a. Prior to transfer of any sub parcel or home within the Proposed Development the Landowners of Property Nos. 31, 32F, 32G, 33A, and 39 agree to pay the cost of and be responsible for the clean out of the Main, P5, P7 and P8 as follows:

i. Main from Sta. 76+00 to Sta. 90+30

ii. P5 from Sta. 0+00 to Sta. 28+26

iii. P7 from Sta. 0+00 to Sta. 9+00

iv. P8 from Sta. 0+00 to Sta. 23+50

b. The Landowners of Property Nos. 31, 32F, 32G, 33A, and 39 of the Williams Canal Tax Ditch must submit As-Built Plans of the work completed on Main, P5, P7 and P8 as mentioned above to the Delaware Department of Natural Resources and Environmental Control, Division of Watershed Stewardship, Conservation Programs Section, Drainage Program within one (1) month of project completion.

   i. The Landowners of Property Nos. 31, 32F, 32G, 33A, and 39 of the Williams Canal Tax Ditch must schedule a final inspection with the Delaware Department of Natural Resources and Environmental Control, Division of Watershed Stewardship, Conservation Programs Section, Drainage Program within fourteen (14) days of Construction As-Built submission to ensure construction activity is completed in compliance with DNREC, Drainage Program specifications.

   ii. Construction As-Builts must be found acceptable and any/all construction punch list items addressed prior to acceptance of relocated/altered/maintained section of tax ditch. Project may be subject to "cease & desist order" if not complied with.

4) **ONGOING MAINTENANCE RESPONSIBILITIES:**

a. The future construction, major and minor maintenance costs will not be materially affected. Any stipulations in previous Court Order Changes ("COC") regarding a parcel's maintenance responsibility remain in effect.

b. The Landowners of Property Nos. 31, 32F, 32G, and 33A, agree to be responsible for ensuring all private drainage infrastructure within the tax ditch rights-of-way of the tax ditch provides a minimum of 25' of traversable clearance

5) **GENERAL PROVISIONS:**

a. The Landowners of Property Nos. 31, 32F, 32G, 33A, and 39 agree to be responsible for assuring that this Court Order Change is filed with the Recorder of Deeds for Sussex County. The Landowners of Property Nos. 31, 32F, 32G, 33A, and 39 shall file this Court Order Change with the Recorder of Deeds for Sussex County within 21 days of receipt of the final Court Order Change from DNREC.

b. This Court Order Change is not intended to otherwise modify the Rights and Obligations of the Williams Canal Tax Ditch Organization under *Chapter 41 of Title 7* of the Delaware Code.

c. To the extent necessary, DNREC reserves the right to enforce the terms of this Court Order Change, including, but not limited to issuing a Cease and Desist Order under 7 *Del. C.* § 6018 or obtaining an Order from the Court of Chancery prohibiting any conduct contrary to the terms of this Court Order Change.

d. Effective Date: Pursuant to 7 *Del. C.* § 4189(2)(a), this Court Order Change shall be effective upon approval by DNREC, Division of Watershed Stewardship.

IN WITNESS THEREOF, the Landowners or their authorized representatives of Property Nos. 31, 32F, 32G, 33A, and 39 of the Williams Canal Tax Ditch, with the approval of DNREC, Division of Watershed Stewardship have caused this Court Order Change to be duly executed.

Josephine Cimino — 3-12-25 — Houdin Honarvar

Witness Signature — Date — Signature

Printed Name: Josephine Cimino

Printed Name: Houdin Honarvar
Authorized Signatory
DRP Multistate 1, LLC, A Delaware limited liability company by
DW General Partner, LLC, a Delaware limited liability company, its manager
(prop. 31) 134-18.00-51.00
(prop. 32F) 134-18.00-54.02
(prop. 32G) 134-18.00-54.03
(prop. 33A) 134-18.00-53.01
(prop. 39) 134-18.00-45.00

At the present time there are no Managers for the Williams Canal Tax Ditch.

APPROVED: DIVISION OF WATERSHED STEWARDSHIP — 3-21-25 — Date

Tyler Brown, Administrator
Conservation Programs Section
Division of Watershed Stewardship,
Delaware Department of Natural Resources and Environmental Control

Williams Canal Tax Ditch

Court Order Change No. 16 (Sussex County)

Change in Watershed Boundary. Change in construction/major and minor maintenance rights-of-way on the Main, Prong 5 ("P5"), Prong 7 ("P7"), and Prong 8 ("P8") as shown on the map and chart on this page. Addition of a 25 ft wide special access rights-of-way ("SAR") on Prong 8 from Daisey Road to Sta. 23+50 of Prong 8 as shown on the map on this page.

	Construction/Major Maintenance ROW (looking upstream)		Minor Maintenance ROW (looking upstream)	
Stations	Left	Right	Left	Right
Main 76+00 to 90+30	‡	40 ft TOB	‡	40 ft TOB
Prong 5 0+00 to 28+26	‡	40 ft TOB	‡	40 ft TOB
Prong 7 0+00 to 9+00	40 ft TOB	‡	40 ft TOB	‡
Prong 8 0+00 to 23+50	40 ft TOB	‡	40 ft TOB	‡

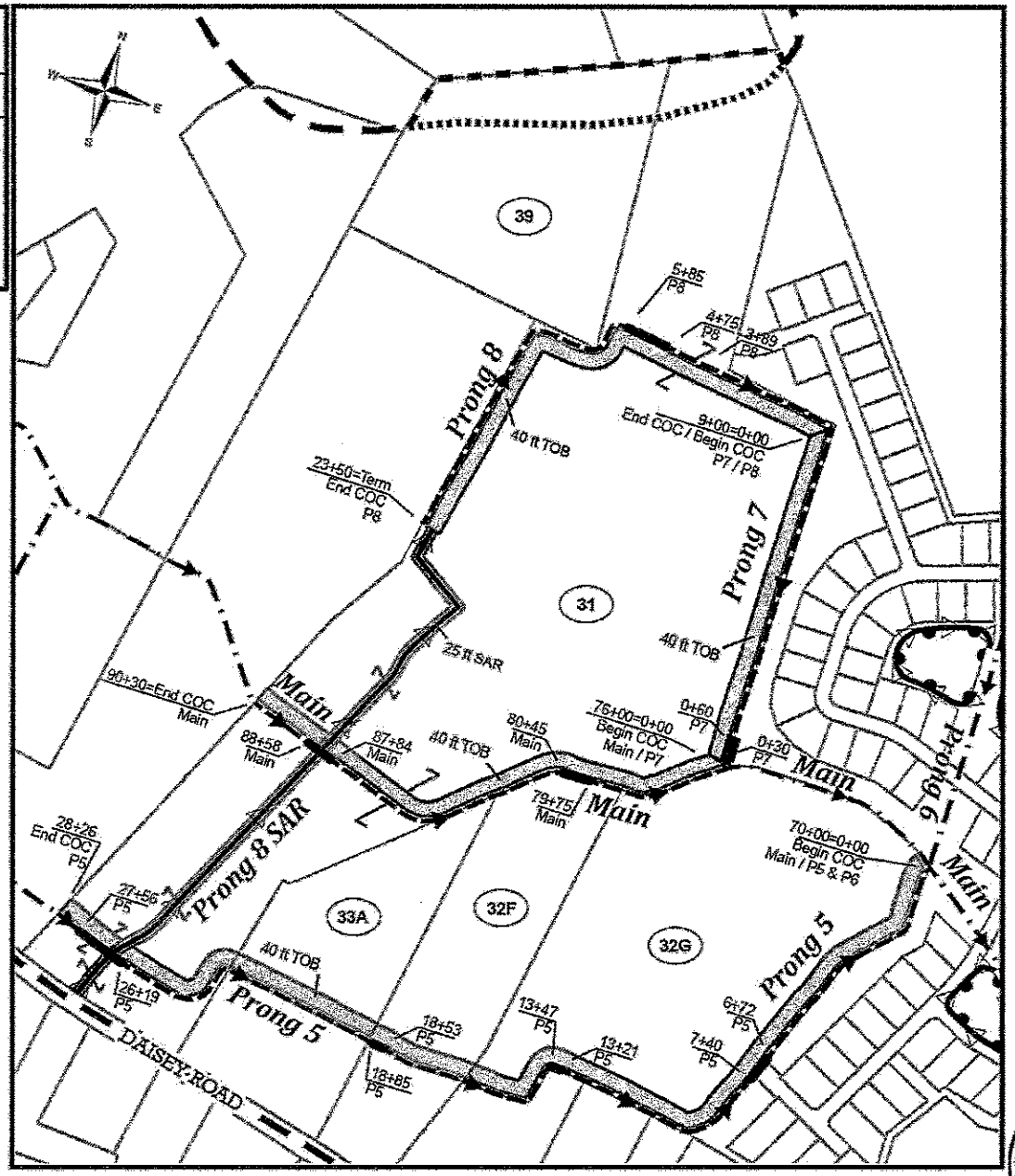
‡ All rights-of-way extents for tax ditches not modified by this Court Order Change are to remain as previously recorded.

Tax Ditch ROW includes the cross-section of the ditch and are measured from the CL or TOB as noted in the table above.

Abbreviations	
Center from ditch/pipe	CL
Court Order Change	COC
Feet	ft
Maintenance Turnaround	MT
Rights-of-Way	ROW
Station	Sta.
Special Access ROW	SAR
Stormwater Pond	SWP
Terminus	Term
Top of Bank	TOB

LEGEND

- Approximate Property Line
- Connected Areas (1)
- Property Code (148A)
- Channel Name (Main)
- Tax Ditch Existing
- Tax Ditch Change
- Tax Ditch Culvert
- Private Pipe
- Pond / Forebay
- Special Access ROW
- Tax Ditch ROW Change (40 ft TOB)
- Watershed Existing
- Watershed Change
- Watershed Eliminated



440 0 440 Feet

1:5,280

Map Created by: John Inkster Date: March 12, 2025

Property boundaries for 134-18.00-45.00, 134-18.00-51.00, 134-18.00-53.01, 134-18.00-54.02 and 134-18.00-54.03 determined from: Sussex County, Delaware Recorder of Deeds, Plat 360:47, MORRIS & RITCHIE ASSOCIATES, INC., 25 January 2022, #2022000004145. Scale: 1 inch = 100 feet and from: Sussex County, Delaware Recorder of Deeds, Plat 440:46, solutions Integrated Planning Engineering & Management, LLC, 21 November 2024, #2024000041511. Scale: 1 inch = 100 feet

STATE OF DELAWARE
DEPARTM ENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
DIVISION OF WATERSHED STEWARDSHIP
21309 BERLIN RD
UNIT #6
GEORGETOWN, DE 19947

DRAINAGE PROGRAM

PHONE: (302) 855-1930
FAX: (302) 670-7059

August 13, 2025

Jason Palkewicz
Solutions IPEM
303 N. Bedford St
Georgetown, DE 19947

RE: Parcel #134-18.00-45.00, 51.00, PO 54.01, 53.00 & 54.00, Sycamore Chase Expansion

Delaware's Department of Natural Resources and Environmental Control (DNREC), Drainage Program has reviewed the plans submitted by Solutions IPEM for the above noted properties located within the Williams Canal Tax Ditch Watershed.

My office has no objection to the works of improvement to these parcels as described in the development plans entitled "Sycamore Chase Expansion Sediment and Stormwater Management Plans", with a Date of 02/01/2024 and last revision date of 07-24-2025 noted Revised Provided Temporary and Permanent Outfalls for Ponds 1,2,5 & 6.

- It is highly recommended that the landowner evaluates and cleans out the tax ditch channel to design grade, if needed, prior to construction of this project. The DNREC Drainage Program can provide technical assistance and tax ditch asbuilts on this matter.

- Tax ditch right-of-ways must remain traversable for tax ditch maintenance personnel, large equipment and/or disposal of spoil and debris.

- When scheduling the sediment and stormwater pre-construction meeting for this project, please contact the DNREC Drainage Program.

Please note that changes to the Williams Canal Tax Ditch as a result of this project per Court Order Change (COC) Number 16 became effective on March 21, 2025 (see attached copy of COC #16).

Consultants working on behalf of a landowner, are responsible for passing on this information to the landowner(s).

If you have any questions or concerns, please contact the Drainage Program at (302) 855-1930.

Sincerely,

Melissa Hubert
Melissa Hubert
Tax Ditch Program Manager II

pc: Jordan Watson, DNREC Tax Ditch Program
John Justice, Sussex Conservation District

Electronically Recorded Document# 2024000046376 BK: 6228 PG: 218
Recorder of Deeds, Alexandra Reed Baker On 12/26/2024 at 10:50:34 AM Sussex County, DE
Consideration: $7,137,500.00 County/Town: $107,062.50 State: $178,437.50 Total: $285,500.00
Doc Surcharge Paid Town: SUSSEX COUNTY

TAX MAP NOS.
134-18.00-45.00
134-18.00-51.00
p/o 134-18.00-53.00 (Lot A)
p/o 134-18.00-54.00 (Lot B)
p/o 134-18.00-54.01 (Lot C)

PREPARED BY/RETURN TO:
Scott and Shuman, P.A.
33292 Coastal Highway, Suite 3
Bethany Beach, DE 19930
File No. 24-16324/SW

DEED

THIS DEED is made as of the 20th day of December, 2024, between, **Norris J. Adkins, Sr.; Kittie F. Adkins (aka Kittie Faye Adkins); Robert E. Bunting; Tammy N. Bunting (née Adkins); Norris J. Adkins, Jr. (aka Norris Joseph Adkins, Jr.) and Laura Lucila Adkins,** parties of the first part, and **DRP MULTISTATE 1, LLC, a Delaware limited liability company,** c/o DW Partners, 520 Madison Ave, 21st Floor, New York, NY 10022, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Ten Dollars ($10.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part, its successors and assigns, in fee simple, the following-described lands, situate, lying and being in **Sussex County**, State of Delaware:

ALL THAT 74.120 Acre Parcel of land, Land of Norris J. Adkins Sr. and Kittie F. Adkins, and Land of Robert E. Bunting and Tammy N. Bunting, and Land of Norris J. Adkins Jr. and Laura L. Adkins, North of Daisey Road - County Road 370, Baltimore Hundred, Sussex County, Delaware.

BEGINNING for the same at a point at a common corner for the land conveyed and described in a deed from John E. Henriksen to William G. Parsons, Delena A. Parsons, Charles L. Parsons, Elaine Abbot Parsons, and Sherry L. Parsons, dated September 5, 1980 and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 1023, Page 51 and the land conveyed and described as Tract 1 in a deed from Jospeh K. F. Adkins to Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr. dated May 5, 1992 and recorded in the said Office of the Recorder of Deeds in Deed Book 1845, Page

69, said point being in or near the center of Daisey Road – County Road 370 , said point being located, on the division line between the land of William G. Parsons, Delena A. Parsons, Charles L. Parsons, Elaine Abbot Parsons, and Sherry L. Parsons and the land of Tact 1 of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr., in and distant 24.47 from a bar and cap heretofore set on the said division line, thence binding on the division line between the aforesaid land of William G. Parsons, Delena A. Parsons, Charles L. Parsons, Elaine Abbot Parsons, and Sherry L. Parsons and the aforesaid land of Tract 1 of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr, with bearings referred to the Delaware Coordinate System (NAD'83/2011), the following three courses and distances, viz:

1. North 25° 36' 10" East, passing over the aforesaid bar and cap at a distance of 24.47 feet, to an axle heretofore planted at a total distance of 1201.80 feet,

2. North 33° 05' 50" East 222.78 feet to an iron rebar heretofore set, and

3. North 11° 47' 15" East 702.10 feet to a perforated pipe heretofore set at a common corner for the aforesaid land of William G. Parsons, Delena A. Parsons, Charles L. Parsons, Elaine Abbot Parsons, and Sherry L. Parsons and the aforesaid land of Tract 1 of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr, and the land conveyed and described as Tract 2 in the aforesaid deed from Jospeh K. F. Adkins to Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr., thence binding on the division line between the aforesaid land of William G. Parsons, Delena A. Parsons, Charles L. Parsons, Elaine Abbot Parsons, and Sherry L. Parsons and the aforesaid land of Tract 2 of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr.,

4. North 80° 32' 36" West 534.77 feet to intersect, at an iron pipe heretofore set, the eastern outline of the land conveyed and described in a deed from Douglas L. Lynch to Terry W. Lynch and Barbara L. Lynch, dated March 30, 2010 and recorded in the said Office of the Recorder of Deeds in Deed Book 3771, Page 245, thence binding in part on the division line between the aforesaid land of Tract 2 of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr., and the land of Terry W. Lynch and Barbara L. Lynch, and binding on part on the division line between the aforesaid land of Tract 2 of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr. and the land conveyed and described in a deed from Lynch Farm Limited Partnership to Jane L. Hawkins, dated November 29, 2018 and recorded in the aforesaid Office of the Recorder of Deeds in Deed Book 4986, Page 250,

5. North 12° 13' 41" East 437.06 feet to an iron pipe heretofore set at a common corner for the aforesaid land of Jane L. Lynch, the aforesaid land of Tract 2 of Land of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr., and the land conveyed and described in a deed from Joyce F. Morris to The Joyce Faye Morris Revocable Trust dated May 24, 2021 and Any Amendments thereto, dated August 9, 2021, and recorded in the aforesaid Office of the Recorder of Deeds in Deed Book 5528 Page 56, thence binding in part on the division line between the aforesaid land of Tract 2

of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr., and the land of The Joyce Faye Morris Revocable Trust dated May 24, 2021 and Any Amendments thereto, said division line having been created by a deed of boundary line agreement dated May 3, 2022 and recorded in the aforesaid Office of the Recorder of Deeds in Deed Book 5698 Page 114, and binding in part on the division line between he aforesaid land of Tract 2 of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr., and the land conveyed and described in a deed from Riley and Richardson Piling Company to Louis J. Travalini, Jr, dated November 12, 1982, and recorded in the aforesaid Office of the Recorder of Deeds in Deed Book 1157 Page 67,

6. North 67° 57' 37" East, passing over a bar and cap heretofore set at distance of 477.73 feet, to a iron pipe heretofore set at a total distance of 595.11 feet to a common corner of the aforesaid land of Tract 1 of Land of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr., and the aforesaid land of Tract 2 of Land of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr., and the said land of Louis J. Travalini, Jr, thence binding on the division line between the Louis J. Travalini, Jr., and the aforesaid land of Tract 1 of Land of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr.,

7. North 65° 43' 02" East 282.15 feet to an iron pipe heretofore set at a common corner of the aforesaid land of Louis J. Travalini, Jr., the aforesaid land of Tract 1 of Land of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr., and the land conveyed and described in a deed from Roland W. Kelly, Sr. and Ronald D. Kelly to McCabe Properties, LLC, dated April 16, 2022, thence binding on the division line between the aforesaid land of Tract 1 of Land of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr. and the land of McCabe Properties, LLC

8. South 41° 09' 50" East 136.98 feet to a rebar and ap now set at corner for the aforesaid land of Tract 1 of Land of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr., and the land conveyed and described in a deed from DRP DE 1, LLC to Sycamore Chase Community Association, Inc., dated September 12, 2024 and recorded in the aforesaid Office of the Recorder of Deeds in Deed Book 6180 Page 294, thence binding on the division line between the aforesaid land of Tract 1 of Land of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr. and the land of Sycamore Chase Community Association, Inc., the following three courses and distances, viz:

9. South 03° 17' 41" East 717.35 feet to an iron pipe heretofore set,

10. South 79° 54' 12" East 306.37 feet to a PVC pipe heretofore set, and

11. South 00° 01' 55" West 920.35 feet to a point in or near the center of a tax ditch, said tax ditch being shown as the eastern half of Lot C as shown on a plat entitled "Minor Subdivision Plat for Sycamore Chase Expansion" dated October 8, 2021 and recorded in the aforesaid Office of the Recorder of Deeds in Plot Book 440 Page 46, thence binding

in or near the center of the tax ditch, for area computations, the following ten courses and distances, viz:

12. North 76° 09' 29" East 83.62 feet,

13. South 89° 48' 43" East 139.65 feet,

14. South 87° 22' 19" East 149.22 feet,

15. South 70° 05' 07" East 117.00 feet,

16. South 60° 59' 32" East 110.43 feet to an iron pipe heretofore set,

17. South 01° 48' 03" West 184.08 feet,

18. South 43° 17' 11" West 179.80 feet,

19. South 21° 26' 02" West 514.42 feet,

20. South 41° 34' 12" West 78.41 feet to a concrete monument heretofore planted,

21. North 80° 40' 37" West 306.25 feet, thence continuing to bind in or near the center of the tax ditch and binding on the south side of Lot C, the following five courses and distances, viz:

22. North 80° 58' 55" West 58.42 feet,

23. North 89° 20' 28" West 34.85 feet,

24. South 14° 27' 54" West 106.64 feet,

25. South 86° 06' 46" West 87.36 feet, and

26. North 85° 55' 00" West 90.71 feet to the east side of Lot B as shown on the aforesaid Minor Subdivision Plat for Sycamore Chase Expansion, thence continuing to bind in or near the center of the Tax Ditch and binding also on the south side of Lot B, the following two courses and distances, viz:

27. North 89° 21' 27" West 128.58 feet, and

28. North 79° 46' 26" West 133.45 feet to the east side of Lot A as shown on the aforesaid Minor Subdivision Plat for Sycamore Chase Expansion, thence continuing to bind in or near the center of the Tax Ditch and binding also on the south side of Lot A, the following two courses and distances, viz:

29. North 80° 08' 45" West 304.44 feet,

30. North 81° 20' 57" West 95.73 feet to intersect the east side of the aforesaid land of Tract 1 of Land of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr, thence binding on the east side of land of Tract 1 of Land of Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr

31. South 13° 26' 41" West 280.71 feet to a point in or near the center of the aforesaid Daisey Road, thence binding in or near the center of Daisey Road, the following two courses and distances, viz:

32. North 76° 06' 24" West 200.94 feet, to a point of curvature,

33. By a tangent curve to the right with a radius of 2220.16 feet and an arc length of 298.80 feet, said curve being subtended by a chord bearing North 72° 15' 04" West 298.58 feet, to the place of beginning.

CONTAINING 74.120 acres of land, more or less.

BEING the same and all of the land described and conveyed and described as Tract 1 and Tract 2 in a deed from Joseph K. F. Adkins to Norris J. Adkins, Sr, Kittie F. Adkins and Tammy M. Adkins and Norris J. Adkins, Jr. dated May 5, 1992 and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 1845, Page 69. BEING all of Lot A, Lot B, and Lot C of a plat entitled "Minor Subdivision Plat for Sycamore Chase Expansion" dated October 8, 2021 and recorded in the aforesaid Office of the Recorder of Deeds in Plot Book 440 Page 46.

BEING a part of the same lands conveyed unto Robert E. Bunting and Tammy N. Bunting by Deed dated July 16, 1996, from Norris J. Adkins, Sr. and Kittie Faye Adkins, as filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 2138, Page 32.

BEING a part of the same lands conveyed unto Norris Joseph Adkins, Jr. and Laura Lucila Adkins by Quitclaim Deed dated March 24, 2006, from Norris Joseph Adkins, Sr. and Kittie Faye Adkins, as filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 3287, Page 48.

BEING a part of the same lands conveyed unto Norris J. Adkins, Sr. and Kittie Faye Adkins by Confirmatory Deed dated September 5, 2006, from Norris J. Adkins, Sr. and Kittie Kaye Adkins, as filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 3359, page 261.

This property is located in the vicinity of an established Agricultural Preservation District and/or land used primarily for agricultural purposes on which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment

of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

This site contains regulated wetlands or a resource with resource buffers governed by the Sussex County Zoning and Subdivision Codes. Activities within these wetlands may require a permit from the U.S. Army Corps of Engineers and/or the State of Delaware. Disturbance of a resource or resource buffer may be a violation of the Sussex County Zoning and Subdivision Codes, for which penalties and other remedies may be imposed by Sussex County.

SUBJECT to Williams Canal Tax Ditch right-of-way and assessment pursuant to Superior Court of record in the Office of Prothonotary in and for Sussex County, Delaware, as Order No. 06M-11-131 dated January 4, 2007, filed of record in the in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Tax Ditch Book 2, Page 18; and related William Canal Tax Ditch right-of-way and assessment dated March 12, 2009 filed in Tax Ditch Book 6, Page 291.

THIS CONVEYANCE IS FURTHER SUBJECT TO any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, at Georgetown, Delaware.

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Document# 2024000046376 BK: 6228 PG: 224
Recorder of Deeds, Alexandra Reed Baker On 12/26/2024 at 10:50:34 AM Sussex County, DE
Doc Surcharge Paid

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their Hands and Seals the 20th day of December, 2024.

WITNESS:

Norris J. Adkins, Sr. (SEAL)

Kittie F. Adkins (aka Kittie Faye Adkins) (SEAL)

Robert E. Bunting (SEAL)

Tammy N. Bunting (SEAL)

Norris J. Adkins, Jr. (aka Norris Joseph Adkins, Jr.) (SEAL)

Laura Lucila Adkins (SEAL)

STATE OF DELAWARE :
: SS.
COUNTY OF SUSSEX :

BE IT REMEMBERED, that on this 20th day of December, 2024, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Norris J. Adkins, Sr.; Kittie F. Adkins (aka Kittie Faye Adkins); Robert E. Bunting; Tammy N. Bunting, Norris J. Adkins, Jr. (aka Joseph Adkins, Jr.) and Laura Lucila Adkins, parties to this Deed, known to me personally to be such, and acknowledged this Deed to be their act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

Notary Public

[Notary Seal]

My commission expires: N/A

K. WILLIAM SCOTT
NOTARIAL OFFICER PURSUANT TO
29 DEL. CODE SECT. 4323
ATTORNEY AT LAW
DELAWARE